

This instrument prepared by:  
Smith, Thompson, Shaw, Minacci,  
Colón & Power, P.A.  
3520 Thomasville Road, 4<sup>th</sup> Floor  
Tallahassee, FL 32309

**DECLARATION AND COVENANTS, CONDITIONS,  
AND RESTRICTIONS FOR HIDDEN POND ESTATES**

**THIS DECLARATION**, is made and executed on this 13<sup>th</sup> day of October,  
2017, by **R & N INVESTMENTS OF TALLAHASSEE, LLC**, a Florida limited liability  
company, hereinafter referred to as the "Declarant,"

**WITNESSETH:**

**WHEREAS**, Declarant is the owner of certain property (the "Property") in Leon County,  
State of Florida, which is more particularly described as:

**See Exhibit "A" attached hereto and by reference made a part hereof; and which may  
include additional phases, additions and property hereafter brought within the jurisdiction  
of the Association.**

**NOW, THEREFORE**, Declarant hereby declares that the Property shall be held, sold and  
conveyed subject to the following restrictions, covenants and conditions which are for the purpose of  
protecting the value and desirability of, and which shall run with, the Property and be binding on all  
parties having any right, title or interest in the Property or any part thereof, their heirs, successors and  
assigns and shall inure to the benefit of each owner thereof.

**ARTICLE I—Definitions**

- (a) "Association" shall mean the Hidden Pond Estates Homeowners Association, Inc.  
a Florida corporation not for profit, its successors and assigns.
- (b) "Declarant" is R & N Investments of Tallahassee, LLC.
- (c) "Easement Areas" shall mean the property being conveyed to the Association,  
which is attached hereto as Exhibit "B," and which are depicted on the site plan attached hereto.

Said Easement Areas shall include the following: Easements for ingress and egress, roadways, pedestrian walkways, bikeways, utilities, tree preservation areas, drainage, ponds and holding ponds, clubhouses, recreational facilities, parking, and parks, as shown on the attached site plan in Exhibit "C".

(d) "Lot" shall mean any lot shown on the site plan attached hereto as Exhibit "C", and any other additional lots included by Declarant in subsequent phases. The initial phase of the Association shall consist of a total of ten (10) lots and the existing lot to remain (identified as Leon County Parcel Identification Number 1222200010000). Lot numbered 10 being the potential future phase.

(e) "Owner" shall mean any record owner of a fee interest or individual fee interest in a Lot, whether one or more persons or entities, including contract sellers, but excluding any person or entity having an interest in a Lot, whether one or more persons or entities, including contract sellers, but excluding any person or entity having an interest in a Lot as security for the performance of an obligation.

(f) "Member" shall mean a member of the Association as defined in Article III below.

(g) "Property" shall mean that certain real property described in Exhibit "A" attached hereto and any additions or additional phases hereto which may hereafter be brought within the jurisdiction of the Association.

#### **ARTICLE II—Easement Use and Maintenance**

(a) Subject to provision (c) of this Article II, every Owner shall have a right and easement of enjoyment in and to the Easement Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the right of the Association to make and enforce reasonable rules and regulations relating to the easement area.

(b) Any Owner may delegate his right of enjoyment to the Easement Areas to members of his family, his tenants or contract purchasers who reside on the property, and to his invitees.

(c) The Easement Areas are restricted to the uses described on the site plan attached hereto as Exhibit "C."

(d) The Association shall keep all Easement Areas in a functional and operational condition.

### **ARTICLE III—Membership**

Every person or entity who is a record owner of a fee interest or undivided fee interest in any Lot which is subject to the Declaration, including contract sellers, shall be a member of the Association. Membership shall be appurtenant to and not severable from ownership of any Lot which is subject to the Declaration. Membership shall terminate immediately upon the transfer of all member's fee interest(s) or undivided fee interest(s) in any Lot(s) subject to the Declaration. The Association shall not issue any certificates of membership.

### **ARTICLE IV—Voting Rights**

(a) The Association shall have two classes of voting membership as follows:

**Class A.** Class A Members shall be all Members with the exception of the Declarant. Class A Members shall be entitled to one vote for each Lot owned. If two or more Members own a fee interest in any Lot then their vote shall be exercised as they so determine, but in no event shall such Class A Members be allowed more than one vote for each Lot which is co-owned by them.

**Class B.** The Class B Member shall be the Declarant. The Declarant shall be entitled to three votes for each Lot owned by Declarant.

(b) Notwithstanding anything to the contrary contained herein, the entire Board of Directors shall be elected by Members on a one-vote-per-Lot basis at an election, with the first election to be held before more than fifty percent (50%) of the Lots have been sold or deeded by the Declarant.

### ARTICLE V—Covenants and Assessments

(a) The Declarant, for each Lot owned within the properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association annual assessments or charges and special assessments for capital improvements. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be charged on an Owner's Lot and shall be a continuing lien upon the Lot against which each such lot assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the Owner of such Lot at the time when the assessment fell due.

(b) The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and for the improvement and maintenance of the Easement Areas and the front entrance landscaping and signage.

(c) The annual assessment for each Lot is four hundred dollars \$ 400.00 per year and shall be collected in quarterly or yearly installments at the election of the Association. Changes in the annual assessment will be by a Majority vote by members who are voting in person or by proxy at a meeting duly called for this purpose.

(d) In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any maintenance, construction, reconstruction, repair or replacement of an improvement upon the Easement Areas, including fixtures and personal property related thereto, provided that any such special assessment must have the assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose. Once approved by the Members, a special assessment shall be collected in the manner determined by the

Board of Directors. A special assessment must be fixed at a uniform rate for all Lots.

(e) Written notice of any meeting called for the purpose of taking any actions authorized under Article V, paragraph (d) hereinabove shall be mailed or delivered to all Members not less than 30 days or more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all the votes of the Members shall constitute a quorum.

(f) In the event an owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, through the Board of Directors and after approval by majority vote of the Board of Directors, shall have the right, through agents or contractors or otherwise, to enter upon said Lot and to repair, maintain, and restore the Lot and the exterior of any building and any other improvements erected thereon. The cost of such maintenance shall be added to and become part of the assessment to which such Lot is subject.

(g) There is a 10% past due charge added for any assessment not paid within 30 days after the due date. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of 10 percent per annum. The Association may bring an action at law against the Owner personally for non-payment of the assessment, or it may foreclose the lien against the lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Easement Areas or abandonment of a Lot.

(h) Lot(s) owned by Declarant shall not be subject to assessments or dues on said Lot(s) until more than fifty percent (50%) of the Lots have been sold or deeded by Declarant. Once fifty percent (50%) of the Lots have been sold or deeded by the Declarant, Declarant-owned Lot(s) shall be subject to that portion of the assessment representing maintenance costs. Once seventy-five percent (75%) of the Lots have been sold or deeded by Declarant, Declarant-owned Lot(s) shall be subject to

that portion of the assessment representing the contribution to a reserve account. Declarant will cover any shortfall in the operation budget for the Association up to the per Lot dues or assessment amount during the period Declarant is not paying dues on its Lot(s). Once the Declarant acquires a Certificate of Occupancy for a home on a Lot, the Lot's new Owner shall be assessed the full assessment that year on a pro rata basis.

(i) Declarant shall deed the private streets or roads, drainage facilities, and other required common area improvements to the Association or other responsible corporate entity before more than seventy percent (70%) of the Lots have been sold or deeded away by Declarant.

(j) The Association shall dedicate to public use any street or road in the subdivision when two-thirds (2/3) of the Owners of two-thirds (2/3) of the property abutting such street or road present a signed petition proposing such dedication to the County or a successor local government and such local government agrees to accept the maintenance the subject street or road as a public right-of-way.

(k) The Association shall not dedicate to public use any street or road in the subdivision unless said dedication is agreed to by two-thirds (2/3) of the owners of two-thirds (2/3) of the property abutting such street or road in a signed petition proposing such dedication which is presented to the County or successor local government and such local government agrees to accept such dedication.

(l) The prevailing party shall have the right to collect attorney's fees and costs in any litigation brought to require the Association to perform its obligations with regard to the annual assessments and the maintenance or repair of streets and other common facilities.

(m) The prevailing party shall have the right to collect attorney's fees and costs in any litigation brought to require the Declarant to incorporate the Association or to perform any other action or obligation imposed on the Declarant pursuant to this Declaration.

#### **ARTICLE VI—Architectural Control**

(a) No Owner shall erect or maintain any building, fence, light post, mailbox, wall, or other structure, nor commence or make any exterior addition to or alteration of the shape, color or appearance of the exterior of existing improvements, nor make any material alteration, addition or deletion to the landscaping of any Lot, unless and until the plans and specifications showing the nature, kind, shape, height, materials, color, location and all other details shall have been submitted to and approved in writing by an Architectural Control Committee of the Board of Directors as to the quality of materials, harmony of external design and color, and the location in relation to surrounding structures and topography. The Architectural Control Committee must also approve the site plan for each dwelling or improvement with respect to its proximity to dwellings or improvements on adjacent Lots and the effect it will have on the privacy of adjacent Lot Owners. Except with respect to the minimum requirements set forth in Article VI, paragraph (c) herein below, if the Architectural Control Committee fails to take action on the Owner's plans and specifications within 30 days after its receipt of same, its approval will not be required.

(b) The Declarant, or its designee, shall comprise the Architectural Control Committee until such time as it owns no lots in the subdivision or otherwise resigns.

(c) The minimum building and architectural control requirements applicable to the property are as follows:

(1) The minimum size of a residential dwelling constructed on a Lot shall be two thousand five hundred (2,500) heated square feet. Porches, garages, and deck areas, even if heated, shall not be included in this minimum square footage requirement. Declarant reserves the unilateral right and in its absolute discretion to amend minimum square footage for additional phases or properties.

(2) No building or other structure of any type constructed on a Lot shall exceed

two (2) stories in height.

(3) Each residential single family detached unit shall have an enclosed side-entry garage capable of accommodating two automobiles. Garage doors shall be kept closed except when exiting and entering. Motor vehicles shall not be parked on unpaved front yard portions of the parcel. Parking on the street is prohibited with the exception of short term guest parking.

(4) No mobile homes shall be permitted, and no home may be comprised of stucco; however, stucco accents may be allowed upon approval by the Architectural Control Committee.

(5) No fences may be installed in the front yard of a Lot unless it has first been approved by the Architectural Control Committee. Picket or aluminum picket fences are allowed to be installed in the back yard of a Lot, however no chain-link fences of any kind shall be allowed to be installed on any portion of a Lot.

(6) All shingles must be approved by the Architectural Control Committee, including color and type. All homes must have Architectural shingles or metal roofs.

(7) The minimum distance between any road and home shall be one-hundred (100) feet. However, this minimum distance requirement shall not be applicable to Lot 9 of the Association as depicted on the site plan, which contains an existing oak grove and existing drip line that shall reduce the minimum distance requirement for this lot only to be sixty-five (65) feet.

(8) All driveway entrances to the home shall consist of brick columns on both sides with approved lighting on the top and subject to any other criteria required by the Architectural Control Committee.

(9) Boats, trailers, campers, recreational vehicles (RV's) or other vehicles shall be parked or stored within the backyard and screened from view. In no event shall any of the



foregoing be parked on any Lot outside a garage or on the streets within the subdivision. Owners may screen boats, RV's, etc. by building an approved architectural screen blockade designed to mimic the architecture of the home and must landscape around that blockade to further buffer or "hide" the structure.

(10) Landscaping consistent with other dwellings located on the Property is required with respect to each new residential dwelling.

(11) All mailboxes shall be approved by the Architectural Control Committee.

(12) All set backs are governed per plat and this Declaration, and all elevations must be approved by the Architectural Control Committee.

(13) All structures erected on a lot shall comply with all applicable building codes.

#### **ARTICLE VII—Land Use Restrictions**

(a) No house, Lot, or any part thereof may be subdivided. No house shall be occupied or used except for residential purposes, except that home offices incidental to residential purposes are permitted, and except further that the Declarant and its successors or assigns may use houses as model homesites and for display and sales offices. All residential dwellings must be single-family detached dwellings.

(b) No noxious or offensive activities shall be carried on, in, upon or around any house or in or upon any Easement Areas, nor shall anything be done thereon which may be or may become any annoyance or a nuisance to other Owners.

