

Rec. 87

580452

CERTIFICATE OF ASSOCIATION

RIVER RUN OF SEBASTIAN
CONDOMINIUM ASSOCIATION, INC.

RIVER RUN DOCK, A CONDOMINIUM

6100 RIVER RUN DRIVE
SEBASTIAN, FLORIDA 32958

FILED FOR RECORD
BOOK AND PAGE ABOVE
RECORD VERIFIED

08 DEC 28 AM 10:17

FREDA WRIGHT
CLERK OF CIRCUIT COURT
INDIAN RIVER CO., FLA.
BY L. Thomas D.C.

The undersigned do hereby attest that at a duly called meeting the of Board of Directors held on November 7, 1988 and at a duly called special meeting of the members of RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC., held on the 15th day of November, 1988, a quorum being present and the proper amendment procedures having been followed, and the attached Amendment to the Declaration of Condominium of RIVER RUN DOCK, a Condominium, which Declaration was recorded in Official Record Book 797, Page 342, Public Records of Indian River County, Florida, was approved by said Board of Directors and members.

Signed, sealed and delivered
in the presence of:

RIVER RUN OF SEBASTIAN CONDOMINIUM
ASSOCIATION, INC.

Sandra Carpenter
Witness

By: Henry J. Muller
Henry J. Muller, President

[Signature]
Witness

By: Cecelia Z. Muller
Cecelia Z. Muller, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry J. Muller, well known to me to be the President of River Run of Sebastian Condominium Association, Inc., and Cecelia Z. Muller, well known to me to be the Secretary of River Run of Sebastian Condominium, Inc. and acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 5th day of December, 1988.

Sandra Carpenter

Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



This instrument prepared by:
River Run Development, Inc.
65 Royal Palm Blvd., Suite A
Vero Beach, FL 32960

RETURN TO: COMMERCIAL TITLE SERVICES

**FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM
OF
RIVER RUN DOCK
A CONDOMINIUM**

THIS FIRST AMENDMENT, is made this 16th day of November, 1988, by River Run Development, Inc., a Florida corporation, hereinafter called "Developer," for itself, its successors and assigns; and River Run of Sebastian Condominium Association, Inc., hereinafter called "Association."

WITNESSETH:

WHEREAS, the Developer recorded in the Public Records of Indian River County, Florida that certain Declaration of Condominium of RIVER RUN DOCK, a Condominium, which Declaration was dated June 1, 1987, and recorded April 29, 1988, in Official Record Book 797, Page 342; and

WHEREAS, Paragraph 37 of the said Declaration provides that the same may be amended; and

WHEREAS, the Developer is the sole owner of all units in RIVER RUN DOCKS, a Condominium;

NOW, THEREFORE, the Declaration of Condominium of RIVER RUN DOCK, a Condominium, is hereby amended in the following respects:

1. By the deletion therefrom of the legal description appended thereto as Exhibit A, and the substitution for such deleted Exhibit A with Exhibit A-1 attached hereto and made a part hereof;

2. By the deletion therefrom of the survey appended thereto as Exhibit B, and the substitution for such deleted Exhibit B with Exhibit B-1 attached hereto and made a part hereof;

3. By the withdrawal from condominium ownership of the lands described in Exhibit A-2 hereto which is to be designated as Recreational Walkway Area.

4. By the addition of Survey of Recreational Walkway Area as Exhibit B-2 attached hereto and made a part hereof and Detail of Slips and Docks as Exhibit B-3 attached hereto and made a part hereof.

5. By the deletion of Easement Deed appended thereto as Exhibit F and its attachments labeled ED and the substitution for such deleted Exhibit F with Exhibit F-1 and its attachments labeled FF attached hereto and made a part hereof.

6. By the notation that Paragraph 12 was intentionally omitted and left blank.

7. By the deletion of Paragraph 7 and the substitution for such deleted Paragraph with the following:

"7. Improvements - General Description.

a. The Condominium consists of 45 slips and 20 docks and navigable waterways located on a parcel of land to the east of U.S. Highway 1.

b. Limited Common Elements are the docks adjacent to the slips, which docks are limited to the use of the adjoining slip owners."

8. By the deletion of Paragraph 8 and the substitution for such deleted Paragraph with the following:

"8. Unit Boundaries. Each Unit shall include the area of waterway adjacent to a dock or seawall or walkway as shown on Exhibit B from the water's surface down to the underlying bottom land and shall include the air space above the designated area."

9. By the substitution of Exhibit E therein with Exhibit E attached hereto.

In all other respects, the Declaration of Condominium is ratified as recorded.

IN WITNESS WHEREOF, the Developer and Declarer, River Run Development, Inc., a Florida corporation, has executed this First Amendment to the Declaration of Condominium of RIVER RUN DOCK, a Condominium, the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra Carpenter
[Signature]

RIVER RUN DEVELOPMENT, INC.

By: [Signature]
Henry J. Muller, Pres.

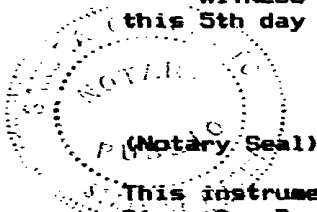
Attest: [Signature]
(corp. seal)

"Developer"

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry J. Muller, well known to me to be the President of River Run Development, Inc., and he acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 5th day of December, 1988.



