

OR1056P1651

RESIDENTIAL

DECLARATION OF COVENANTS AND RESTRICTIONS
FOR BUCKWOOD SUBDIVISION

STATE OF FLORIDA
COUNTY OF LEON:

KNOW ALL MEN BY THESE PRESENTS: That this Declaration of Covenants and Restrictions, made and entered into on this 3rd day of March, 1983, by BUCKWOOD DEVELOPMENT, a Florida General Partnership, hereinafter referred to as Developer,

W I T N E S S E T H :

WHEREAS, Developer is the owner of the real property in the County of Leon and State of Florida, commonly known as BUCKWOOD SUBDIVISION and desires to create therein a residential subdivision with permanent parks, playgrounds, open spaces, roads, streets, drainage and utility easements, and/or other common facilities for the benefit of the said community; and,

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of said parks, playgrounds, open spaces, roads, streets, drainage and utility easements, and other common facilities, and, to this end, desires to subject the real property described in Exhibit "A", to the covenants, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said property and each owner thereof; and,

WHEREAS, Developer has deemed it desirable, for the efficient preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created; and,

WHEREAS, Developer has incorporated under the laws of the State of Florida, as a non-profit corporation, BUCKWOOD HOMES ASSOCIATION, for the purposes of exercising the functions aforesaid;

NOW, THEREFORE, the Developer declares that the real property described in Exhibit "A", is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") hereinafter set forth.

ARTICLE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and shall be, held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Leon County, Florida, and is more particularly described in Exhibit "A" attached hereto.

RECORDED IN THE PUBLIC
RECORDS OF LEON CO., FLA.
MAR 3 1 45 PM 1983
PAUL F. HANSHFIELD
CLERK OF CIRCUIT COURT

610258

ARTICLE II
DEFINITIONS

Section 1. The following words when used in this Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

(a) "Association" shall mean and refer to the BUCKWOOD HOMES ASSOCIATION, INC.

(b) "Board" shall mean and refer to the Board of Directors of the BUCKWOOD HOMES ASSOCIATION, INC.

(c) "Building" shall include, but not be limited to, both the main portion of such building and all projections or extensions thereof, including garages, outside platforms, carports, canopies, enclosed malls, porches, walls and fences.

(d) "Common Properties" shall mean and refer to those areas of land and easements described in Exhibit "B" and intended to be devoted to the common use and enjoyment of the owners of The Properties, as well as any property donated to the Association by the Developer.

(e) "Member" shall mean and refer to all those Owners who are members of the Association as provided in Article XXII, Section 1, hereof.

(f) "Multifamily Structure" shall mean and refer to any building containing two or more Living Units under one roof.

(g) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any site situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

(h) "Site" shall mean a portion or contiguous portions of said property, which accommodate a single use or related uses under single control. After improvement to the site providing for residential use, "site" shall mean each residential living unit and its adjoining property. Prior to improvement to the site, "site" shall mean Lots 1 through 53 shown on attached Exhibit "C" and Lots 1 through 47 on attached Exhibit "D".

(i) "The Properties" shall mean and refer to all such existing properties described in Exhibit "A".

(j) "Committee" shall mean and refer to the Architectural Control Committee.

(k) "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings, out-buildings, water lines, sewers, electrical and gas distribution facilities, loading areas, parking areas, streets, drainage, walkways, wells, fences, hedges, mass plantings, entrance ways or gates and signs.

(l) "Homeowner" shall mean the owner of a single unit within a multifamily structure.

ARTICLE IIIGENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall insure to the benefit of and be enforceable by The Association, their respective legal representatives, heirs, successors, and assigns, for a term of fifty (50) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the then Owners of two-thirds of the sites has been recorded, agreeing to change said covenants and restrictions in whole or in part, provided, however, that no such agreement to change shall be effective unless made and recorded one (1) year in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any action taken.

Section 2. Notices. Any notice required to be sent to any Member or Owner, under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants; and failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provision which shall remain in full force and effect.

ARTICLE IVAMENDMENT OF DECLARATION OF COVENANTS
AND RESTRICTIONS

The Developer 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, (b) to include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained, and (c) to release any building plot from any part of the covenants and restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer, in its sole judgment, determines such violation to be a minor or insubstantial violation. With the concurrence of the Owners of seventy-five (75%) percent of the property described in Exhibit "A", the Developer may amend, alter, modify or delete any portion of these covenants and restrictions.

ARTICLE VADDITIONAL COVENANTS AND RESTRICTIONS

No property owner, without the prior written approval of the Developer, may impose any additional covenants or restrictions on any part of the land described in Article I hereof.

ARTICLE VI

LAND USE AND BUILDING TYPE

No site shall be used except for residential and recreational purposes. Except in areas zoned for multi-family use, no building of any type shall be erected, altered, placed or permitted to remain on any site other than one detached single-family dwelling. When the construction of any building is once begun, work thereon shall be prosecuted diligently and continuously until the full completion thereof. The main residence and attached structures must be completed in accordance with plans and specification upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities. Lots 1 through 53, shown on attached Exhibit "C", may be used for multi-family dwellings. However, Lots 1 through 47 shown on attached Exhibit "D" are limited to single-family dwellings.

ARTICLE VII

TEMPORARY STRUCTURES

No structure of a temporary character, basement, tent, shack, garage, barn or other outbuilding of any type shall be located on any site at any time, except during approved construction, unless placed behind the residence in a manner in which it will not be visible from any street.

Except in areas zoned for multi-family use, boats, trailers, campers, or other vehicles shall be parked or stored within the garage or placed behind the residence; however, in no event shall the vehicles be visible from the street which runs in front of the property.

ARTICLE VIII

ARCHITECTURAL CONTROL

No improvement, as defined herein, shall be commenced erected or maintained upon The Properties nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, size, height, materials, and location of the same shall have been submitted in duplicate to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural control committee. The Architectural Control Committee shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and site grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons connected with future development plans of the Developer of said land.

ARTICLE IX

ARCHITECTURAL CONTROL COMMITTEE

Membership. The Architectural Control Committee is composed of three members to be appointed by the Developer. A majority of the committee may designate a representative to act for it. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

Procedure. The Committee's approval, disapproval, or waiver as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. At least ten (10) days prior to the commencement of construction, such plans and specifications shall be submitted to the Committee and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all building and other structures and improvements proposed to be constructed on the building plot, with all buildings restriction lines shown. In addition, there shall be submitted to the Committee for approval, a description of materials and such samples of building materials proposed to be used as the Committee shall specify and require.

ARTICLE X

DWELLING QUANTITY AND SIZE

The total square footage of heated or airconditioned space of any dwelling shall not be less than 1100 square feet in the dwelling constructed on Lots 1 through 47 shown on Exhibit "D" and shall not be less than 800 square feet for a 1 bedroom unit, 900 square feet for a 2 bedroom unit or 1000 square feet for a 3 bedroom unit in multi-family units constructed on Lots 1 through 53 shown on Exhibit "C".

ARTICLE XI

BUILDING LOCATION

(a) No building shall be located on any site nearer than thirty-five (35) feet from the front property line. Setback from the rear property line, or side lines shall not be less than the minimum building setback lines specified in Leon County Zoning regulations. In any event, no building shall be located on any site nearer to the front property line, or nearer to any side property line, than specified by the Committee.

(b) No driveway shall be located nearer than 1 foot to an interior property line except a back-up turn-around pad may abut a property line.

(c) Except as otherwise provided herein, no fence of any kind shall be placed or constructed nearer to the front property line than the front corner of the residence. No fence shall be located nearer than 2 inches to an interior property line. Common fences may be utilized by agreement of affected owners.

(d) For the purpose of this covenant, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another site.

ARTICLE XII

GARAGES

Each Living Unit, except a multi-family structure, shall have a functional garage or carport attached to the residence. Garages facing the street shall have doors, and carports shall not face the street.

ARTICLE XIII

DRIVEWAY AND WALKWAY CONSTRUCTION

All driveways shall be constructed of concrete or "hot mix" asphalt or similar hard surface that is approved by the Architectural Committee. Where curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion.

ARTICLE XIV

GARBAGE AND REFUSE DISPOSAL

No site shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs or rubbish. Trash, garbage, or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

ARTICLE XV

WINDOW AIR-CONDITIONING UNITS

No window air-conditioning units shall be installed in the front or any side of a building.

ARTICLE XVI

SIGNS

No sign of any kind shall be displayed to the public view on any site except one sign of not more than five square feet advertising the property for sale or rent, unless commercial or multi-family property with approval by the developer.

ARTICLE XVII

SIGHT DISTANCE AT INTERSECTIONS

No shrubbery which will obstruct the view of motorists shall be planted closer than 20 feet to a street intersection.

ARTICLE XVIII

EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on description in Exhibit "E". Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage

or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each site and all improvements in it shall be maintained continuously by the owner thereof, except for those improvements for which the Association, a public authority or utility company is responsible.

ARTICLE XIX

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any site, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose and, further, provided they are not allowed to wander or roam freely about the neighborhood.

ARTICLE XX

OIL AND MINING OPERATIONS

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, or maintained for any commercial purpose.

ARTICLE XXI

NUISANCES

No noxious or offensive activity shall be carried on upon any site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property.

ARTICLE XXII

MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Membership. Every person or entity who is a record owner of a fee or undivided fee, interest in any site which is subject to covenants of record to assessment by the Association shall be a member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member. The requirement of membership shall not apply to any mortgagee or third person acquiring title by foreclosure or otherwise, pursuant to the mortgage instrument, or those holding by, through or under such mortgagee or third person. The record owner may, at his option, designate that the occupant of a residential living unit be the member in his stead.

