

EXHIBIT F TO
DECLARATION OF CONDOMINIUM

RECREATION AREA DEED

RECREATION AREA DEED

DEED made this _____ day of _____, 198_, by and between THE HOLLINGSWORTH PARTNERSHIP, a Florida partnership, as Grantor, and ISLAND DUNES OWNERS' ASSOCIATION, INC., a Florida corporation, as Grantee, whose mailing address is _____

W I T N E S S E T !!

THAT the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property, located and situated in the County of St. Lucie, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to the following:

- (1) Taxes and assessments for the year 198_ and subsequent years.
- (2) Conditions, restrictions, limitations, reservations, agreements and easements of record;
- (3) Zoning and other applicable governmental ordinances, regulations and statutes;
- (4) The use of the subject real property and the improvements constructed thereon shall be restricted to use by the owners of condominium units in the ISLAND DUNES CONDOMINIUM development, the occupants of such condominium units and the guests, licensees, invitees and employees of such unit owners, as well as the Grantor and those holding by or through Grantor, pursuant to the rights granted and/or reserved to the Grantor and/or others as is set forth and/or appearing in the Declaration of Condominium for ISLAND DUNES CONDOMINIUM A and the Exhibits attached thereto and made a part thereof, as recorded in Official Records Book _____ at Page _____, of the Public Records of St. Lucie County, Florida, and any amendments thereto recorded in the Public Records of St. Lucie County, Florida, as well as those to be set forth in future Declarations of Condominium for condominium buildings in the ISLAND DUNES CONDOMINIUM development.
- (5) Upon delivery and recordation of this Deed in the Public Records of St. Lucie County, Florida, the Grantee shall have accepted the obligation to administer and maintain

the subject real property as well as the improvements constructed thereon, including, but not limited to, the cost of taxes, insurance, utilities and other Recreation Area expenses.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the Grantee and the Grantor warrants title to all the premises hereby conveyed and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and delivered in the presence of:

THE HOLLINGSWORTH PARTNERSHIP, a Florida partnership
HOLLINGSWORTH PROPERTIES, INC., a Florida corporation, MANAGING GENERAL PARTNER

By: _____
E. Lynn Hollingsworth, President

ATTEST:

By: _____
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF MARTIN)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared E. LYNN HOLLINGSWORTH and _____, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, HOLLINGSWORTH PROPERTIES, INC., a Florida Corporation, Managing General Partner of THE HOLLINGSWORTH PARTNERSHIP, a Florida partnership, and they acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this _____ day of _____, 198_.

(NOTARY SEAL)

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
ALL LARGE

OF 400 PAGE 2102
BOOK

ACKNOWLEDGMENT AND ACCEPTANCE BY GRANTEE

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, ISLAND DUNES OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, does hereby agree to accept all the benefits, as well as all the duties, responsibilities, obligations and burdens imposed by the delivery and recordation of this Deed in the Public Records of St. Lucie County, Florida.

IN WITNESS WHEREOF ISLAND DUNES OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, has this _____ day of _____, 198____, caused these presents to be signed in its name by its President, attested by its Secretary, and its corporate seal affixed.

ATTEST:

ISLAND DUNES OWNERS' ASSOCIATION,
INC., a Florida corporation not for
profit

By: _____
Secretary President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF MARTIN)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared _____ and _____ to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary, respectively, of ISLAND DUNES OWNERS' ASSOCIATION, INC., a Florida corporation not for profit, and they acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

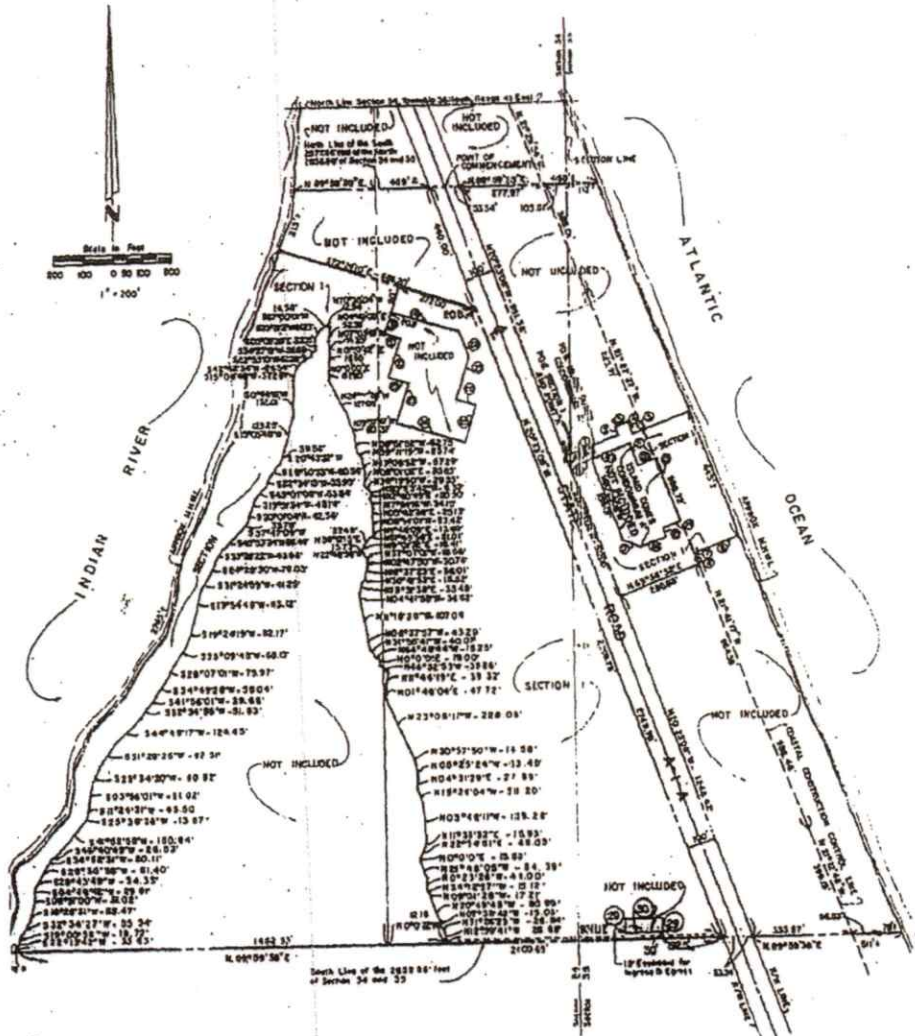
WITNESS my hand and official seal this _____ day of _____, 198____.

