

78.00
63

BOOK PAGE

3566 1992

FILED FOR RECORD
RECORD VERIFIED

U. G. Smith
CLERK CIRCUIT COURT
VOLUSIA CO., FL

159647

92 DEC 22 PM 3:49

VOLUSIA COUNTY
12/17/90

(from TPI to POA)

QUITCLAIM DEED AND SUPPLEMENTARY DECLARATION RESPECTING CERTAIN ASSOCIATION PROPERTIES

THIS QUITCLAIM DEED AND SUPPLEMENTARY DECLARATION OF ASSOCIATION PROPERTIES (this "Quitclaim Deed") is entered into as of the 20th day of December, 1990, by THOMPSON PROPERTIES, INC. OF FLORIDA, a Florida corporation ("First Party"), to SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation ("Second Party").

(Wherever used herein, the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

W I T N E S S E T H:

That the said First Party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Second Party forever all the right, title, interest, claim and demand that the said First Party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of Volusia, State of Florida, to wit:

See Exhibit A attached hereto and by this reference made a part hereof (all of such lots, pieces or parcels of land described on Exhibit A are hereinafter referred to as the "Land").

All of the Land not previously submitted, prior to the date hereof (such Land is hereinafter referred to as the "Unsubmitted Land"), to the scheme of the Declaration of Covenants and Restrictions for Fly-In Spruce Creek, Inc. Subdivision, Unit One, as recorded on August 7, 1974 in Official Records Book 1739 at Page 1093, et. seq., of the Public Records of Volusia County, Florida (the "Original Declaration"), as subsequently amended, modified and supplemented by the following:

1. First Amendment to Declaration of Covenants and Restrictions for Fly-In Spruce Creek, Inc. Subdivision, Unit One, as recorded in Official Records Book 1777 at Page 1094, et. seq.;
2. Supplementary Declaration of Covenants and Restrictions of Fly-In Spruce Creek, Inc., as recorded in Official Records Book 1824 at Page 1891, et. seq.;
3. First Amendment to Supplementary Declaration of Covenants and Restrictions -- Fly-In Spruce Creek, as recorded in Official Records Book 1883 at Page 1008, et. seq.;
4. Second Amendment to Declaration of Covenants and Restrictions for Fly-In Spruce Creek, Inc. Subdivision Unit I, as recorded in Official Records Book 2126 at Page 1565, et. seq.;
5. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, as recorded in Official Records Book 2180 at Page 1407, et. seq.;
6. Second Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Units II-A and II-B, as recorded in Official Records Book 2302 at Page 823, et. seq.;

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:

Patricia Kimball Fletcher, Esq.
SHAPO, FREEMAN & FREEDMAN, P.A.
200 South Biscayne Boulevard
4750 Southeast Financial Center
Miami, Florida 33131

RECORDS	\$ 78.00	RECORD PAYMENT	\$
DOC ST	\$ 53	IND CAT #	FOR CLASS
INT AX	\$	COMP	TABLE \$ DOC
PENALTY	\$	STAMP TAXES	SIGNED
INTEREST	\$		

U. G. Smith

7. Third Supplementary Declaration of Covenants and Restrictions, Woodside at Spruce Creek, as recorded in Official Records Book 2508 at Page 215, *et. seq.*;
8. Certificate of Amendment, as recorded in Official Records Book 2587 at Page 1791, *et. seq.*;
9. Certificate of Amendment, as recorded in Official Records Book 2657 at Page 1427, *et. seq.*;
10. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Unit II-C, as recorded in Official Records Book 2661 at Page 453, *et. seq.*;
11. Certificate of Amendment, as recorded in Official Records Book 3400 at Page 1242, *et. seq.*;
12. Amended Supplementary Declaration of Covenants and Restrictions, Wedgewood at Spruce Creek, as per map in Plat 40 at Page 130, as recorded in Official Records Book 2782 at Page 1589, *et. seq.*;
13. Amendments to Amended Supplementary Declaration of Covenants and Restrictions Wedgewood at Spruce Creek and Amendment to Articles of Incorporation of Wedgewood at Spruce Creek Association, Inc., as recorded in Official Records Book 2899 at Page 1477, *et. seq.*;
14. Certificate of Second Amendment to Amended Supplementary Declaration of Covenants and Restrictions, Wedgewood at Spruce Creek, as recorded in Official Records Book 3389 at Page 1956, *et. seq.*;
15. Supplementary Declaration of Covenants and Restrictions, Aviation Corporate Campus I, as recorded in Official Records Book 2780 at Page 752, *et. seq.*;
16. Supplementary Declaration of Covenants and Restrictions, Commercial Property (Slaughter), as recorded in Official Records Book 2797 at Page 1234, *et. seq.*;
17. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Unit II-D, as recorded in Official Records Book 2869 at Page 550, *et. seq.*;
18. Certificate of Amendment, as recorded in Official Records Book 3400 at Page 1242, *et. seq.*;
19. Supplementary Declaration of Covenants and Restrictions, Fairway Chase, as recorded in Official Records Book 2873 at Page 934, *et. seq.*;
20. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Unit III-A (Proposed), as recorded in Official Records Book 2915 at Page 11, *et. seq.*;
21. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Commercial Property, as recorded in Official Records Book 2668 at Page 152, *et. seq.*;
22. Supplementary Declaration of Covenants and Restrictions, Commercial Property, as recorded in Official Records Book 2920 at Page 902, *et. seq.*;
23. Supplementary Declaration of Covenants and Restrictions, Commercial Property, as recorded in Official Records Book 3015 at Page 715, *et. seq.*;
24. Supplementary Declaration of Covenants and Restrictions, Clubhouse Estates, as recorded in Official Records Book 3083 at Page 574, *et. seq.*;

25. Amendment to Supplementary Declaration of Covenants and Restriction, Clubhouse Estates Subdivision, as recorded in Official Records Book 3148 at Page 620, et. seq.;

26. Supplementary Declaration of Covenants and Restrictions, Forest Park Subdivision, as recorded in Official Records Book 3133 at Page 962, et. seq.;

27. Amendment to Supplementary Declaration of Covenants and Restrictions of Greenview Subdivision, as recorded in Official Records Book 3546 at Page 420, et. seq.;

28. Second Amendment to Supplementary Declaration of Covenants and Restrictions of Greenview Subdivision, as recorded in Official Records Book 3418 at Page 1239, et. seq.;

29. Third Amendment to Supplementary Declaration of Covenants and Restrictions of Greenview Subdivision, as recorded in Official Records Book 3418 at Page 1242, et. seq.;

30. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Unit III-B, Section I, as recorded in Official Records Book 3182 at Page 441, et. seq.;

31. Supplementary Declaration of Covenants and Restrictions for Glen Eagles, Unit III-E Subdivision (Proposed), as recorded in Official Records Book 3367 at Page 422, et. seq.;