Section 2. Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A Members shall be all those owners as defined in Section 1 with the exception of the Developer. Class A Members shall be entitled to one vote for each single-family site, and, in the case of a multi-family site, one-half (1/2) vote for each residential living unit in which they hold the interests required for membership by Section 1. When more than one person holds such interest or interests in any site, all such persons shall be Members, and the vote for such site shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such site.

Class B. Class B Members shall be the Developers. The Class B Member shall be entitled to three votes for each site in which it holds the interest required for membership by Section 1. The class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) On January 1, 198 6.

ARTICLE XXIII

PROPERTY RIGHTS IN THE COMMON PROPERTIES

Section 1. Members' Easements of Enjoyment. Subject to the provisions of Section 3, every Member shall have a right and easement of enjoyment in and to the Common Properties and such easement shall be appurtenant to and shall pass with the title to every site.

Section 2. Title to Common Properties. Title to the Common Properties shall be vested in the Association by virtue of a conveyance from the Developer prior to the conveyance of any site by the Developer.

Section 3. Extent of Members' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

(a) The right of the Association, in accordance with its Articles and By-Laws, to borrow money for the purpose of improving the Common Properties and in aid thereof to mortgage said properties. In the event of a default upon any such mortgage the lender shall have a right, after taking possession of such properties, to charge admission and other fees as a condition to continued enjoyment by the Members and, if necessary, to open the enjoyment of such properties to a wider public until the mortgage debt is satisfied whereupon the possession of such properties shall be returned to the Association and all rights of the Members hereunder shall be fully restored; and,

(b) The right of the Association, as provided in its Articles and By-Laws, to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, and for any period not to exceed thirty (30) days for any infraction of its published rules and regulations; and,

(c) The right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and,

(d) The right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members, provided that no such dedication or transfer, determination as to the purposes or as to the conditions thereof, shall be effective unless an instrument signed by Members entitled to cast two-thirds (2/3) of the votes of each class of membership has been recorded, agreeing to such dedication, transfer, purpose or condition, and unless written notice of the proposed agreement and action thereunder is sent to every Member at least ninety (90) days in advance of any action taken.

(e) The fee title to any lot described as bounded by any street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to any lot shown on the plat of Buckwood Subdivision, attached as Exhibits "C" and "D", as abutting upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to BUCKWOOD HOMES ASSOCIATION, INC. for the common enjoyment of all the residents in Buckwood Subdivision.

ARTICLE XXIV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each site owned by him within the Properties, hereby covenants and each Owner of any site by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, be deemed to covenant and agree to pay to the Association: (1) annual assessments or charges; (2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest thereon and cost of collection thereof as hereinafter provided, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in The Properties and in particular for the improvement and maintenance of properties, services and facilities devoted to the purpose and related to the use and enjoyment of the Common Properties and of the homes situated upon the Properties, including, but not limited to, operation and maintenance of recreation parks, street lights, playgrounds, streets, roads, easements and roadways, the payment of taxes and insurance thereon and repair, replacement and additions thereto, and for the cost of labor, equipment, materials, management and supervision thereof.

Section 3. Basis and Maximum of Annual Assessments. Until the year beginning January, 1986, the annual assessment shall be Thirty (\$30.00) Dollars per site. From and after January 1, 1986, the annual assessment may be increased by vote of the Members, as hereinafter provided, for the next succeeding three (3) years, and

at the end of each such period of three (3) years for each succeeding period of three (3) years. Any Member, paying the annual dues on or prior to June 1 of the year in which same becomes due, shall be entitled to pay only the sum of Twenty-four Dollars (\$24.00). From and after June 1 of each year, the annual dues shall be Thirty (\$30.00) Dollars. The assessment for any multi-family Living Units shall be one-half (1/2) of the assessment specified herein.

The Board of Directors of the Association may, after consideration of current maintenance costs and future needs of the Association, fix the actual assessment for any year at a lesser amount.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized by Section 3 hereof, 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 construction or reconstruction, unexpected repair or replacement of a described capital improvement upon the Common Properties, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purposes of the meeting.

Section 5. Change in Basis and Maximum Amount of Annual Assessments. Subject to the limitations of Section 3 hereof, and for the periods therein specified, the Association may change the maximum amount and basis of the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of two-thirds of the votes of each class of Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

Section 6. Quorum for any Action Authorized Under Sections 4 and 5. The quorum required for any action authorized by Sections 4 and 5 hereof shall be as follows:

At the first meeting called, as provided in Sections 4 and 5 hereof, the presence at the meeting of Members, or of proxies, entitled to cast sixty (60) per cent of all the votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 4 and 5, and the required quorum at any such subsequent meeting shall be one-half of the required quorum at the preceding meeting, provided that no such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual Assessments. Due Dates. The annual assessments provided for herein shall commence on the date (which shall be the first day of a month) fixed by the Board of Directors of the Association to be the date of commencement. No assessment shall be due until all promised improvements have been completed by the Developer and Warranty Deeds issued. Assessments for multi-family structures or units will not commence until completed of the construction of the structures.

The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of April of said year.

The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction in the amount of the assessment shall apply to the first assessment levied against any property which is hereafter added to the properties now subject to assessment at a time other than the beginning of any assessment period.

The due date of any special assessment under Section 4 hereof shall be fixed in the resolution authorizing such assessment.

Section 8. Duties of the Board of Directors. The Board shall fix the date of the commencement, and the amount of the assessment against each site, for each assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the properties and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the assessment thereupon shall be sent to every Owner subject thereto.

The Association shall, upon demand, furnish at any time to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 9. Effect of Non-payment of Assessment: The Personal Obligation of the Owner; The Lien, Remedies of Association. If the assessments are not paid on the date when due (being the dates specified in Section 7 hereof), then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof, as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) per cent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the cost of such action. In the event a judgement is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court, together with the costs of the action.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be absolutely subordinate to the lien of any first mortgage now or hereafter placed upon the properties subject to assessment. This subordination shall not relieve such property from liability for any assessments now or hereafter due and payable, but the lien thereby created

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shall be secondary and subordinate to any first mortgage as if said lien were a second mortgage, irrespective of when such first mortgage was executed and recorded.

Section 11. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges, and liens created herein: (a) all properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public use; (b) all Common Properties as defined in Article II hereof; (c) all properties exempted from taxation by the laws of the State of Florida, upon the terms and to the extent of such legal exemption.

Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

Section 12. Developer covenants that it will bear the expenses of the Association for one (1) year, commencing with the date of this instrument.

ARTICLE XXV

EXTERIOR MAINTENANCE

Section 1. Exterior Maintenance. In addition to maintenance upon the Common Properties, in the event an Owner of any site in the Properties shall fail to maintain the premises and the improvements located thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to provide maintenance upon vacant sites and shall have the right to provide maintenance upon every improved site which is subject to assessment under Article VI hereof. Such maintenance may include paint, repair, replace and care of roofs, gutters, downspouts, exterior building surfaces, and other exterior improvements. Such maintenance as to a vacant site may include the mowing of grass and weeds, the trimming of shrubs, or the removal of trash and litter.

Section 2. Assessment of Costs. The cost of such maintenance shall be assessed against the site upon which such maintenance is done and shall be added to and become part of the annual maintenance assessments or charge to which such site is subject under Article XXIV hereof and, as part of such annual assessment or charge, it shall be a lien against said property as heretofore defined and limited, and a personal obligation to the Owner, as heretofore limited, and shall become due and payable in all respects as provided in Article XXIV hereof.

ARTICLE XXVI

PARTY WALLS

Section 1. General Rule of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties which is part of another dwelling unit, shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

Section 3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 4. Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 5. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators.

ARTICLE XXVII

CREATION OF EASEMENT

Each Homeowner hereby mutually grant to one another, their heirs, grantees, successors and assigns, and the heirs, grantees, successors and assigns of each of them, utility easements over, across, under and through the real property and multi-family structures for utility services in order to properly and adequately serve all areas of the real property; provided, however, that such easements through any multi-family structure shall be only according to the plans and specifications or as the multi-family structures are actually constructed unless approved in writing by all Homeowners of the multi-family structure.

(a) The term "utilities" as used herein shall be given a broad meaning and shall include, but not be limited to, an easement for the installation, repair and maintenance of electric, telephone, water, cable television, sanitary sewer lines and facilities, and drainage facilities.

(b) Whenever sanitary sewer, water, electricity, cable television, telephone lines or connections are installed within the real property, which connections or lines or any portions thereof lie in or upon multi-family structures owned by other than the owner of the multi-family structure served by said lines or connections, the Owner of any multi-family structure served by said connection shall have the right and is hereby granted an easement to the full extent necessary therefor to enter upon such multi-family structure to have the utility companies enter upon the multi-family structure on the real property in or upon which said connection or lines or

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any portions thereof shall be or are located to repair, replace and generally maintain said connections or lines as and when the same may be necessary. Whenever sanitary sewer, water, electricity, cable television, or telephone lines or connections are installed within the real property, which connection or lines serve more than one (1) unit of a multi-family structure, the Homeowner of each such unit served by said connection or lines shall be entitled to the full use and enjoyment of such portions of said connections and lines as service his unit and such Owner shall be jointly and equally responsible for the maintenance or repair of any jointly used connections aforementioned. Whenever sanitary sewer, water, electricity, cable television or telephone lines or connections are installed with the real property, which connections or lines serve but one (1) unit, the Homeowner of such multi-family structure served by said connection or lines shall be entitled to the full use and enjoyment of said connection or lines as service his unit and said Homeowner shall be individually responsible for the maintenance and repair of any individually used connections or lines aforementioned, and be solely responsible for any damages to the other units of said multi-family structure which may arise out of the maintenance and repair of said individually used connections or lines aforementioned.

(c) In addition to the foregoing, each homeowner, their heirs, grantees, successors and assigns, is hereby granted an easement for ingress and egress for sewer, water, electricity, telephone, cable television and similar facilities, over, across, under, in and to all areas for furnishing of such benefits and services to the real property owned by each Homeowner. Said easement shall also include the right to use such roadways and pathways as are located on the real property.