(c) No structure of a temporary character, trailer, shack, barn or other out building shall be erected or used on any Lot at any time, either temporarily or permanently unless approved by the Architectural Control Committee, provided, however, Declarant may maintain offices or storage facilities during the construction and sales periods. Likewise, a contractor may maintain a temporary

storage facility to store the contractor's materials during construction.

(d) No sign or billboard of any kind shall be displayed to the public view on any Lot or any portion of the Easement Areas except one (1) sign of customary and reasonable dimension advertising the house for sale or rent or except signs used by Declarant, its successors or assigns to advertise the property during the construction and sales periods.

(e) All rubbish, trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. All trash and garbage shall be kept in sanitary closed containers.

(f) No Owner may construct or use and operate an external radio or television antenna without the prior written consent of the Architectural Control Committee.

(g) No disabled vehicle shall be parked or stored on any of the Easement Areas, nor parked or stored on any Lot except in a garage. No boat, trailer, camper, or recreational vehicle shall be parked or stored on any of the Easement Areas nor parked or stored on any Lot except in a garage or at a location behind the residence. However, in no event shall vehicles be visible from a street which runs adjacent to the property.

(h) No animals or livestock shall be raised, bred or kept on any Lot, except that horses and chickens may be kept and bred for the owner's sole use, and dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

(i) The Property Owners shall have the right to lease their houses provided that the lease is made subject to the covenants, conditions, restrictions, limitations and uses contained in this Declaration and those contained in the Articles of Incorporation and Bylaws of the Association.

#### **ARTICLE VIII—Tree Preservation Area**

All trees with a diameter of twelve inches or greater which are located on or within the Tree Preservation Area, shall be preserved, provided that the tree is in good health and in no immediate danger of falling.

#### **ARTICLE IX—Enforcement**

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, condition, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenants, restriction, condition, reservation, lien or charge herein contained shall in no event be deemed a waiver of the right to do so.

#### **ARTICLE X—Further Development**

Declarant intends to further develop a second phase of the property identified as Lot numbered 10 into a conservation community that will adhere to all local, state, and municipal guidelines.

#### **ARTICLE XI—Duration and Amendment**

(a) The covenants, conditions and restrictions of this Declaration shall run with and bind the Property for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended at any time with consent and approval of not less than two-thirds (2/3) of the Owners. For the purposes of amendment of this Declaration, co-owners of a Lot shall be considered as one owner. To become effective, an amendment must be recorded. However, the Declarant reserves and shall have the sole right: (a) to amend these Covenants and Restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein; and (b) to grant reasonable variances from the provisions of this Declaration, or any portion

hereof, in order to overcome practical difficulties and to prevent unnecessary hardship in the application of the provisions contained herein, provided, however, that said variances shall not materially injure any of the property or improvements of an adjacent property. No variance granted pursuant to the authority granted herein shall constitute a waiver of any provision of this Declaration as applies to any other person or real property.

(b) Amendment to those provisions set forth above which are required provisions under Subsection 10-7.610 1(a)-(m) of the Leon County Code of Ordinances shall be prohibited without the written consent and joinder of the County, which consent and joinder may be given by the County Attorney provided that minimum requirements of Section 10-7.610 of the Leon County Code of Ordinances have been fully complied with.

*[Signatures on Following Page]*



IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictive Covenants to be executed the date and year first above written.

Signed, sealed and delivered  
in the presence of:

R & N INVESTMENTS OF  
TALLAHASSEE, LLC

*Brenda Marshall*

Witness Signature

*Brent A. Marsh*

Witness Printed Name

*BRENDLE PIGNANO*

Witness Signature

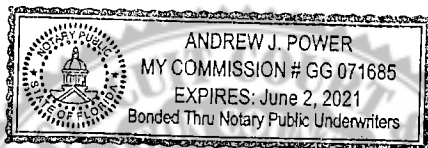
*BRENDLE PIGNANO*

Witness Printed Name

*Jason C. Naumann*  
Its: Manager

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of October, 2017, by Jason C. Naumann, as manager of R & N Investments of Tallahassee, LLC, a Florida limited liability company, who is personally known to me or produced as identification.



NOTARY PUBLIC

*[Signature]*

## EXHIBIT "A"

## PARCEL 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEGREES 07 MINUTES WEST 2363.06 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 44 DEGREES 48 MINUTES 08 SECONDS EAST 418.01 FEET, THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS WEST 85.16 FEET, THENCE SOUTH 600.00 FEET, THENCE WEST 330.00 FEET, THENCE NORTH 641.02 FEET, THENCE EAST 120.08 FEET, THENCE NORTH 00 DEGREES 07 MINUTES EAST 255.16 FEET TO THE POINT OF BEGINNING.

ALSO

## PARCEL 2

BEGIN AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEGREES 07 MINUTES WEST 2435.60 FEET, THENCE WEST 1015.38 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 210.00 FEET, THENCE SOUTH 77 DEGREES 55 MINUTES 30 SECONDS WEST 889.44 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 1088.69 FEET, THENCE EAST 476.48 FEET, THENCE NORTH 1320.00 FEET, THENCE NORTH 89 DEGREES 52 MINUTES 40 SECONDS EAST 1405.50 FEET TO THE POINT OF BEGINNING.

AND ALSO

## PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEGREES 07 MINUTES WEST 2435.60 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 07 MINUTES WEST 182.62 FEET, THENCE WEST 120.08 FEET, THENCE SOUTH 641.02 FEET, THENCE EAST 330.00 FEET, THENCE NORTH 600.00 FEET, THENCE SOUTH 89 DEGREES 43 MINUTES 15 SECONDS EAST 1055.85 FEET, THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST 1224.61 FEET, THENCE SOUTH 89 DEGREES 32 MINUTES WEST 1325.54 FEET, THENCE SOUTH 87 DEGREES 34 MINUTES 00 SECONDS WEST 1849.07 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 13.51 FEET, THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS WEST 798.00 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 66.00 FEET, THENCE NORTH 88 DEGREES 07 MINUTES 30 SECONDS EAST 798.00 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 1487.07 FEET, THENCE NORTH 77 DEGREES 55 MINUTES 30 SECONDS EAST 61.44 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 30 SECONDS WEST 210.00 FEET, THENCE NORTH 77 DEGREES 55 MINUTES 30 SECONDS EAST 828.00 FEET, THENCE EAST 1015.38 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF PARCEL 3 THAT OVERLAPS THE PROPERTY DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED IN BOOK 4656, PAGE 798, AND AS SHOWN ON SURVEY PREPARED BY MOORE BASS CONSULTING, DATED 04/26/2017, CONTRACT #1900.017.

**AND ALSO HIDDEN POND ROAD, DESCRIBED AS FOLLOWS:**

A 66 FOOT RIGHT OF WAY WHICH RUNS EAST AND WEST ACROSS THE NORTH END OF THE SOUTH ONE QUARTER OF SAID SECTION 22 AND WHICH ON THE WEST END JOINS THE CHAIRS CUT-OFF ROAD, WHICH CHAIRS CUT-OFF ROAD RUNS NORTH AND SOUTH ACROSS THE WEST END OF SAID SECTION 22; AND MORE ACCURATELY DESCRIBED BY A SURVEY AS FOLLOWS:

## PARCEL "A"

A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 67 AS:

SIXTY-SIX (66) FEET ALONG THE NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, WHICH LAND WAS THE BASIS FOR A RIGHT-OF-WAY EASEMENT RESERVATION IN A DEED FROM THE GRANTORS (W. J. BOYNTON, JR. AND

SUE C. BOYNTON) TO JAMES M. ALFORD, AS PER DEED BOOK 222, PAGE 33, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

WITH PARCEL "A" MORE PARTICULARLY DESCRIBED AS THE RESULT OF A BOUNDARY SURVEY PREPARED BY NOBLES CONSULTING GROUP, INC., PROJECT NUMBER 5845.001, WITH A FIELD SURVEY DATE OF AUGUST 20, 2016 AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT WITH "X" CAST IN TOP MARKING THE NORTHEAST CORNER OF ASHFORD GLEN, A SUBDIVISION AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 82 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND LYING ON THE SOUTH BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS AND RUN THENCE SOUTH 87 DEGREES 27 MINUTES 48 SECONDS WEST (BEARING REFERENCE BASED ON GEODETIC NORTH) ALONG SAID SOUTH BOUNDARY 1849.52 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS; THENCE LEAVING SAID SOUTH BOUNDARY AND RUN NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL 14.88 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE LESS AND EXCEPT PARCEL DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 203, PAGE 206 OF SAID PUBLIC RECORDS; CONTINUE THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG SAID WEST BOUNDARY 65.82 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID LESS AND EXCEPT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 203, PAGE 206; THENCE LEAVING SAID WEST BOUNDARY AND RUN SOUTH 88 DEGREES 03 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 797.79 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING THE WEST BOUNDARY OF SAID LESS AND EXCEPT PARCEL, RUN SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST ALONG THE MONUMENTED NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, A DISTANCE OF 523.61 FEET TO THE SOUTHEAST CORNER OF THE 30-FOOT WIDE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 339, PAGE 306 OF SAID PUBLIC RECORDS; CONTINUE THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST ALONG SAID NORTH BOUNDARY 2110.75 FEET TO A CONCRETE MONUMENT ON THE MONUMENTED RIGHT-OF-WAY OF CHAIRES CROSSROAD (CR 1543); THENCE LEAVING SAID NORTH BOUNDARY AND RUN SOUTH 01 DEGREE 52 MINUTES 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY 66.03 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE 66-FOOT WIDE STRIP OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN SAID OFFICIAL RECORDS BOOK 339, PAGE 306; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST ALONG A LINE 66' SOUTH OF AND PARALLEL WITH THE AFORESAID MONUMENTED NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, A DISTANCE OF 2631.86 FEET TO THE AFORESAID WEST BOUNDARY OF OFFICIAL RECORDS BOOK 203, PAGE 206; THENCE RUN NORTH 00 DEGREES 17 MINUTES 49 SECONDS EAST ALONG SAID WEST BOUNDARY 66.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.990 ACRES, MORE OR LESS.

SUBJECT TO ANY CLAIMS BY LEON COUNTY TO THAT PART OF CHAIRES CROSSROAD (CR 1543) LYING WITHIN THE MAINTAINED RIGHT-OF-WAY, PURSUANT TO CHAPTER 95.361, FLORIDA STATUTES.

TOGETHER WITH: PARCEL "B"

THAT PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA LYING EAST OF THE WEST BOUNDARY OF SAID SECTION 22 AND WEST OF THE MONUMENTED RIGHT-OF-WAY OF CHAIRES CROSSROAD AND WEST OF THE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 217, PAGE 67, MORE PARTICULARLY DESCRIBED AS THE RESULT OF A BOUNDARY SURVEY PREPARED BY NOBLES CONSULTING GROUP, INC., PROJECT NUMBER 5845.001, WITH A FIELD SURVEY DATE OF AUGUST 20, 2016 AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT WITH "X" CAST IN TOP MARKING THE NORTHEAST CORNER OF ASHFORD GLEN, A SUBDIVISION AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 82 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND LYING ON THE SOUTH BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS AND RUN THENCE SOUTH 87 DEGREES 27 MINUTES 48 SECONDS WEST (BEARING REFERENCE BASED ON GEODETIC NORTH) ALONG SAID

SOUTH BOUNDARY 1849.52 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS; THENCE LEAVING SAID SOUTH BOUNDARY AND RUN NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL 14.88 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE LESS AND EXCEPT PARCEL DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 203, PAGE 206 OF SAID PUBLIC RECORDS; CONTINUE THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG SAID WEST BOUNDARY 65.82 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID LESS AND EXCEPT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 203, PAGE 206; THENCE LEAVING SAID WEST BOUNDARY AND RUN SOUTH 88 DEGREES 03 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 797.79 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE LEAVING THE WEST BOUNDARY OF SAID LESS AND EXCEPT PARCEL, RUN SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST ALONG THE MONUMENTED NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, A DISTANCE OF 523.61 FEET TO THE SOUTHEAST CORNER OF THE 30-FOOT WIDE PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 339, PAGE 306 OF SAID PUBLIC RECORDS; CONTINUE THENCE SOUTH 89 DEGREES 52 MINUTES 13 SECONDS WEST ALONG SAID NORTH BOUNDARY 2110.75 FEET TO A CONCRETE MONUMENT ON THE MONUMENTED RIGHT-OF-WAY OF CHAIRES CROSSROAD (CR 1543) AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTH BOUNDARY AND RUN SOUTH 01 DEGREE 52 MINUTES 13 SECONDS EAST ALONG SAID RIGHT-OF-WAY 66.03 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE 66-FOOT WIDE STRIP OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN SAID OFFICIAL RECORDS BOOK 339, PAGE 306; THENCE LEAVING SAID RIGHT-OF-WAY AND RUN SOUTH 89 DEGREES 58 MINUTES 08 SECONDS WEST ALONG A PROJECTION OF THE NORTH BOUNDARY OF SAID STRIP OF LAND 17.14 FEET, MORE OR LESS TO THE WEST BOUNDARY OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2, EAST, THENCE LEAVING SAID PROJECTION AND RUN NORTH 00 DEGREES 18 MINUTES 32 SECONDS WEST ALONG SAID WEST BOUNDARY 65.97 FEET TO A PROJECTION OF THE AFORESAID MONUMENTED NORTH BOUNDARY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID EAST BOUNDARY AND RUN NORTH 89 DEGREES 52 MINUTES 13 SECONDS EAST ALONG SAID PROJECTION 15.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.025 ACRES, MORE OR LESS.

