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GRANT OF NON-EXCLUSIVE EASEMENT FOR
INGRESS AND EGRESS
BEACH CLUB VILLAS CONDOMINIUM

This Grant of Easement entered into this 26th day of January, 1982, by ARVIDA CORPORATION, a Delaware corporation, hereinafter called "Grantor."

WITNESSETH:

WHEREAS, Grantor is the owner of the property described as Exhibit A attached hereto and made a part hereof which property shall hereinafter be called the "Roadway"; and

WHEREAS, Grantor desires to grant a perpetual non-exclusive easement for ingress and egress and other purposes over and across the Roadways to the present and future owners and occupants of the real property described in Exhibit B attached hereto and made a part hereof ("Property") (hereinafter collectively referred to as "Grantees"); and

WHEREAS, Grantor shall reserve a perpetual non-exclusive easement unto itself over the easement area for the uses and purposes hereinafter set forth.

NOW THEREFORE, in consideration of \$10.00 and other good and valuable considerations, receipt of which is hereby acknowledged, the Grantor hereby agrees as follows:

1. Grantor does hereby grant unto the Grantees their successors and assigns, guests, invitees and domestic help, and all delivery, pickup and fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities authorized by the Grantor to serve the Property, holders of mortgage liens on the Property or any unit, and such other persons as the Grantor may from time to time designate, a non-exclusive and perpetual right of ingress and egress over and across the Roadway; subject to the right of Grantor to install, erect, construct and maintain utility lines and facilities in the Roadway.

2. Notwithstanding the foregoing, the Grantor reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Grantor may create or participate in a disturbance or nuisance on any part of the Property or on any land of the Grantor lying adjacent to or near the Property. Grantor shall have the right, with no obligation, from time to time, to control and regulate all types of traffic on the Roadway including the right to prohibit use of the Roadway by traffic or vehicles (including without limitation motorcycles and "go-carts") which in the sole opinion of the Grantor would or might result in damage to the Roadway or pavement or other improvements thereon, or create a nuisance for the residents and the right, but no obligation, to control and prohibit parking on all or any part of the Roadway. The Grantor shall have the right, but no obligation to remove or require the removal of any fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial, placed or located on the Property if the location of the same will, in the sole judgment and opinion of the Grantor, obstruct the vision of a motorist upon any of the Roadway. In the event, and to the extent that the Roadway or easement over and across the Roadway for ingress and egress shall be dedicated to or otherwise acquired by the public, the preceding provisions of this paragraph thereafter shall be of no further force or effect.

3. Grantor shall also have the sole and absolute right at any time with consent of the Board of County Commissioners of St. Johns County, or the governing body of any municipality or other governmental body or agency, then having jurisdiction over the Property or Roadway to dedicate to the public all or any part of the Roadway. In addition, the Grantor shall have the right to redesignate, relocate or close any other

Return to → THIS INSTRUMENT PREPARED BY:

LINDA CONNOR KANE
BARNETT BANK BUILDING
100 LAURA STREET
POST OFFICE BOX 4099
JACKSONVILLE, FLORIDA 32201

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ST. JOHNS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TA
DEPT. OF REVENUE
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part of the Roadways without the consent or joinder of any party so long as Property is not denied reasonable access to a public dedicated street or highway by such redesignation, relocation, or closure.

4. The Roadways shall be maintained as set forth in the Restated Sawgrass Declaration of Covenants Re: Assessments recorded in Official Records Book 396, page 706, as amended by First Amendment to Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 468, page 428, all of the public records of St. Johns County, Florida.

5. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, and the parties referred to in paragraph 1 above and their respective heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Sherry Smith
Catherine W. Smith

ARVIDA CORPORATION

By Peter S. Rummell
Vice President

(Corporate Seal)



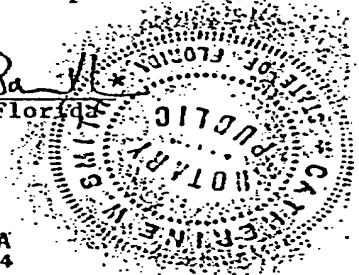
STATE OF FLORIDA)
)SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me this 26th day of January, 1982, by Peter S. Rummell, as Vice President of Arvida Corporation, a Delaware corporation, on behalf of the corporation.

Catherine W. Smith
Notary Public, State of Florida
at Large.