(Notary Seal)

Sandra Carpenter
Notary Public
My Commission Expires:

This instrument prepared by:
River Run Development, Inc.
65 Royal Palm Blvd., Suite A
Vero Beach, Florida 32960

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

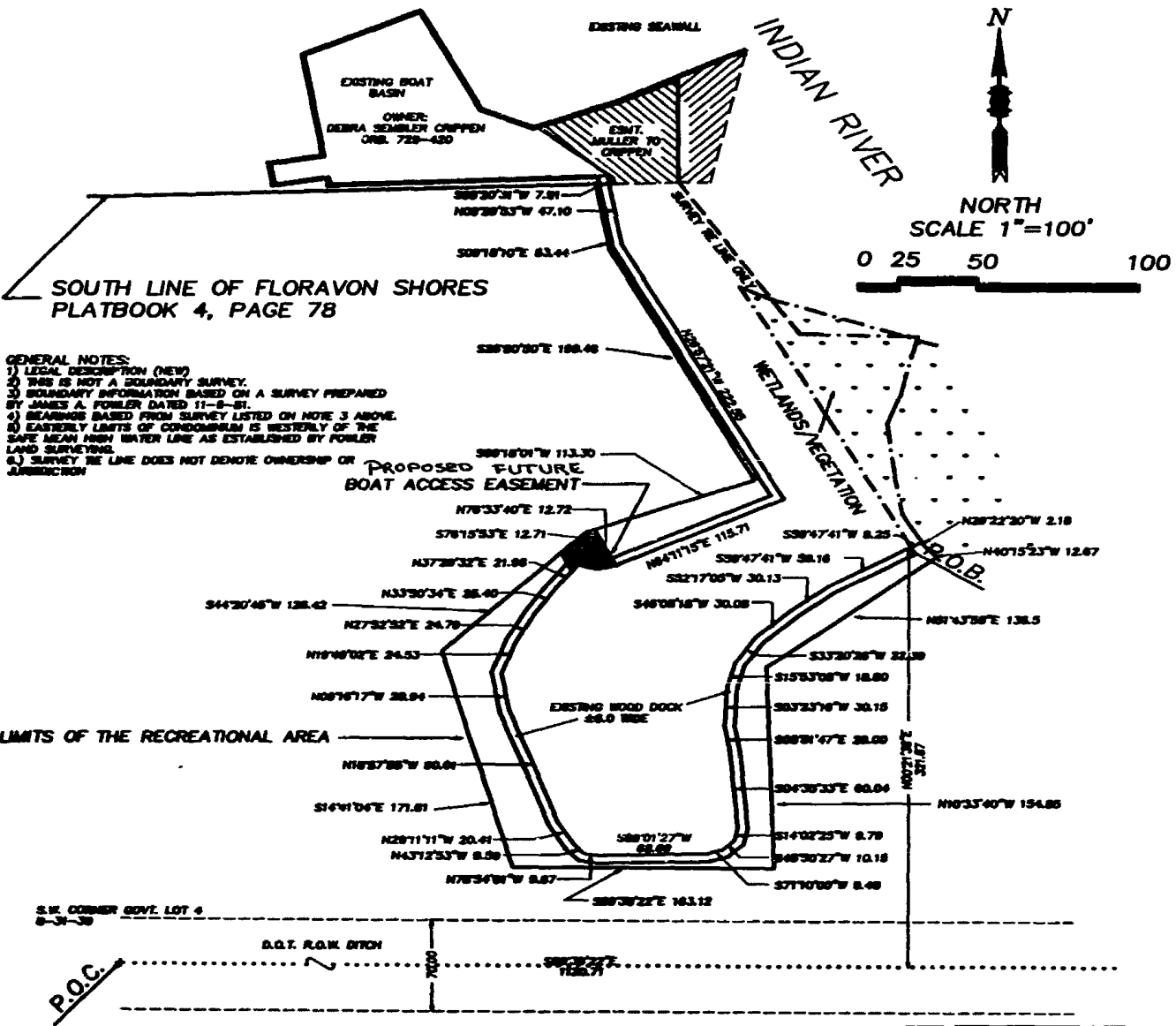
DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 30 EAST AND FLORAVON SHORES AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: THENCE S89°38'22"E ALONG THE SOUTH LINE OF SAID GOVT. LOT 4, 1120.71 FEET; THENCE N00°21'30"E, 321.87 FEET TO COMMENCING AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S89°38'22"E ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM, S89°47'41"W, 58.16; S89°47'05"W, 22.30; S15°31'08"W, 18.60; S03°23'16"W, 20.15; S08°51'47"E, 20.00; S04°35'33"E, 60.04; S14°02'25"W, 9.79; S15°30'27"W, 10.15; S71°10'00"W, 9.48; S89°01'27"W, 68.88; N78°54'01"W, 8.67; N43°12'53"W, 9.59; N28°11'11"W, 20.41; N18°57'55"W, 60.01; N08°16'17"W, 24.53; N27°52'52"E, 24.79; N33°50'34"E, 25.40; N37°29'32"E, 21.88; S78°15'33"E, 12.71; N78°33'40"E, 12.72; N84°11'15"E, 115.71; N28°57'21"W, 222.55; N09°28'53"W, 47.10; N08°20'31"E, 2.66; NORTH, 4.27; N50°14'38"W, 60.52; N68°11'52"E, 38.27; N84°00'07"E, 37.08; SOUTH, 78.72; S32°14'32"E, 140.41; S88°32'34"E, 74.50; S14°05'02"W, 46.11; S21°36'03"W, 23.81; S08°48'45"E, 41.46; S08°41'43"E, 28.51; S28°22'20"E, 24.78; S99°47'41"W, 8.25 FEET BACK TO THE POINT OF BEGINNING, SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR HIGHNESS AND FORESS OVER SUCH PORTION OF THE CHANNEL AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA IN ONE 788 PAGES 420, 421, 422, 423 AND 424.

DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 36 EAST AND FLORAVON SHOWS AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S89°38'22"E ALONG THE SOUTH LINE OF SAID GOVT. LOT 4, 1120.71 FEET; THENCE N00°21'38"E, 321.87 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM: S38°47'41"W, 59.16; S37°17'05"W, 301.1; S46°08'18"W, 30.06; S13°20'26"W, 22.16; S15°31'08"W, 18.80; S03°23'18"W, 30.15; S08°31'47"E, 20.00; S04°35'33"E, 60.04; S14°02'25"W, 8.78; S44°30'27"W, 10.15; S71°10'00"W, 9.46; S68°01'27"W, 66.66; N17°54'01"W, 8.87; N43°12'53"W, 8.58; N28°11'17"W, 20.41; N18°57'35"W, 90.01; N08°18'17"W, 28.94; N18°48'07"E, 24.53; N27°32'52"E, 24.78; N33°30'34"E, 23.40; N37°29'32"E, 21.86; S78°19'53"E, 12.71; N78°33'40"E, 12.72; N64°11'15"E, 115.71; N28°37'21"W, 222.53; N08°29'33"W, 47.10; S88°20'11"W, 7.81; S08°18'10"E, 51.44; S26°30'50"E, 199.48; S88°18'01"W, 113.30; S44°20'45"W, 126.42; S14°21'04"E, 171.81; S88°38'22"E, 163.12; N10°33'40"W, 164.83; N51°43'58"E, 138.3; N40°19'23"W, 12.87; N28°22'20"W, 218; S88°47'41"W, 8.25; BACK TO THE POINT OF BEGINNING.

EXHIBIT A-2

RIVER RUN DOCKS A CONDOMINIUM

DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 30 EAST AND FLORAVON SHORES AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S89°38'22"E ALONG THE SOUTH LINE OF SAID GOVT. LOT 4, 1120.71 FEET; THENCE N00°21'38"E, 321.87 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM: S58°47'41"W, 58.18; S52°17'05"W, 30.13; S48°01'07"W, 30.08; S33°20'28"W, 22.38; S15°53'00"W, 18.80; S03°23'16"W, 30.15; S08°51'47"E, 30.00; S04°36'33"E, 40.04; S14°02'25"W, 8.78; S46°30'27"W, 10.15; S71°10'00"W, 8.48; S89°01'27"W, 68.88; N78°34'01"W, 8.67; N43°12'53"W, 8.58; N28°11'11"W, 20.41; N18°57'55"W, 90.01; N08°16'17"W, 28.94; N18°48'02"E, 24.53; N27°32'32"E, 24.78; N33°30'34"E, 25.40; N37°28'32"E, 21.88; S78°18'53"E, 12.71; N78°33'40"E, 12.72; N84°11'15"E, 113.71; N28°57'21"W, 222.55; N08°28'53"W, 47.10; S88°20'31"W, 7.81; S08°18'10"E, 53.44; S88°50'30"E, 188.48; S88°18'01"W, 113.30; S44°20'48"W, 128.42; S14°41'04"E, 171.81; S88°38'22"E, 163.12; N88°53'48"W, 164.88; N81°43'52"E, 136.5; N40°15'23"W, 12.67; N28°22'28"W, 2.18; S88°47'41"W, 8.25; BACK TO THE POINT OF BEGINNING.



GENERAL NOTES:
 1) LEGAL DESCRIPTION (NEW)
 2) THIS IS NOT A BOUNDARY SURVEY.
 3) BOUNDARY INFORMATION BASED ON A SURVEY PREPARED BY JAMES A. FOHLER DATED 11-9-81.
 4) BEARINGS BASED FROM SURVEY LISTED ON NOTE 3 ABOVE.
 5) EASTERLY LIMITS OF CONDOMINIUM IS WESTERLY OF THE SAFE MEAN HIGH WATER LINE AS ESTABLISHED BY FOHLER LAND SURVEYING.
 6) SURVEY LINE DOES NOT DENOTE OWNERSHIP OR JURISDICTION.

		DATE	REVISIONS
FLOOD ZONE	N/A		
STREET ADDRESS	N/A		
TYPE OF SURVEY	CONDOMINIUM DOCUMENT SURVEY	8/4/88	DOCK LOCATION

CERTIFICATION: LROD REED, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED 8-21-88 AND SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AND 21MR-6 OF THE ADMINISTRATIVE CODE.

CERTIFIED TO: HENRY MILLER

Rod Reed
 ROD REED R.L.S. #3916

SEAL



MASTELLER, MOLER & REED INC.