(NOTARY SEAL)

NOTARY PUBLIC STATE OF FLORIDA
AT LARGE

My Commission Expires:

" ISLAND DUNES CONDOMINIUM DEVELOPMENT "



NO.	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
2	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
3	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
4	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
5	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
6	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
7	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
8	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
9	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
10	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
11	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
12	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
13	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
14	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
15	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
16	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00
17	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00	S 89° 28' 22\"	100.00

ON BOOK 400 PAGE 2104

EXHIBIT - A
 SURVEYOR'S PLAT ANNEXED TO AND MADE PART OF DECLARATION
 OF CONDOMINIUM OF ISLAND DUNES CONDOMINIUM A

SURVEY OF LANDS

HUTCHCOEN ENGINEERS
 INCORPORATED
 CIVIL ENGINEERS & SURVEYORS

MAY 1998
 81-2-4041
 1 of 4

LEGAL DESCRIPTION

SECTION 1, ISLAND DUNES CONDOMINIUM DEVELOPMENT

Being a portion of the South 2577.66 feet of the North 2858.86 feet of Sections 34 and 35, Township 36 South, Range 41 East, Hutchinson Island, St. Lucie County, Florida, lying West of State Road A-1-A, and being more particularly described as follows:

Commence at the point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35 and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 2309.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along the said South line of the North 2858.86 feet a distance of 938.12 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 26.68 feet; thence N 31° 26' 23" W a distance of 26.84 feet; thence N 07° 38' 42" W a distance of 15.03 feet; thence N 20° 49' 45" W a distance of 80.99 feet; thence N 09° 01' 28" W a distance of 17.21 feet; thence N 34° 12' 57" W a distance of 15.12 feet; thence N 00° 23' 26" W a distance of 44.00 feet; thence N 21° 48' 05" W a distance of 54.39 feet; thence North a distance of 15.80 feet; thence N 22° 34' 51" E a distance of 45.05 feet; thence N 11° 35' 32" E a distance of 15.93 feet; thence N 03° 46' 11" W a distance of 129.28 feet; thence N 19° 26' 04" W a distance of 56.20 feet; thence N 04° 31' 29" E a distance of 27.89 feet; thence N 05° 25' 24" W a distance of 63.48 feet; thence N 30° 57' 50" W a distance of 14.58 feet; thence N 23° 06' 11" W a distance of 228.09 feet; thence N 01° 48' 04" E a distance of 47.72 feet; thence N 11° 44' 19" E a distance of 39.32 feet; thence N 46° 32' 53" W a distance of 39.26 feet; thence North a distance of 19.00 feet; thence N 64° 46' 44" W a distance of 15.25 feet; thence N 31° 56' 41" W a distance of 40.07 feet; thence N 06° 37' 57" W a distance of 43.29 feet; thence N 11° 18' 36" W a distance of 107.08 feet; thence N 04° 41' 55" W a distance of 36.62 feet; thence N 13° 31' 38" E a distance of 35.48 feet; thence N 35° 41' 53" E a distance of 16.62 feet; thence N 16° 37' 23" E a distance of 36.01 feet; thence N 02° 47' 50" W a distance of 30.74 feet; thence N 37° 07' 01" W a distance of 18.56 feet; thence N 22° 48' 58" W a distance of 15.73 feet; thence N 19° 01' 32" E a distance of 18.41 feet; thence N 38° 12' 15" E a distance of 27.49 feet; thence N 51° 45' 58" E a distance of 21.01 feet; thence N 11° 48' 09" E a distance of 13.69 feet; thence N 06° 14' 01" W a distance of 53.42 feet; thence N 05° 42' 38" E a distance of 25.13 feet; thence N 17° 54' 16" W a distance of 34.15 feet; thence N 12° 40' 49" E a distance of 20.50 feet; thence N 20° 23' 42" W a distance of 8.32 feet; thence N 39° 19' 50" W a distance of 29.35 feet; thence N 08° 01' 02" E a distance of 35.85 feet; thence N 13° 06' 52" W a distance of 57.29 feet; thence N 39° 11' 15" W a distance of 23.74 feet; thence N 06° 51' 52" W a distance of 62.75 feet; thence N 19° 37' 47" W a distance of 80.37 feet; thence N 26° 54' 28" W a distance of 127.06 feet; thence North a distance of 67.90 feet; thence N 13° 57' 42" E a distance of 18.65 feet; thence N 07° 03' 49" W a distance of 46.35 feet; thence N 04° 49' 05" E a distance of 52.39 feet; thence N 70° 35' 04" W a distance of 12.94 feet; thence S 67° 50' 01" W a distance of 14.58 feet; thence S 35° 31' 21" W a distance of 44.23 feet; thence S 03° 05' 39" E a distance of 37.05 feet; thence S 34° 27' 51" W a distance of 26.68 feet; thence S 52° 53' 10" W a distance of 42.26 feet; thence S 42° 42' 34" W a distance of 26.54 feet; thence S 15° 04' 48" W a distance of 37.28 feet; thence S 00° 44' 16" W a distance of 132.01 feet; thence S 15° 05' 46" W a distance of 123.25 feet; thence S 20° 43' 32" W a distance of 39.56 feet; thence S 36° 30' 13" W a distance of 60.34 feet; thence S 22° 34' 15" W a distance of 35.93 feet; thence S 43° 07' 06" W a