32. Amendment to Supplementary Declaration of Covenants and Restrictions for Glen Eagles at Spruce Creek, Unit III-E Subdivision, as recorded in Official Records Book 3397 at Page 1488, et. seq.;

33. Supplementary Declaration of Covenants and Restrictions, Spruce Creek Subdivision, Unit III-B, Section II, as recorded in Official Records Book 3372 at Page 1034, et. seq.;

34. Supplementary Declaration of Spruce Creek Country Club, as recorded in Official Records Book 3418 at Page 7, et. seq.;

35. Supplementary Declaration of Covenants and Restrictions, Windsor Court at Spruce Creek, as recorded under Clerk's File No. 159443;

36. Supplementary Declaration of Covenants and Restrictions for Undeveloped Property at Spruce Creek, as recorded under Clerk's File No. 159444;

all of the Public Records of Volusia County, Florida (the Original Declaration, as so modified, amended and/or supplemented is hereinafter referred to collectively as the "Declaration"), is hereby submitted to the scheme of the Declaration. All of the Unsubmitted Land shall be held, transferred, conveyed, sold, used, occupied and mortgaged or otherwise encumbered subject to the Declaration.

Every grantee of any interest in any of the Unsubmitted Land made subject to the Declaration, by acceptance of deed or other conveyance, whether or not such deed or other conveyance shall be signed by such person and whether or not such person shall otherwise consent in writing, shall take subject to the Declaration and to all the terms and conditions thereof, and shall be deemed to have assented to all of such terms and conditions.

All of the Unsubmitted Land and any other piece, portion or parcel of Land that has not been deemed, prior to the date hereof, to be Association Properties, as such term is in defined Article III of the Original Declaration, are hereby deemed to be Association Properties, subject to the easements of enjoyment, the limitations thereon and the other provisions of the Declaration.

First Party hereby reserves for itself and its affiliates, and its and their successors, assigns, employees and contractors, perpetual easements of ingress and egress over, under and upon all of the roads and rights-of-way contained in or comprising the Land, without charge or the payment of fees, for all reasonable purposes including, without limitation, for:

(a) The purpose of the installation, construction, reconstruction, repair, replacement, operation, expansion and/or alteration of any improvements or facilities on any real property owned by First Party, or its successors and assigns, whether or not such real property has been submitted to the Declaration;

(b) Displays and signs or for any other purpose during the period of construction and sale of any portion of any real property owned by First Party, or its successors and assigns, whether or not such real property has been submitted to the Declaration. Without limiting the generality of the foregoing, the First Party and its affiliates shall have the specific right to maintain upon any portion of the Land sales, administrative, construction or other offices and appropriate non-exclusive easements of access and use are expressly reserved unto the First Party and its affiliates, and its and their successors, assigns, employees and contractors, for this purpose.

The foregoing shall not, however, excuse First Party or its successor and assigns from the payment of non-discriminatory assessments otherwise payable to Spruce Creek Property Owners' Association, Inc. (a/k/a Second Party) pursuant to the Declaration.

Invalidity of any one of the provisions of this Quitclaim Deed by judgment or by court order shall in no way affect any of the other provisions of this Quitclaim Deed, which shall remain in full force and effect.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

This document may be signed in one (1) or more counterparts, each of which counterparts, when signed, shall be deemed to be an original, notwithstanding that all parties do not execute the same original of this document.

IN WITNESS WHEREOF, the parties hereto have executed this Quitclaim Deed as of the day and year first above written.

WITNESSES:

THOMPSON PROPERTIES, INC. OF
FLORIDA, a Florida corporation

By: Jay C. Thompson
Jay C. Thompson, President

[CORPORATE SEAL]

BOOK
3566 1996
VOLUSIA CO., FL

STATE OF FLORIDA)
) SS.:
COUNTY OF VOLUSIA)

20th The foregoing instrument was acknowledged before me this day of December, 1990 by Jay C. Thompson as President of THOMPSON PROPERTIES, INC. OF FLORIDA, a Florida corporation, on behalf of the corporation.

My commission expires:

Anne Abusse
NOTARY PUBLIC, State of Florida
at Large

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: JUNE 13, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Quitclaim Deed

(TPI to POA)

EXHIBIT A¹

1. **Plat Book 33 at Pages 103 through 108, FLY-IN SPRUCE CREEK, INC., SUBDIVISION, Unit One:**

(a) The Runway designated on Sheet 2 as Active Runway 5/23.

(b) The rights-of-way designated on Sheet 3 as Lindy Loop, Lazy Eight Drive, Snaproll Lane, Slowroll Lane and Fly-In Road North.

(c) The right-of-way designated on Sheet 4 as Lindy Loop.

(d) The right-of-way designated on Sheet 5 of Lazy Eight Drive.

(e) The rights-of-way designated on Sheet 6 as Taxiway Echo and Lindy Loop.

(f) The area designated on Sheet 6 as Lodge Site.

2. **Plat Book 37 at Pages 9 through 16, SPRUCE CREEK SUBDIVISION:**

(a) The rights-of-way designated on Sheet 3 as Spruce Creek Boulevard East, Taxiway Bravo, Cross Country Drive, Taxiway Charlie, Chandell Court and Taxiway Delta.

(b) The cross-hatched portions of the rights-of-way designated on Sheet 3 as Tail Spin Trail and Taxiway Alpha, as shown on the copy of a portion of Sheet 3 attached hereto and made a part hereof as Schedule 1.

(c) The right-of-way designated on Sheet 4 as Spruce Creek Boulevard East.

(d) The right-of-way designated on Sheet 5 as Spruce Creek Boulevard.

(e) The right-of-way designated on Sheet 7 as Spruce Creek Boulevard.

(f) The rights-of-way designated on Sheet 8 as Spruce Creek Boulevard and Country Club Drive.

3. **Plat Book 38 at Page 132, SPRUCE CREEK SUBDIVISION, Unit IIA-RI:**

(a) The rights-of-way designated on Sheet 1 as Country Club Drive and Seclusion Drive.

4. **Plat Book 38 at Page 55, SPRUCE CREEK SUBDIVISION, Unit II-A:**

(a) The rights-of-way designated on Sheet 2 as Country Club Drive and Seclusion Drive (except for those portions replatted pursuant to Plat Book 38 at Page 132).

(b) The area designated on Sheet 2 as Drainage Retention Area.

5. **Plat Book 38 at Pages 56 through 59, SPRUCE CREEK SUBDIVISION, Unit II-B:**

¹All of the plats listed herein were recorded in the Public Records of Volusia County, Florida.

(a) The rights-of-way designated on Sheet 2 as Taxiway Foxtrot, Spruce Creek Way, Spruce Creek Boulevard, Slow Flight Drive, Taxiway Kilo West, Wiley Post Trail, Lindberg Lane, Taxiway Foxtrot West, Wright Drive and Taxiway Indigo.