ARTICLE XXVIII

FHA/VA APPROVAL

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, and Amendment of this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, said General Partnership has caused this instrument to be signed in its name by its attorneys in fact this 3rd day of March, A.D., 1983.

Signed, sealed and delivered
in the presence of:

John D. Krugman

Laura M. Barbados
As to Betty Harley

John D. Krugman

J. Adelle Mortimer
As to Howard Hoffman

BUCKWOOD DEVELOPMENT

By: Betty Harley (SEAL)
BETTY HARLEY

Howard Hoffman (SEAL)
HOWARD HOFFMAN

Its Attorneys-in-Fact

DR1056PC1665

Page Fifteen - DECLARATION OF COVENANTS AND RESTRICTIONS

STATE OF FLORIDA
COUNTY OF LEON:

Sworn to and subscribed before me by BETTY HARLEY, this
3rd day of March, 1983.

Laura F. Mirkinson
NOTARY PUBLIC, State of Florida
at Large.

My Commission Expires: 9-13-83
Notary Public, State of Florida at Large
My Commission Expires Sept. 13, 1983
Bonded by American Fire & Casualty Company

STATE OF FLORIDA
COUNTY OF LEON:

Sworn to and subscribed before me by HOWARD HOFFMAN,
this 3rd day of March, 1983.

J. Adele Mortimer
NOTARY PUBLIC, State of Florida
at Large.

My Commission Expires:
6-11-83

Notary Public, State of Florida at Large
My Commission Expires June 11, 1983
Bonded by American Fire & Casualty Company

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

OR1056PC1666

**COURT HOUSE SQUARE
POST OFFICE BOX 625**


**PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32327**

January 21, 1983

BUCKWOOD

OVERALL

Begin at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 1345.12 feet, thence leaving said Southerly right-of-way boundary run South 00 degrees 05 minutes 52 seconds East 1501.06 feet to the Northerly right-of-way boundary of said Buck Lake Road, said point lying on a curve concave to the Southerly, thence run Westerly along said Northerly right-of-way boundary and along said curve with a radius of 4307.04 feet, thru a central angle of 09 degrees 14 minutes 24 seconds for an arc distance of 694.59 feet, thence run South 87 degrees 18 minutes 13 seconds West along said Northerly right-of-way boundary 350.16 feet to a point of curve concave to the Northerly, thence run along said Northerly right-of-way boundary and along said curve with a radius of 3997.29 feet, thru a central angle of 02 degrees 50 minutes 42 seconds for an arc distance of 198.48 feet to the POINT OF BEGINNING containing 34.971 acres, more or less.


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Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "A"

010567-1667

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February 3, 1983

BUCKWOOD

BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN WAY AND SOUTH BARN WAY ROADWAYS

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 622.73 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 44.54 feet, thence leaving said Southerly right-of-way boundary run South 11 degrees 29 minutes 41 seconds East 53.00 feet, thence run South 22 degrees 39 minutes 34 seconds East 93.31 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 242.00 feet, thru a central angle of 81 degrees 55 minutes 45 seconds for an arc distance of 346.04 feet, thence run South 59 degrees 16 minutes 11 seconds West 91.37 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 218.00 feet, thru a central angle of 78 degrees 15 minutes 15 seconds for an arc distance of 297.74 feet, thence run South 18 degrees 59 minutes 04 seconds East 72.74 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 218.00 feet, thru a central angle of 27 degrees 00 minutes for an arc distance of 102.73 feet, thence run South 45 degrees 59 minutes 04 seconds East 99.79 feet to a point of curve to the left, thence run Easterly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run North 44 degrees 00 minutes 56 seconds East 68.20 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 270.00 feet, thru a central angle of 42 degrees 00 minutes for an arc distance of 197.92 feet, thence run North 86 degrees 00 minutes 56 seconds East 263.39 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 20.00 feet, thru a central angle of 79 degrees 06 minutes 45 seconds for an arc distance of 27.62 feet to a point of reverse curve, thence run Northeasterly along said reverse curve with a radius of 435.21 feet, thru a central angle of 04 degrees 06 minutes 45 seconds for an arc distance of 31.24 feet to a point of reverse curve, thence run Northerly along said reverse curve with a radius of 240.00 feet, thru a central angle of 21 degrees 10 minutes 50 seconds for

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February 3, 1983

BUCKWOOD

BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN
WAY AND SOUTII BARN WAY ROADWAYS

an arc distance of 88.72 feet to a point of a compound curve, thence run Northwesterly along said compound curve with a radius of 40.00 feet, thru a central angle of 44 degrees 05 minutes 20 seconds for an arc distance of 30.78 feet to a point of reverse curve, thence run Northwesterly along said reverse curve with a radius of 25.00 feet, thru a central angle of 26 degrees 43 minutes 57 seconds for an arc distance of 11.66 feet, thence run North 27 degrees 31 minutes 17 seconds West 24.49 feet to a point of curve to the right, thence run Northerly, Northeasterly, and Southeasterly along said curve with a radius of 30.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 106.33 feet, thence run South 04 degrees 26 minutes 51 seconds East 24.49 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 25.00 feet, thru a central angle of 29 degrees 20 minutes 14 seconds for an arc distance of 12.80 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 40.00 feet, thru a central angle of 36 degrees 33 minutes 44 seconds for an arc distance of 25.53 feet to a point of reverse curve, thence run Southerly along said reverse curve with a radius of 260.00 feet, thru a central angle of 22 degrees 41 minutes 17 seconds for an arc distance of 102.96 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 415.21 feet, thru a central angle of 15 degrees 00 minutes for an arc distance of 108.70 feet, thence run South 03 degrees 59 minutes 04 seconds East 115.74 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 80.00 feet, thru a central angle of 86 degrees 00 minutes for an arc distance of 120.08 feet, thence run South 82 degrees 00 minutes 56 seconds West 28.19 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 40.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 27.73 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 25.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 12.30 feet, thence run South 70 degrees 28 minutes 43 seconds West 24.49 feet to a point of curve to the right, thence run Northwesterly, Northerly, and Northeasterly, along said curve with a radius of 30.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 106.33 feet, thence run South 86 degrees 26 minutes 51 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 25.00 feet, thru a central angle of 28 degrees

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February 3, 1983

BUCKWOOD

BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN
WAY AND SOUTH BARN WAY ROADWAYS

10 minutes 41 seconds for an arc distance of 12.30 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 40.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 27.73 feet, thence run North 82 degrees 00 minutes 56 seconds East 28.19 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 60.00 feet, thru a central angle of 86 degrees 00 minutes for an arc distance of 90.06 feet, thence run North 03 degrees 59 minutes 04 seconds West 115.74 feet to a point of curve to the right, thence run Northerly along said curve with a radius of 435.21 feet, thru a central angle of 03 degrees 16 minutes 18 seconds for an arc distance of 24.85 feet to a point of reverse curve, thence run Northwesterly along said reverse curve with a radius of 20.00 feet, thru a central angle of 93 degrees 16 minutes 18 seconds for an arc distance of 32.56 feet, thence run South 86 degrees 00 minutes 56 seconds West 255.94 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 250.00 feet, thru a central angle of 42 degrees 00 minutes for an arc distance of 183.26 feet, thence run South 44 degrees 00 minutes 56 seconds West 68.20 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run South 45 degrees 59 minutes 04 seconds East 10.34 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 242.00 feet, thru a central angle of 38 degrees 49 minutes 15 seconds for an arc distance of 163.95 feet, thence run South 19 degrees 16 minutes 28 seconds East 40.02 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 35.00 feet, thru a central angle of 26 degrees 40 minutes 06 seconds for an arc distance of 16.29 feet to the Northerly right-of-way boundary of Buck Lake Road, said point lying on a curve concave to the Southerly, thence run Westerly along said Northerly right-of-way boundary and along said curve with a radius of 4307.04 feet, thru a central angle of 00 degrees 53 minutes 12 seconds for an arc distance of 66.65 feet, the chord of said arc being South 88 degrees 39 minutes 07 seconds West 65.81 feet to a point of curve concave to the Northwesterly, thence leaving said Northerly right-of-way boundary run Northeasterly along said curve with a radius of 35.00 feet, thru a central angle of 30 degrees 29 minutes 27 seconds for an arc distance of 18.63 feet, the chord of said arc being North 34 degrees 33 minutes 04 seconds East 18.41 feet, thence run North 19 degrees 18 minutes 20 seconds East 16.08 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 62.00 feet, thru a central angle of 29 degrees 40 minutes 34 seconds for an arc distance

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February 3, 1983

BUCKWOOD

BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN
WAY AND SOUTH BARN WAY ROADWAYS

of 32.11 feet to a point of compound curve, thence run Northwesterly along said compound curve with a radius of 218.00 feet, thru a central angle of 35 degrees 36 minutes 50 seconds for an arc distance of 135.49 feet, thence run North 45 degrees 59 minutes 04 seconds West 10.34 feet to a point of curve to the left, thence run Westerly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run South 44 degrees 00 minutes 56 seconds West 20.72 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 150.00 feet, thru a central angle of 51 degrees 00 minutes for an arc distance of 133.52 feet, thence run North 84 degrees 59 minutes 04 seconds West 103.28 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 240.00 feet, thru a central angle of 18 degrees 51 minutes 07 seconds for an arc distance of 78.97 feet to a point of compound curve, thence run Southwesterly along said compound curve with a radius of 40.00 feet, thru a central angle of 41 degrees 10 minutes 27 seconds for an arc distance of 28.75 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 25.00 feet, thru a central angle of 28 degrees 04 minutes 21 seconds for an arc distance of 12.25 feet, thence run South 63 degrees 03 minutes 43 seconds West 24.49 feet to a point of curve to the right, thence run Northwesterly, Northerly, and Northeasterly along said curve with a radius of 30.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 106.33 feet, thence run North 86 degrees 08 minutes 09 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 25.00 feet, thru a central angle of 28 degrees 15 minutes 12 seconds for an arc distance of 12.33 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 40.00 feet, thru a central angle of 38 degrees 43 minutes 01 seconds for an arc distance of 27.03 feet to a point of reverse curve, thence run Northeasterly along said reverse curve with a radius of 260.00 feet, thru a central angle of 19 degrees 20 minutes 36 seconds for an arc distance of 87.78 feet, thence run South 84 degrees 59 minutes 04 seconds East 103.28 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 130.00 feet, thru a central angle of 51 degrees 00 minutes for an arc distance of 115.72 feet, thence run North 44 degrees 00 minutes 56 seconds East 20.72 feet to a point of curve to the left, thence run Northerly along said curve with a radius of 20.00 feet,