BOOK 400 PAGE 2105

Exhibit A

SCALE		HUTCHEON ENGINEERS INCORPORATED CIVIL ENGINEERS & SURVEYORS WEST PALM BEACH BILLIE CLARK	JUNE, 1981 DATE	SHEET 2 OF 4
DRAWN BY STUART	CHECKED BY NO. PO.		FILE & DRAW. NO. 81-1-4041	

thence N 69° 36' 52" E a distance of 74.33 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 69° 36' 52" E a distance of 142.00 feet; thence S 20° 23' 08" E a distance of 82.33 feet; thence N 69° 36' 52" E a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 229.00 feet; thence S 69° 36' 52" W a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 30.67 feet; thence S 69° 36' 52" W a distance of 99.07 feet; thence N 69° 36' 52" E a distance of 60.71 feet; thence N 20° 23' 08" W a distance of 299.07 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet; thence N 72° 24' 10" W a distance of 272.00 feet; thence S 17° 35' 50" W a distance of 90.00 feet, to the POINT OF BEGINNING of the following described parcel:

Thence continue S 17° 35' 50" W a distance of 76.00 feet; thence S 72° 24' 10" E a distance of 56.00 feet; thence S 17° 35' 50" W a distance of 139.00 feet; thence S 72° 24' 10" E a distance of 70.00 feet; thence S 17° 35' 50" W a distance of 141.00 feet; thence S 72° 24' 10" E a distance of 246.00 feet; thence S 17° 35' 50" E a distance of 134.00 feet; thence N 72° 24' 10" W a distance of 73.00 feet; thence N 17° 35' 50" E a distance of 146.00 feet; thence N 20° 23' 08" W a distance of 96.42 feet; thence N 72° 24' 10" W a distance of 239.66 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2749.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along said line a distance of 192.50 feet; thence N 00° 00' 22" W a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 00° 00' 22" W a distance of 45.00 feet; thence S 89° 59' 38" W a distance of 120.00 feet; thence S 00° 00' 22" E a distance of 45.00 feet; thence N 89° 59' 38" E a distance of 120.00 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress 15.00 feet in width being more particularly described as follows:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2733.78 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 16.00 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along said line a distance of 938.12 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 2.90 feet; thence N 89° 59' 38" E, parallel with the said South line of the North 2858.86 feet, a distance of 933.20 feet to the POINT OF BEGINNING.

Containing 46.0435 acres more or less.

Exhibit A

BOOK 400 PAGE 2107

SCALE	HUTCHESON ENGINEERS		JUNE, 1981	SHEET
	NOTEBOOK NO.	CIVIL ENGINEERS & SURVEYORS	FILE & BOOK NO.	
PO.	STUART	WEST PALM BEACH	81-1-404	

Existing Owners' Association Property

A portion of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35 lying East of said State Road A-1-A, being more particularly described as follows:

Commence at the point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of aforesaid Sections 34 and 35 and the centerline of said State Road A-1-A; thence N 89° 59' 38" E a distance of 53.34 feet, to the Easterly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Easterly right of way line a distance of 991.36 feet to a point hereinafter referred to as Point "A" and the POINT OF BEGINNING of the following described parcel:

Thence continue S 20° 23' 08" E, along said Easterly right of way line, a distance of 512.00 feet; thence N 69° 36' 52" E a distance of 286.88 feet to the coastal construction control line; thence along the coastal construction control line by the following courses and distances:

Thence N 21° 41' 17" W a distance of 22.08 feet;
thence N 21° 27' 27" W a distance of 27.93 feet; thence, departing said coastal construction control line, N 69° 36' 52" E a distance of 169 feet more or less to the Mean High Water line of the Atlantic Ocean; thence meander said Mean High Water line Northwesterly a distance of 445 feet more or less; thence S 69° 36' 52" W a distance of 204.4 feet more or less; thence N 20° 23' 08" W, parallel with the said Easterly right of way of said State Road A-1-A, a distance of 46.94 feet; thence S 69° 36' 52" W a distance of 46.20 feet; thence S 20° 23' 08" E, parallel with the said Easterly right of way line of said State Road A-1-A, a distance of 25.94 feet; thence S 69° 36' 52" W a distance of 197.33 feet to the POINT OF BEGINNING.

LESS the following described parcel:

Commence at the aforescribed Point "A"; thence S 20° 23' 08" E along said Easterly right of way line of State Road A-1-A a distance of 42.67 feet;

thence N 69° 36' 52" E a distance of 74.33 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 69° 36' 52" E a distance of 142.00 feet; thence S 20° 23' 08" E a distance of 82.33 feet; thence N 69° 36' 52" E a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 229.00 feet; thence S 69° 36' 52" W a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 30.67 feet; thence S 69° 36' 52" W a distance of 99.07 feet; thence N 65° 23' 08" W a distance of 60.71 feet; thence N 20° 23' 08" W a distance of 299.07 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet; thence N 72° 24' 10" W a distance of 272.00 feet; thence S 17° 35' 50" W a distance of 90.00 feet, to the POINT OF BEGINNING of the following described parcel:

Thence continue S 17° 35' 50" W a distance of 76.00 feet; thence S 72° 24' 10" E a distance of 56.00 feet; thence S 17° 35' 50" W a distance of 139.00 feet; thence S 72° 24' 10" E a distance of 70.00 feet; thence S 17° 35' 50" W a distance of 141.00 feet; thence S 72° 24' 10" E a distance of 246.00 feet; thence S 17° 35' 50" E a distance of 134.00 feet; thence N 72° 24' 10" W a distance of 173.00 feet; thence N 17° 35' 50" E a distance of 146.00 feet; thence N 20° 23' 08" W a distance of 96.42 feet; thence N 72° 24' 10" W a distance of 239.66 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

