

5764

JRUBU

This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

Recorded in Public Records St. Johns County, FL
Clerk# 96044169 O.R. 1212 PG 1364 08:24AM 12/18/1996
Recording \$25.00 Surchage \$3.50

**SECOND AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR**

THE GREENS OF ST. AUGUSTINE, a condominium

THIS SECOND AMENDMENT to the Declaration of
Condominium for The Greens of St. Augustine is executed this
16th day of December, 1996, by SWAN DEVELOPMENT CORPORATION
("the Developer").

W I T N E S S E T H:

WHEREAS, the Developer desires to amend the
Declaration of Condominium for The Greens of St. Augustine
dated July 26, 1996, and recorded in Official Records Book
1187, page 281, of the public records of St. Johns County,
Florida, ("the Declaration") in order to include the
certificate of a surveyor as required by Section
718.104(4)(3), Florida Statutes (1995);

NOW, THEREFORE, the Developer hereby amends the
Declaration of Condominium for The Greens of St. Augustine,
a condominium, to substitute the attached certificate of R.
Brandt Wilson, P.L.S., as Exhibit "O" to the Declaration.

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In all other respects, the Declaration remains in full force and effect.

IN WITNESS WHEREOF, the Developer has executed this First Amendment to the Declaration of Condominium for The Greens of St. Augustine, a condominium, on the date stated above.

Witness
Linda Lanier
Name: Linda Lanier

SWAN DEVELOPMENT CORPORATION,
INC., a Florida corporation

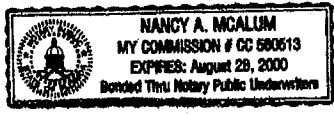
Rudy Gram
By: Rudy Gram
Its Vice President

Witness
Nancy A. McAlum
Name: Nancy A. McAlum

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16 day of December, 1996, by Rudy Gram, the vice president of SWAN DEVELOPMENT CORPORATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

Nancy A. McAlum
Signature of Notary



Name of Notary
Commission Number
My Commission Expires:

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LEGAL DESCRIPTION:

PHASE ONE OF THE GREENS OF ST. AUGUSTINE, BEING A PORTION OF TRACT "A-R", REPLAT OF ST. AUGUSTINE SHORES, UNIT TWO, AS RECORDED IN MAP BOOK 13, PAGES 114-124, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID TRACT "A-R" AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DOMENICO CIRCLE; THENCE NORTH 34°56'56" EAST, 110.96; THENCE SOUTH 55°03'04" EAST, 90.00; THENCE SOUTH 22°17'18" EAST, 162.15; THENCE SOUTH 43° 58'10" EAST, 249.84; THENCE SOUTH 46°01'50" WEST, 73.33; THENCE SOUTH 25°22'19" WEST, 109.43; THENCE SOUTH 39°40'01" WEST, 84.68; THENCE NORTH 55°03'04" WEST, 202.14' TO THE SAID EASTERLY RIGHT-OF-WAY OF DOMENICO CIRCLE, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 290.00' AND A DELTA OF 85°19'22"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 431.86' TO THE POINT OF BEGINNING.

GENERAL NOTES:

THIS IS NOT A BOUNDARY SURVEY.
THIS IS A SPECIAL PURPOSE SURVEY TO SHOW AMENDMENTS TO THE GREENS CONDOMINIUM DOCUMENTS.
NORTH IS ASSUMED, BASED ON THE RIGHT-OF-WAY OF DOMENICO CIRCLE, REFERENCE BEARING AS SHOWN. ASSUMED BEARING (N 34°56'56" E) BASED ON THE RIGHT-OF-WAY.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.
NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED
ELEVATIONS ARE BASED ON U.S.C. & G.S., 1929 N.G.V. DATUM.
FIELD WORK WAS PERFORMED 12/09/96

SURVEYORS CERTIFICATE:

THE UNDERSIGNED SURVEYOR, BEING DULY AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, STATES THAT THE CONSTRUCTION OF THE IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THIS SURVEY, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

R. Brandt Wilson 12/10/96
R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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- SHEET #1
LEGAL DESCRIPTION OF PHASE ONE
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- SHEET #2
SITE LOCATION
- SHEET #3
PLOT PLAN
- SHEET #4
FLOOR PLAN, BUILDING #10