(b) The rights-of-way designated on Sheet 3 as Taxiway Foxtrot, Spruce Creek Way, Mitchell Court, Taxiway Foxtrot East, Earhart Ct., Taxiway Kilo East and Doolittle Ct.

(c) The rights-of-way designated on Sheet 4 as Taxiway Foxtrot and Taxiway Lima.

6. **Plat Book 40 at Pages 79 through 81, SPRUCE CREEK SUBDIVISION, Unit II-C:**

(a) The cross-hatched portion of the Roadway Easement designated on Sheet 2 as Spruce Creek Way as shown on the copy of a portion of Sheet 2 attached hereto and made a part hereof as Schedule 2.

(b) The cross-hatched portion of the Taxiway Easement designated on Sheet 2 as Taxiway Lima as shown on the copy of a portion of Sheet 2 attached hereto and made a part hereof as Schedule 3.

(c) The cross-hatched portion of the Roadway Easement designated on Sheet 2 as Spruce Creek Boulevard as shown on the copy of a portion of Sheet 2 attached hereto and made a part hereof as Schedule 4.

(d) The real property described on Schedule 5 attached hereto and made a part hereof.

7. **Plat Book 40 at Pages 130 through 133, WEDGEWOOD AT SPRUCE CREEK:**

(a) The right-of-way designated on Sheet 2 as Spruce Creek Boulevard.

(b) The right-of-way designated on Sheet 3 as Spruce Creek Boulevard.

8. Those certain parcels of real property described on Schedule 6 attached hereto and made a part hereof.

9. That parcel of real property described on Schedule 7 attached hereto and made a part hereof.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

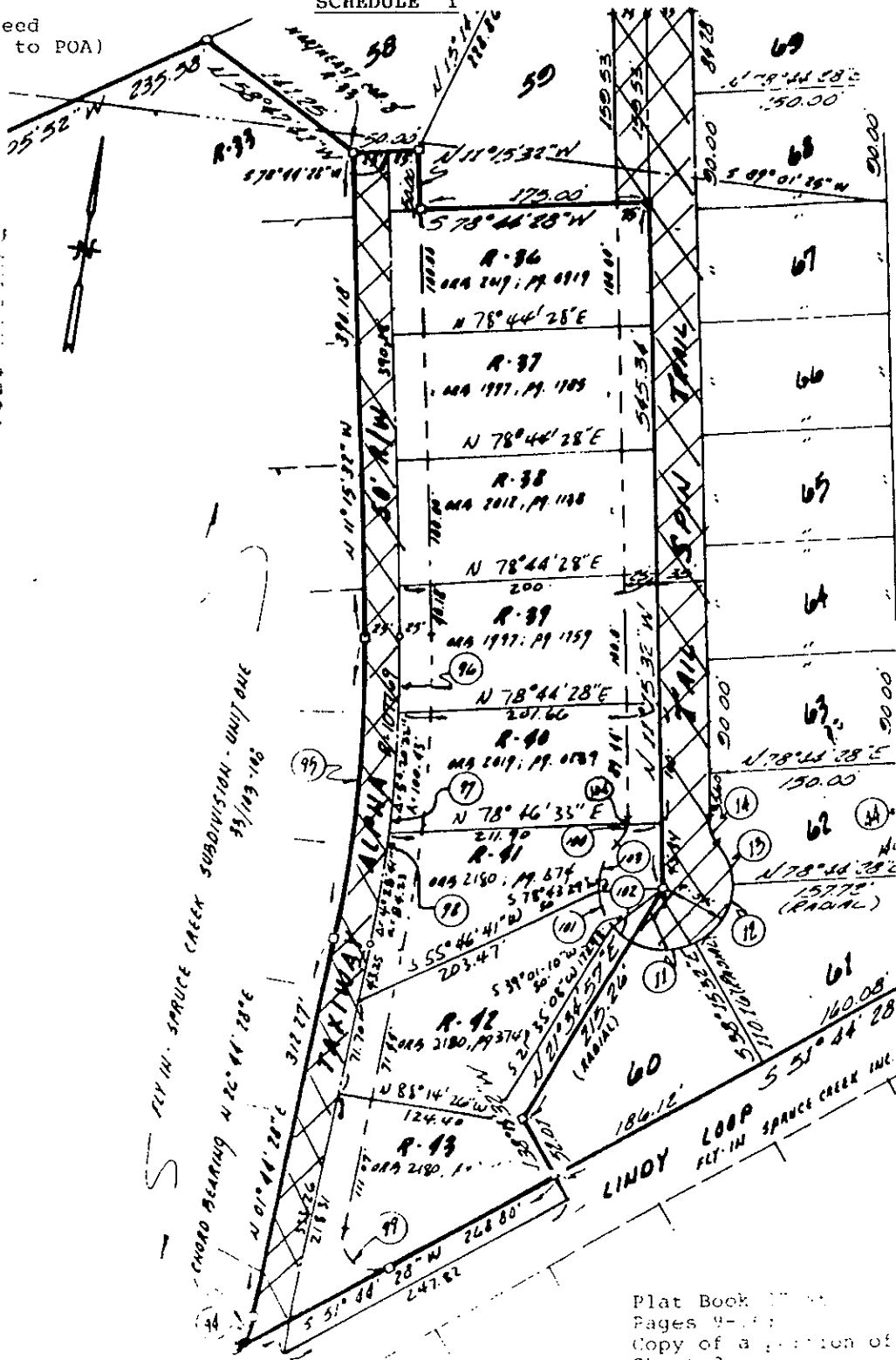
MAIN OFFICE
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) 761-5365

PALM COAST OFFICE
1 FLORIDA PARK DR., SUITE 322
PALM COAST, FL 32037
(904) 439-5603

SCHEDULE 1

QC Deed
(TPI to POA)

BOOK PAGE
3566 1999
VOLUME 1



Plat Book 1999
Pages 9-11
Copy of a portion of
Sheet 3.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