PROFESSIONAL LAND SURVEYORS
 POST OFFICE BOX 1045
 SEBASTIAN, FLORIDA 32958

PHONE 589-4810

EXHIBIT B-2

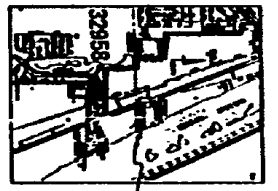
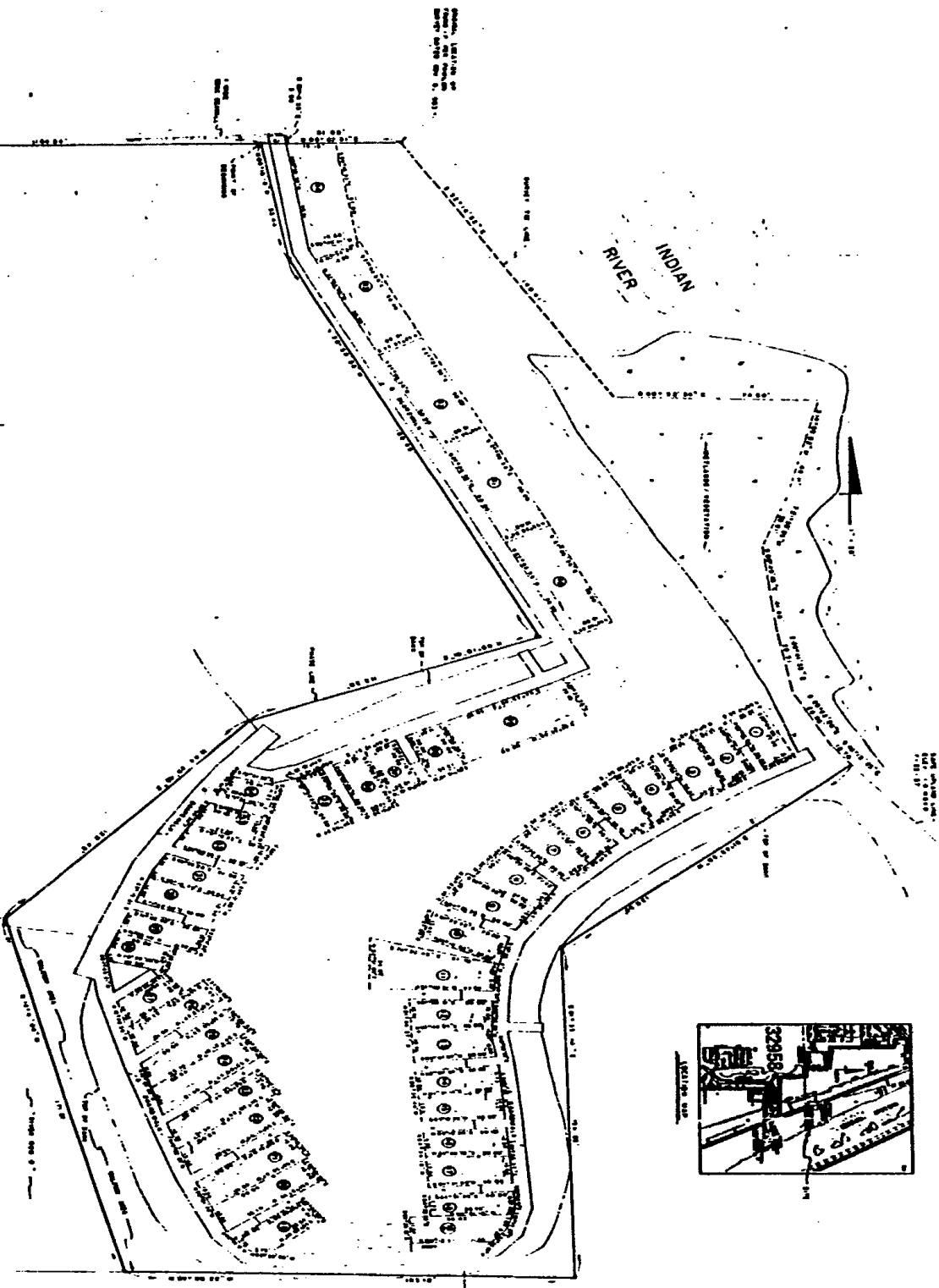
SHEET 2 OF 2
 DRAWING #
 88-875

MORGAN ARCHITECTS
 PROFESSIONAL SERVICE CONSULTANTS
 1000 ...
 ...



The description is intended to define the boundaries of the property and to identify the location of the units and common areas. It is not intended to constitute a warranty of any kind. The owner shall be responsible for the accuracy of the information provided. This plan is subject to the provisions of the Condominium Act, R.S. 40:52, and the rules and regulations of the Condominium Association. The plan is subject to the provisions of the Condominium Act, R.S. 40:52, and the rules and regulations of the Condominium Association. The plan is subject to the provisions of the Condominium Act, R.S. 40:52, and the rules and regulations of the Condominium Association.

[Handwritten signature]
 12/18/84



RIVER RUN DOCKS
A CONDOMINIUM

AREA

--- Building Footprint
 --- Common Areas
 --- Unit Boundaries
 --- Easements
 --- Other

EXHIBIT B-3

SURVEYOR'S CERTIFICATE

RIVER RUN DOCKS, A CONDOMINIUM

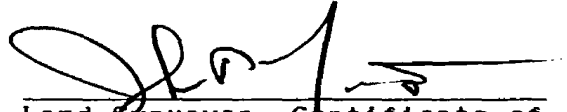
I, JOHN R. MORGAN, II, P.L.S. certify as follows:

1. That I am a land surveyor, duly authorized to practice in the State of Florida, having Certificate of Registration No. 3520, State of Florida.

2. That this certificate is made as to RIVER RUN DOCKS, a Condominium, 6100 River Run Drive, Sebastian, Florida.

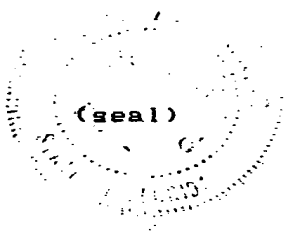
3. That all planned improvements, including but not limited to the docks, utility services and access to each boat slip and common elements of RIVER RUN DOCKS, A CONDOMINIUM, as set forth in the foregoing Declaration have been substantially completed so that with the survey of the land as set forth in Exhibit B-1 attached hereto, together with site plan as set forth in Exhibits B-3 attached hereto, showing the dock units and common elements, together with the wording of the foregoing Declaration, there can be determined therefrom the identification, location and dimensions of each unit, the common elements and limited common elements of said Condominium and that the aforementioned material is an accurate representation of the location and dimensions of said improvements.