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BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN WAY AND SOUTH BARN WAY ROADWAYS

thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run North 45 degrees 59 minutes 04 seconds West 99.79 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 242.00 feet, thru a central angle of 27 degrees 00 minutes for an arc distance of 114.04 feet, thence run North 18 degrees 59 minutes 04 seconds West 9.79 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run South 71 degrees 00 minutes 56 seconds West 29.53 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 260.00 feet, thru a central angle of 21 degrees 03 minutes 30 seconds for an arc distance of 95.57 feet, thence run North 87 degrees 55 minutes 34 seconds West 40.00 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 40.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 27.03 feet to a point of reverse curve, thence run Southwesterly along said curve with a radius of 25.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 12.30 feet, thence run South 80 degrees 32 minutes 13 seconds West 24.49 feet to a point of curve to the right, thence Northwesterly, Northerly, and Northeasterly along said curve with a radius of 30.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 106.33 feet, thence run South 76 degrees 23 minutes 21 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 25.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 12.30 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 40.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 27.03 feet, thence run South 87 degrees 55 minutes 34 seconds East 40.00 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 240.00 feet, thru a central angle of 21 degrees 03 minutes 30 seconds for an arc distance of 88.21 feet, thence run North 71 degrees 00 minutes 56 seconds East 29.53 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run North 18 degrees 59 minutes 04 seconds West 2.95 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 242.00 feet, thru a central

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February 3, 1983

BUCKWOOD

BUCKWOOD DRIVE, BELLINGTON COURT, W. BUGLE VIEW, EAST BUGLE VIEW, NORTH BARN
WAY AND SOUTH BARN WAY ROADWAYS

angle of 78 degrees 15 minutes 15 seconds for an arc distance of 330.52 feet,
thence run North 59 degrees 16 minutes 11 seconds East 91.37 feet to a point
of curve to the left, thence run Northeasterly along said curve with a radius
of 218.00 feet, thru a central angle of 81 degrees 55 minutes 45 seconds for
an arc distance of 311.73 feet, thence run North 22 degrees 39 minutes 34 seconds
West 93.31 feet, thence run North 33 degrees 49 minutes 28 seconds West 53.00
feet to the POINT OF BEGINNING.


EDWIN G. BROWN
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80-156

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February 3, 1983

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BUCKWOOD

BENCHMARK TRACE ROADWAY

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 667.27 feet, thence leaving said Southerly right-of-way boundary run South 41 degrees 29 minutes 41 seconds East 53.00 feet, thence run South 22 degrees 39 minutes 34 seconds East 53.00 feet to a point of curve to the left for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Southeasterly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet, thence run North 67 degrees 20 minutes 26 seconds East 41.96 feet, thence run North 68 degrees 33 minutes 50 seconds East 82.72 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 733.84 feet, thru a central angle of 09 degrees 13 minutes 24 seconds for an arc distance of 118.13 feet, thence run North 59 degrees 20 minutes 26 seconds East 94.87 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 115.00 feet, thru a central angle of 37 degrees 00 minutes for an arc distance of 74.26 feet, thence run South 83 degrees 39 minutes 34 seconds East 9.87 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 70.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 109.96 feet, thence run South 06 degrees 20 minutes 26 seconds West 74.65 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 440.00 feet, thru a central angle of 20 degrees 00 minutes for an arc distance of 153.59 feet, thence run South 13 degrees 39 minutes 34 seconds East 18.68 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 80.00 feet, thru a central angle of 110 degrees 00 minutes for an arc distance of 153.59 feet, thence run North 83 degrees 39 minutes 34 seconds West 60.03 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 796.78 feet, thru a central angle of 07 degrees 16 minutes 21 seconds for an arc distance of 101.13 feet, thence run North 76 degrees 20 minutes 26 seconds West 193.60 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 20.00 feet, thru a central angle of 83 degrees 27 minutes 32 seconds for an arc distance of 29.13 feet to a point on a curve concave to the Northwesterly, thence run Northeasterly along said curve with a radius of 242.00 feet, thru a central angle

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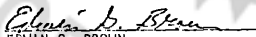
February 3, 1983

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BUCKWOOD

BENCHMARK TRACE ROADWAY

of 13 degrees 09 minutes 00 seconds for an arc distance of 55.54 feet, the chord of said arc being North 13 degrees 34 minutes 46 seconds East 55.42 feet to a point of curve concave to the Northeasterly, thence run Southeasterly along said curve with a radius of 20.00 feet, thru a central angle of 83 degrees 23 minutes 28 seconds for an arc distance of 29.11 feet, the chord of said arc being South 34 degrees 41 minutes 29 seconds East 26.61 feet, thence run South 76 degrees 20 minutes 26 seconds East 193.64 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 776.78 feet, thru a central angle of 07 degrees 16 minutes 21 seconds for an arc distance of 98.60 feet, thence run South 83 degrees 39 minutes 34 seconds East 60.03 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 60.00 feet, thru a central angle of 110 degrees 00 minutes for an arc distance of 115.19 feet, thence run North 13 degrees 39 minutes 34 seconds West 18.68 feet to a point of curve to the right, thence run Northerly along said curve with a radius of 460.00 feet, thru a central angle of 20 degrees 00 minutes for an arc distance of 160.57 feet, thence run North 06 degrees 20 minutes 26 seconds East 74.65 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 50.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 78.54 feet, thence run North 83 degrees 39 minutes 34 seconds West 9.87 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 95.00 feet, thru a central angle of 37 degrees 00 minutes for an arc distance of 61.35 feet, thence run South 59 degrees 20 minutes 26 seconds West 94.87 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 753.84 feet, thru a central angle of 09 degrees 13 minutes 24 seconds for an arc distance of 121.35 feet, thence run South 68 degrees 33 minutes 50 seconds West 82.72 feet, thence run South 67 degrees 20 minutes 26 seconds West 41.96 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 20.00 feet, thru a central angle of 85 degrees 41 minutes 24 seconds for an arc distance of 29.91 feet to a point on a curve concave to the Southwesterly, thence run Northwesterly along said curve with a radius of 242.00 feet, thru a central angle of 04 degrees 18 minutes 36 seconds for an arc distance of 18.20 feet, the chord of said arc being North 20 degrees 29 minutes 32 seconds West 18.20 feet, thence run North 22 degrees 39 minutes 34 seconds West 40.31 feet to the POINT OF BEGINNING.


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BUCKWOOD

BOTHWELL TERRACE ROADWAY

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 622.73 feet, thence leaving said Southerly right-of-way boundary run South 33 degrees 49 minutes 28 seconds East 53.00 feet, thence run South 22 degrees 39 minutes 34 seconds East 53.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 22 degrees 39 minutes 34 seconds East 40.31 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 218.00 feet, thru a central angle of 05 degrees 42 minutes 26 seconds for an arc distance of 21.71 feet to a point of curve concave to the Southwesterly, thence run Northwesterly along said curve with a radius of 20.00 feet, thru a central angle of 95 degrees 42 minutes 26 seconds for an arc distance of 33.41 feet, the chord of said arc being North 65 degrees 31 minutes 03 seconds West 30.00 feet, thence run South 67 degrees 20 minutes 26 seconds West 111.43 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 510.00 feet, thru a central angle of 07 degrees 34 minutes 13 seconds for an arc distance of 67.38 feet, thence run South 74 degrees 54 minutes 39 seconds West 34.31 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 490.00 feet, thru a central angle of 10 degrees 34 minutes 13 seconds for an arc distance of 90.40 feet, thence run South 64 degrees 20 minutes 26 seconds West 185.02 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 90.00 feet, thru a central angle of 69 degrees 00 minutes for an arc distance of 108.38 feet, thence run South 04 degrees 39 minutes 34 seconds East 33.08 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 60.00 feet, thru a central angle of 88 degrees 30 minutes 00 seconds for an arc distance of 92.68 feet, thence run North 86 degrees 50 minutes 26 seconds East 100.36 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 150.00 feet, thru a central angle of 35 degrees 50 minutes 51 seconds for an arc distance of 93.85 feet to a point of reverse curve, thence run Northeasterly along said reverse curve with a radius of 20.00

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

OR1056PM1676

COURT HOUSE SQUARE
POST OFFICE BOX 625

PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

BUCKWOOD

BOTHWELL TERRACE ROADWAY

feet, thru a central angle of 86 degrees 20 minutes 01 seconds for an arc distance of 30.14 feet to a point on a curve concave to the Southeasterly, thence run Southwesterly along said curve with a radius of 242.00 feet, thru a central angle of 13 degrees 10 minutes 36 seconds for an arc distance of 55.65 feet, the chord of said arc being South 29 degrees 45 minutes 58 seconds West 55.53 feet to a point of curve concave to the Southwesterly, thence run Northwesterly along said curve with a radius of 20.00 feet, thru a central angle of 78 degrees 53 minutes 36 seconds for an arc distance of 27.54 feet, the chord of said arc being North 16 degrees 16 minutes 08 seconds West 25.41 feet to a point of compound curve concave to the Southwesterly, thence run Northwesterly along said compound curve with a radius of 130.00 feet, thru a central angle of 37 degrees 26 minutes 38 seconds for an arc distance of 84.96 feet, the chord of said arc being North 74 degrees 26 minutes 26 seconds West 83.46 feet, thence run South 86 degrees 50 minutes 26 seconds West 100.36 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 80.00 feet, thru a central angle of 88 degrees 30 minutes 00 seconds for an arc distance of 123.57 feet, thence run North 04 degrees 39 minutes 34 seconds West 33.08 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 110.00 feet, thru a central angle of 69 degrees 00 minutes for an arc distance of 132.47 feet, thence run North 64 degrees 20 minutes 26 seconds East 185.02 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 510.00 feet, thru a central angle of 10 degrees 34 minutes 13 seconds for an arc distance of 94.09 feet, thence run North 74 degrees 54 minutes 39 seconds East 34.31 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 490.00 feet, thru a central angle of 07 degrees 34 minutes 13 seconds for an arc distance of 64.74 feet, thence run North 67 degrees 20 minutes 26 seconds East 112.92 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 20.00 feet, thru a central angle of 90 degrees 00 minutes for an arc distance of 31.42 feet to the POINT OF BEGINNING.