MAIN OFFICE
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) 761-5385

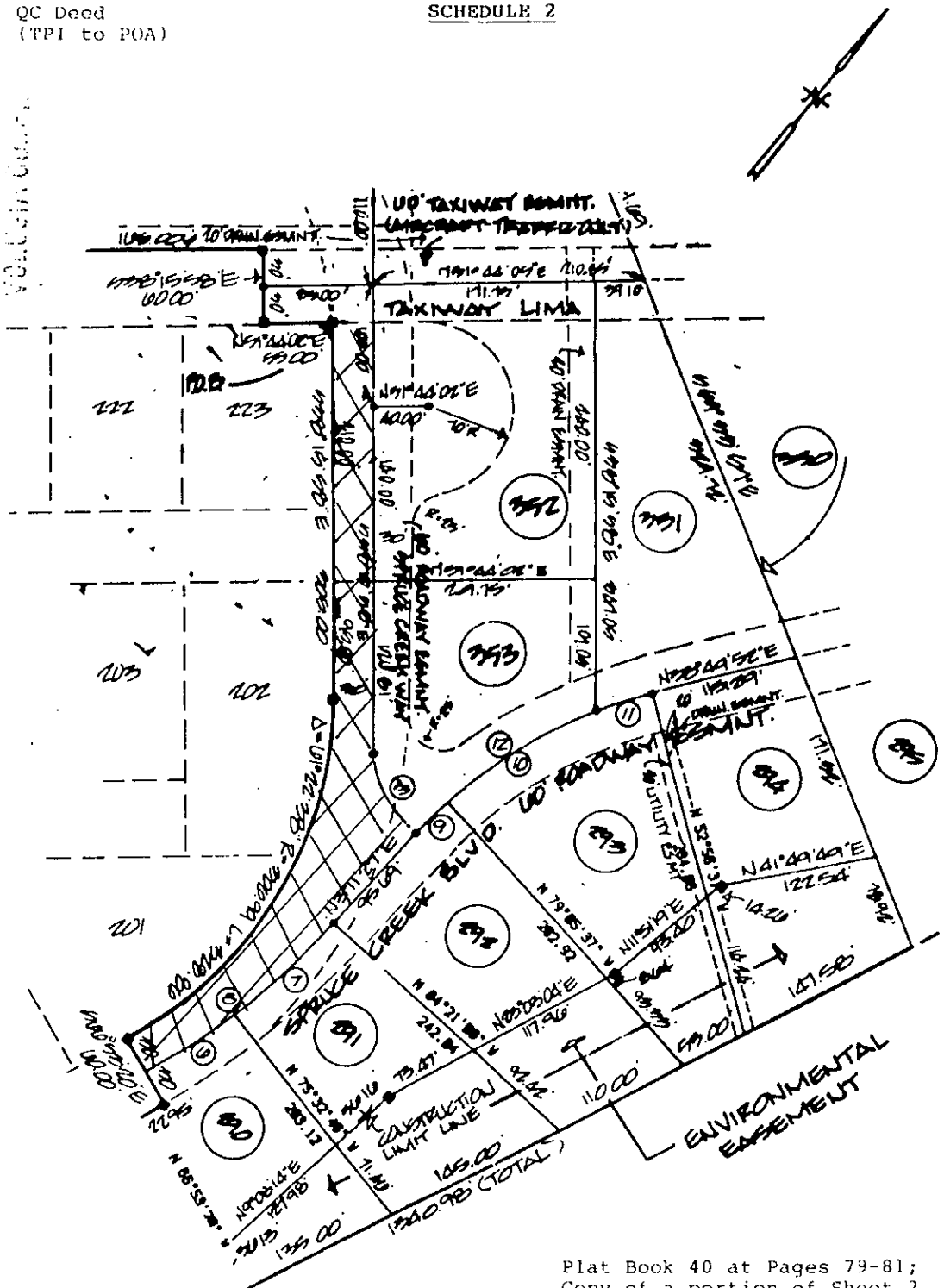
PALM COAST OFFICE
1 FLORIDA PARK DR., SUITE 322
PALM COAST, FL 32037
(904) 430-5803

QC Deed
(TPI to POA)

SCHEDULE 2

BOOK PAGE
3556 2000

SECTION 20



Plat Book 40 at Pages 79-81;
Copy of a portion of Sheet 2.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

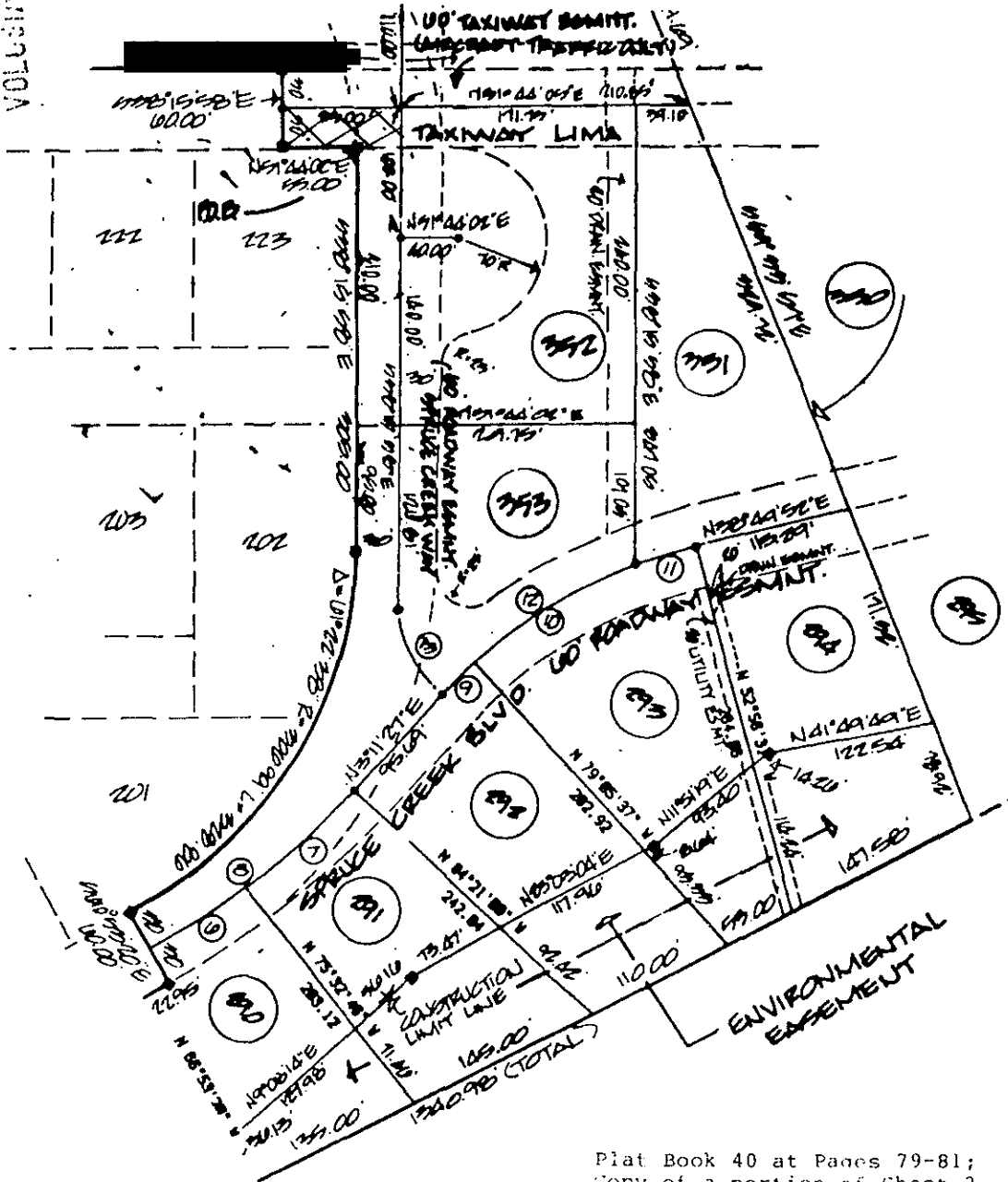
MAIN OFFICE
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) 761-5385

PALM COAST OFFICE
1 FLORIDA PARK DR SUITE 322
PALM COAST, FL 32037
(904) 439-5603

QC Deed
(TPI to POA)

SCHEDULE 3

BOOK 3566
PAGE 2001
VOLUCHA CO., FL



Plat Book 40 at Pages 79-81;
Copy of a portion of Sheet 2.



SLIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

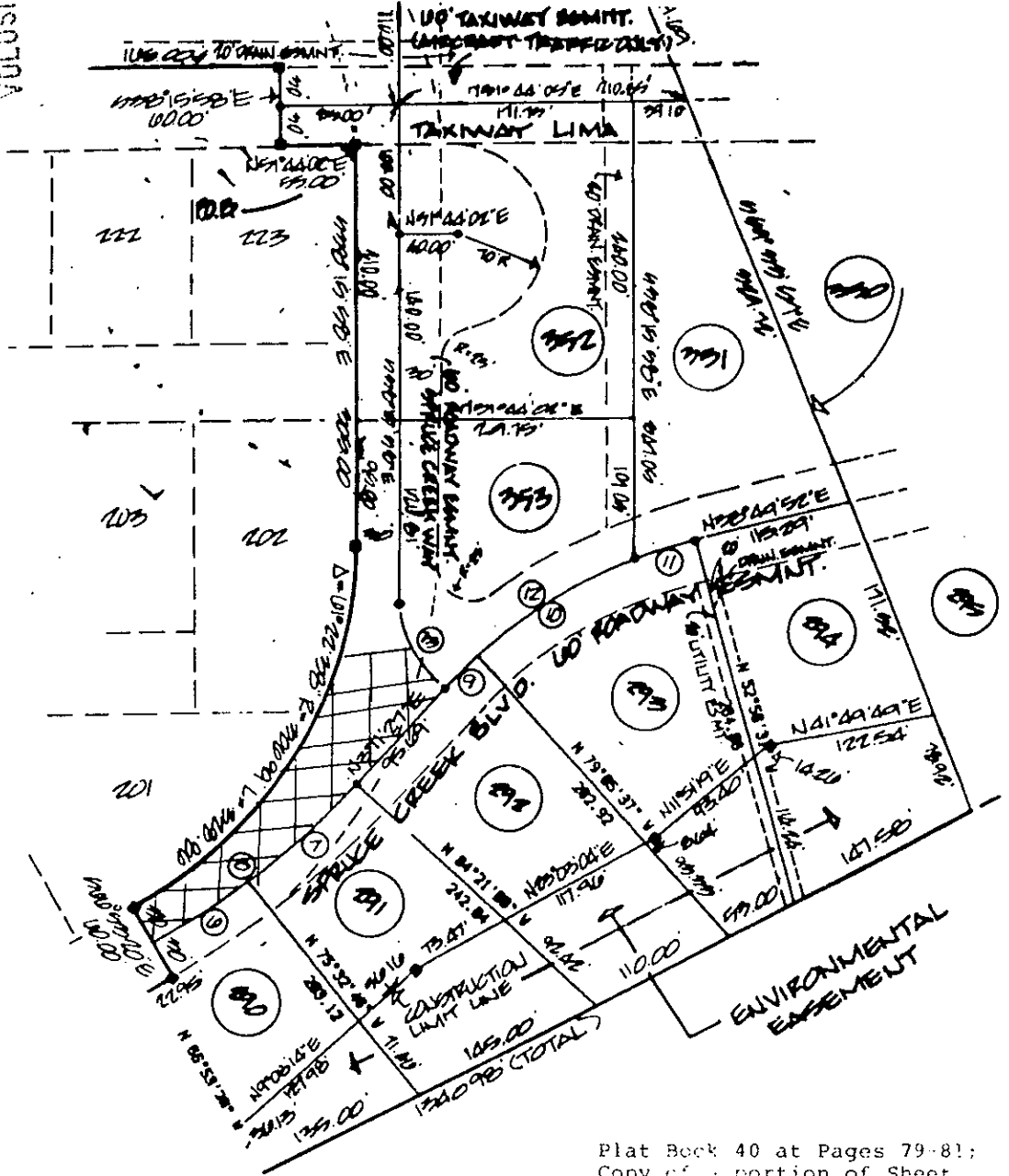
MAIN OFFICE
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) 761-5385

PALM COAST OFFICE
1 FLORIDA PARK DR. SUITE 322
PALM COAST, FL 32037
(904) 439-5603

QC Deed
(TPI to POA)

SCHEDULE 4

BOOK 8566
PAGE 2002
VOLUSIA CO., FL



Plat Book 40 at Pages 79-81;
Copy of a portion of Sheet ...

SCALE 1"=100'



SLIGER & ASSOCIATES, INC.