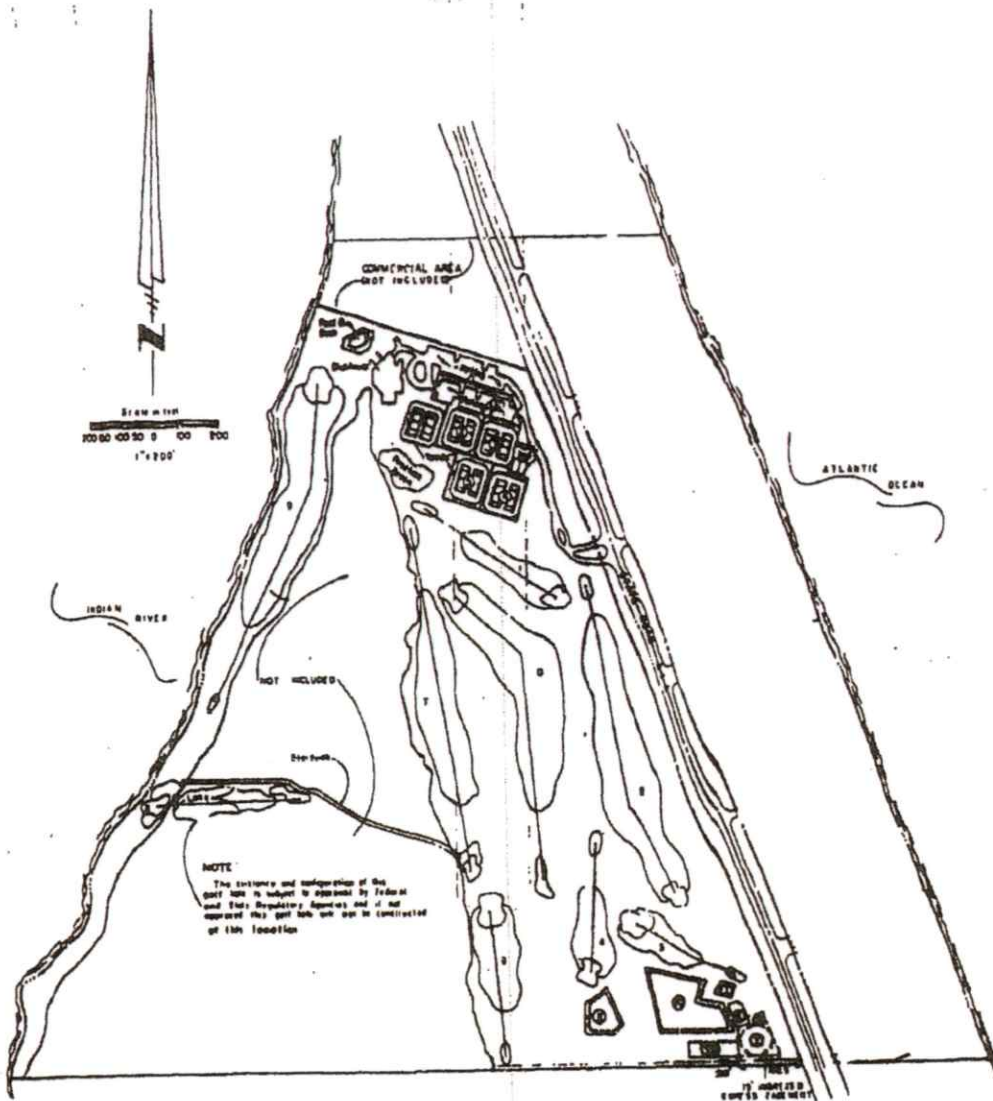
Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2749.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along said line a distance of 192.50 feet; thence N 00° 00' 22" W a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 00° 00' 22" W a distance of 45.00 feet; thence S 89° 59' 38" W a distance of 120.00 feet; thence S 00° 00' 22" E a distance of 45.00 feet; thence N 89° 59' 38" E a distance of 120.00 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress 15.00 feet in width being more particularly described as follows:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2733.78 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 16.00 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along said line a distance of 938.17 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 2.90 feet; thence N 89° 59' 38" E, parallel with the said South line of the North 2858.86 feet, a distance of 933.20 feet to the POINT OF BEGINNING.



LEGEND

SITE PLAN

NOTE:

The location of the improvements are shown herein as a subject to approval of Regulatory Agency

- ① Domestic Sludge Drying Beds
- ② Domestic Proposed Improvements to Section 2
- ③ Domestic Proposed Improvements to Section 3
- ④ Domestic Proposed Improvements to Section 4
- ⑤ Domestic Proposed Improvements to Section 5
- ⑥ Domestic Sewage Treatment Plant
- ⑦ Domestic Ground Water Storage Tank
- ⑧ Domestic Proposed Reverse Osmosis Plant Site (if necessary)
- ⑨ Domestic Golf Course Maintenance Building Site Part of Section 2
- ⑩ Domestic Treated Sewage Storage Pond
- ⑪ Domestic Clearwell Pond

ISLAND DUNES RECREATION AREA
SECTION ONE SITE PLAN

Exhibit H-1, Page 1 of 7

SITE PLAN		DATE
<small>SCALE AS SHOWN</small> <small>DESIGNED BY</small> <small>CHECKED BY</small> <small>DATE</small>	MUTCHEON ENGINEERS INCORPORATED CIVIL ENGINEERS & SURVEYORS <small>101 N. W. 11th St. Ft. Lauderdale, Fla. 33304</small>	<small>PROJECT NO.</small> <small>SHEET NO.</small>

Club Property

Being a portion of the South 2577.66 feet of the North 2858.86 feet of Sections 34 and 35, Township 36 South, Range 41 East, Hutchinson Island, St. Lucie County, Florida, lying West of State Road A-1-A, and being more particularly described as follows:

Commence at the point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35 and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 2309.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along the said South line of the North 2858.86 feet a distance of 938.12 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 26.68 feet; thence N 31° 26' 23" W a distance of 26.84 feet; thence N 07° 38' 42" W a distance of 15.03 feet; thence N 20° 49' 45" W a distance of 80.99 feet; thence N 09° 01' 28" W a distance of 17.21 feet; thence N 34° 12' 57" W a distance of 15.12 feet; thence N 00° 23' 26" W a distance of 44.00 feet; thence N 21° 43' 05" W a distance of 54.39 feet; thence North a distance of 15.80 feet; thence N 22° 34' 51" E a distance of 45.05 feet; thence N 11° 35' 32" E a distance of 15.93 feet; thence N 03° 46' 11" W a distance of 129.28 feet; thence N 19° 26' 04" W a distance of 56.20 feet; thence N 04° 31' 29" E a distance of 27.89 feet; thence N 05° 25' 24" W a distance of 63.48 feet; thence N 30° 57' 50" W a distance of 14.58 feet; thence N 23° 06' 11" W a distance of 228.09 feet; thence N 01° 48' 04" E a distance of 47.72 feet; thence N 11° 44' 19" E a distance of 39.32 feet; thence N 46° 32' 53" W a distance of 39.26 feet; thence North a distance of 19.00 feet; thence N 64° 46' 44" W a distance of 15.25 feet; thence N 31° 56' 41" W a distance of 40.07 feet; thence N 06° 37' 57" W a distance of 43.29 feet; thence N 11° 18' 36" W a distance of 107.08 feet; thence N 04° 41' 55" W a distance of 36.62 feet; thence N 13° 31' 38" E a distance of 35.48 feet; thence N 35° 41' 53" E a distance of 16.62 feet; thence N 16° 37' 23" E a distance of 36.01 feet; thence N 02° 47' 50" W a distance of 30.74 feet; thence N 37° 07' 01" W a distance of 18.56 feet; thence N 22° 48' 58" W a distance of 15.73 feet; thence N 19° 01' 32" E a distance of 18.41 feet; thence N 38° 12' 15" E a distance of 27.49 feet; thence N 51° 45' 58" E a distance of 21.01 feet; thence N 11° 48' 09" E a distance of 13.69 feet; thence N 06° 14' 01" W a distance of 53.42 feet; thence N 05° 42' 38" E a distance of 25.13 feet; thence N 17° 54' 16" W a distance of 34.15 feet; thence N 12° 40' 49" E a distance of 20.50 feet; thence N 20° 23' 42" W a distance of 8.32 feet; thence N 39° 19' 50" W a distance of 29.35 feet; thence N 08° 01' 02" E a distance of 35.85 feet; thence N 13° 06' 52" W a distance of 57.29 feet; thence N 39° 11' 15" W a distance of 23.74 feet; thence N 06° 51' 52" W a distance of 52.75 feet; thence N 19° 37' 47" W a distance of 80.37 feet; thence N 26° 54' 28" W a distance of 127.06 feet; thence North a distance of 67.90 feet; thence N 13° 57' 42" E a distance of 18.65 feet; thence N 07° 03' 49" W a distance of 46.35 feet; thence N 04° 49' 05" E a distance of 52.39 feet; thence N 70° 35' 04" W a distance of 12.94 feet; thence S 67° 50' 01" W a distance of 14.58 feet; thence S 35° 31' 21" W a distance of 44.23 feet; thence S 03° 05' 39" E a distance of 37.05 feet; thence S 34° 27' 51" W a distance of 26.68 feet; thence S 52° 53' 10" W a distance of 42.26 feet; thence S 42° 42' 34" W a distance of 26.54 feet; thence S 15° 04' 48" W a distance of 37.28 feet; thence S 00° 44' 16" W a distance of 132.01 feet; thence S 15° 05' 46" W a distance of 123.25 feet; thence S 20° 43' 32" W a distance of 39.56 feet; thence S 36° 30' 33" W a distance of 60.34 feet; thence S 22° 34' 15" W a distance of 35.95 feet; thence S 43° 07' 06" W a

Being a portion of the South 2577.66 feet of the North 2858.86 feet of Sections 34 and 35, Township 36 South, Range 41 East, Hutchinson Island, St. Lucie County, Florida, lying West of State Road A-1-A, and being more particularly described as follows:

Commence at the point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35 and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 2309.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along the said South line of the North 2858.86 feet a distance of 938.12 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 26.68 feet; thence N 31° 26' 23" W a distance of 26.84 feet; thence N 07° 38' 42" W a distance of 15.03 feet; thence N 20° 49' 45" W a distance of 80.99 feet; thence N 09° 01' 28" W a distance of 17.21 feet; thence N 34° 12' 57" W a distance of 15.12 feet; thence N 00° 23' 26" W a distance of 44.00 feet; thence N 21° 48' 05" W a distance of 54.39 feet; thence North a distance of 15.80 feet; thence N 22° 34' 51" E a distance of 45.05 feet; thence N 11° 35' 32" E a distance of 15.93 feet; thence N 03° 46' 11" W a distance of 129.28 feet; thence N 19° 26' 04" W a distance of 56.20 feet; thence N 04° 31' 29" E a distance of 27.89 feet; thence N 05° 25' 24" W a distance of 63.48 feet; thence N 30° 57' 50" W a distance of 14.58 feet; thence N 23° 06' 11" W a distance of 228.09 feet; thence N 01° 48' 04" E a distance of 47.72 feet; thence N 11° 44' 19" E a distance of 39.32 feet; thence N 46° 32' 53" W a distance of 39.26 feet; thence North a distance of 19.00 feet; thence N 64° 46' 44" W a distance of 15.25 feet; thence N 31° 56' 41" W a distance of 40.07 feet; thence N 06° 37' 57" W a distance of 43.29 feet; thence N 11° 18' 36" W a distance of 107.08 feet; thence N 04° 41' 55" W a distance of 36.62 feet; thence N 13° 31' 38" E a distance of 35.48 feet; thence N 35° 41' 53" E a distance of 16.62 feet; thence N 16° 37' 23" E a distance of 36.01 feet; thence N 02° 47' 50" W a distance of 30.74 feet; thence N 37° 07' 01" W a distance of 18.56 feet; thence N 22° 48' 58" W a distance of 15.73 feet; thence N 19° 01' 32" E a distance of 18.41 feet; thence N 38° 12' 15" E a distance of 27.49 feet; thence N 51° 45' 58" E a distance of 21.01 feet; thence N 11° 48' 09" E a distance of 13.69 feet; thence N 06° 14' 01" W a distance of 53.42 feet; thence N 05° 42' 38" E a distance of 25.13 feet; thence N 17° 54' 16" W a distance of 34.15 feet; thence N 12° 40' 49" E a distance of 20.50 feet; thence N 20° 23' 42" W a distance of 8.32 feet; thence N 39° 19' 50" W a distance of 29.35 feet; thence N 08° 01' 02" E a distance of 35.85 feet; thence N 13° 06' 52" W a distance of 57.29 feet; thence N 39° 11' 15" W a distance of 23.74 feet; thence N 06° 51' 52" W a distance of 62.75 feet; thence N 19° 37' 47" W a distance of 80.37 feet; thence N 26° 54' 28" W a distance of 127.06 feet; thence North a distance of 67.90 feet; thence N 13° 57' 42" E a distance of 18.65 feet; thence N 07° 03' 49" W a distance of 46.35 feet; thence N 04° 49' 05" E a distance of 52.39 feet; thence N 70° 35' 04" W a distance of 12.94 feet; thence S 67° 50' 01" W a distance of 14.58 feet; thence S 35° 31' 21" W a distance of 44.23 feet; thence S 03° 05' 39" E a distance of 37.05 feet; thence S 34° 27' 51" W a distance of 26.68 feet; thence S 52° 53' 10" W a distance of 42.26 feet; thence S 42° 42' 34" W a distance of 26.54 feet; thence S 15° 04' 48" W a distance of 37.28 feet; thence S 00° 44' 16" W a distance of 132.01 feet; thence S 15° 05' 46" W a distance of 123.25 feet; thence S 20° 43' 32" W a distance of 39.56 feet; thence S 36° 30' 33" W a distance of 60.34 feet; thence S 22° 34' 15" W a distance of 35.95 feet; thence S 43° 07' 06" W a