Edwin G. Brown
EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No 2919

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

OR1056P1677

COURT HOUSE SQUARE
POST OFFICE BOX 625

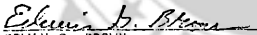
PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

BUCKWOOD

COMMON AREA

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 39.99 feet, thence run North 88 degrees 17 minutes 51 seconds East 369.03 feet to a point on a curve concave to the Southeasterly, thence run Northeasterly along said curve with a radius of 230.00 feet, thru a central angle of 02 degrees 37 minutes 34 seconds for an arc distance of 10.54 feet, the chord of said arc being North 07 degrees 25 minutes 45 seconds East 10.54 feet, thence run South 86 degrees 42 minutes 09 seconds East 12.05 feet to a point on a curve concave to the Southeasterly for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeasterly along said curve with a radius of 218.00 feet, thru a central angle of 50 degrees 13 minutes 37 seconds for an arc distance of 191.10 feet, the chord of said arc being North 34 degrees 09 minutes 18 seconds East 185.04 feet, thence run North 59 degrees 16 minutes 11 seconds East 91.37 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 242.00 feet, thru a central angle of 05 degrees 31 minutes 54 seconds for an arc distance of 23.36 feet, thence run South 79 degrees 36 minutes 25 seconds East 389.38 feet, thence run South 13 degrees 17 minutes 51 seconds West 208.00 feet, thence run South 83 degrees 17 minutes 51 seconds West 312.00 feet, thence run North 66 degrees 42 minutes 09 seconds West 90.00 feet, thence run North 34 degrees 12 minutes 09 seconds West 66.00 feet, thence run North 86 degrees 42 minutes 09 seconds West 107.61 feet to the POINT OF BEGINNING.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No 2919

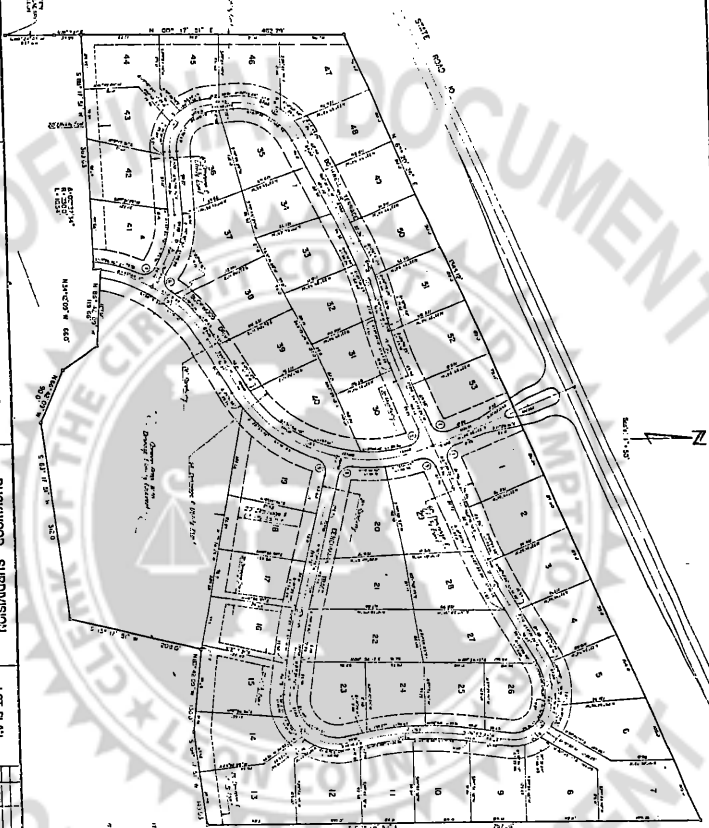
80-156

EXHIBIT "B" (continued)

DR1056PC1678

EXHIBIT "C"

ALL RIGHTS RESERVED
BY THE CITY OF BIRMINGHAM
FOR THE CITY OF BIRMINGHAM
IN THE CITY OF BIRMINGHAM
IN THE CITY OF BIRMINGHAM



TRACT B

1. ALL RIGHTS RESERVED
2. ALL RIGHTS RESERVED
3. ALL RIGHTS RESERVED
4. ALL RIGHTS RESERVED
5. ALL RIGHTS RESERVED
6. ALL RIGHTS RESERVED
7. ALL RIGHTS RESERVED
8. ALL RIGHTS RESERVED
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38. ALL RIGHTS RESERVED
39. ALL RIGHTS RESERVED
40. ALL RIGHTS RESERVED
41. ALL RIGHTS RESERVED
42. ALL RIGHTS RESERVED
43. ALL RIGHTS RESERVED
44. ALL RIGHTS RESERVED
45. ALL RIGHTS RESERVED
46. ALL RIGHTS RESERVED

BUCKWOOD DEVELOPMENT

Post Buckley Schuh & Jernigan, Inc.
CONSULTING ENGINEERS AND ARCHITECTS

BUCKWOOD SUBDIVISION
Tomball, Texas

LOT PLAN

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,111.00	0.0255
2	1,111.00	0.0255
3	1,111.00	0.0255
4	1,111.00	0.0255
5	1,111.00	0.0255
6	1,111.00	0.0255
7	1,111.00	0.0255
8	1,111.00	0.0255
9	1,111.00	0.0255
10	1,111.00	0.0255
11	1,111.00	0.0255
12	1,111.00	0.0255
13	1,111.00	0.0255
14	1,111.00	0.0255
15	1,111.00	0.0255
16	1,111.00	0.0255
17	1,111.00	0.0255
18	1,111.00	0.0255
19	1,111.00	0.0255
20	1,111.00	0.0255
21	1,111.00	0.0255
22	1,111.00	0.0255
23	1,111.00	0.0255
24	1,111.00	0.0255
25	1,111.00	0.0255
26	1,111.00	0.0255
27	1,111.00	0.0255
28	1,111.00	0.0255
29	1,111.00	0.0255
30	1,111.00	0.0255
31	1,111.00	0.0255
32	1,111.00	0.0255
33	1,111.00	0.0255
34	1,111.00	0.0255
35	1,111.00	0.0255
36	1,111.00	0.0255
37	1,111.00	0.0255
38	1,111.00	0.0255
39	1,111.00	0.0255
40	1,111.00	0.0255
41	1,111.00	0.0255
42	1,111.00	0.0255
43	1,111.00	0.0255
44	1,111.00	0.0255
45	1,111.00	0.0255
46	1,111.00	0.0255

DR1056PG1679



TRACT A

NO.	DATE	REVISION	BY	CHKD.
1	10/1/79	1	W. J. BROWN	
2	10/1/79	2	W. J. BROWN	
3	10/1/79	3	W. J. BROWN	
4	10/1/79	4	W. J. BROWN	
5	10/1/79	5	W. J. BROWN	
6	10/1/79	6	W. J. BROWN	
7	10/1/79	7	W. J. BROWN	
8	10/1/79	8	W. J. BROWN	
9	10/1/79	9	W. J. BROWN	
10	10/1/79	10	W. J. BROWN	
11	10/1/79	11	W. J. BROWN	
12	10/1/79	12	W. J. BROWN	
13	10/1/79	13	W. J. BROWN	
14	10/1/79	14	W. J. BROWN	
15	10/1/79	15	W. J. BROWN	
16	10/1/79	16	W. J. BROWN	
17	10/1/79	17	W. J. BROWN	
18	10/1/79	18	W. J. BROWN	
19	10/1/79	19	W. J. BROWN	
20	10/1/79	20	W. J. BROWN	
21	10/1/79	21	W. J. BROWN	
22	10/1/79	22	W. J. BROWN	
23	10/1/79	23	W. J. BROWN	
24	10/1/79	24	W. J. BROWN	
25	10/1/79	25	W. J. BROWN	
26	10/1/79	26	W. J. BROWN	
27	10/1/79	27	W. J. BROWN	
28	10/1/79	28	W. J. BROWN	
29	10/1/79	29	W. J. BROWN	
30	10/1/79	30	W. J. BROWN	
31	10/1/79	31	W. J. BROWN	
32	10/1/79	32	W. J. BROWN	
33	10/1/79	33	W. J. BROWN	
34	10/1/79	34	W. J. BROWN	
35	10/1/79	35	W. J. BROWN	
36	10/1/79	36	W. J. BROWN	
37	10/1/79	37	W. J. BROWN	
38	10/1/79	38	W. J. BROWN	
39	10/1/79	39	W. J. BROWN	
40	10/1/79	40	W. J. BROWN	
41	10/1/79	41	W. J. BROWN	
42	10/1/79	42	W. J. BROWN	
43	10/1/79	43	W. J. BROWN	
44	10/1/79	44	W. J. BROWN	
45	10/1/79	45	W. J. BROWN	
46	10/1/79	46	W. J. BROWN	
47	10/1/79	47	W. J. BROWN	
48	10/1/79	48	W. J. BROWN	