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

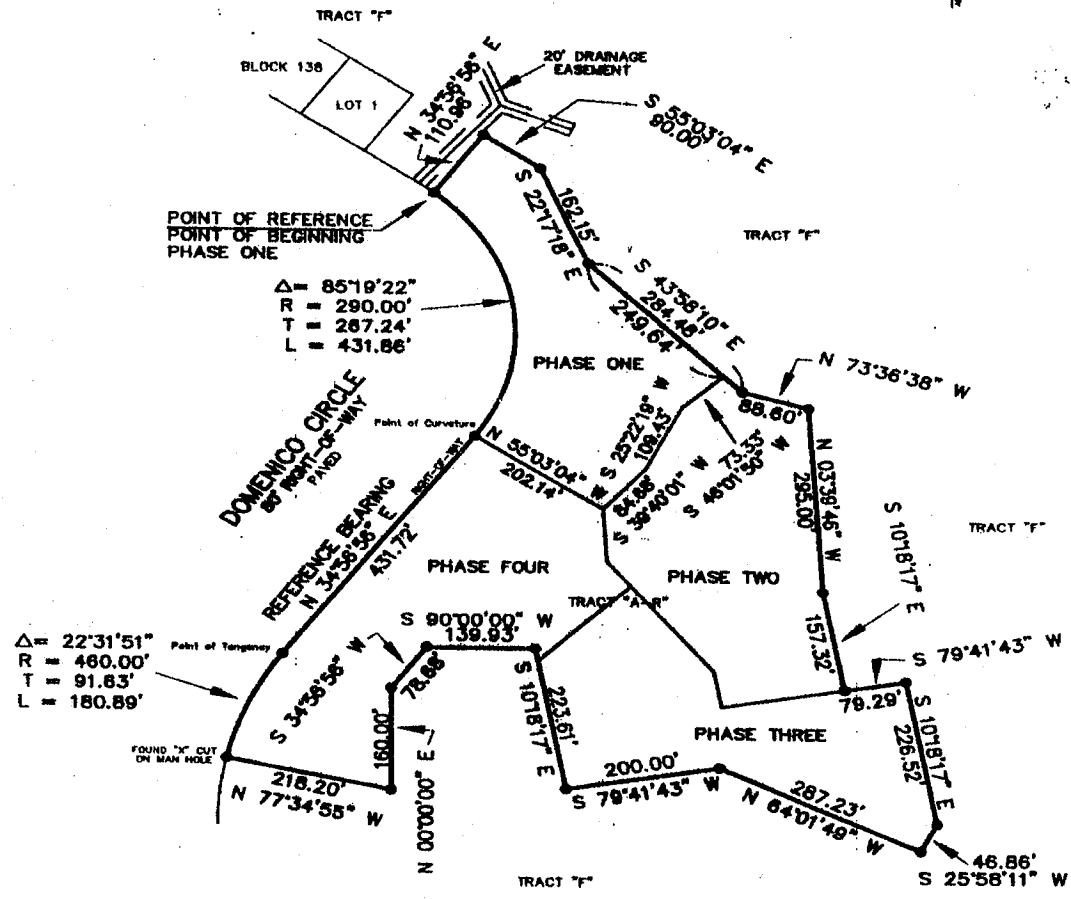
4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1-(904)471-7512

DRAWN BY: BW	JOB NO. GREENWOODS
SCALE: N.A.	SHEET NO. 1 OF 4

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SITE LOCATION

- LEGEND:**
- △ - DENOTES CENTRAL ANGLE
 - R - DENOTES RADIUS
 - T - DENOTES TANGENT DISTANCE
 - L - DENOTES LENGTH OF ARC
 - CB - DENOTES CHORD BEARING
 - CD - DENOTES CHORD DISTANCE
 - ⊙ - DENOTES CENTERLINE
 - - DENOTES FOUND 5/8" REBAR I.D. 1.5495B, UNLESS NOTED



NOTES:

THIS IS NOT A BOUNDARY SURVEY.

THIS IS A SKETCH OF A SITE PLAN OF PHASE ONE

NORTH IS ASSUMED BASED ON THE RIGHT-OF-WAY OF DOMENICO CIRCLE, REFERENCE BEARING AS SHOWN. ASSUMED BEARING (N 34°56'56" E) BASED ON THE RIGHT-OF-WAY

THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION, LEGAL DESCRIPTION WAS PROVIDED BY CLIENT, NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR.

NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

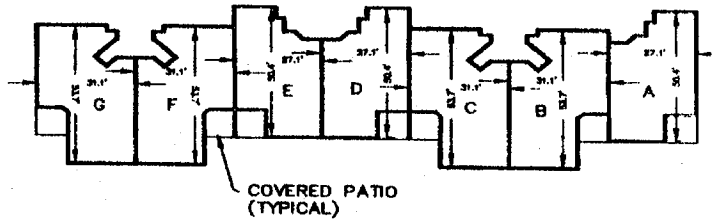
4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1-(904)471-7512

DRAWN BY: BW	JOB NO. GREEN\DCGS
SCALE: 1" = 200'	SHEET NO. 2 OF 4

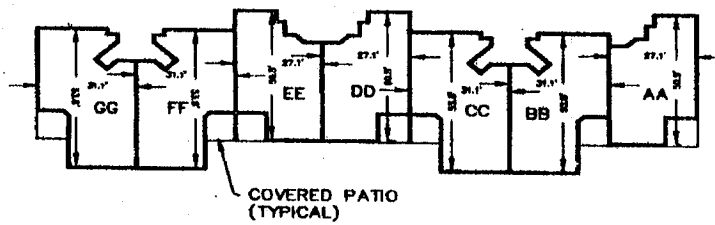
O.R. 1212 PG 1369

BUILDING #10
(14 UNITS)
1st FLOOR ELEVATION = 27.90'

1st FLOOR



2nd FLOOR



DRAWN BY: BW	JOB #10-11-12
SCALE = 1" = 50'	SHEET 4 OF 4