distance of 53.84 feet; thence S 15° 51' 34" W a distance of 45.74 feet; thence S 20° 01' 04" W a distance of 42.36 feet; thence S 37° 47' 09" W a distance of 33.78 feet; thence S 45° 53' 24" W a distance of 86.49 feet; thence S 33° 28' 22" W a distance of 43.88 feet; thence S 24° 28' 30" W a distance of 76.03 feet; thence S 31° 24' 59" W a distance of 41.25 feet; thence S 13° 54' 48" W a distance of 113.12 feet; thence S 19° 24' 19" W a distance of 82.17 feet; thence S 36° 09' 48" W a distance of 68.13 feet; thence S 28° 07' 01" W a distance of 75.97 feet; thence S 34° 49' 28" W a distance of 56.04 feet; thence S 41° 56' 01" W a distance of 39.66 feet; thence S 32° 34' 55" W a distance of 51.63 feet; thence S 44° 48' 17" W a distance of 124.45 feet; thence S 31° 28' 25" W a distance of 92.51 feet; thence S 23° 34' 20" W a distance of 80.52 feet; thence S 03° 56' 01" W a distance of 51.02 feet; thence S 11° 24' 31" W a distance of 45.50 feet; thence S 25° 38' 28" W a distance of 13.87 feet; thence S 41° 52' 58" W a distance of 150.84 feet; thence S 46° 40' 49" W a distance of 26.53 feet; thence S 34° 52' 31" W a distance of 20.11 feet; thence S 28° 36' 38" W a distance of 61.40 feet; thence S 28° 43' 49" W a distance of 34.33 feet; thence S 04° 48' 42" W a distance of 29.81 feet; thence S 06° 51' 00" W a distance of 31.02 feet; thence S 16° 26' 31" W a distance of 55.47 feet; thence S 32° 34' 27" W a distance of 55.54 feet; thence S 19° 00' 56" W a distance of 18.72 feet; thence S 22° 13' 42" W a distance of 33.63 feet, to the said South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W along said South line a distance of 74 feet, more or less, to the Mean High Water line of the Indian River; thence meander said Mean High Water line North-easterly a distance of 2745 feet, more or less, to the intersection with a line that bears N 72° 24' 10" W from the POINT OF BEGINNING; thence S 72° 24' 10" E, along lastly said line a distance of 686.20 feet, more or less to the POINT OF BEGINNING.

AND

A portion of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35 lying East of said State Road A-1-A, being more particularly described as follows:

Commence at the point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of aforesaid Sections 34 and 35 and the centerline of said State Road A-1-A; thence N 89° 59' 38" E a distance of 53.34 feet, to the Easterly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Easterly right of way line a distance of 991.36 feet to a point hereinafter referred to as Point "A" and the POINT OF BEGINNING of the following described parcel:

Thence continue S 20° 23' 08" E, along said Easterly right of way line, a distance of 512.00 feet; thence N 69° 36' 52" E a distance of 286.88 feet to the coastal construction control line; thence along the coastal construction control line by the following courses and distances:

Thence N 21° 41' 17" W a distance of 22.08 feet;
 thence N 21° 27' 27" W a distance of 27.93 feet; thence, departing said coastal construction control line, N 69° 36' 52" E a distance of 169 feet more or less to the Mean High Water line of the Atlantic Ocean; thence meander said Mean High Water line Northwesterly a distance of 445 feet more or less; thence S 69° 36' 52" W a distance of 204.4 feet more or less; thence N 20° 23' 08" W, parallel with the said Easterly right of way of said State Road A-1-A, a distance of 46.94 feet; thence S 69° 36' 52" W a distance of 46.20 feet; thence S 20° 23' 08" E, parallel with the said Easterly right of way line of said State Road A-1-A, a distance of 29.94 feet; thence S 69° 36' 52" W a distance of 197.33 feet to the POINT OF BEGINNING.

LESS the following described parcel:

Commence at the aforescribed Point "A"; thence S 20° 23' 08" E along said Easterly right of way line of State Road A-1-A a distance of 42.67 feet;

thence N 69° 36' 52" E a distance of 74.33 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 69° 36' 52" E a distance of 142.00 feet; thence S 20° 23' 08" E a distance of 82.33 feet; thence N 69° 36' 52" E a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 229.00 feet; thence S 69° 36' 52" W a distance of 66.17 feet; thence S 20° 23' 08" E a distance of 30.67 feet; thence S 69° 36' 52" W a distance of 99.07 feet; thence N 65° 23' 08" W a distance of 60.71 feet; thence N 20° 23' 08" W a distance of 299.07 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said Westerly right of way line, a distance of 440.00 feet; thence N 72° 24' 10" W a distance of 272.00 feet; thence S 17° 35' 50" W a distance of 90.00 feet, to the POINT OF BEGINNING of the following described parcel:

Thence continue S 17° 35' 50" W a distance of 76.00 feet; thence S 72° 24' 10" E a distance of 56.00 feet; thence S 17° 35' 50" W a distance of 139.00 feet; thence S 72° 24' 10" E a distance of 70.00 feet; thence S 17° 35' 50" W a distance of 141.00 feet; thence S 72° 24' 10" E a distance of 246.00 feet; thence S 17° 35' 50" E a distance of 134.00 feet; thence N 72° 24' 10" W a distance of 73.00 feet; thence N 17° 35' 50" E a distance of 146.00 feet; thence N 20° 23' 08" W a distance of 96.42 feet; thence N 72° 24' 10" W a distance of 239.66 feet to the POINT OF BEGINNING.