In witness whereof, I have hereunto set my hand and official seal, this ~~28th~~ day of ~~November~~ 1988.
14th December



Land Surveyor, Certificate of
Registration No. 3520
State of Florida

Sworn to and subscribed before me this
~~28th~~ day of ~~November~~, 1988.
14th December



Mary A. Deukeris
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires Aug. 7, 1990
Bonded Thru Troy Fair - Insurance '88.

EXHIBIT E

EASEMENT DEED

THIS INDENTURE is made this 5th day of December, 1988 by RIVER RUN DEVELOPMENT, INC., a Florida corporation, formerly known as Muller Enterprises, Inc., a Florida corporation, hereinafter called the "Developer" and RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, hereinafter called the "Association"

WHEREAS, the Developer is the owner of land described in attached Exhibit "FF-1" (the "Land");

WHEREAS, the Developer has submitted to the condominium form of ownership as a dock condominium, by the recording of a Declaration of Condominium in the Public Records of Indian River County, Florida, in Official Record Book 797, Page 342, as part of a series of condominiums ultimately to occupy all of the Land; and whereas the developer is the sole owner of units in RIVER RUN DOCK CONDOMINIUM, a Condominium; and

WHEREAS, the Developer desires that the owners of boat slips in River Run Dock Condominium will have means of ingress and egress to the said boat slips and to the Intracoastal Waterway, access to electric utilities and that other owners of condominium units on the Land will also have means of access to the Intracoastal Waterway;

NOW THEREFORE, the Developer and the Association for good and valuable consideration do hereby grant, assign and convey as follows:

1. That all parties hereby release the Easement Deed as set forth in aforesaid Condominium Declaration and recorded at Official Record Book 797, Page 373, Public Records of Indian River County, Florida.

2. To the Association, to its members and to owners of all condominium units for which said Association has or will have operating responsibilities, their heirs, successors and assigns, a permanent easement for ingress and egress to the Intracoastal Waterway over, across and upon the lands described in that certain Grant of Easement recorded in Official Record Book 729, Page 420, of the Public Records of Indian River County, Florida, which easement is shown herein as Exhibit FF-2.

3. To the Association, to its members, to the owners of all condominium units for which said Association has or will have operating responsibilities, their heirs, successors and assigns, a permanent easement for ingress and egress to the Intracoastal Waterway over the Common Area of River Run Dock, a Condominium.

4. To the owners of all dock condominium units, their heirs, successors and assigns, a permanent easement for ingress, egress and regress, utilities, and docking purposes, in, to, upon, and over the Recreational Walkway Area as shown on Exhibit FF-3 hereto.

5. To the Association, to its members and to owners of all dock condominium units, their heirs, successors and assigns, a permanent electric utility easement over and across that portion of the lands of River Run B, as described in Exhibit FF-4, which lies Easterly of the River Run B building.

IN WITNESS WHEREOF, the Developer and the Association, have caused these presents to be signed in their name the day and year first above written.

Signed sealed and delivered in the presence of:

[Handwritten signatures]

RIVER RUN DEVELOPMENT, INC. a Florida corporation

By: *[Signature]*
Henry J. Muller, President

Attest: *[Signature]*
Cecelia Z. Muller, Secretary

Signed sealed and delivered
in the presence of:

Sandra Carpenter
Joseph [unclear]

RIVER RUN OF SEBASTIAN CONDOMINIUM
ASSOCIATION, INC.
a Florida not-for-profit corporation

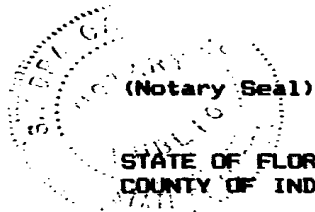
By: *Henry J. Muller*
Henry J. Muller, President

Attest: *Cecelia Z. Muller*
Cecelia Z. Muller, Secretary

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry J. Muller, well known to me to be the President of River Run Development, Inc., and he acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 5th day of December, 1988.

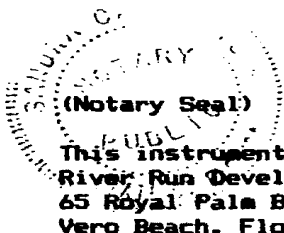
 (Notary Seal)
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Sandra Carpenter
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Henry J. Muller, well known to me to be the President of River Run of Sebastian Condominium Association, Inc., and he acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 5th day of December, 1988.

 (Notary Seal)
This instrument prepared by:
River Run Development, Inc.
65 Royal Palm Blvd., Suite A
Vero Beach, Florida 32960