BUCKWOOD DEVELOPMENT

FOR: BUCKWOOD SCHULZ & JENSEN, INC.
COUNTY OF BROWARD, FLORIDA

BUCKWOOD SUBDIVISION
Broward, Florida

LOT PLAN

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
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EXHIBIT "D"

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

DR1056PG1680

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3000

March 3, 1982
(Revised 1/27/83)

BUCKWOOD

20.00 FOOT UTILITY EASEMENT (Lots 15 & 16, Tract B)

A 20.00 foot utility easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 1345.12 feet, thence run South 00 degrees 05 minutes 52 seconds East 732.14 feet, thence run South 84 degrees 17 minutes 51 seconds West 148.86 feet, thence run North 83 degrees 42 minutes 09 seconds West 109.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 83 degrees 42 minutes 09 seconds West 10.08 feet, thence run North 79 degrees 36 minutes 25 seconds West 10.01 feet, thence run North 13 degrees 17 minutes 51 seconds East 86.78 feet, thence run South 83 degrees 39 minutes 34 seconds East 20.15 feet, thence run South 13 degrees 17 minutes 51 seconds West 87.49 feet to the POINT OF BEGINNING.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

DR1056PC1681

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016
RESIDENCE 576-3009

May 17, 1982
(Revised 1/27/83)

BUCKWOOD

20.00 FOOT UTILITY EASEMENT (Lots 41, 42, 43 & 44, Tract B &
Lots 17, 18 & 19, Tract A) - Revised

A 20.00 foot utility easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 39.99 feet, thence run North 88 degrees 17 minutes 51 seconds East 15.01 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 00 degrees 17 minutes 51 seconds East 20.01 feet, thence run North 88 degrees 17 minutes 51 seconds East 324.25 feet to a point on a curve concave to the Southeasterly, thence run Southerly along said curve with a radius of 262.00 feet, thru a central angle of 04 degrees 25 minutes 49 seconds for an arc distance of 20.26 feet, the chord of said arc being South 07 degrees 22 minutes 17 seconds West 20.25 feet, thence run South 88 degrees 17 minutes 51 seconds West 321.76 feet to the POINT OF BEGINNING.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

DR1056P1682

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3009

March 3, 1982
(Revised 5/18/82)
(Revised 1/27/83)
(Revised 2/23/83)

BUCKWOOD

64.00 FOOT DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Tract B)

A 64.00 foot drainage and utility easement lying 32.00 feet on each side of the following described center line:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 645.00 feet to the POINT OF BEGINNING of said center line. From said POINT OF BEGINNING thence run South 22 degrees 39 minutes 34 seconds East 145.31 feet to a point of curve to the right, thence run Southerly along said curve with a radius of 230.00 feet, thru a central angle of 81 degrees 55 minutes 45 seconds for an arc distance of 328.88 feet, thence run South 59 degrees 16 minutes 11 seconds West 91.37 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 230.00 feet, thru a central angle of 50 degrees 37 minutes 50 seconds for an arc distance of 203.24 feet, the chord of said arc being South 33 degrees 57 minutes 12 seconds West 196.70 feet to the termination point of said center line.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OK 1056P 1683

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 570-3009

March 3, 1982
(Revised 1/21/83)
(Revised 2/23/83)

BUCKWOOD

60.00 FOOT DRAINAGE AND UTILITY EASEMENT (Bothwell Terrace, Tract B)

A 60.00 foot drainage and utility easement lying 30.00 feet on each side of the following described center line:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 645.00 feet, thence run South 22 degrees 39 minutes 34 seconds East 135.00 feet to the POINT OF BEGINNING of said center line. From said POINT OF BEGINNING thence run South 67 degrees 20 minutes 26 seconds West 144.92 feet to a point of curve to the right, thence run Westerly along said curve with a radius of 500.00 feet, thru a central angle of 07 degrees 34 minutes 13 seconds for an arc distance of 66.06 feet, thence run South 74 degrees 54 minutes 39 seconds West 34.31 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 500.00 feet, thru a central angle of 10 degrees 34 minutes 13 seconds for an arc distance of 92.42 feet, thence run South 64 degrees 20 minutes 26 seconds West 185.02 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 100.00 feet, thru a central angle of 69 degrees for an arc distance of 120.43 feet, thence run South 04 degrees 39 minutes 34 seconds East 33.08 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 70.00 feet, thru a central angle of 88 degrees 30 minutes for an arc distance of 108.12 feet, thence run North 86 degrees 50 minutes 26 seconds East 100.36 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 140.00 feet, thru a central angle of 32 degrees 59 minutes 02 seconds for an arc distance of 80.59 feet, thence run South 60 degrees 10 minutes 32 seconds East 38.79 feet to the termination point of said center line.

Edwin G. Brown
EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OR1056PC1684

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3009

March 3, 1982
(Revised 1/21/83)
(Revised 2/23/83)

BUCKWOOD

60.00 FOOT DRAINAGE AND UTILITY EASEMENT (Benchmark Trace, Tract B)

A 60.00 foot drainage and utility easement lying 30.00 feet on each side of the following described center line:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 645.00 feet, thence run South 22 degrees 39 minutes 34 seconds East 135.00 feet to the POINT OF BEGINNING of said center line. From said POINT OF BEGINNING thence run North 67 degrees 20 minutes 26 seconds East 71.96 feet, thence run North 68 degrees 33 minutes 50 seconds East 82.72 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 743.84 feet, thru a central angle of 09 degrees 13 minutes 24 seconds for an arc distance of 119.64 feet, thence run North 59 degrees 20 minutes 26 seconds East 94.87 feet to a point of curve to the right, thence run Easterly along said curve with a radius of 105.00 feet, thru a central angle of 37 degrees for an arc distance of 67.81 feet, thence run South 83 degrees 39 minutes 34 seconds East 9.87 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 60.00 feet, thru a central angle of 90 degrees for an arc distance of 94.25 feet, thence run South 06 degrees 20 minutes 26 seconds West 74.65 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 450.00 feet, thru a central angle of 20 degrees for an arc distance of 157.08 feet, thence run South 13 degrees 39 minutes 34 seconds East 18.68 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 70.00 feet, thru a central angle of 110 degrees for an arc distance of 134.39 feet, thence run North 83 degrees 39 minutes 34 seconds West 60.03 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 786.78 feet, thru a central angle of 07 degrees 16 minutes 21 seconds for an arc distance of 99.87 feet, thence run North 76 degrees 20 minutes 26 seconds West 223.89 feet to the termination point of said center line.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

Court House Square

March 3, 1983
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

DR1056PC1685

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3069

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Bellington Court, East and West
(Bugle View & North and South Barn Way, Tract A)

A drainage and utility easement over and across the following described property:

Commence at an old Iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along the West boundary line of said Section 23 as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet, thence North 00 degrees 17 minutes 51 seconds East 39.93 feet, thence leaving said Section Line run North 88 degrees 17 minutes 51 seconds East 336.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 88 degrees 17 minutes 51 seconds East 32.26 feet to a point on a curve concave to the Southeast, thence run Northeasterly along said curve with a radius of 230.00 feet, thru a central angle of 02 degrees 37 minutes 34 seconds for an arc distance of 10.54 feet, the chord of said arc being North 07 degrees 25 minutes 45 seconds East 10.54 feet, thence run South 86 degrees 42 minutes 09 seconds East 32.17 feet to a point on a curve concave to the Easterly, thence run Southeasterly along said curve with a radius of 198.00 feet, thru a central angle of 28 degrees 36 minutes 35 seconds for an arc distance of 98.87 feet, the chord of said arc being South 04 degrees 40 minutes 38 seconds East 97.85 feet, thence run South 18 degrees 59 minutes 04 seconds East 72.74 feet to a point of curve to the left, thence run Southeasterly along said curve with a radius of 198.00 feet, thru a central angle of 27 degrees 00 minutes for an arc distance of 93.31 feet, thence run South 45 degrees 59 minutes 04 seconds East 99.79 feet, thence run North 44 degrees 00 minutes 56 seconds East 68.20 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 290.00 feet, thru a central angle of 42 degrees 00 minutes for an arc distance of 212.58 feet, thence run North 86 degrees 00 minutes 56 seconds East 263.39 feet to a point on a curve concave to the Easterly, thence run Northeasterly along said curve with a radius of 455.21 feet, thru a central angle of 04 degrees 05 minutes 45 seconds for an arc distance of 32.67 feet, the chord of said arc being North 08 degrees 57 minutes 24 seconds East 32.67 feet to a point of reverse curve, thence run Northerly along said reverse curve with a radius of 220.00 feet, thru a central angle of 21 degrees 10 minutes 50 seconds for an arc distance of 81.33 feet, the chord of said arc being North 00 degrees 25 minutes 31 seconds East 80.87 feet to a point of a compound curve, thence run Northwesterly along said compound curve with a radius of 20.00 feet, thru a central angle of 44 degrees 05 minutes 20 seconds for an arc distance of 15.39 feet, the chord of said arc being North 32 degrees 12 minutes 36 seconds West 15.01 feet to a point of reverse curve, thence run Northwesterly along said reverse curve with a radius of 45.00 feet, thru a central angle of 26 degrees 43 minutes 57 seconds for an arc distance of 21.00 feet, the chord of said arc being North 40 degrees

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OR1056P1686

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3009

March 3, 1982
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Bellington Court, East and West
Bugle View & North and South Barn Way, Tract A)