ALSO LESS the following described parcel:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2749.78 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along lastly said line a distance of 192.50 feet; thence N 00° 00' 22" W a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 00° 00' 22" W a distance of 45.00 feet; thence S 89° 59' 38" W a distance of 120.00 feet; thence S 00° 00' 22" E a distance of 45.00 feet; thence N 89° 59' 38" E a distance of 120.00 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress 15.00 feet in width being more particularly described as follows:

Commence at the aforescribed point of intersection of the North line of the South 2577.66 feet of the North 2858.86 feet of said Sections 34 and 35, and the centerline of State Road A-1-A; thence S 89° 59' 38" W a distance of 53.34 feet, to the Westerly right of way line of said State Road A-1-A; thence S 20° 23' 08" E, along said right of way line a distance of 2733.78 feet to the POINT OF BEGINNING of the following described easement:

Thence continue S 20° 23' 08" E, along said Westerly right of way line, a distance of 16.00 feet to the South line of the North 2858.86 feet of said Sections 34 and 35; thence S 89° 59' 38" W, along lastly said line a distance of 938.12 feet; thence N 00° 00' 22" W a distance of 12.18 feet; thence N 12° 59' 41" W a distance of 2.90 feet; thence N 89° 59' 38" E, parallel with the said South line of the North 2858.86 feet, a distance of 933.20 feet to the POINT OF BEGINNING.

AND

SECTION 34 AND 35

SECTION 34 AND 35 OF TOWNSHIP 36 SOUTH, RANGE 41 EAST, COUNTY OF BAY, FLORIDA, LYING WEST OF STATE ROAD A-1-A, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SECTION 2577.66 FEET OF THE NORTH 2858.80 FEET OF SAID SECTIONS 34 AND 35, AND THE CENTERLINE OF STATE ROAD A-1-A; THENCE SOUTH 89° 54' 38" WEST A DISTANCE OF 53.76 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD A-1-A; THENCE SOUTH 20° 23' 08" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2749.78 FEET TO THE SOUTH LINE OF THE NORTH 2858.80 FEET OF SAID SECTIONS 34 AND 35; THENCE SOUTH 89° 59' 38" WEST, ALONG LASTLY SAID LINE A DISTANCE OF 192.50 FEET; THENCE NORTH 00° 00' 22" WEST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 00° 00' 22" WEST A DISTANCE OF 45.00 FEET; THENCE SOUTH 89° 54' 38" WEST A DISTANCE OF 120.00 FEET; THENCE SOUTH 00° 00' 22" EAST A DISTANCE OF 45.00 FEET; THENCE NORTH 89° 59' 38" EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

C

LESS AND EXCEPT THE FOLLOWING:

LEGAL DESCRIPTION

BEING A PORTION OF SOUTH 2577.66 FEET OF THE NORTH 2858.86 FEET OF SECTIONS 34 & 35, TOWNSHIP 36 SOUTH, RANGE 41 EAST, LYING EAST OF STATE ROAD A-1-A, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

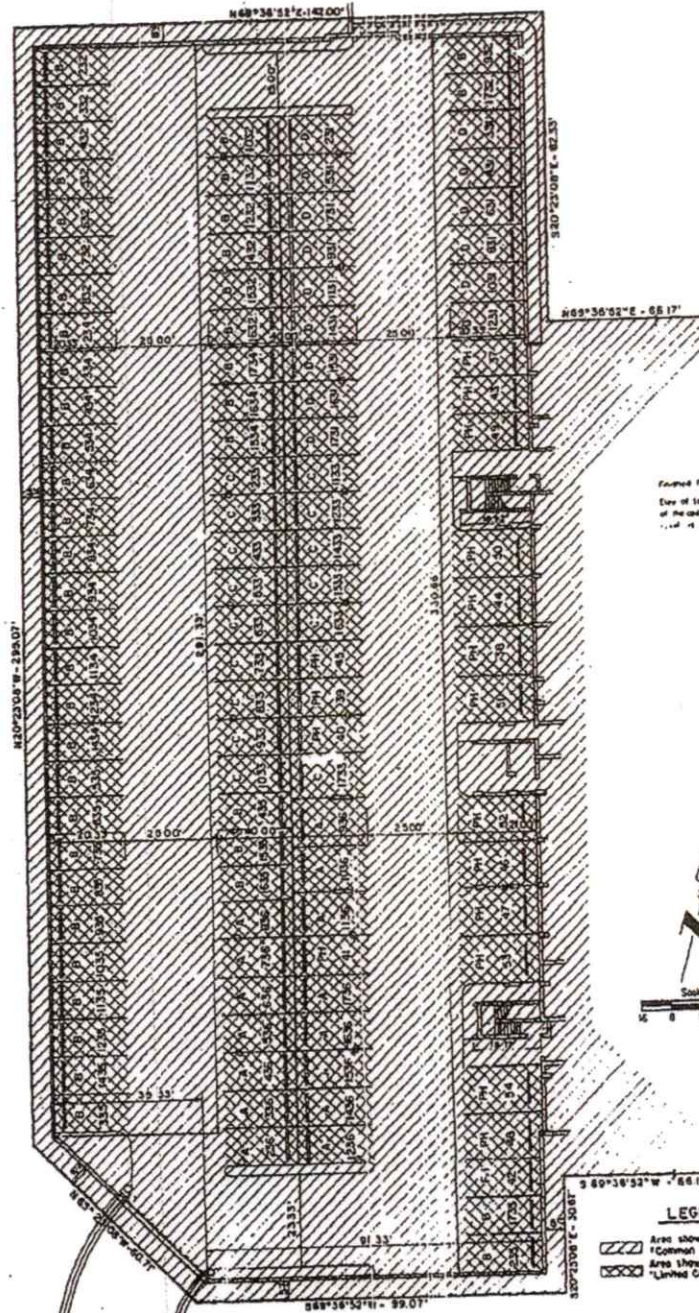
COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 2577.66 FEET OF THE NORTH 2858.86 FEET OF AFORESAID SECTIONS 34 AND 35 AND THE CENTERLINE OF SAID STATE ROAD A-1-A; THENCE NORTH 89° 59' 38" EAST A DISTANCE OF 53.34 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD A-1-A; THENCE SOUTH 20° 23' 08" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 1034.03 FEET; THENCE NORTH 69° 36' 52" EAST A DISTANCE OF 74.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE NORTH 69° 36' 52" EAST A DISTANCE OF 142.00 FEET; THENCE SOUTH 20° 23' 08" EAST A DISTANCE OF 82.33 FEET; THENCE NORTH 69° 36' 52" EAST A DISTANCE OF 66.17 FEET; THENCE SOUTH 20° 23' 08" EAST A DISTANCE 229.00 FEET; THENCE SOUTH 69° 36' 52" WEST A DISTANCE OF 66.17 FEET; THENCE SOUTH 20° 23' 08" EAST A DISTANCE OF 30.67 FEET; THENCE SOUTH 69° 36' 52" WEST A DISTANCE OF 99.07 FEET; THENCE NORTH 65° 23' 08" WEST A DISTANCE OF 60.71 FEET; THENCE NORTH 20° 23' 08" WEST A DISTANCE OF 229.07 FEET TO THE POINT OF BEGINNING.