SUBJECT TO ANY CLAIMS BY LEON COUNTY TO THAT PART OF CHAIRES CROSSROAD (CR 1543) LYING WITHIN THE MAINTAINED RIGHT-OF-WAY, PURSUANT TO CHAPTER 95.361, FLORIDA STATUTES.

TOGETHER WITH:

PARCEL "D"

THE LESS AND EXCEPT PARCEL DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 203, PAGE 206 AS:

A SIXTY-SIX FOOT STRIP FOR ROAD RIGHT OF WAY, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, AND RUN THENCE SOUTH 89 DEGREES 52 MINUTES 40 SECONDS WEST 1405.5 FEET, THENCE SOUTH, 1320 FEET, THENCE WEST 1273.78 FEET, THENCE SOUTH 00 DEGREES 21 MINUTES 30 SECONDS WEST 2601.87 FEET TO A POINT WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 00 DEGREES 21 MINUTES 30 SECONDS WEST 66.0 FEET; THENCE NORTH 88 DEGREES 07 MINUTES 30 SECONDS EAST 798.0 FEET, THENCE NORTH 00 DEGREES 21 MINUTES 30 SECONDS EAST 66.0 FEET, THENCE SOUTH 88 DEGREES 07 MINUTES 30 SECONDS WEST 798.0 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, AND CONTAINING 1.21 ACRES, MORE OR LESS.

WITH PARCEL "D" MORE PARTICULARLY DESCRIBED AS THE RESULT OF A BOUNDARY SURVEY PREPARED BY NOBLES CONSULTING GROUP, INC., PROJECT NUMBER 5845.001, WITH A FIELD SURVEY DATE OF AUGUST 20, 2016 AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT WITH "X" CAST IN TOP MARKING THE NORTHEAST CORNER OF ASHFORD GLEN, A SUBDIVISION AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 82 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA AND LYING ON THE SOUTH BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS AND RUN THENCE SOUTH 87 DEGREES 27



MINUTES 48 SECONDS WEST (BEARING REFERENCE BASED ON GEODETIC NORTH) ALONG SAID SOUTH BOUNDARY 1849.52 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 207, PAGE 583 OF SAID PUBLIC RECORDS; THENCE LEAVING SAID SOUTH BOUNDARY AND RUN NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID PARCEL 14.88 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE LESS AND EXCEPT PARCEL DESCRIBED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 203, PAGE 206 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE NORTH 00 DEGREES 26 MINUTES 12 SECONDS EAST ALONG SAID WEST BOUNDARY 65.82 FEET TO A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID LESS AND EXCEPT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 203, PAGE 206; THENCE LEAVING SAID WEST BOUNDARY AND RUN SOUTH 88 DEGREES 03 MINUTES 43 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID LESS AND EXCEPT PARCEL 797.79 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE LEAVING SAID NORTHERLY BOUNDARY AND RUN SOUTH 00 DEGREES 17 MINUTES 49 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID PARCEL 66.00 FEET, TO A POINT LYING NORTH 00 DEGREES 17 MINUTES 49 SECONDS EAST 71.68 FEET OF A CONCRETE MONUMENT WITH "X" CAST IN TOP MARKING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE INSTRUMENT IN OFFICIAL RECORDS BOOK 203, PAGE 206; THENCE LEAVING SAID WEST BOUNDARY AND RUN NORTH 88 DEGREES 02 MINUTES 53 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LESS AND EXCEPT PARCEL, 797.63 FEET TO THE POINT OF BEGINNING, CONTAINING 1.206 ACRES, MORE OR LESS.

AND

**PARCEL TAX I.D. # 1222200010000**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA AND RUN THENCE NORTH 00 DEGREES 19 MINUTES EAST 446.00 FEET TO A CONCRETE MONUMENT, THENCE NORTH 00 DEGREES 51 MINUTES EAST 792.10 FEET, THENCE NORTH 2 DEGREES 29 MINUTES EAST 25.95 FEET, THENCE NORTH 00 DEGREES 51 MINUTES EAST 49.00 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 87 DEGREES 59 MINUTES WEST 1849.3 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 47 MINUTES EAST 1356.58 FEET, THENCE NORTH 78 DEGREES 21 MINUTES EAST 61.44 FEET TO AN IRON PIPE WHICH IS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 78 DEGREES 21 MINUTES EAST 828.00 FEET TO AN IRON PIPE, THENCE NORTH 00 DEGREES 47 MINUTES EAST 210.00 FEET, THENCE SOUTH 78 DEGREES 21 MINUTES WEST 118.70 FEET TO AN IRON PIPE, THENCE CONTINUE SOUTH 78 DEGREES 21 MINUTES WEST 709.30 FEET TO AN IRON PIPE, THENCE SOUTH 00 DEGREES 47 MINUTES WEST 210.00 FEET TO THE POINT OF BEGINNING.



## LESS AND EXCEPT THE FOLLOWING DESCRIBED QUIT CLAIM LEGAL DESCRIPTIONS (1-4)

LEGAL DESCRIPTION: QUIT CLAIM 1

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument 4"x4" (#3562) marking the Northwest corner of Lot 1, Block "G" of WINFIELD FOREST, Plat Book 9, Page 75, a map or plat thereof recorded in the Public Records of Leon County, Florida thence run N 00°18'05" W 52.37 feet for the **POINT OF BEGINNING** lying on the Southerly boundary of lands described in O.R. BOOK 2151, PAGE 849 recorded in the Public Records of Leon County, Florida. From said **POINT OF BEGINNING** thence run N 89°16'31" E 6.44 feet to a found concrete monument 4"x4" (NO ID) marking the Southeast corner of aforesaid lands; thence leaving the Southerly boundary of said lands run N 00°56'22" W 196.87 feet, thence S 89°30'19" W 4.25 feet to the Northwest corner of Lot 9, Block "F" of WINFIELD FOREST, Plat Book 9, Page 75, a map or plat thereof recorded in the Public Records of Leon County, Florida; thence S 00°18'05" E 196.89 feet to the **POINT OF BEGINNING**. Containing 1052 square feet, more or less.

LEGAL DESCRIPTION: QUIT CLAIM 2

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument 4"x4" (#3562) marking the Northwest corner of Lot 1, Block "G" of WINFIELD FOREST a map or plat thereof recorded in the Public Records of Leon County, Florida thence run N 00°18'05" W 249.26 feet to the Northwest corner of Lot 9, Block "F" of WINFIELD FOREST, Plat Book 9, Page 75, a map or plat thereof recorded in the Public Records of Leon County, Florida for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence run N 89°30'19" E 4.25 feet, thence N 00°56'22" W 304.82 feet, thence N 78°27'35" W 0.87 feet to the Northwest corner of Lot 8, Block "F" of WINFIELD FOREST, thence S 00°18'05" E 305.00 feet to the **POINT OF BEGINNING**. Containing 777 square feet, more or less.

LEGAL DESCRIPTION: QUIT CLAIM 3

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument 4"x4" (#3562) marking the Northwest corner of Lot 1, Block "G" of WINFIELD FOREST a map or plat thereof recorded in the Public Records of Leon County, Florida thence run N 00°18'05" W 554.25 feet to the Northwest corner of Lot 8, Block "F" of WINFIELD FOREST, Plat Book 9, Page 75, a map or plat thereof recorded in the Public Records of Leon County, Florida for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** thence run S 78°27'35" E 0.87 feet, thence N 00°56'22" W 76.51 feet to a point of intersection between lands described in O.R. BOOK 2151, PAGE 849 recorded in the Public Records of Leon County, Florida and lands described in WINFIELD FOREST, Plat Book 9, Page 75, a map or plat thereof recorded in the Public Records of Leon County, Florida; thence S 00°18'05" E 76.33 feet to **POINT OF BEGINNING**. Containing 33 square feet, more or less.

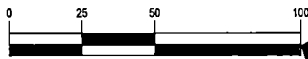
LEGAL DESCRIPTION: QUIT CLAIM 4

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at a found iron rod (NO ID) marking the Northwest corner of Lot 29, Block "B" of ASHFORD GLENN, Plat Book 11, Page 82, a map or plat thereof recorded in the Public Records of Leon County, Florida; thence run S 87°16'14" W 354.50 feet to a found iron pipe (1") and along the Northerly boundary of lands described in O.R. BOOK 4753, PAGE 981 recorded in the Public Records of Leon County, Florida for the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** and leaving said Northerly boundary run N 00°27'49" W 16.93 feet to a found iron pipe (1"), thence S 87°16'38" W 223.13 feet to a found concrete monument 4"x4" (NO ID), thence S 00°35'24" W 16.96 feet to a found iron pipe (1") and the Northerly boundary of lands described in O.R. BOOK 4656, PAGES 793 & 798 of the Public Records of Leon County, Florida; thence N 87°16'25" E 223.44 feet along the Northerly boundary of lands described in O.R. BOOK 4753, PAGE 981 to the **POINT OF BEGINNING**. Containing 3,778 square feet, more or less.



## GRAPHIC SCALE



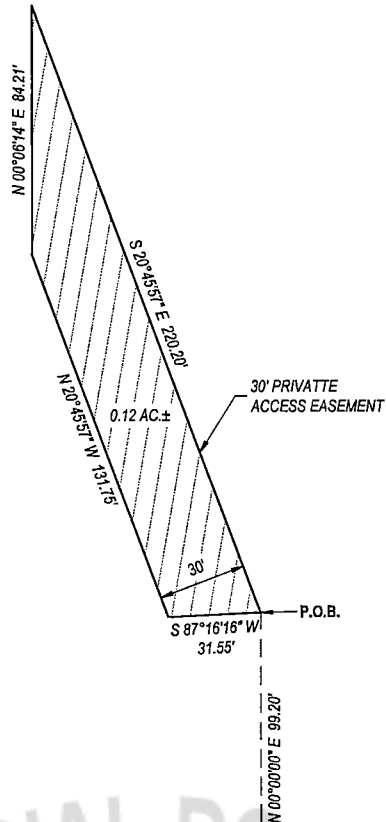
## SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

## LEGAL DESCRIPTION: ACCESS EASEMENT

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE from a found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public Records of Leon County, Florida; thence run along the Northerly boundary of ASHFORD GLEN, S 87°16'14" W 1626.12 feet to a found iron pipe (1 inch) marking the Northwest corner of lands described in O.R. BOOK 4753, PAGE 981 recorded in the Public Records of Leon County, Florida; thence leaving said Northerly boundary run N 00°27'49" W 16.93 feet to a found iron pipe (1 inch); thence S 87°16'38" W 78.15 feet, thence N 00°00'00" E 99.20 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING thence S 87°16'16" W 31.55 feet, thence N 20°45'57" W 131.75 feet, thence N 00°06'14" E 84.21 feet, thence S 20°45'57" E 220.20 feet to the POINT OF BEGINNING. Containing 0.12 acres, more or less.