53 minutes 15 seconds West 20.81 feet, thence run North 27 degrees 31 minutes 17 seconds West 24.49 feet to a point of curve to the right, thence run Northerly, Easterly, and Southeasterly along said curve with a radius of 50.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 177.22 feet, the chord of said arc being North 74 degrees 00 minutes 56 seconds East 97.98 feet, thence run South 04 degrees 26 minutes 51 seconds East 24.49 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 45.00 feet, thru a central angle of 29 degrees 20 minutes 14 seconds for an arc distance of 23.04 feet, the chord of said arc being South 10 degrees 13 minutes 16 seconds West 22.79 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 20.00 feet, thru a central angle of 36 degrees 33 minutes 44 seconds for an arc distance of 12.76 feet, the chord of said arc being South 06 degrees 36 minutes 31 seconds West 12.55 feet to a point of reverse curve, thence run Southerly along said reverse curve with a radius of 280.00 feet, thru a central angle of 22 degrees 41 minutes 17 seconds for an arc distance of 110.87 feet, the chord of said arc being South 00 degrees 19 minutes 43 seconds East 110.15 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 395.21 feet, thru a central angle of 15 degrees 00 minutes for an arc distance of 103.47 feet, the chord of said arc being South 03 degrees 30 minutes 56 seconds West 103.17 feet, thence run South 03 degrees 59 minutes 04 seconds East 115.74 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 100.00 feet, thru a central angle of 06 degrees 00 minutes for an arc distance of 150.10 feet, thence run South 82 degrees 00 minutes 56 seconds West 28.19 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 20.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 13.86 feet, the chord of said arc being South 62 degrees 09 minutes 29 seconds West 13.59 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 45.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 22.13 feet, the chord of said arc being South 56 degrees 23 minutes 22 seconds West 21.91 feet, thence run South 70 degrees 28 minutes 43 seconds West 24.49 feet to a point of curve to the right, thence run Westerly, Northerly, and Northeasterly along said curve with a radius of 50.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 177.22 feet, the chord of said arc being North 07 degrees 59 minutes 04 seconds West 97.98

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OR1056PG1687

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3809

March 3, 1982
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Bellington Court, East and West
Bugle View & North and South Barn Way, Tract A)

feet, thence run South 86 degrees 26 minutes 51 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 45.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 22.13 feet, the chord of said arc being South 72 degrees 21 minutes 31 seconds East 21.91 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 20.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 13.86 feet, the chord of said arc being South 78 degrees 07 minutes 37 seconds East 13.59 feet, thence run North 82 degrees 00 minutes 56 seconds East 28.19 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 40.00 feet, thru a central angle of 86 degrees 00 minutes for an arc distance of 60.04 feet, thence run North 03 degrees 59 minutes 04 seconds West 115.74 feet to a point of curve to the right, thence run Northerly along said curve with a radius of 455.21 feet, thru a central angle of 03 degrees 16 minutes 18 seconds for an arc distance of 25.99 feet, the chord of said arc being North 02 degrees 20 minutes 52 seconds West 25.99 feet, thence run South 86 degrees 00 minutes 56 seconds West 255.94 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 230.00 feet, thru a central angle of 42 degrees 00 minutes for an arc distance of 168.60 feet, thence run South 44 degrees 00 minutes 56 seconds West 68.20 feet, thence run South 45 degrees 59 minutes 04 seconds East 10.34 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 262.00 feet, thru a central angle of 46 degrees 00 minutes for an arc distance of 210.35 feet, thence run South 00 degrees 00 minutes 56 seconds West 21.13 feet to a point on the Northerly right-of-way boundary of Buck Lake Road, said point lying on a curve concave to the Southerly, thence run Westerly along said Northerly right-of-way boundary and along said curve with a radius of 4307.04 feet, thru a central angle of 00 degrees 51 minutes 06 seconds for an arc distance of 64.02 feet, the chord of said arc being South 08 degrees 39 minutes 49 seconds West 64.02 feet, thence leaving said Northerly right-of-way boundary run North 00 degrees 00 minutes 55 seconds East 22.64 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 190.00 feet, thru a central angle of 46 degrees 00 minutes for an arc distance of 158.96 feet, thence run North 45 degrees 59 minutes 04 seconds West 10.34 feet, thence run South 44 degrees 00 minutes 56 seconds West 20.72 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 170.00 feet, thru a central angle of 51 degrees 00 minutes

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

DR1056P1688

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016
RESIDENCE 578-3007

March 3, 1982
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

DUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Duckwood Drive, Bellington Court, East and West
Bugle View & North and South Barn Way, Tract A)

for an arc distance of 151.32 feet, thence run North 84 degrees 59 minutes 04 seconds West 103.28 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 220.00 feet, thru a central angle of 18 degrees 51 minutes 07 seconds for an arc distance of 72.39 feet, the chord of said arc being South 85 degrees 35 minutes 23 seconds West 72.06 feet to a point of compound curve, thence run Southwesterly along said compound curve with a radius of 20.00 feet, thru a central angle of 41 degrees 10 minutes 27 seconds for an arc distance of 14.37 feet, the chord of said arc being South 55 degrees 34 minutes 36 seconds West 14.07 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 45.00 feet, thru a central angle of 28 degrees 04 minutes 21 seconds for an arc distance of 22.05 feet, the chord of said arc being South 49 degrees 01 minutes 31 seconds West 21.83 feet, thence run South 63 degrees 03 minutes 43 seconds West 24.49 feet to a point of curve to the right, thence run Northwesterly, Northerly, and Northeasterly along said curve with a radius of 50.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 177.22 feet, the chord of said arc being North 15 degrees 24 minutes 04 seconds West 97.99 feet, thence run North 86 degrees 08 minutes 09 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 45.00 feet, thru a central angle of 28 degrees 15 minutes 12 seconds for an arc distance of 22.19 feet, the chord of said arc being South 79 degrees 44 minutes 15 seconds East 21.97 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 20.00 feet, thru a central angle of 38 degrees 43 minutes 01 seconds for an arc distance of 13.51 feet, the chord of said arc being South 84 degrees 58 minutes 09 seconds East 13.26 feet to a point of reverse curve, thence run Easterly along said reverse curve with a radius of 280.00 feet, thru a central angle of 19 degrees 20 minutes 36 seconds for an arc distance of 94.53 feet, the chord of said arc being North 85 degrees 20 minutes 38 seconds East 94.03 feet, thence run South 84 degrees 59 minutes 04 seconds East 103.28 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 110.00 feet, thru a central angle of 51 degrees 00 minutes for an arc distance of 97.91 feet, thence run North 44 degrees 00 minutes 56 seconds East 20.72 feet, thence run North 45 degrees 59 minutes 04 seconds West 99.79 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 262.00 feet, thru a central angle of 27 degrees 00 minutes for an arc distance of 123.46 feet, thence run North 18 degrees 59 minutes 04 seconds West

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

DR1056PC1689

P.O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016
RESIDENCE 576-3003

March 3, 1982
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Duckwood Drive, Bellington Court, East and West
Bugle View & North and South Barn Way, Tract A)

9.79 feet, thence run South 71 degrees 00 minutes 56 seconds West 29.53 feet to a point of curve to the right, thence run Westerly along said curve with a radius of 280.00 feet, thru a central angle of 21 degrees 03 minutes 30 seconds for an arc distance of 102.91 feet, thence run North 87 degrees 55 minutes 34 seconds West 40.00 feet to a point of curve to the left, thence run Southwesterly along said curve with a radius of 20.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 13.86 feet, the chord of said arc being South 72 degrees 12 minutes 58 seconds West 13.59 feet to a point of reverse curve, thence run Southwesterly along said reverse curve with a radius of 45.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 22.13 feet, the chord of said arc being South 66 degrees 26 minutes 53 seconds West 21.91 feet, thence run South 80 degrees 32 minutes 13 seconds West 24.49 feet to a point of curve to the right, thence run Northwesterly, Northerly, and Northeasterly along said curve with a radius of 50.00 feet, thru a central angle of 203 degrees 04 minutes 26 seconds for an arc distance of 177.22 feet, the chord of said arc being North 02 degrees 04 minutes 26 seconds East 97.98 feet, thence run South 76 degrees 23 minutes 21 seconds East 24.49 feet to a point of curve to the right, thence run Southeasterly along said curve with a radius of 45.00 feet, thru a central angle of 28 degrees 10 minutes 41 seconds for an arc distance of 22.13 feet, the chord of said arc being South 62 degrees 18 minutes 01 seconds East 21.91 feet to a point of reverse curve, thence run Southeasterly along said reverse curve with a radius of 20.00 feet, thru a central angle of 39 degrees 42 minutes 54 seconds for an arc distance of 13.86 feet, the chord of said arc being South 68 degrees 04 minutes 07 seconds East 13.59 feet, thence run South 87 degrees 55 minutes 34 seconds East 40.00 feet to a point of curve to the left, thence run Easterly along said curve with a radius of 220.00 feet, thru a central angle of 21 degrees 03 minutes 30 seconds for an arc distance of 80.86 feet, thence run North 71 degrees 00 minutes 56 seconds East 29.53 feet, thence run North 18 degrees 59 minutes 04 seconds West 2.95 feet to a point of curve to the right, thence run Northerly along said curve with a radius of 262.00 feet, thru a central angle of 26 degrees 20 minutes 57 seconds for an arc distance of 120.49 feet, the chord of said arc being North 05 degrees 48 minutes 28 seconds West 119.43 feet to the POINT OF BEGINNING.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919
EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OR1056PG1690

P. O. BOX 625
CHAWFORDVILLE, FLORIDA 32327

March 3, 1982
(Revised 1/27/83)
(Revised 2/23/83)