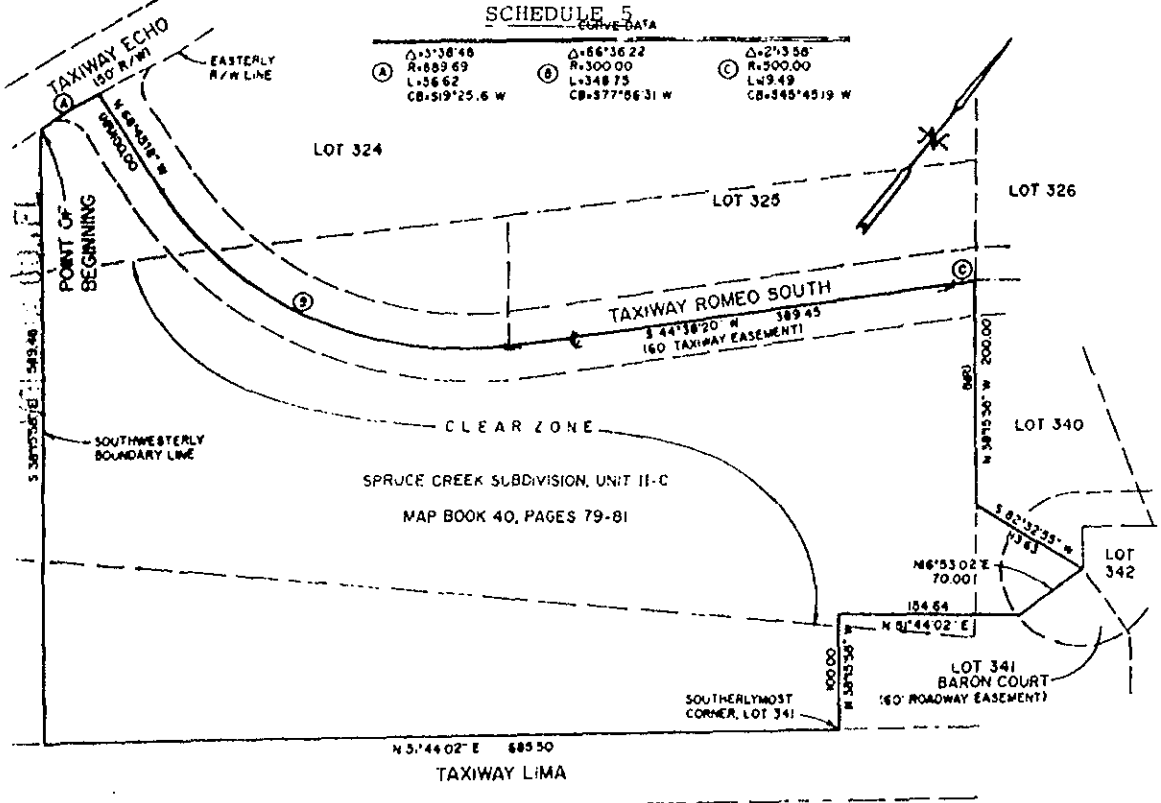
PROFESSIONAL LAND SURVEYORS

MAIN OFFICE
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(904) [REDACTED]

PALM COAST OFFICE
1 FLORIDA PARK DR., SUITE 322
PALM COAST, FL 32037
(904) 439-5603

SCHEDULE 5

CURVE DATA					
(A)	$\Delta=3^{\circ}38'48''$ $R=883.69$ $L=36.62$ $CB=519^{\circ}25.6' W$	(B)	$\Delta=66^{\circ}36'22''$ $R=300.00$ $L=348.75$ $CB=377^{\circ}06'31' W$	(C)	$\Delta=2^{\circ}13'58''$ $R=500.00$ $L=49.49$ $CB=345^{\circ}45'19' W$



SPRUCE CREEK SUBDIVISION, UNIT II-B
MAP BOOK 38, PAGES 56-59

DESCRIPTION

A PORTION OF SPRUCE CREEK SUBDIVISION, UNIT II-C, AS RECORDED IN MAP BOOK 40, PAGES 79 THROUGH 81 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF TAXIWAY ECHO, A 50 FOOT RIGHT OF WAY AS SHOWN ON THE PLAT OF FLY-IN SPRUCE CREEK, INC., SUBDIVISION, UNIT I, AS RECORDED IN MAP BOOK 33, PAGES 103 THROUGH 106 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, WITH THE SOUTHWESTERLY BOUNDARY OF SAID SPRUCE CREEK SUBDIVISION, UNIT II-C AS THE POINT OF BEGINNING, RUN ALONG SAID BOUNDARY THE FOLLOWING COURSES AND DISTANCES: SOUTH 38 DEGREES 15 MINUTES 56 SECONDS EAST, A DISTANCE OF 349.48 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 685.50 FEET TO THE SOUTHERLYMOST CORNER OF LOT 341, SAID SPRUCE CREEK SUBDIVISION, UNIT II-C; THENCE ALONG THE BOUNDARY OF SAID LOT 341, THE FOLLOWING COURSES AND DISTANCES: NORTH 38 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 154.64 FEET; THENCE NORTH 16 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE CORNER OF LOTS 341, 342 AND 340, SAID SPRUCE CREEK SUBDIVISION, UNIT II-C; THENCE ALONG THE BOUNDARY OF SAID LOT 340, THE FOLLOWING COURSES AND DISTANCES: SOUTH 82 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 113.63 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE CENTERLINE OF TAXIWAY ROMEO SOUTH, A 60 FOOT TAXIWAY EASEMENT, AND A POINT ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEGREES 13 MINUTES 58 SECONDS, AND A CHORD BEARING OF SOUTH 77 DEGREES 26 MINUTES 31 SECONDS WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 348.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 48 DEGREES 45 MINUTES 18 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TAXIWAY ECHO, AND A POINT ON THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 509.69 FEET, A CENTRAL ANGLE OF 03 DEGREES 38 MINUTES 48 SECONDS, AND A CHORD BEARING OF SOUTH 19 DEGREES 22 MINUTES 14 SECONDS WEST; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.19 ACRES

SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

FOR: THOMPSON PROPERTIES, INC. OF FLORIDA

ABBREVIATIONS

A.C.	A.R. CONDITIONER
R.W.	RIGHT OF WAY
C	CENTERLINE
C.A.S.E	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
F.P.C.	FLORIDA POWER & LIGHT COMPANY
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY

SHEET 1 OF 2

LEGEND

●	IRON ROD WITH CAP
○	IRON PIPE
□	CONCRETE MONUMENT
▲	PERMANENT REFERENCE MARK
△	PERMANENT CONTROL POINT
—R—	RADIAL LINE
(N.P.)	NON-RADIAL LINE
○	EXISTING ELEVATION
□	PROPOSED ELEVATION

FIELD BOOK

PAGE

SCHEDULE 6

Parcel 1

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE MOST SOUTHERLY CORNER OF LOT R-136, FLY-IN SPRUCE CREEK INC. SUBDIVISION UNIT ONE, AS RECORDED IN MAP BOOK 33, PAGES 103-108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUN NORTH 51 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID LOT R-136 AND LOT R-135, SAID FLY-IN SPRUCE CREEK INC. SUBDIVISION UNIT ONE, A DISTANCE OF 452.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LINDY LOOP TAXIWAY, A 60 FOOT RIGHT OF WAY; THENCE SOUTH 06 DEGREES 41 MINUTES 50 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 319.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 120.60 FEET, AND A CENTRAL ANGLE OF 45 DEGREES 02 MINUTES 12 SECONDS; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE NORTHWEST RIGHT OF WAY LINE OF ACTIVE RUNWAY 5/23, A 180 FOOT RIGHT OF WAY; THENCE SOUTH 51 DEGREES 44 MINUTES 05 SECONDS WEST, ALONG SAID NORTHWEST RIGHT OF WAY LINE, A DISTANCE OF 7.47 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE CONTINUE SOUTH 51 DEGREES 44 MINUTES 05 SECONDS WEST, ALONG SAID NORTHWEST RIGHT OF WAY LINE, A DISTANCE OF 96.71 FEET TO THE BOUNDARY OF SAID FLY-IN SPRUCE CREEK INC. SUBDIVISION UNIT ONE; THENCE NORTH 46 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 82.81 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE CONTINUE NORTH 46 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 181.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES

Parcel 2 -

A PORTION OF SECTION 25, TOWNSHIP 16-SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF LOT 57, SPRUCE CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 37, PAGES 9 THROUGH 16 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUN NORTH 11 DEGREES 13 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 57, A DISTANCE OF 257.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 57; THENCE DEPARTING SAID EAST LINE, NORTH 60 DEGREES 31 MINUTES 50 SECONDS EAST, ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 57, A DISTANCE OF 148.23 FEET TO THE WEST LINE OF THE LODGE SITE, FLY-IN SPRUCE CREEK, INC., SUBDIVISION, UNIT ONE, AS RECORDED IN MAP BOOK 33, PAGES 103 THROUGH 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 29 MINUTES 58 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 308.88 FEET TO THE NORTH RIGHT OF WAY LINE OF SPRUCE CREEK BOULEVARD EAST, A 70 FOOT RIGHT OF WAY; THENCE SOUTH 78 DEGREES 46 MINUTES 50 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.71 ACRES

Parcel 3

A PORTION OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 32 EAST, AND A PORTION OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 25, RUN NORTH 0 DEGREES 30 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 370.48 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 89 DEGREES 29 MINUTES 59 SECONDS WEST A DISTANCE OF 597.63 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 29 SECONDS EAST A DISTANCE OF 383.73 FEET; THENCE NORTH 82 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 130.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 45 MINUTES 35 SECONDS EAST A DISTANCE OF 332.11 FEET; THENCE SOUTH 68 DEGREES 45 MINUTES 12 SECONDS EAST A DISTANCE OF 42.07 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST A DISTANCE OF 1252.46 FEET; THENCE NORTH 17 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 98.83 FEET; THENCE NORTH 17 DEGREES 22 MINUTES 20 SECONDS WEST A DISTANCE OF 99.00 FEET; THENCE NORTH 72 DEGREES 49 MINUTES 09 SECONDS WEST A DISTANCE OF 62.39 FEET; THENCE SOUTH 51 DEGREES 44 MINUTES 02 SECONDS WEST A DISTANCE OF 1921.78 FEET; THENCE SOUTH 38 DEGREES 14 MINUTES 16 SECONDS EAST A DISTANCE OF 478.33 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 35 SECONDS EAST A DISTANCE OF 298.31 FEET; THENCE SOUTH 82 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.46 ACRES.

Parcel 4

A PORTION OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 32 EAST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF LOT 431, SPRUCE CREEK SUBDIVISION, UNIT II-D, AS RECORDED IN MAP BOOK 41, PAGES 69 AND 70 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, AS THE POINT OF BEGINNING, RUN SOUTH 83 DEGREES 18 MINUTES 59 SECONDS EAST, ALONG THE BOUNDARY OF SAID SPRUCE CREEK SUBDIVISION, UNIT II-D, A DISTANCE OF 368.48 FEET; THENCE DEPARTING SAID BOUNDARY, SOUTH 83 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 821.17 FEET TO THE BOUNDARY OF SAID SPRUCE CREEK SUBDIVISION, UNIT II-D; THENCE SOUTH 83 DEGREES 14 MINUTES 06 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID BOUNDARY, SOUTH 83 DEGREES 14 MINUTES 06 SECONDS EAST, A DISTANCE OF 450.00 FEET TO THE BOUNDARY OF SAID SPRUCE CREEK SUBDIVISION, UNIT II-D; THENCE NORTH 06 DEGREES 45 MINUTES 54 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 149.80 FEET; THENCE NORTH 83 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 359.27 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH 83 DEGREES 18 MINUTES 59 SECONDS WEST, A DISTANCE OF 1032.11 FEET; THENCE NORTH 07 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 1.49 FEET; THENCE NORTH 83 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 405.51 FEET; THENCE NORTH 38 DEGREES 14 MINUTES 16 SECONDS WEST, A DISTANCE OF 520.72 FEET TO THE BOUNDARY OF FLY-IN SPRUCE CREEK INC. SUBDIVISION, UNIT ONE, AS RECORDED IN MAP BOOK 33, PAGES 103 THROUGH 108 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY, THE FOLLOWING COURSES AND DISTANCES; SOUTH 51 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 1624.63 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 58 SECONDS WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 46 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 264.61 FEET; THENCE DEPARTING SAID BOUNDARY, SOUTH 11 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 621.76 FEET; THENCE NORTH 80 DEGREES 05 MINUTES 21 SECONDS EAST, A DISTANCE OF 426.01 FEET; THENCE NORTH 35 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 275.23 FEET; THENCE NORTH 51 DEGREES 34 MINUTES 01 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 30 DEGREES 40 MINUTES 22 SECONDS EAST, A DISTANCE OF 3.26 FEET; THENCE NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 743.43 FEET; THENCE SOUTH 83 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF 727.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.14 ACRES.

SCHEDULE 6 (continued)

Parcel 5

A PORTION OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE RUN NORTH 00 DEGREES 30 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1413.02 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 673.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 173.60 FEET TO THE BOUNDARY OF SPRUCE CREEK SUBDIVISION, UNIT II-C, AS RECORDED IN MAP BOOK 40, PAGES 79 THROUGH 81 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 38 DEGREES 15 MINUTES 58 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 200.01 FEET; THENCE DEPARTING SAID BOUNDARY, SOUTH 51 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 97.25 FEET; THENCE SOUTH 17 DEGREES 10 MINUTES 31 SECONDS WEST, A DISTANCE OF 90.60 FEET; THENCE SOUTH 17 DEGREES 23 MINUTES 20 SECONDS EAST, A DISTANCE OF 104.08 FEET; THENCE SOUTH 72 DEGREES 49 MINUTES 09 SECONDS EAST, A DISTANCE OF 82.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.81 ACRES

Parcel 6

A PORTION OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 33 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE RUN NORTH 00 DEGREES 30 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1413.02 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 51 DEGREES 44 MINUTES 02 SECONDS EAST, A DISTANCE OF 848.66 FEET TO THE BOUNDARY OF SPRUCE CREEK SUBDIVISION, UNIT II-C, AS RECORDED IN MAP BOOK 40, PAGES 79 THROUGH 81 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE NORTH 38 DEGREES 15 MINUTES 58 SECONDS WEST, ALONG SAID BOUNDARY, A DISTANCE OF 380.01 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID BOUNDARY, SOUTH 51 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 149.96 FEET; THENCE NORTH 83 DEGREES 14 MINUTES 37 SECONDS WEST, A DISTANCE OF 29.77 FEET; THENCE NORTH 06 DEGREES 45 MINUTES 23 SECONDS EAST, A DISTANCE OF 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 889.69 FEET, A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 39.5 SECONDS EAST; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.36 FEET TO THE BOUNDARY OF SAID SPRUCE CREEK SUBDIVISION, UNIT II-C; THENCE SOUTH 28 DEGREES 13 MINUTES 58 SECONDS EAST, ALONG SAID BOUNDARY, A DISTANCE OF 169.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.39 ACRES