Sandra Carpenter
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: NOV. 1, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 30 EAST AND FLORAVON SHORES AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF MIDWAY RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: THENCE S88°38'22"E ALONG THE SOUTH LINE OF SAID GOVT. LOT 4, 1120.71 FEET; THENCE N00°21'38"E, 321.87 FEET TO COMMENCING AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S88°38'22"E ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM, S58°47'41"W, 58.18; S52°17'05"W, THE POINT OF BEGINNING, THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM, S04°35'33"E, 80.04; S14°02'25"W, 8.78; S01°3; S46°08'18"W, 30.08; S33°20'28"W, 22.38; S15°31'08"W, 18.06; S03°23'18"W, 30.15; S88°51'47"E, 20.00; S04°35'33"E, 80.04; S14°02'25"W, 8.78; S01°3; S45°50'27"W, 10.15; S71°10'00"W, 9.48; S89°01'27"W, 88.89; N78°54'01"W, 8.87; N43°23'43"W, 8.58; N28°11'11"W, 20.41; N18°57'55"W, 80.01; N08°16'17"W, 28.94; N18°48'02"E, 24.53; N27°52'52"E, 24.78; N33°50'34"E, 23.40; N37°28'32"E, 21.88; S76°15'33"E, 12.71; N78°33'40"E, 12.72; N84°11'15"E, 115.71; N28°57'21"W, 222.55; N08°28'53"W, 47.18; N88°20'31"E, 2.86; NORTH, 4.27; N50°14'38"W, 80.52; N88°11'32"E, 58.27; N84°00'07"E, 37.08; SOUTH, 78.72; S37°4'32"E, 140.41; S88°32'34"E, 74.58; S14°05'02"W, 46.11; S21°38'03"W, 23.81; S08°48'43"E, 41.46; S08°41'43"E, 29.51; S28°22'20"E, 24.78; S58°47'41"W, 8.25 FEET BACK TO THE POINT OF BEGINNING, SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT FOR WGRESS AND EGRESS OVER SUCH PORTION OF THE CHANNEL AS RECORDED IN THE PUBLIC RECORDS OF MIDWAY RIVER COUNTY, FLORIDA IN ONE 789 PAGES 420, 421, 422, 423 AND 424.

445513

JOINT GRANT OF EASEMENT AGREEMENT

THIS JOINT GRANT OF EASEMENT AGREEMENT ("Agreement") is made this 25th day of February, 1986 by and between DEBRA SEMLER CRIPPEN, f/k/a DEBRA CRIPPEN SEMLER, hereinafter referred to as "Crippen" and MULLER ENTERPRISES, INC., hereinafter referred to as "Muller".

WHEREAS, simultaneously with the execution of this Joint Grant of Easement Agreement, Crippen has conveyed to Muller, in fee simple, the real property described in Exhibit "A"; and

WHEREAS, Crippen is the owner in fee simple of the real property described in Exhibit "B"; and

WHEREAS, the real property described in Exhibits "A" and "B" is generally depicted on the sketch attached hereto as Exhibit "C"; and

WHEREAS, the parties have agreed to certain rights and obligations with regard to the boat basin and channel depicted in Exhibit "C".

NOW THEREFORE, in consideration of the premises and the mutual covenants hereinafter set forth, the parties agree as follows:

1. Muller agrees, at its cost and expense, to dredge Crippen's existing boat basin to a depth which is permitted by the controlling governmental authority. Applications for dredging will be made by Crippen. Dredging will be completed within six (6) months following the date permits are issued by the controlling governmental authorities to allow the dredging. Thereafter, dredging of the boat basin shall be the responsibility of Crippen. If no permits are issued for dredging within five (5) years, this covenant shall cease.

2. Muller agrees to be obligated to continue to maintain the channel from the boat basin as depicted on Exhibit "C" from the western boundary of Exhibit "A" property to the Intra Coastal Waterway, to a depth of not less than three (3) feet for purposes of water ingress and egress, from the boat basin owned by Crippen and the boat basin to be constructed by Muller immediately to the south of the real property described in Exhibit "A". This obligation may be subject to governmental regulations and it shall not be a breach thereof if the regulatory authorities in any way limit or prohibit Muller's obligation to maintain as set forth herein.

3. By execution hereof, Muller has granted to Crippen a perpetual non-exclusive easement for ingress and egress over such portion of the channel as exists in Exhibit "A" so that Crippen, her successors and assigns, will have the continuous right of ingress and egress to the Intra Coastal Waterway from the boat basin on the Exhibit "B" property.

4. By execution hereof, Crippen has granted to Muller a perpetual non-exclusive easement for ingress and egress over such portion of the channel which is part of the real property described in Exhibit "B" and which lies east of the real property described in Exhibit "A", so that Muller, its successors and assigns, will have a continuous right of ingress and egress to the Intra Coastal Waterway from Muller's real property that abuts the South boundary of Exhibit "A" property.

5. Exhibit "A" property is not Crippen's homestead.

Return Coll to Debra Semler

EXHIBIT FF-2

0729 0420

IN WITNESS WHEREOF, the parties hereto have affixed their hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
DEBRA SEMBLER CRIPPEN

[Signature]

MULLER ENTERPRISES, INC.

[Signature]

BY: *[Signature]*
Henry Muller

[Signature]

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared DEBRA SEMBLER CRIPPEN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of February, 1986.



[Signature]
NOTARY PUBLIC

My commission expires: Notary Public, State of Florida
My Commission Expires July 16, 1987
Notary Public State of Florida

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

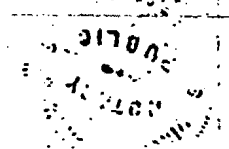
I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared Henry Muller, President of Muller Enterprises, Inc. to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of February, 1986.

[Signature]
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES DECEMBER 7, 1986



ENCLOSURE \$50
...
Donna Davis

1985 FEB 25 PM 4 54
...
Clendenen
St. John

LEGAL DESCRIPTION:

BUYER: HULLER ENTERPRISES, INC.

SELLER: DEBRA CRIPPEN SEMBLER n/k/a DEBRA CRIPPEN

A portion of Government Lot 4, Section 8, Township 31 South, Range 39 East more particularly described as follows:
Commencing at the Southwesterly corner of Floravon Shores Subdivision (said point also being on the East right of way of U.S. Highway No.1), as recorded in Plat Book 4, Page 78, Public Records of Indian River County, Florida, run North 88°20'31" East along the South line of said subdivision, 1192.38 feet to the Point of Beginning. From the Point of Beginning run North 4.27 feet; thence North 50°14'36" West, 60.52 feet; thence North 69°11'52" East, 58.27 feet; thence North 64°00'07" East, 37.05 feet; thence run South 78.72 feet to aforesaid South line of Subdivision; thence South 88°20'31" West, 41.27 feet to the Point of Beginning.

All the above situate in Indian River County, Florida and containing 0.10 acres, more or less.

Exhibit "A"

EXHIBIT "B"

PARCEL I

Tract A, as shown on the plat of FLORAVON SHORES, a subdivision recorded in Plat Book 4, Page 78, Public Records of Indian River County, Florida, less those portions of Tract A described in Official Records Book 26, Page 190, and Official Records Book 289, Page 510, the remainder of said Tract A being more particularly described as follows:

Commence at the 1/4 corner between Sections 8 and 17, Township 31 South, Range 39 East, Indian River County, Florida, thence South 89°37'30" East a distance of 105.0 feet to the existing river shore as shown on the aforesaid FLORAVON SHORES, thence North 32°14' West a distance of 736.16 feet to the Point of Beginning; thence South 89°04'15" West a distance of 398.00 feet to the Southeast corner of Lot 33, FLORAVON SHORES; thence North 22°22'00" West along the East line of the said Lot 33 and the East end of a 70 foot wide right-of-way, a distance of 214.86 feet; thence North 89°04'15" East a distance of 95.00 feet; thence deflecting to the left an angle of 21°03'00" on a line bearing North 68°01'15" East a distance of 225.68 feet to the said line shown as existing River Shore on the plat of FLORAVON SHORES; thence South 32°14'00" East along said line a distance of 328.94 feet to the Point of Beginning. Containing therein an area of 85,821 square feet or 1.97 acres, more or less.

PARCEL II

Commence at the 1/4 corner between Sections 9 and 17, Township 31 South, Range 39 East, Indian River County, Florida; thence South 89°37'30" East a distance of 105.00 feet to the existing River Shore as shown on the plat of FLORAVON SHORES, a subdivision recorded in Plat Book 4, Page 78, Public Records of Indian River County, Florida; thence North 32°14' West along said existing River Shore line a distance of 736.16 feet to the Southeast corner of Tract A as shown on the aforementioned plat of FLORAVON SHORES and the Point of Beginning; thence North 32°14' West still along the line as shown on the said plat of FLORAVON SHORES as the existing River Shore a distance of 328.94 feet; thence North 89°01'15" East a distance of 70.35 feet; thence South 25°06'34" East a distance of 37.43 feet; thence North 83°43'51" East a distance of 29.20 feet to a point of curve; thence on the arc of a curve to the right, having a radius of 48.00 feet and a central angle of 70°47'40" a distance of 59.31 feet to a point of tangency; thence South 25°28'29" East a distance of 150.20 feet; thence South 14°36'25" East a distance of 74.99 feet; thence South 72°29'02" West a distance of 40 feet more or less to the existing shore line of the Indian River; thence continue in a Southerly direction along said shore line to a Point of Intersection with the South property line of FLORAVON SHORES; thence South 89°04'15" West a distance of 20 feet, more or less, to the Point of Beginning. Containing therein an area of 31,238 square feet or 0.717 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

1. A portion of Government Lot 4, Section 8, Township 31 South, Range 39 East more particularly described as follows:
Commencing at the Southwesterly corner of Floravon Shores Subdivision (said point also being on the East right of way of U.S. Highway No. 1), as recorded in Plat Book 4, Page 78, Public Records of Indian River County, Florida, run North 88°20'31" East along the South line of said subdivision, 1192.38 feet to the Point of Beginning. From the Point of Beginning run North 4.27 feet; thence North 50°14'36" West, 60.52 feet; thence North 65°11'52" East, 58.27 feet; thence North 64°00'07" East, 100.00 feet; thence run South 78.72 feet to aforesaid South line of Subdivision, thence run South 65°20'31" West, 41.27 feet to the Point of Beginning.

The above is true in Indian River County, Florida and containing 0.10

C 40 3816210

INDIAN

RIVER

Exhibit "A" property is shaded.
Exhibit "B" property is Parcel 1 and Parcel 2,
less the Exhibit "A" property.