OFFICE 926 3616
RESIDENCE 576 3079

DUCKWOOD

DRAINAGE AND UTILITY EASEMENT

A drainage and utility easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida, thence run along the West boundary line of said Section 23 as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet, North 00 degrees 17 minutes 51 seconds East 39.99 feet, thence leaving the West boundary of said Section 23 run North 86 degrees 17 minutes 51 seconds East 369.03 feet to a point on a curve concave to the Southeast, thence run Northeast along said curve with a radius of 230.00 feet, thru a central angle of 02 degrees 37 minutes 34 seconds for an arc distance of 10.54 feet, the chord of said arc being North 07 degrees 25 minutes 45 seconds East 10.54 feet, thence run South 86 degrees 42 minutes 09 seconds East 32.17 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeast along said curve with a radius of 198.00 feet, thru a central angle of 49 degrees 38 minutes 40 seconds for an arc distance of 171.56 feet, thence run North 59 degrees 16 minutes 11 seconds East 91.37 feet to a point of curve to the left, thence run Northeast along said curve with a radius of 262.00 feet, thru a central angle of 15 degrees 06 minutes 27 seconds for an arc distance of 69.08 feet, thence run South 79 degrees 36 minutes 25 seconds East 254.47 feet, thence run North 08 degrees 34 minutes 57 seconds East 5.00 feet, thence run South 79 degrees 36 minutes 25 seconds East 98.99 feet, thence run South 83 degrees 42 minutes 09 seconds East 119.85 feet, thence run North 84 degrees 17 minutes 51 seconds East 148.85 feet, thence run South 00 degrees 05 minutes 52 seconds East 30.14 feet, thence run South 84 degrees 17 minutes 51 seconds West 149.07 feet, thence run North 83 degrees 42 minutes 09 seconds West 131.14 feet, thence run South 13 degrees 17 minutes 51 seconds West 202.96 feet, thence run South 83 degrees 17 minutes 51 seconds West 312.00 feet, thence run North 66 degrees 42 minutes 09 seconds West 90.00 feet, thence run North 34 degrees 12 minutes 09 seconds West 66.00 feet, thence run North 86 degrees 42 minutes 09 seconds West 87.49 feet to the POINT OF BEGINNING.

Edwin G. Brown
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Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

OK10561691

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

Court House Square
May 17, 1982
(Revised 6/16/82)
(Revised 1/27/83)
(Revised 2/23/83)

OFFICE 926-3016
RESIDENCE 576-3009

BUCKWOOD

20.00 FOOT DRAINAGE AND UTILITY EASEMENT (Lots 28 & 29, Tract A)

A 20.00 foot drainage and utility easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida, thence run along the West boundary line of said Section 23 as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet, North 00 degrees 17 minutes 51 seconds East 39.99 feet, thence leaving the West boundary of said Section 23 run North 88 degrees 17 minutes 51 seconds East 369.03 feet to a point on a curve concave to the Southeasterly, thence run Northeasterly along said curve with a radius of 230.00 feet, thru a central angle of 02 degrees 37 minutes 34 seconds for an arc distance of 10.54 feet, the chord of said arc being North 07 degrees 25 minutes 45 seconds East 10.54 feet, thence run South 66 degrees 42 minutes 09 seconds East 119.66 feet, thence run South 34 degrees 12 minutes 09 seconds East 66.00 feet, thence run South 66 degrees 42 minutes 09 seconds East 90.00 feet, thence run North 83 degrees 17 minutes 51 seconds East 312.00 feet, thence run North 13 degrees 17 minutes 51 seconds East 62.77 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 88 degrees 57 minutes 48 seconds East 95.15 feet, thence run North 27 degrees 31 minutes 17 seconds West 4.79 feet to a point of curve to the right, thence run Northwesterly along said curve with a radius of 50.00 feet, thru a central angle of 19 degrees 13 minutes 17 seconds for an arc distance of 16.77 feet, the chord of said arc being North 17 degrees 54 minutes 39 seconds West 16.70 feet, thence run North 88 degrees 57 minutes 48 seconds West 83.09 feet, thence run South 13 degrees 17 minutes 51 seconds West 20.47 feet to the POINT OF BEGINNING.

Edwin G. Brown
EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

OK1056PC1692

COURT HOUSE SQUARE
POST OFFICE BOX 625

PHONE (904) 826-3016
CRAWFORDVILLE, FLORIDA 32327


February 23, 1983

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Tract B)

A drainage and utility easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 645.00 feet to the centerline of a 24.00 foot roadway, thence leaving said Southerly right-of-way boundary run along said centerline as follows: South 22 degrees 39 minutes 34 seconds East 145.31 feet to a point of curve to the right, thence Southerly along said curve with a radius of 230.00 feet, thru a central angle of 81 degrees 55 minutes 45 seconds for an arc distance of 328.83 feet, thence South 59 degrees 16 minutes 11 seconds West 91.37 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 230.00 feet, thru a central angle of 50 degrees 37 minutes 50 seconds for an arc distance of 203.24 feet, the chord of said arc being South 33 degrees 57 minutes 12 seconds West 196.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue Southwesterly along said centerline and along said curve with a radius of 230.00 feet, thru a central angle of 02 degrees 37 minutes 34 seconds for an arc distance of 10.54 feet, the chord of said arc being South 07 degrees 25 minutes 45 seconds West 10.54 feet, thence leaving said centerline run South 83 degrees 17 minutes 51 seconds West 32.26 feet to a point on a curve concave to the Southeasterly, thence run Northeasterly along said curve with a radius of 262.00 feet, thru a central angle of 02 degrees 55 minutes 09 seconds for an arc distance of 13.35 feet, the chord of said arc being North 06 degrees 36 minutes 57 seconds East 13.35 feet, thence run South 84 degrees 42 minutes 09 seconds East 32.13 feet to the POINT OF BEGINNING.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "F" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OR1056PG1693

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3015
RESIDENCE 576-3003


May 17, 1982
(Revised 1/27/83)

BUCKWOOD

20.00 FOOT DRAINAGE EASEMENT (Lots 16 & 17, Tract B) - Revised

A 20.00 foot drainage easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 442.78 feet to the Southerly right-of-way boundary of State Road No. 10, thence run North 67 degrees 20 minutes 26 seconds East along said Southerly right-of-way boundary 1345.12 feet, thence run South 00 degrees 05 minutes 52 seconds East 732.14 feet, thence run South 84 degrees 17 minutes 51 seconds West 148.86 feet, thence run North 83 degrees 42 minutes 09 seconds West 119.85 feet, thence run North 79 degrees 36 minutes 25 seconds West 78.98 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 79 degrees 36 minutes 25 seconds West 20.01 feet, thence run North 08 degrees 34 minutes 57 seconds East 24.42 feet to a point on a curve concave to the Northerly, thence run Southeasterly along said curve with a radius of 816.78 feet, thru a central angle of 01 degrees 24 minutes 18 seconds for an arc distance of 20.03 feet, the chord of said arc being South 78 degrees 20 minutes 58 seconds East 20.03 feet, thence run South 08 degrees 34 minutes 57 seconds West 83.98 feet to the POINT OF BEGINNING.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156

EXHIBIT "E" (continued)

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

0R1056PCL694

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016
RESIDENCE 578-8000

March 3, 1982

BUCKWOOD

20.00 FOOT DRAINAGE EASEMENT (Lots 3 & 4, Tract A)

A 20.00 foot drainage easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida, said point lying on a curve concave to the Northerly, and thence run Easterly along said Northerly right-of-way boundary and along said curve with a radius of 3997.29 feet, thru a central angle of 02 degrees 50 minutes 42 seconds for an arc distance of 198.48 feet, thence run North 87 degrees 18 minutes 13 seconds East along said Northerly right-of-way boundary 90.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87 degrees 18 minutes 13 seconds East along said Northerly right-of-way boundary 20.00 feet, thence run North 02 degrees 41 minutes 47 seconds West 128.40 feet, thence run North 84 degrees 59 minutes 04 seconds West 6.52 feet to a point of curve to the left, thence run Westerly along said curve with a radius of 220.00 feet, thru a central angle of 03 degrees 32 minutes 40 seconds for an arc distance of 13.61 feet, thence run South 02 degrees 41 minutes 47 seconds East 130.68 feet to the POINT OF BEGINNING.

Edwin G. Brown

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Registered Land Surveyor
Florida Certificate No. 2919

80-156

EDWIN G. BROWN
REGISTERED LAND SURVEYOR
Court House Square

OK1056PC1695

P. O. BOX 625
CRAWFORDVILLE, FLORIDA 32327

OFFICE PC-3-8016
RESIDENCE 364-8200


May 17, 1982
(Revised 1/27/83)

BUCKWOOD

20.00 FOOT DRAINAGE EASEMENT (Lots 24 & 25, Tract A) - Revised

A 20.00 foot drainage easement over and across the following described property:

Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Duck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 feet to a concrete monument, thence run North 00 degrees 17 minutes 51 seconds East 50.00 feet, thence run North 88 degrees 17 minutes 51 seconds East 375.00 feet, thence run South 85 degrees 42 minutes 09 seconds East 115.00 feet, thence run South 34 degrees 12 minutes 09 seconds East 66.00 feet, thence run South 66 degrees 42 minutes 09 seconds East 90.00 feet, thence run North 83 degrees 17 minutes 51 seconds East 129.58 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 83 degrees 17 minutes 51 seconds East 20.03 feet, thence run South 09 degrees 59 minutes 20 seconds East 102.50 feet to a point on a curve concave to the Southerly, thence run Westerly along said curve with a radius of 290.00 feet, thru a central angle of 03 degrees 57 minutes 10 seconds for an arc distance of 20.01 feet, the chord of said arc being South 81 degrees 03 minutes 23 seconds West 20.00 feet, thence run North 09 degrees 59 minutes 20 seconds West 102.93 feet to the POINT OF BEGINNING.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

80-156