P.O.C.  
CONCRETE MONUMENT MARKING THE  
NORTHEAST CORNER OF LOT 11, BLOCK "A"  
ASHFORD GLEN PLAT BOOK 11,  
PAGE 82, LEON COUNTY, FLORIDA.

FIP 1" NO ID  
S 87°16'38" W 78.15'  
N 00°27'49" W 16.93'  
S 87°16'14" W 1626.12'

FIP 1" NO ID

CONNIE L. SHERIDAN IRREVOCABLE TRUST  
PARCEL ID.: 1222206180000  
O.R. BOOK 4656, PAGE 793 & 798

TERRY L. MCDONALD  
PARCEL ID.: 1222204170000  
O.R. BOOK 4753, PAGE 981

ASHFORD GLEN  
PLAT BOOK 11, PAGE 82

LOT 11  
JEFFREY J. WHITFORD  
PARCEL ID.: 122225 A0110  
O.R. BOOK 4725, PAGE 2141

BLOCK "A"

## STANDARD ABBREVIATIONS:

AC. ACRES  
CH= CHORD BEARING AND DISTANCE  
Δ= DELTA OR CENTRAL ANGLE  
E EAST  
L= ARC LENGTH  
N NORTH  
R= RADIUS  
R/W RIGHT-OF-WAY  
S SOUTH  
W WEST

## GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

## SURVEYOR'S CERTIFICATION:

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

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UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

FILE #	2017-087	000.017-30' Access Easement DWG
CONTRACT #	1900.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	09/05/2017	DRAWN BY

MOORE BASS CONSULTING, INC.  
805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303 (850) 222-5678  
CERTIFICATE OF AUTHORIZATION NA00007245

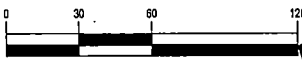
CLIENT NAME  
THE NAUMANN GROUP

PROJECT NAME  
COWLES ESTATE  
HIDDEN POND ROAD

SHEET TITLE  
SKETCH OF DESCRIPTION  
(ACCESS EASEMENT)

1/1

## GRAPHIC SCALE



1 inch = 60 ft.

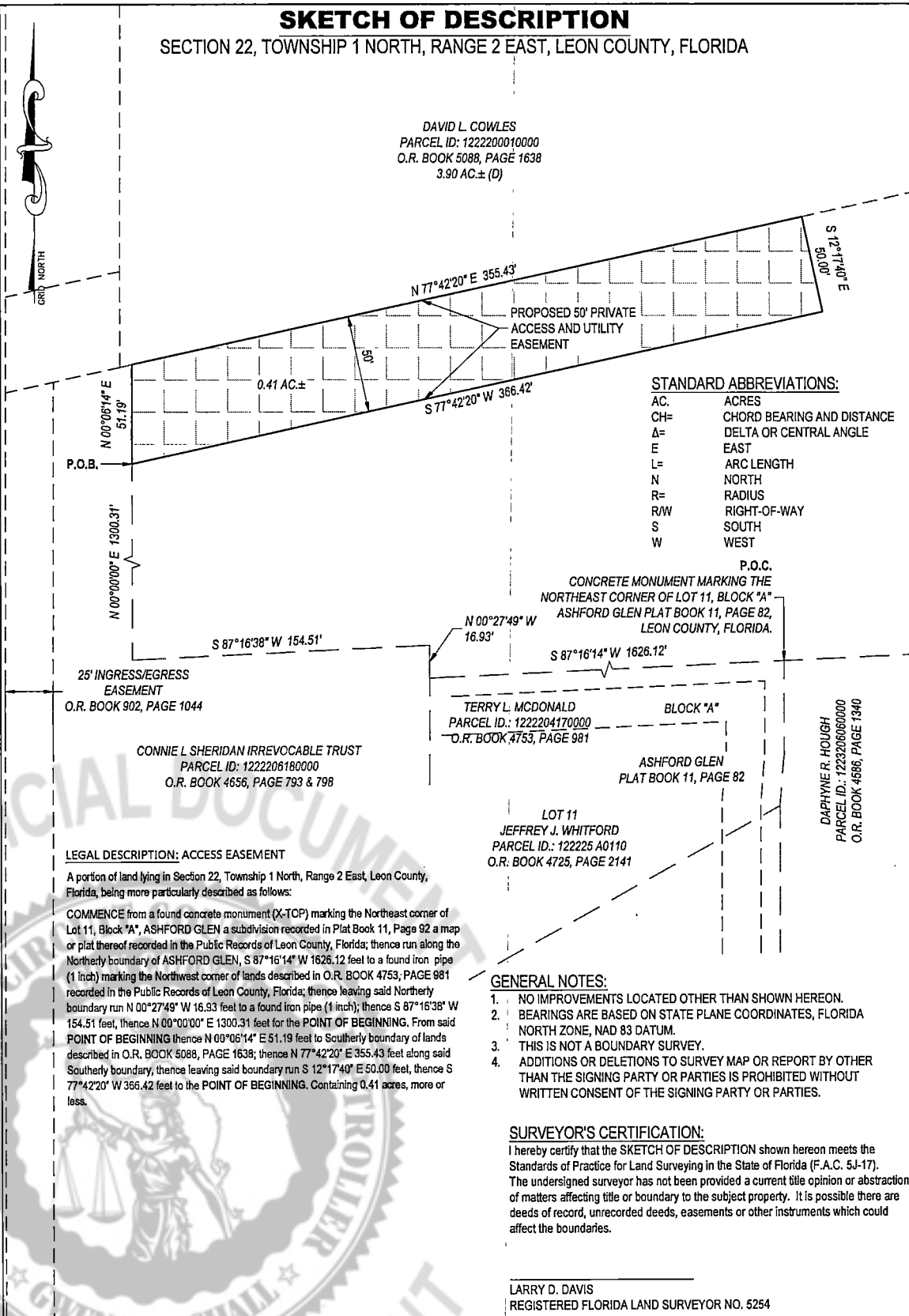


**Moore Bass**  
CONSULTING  
TALLAHASSEE ATLANTA  
www.moorebass.com

**SKETCH OF DESCRIPTION**

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

DAVID L. COWLES  
PARCEL ID: 1222200010000  
O.R. BOOK 5088, PAGE 1638  
3.90 AC.± (D)



© Moore Bass Consulting

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

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FILE #	2017-097	J00.017-Access and Utility Easement.DWG
CONTRACT #	1900.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	09/05/2017	DRAWN BY
		MA

MOORE BASS CONSULTING, INC.  
505 N. GADSDEN STREET  
TALLAHASSEE, FL 32303 (850) 222-5678  
CERTIFICATE OF AUTHORIZATION No. 00002491

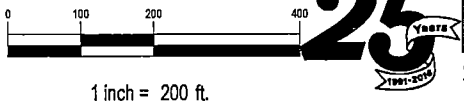
CLIENT NAME  
THE NAUMANN GROUP

PROJECT NAME  
COWLES ESTATE-  
HIDDEN POND ROAD

SHEET TITLE  
SKETCH OF DESCRIPTION  
(ACCESS AND UTILITY EASEMENT)

1/4

## GRAPHIC SCALE



## SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

## LEGAL DESCRIPTION: ACCESS, DRAINAGE AND UTILITY EASEMENT

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE from a found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public Records of Leon County, Florida; thence run along the Northerly boundary of ASHFORD GLEN, S 87°16'16" W 471.56 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue along the Northerly boundary of ASHFORD GLEN S 87°16'14" W 1154.56 feet to a found iron pipe (1 inch) marking the Northwest corner of lands described in O.R. BOOK 4753, PAGE 981 recorded in the Public Records of Leon County, Florida; thence run N 00°27'49" W 16.93 feet to a found iron pipe (1 inch), thence S 86°16'38" W 223.13 feet, thence N 00°06'43" E 1340.38 feet along the Easterly boundary of lands described in O.R. BOOK 214, PAGE 22 recorded in the Public Records of Leon County, Florida; thence leaving said Easterly boundary run N 77°42'20" E 67.58 feet to a point lying on the Southerly boundary of lands described in O.R. BOOK 5088, PAGE 1638 recorded in the Public Records of Leon County, Florida; thence S 00°06'14" W 1252.42 feet, thence N 87°16'16" E 1311.60 feet, thence S 00°06'14" W 116.14 feet to the POINT OF BEGINNING. Containing 5.47 acres, more or less.

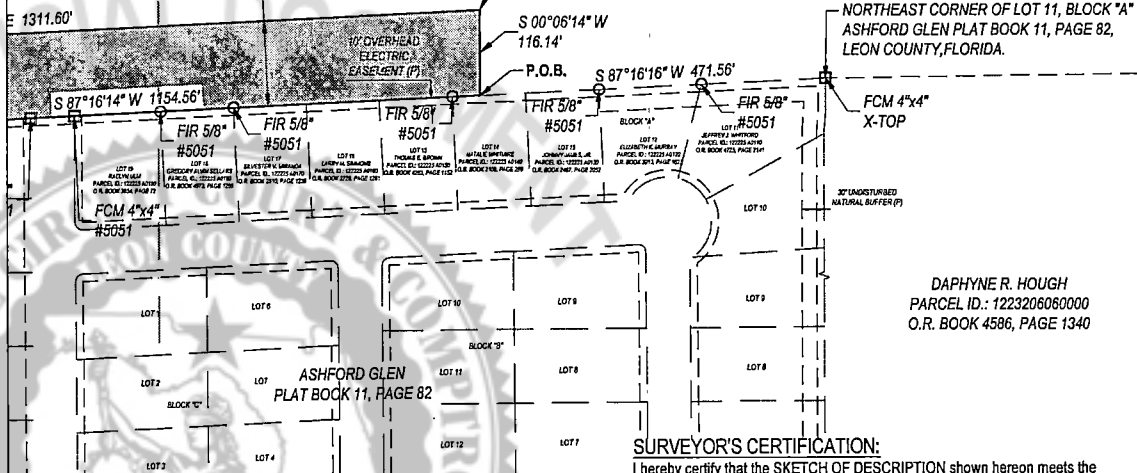
## STANDARD ABBREVIATIONS:

AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
L=	ARC LENGTH
N	NORTH
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST

PROPOSED 116' ACCESS, DRAINAGE AND UTILITY EASEMENT

END OF PROPOSED 116' ACCESS, DRAINAGE AND UTILITY EASEMENT

P.O.C.  
CONCRETE MONUMENT MARKING THE  
NORTHEAST CORNER OF LOT 11, BLOCK "A"  
ASHFORD GLEN PLAT BOOK 11, PAGE 92,  
LEON COUNTY, FLORIDA.