S. LIGER & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

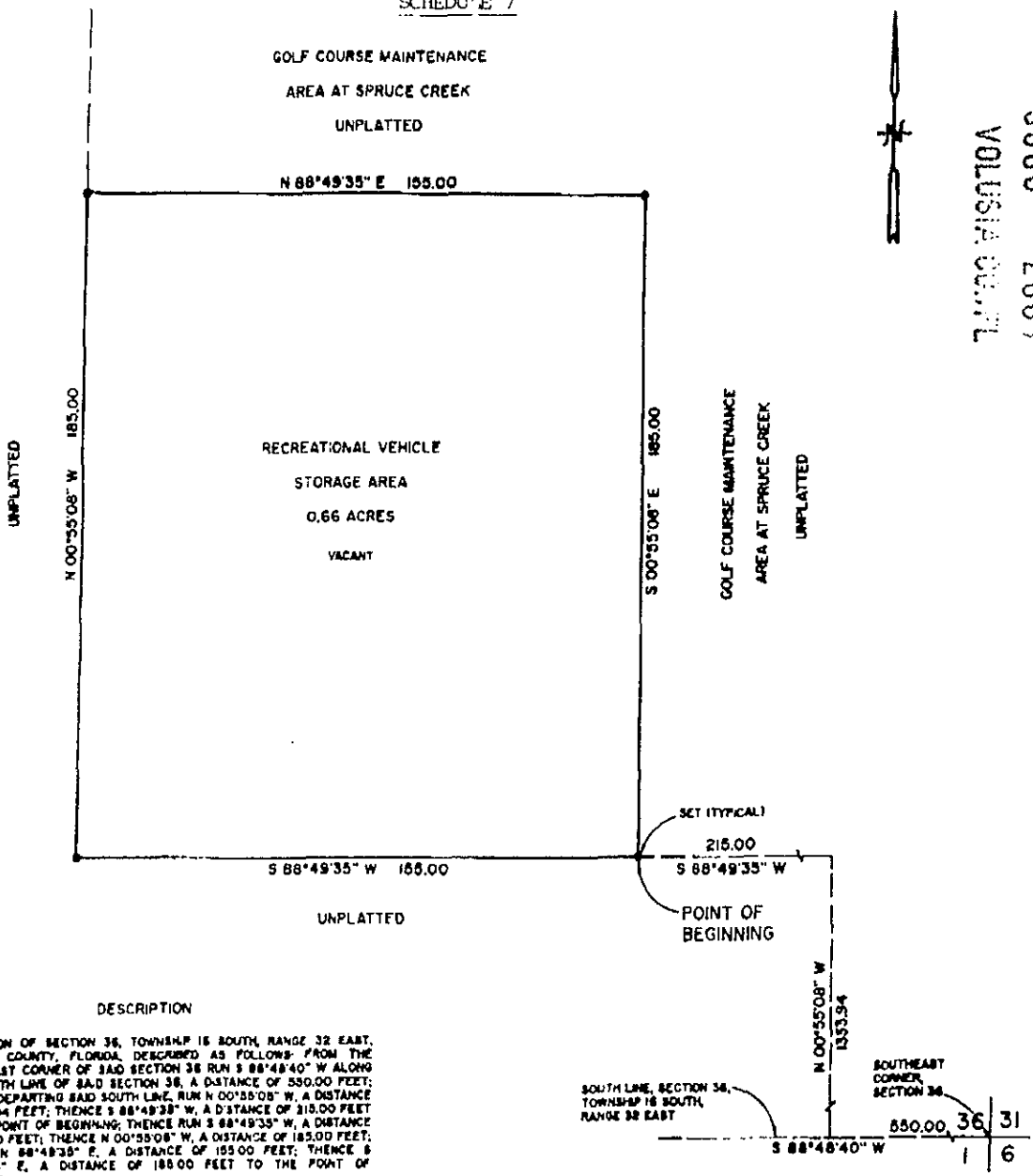
MAIN OFFICE:
3921 SOUTH NOVA ROAD
PORT ORANGE, FL. 32127
(904) 761-5386

PALM COAST OFFICE:
1 FLORIDA PARK DR., SUITE 322
PALM COAST, FL. 32037
(904) 439-5909

Best Available Copy BOOK PAGE
3566 2007

VOLUSIA COUNTY

SCHEDULE 7



DESCRIPTION

A PORTION OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 32 EAST, VOLUSIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID SECTION 36 RUN S 88°48'40" W ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 550.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°55'08" W, A DISTANCE OF 1333.94 FEET; THENCE S 88°49'35" W, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 88°49'35" W, A DISTANCE OF 185.00 FEET; THENCE N 00°55'08" W, A DISTANCE OF 185.00 FEET; THENCE N 88°49'35" E, A DISTANCE OF 195.00 FEET; THENCE S 00°55'08" E, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES

FOR THOMPSON PROPERTIES OF FLORIDA, INC

ABBREVIATIONS		SHEET 1 OF 2	
A/C	AIR CONDITIONER	●	IRON ROD WITH CAP
R/W	RIGHT OF WAY	○	IRON PIPE
±	CENTRAL LINE	□	CONCRETE MONUMENT
∠	CENTRAL ANGLE	■	PERMANENT REFERENCE MONUMENT
R	RADIUS	△	PERMANENT CONTROL POINT
L	ARC LENGTH	(R)	RADIAL LINE
CB	CHORD BEARING	(NR)	RADIAL LINE
FP&L CO	FLORIDA POWER & LIGHT COMPANY	○	EXISTING ELEVATION
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	○	PROPOSED ELEVATION
U.S.C. & G.S.	UNITED STATES COAST AND GEODETIC SURVEY		

ACKNOWLEDGEMENT AND ACCEPTANCE
BY ASSOCIATION

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, **SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association"), does hereby accept such conveyance "as is" without any representations or warranties, expressed or implied, in fact or by law, as to the condition or fitness of the property conveyed hereto and the personal property and improvements thereon. Furthermore, the Association does hereby agree to accept the benefits, as well as all the duties, responsibilities, obligations and burdens imposed by the delivery of recordation of this Quitclaim Deed and Supplementary Declaration Respecting Certain Association Properties in the Public Records of Volusia County.

IN WITNESS WHEREOF, the Association has executed this acknowledgment and acceptance as of this 20th day of December, 1990.

WITNESSES:

SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation

Jane Marie Kelly
Jane Marie Kelly

By: Jay C. Thompson
Jay C. Thompson, President

[CORPORATE SEAL]

STATE OF FLORIDA)
) SS.:
COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 20th day of December, 1990, by Jay C. Thompson as President of **SPRUCE CREEK PROPERTY OWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, on behalf of the corporation.

Jane A. Berger
NOTARY PUBLIC, State of Florida
at Large

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES ON JUNE 13, 1992.
JANE A. BERGER