EXHIBIT I TO
DECLARATION OF CONDOMINIUM

PARKING PLAN

ISLAND DUNES CONDOMINIUM A



Finished Floor Elev. of F04
Elev. of lowest structural member
of the ceiling of the lower parking
level is 10.14

Scale in feet
0 4 8 12 16

LEGEND

- Area shown thus denotes "Common Elements"
- Area shown thus denotes "Limited Common Elements"

EXHIBIT I
SURVEYOR'S PLAT ANNEXED TO AND MADE PART OF DECLARATION
OF CONDOMINIUM OF ISLAND DUNES, CONDOMINIUM A

SURVEY OF LOWER PARKING LEVEL

NOTED	HUTCHEON ENGINEERS INCORPORATED CIVIL ENGINEERS & SURVEYORS 101 S. GARDEN WEST PALM BEACH	MAY 1981 D-2-4041 1-2
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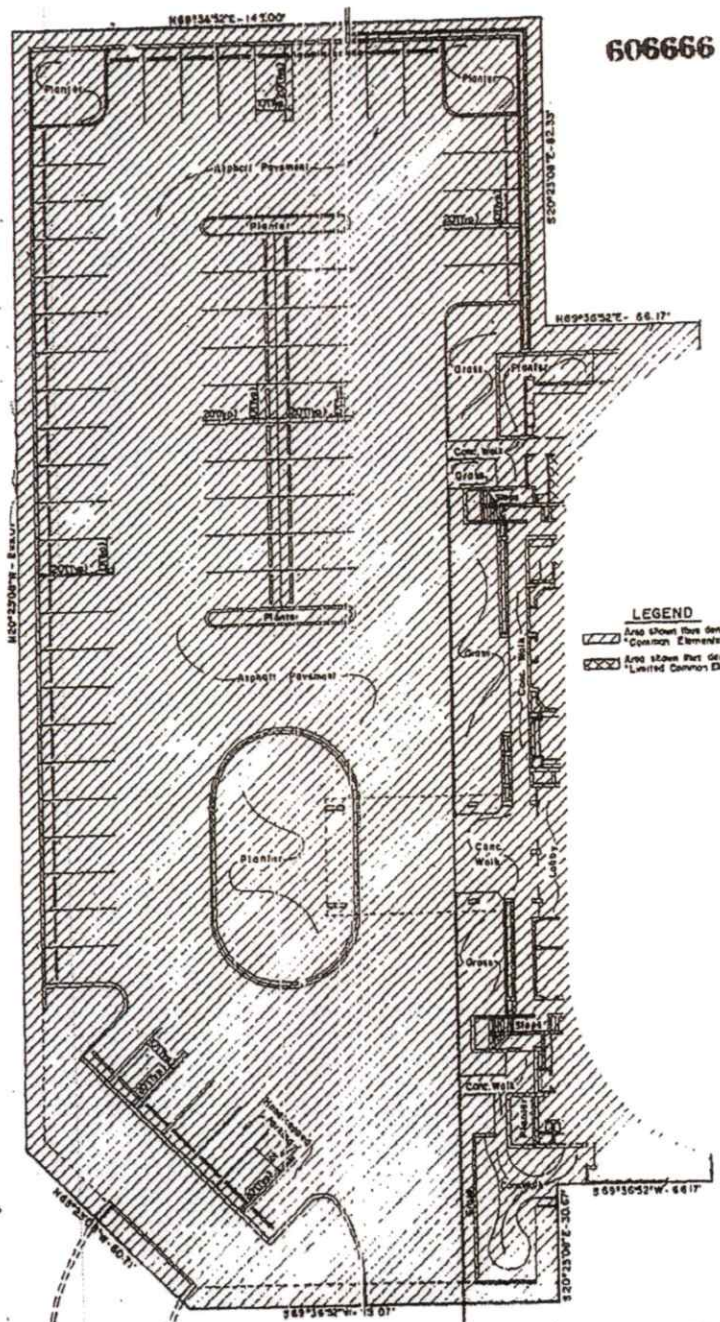
ISLAND DUNES CONDOMINIUM A

606666

REC'D MAY -9 PM 2:39

FILED AND RECORDED
ST. LOUIS COUNTY, MISS.
REGISTERED PLAT

J.R.



LEGEND
 [Symbol] Area shown here denotes Common Elements
 [Symbol] Area shown here denotes Limited Common Elements



EXHIBIT - I
 SURVEYOR'S PLAT ANNEXED TO AND MADE PART OF DECLARATION
 OF CONDOMINIUM OF ISLAND DUNES CONDOMINIUM A

SURVEY OF UPPER PARKING LEVEL

<p>NOTED</p> <p>DATE</p> <p>BY</p>	<p>HUTCHEON ENGINEERS INCORPORATED CIVIL ENGINEERS & SURVEYORS 1111 S. COLLETT WEST PALM BEACH, FL 33411</p>	<p>MAY 1991</p> <p>Bl-2-4041</p> <p>2 • 2</p>
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