DAPHNE R. HOUGH  
PARCEL ID.: 1223206060000  
O.R. BOOK 4586, PAGE 1340

## GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

## SURVEYOR'S CERTIFICATION:

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

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FILE #	2017-201	J00.017-Access-Drainage and Utility Easement DWG
CONTRACT #	1900.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	08/01/2017	DRAWN BY

MOORE BASS CONSULTING, INC.  
805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303 (850) 222-5678  
CERTIFICATE OF AUTHORIZATION No. 00007245

CLIENT NAME THE NAUMANN GROUP

PROJECT NAME COWLESS ESTATE-HIDDEN POND ROAD

SHEET TITLE SKETCH OF DESCRIPTION  
(ACCESS, DRAINAGE AND UTILITY EASEMENT)

1/2

C:\Projects\J00.017\Working\SURVEYS\KETCHES\J00.017-Access-Drainage and Utility Easement.DWG, 1.0, mellen, Sep 06, 2017 - 8:52:34am

GRAPHIC SCALE

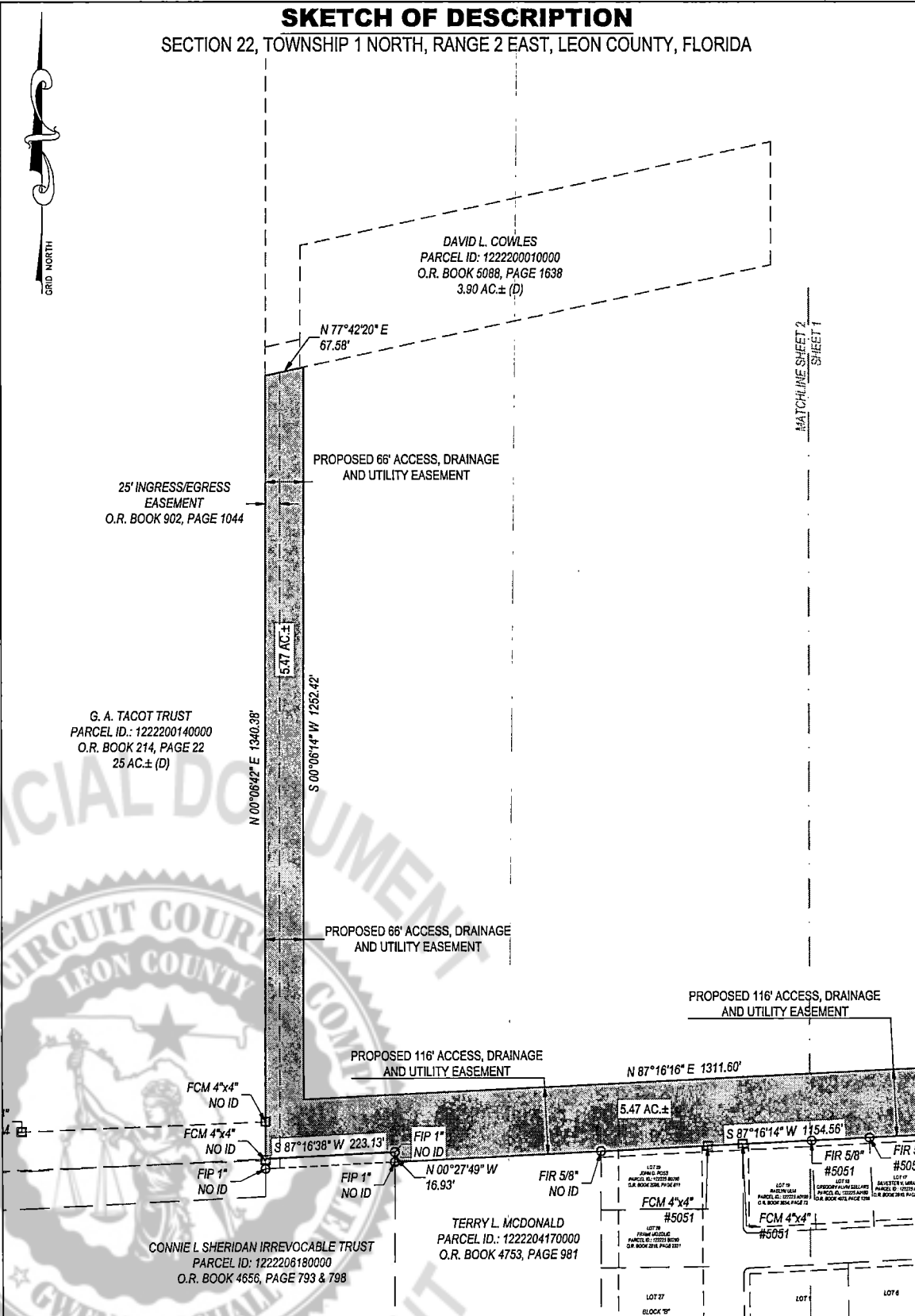


1 inch = 200 ft.



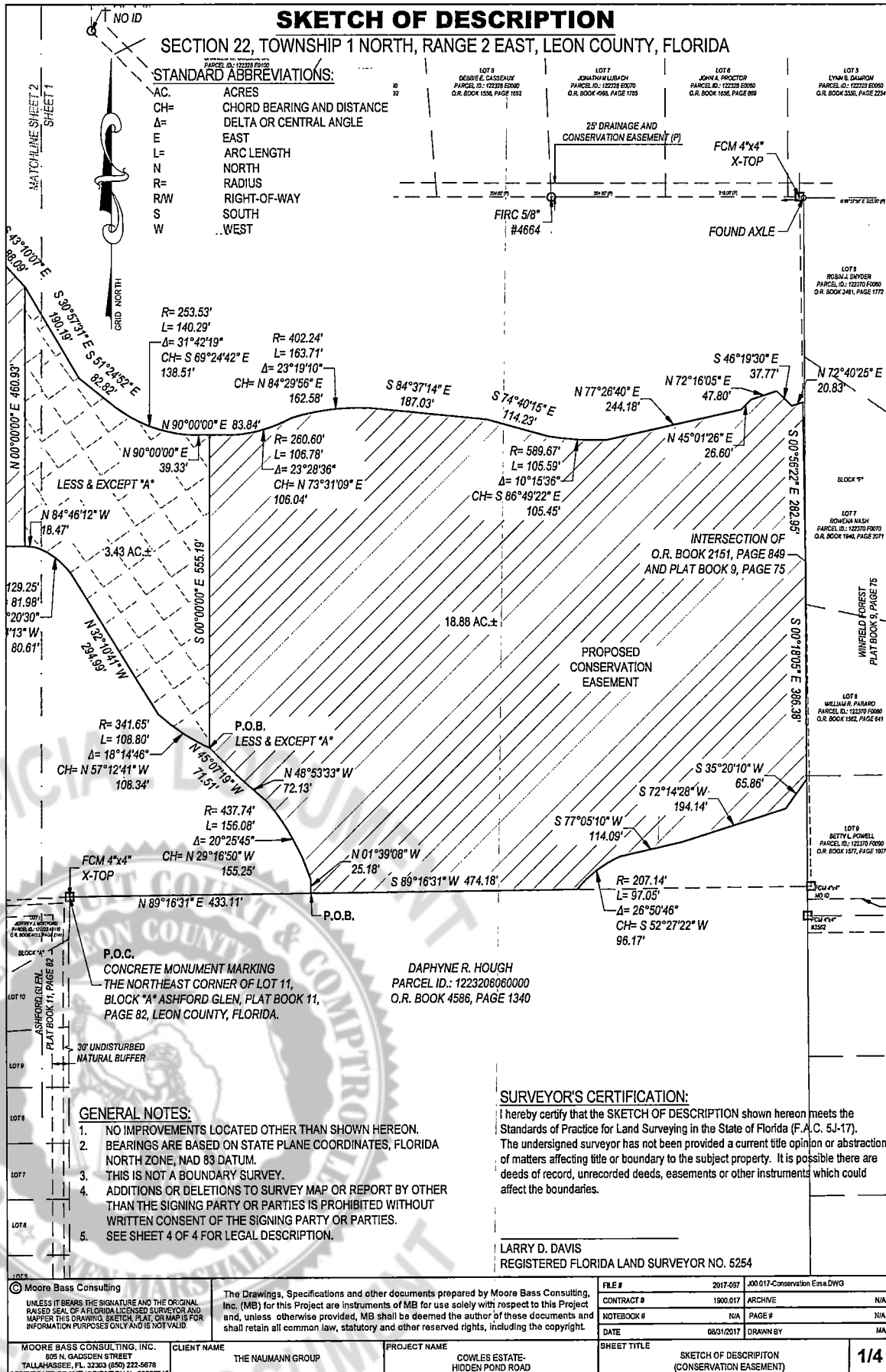
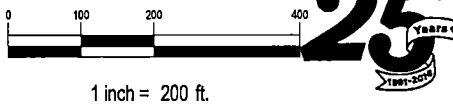
SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA



<b>Moore Bass Consulting</b> <small>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</small>		The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.		FILE # 2017-037 CONTRACT # 1900-017 NOTEBOOK # N/A DATE 03/1/2017
MOORE BASS CONSULTING, INC. 605 N. CHADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245	CLIENT NAME THE NAUMANN GROUP	PROJECT NAME COWLES ESTATE- HIDDEN POND ROAD	SHEET TITLE SKETCH OF DESCRIPTION (ACCESS, DRAINAGE AND UTILITY EASEMENT)	J00.017 Access-Drainage and Utility Easo DWG ARCHIVE N/A PAGE # N/A DRAWN BY MA

## GRAPHIC SCALE





## GRAPHIC SCALE

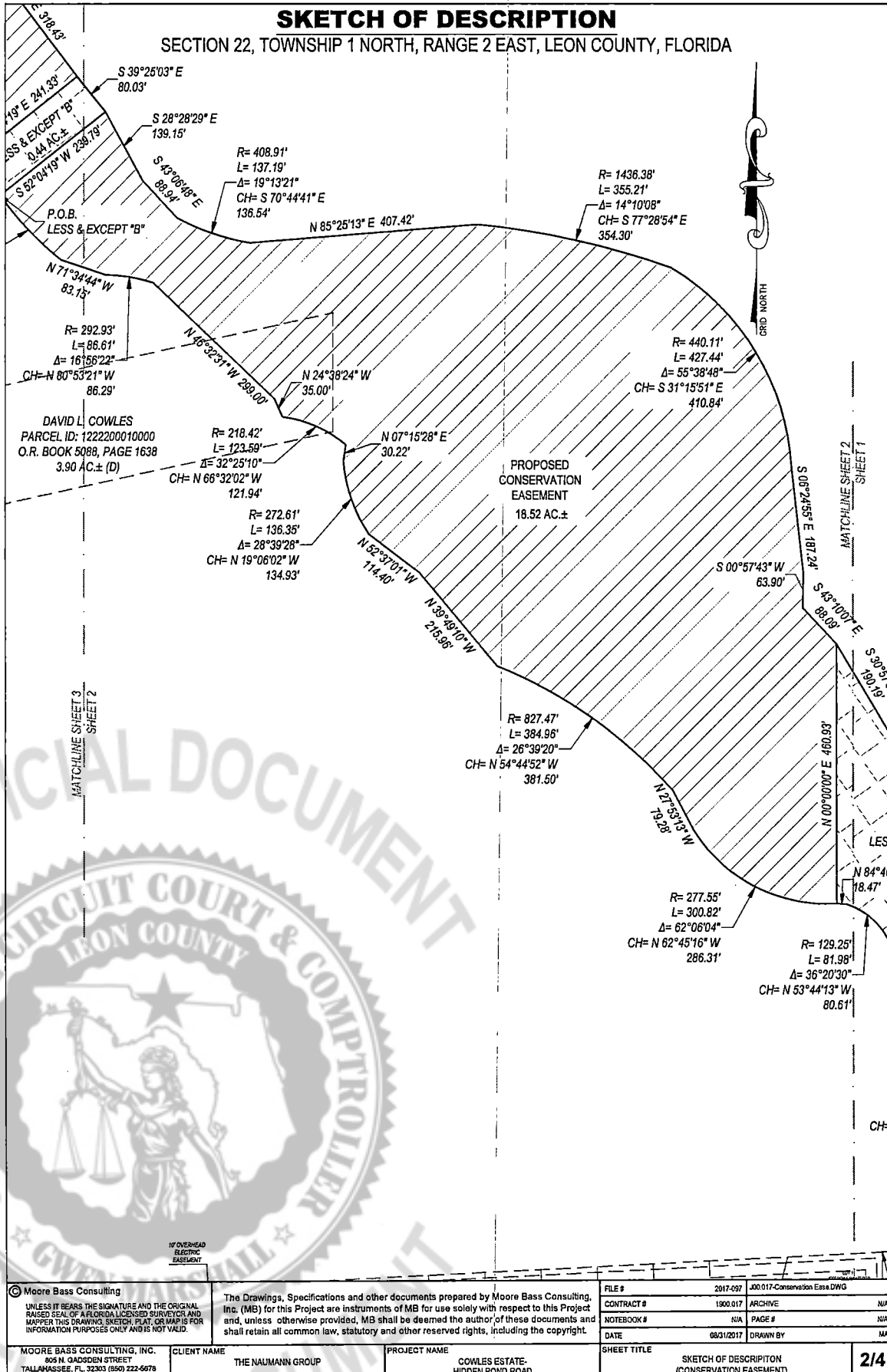


1 inch = 200 ft.



## SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA



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FILE #	2017-037	J00.017-Conservation Easement.DWG
CONTRACT #	1900.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	08/31/2017	DRAWN BY
SHEET TITLE	SKETCH OF DESCRIPTION (CONSERVATION EASEMENT)	
		2/4

MOORE BASS CONSULTING, INC.  
 805 N. GADSDEN STREET  
 TALLAHASSEE, FL 32303 (904) 222-6678  
 CERTIFICATE OF AUTHORIZATION No. 0007245

CLIENT NAME

THE MAUMANN GROUP

PROJECT NAME

COWLES ESTATE-  
HIDDEN POND ROAD

C:\Projects\J00.017\Workfiles\SURVEYS\SKETCHES\J00.017-Conservation Easement.DWG, 2.0, mellen, Sep 08, 2017 - 6:51:55am

## GRAPHIC SCALE



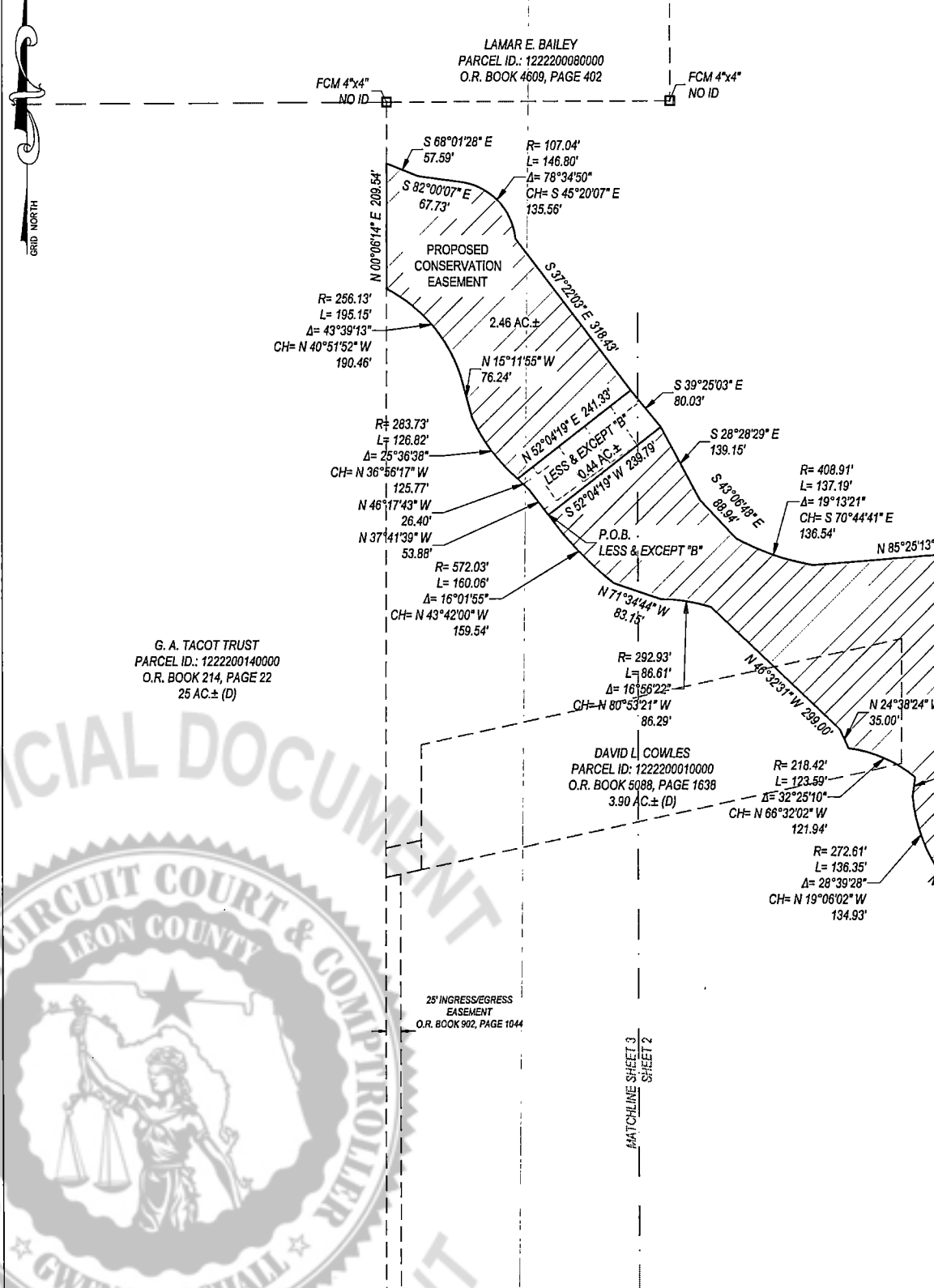
1 inch = 200 ft.



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**SKETCH OF DESCRIPTION**

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA



<b>Moore Bass Consulting</b> <small>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</small>		The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.		FILE # 2017-097 CONTRACT # 1900-017 NOTEBOOK # N/A DATE 08/31/2017	J00-017-Conservation Easement DWG ARCHIVE PAGE # N/A DRAWN BY MA
MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-6678 <small>CERTIFICATE OF AUTHORIZATION No. 00007245</small>	CLIENT NAME THE NAUMANN GROUP	PROJECT NAME COWLES ESTATE- HIDDEN POND ROAD	SHEET TITLE SKETCH OF DESCRIPTION (CONSERVATION EASEMENT)		

## GRAPHIC SCALE



1 inch = 100 ft.

LEGAL DESCRIPTION: CONSERVATION EASEMENT

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public Records of Leon County, Florida thence run N 89°16'31" E 433.11 feet along the Northerly boundary of lands described in O.R. BOOK 4586, PAGE 1340 of the Public Records of Leon County, Florida for the POINT OF BEGINNING. From said POINT OF BEGINNING run the following course: N 01°39'08" W 25.18 feet to a point of curve concave to the Southwest having a radius of 437.74 feet through a central angle of 20°25'45" for an arc length of 156.08 feet (chord bears: N 29°16'50" W 155.25 feet); thence N 48°53'33" W 72.13 feet, thence N 45°07'19" W 71.51 feet to a point of curve concave Northeasterly having a radius of 341.65 feet through a central angle of 18°14'46" for an arc length of 108.80 feet (chord bears: N 57°12'41" W 108.34 feet); thence N 32°10'41" W 294.99 feet to a point of curve concave Southwesterly having a radius of 129.25 feet through a central angle of 36°20'30" for an arc length of 81.98 feet (chord bears: N 53°44'13" W 80.61 feet); thence N 84°46'12" W 18.47 feet to a point of curve concave Northeasterly having a radius of 277.55 feet through a central angle of 62°06'04" for an arc length of 300.82 feet (chord bears: N 62°45'16" W 286.31 feet); thence N 27°53'13" W 79.28 feet to a point of curve concave Southwesterly having a radius of 827.47 feet through a central angle of 26°39'20" for an arc length of 384.96 feet (chord bears: N 54°44'52" W 381.50 feet); thence as follows: N 39°49'10" W 215.96 feet, N 52°37'01" S 114.40 feet to a point of curve concave to the Northeast having a radius of 272.61 feet through a central angle of 28°39'28" for an arc length of 136.35 feet (chord bears: N 19°06'02" W 134.93 feet); thence N 07°15'28" E 30.22 feet to a point of curve concave to the South having a radius of 218.42 feet through a central angle of 32°25'10" for an arc length of 123.59 feet (chord bears: N 66°32'02" W 121.94 feet); thence as follows: N 24°38'24" W 35.00 feet, N 46°32'31" W 289.00 feet to a point of curve concave South having a radius of 292.93 feet through a central angle of 16°56'22" for an arc length of 86.61 feet (chord bears: N 80°53'21" W 86.29 feet); thence N 71°34'44" W 83.15 feet to a point of curve concave Northeasterly having a radius of 572.03 through a central angle of 16°01'55" for an arc length of 160.06 feet (chord bears: N 43°42'00" W 159.54); thence as follows: N 37°41'39" W 53.88 feet, N 46°17'43" W 26.40 feet to a point of curve concave Northeasterly having a radius of 283.73 feet through a central angle of 26°38'38" for an arc length of 126.82 feet (chord bears: N 36°56'17" W 125.77 feet); thence N 15°11'55" W 76.24 feet to a point of curve concave Southwesterly having a radius of 256.13 feet through a central angle of 43°51'52" for an arc length of 195.15 feet (chord bears: N 40°51'52" W 190.46 feet) and the Easterly boundary of lands described in O.R. BOOK 214, PAGE 22 recorded in the Public Records of Leon County, Florida; thence run N 00°06'14" E 209.54 feet along the Easterly boundary of aforesaid lands; thence leaving said Easterly boundary thence run S 68°01'28" E 57.59 feet, thence S 82°00'07" E 67.73 feet to a point of curve concave Southwesterly having a radius of 107.04 feet through a central angle of 78°34'50" for an arc length of 146.80 feet (chord bears: S 45°20'07" E 135.56 feet); thence as follows: S 37°22'03" E 318.43 feet, S 39°25'02" E 80.03 feet, S 28°28'29" E 139.15 feet, S 43°06'48" E 88.94 feet to a point of curve concave Northeasterly having a radius of 408.91 feet through a central angle of 19°13'21" for an arc length of 137.19 feet (chord bears: S 70°44'41" E 136.54 feet); thence N 85°25'13" E 407.42 feet to a point of curve concave Southwesterly having a radius of 1436.38 feet through a central angle of 14°10'08" for an arc length of 355.21 feet (chord bears: S 77°28'54" E 354.30 feet) thence to a compound curve concave to the Southwesterly having a radius of 440.11 feet through a central angle of 55°38'48" for an arc length of 427.44 feet (chord bears: S 31°15'51" E 410.84 feet); thence as follows: S 06°24'55" E 187.24 feet, S 00°57'43" W 63.90 feet, S 43°10'07" E 88.09 feet, S 30°57'31" E 190.19 feet, S 51°24'52" E 82.82 feet to a point of curve concave Northeasterly having a radius of 253.53 feet through a central angle of 31°42'19" for an arc length 140.29 feet (chord bears: S 69°24'42" E 138.51 feet); thence N 90°00'00" E 83.84 feet to point of curve concave Northwesterly having a radius of 260.60 feet through a central angle of 23°28'36" for an arc length of 106.78 feet (chord bears: N 73°31'09" E 106.04 feet); thence to a reverse curve concave Southeastly having a radius of 402.24 feet through a central angle of 23°19'10" for an arc length of 163.71 feet (chord bears: N 84°29'56" E 162.58 feet); thence as follows: S 84°37'14" E 187.03 feet, S 74°40'15" E 114.23 feet to a point of curve concave North having a radius of 589.67 feet through a central angle of 10°15'36" for an arc length of 105.59 feet (chord bears: S 86°49'22" E 105.45 feet); thence as follows: N 77°26'40" E 244.18 feet, N 45°01'26" E 26.60 feet, N 72°16'05" E 47.80 feet, S 46°19'30" E 37.77 feet, N 72°40'25" E 20.83 feet to the Easterly boundary of a Limited Partition; thence Southerly along said Easterly boundary S 00°56'22" E 282.95 feet, thence S 00°18'05" E 386.38 feet, thence leaving the Easterly boundary of Limited Partition run as follows: S 35°20'10" W 65.88 feet, S 72°14'28" W 194.14 feet, S 77°05'10" W 114.09 feet to a point of curve concave Southeastly having a radius of 207.14 feet through a central angle of 26°50'46" for an arc length of 97.05 feet (chord bears: N 52°27'22" W 96.17 feet) and to the Northerly boundary of lands described in O.R. BOOK 4586, PAGE 1340 recorded in the Public Records of Leon County, Florida; thence Westerly along said boundary S 89°16'31" W 474.18 feet to the POINT OF BEGINNING. Containing 39.84 acres, more or less.

LESS & EXCEPT "A"

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public records of Leon County, Florida thence run N 89°16'31" E 433.11 feet along the Northerly boundary of lands described in O.R. BOOK 4586, PAGE 1340 of the Public Records of Leon County, Florida; thence leaving said Northerly boundary run N 01°39'08" W 25.18 feet to a point of curve concave to the Southwest having a radius of 437.74 feet through a central angle of 20°25'45" for an arc length of 156.08 feet (chord bears: N 29°16'50" W 155.25 feet); thence N 48°53'33" W 72.13 feet, thence N 45°07'19" W 71.51 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run Northwesterly along a curve concave Northeasterly having a radius of 341.65 feet through a central angle of 18°14'46" for an arc length of 108.80 feet (chord bears: N 57°12'41" W 108.34 feet); thence N 32°10'41" W 294.99 feet to a point of curve concave Southwesterly having a radius of 129.25 feet through a central angle of 36°20'30" for an arc length of 81.98 feet (chord bears: N 53°44'13" W 80.61 feet); thence N 84°46'12" W 18.47 feet, thence N 00°00'00" E 460.93 feet, thence S 30°57'31" E 190.19 feet, thence S 51°24'54" E 82.82 feet to a point of curve concave Northeasterly having a radius of 253.53 feet through a central angle of 31°42'19" for an arc length of 140.29 feet (chord bears: S 69°24'42" E 138.51 feet); thence N 90°00'00" E 39.33 feet, thence S 00°00'00" E 555.19 feet to the POINT OF BEGINNING. Containing 3.43 acres, more or less.