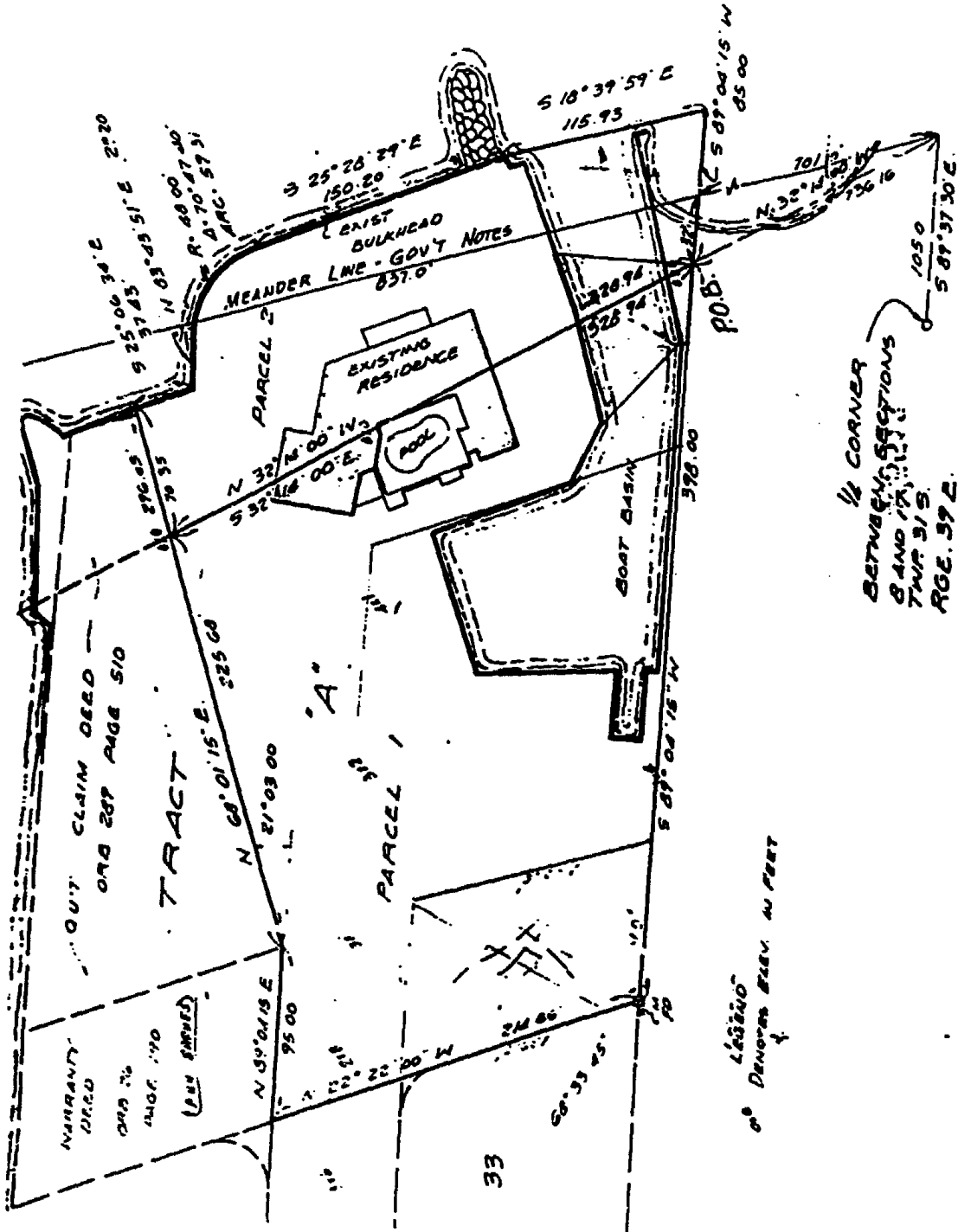


EXHIBIT "A"

DESCRIPTION: BEING A PART OF GOVT. LOTS 3 AND 4, SECTION 8, TOWNSHIP 31 SOUTH, RANGE 30 EAST AND FLORAVON SHORES AS RECORDED IN PLATBOOK 4, PAGE 78, PUBLIC RECORDS OF HUMAN RIVER COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID GOVT. LOT 4, THENCE S89°38'22"E ALONG THE SOUTH LINE OF SAID GOVT. LOT 4, 1120.71 FEET, THENCE N00°21'30"E, 371.87 FEET TO THE POINT OF BEGINNING, THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE PERIMETER OF SAID RIVER RUN DOCKS, A CONDOMINIUM: S89°47'41"W, 58.16; S52°7'05"W, 30.1; S46°08'18"W, 30.04; S11°20'26"W, 22.38; S15°51'08"W, 18.80; S03°23'18"W, 30.15; S08°51'47"E, 20.00; S04°35'33"E, 60.04; S14°02'28"W, 8.78; S44°40'27"W, 10.15; S71°10'00"W, 8.48; S88°01'27"W, 68.68; N178°41'01"W, 8.87; N43°22'53"W, 8.58; N28°11'11"W, 20.41; N18°57'55"W, 80.01; N09°16'17"W, 222.53; N09°28'30"E, 24.53; N27°32'52"E, 24.78; N33°30'34"E, 75.48; N37°28'32"E, 21.98; S78°19'53"E, 12.71; N78°35'40"E, 12.72; N64°11'15"E, 115.71; N28°37'21"W, 222.53; N09°28'30"W, 47.10; S88°20'31"W, 7.81; S08°18'10"E, 51.44; S28°50'50"E, 189.46; S88°18'01"W, 111.30; S44°20'48"W, 128.42; S14°41'04"E, 171.81; S89°38'22"E, 183.12; N10°31'40"W, 184.85; N51°43'58"E, 138.5; N40°15'23"W, 12.87; N28°22'20"W, 218; S89°47'41"W, 825; BACK TO THE POINT OF BEGINNING.

EXHIBIT FF-3

RIVER RUN B

LEGAL DESCRIPTION

A portion of Government Lot 4, Section 8, Township 31 South, Range 39 East, Indian River County, Florida, more particularly described as follows: Commencing at the Southwest corner of the aforementioned Government Lot 4, run South $89^{\circ}38'22''$ East, 84.96 feet to the East right-of-way of State Road No. 5 (U.S. Highway No. 1); thence North $25^{\circ}57'59''$ West, along said right-of-way, 39.01 feet; thence run South $89^{\circ}38'22''$ East, on a line parallel with and 35 feet North of aforementioned South line of Government Lot 4, 553.0 feet; thence North $0^{\circ}21'38''$ East, 40.0 feet to the Point of Beginning. From the Point of Beginning, run North $13^{\circ}17'57''$ East, 166.94 feet; thence North $89^{\circ}37'10''$ East, 238.08 feet; thence South $14^{\circ}41'04''$ East, 171.67 feet; thence North $89^{\circ}38'22''$ West, 320.0 feet to the Point of Beginning.

EXHIBIT FF-4

O.R. 0818 PG 1247