COPY

My Commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Nov. 12, 1984



11-12-84

EXHIBIT A

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

EASEMENT FOR INGRESS AND EGRESS #1:

OFF REC 524 PAGE 719

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South 24°25'17" East, 413.11 feet to the point of tangency of said curve, thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 157.35 feet; thence North 77°34'41" East, 145.00 feet to the POINT OF BEGINNING; thence continue North 77°34'41" East, 55.00 feet; thence North 12°25'19" West, 53.68 feet; thence North 34°02'45" West, 154.61 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 158.00 feet, an arc distance of 45.32 feet, said arc being subtended by a chord bearing and distance of North 25°49'36" West, 45.16 feet; thence North 17°38'57" West, 33.09 feet; thence North 12°14'40" West, 191.36 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Northeasterly and having a radius of 95.00 feet, an arc distance of 35.49 feet, said arc being subtended by a chord bearing and distance of North 01°32'34" West, 35.28 feet to the point of reverse curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 69.44 feet, said arc being subtended by a chord bearing and distance of North 30°37'25" West, 63.99 feet to the point of tangency of said curve; thence North 70°24'10" West, 5.74 feet; thence South 12°14'40" East, 83.39 feet; thence South 73°25'04" West, 74.16 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet; an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South 62°05'43" East, 56.06 feet to the point of tangency of said curve; thence South 17°36'40" East, 201.64 feet to the point of curvature of a curve to the left; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 192.00 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of South 25°49'43" East, 54.88 feet to the point of tangency of said curve; thence South 34°02'45" East, 133.11 feet; thence South 55°57'15" West, 16.64 feet; thence South 12°25'19" East, 55.0 feet to the POINT OF BEGINNING.

EASEMENT FOR INGRESS AND EGRESS #2:

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, lying 11.0 feet right of and 11.0 feet left of as measured at right angles to and adjoining the following described line: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South 24°25'17" East, 413.11 feet to the point of tangency of said curve; thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North 36°03'54" East, 124.41 feet; thence North 21°34'24" East, 22.75 feet to the POINT OF BEGINNING; thence South 34°02'45" East, 43.80 feet; thence South 36°03'54" West, 70.12 feet; thence North 77°34'41" East, 85.90 feet to the point of termination of said easement. Said easement being bounded on the North by a line bearing North 21°34'24" East, and passing through the POINT OF BEGINNING, bounded on the East by a line bearing South 12°25'19" East, and passing through the point of termination. It is intended that the side lines of this description be extended and/or shortened so as to intersect the side lines of each preceding and succeeding course to form a continuous strip.

BEACH CLUB DRIVE:

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.00 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right of way line of State Road 203), said point of curve concave Easterly having a radius of 993.40 feet; thence Southerly along the arc of said curve and along said Easterly right of way line, an arc distance of 10.92 feet, said curve having a chord bearing and distance of South 12°44'13" East, 10.92 feet to the POINT OF BEGINNING; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 63.84 feet; thence North 76°24' 55" East, 21.51 feet; thence South 12°14'40" East, 83.39 feet; thence South 73°25'04" West, 258.54 feet to an intersection with the Easterly right of way line of said State Road 203, said Easterly right of way line being in a curve concave Easterly having a radius of 993.49 feet; thence Northerly along the arc of said curve and along said Easterly right of way line, an arc distance of 75.04 feet, said curve having a chord bearing and distance of North 15°12'57" West, 75.02 feet to the POINT OF BEGINNING.

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South 14°53'51" East, 85.93 feet to the POINT OF BEGINNING; thence continue Southeasterly along said Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 330.19 feet, said arc being subtended by a chord bearing and distance of South 26°54'03" East, 328.67 feet to the point of tangency of said curve; thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North 36°03'54" East, 124.41 feet; thence North 21°34'24" East, 37.96 feet; thence North 55°57'15" East, 24.44 feet; thence North 34°02'45" West, 41.47 feet to the point of curvature of a curve to the right; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 192.0 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of North 25°49'43" West, 54.88 feet to the point of tangency of said curve; thence North 17°36'40" West, 201.64 feet to the point of curvature of a curve to the left; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, and arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of North 62°05'48" West, 56.06 feet to the point of tangency of said curve; thence South 73°25'04" West, 184.38 feet to the POINT OF BEGINNING.

Excepting therefrom, a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South 14°53'51" East, 85.93 feet; thence North 73°25'04" East, 184.38 feet to the point of curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South 62°05'48" East, 56.06 feet to the point of tangency of said curve, also being the POINT OF BEGINNING; thence South 17°36'40" East, 15.0 feet; thence South 72°23'20" West, 5.0 feet; thence North 17°36'40" West, 15.0 feet; thence North 72°23'20" East, 5.0 feet to the POINT OF BEGINNING.

ST. JOHNS COUNTY, FLA.

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Paul "Bud" Marshall
CLERK OF CIRCUIT COURT