LESS & EXCEPT "B"

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public records of Leon County, Florida thence run N 89°16'31" E 433.11 feet along the Northerly boundary of lands described in O.R. BOOK 4586, PAGE 1340 of the Public Records of Leon County, Florida; thence leaving said Northerly boundary run N 01°39'08" W 25.18 feet to a point of curve concave to the Southwest having a radius of 437.74 feet through a central angle of 20°25'45" for an arc length of 156.08 feet (chord bears: N 29°16'50" W 155.25 feet); thence N 48°53'33" W 72.13 feet, thence N 45°07'19" W 71.51 feet to a point of curve concave Northeasterly having a radius of 341.65 feet through a central angle of 18°14'46" for an arc length of 108.80 feet (chord bears: N 57°12'41" W 108.34 feet); thence N 32°10'41" W 294.99 feet to a point of curve concave Southwesterly having a radius of 129.25 feet through a central angle of 36°20'30" for an arc length of 81.98 feet (chord bears: N 53°44'13" W 80.61 feet); thence N 84°46'12" W 18.47 feet to a point of curve concave Northeasterly having a radius of 277.55 feet through a central angle of 62°06'04" for an arc length of 300.82 feet (chord bears: N 62°45'16" W 286.31 feet); thence N 27°53'13" W 79.28 feet to a point of curve concave Southwesterly having a radius of 827.47 feet through a central angle of 26°39'20" for an arc length of 384.96 feet (chord bears: N 54°44'52" W 381.50 feet); thence as follows: N 39°49'10" W 215.96 feet, N 52°37'01" S 114.40 feet to a point of curve concave to the Northeast having a radius of 272.61 feet through a central angle of 28°39'28" for an arc length of 136.35 feet (chord bears: N 19°06'02" W 134.93 feet); thence N 07°15'28" E 30.22 feet to a point of curve concave to the South having a radius of 218.42 feet through a central angle of 32°25'10" for an arc length of 123.59 feet (chord bears: N 66°32'02" W 121.94 feet); thence as follows: N 24°38'24" W 35.00 feet, N 46°32'31" W 289.00 feet to a point of curve concave South having a radius of 292.93 feet through a central angle of 16°56'22" for an arc length of 86.61 feet (chord bears: N 80°53'21" W 86.29 feet); thence N 71°34'44" W 83.15 feet to a point of curve concave Northeasterly having a radius of 572.03 through a central angle of 16°01'55" for an arc length of 160.06 feet (chord bears: N 43°42'00" W 159.54) for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run N 37°41'39" W 53.88 feet, thence N 46°17'43" W 26.40 feet, thence N 52°04'19" E 241.33 feet, thence S 39°25'03" E 80.03 feet, thence S 52°04'19" W 239.79 feet to the POINT OF BEGINNING. Containing 0.44 acres, more or less.

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FILE #	2017-097	J00 017-Conservation Easement.DWG
CONTRACT #	1900 017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	08/31/2017	DRAWN BY

MOORE BASS CONSULTING, INC.  
805 N. GARDEN STREET  
TALLAHASSEE, FL 32303 (850) 222-6678  
CERTIFICATE OF AUTHORIZATION No. 00007245

CLIENT NAME  
THE NAUMANN GROUP

PROJECT NAME  
COWLES ESTATE-  
HIDDEN POND ROAD

SHEET TITLE  
LEGAL DESCRIPTION

4/4

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## GRAPHIC SCALE



1 inch = 100 ft.



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TALLAHASSEE ATLANTA  
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**SKETCH OF DESCRIPTION**

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

**LEGAL DESCRIPTION: TALQUIN ELECTRIC EASEMENT**

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

BEGIN at a found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat thereof recorded in the Public Records of Leon County, Florida; thence run along the Northerly boundary of ASHFORD GLEN, S 87°16'16" W 471.56 feet, thence leaving said Northerly boundary run the following courses: N 00°06'14" E 15.02 feet, N 87°16'16" E 471.08 feet, N 89°16'31" E 170.96 feet, N 02°03'54" W 672.25 feet, N 22°45'54" W 214.12 feet, N 06°22'37" W 356.86 feet, N 83°37'23" E 30.00 feet, S 06°22'37" E 352.54 feet, S 22°45'54" E 215.28 feet, S 02°03'54" E 693.43 to the Northerly boundary of lands described in O.R. BOOK 4588, PAGE 1340 recorded in the Public Records of Leon County, Florida; thence run Westerly along said Northerly boundary S 89°16'31" W 201.05 feet to the POINT OF BEGINNING. Containing 1.09 acres, more or less.

**STANDARD ABBREVIATIONS:**

AC. ACRES  
CH= CHORD BEARING AND DISTANCE  
Δ= DELTA OR CENTRAL ANGLE  
E EAST  
L= ARC LENGTH  
N NORTH  
R= RADIUS  
R/W RIGHT-OF-WAY  
S SOUTH  
W WEST

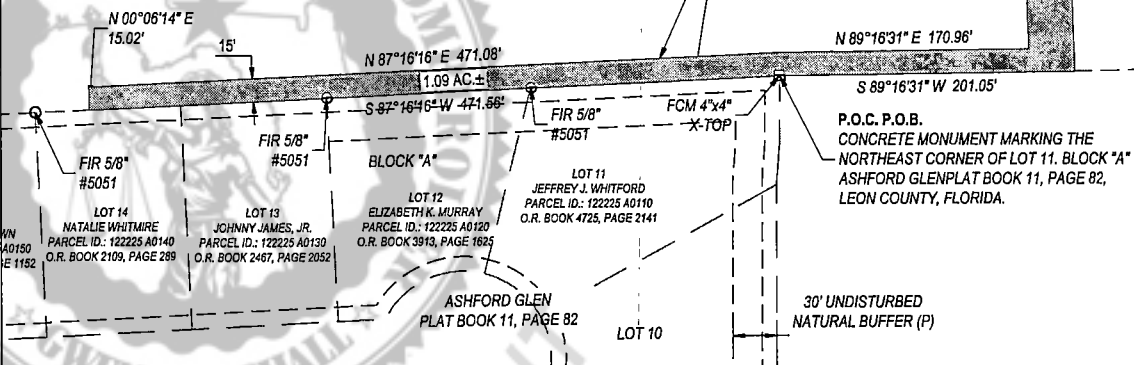
**GENERAL NOTES:**

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR NO. 5254



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FILE #	2017-087	J00.017-Talquin Electric Easement DWG
CONTRACT #	1900.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	08/31/2017	DRAWN BY
SHEET TITLE	SKETCH OF DESCRIPTION (TALQUIN ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT)	

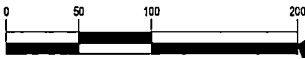
MOORE BASS CONSULTING, INC.  
605 N. GADSDEN STREET  
TALLAHASSEE, FL 32303 (904) 222-5878  
CERTIFICATE OF AUTHORIZATION NO. 00007245

CLIENT NAME  
THE NAUMANN GROUP

PROJECT NAME  
COWLES ESTATE-  
HIDDEN POND ROAD

1/2

GRAPHIC SCALE

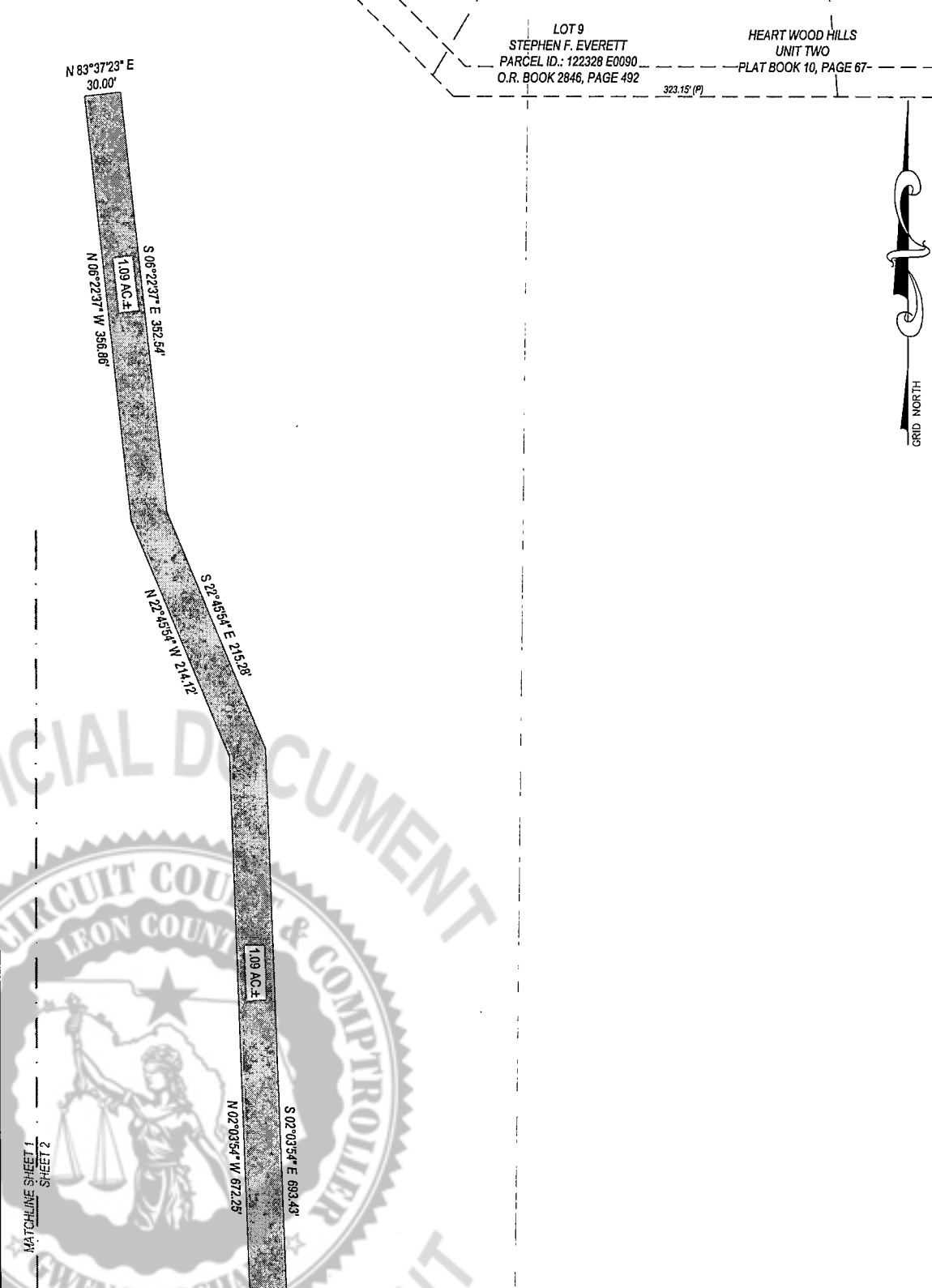


1 inch = 100 ft.



SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA



<b>Moore Bass Consulting</b> UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.		The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.		FILE #	2017-097	J00.017-Talquin Electric Easement.DWG
				CONTRACT #	1900.017	ARCHIVE
				NOTEBOOK #	N/A	PAGE #
				DATE	08/31/2017	DRAWN BY
						NA
MOORE BASS CONSULTING, INC. 605 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-6678 CERTIFICATE OF AUTHORIZATION NO.00007245		CLIENT NAME	THE NAUMANN GROUP	PROJECT NAME	COWLES ESTATE- HIDDEN POND ROAD	
				SHEET TITLE	SKETCH OF DESCRIPTION (TALQUIN ELECTRIC COOPERATIVE, INC. UTILITY EASEMENT)	
					2/2	

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## GRAPHIC SCALE



1 inch = 120 ft.



# Moore Bass

**C O**  
**TALLAHASSEE**

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ATLANTA

### SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

LEGAL DESCRIPTION: 50' VEGETATIVE BUFFER

A portion of land lying in Section 22, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE from a found concrete monument (X-TOP) marking the Northeast corner of Lot 11, Block "A", ASHFORD GLEN a subdivision recorded in Plat Book 11, Page 92 a map or plat there recorded in the Public Records of Leon County, Florida; thence run along the Northerly boundary of ASHFORD GLEN, S 87°16'16" W 471.56 feet, thence leaving the Northerly boundary of ASHFORD GLEN run N 00°06'16" E 116.14 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run as follows: S 87°16'16" W 50.06 feet, N 00°06'14" E 600.00 feet, N 89°53'46" W 200.00 feet, S 00°06'14" W 608.90 feet, S 87°16'16" W 50.06 feet, N 00°06'14" W 612.37 feet, N 89°53'46" W 150.00 feet, S 00°06'14" W 619.79 feet, S 87°16'16" W 50.06 feet, N 00°06'14" W 622.27 feet, N 89°53'46" W 150.00 feet, S 00°06'14" E 628.69 feet, S 87°16'16" W 50.06 feet, N 00°06'14" E 372.23 feet, N 89°53'46" W 610.00 feet, N 00°06'14" E 50.00 feet, S 89°53'46" E 610.00 feet, N 00°06'14" E 150.00 feet, N 89°53'46" W 610.00 feet, S 89°53'46" W 610.00 feet, N 00°06'14" E 50.00 feet, S 89°53'46" E 610.00 feet, N 00°06'14" E 150.00 feet, N 89°53'46" W 610.00 feet, N 00°06'14" E 50.00 feet, S 89°53'46" E 610.00 feet, N 00°06'14" E 282.91 feet, S 77°42'20" W 258.14 feet, N 12°17'40" E 50.00 feet to the Southerly boundary of lands described by less & except in O.R. BOOK 5089, PAGE 1639 recorded in the Public Records of Leon County, Florida; thence N 77°42'20" E 282.06 feet, thence leaving said Southerly boundary run S 42°29'38" E 55.22 feet, thence S 00°06'14" W 636.29 feet, thence S 89°53'46" E 650.00 feet, thence S 00°06'14" W 647.53 feet to the POINT OF BEGINNING. Containing 7.49 acres, more or less.

STANDARD ABBREVIATIONS:

AC.	ACRES
CH=	CHORD BEARING AND DISTANCE
Δ=	DELTA OR CENTRAL ANGLE
E	EAST
L=	ARC LENGTH
N	NORTH
R=	RADIUS
R/W	RIGHT-OF-WAY
S	SOUTH
W	WEST

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.  
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA  
NORTH ZONE, NAD 83 DATUM.  
3. THIS IS NOT A BOUNDARY SURVEY.  
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER  
THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
5. SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTION.

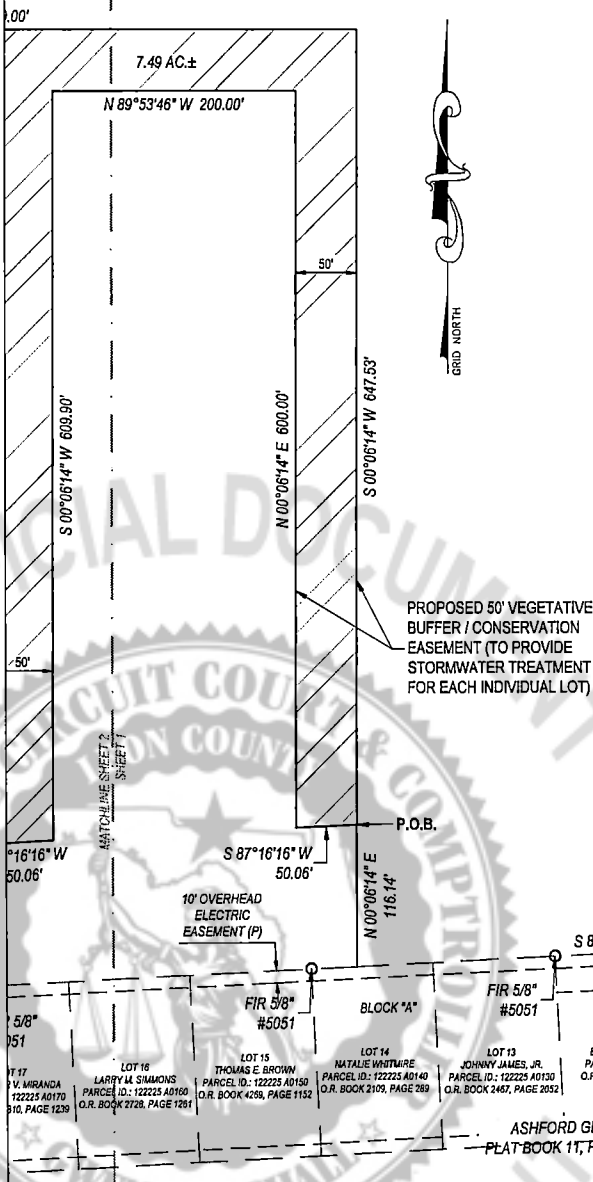
**SURVEYOR'S CERTIFICATION:**

I hereby certify that the SKETCH OF DESCRIPTION shown hereon meets the Standards of Practice for Land Surveying in the State of Florida (F.A.C. 5J-17). The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

LARRY D. DAVIS  
REGISTERED FLORIDA LAND SURVEYOR NO. 5254

P.O.C.  
CONCRETE MONUMENT MARKING THE  
NORTHEAST CORNER OF LOT 11,  
BLOCK "A" ASHFORD GLEN  
PLAT BOOK 11, PAGE 82, LEON COUNTY,  
FLORIDA.

DAPHYNE R. HOUGH  
PARCEL ID.: 1223206060000  
O.R. BOOK 4586, PAGE 1340



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The Drawings, Specifications and other documents prepared by Moore Bass Consulting Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

MOORE BASS CONSULTING, INC.  
805 N. GADSDEN STREET  
TALLAHASSEE, FL 32303 (850) 222-5678  
CERTIFICATE OF AUTHORIZATION No. 000072

CLIENT NAME	THE NAUMANN GROUP
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PROJECT NAME	COWLES ESTATE- HIDDEN POND ROAD
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FILE #	2017-097	J0017-Vegetative Buffer Eas.dwg
CONTRACT #	1800.017	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	09/05/2017	DRAWN BY

SHEET TITLE	SKETCH OF DESCRIPTION (VEGETATIVE BUFFER)
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1/3

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## GRAPHIC SCALE



1 inch = 120 ft.



### SKETCH OF DESCRIPTION

SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

DAVID L. COWLES  
PARCEL ID: 1222200010000  
O.R. BOOK 5088, PAGE 1638  
3.90 AC.± (D)

25' INGRESS/EGRESS  
EASEMENT  
O.R. BOOK 902, PAGE 1044

G. A. TACOT TRUST  
PARCEL ID.: 1222200140000  
O.R. BOOK 214, PAGE 22  
25 AC.± (D)

PROPOSED 50' VEGETATIVE  
BUFFER / CONSERVATION  
EASEMENT (TO PROVIDE  
STORMWATER TREATMENT  
FOR EACH INDIVIDUAL LOT)

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MOORE BASS CONSULTING, INC. 805 N. GARDEN STREET TALLAHASSEE, FL 32303 (850) 222-5618 CERTIFICATE OF AUTHORIZATION NO.000072451 www.moorebass.com		CLIENT NAME THE NAUMANN GROUP	PROJECT NAME COWLES ESTATE- HIDDEN POND ROAD	SHEET TITLE SKETCH OF DESCRIPTION (VEGETATIVE BUFFER)	
3976JUG0.017-Vegetative Buffer Easx.dwg, 3.0, millen, Sep 06, 2017 - 6:49:50am				3/3	

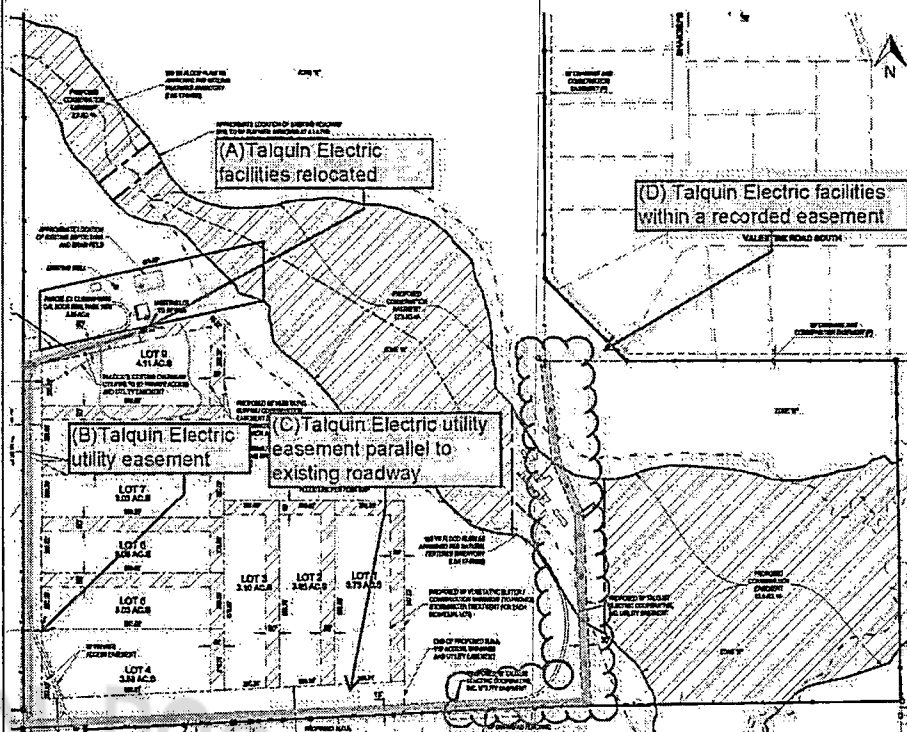


**TALQUIN**  
ELECTRIC COOPERATIVE, INC.  
WATER & WASTEWATER, INC.

Prepared by and return to: Terrance Roberts  
Talquin Electric Cooperative, Inc.  
P.O. Box 1679, Quincy, Florida 32353

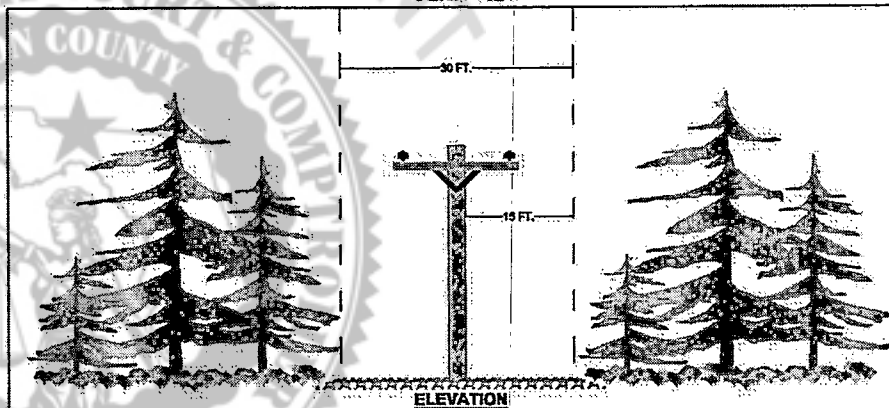
**TALQUIN ELECTRIC COOPERATIVE, INC. & TALQUIN WATER AND WASTEWATER, INC.**  
**UTILITY EASEMENT**

**EXHIBIT "A"**



- A. TEC facilities relocated within 50' access and utility easement
- B. Existing facilities located within 66' access, drainage and utility easement
- C. Existing facilities located within 99' access, drainage and utility easement
- D. Existing facilities located within 30' recorded utility easement, See O.R. BOOK 4586, PAGE 1340

**PLAN VIEW**



Parcel ID: #1223206010000 & 123206020000  
TEC Pole #: G4-15-8 iaps  
TEC WO #:

