

**RESIDENTIAL SECOND AMENDED  
DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR BUCKWOOD SUBDIVISION**

THIS SECOND AMENDED DECLARATION, made on the date hereinafter set forth by  
BUCKWOOD HOMES ASSOCIATION, INC., hereinafter referred to as the Association.

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RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02137  
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BOB INZER, CLERK OF COURTS

**WITNESSETH**

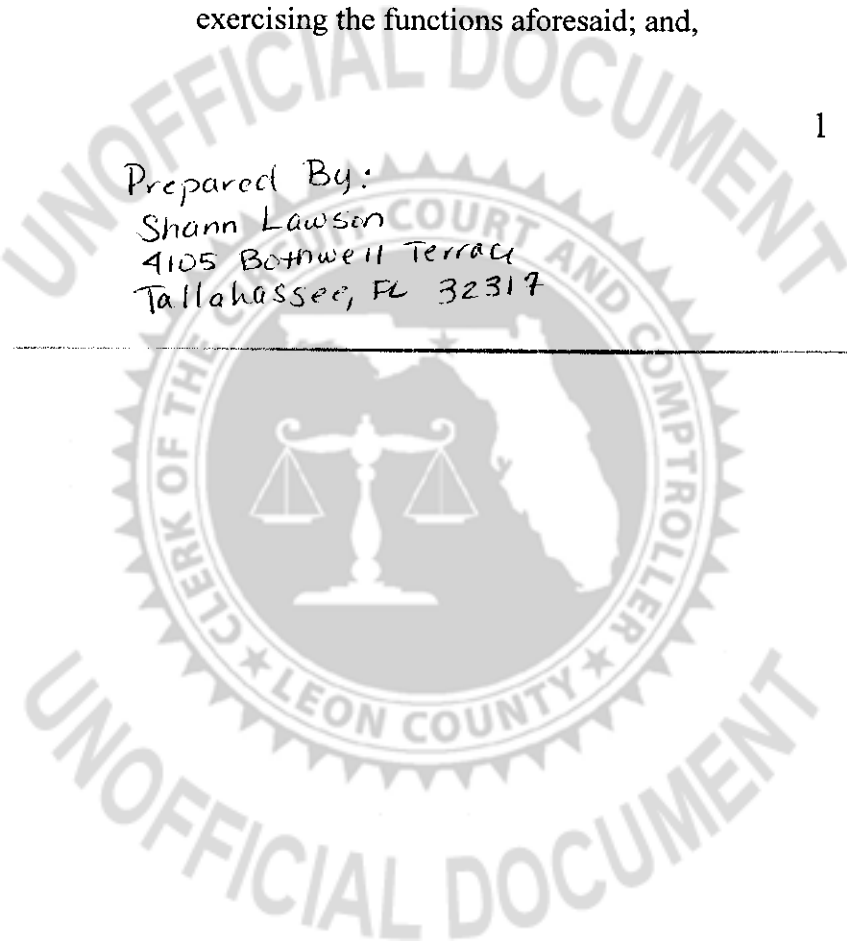
WHEREAS, the Association is the owner of the real property in the County of Leon and  
State of Florida, commonly known as subdivision with permanent parks, playgrounds, open  
spaces, roads, streets, drainage and utility easements, and/or other common facilities for the  
benefit of the said community; and,

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

Prepared By:  
Shann Lawson  
4105 Bothwell Terrace  
Tallahassee, FL 32317



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WHEREAS, the Association caused to be recorded an instrument entitled Residential Amended Declaration of Covenants and Restrictions for Buckwood Subdivision, dated September 16, 1983 in Official Records Book 1082, at pages 1535-1580 of the public records of Leon County, Florida; and,

WHEREAS, the Association is desirous of amending said Declaration;

NOW, THEREFORE, the Association 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 a "covenants and restrictions"), and amends the Declaration previously filed to read as follows, superseding the Declaration previously filed to the extent it is inconsistent herewith.

**ARTICLE I  
PROPERTY SUBJECT TO THE DECLARATION**

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

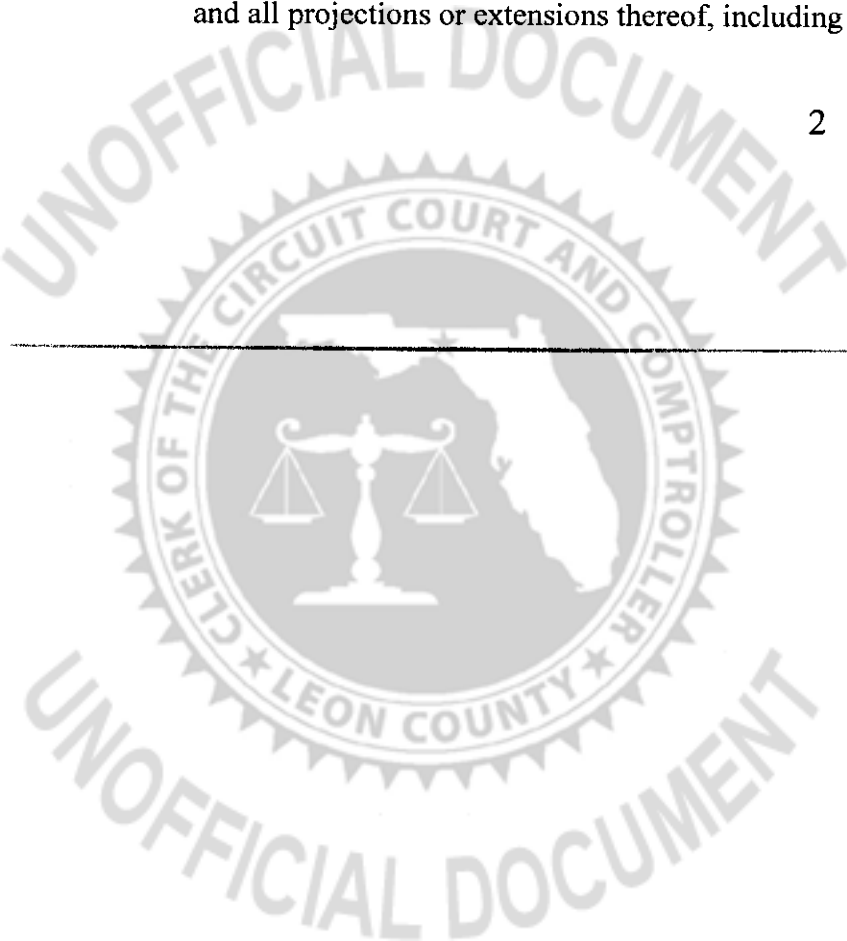
**ARTICLE II  
DEFINITIONS**

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.

(e) "Due Process" shall mean notification in writing from the Board. The Homeowner may request a meeting with the President to give the Homeowner a chance to contest the matter presented.

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

(g) "Multi-family Structure" shall mean and refer to any building containing two or more Living Units under one roof, with a shared wall.

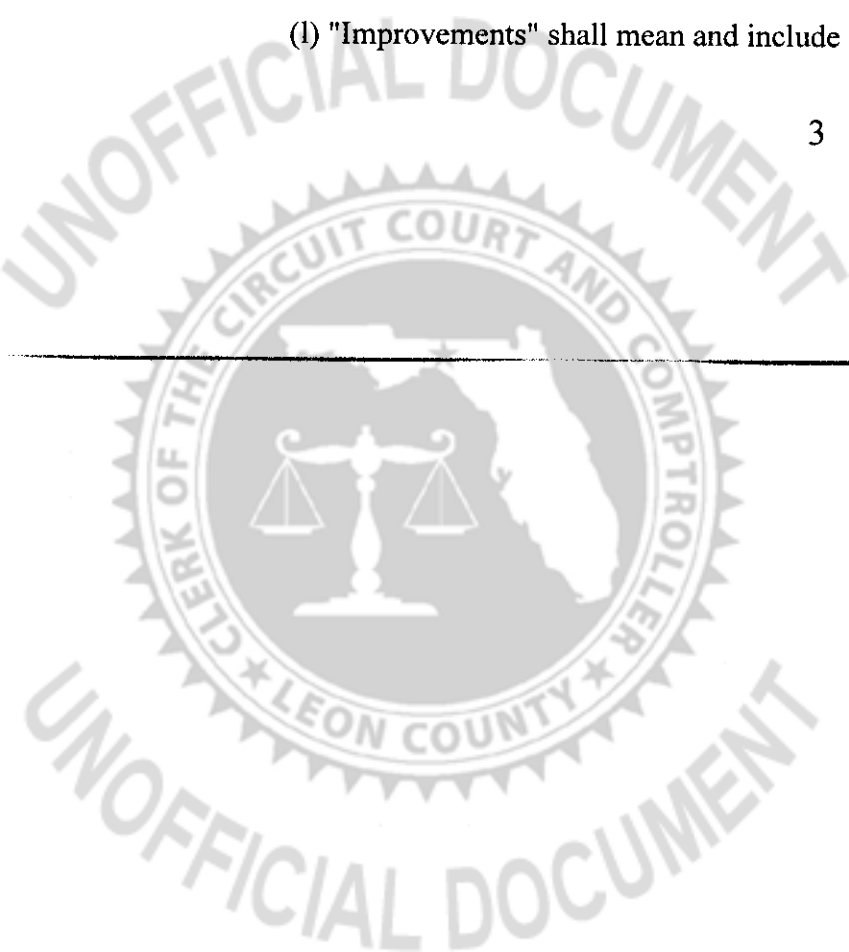
(h) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any site situated upon The Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired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

(i) "Site" shall mean a portion or contiguous portions of said property, which accommodate a single use or related uses under single control. Prior to improvement to the site, "site" shall mean sites (lots) 1 through 53, Tract B, shown on attached Exhibit "C" and sites (lots) 1 through 47, Tract A, on attached Exhibit "D". After improvement to the site providing for residential use, "site" shall mean each residential living unit and its adjoining property, whether it is a single family site or part of a multi-family site.

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

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

(l) "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.

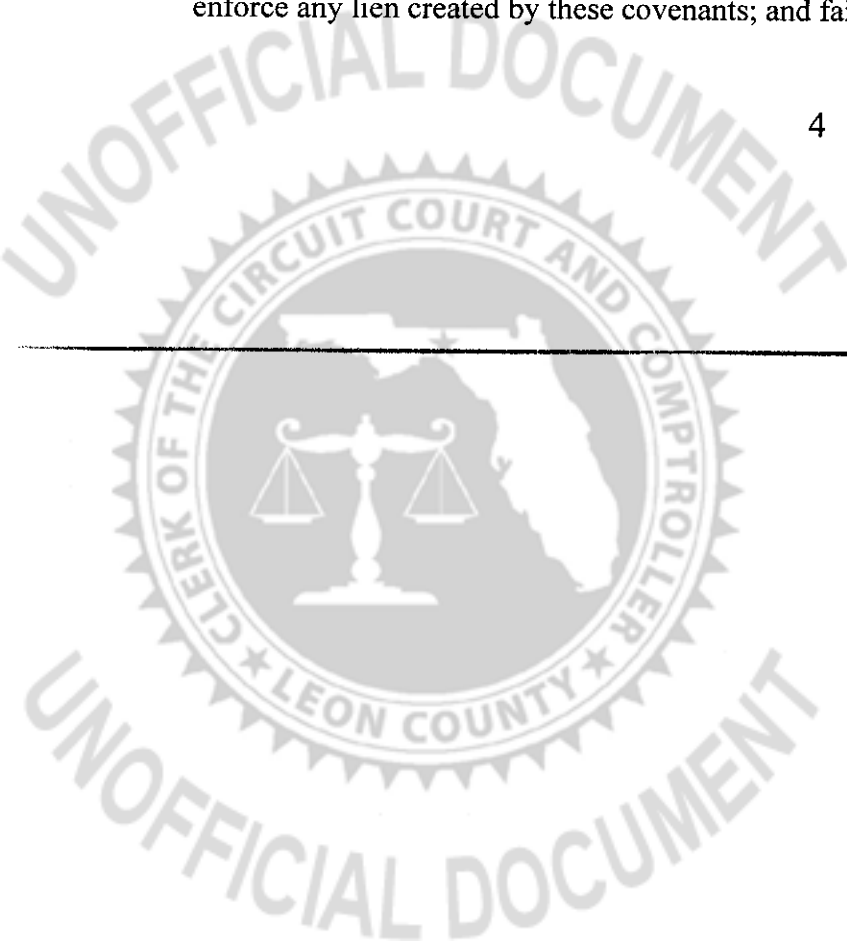
(m) "Homeowner" shall mean the owner of a single dwelling and entitled to one vote per unit.

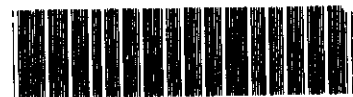
### ARTICLE III GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure 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 six (6) months in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every Owner at least thirty (30) 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 or the records of the Property Appraiser 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.

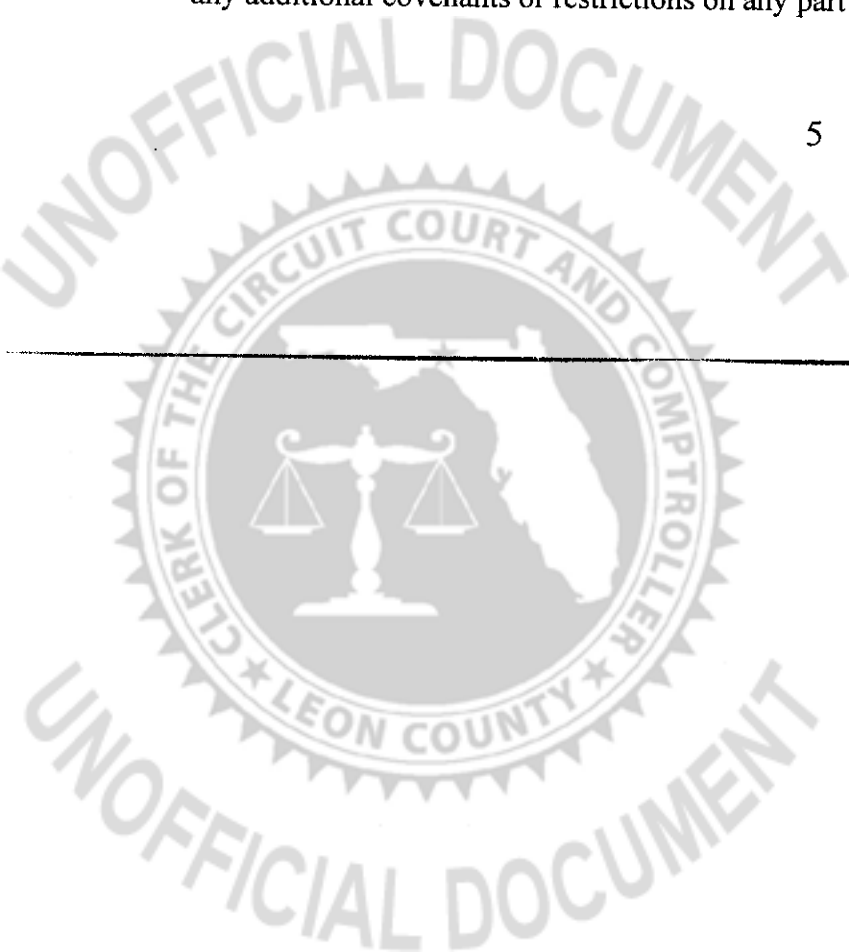
Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provision which shall remain in full force and effect.

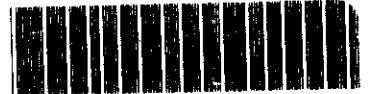
**ARTICLE IV  
AMENDMENT OF DECLARATION OF COVENANTS  
AND RESTRICTIONS**

The Association 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 Association, 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 Association may amend, alter, modify or delete any portion of these covenants and restrictions.

**ARTICLE V  
AMENDMENT OF DECLARATION OF COVENANTS  
AND RESTRICTIONS**

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





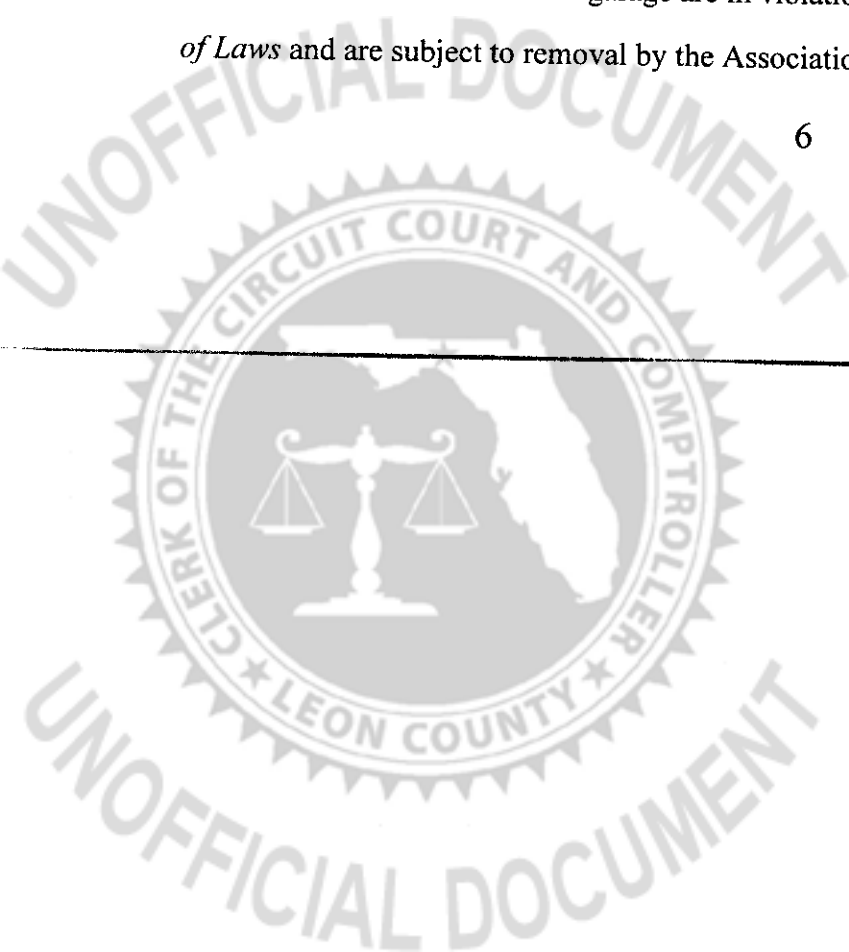
**ARTICLE VI  
LAND USE AND BUILDING TYPE**

No site shall be used except for residential purposes. No site shall be used for institutional 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 specifications upon each building plot unless such completion is rendered impossible as the direct result of strikes, fires, national emergencies or natural calamities. Sites 1 through 53, shown on attached Exhibit "C", may be used for multi-family dwellings. However, sites 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. Satellite dish or television antennae placement must be approved in writing by the Architectural Control Committee.

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 all property. Inoperable vehicles which are not stored within the garage are in violation of Section 5.405 of the *Leon County Code of Laws* and are subject to removal by the Association after thirty (30) days and after due process.





The Homeowner may request a meeting with the President to give the Homeowner a chance to contest that the vehicle is inoperable.

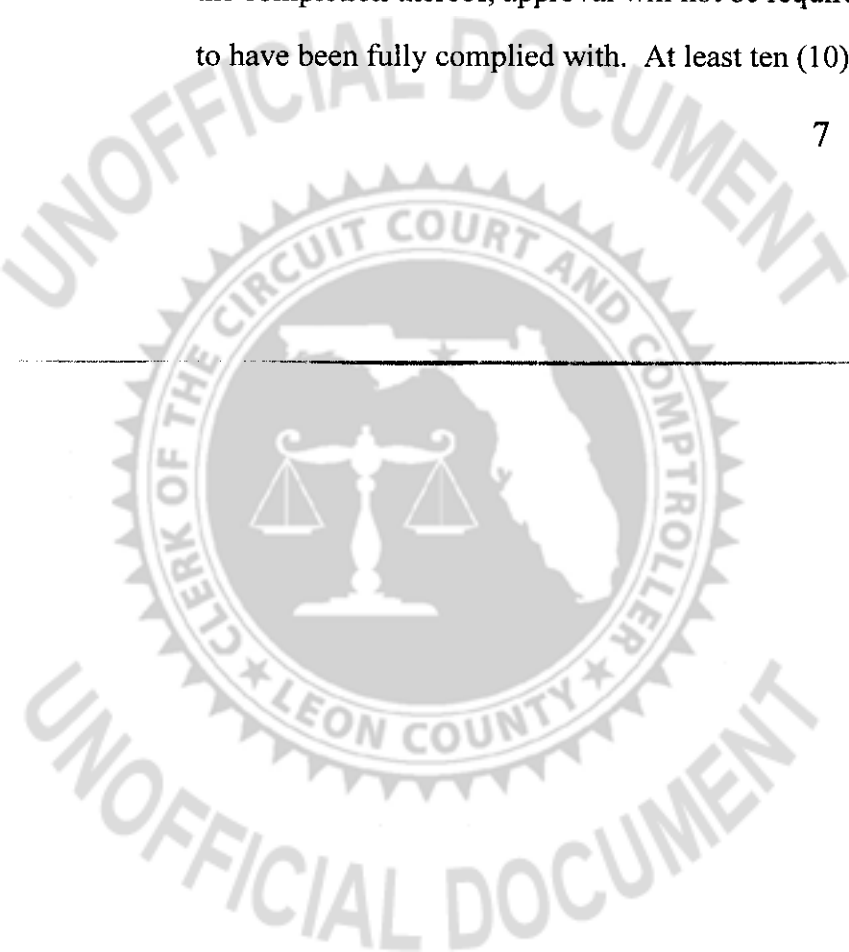
**ARTICLE VIII  
ARCHITECTURAL CONTROL**

No improvement, as defined herein, shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition or change or alteration there be made until the plans and specifications showing the nature, kind, color, 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:

**ARTICLE IX  
ARCHITECTURAL CONTROL COMMITTEE**

Membership. The Architectural Control Committee is composed of at least three (3) members to be appointed by the Board of the Association. 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 thirty (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





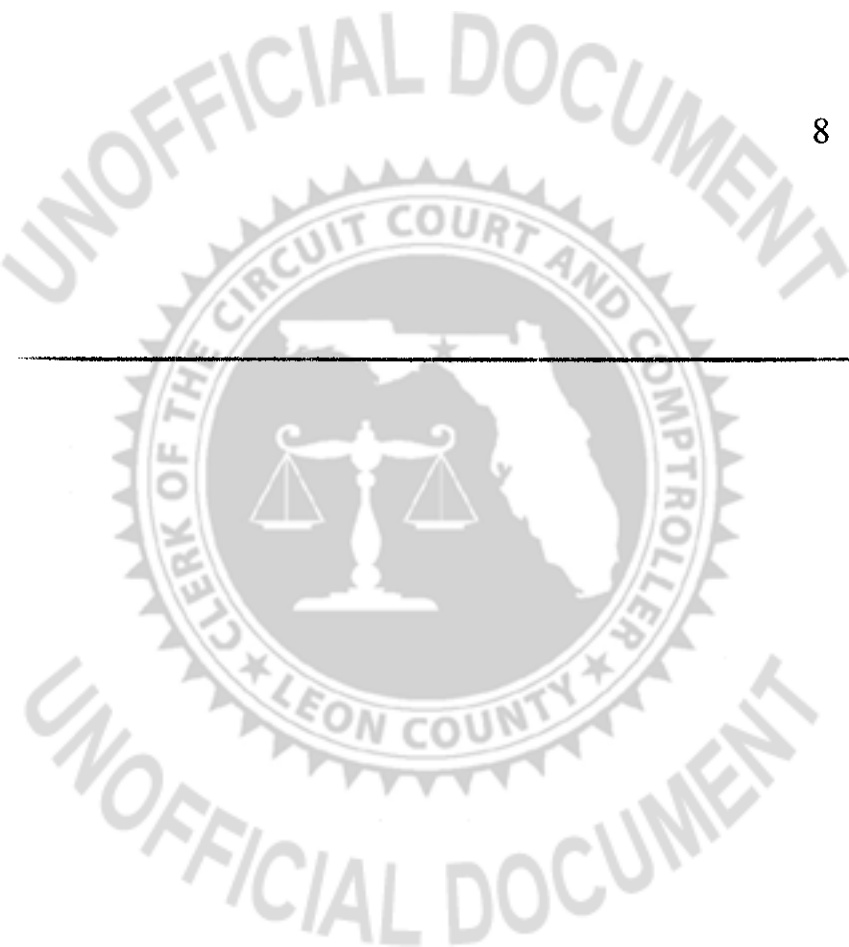
construction, such plans and specifications shall be submitted to the Committee and shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building 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. For minor additions, renovations or changes, such as a change in paint color, submit requested changes to the Architectural Control Committee for approval.

#### **ARTICLE X DWELLING QUANTITY AND SIZE**

The total square footage of heated or air conditioned space of any dwelling shall not be less than 1100 square feet in the dwelling unit constructed on sites 1 through 47 shown on Exhibit "D" and shall not be less than 800 square feet for a one (1) bedroom unit, 900 square feet for a two (2) bedroom unit, or 1000 square feet for a three (3) bedroom unit in multi-family units constructed on sites 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 one (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 two (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. When not in use, garage door should remain closed.

## 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, appliances, 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 and out of sight. (See Section 5-404 of *Leon County Code of Laws*.)

**ARTICLE XV  
WINDOWS AIR-CONDITIONING UNITS**

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

**ARTICLE XVI  
SIGNS**

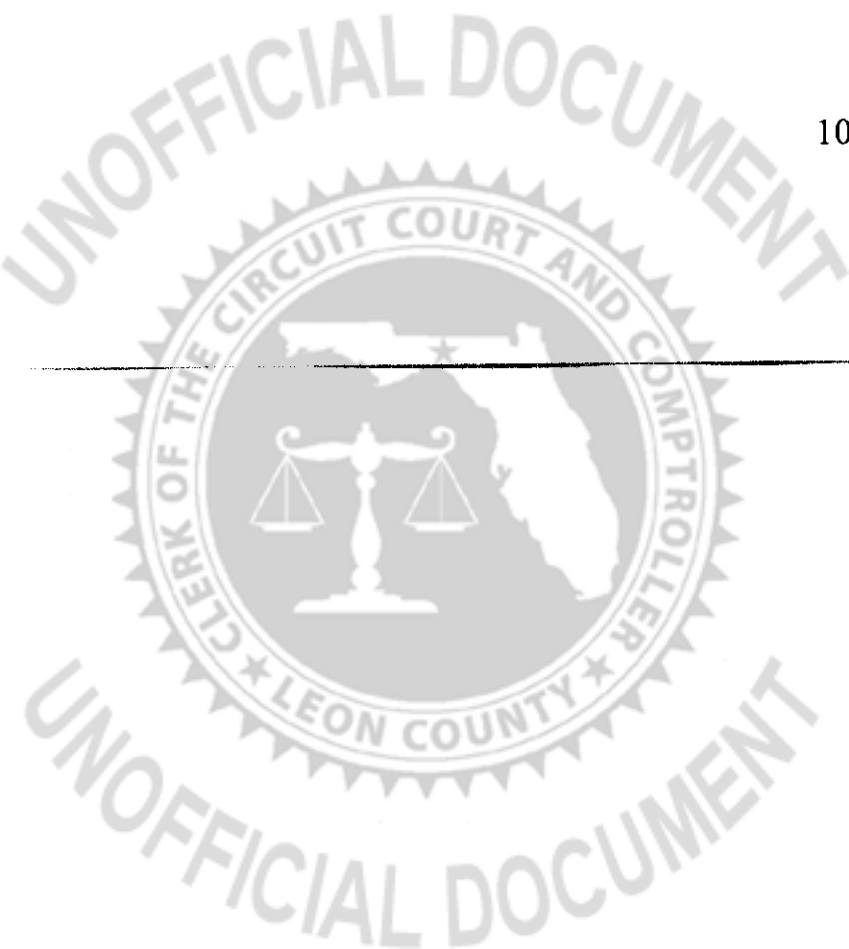
No sign of any kind shall be displayed to the public view on any site except one sign of not more than five square feet advertising the property for sale or rent, unless commercial or multi-family property with approval by the Association.

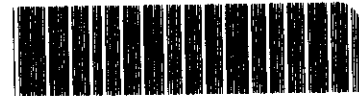
**ARTICLE XVII  
SIGHT DISTANCE AT INTERSECTIONS**

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.





**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**

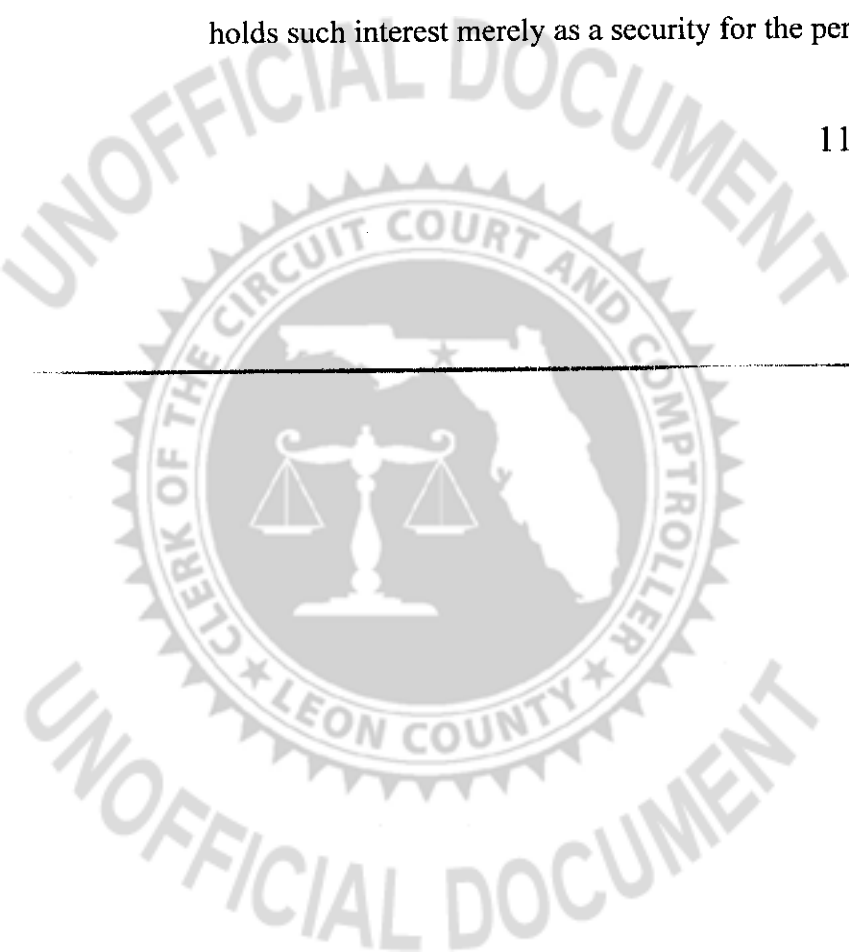
No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any site, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any site. No derrick or other structure designed for use in boring for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

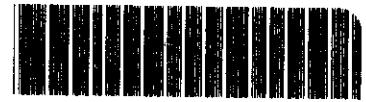
**ARTICLE XXI  
NUISANCES**

No noxious or offensive activity shall be carried on upon any site or Common Properties, 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 or integrity of the subdivision.

**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.

2. Voting Rights - The Association shall have one class of voting membership. All Members shall be those owners as defined in Section 1 and shall be entitled to one vote for each dwelling unit, whether it be a single-family site or a multi-family site.

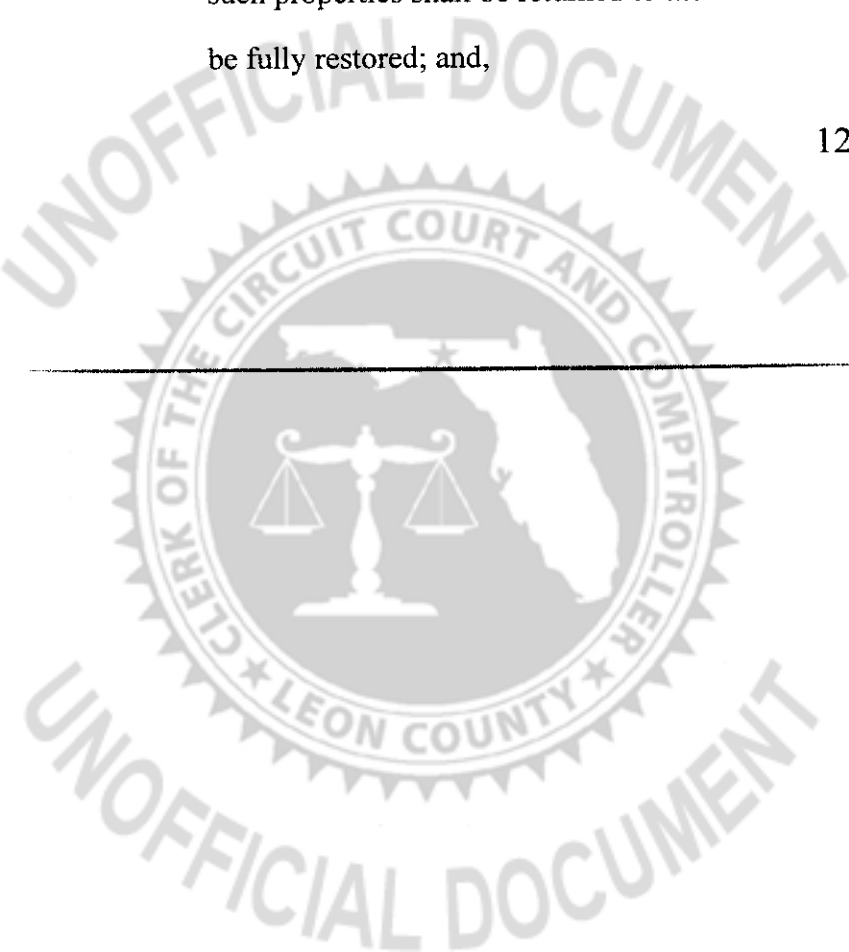
### **ARTICLE XXIII PROPERTY RIGHTS IN THE COMMON PROPERTY**

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 is vested in the Association:

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,

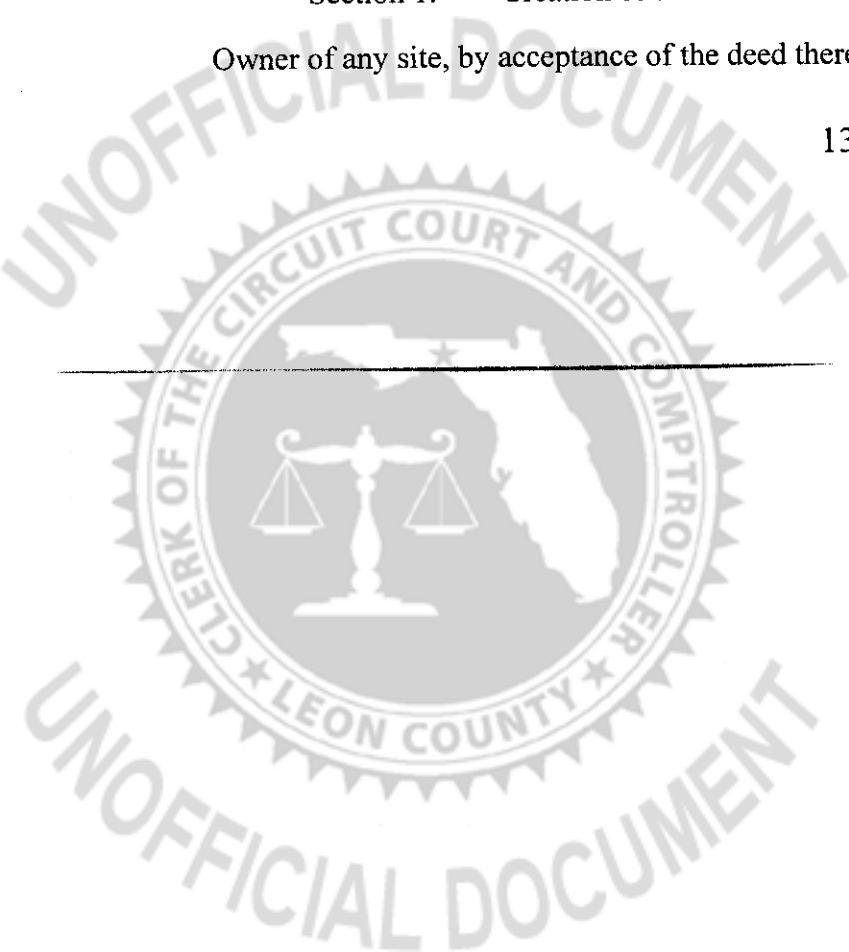
(c) The right of the Association to charge reasonable admission and other fees for the use of the Common Properties; and,

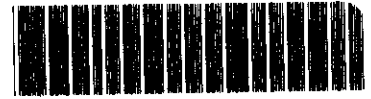
(d) The right of the Association to dedicate or transfer all or any part of the Common Properties to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer, determination as to the purposes 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; and

(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 part 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. Each Owner of any site, by acceptance of the deed therefor, whether or not it shall be so expressed in





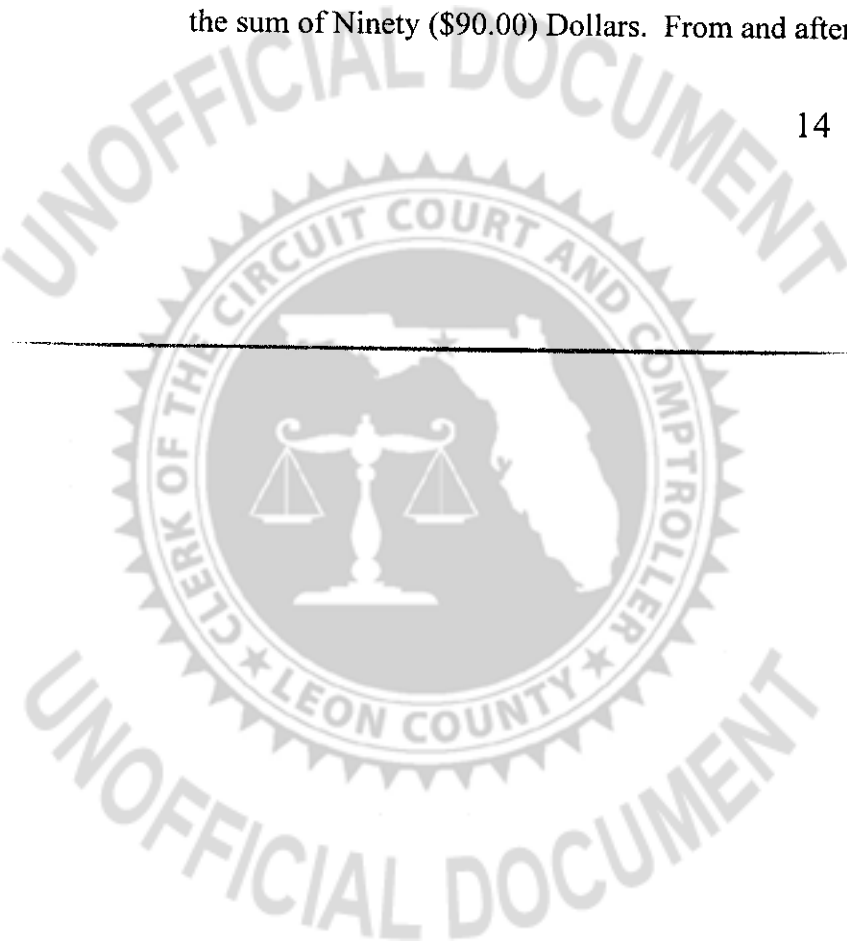
any such deed or other conveyance, be deemed to covenant and agree to pay to the Association:

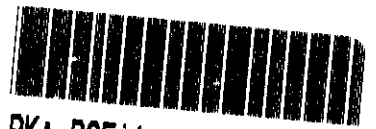
1) annual assessments of charges; and 2) special assessments for capital improvements, such assessments to be fixed, established, and collected from time to time as hereinafter provided.

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, pond area, 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 2008, the annual assessment shall be One Hundred (\$100.00) Dollars per site. From and after January 1, 2008, 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 Ninety (\$90.00) Dollars. From and after June 1 of each year, the annual dues shall be





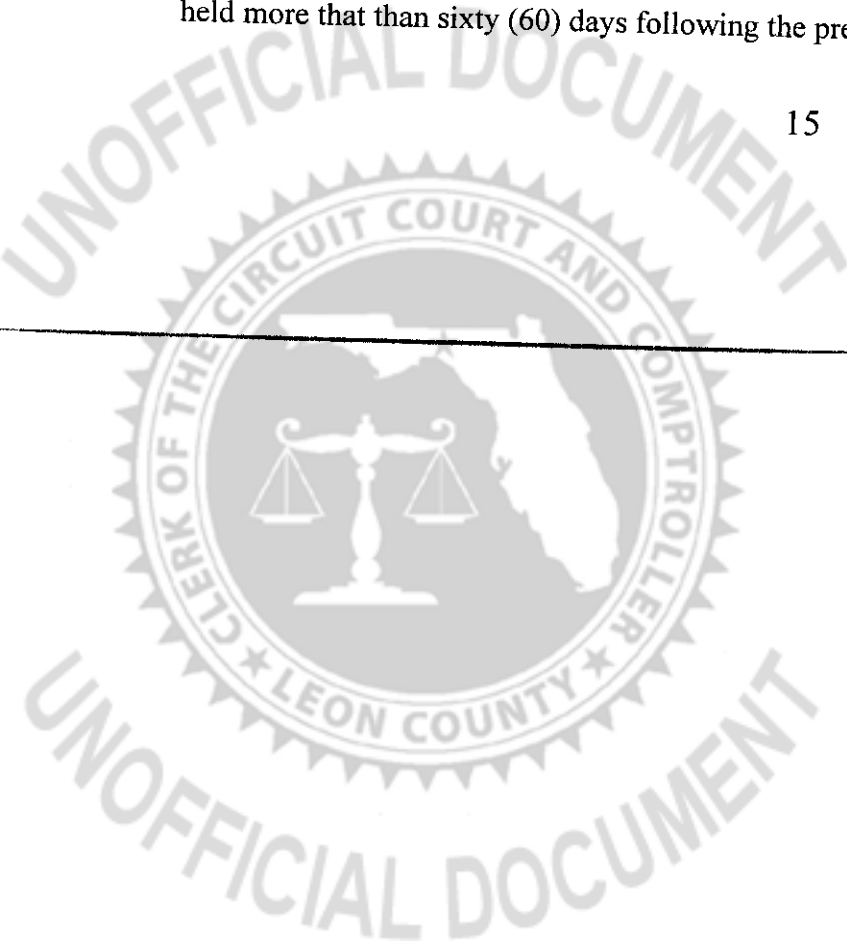
One Hundred (\$100.00) Dollars.

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 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 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 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 if the assessments fixed by Section 3 hereof prospectively for any such period provided that any such change shall have the assent of two-thirds (2/3) of the votes of Members who are voting in person or by proxy, at a meeting duly called for this purpose, 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 3 and 5. The quorum required for any action authorized by Sections 3 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) percent 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 (1/2) 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 Commence 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 and Warranty Deeds issued.

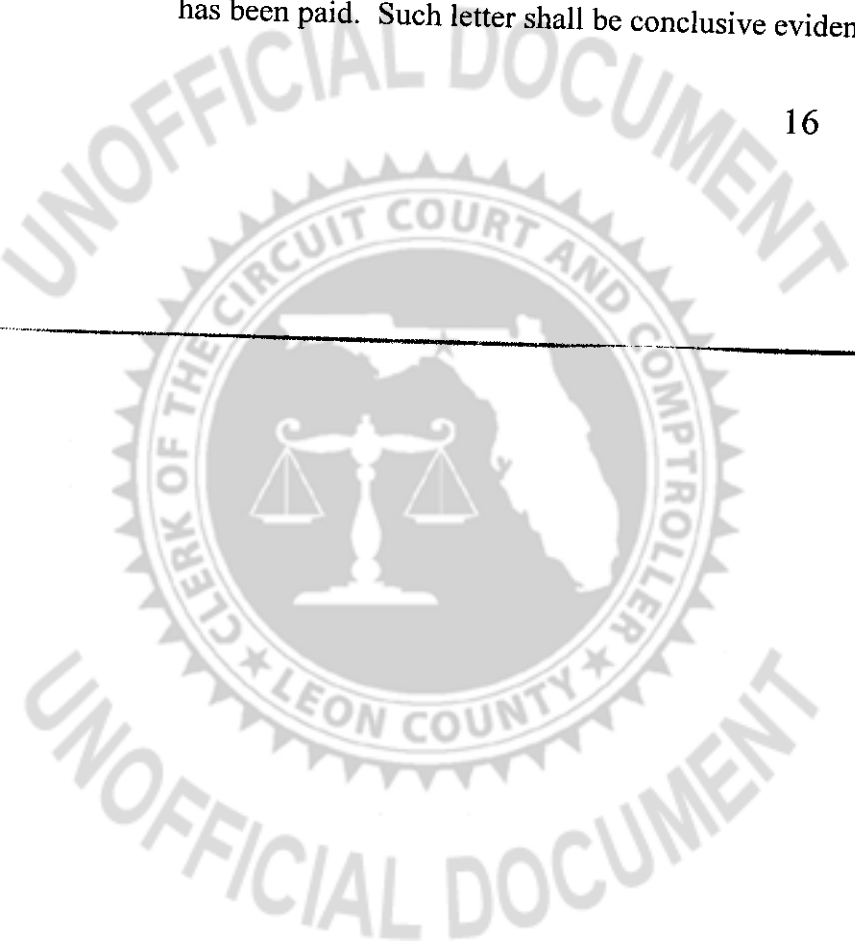
The first annual assessments shall be made for the balance of the calendar year and shall become due and payable on the day fixed for commencement. The assessments for any year, after the first year, shall become due and payable on the first day of April of said year.

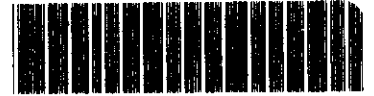
The amount of the annual assessment which may be levied for the balance remaining in the first year of assessment shall be an amount which bears the same relationship to the annual assessment provided for in Section 3 hereof as the remaining number of months in that year bear to twelve. The same reduction 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, 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 by 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 letter signed by an officer of the Association, setting forth whether said assessment has been paid. Such letter shall be conclusive evidence of payment of any assessment therein





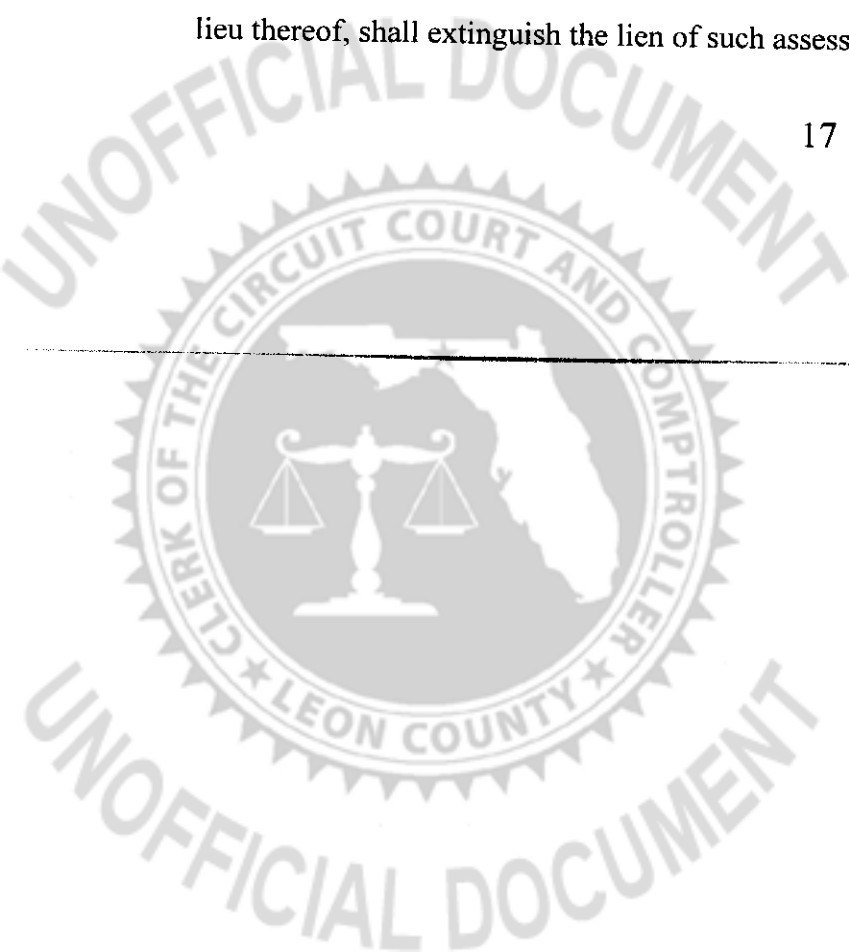
stated to have been paid.

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 obligations 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) percent 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 judgment 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 hereinafter 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 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.

Sale or transfer of any site or lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to the payments which become due





prior to such sale or transfer. No sale or transfer shall relieve such site or lot from liability for any assessments thereafter becoming due or from the lien thereof.

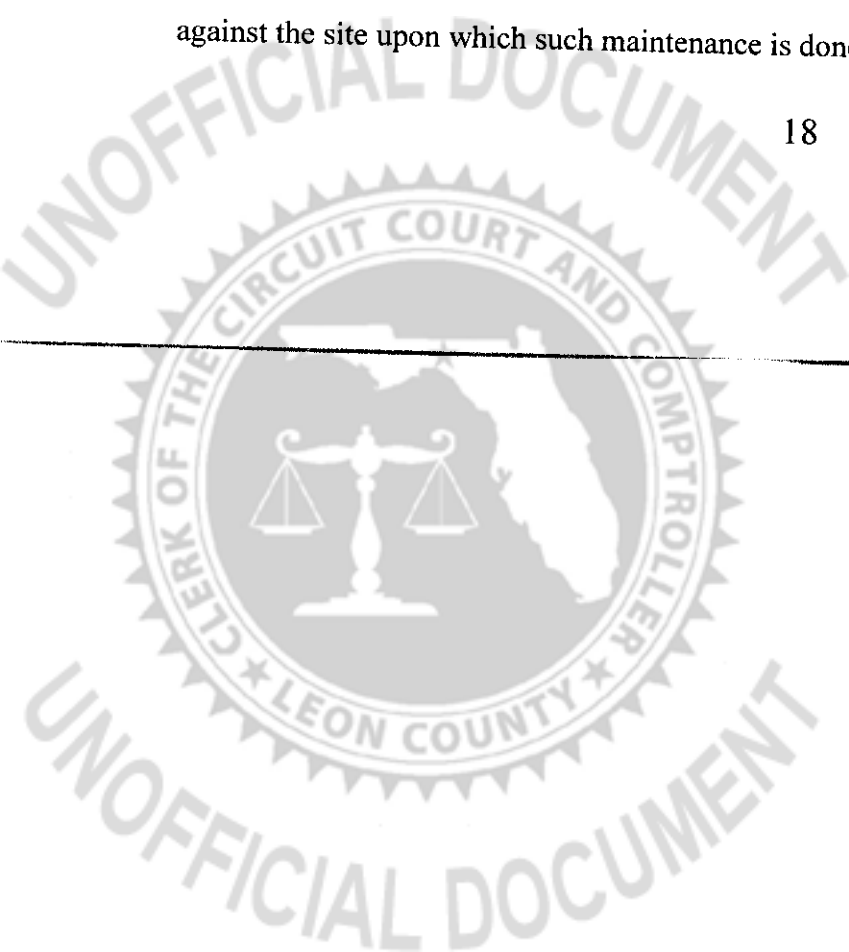
Section 11. Exempt Property. The following property subject to this Declaration shall be exempted from the assessments, charges, and liens created herein: (a) all properties to the extent of any easement or other interest therein dedicated and accepted by the local public authority and devoted to public 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.

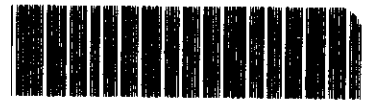
Notwithstanding any provisions herein, no land or improvements devoted to dwelling use shall be exempt from said assessments, charges or liens.

## 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, shall have the right, through its agents and employees, 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, mowing of grass and weeds, the trimming of shrubs, the removal of trash and litter, 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

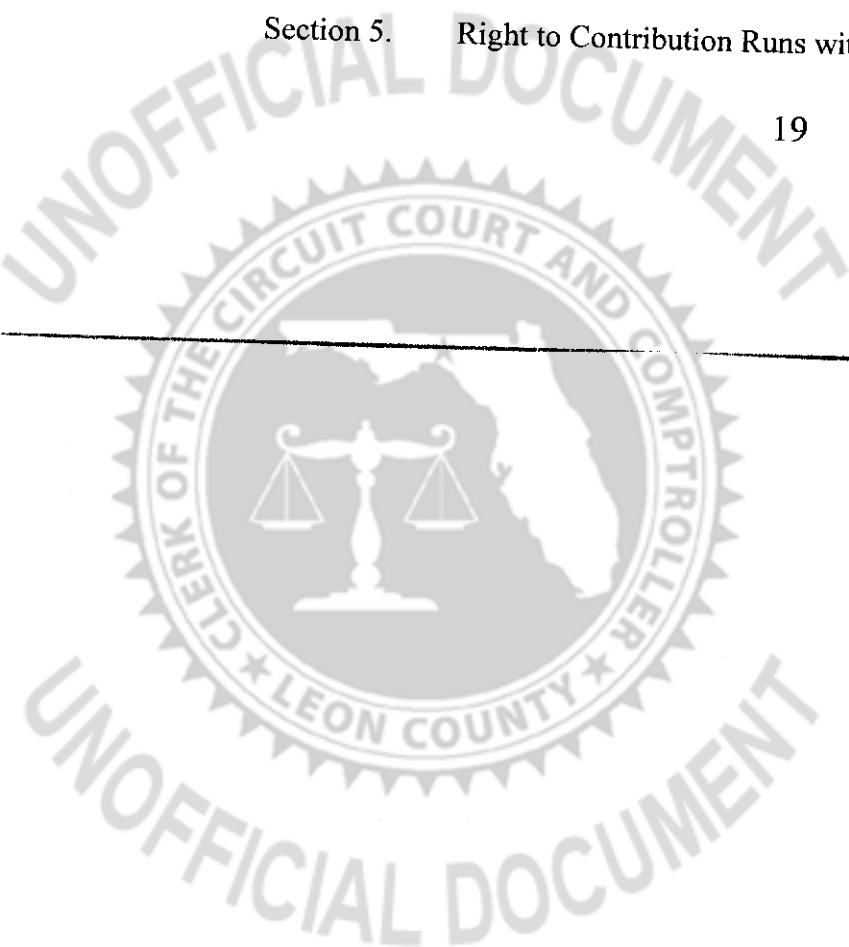
Section 1. General Rule of Law to Apply. Each wall which is built as a part of the original construction of the homes upon the Properties which is part of another dwelling unit, shall constitute a party wall, and, to the extent not inconsistent with the provisions of this Article, the general rules of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

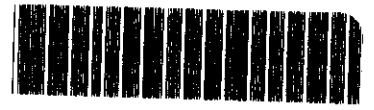
Section 2. Sharing of Repair and Maintenance. The costs of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use.

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 a rule or 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 Owners' successors in title.

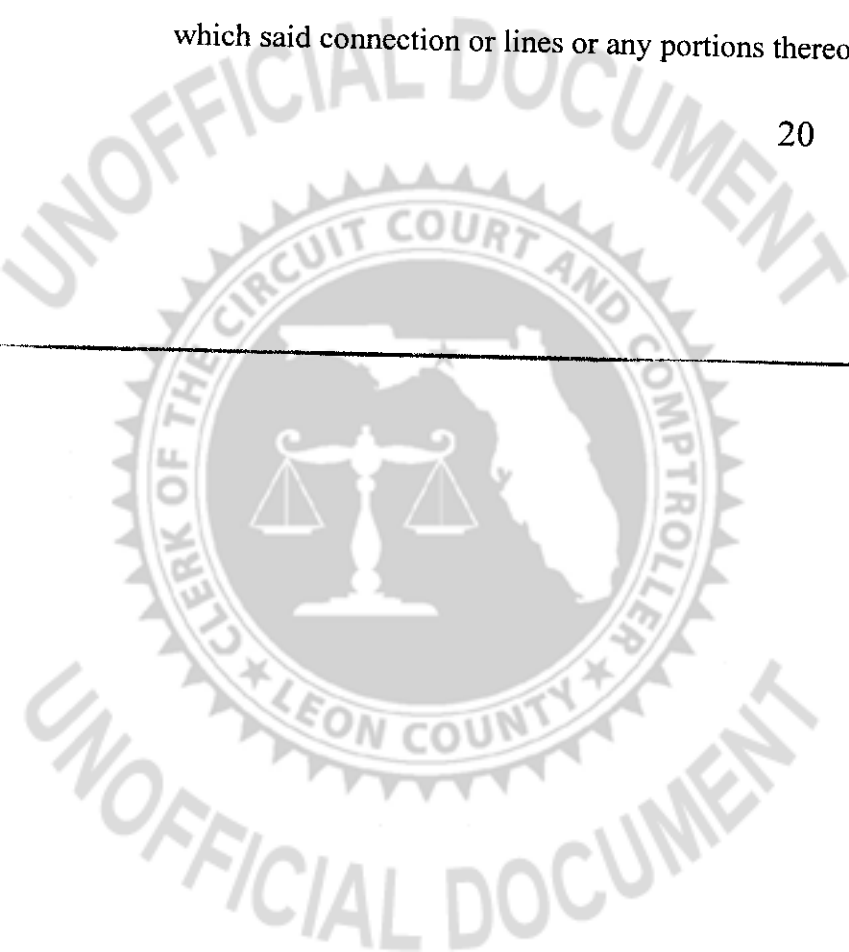
Section 6. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this Article, each party shall choose one arbitrator, and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority or all the arbitrators.

### ARTICLE XXVII CREATION OF EASEMENTS

Specific utility easements for each site will be granted by each Homeowners to one another, their heirs, grantees, successors and assigns of each of them over, across, under and throughout the real property and multi-family structures for utility services in order to properly and adequately serve all areas of 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 will be granted a specific easement 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 any portions thereof shall be or are located to repair, replace





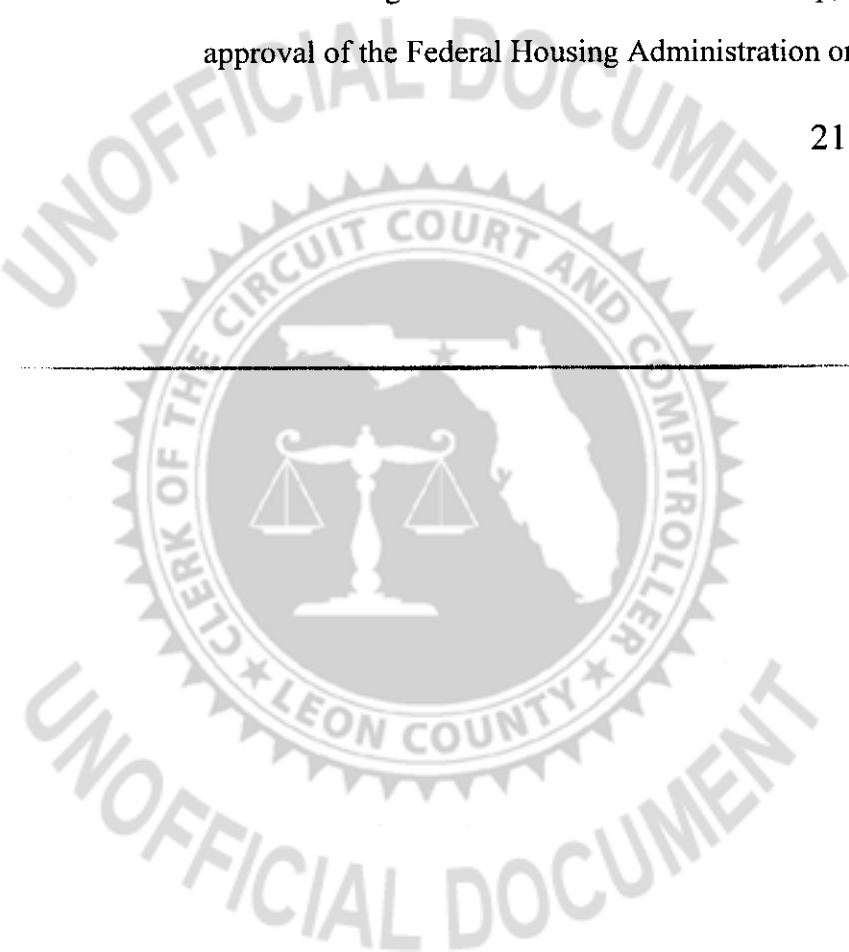
and generally maintain said connections or lines as an when the same may be necessary.

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 Owners 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 within the real property, which connections or lines serve but one (1) unit, the Homeowners 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, will be granted a specific 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, the Amendment of this Declaration of Covenants and Restrictions.

IN WITNESS WHEREOF, said Association has caused this instrument to be signed in its  
name this 8<sup>th</sup> day of June, A.D., 2001.

Signed, sealed and delivered  
in the presence of:

Louanne Widick  
LOUANNE WIDICK, SECRETARY

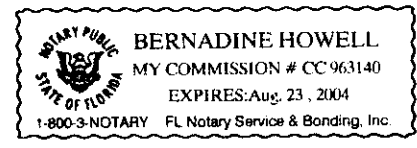
BUCKWOOD HOMES ASSOCIATION, INC.

By: Jack Quillman  
JACK QUILLMAN, PRESIDENT

STATE OF FLORIDA  
COUNTY OF LEON:

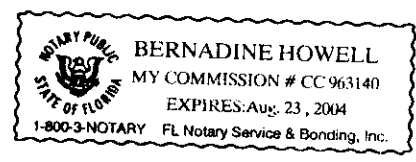
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June  
2001, by JACK QUILLMAN, on behalf of Buckwood Homes Association, Inc.

Bernadine Howell  
Notary Public, State of Florida  
at Large.  
My Commission Expires:



STATE OF FLORIDA  
COUNTY OF LEON:

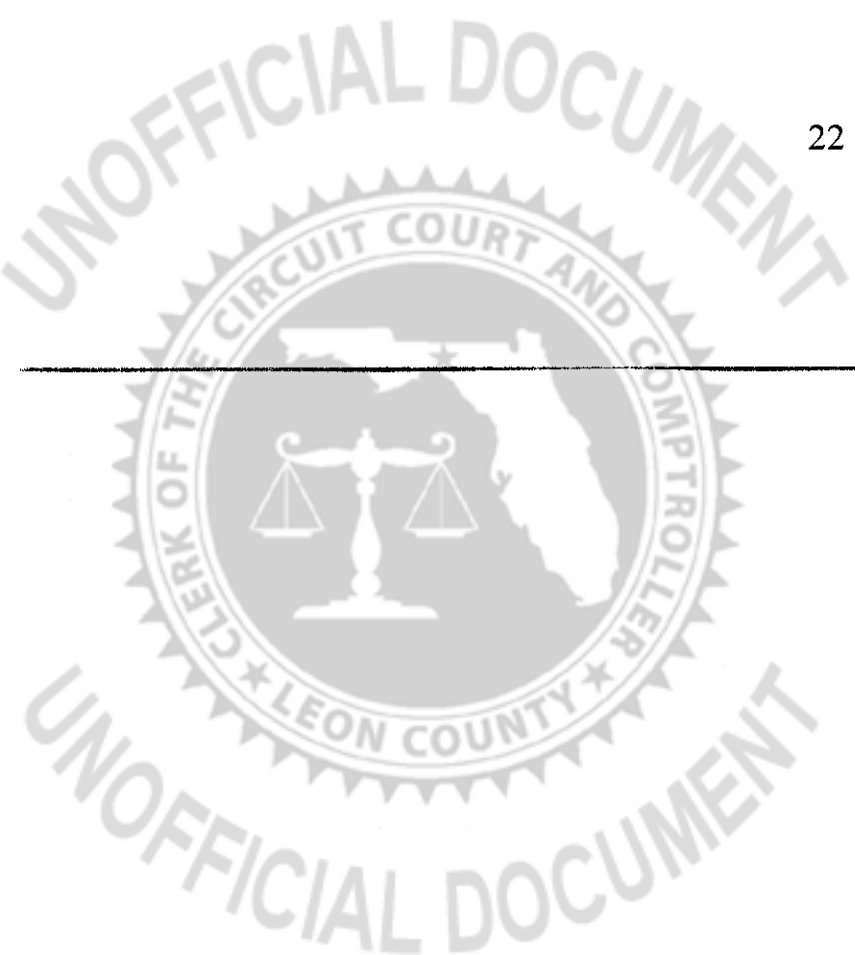
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June  
2001, LOUANNE WIDICK, on behalf of Buckwood Homes Association, Inc.



Bernadine Howell  
Notary Public, State of Florida  
at Large.  
My Commission Expires:

The undersigned additional Board Members of the Association hereby approve the above  
and foregoing Amended Declaration.

Linda Thomas  
LINDA THOMAS, VICE PRESIDENT



*Shann Lawson*  
SHANN LAWSON, TREASURER

*Jack Quillman*  
JACK QUILLMAN, PRESIDENT

Attest *Louanne Widick*  
LOUANNE WIDICK, SECRETARY

STATE OF FLORIDA  
COUNTY OF LEON:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June by LINDA THOMAS, on behalf of Buckwood Homes Association, Inc.

NOTARY PUBLIC  
STATE OF FLORIDA  
BERNADINE HOWELL  
MY COMMISSION # CC 963140  
EXPIRES: Aug. 23, 2004  
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

*Bernadine Howell*  
Notary Public, State of Florida  
at Large.  
My Commission Expires:

BK: R2511 PG: 02159

STATE OF FLORIDA  
COUNTY OF LEON:

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June 2001, by SHANN LAWSON, on behalf of Buckwood Homes Association, Inc.

NOTARY PUBLIC  
STATE OF FLORIDA  
BERNADINE HOWELL  
MY COMMISSION # CC 963140  
EXPIRES: Aug. 23, 2004  
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

*Bernadine Howell*  
Notary Public, State of Florida  
at Large.  
My Commission Expires:

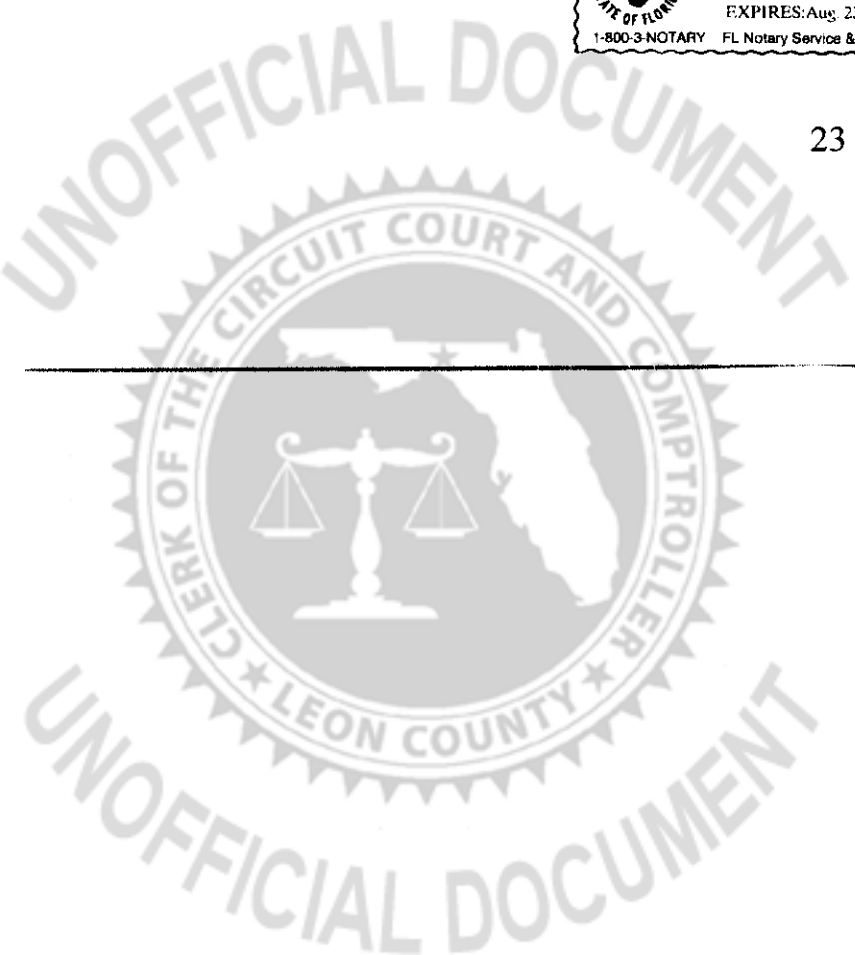
STATE OF FLORIDA  
COUNTY OF LEON:

Before me, the undersigned authority, personally appeared SHANN LAWSON and LOUANNE WIDICK, Treasurer and Secretary, respectively, of BUCKWOOD HOMES ASSOCIATION, INC., to me known to be the persons described in and who executed the foregoing and they acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mention.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 9<sup>th</sup> day of June 2001.

NOTARY PUBLIC  
STATE OF FLORIDA  
BERNADINE HOWELL  
MY COMMISSION # CC 963140  
EXPIRES: Aug. 23, 2004  
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

*Bernadine Howell*  
Notary Public, State of Florida  
at Large.  
My Commission Expires:



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 928-3016  
CRAWFORDVILLE, FLORIDA 32327

January 21, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02160  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

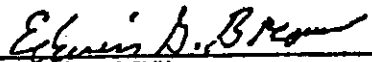


BK: R2511 PG: 02160

BUCKWOOD

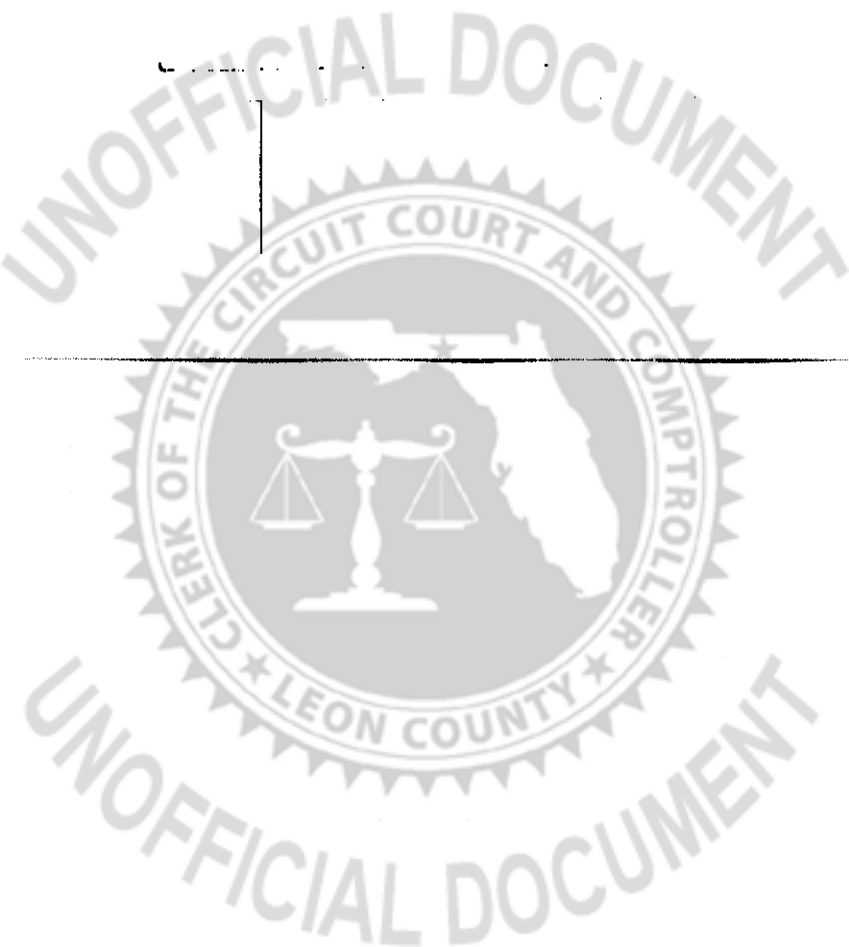
OVERALL

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.

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

80-156

EXHIBIT "A"

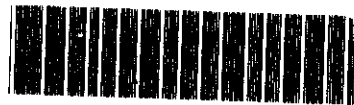


**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 626

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983



BK: R2511 PG: 02161

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02161  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

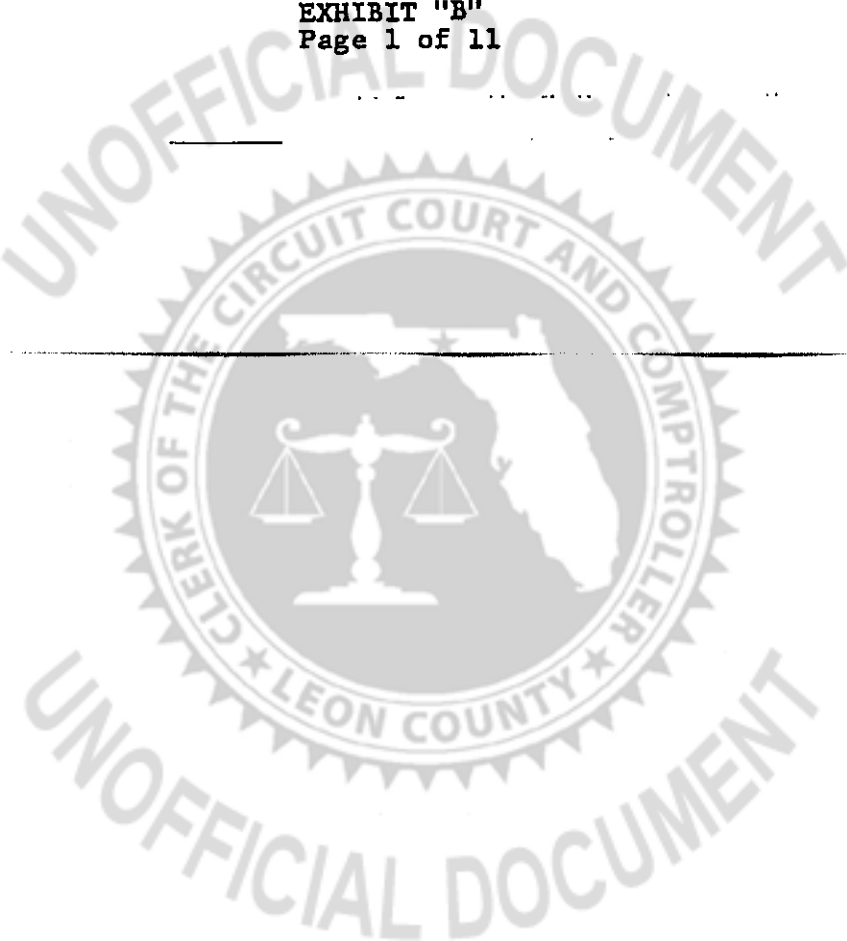
BUCKWOOD

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

-1-

EXHIBIT "B"  
Page 1 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02162  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

February 3, 1983



BK: R2511 PG: 02162

BUCKWOOD

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

-2-

EXHIBIT "B" (continued)  
Page 2 of 11



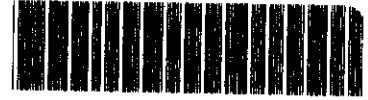
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02163  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02163

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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EXHIBIT "B" (continued)  
Page 3 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02164  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02164

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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EXHIBIT "B" (continued)  
Page 4 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02165  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

February 3, 1983



BK: R2511 PG: 02165

BUCKWOOD

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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EXHIBIT "B" (continued)  
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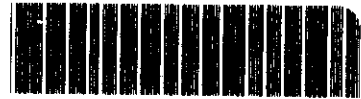
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02166  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

February 3, 1983



BK: R2511 PG: 02166

BUCKWOOD

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

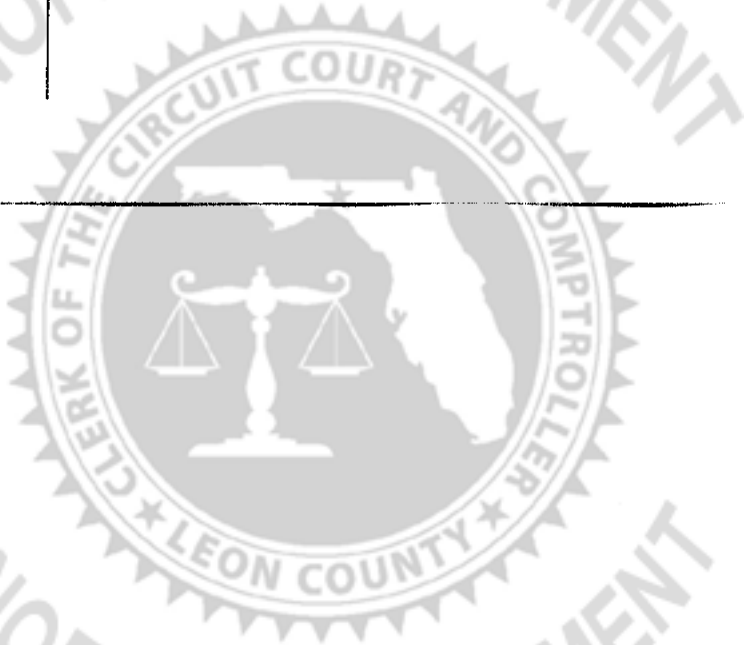
angle of 78 degrees 15 minutes 15 seconds for an arc distance of 330.52 feet, thence run North 59 degrees 16 minutes 11 seconds East 91.37 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 218.00 feet, thru a central angle of 81 degrees 55 minutes 45 seconds 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*  
EDWIN G. BROWN  
Registered Land Surveyor  
Florida Certificate No. 2919

80-156

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EXHIBIT "E" (continued)  
Page 6 of 11



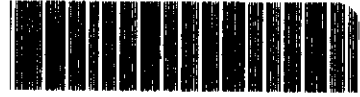
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

February 3, 1983

PHONE (904) 926-9016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647  
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BOOK: R2511 PAGE: 02167  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BUCKWOOD

BK: R2511 PG: 02167

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 11 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

EXHIBIT "B" (continued)  
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**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

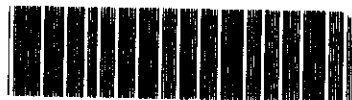
COURT HOUSE SQUARE  
POST OFFICE BOX 625

February 3, 1983

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647  
RECORDED IN  
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BOOK: R2511 PAGE: 02168  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

BUCKWOOD



BK: R2511 PG: 02168

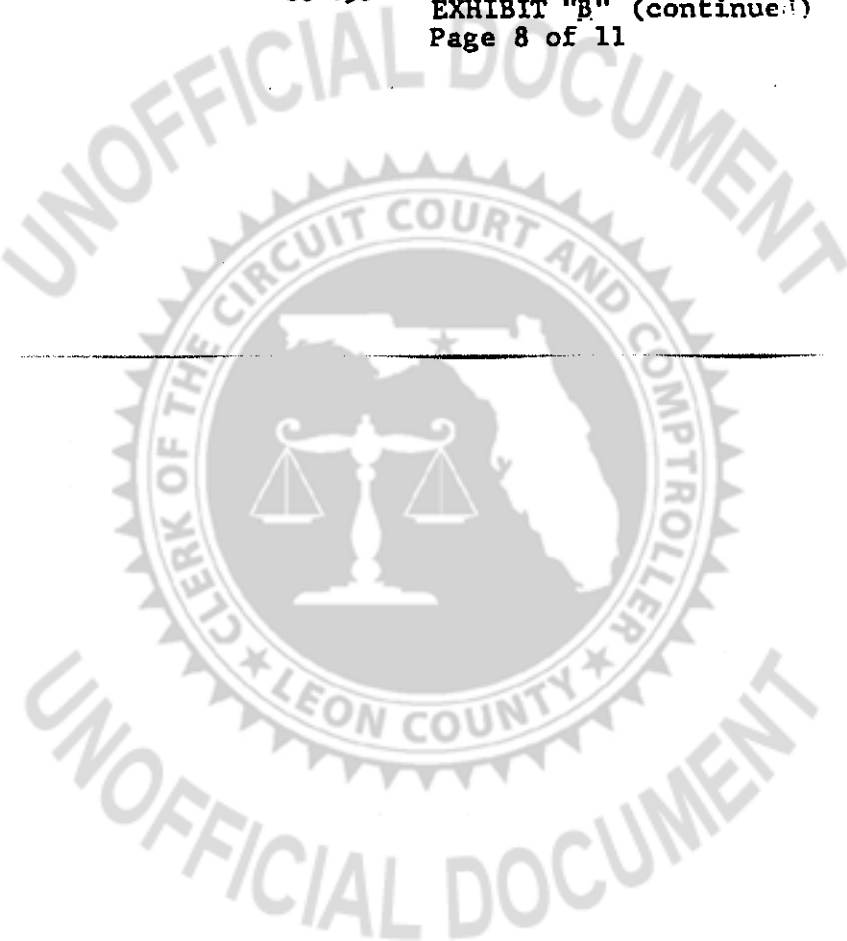
BENCHMARK TRACE ROADWAY

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.

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

80-156

EXHIBIT "B" (continued) -2-  
Page 8 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02169  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BUCKWOOD

BK: R2511 PG: 02169

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

EXHIBIT "B" (continued)  
Page 9 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

R20010043647

February 3, 1983

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BOOK: R2511 PAGE: 02170  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

BUCKWOOD



BK: R2511 PG: 02170

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

80-156

EXHIBIT "B" (continued) -2-  
Page 10 of 11



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 3, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02171  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02171

BUCKWOOD

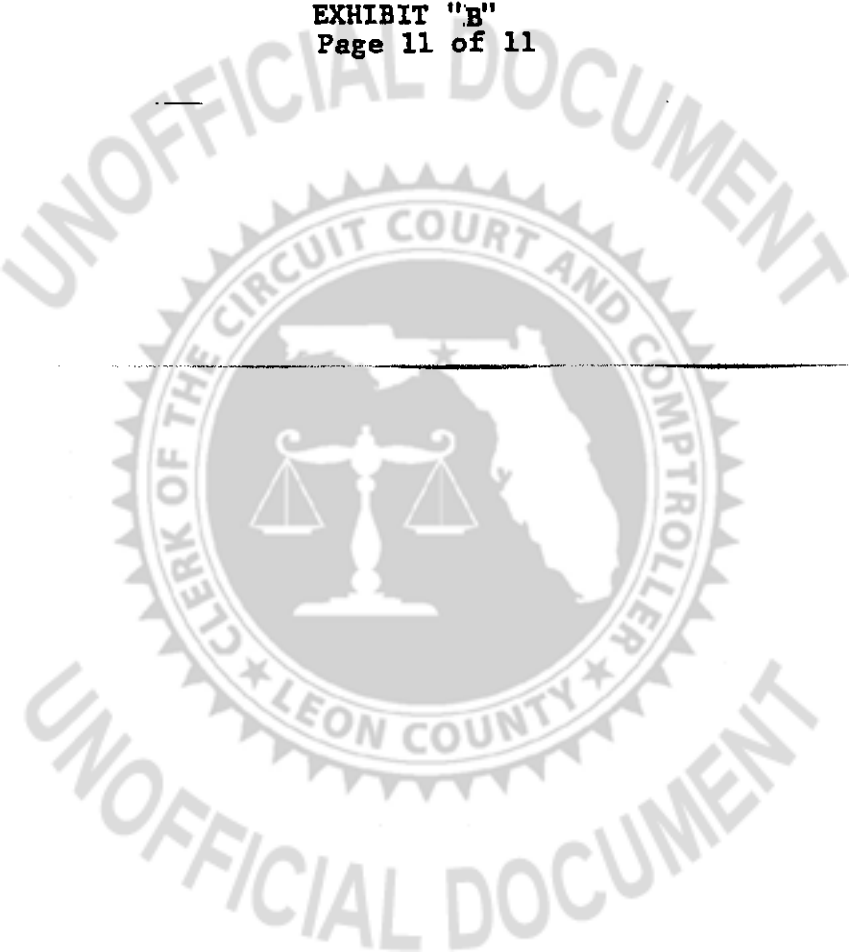
COMMON AREA

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

80-156

EXHIBIT "B"  
Page 11 of 11

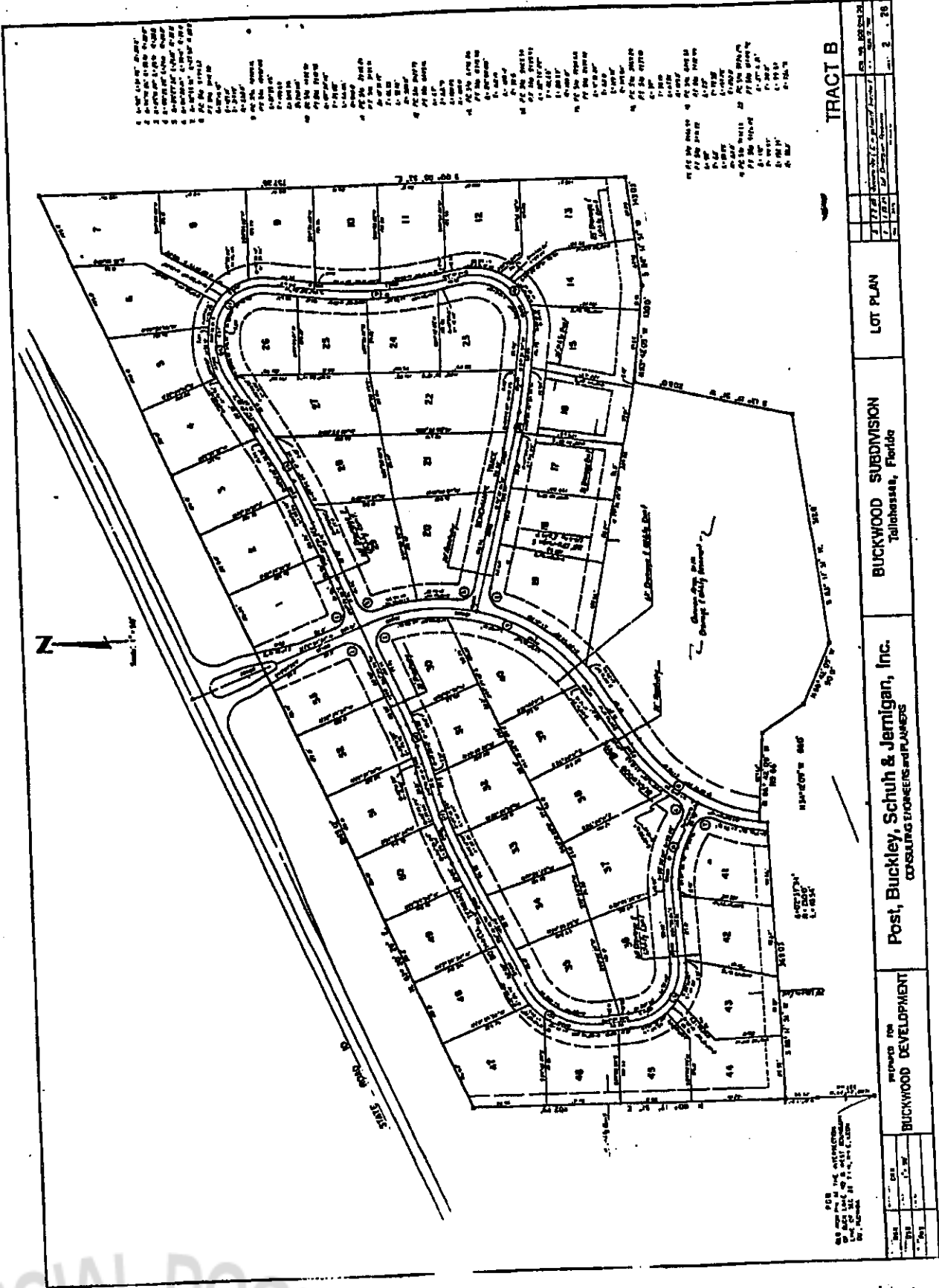


R20010043647

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PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02172  
JUN 12 2001 12:17 PM  
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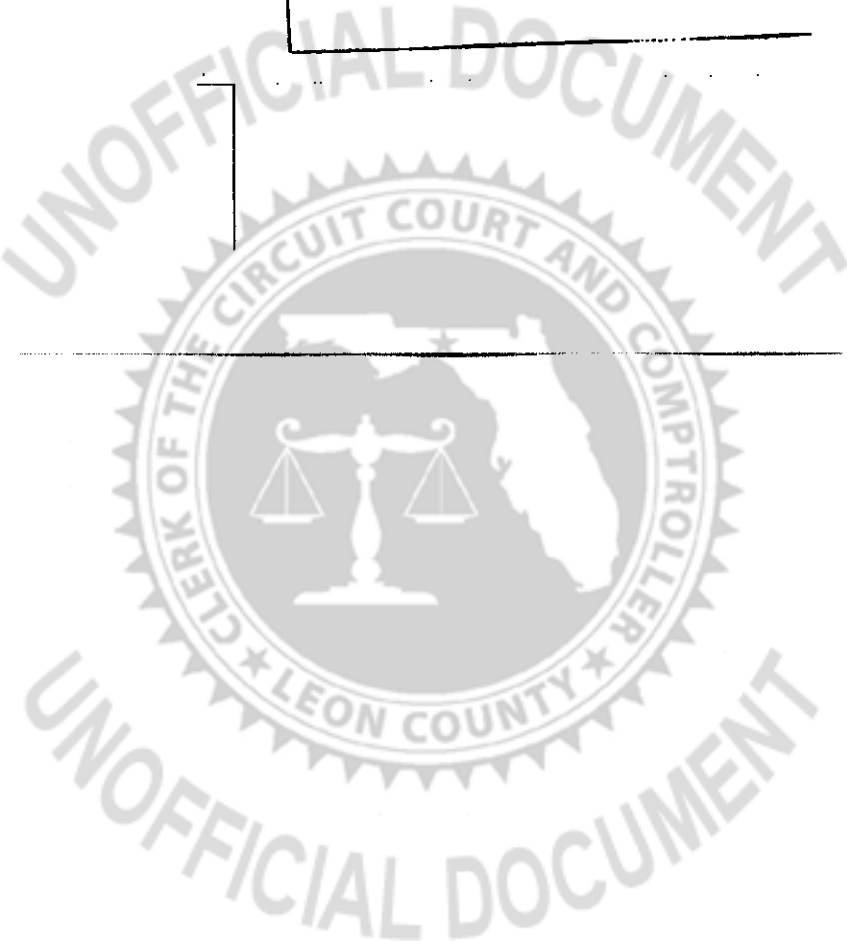
BK: R2511 PG: 02172



1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.  
 2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND SERVICES.  
 4. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
 5. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TITLE INSURANCE.  
 6. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
 7. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
 8. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
 9. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.  
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TRACT B	
BUCKWOOD SUBDIVISION Tallahassee, Florida	LOT PLAN
Post, Buckley, Schuh & Jernigan, Inc. CONSULTING ENGINEERS-PLANNERS	
BUCKWOOD DEVELOPMENT	
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EXHIBIT "C"

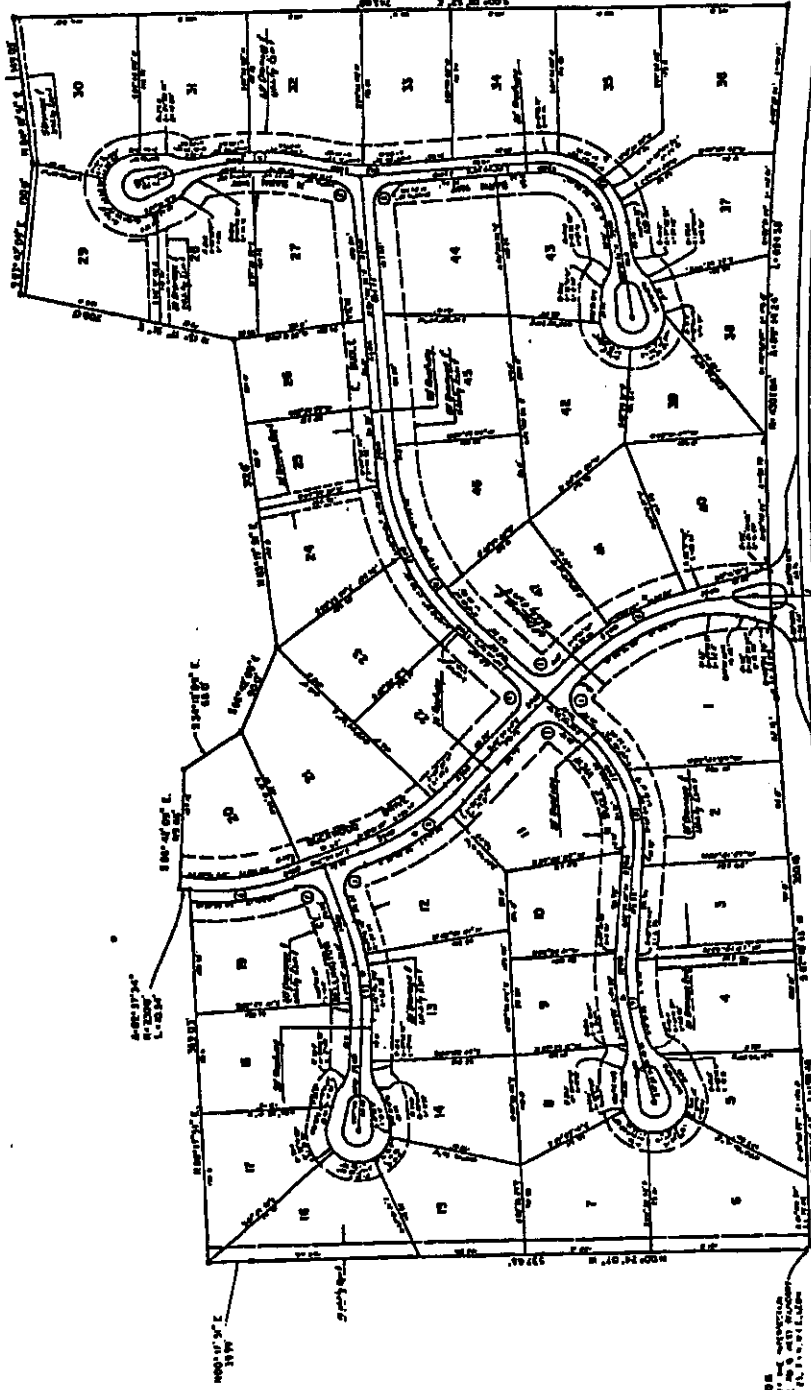


R20010043647

RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02173  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02173



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TRACT A

DATE	BY	REVISION	NO.
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06/12/01	BOB INZER	RECORDED	99
06/12/01	BOB INZER	RECORDED	100

LOT PLAN

BUCKWOOD SUBDIVISION  
Tallahassee, Florida

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

BUCKWOOD DEVELOPMENT

EXHIBIT "D"



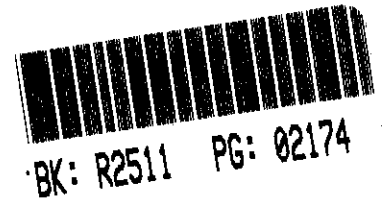
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 576-3009

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

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02174  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



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

EXHIBIT "E"  
Page 1 of 16



UNOFFICIAL DOCUMENT

**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016  
RESIDENCE 578-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02175  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02175

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:

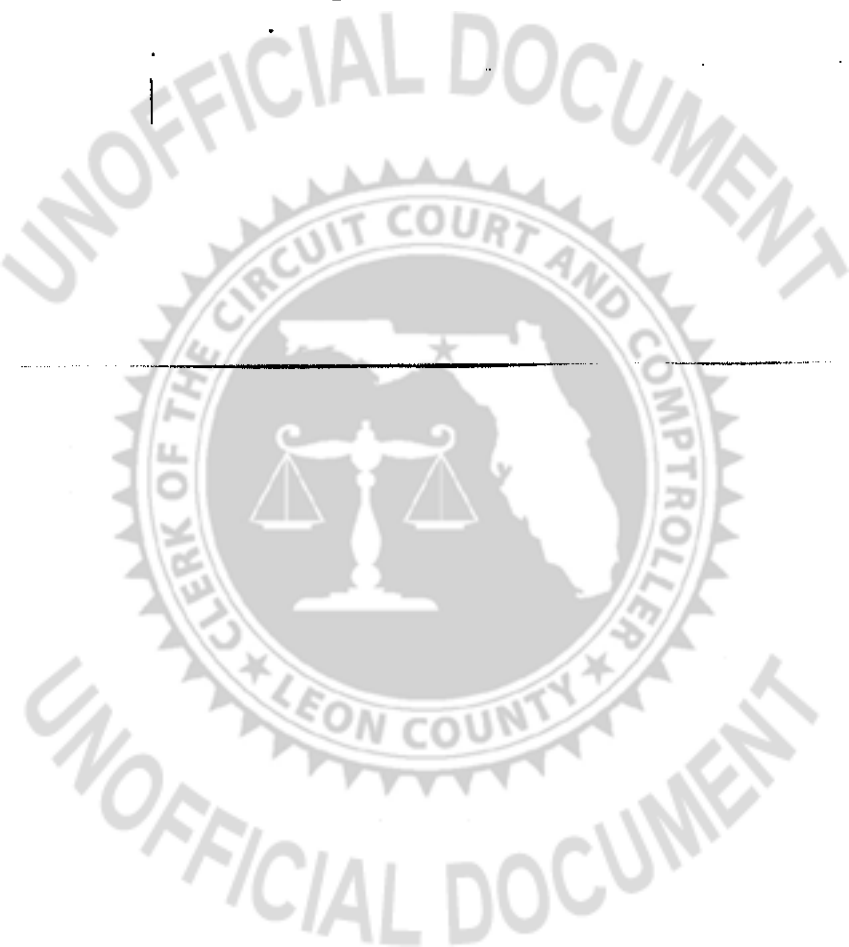
Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 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

EXHIBIT "E" (continued)  
Page 2 of 16



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3018  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02176  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02176

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:

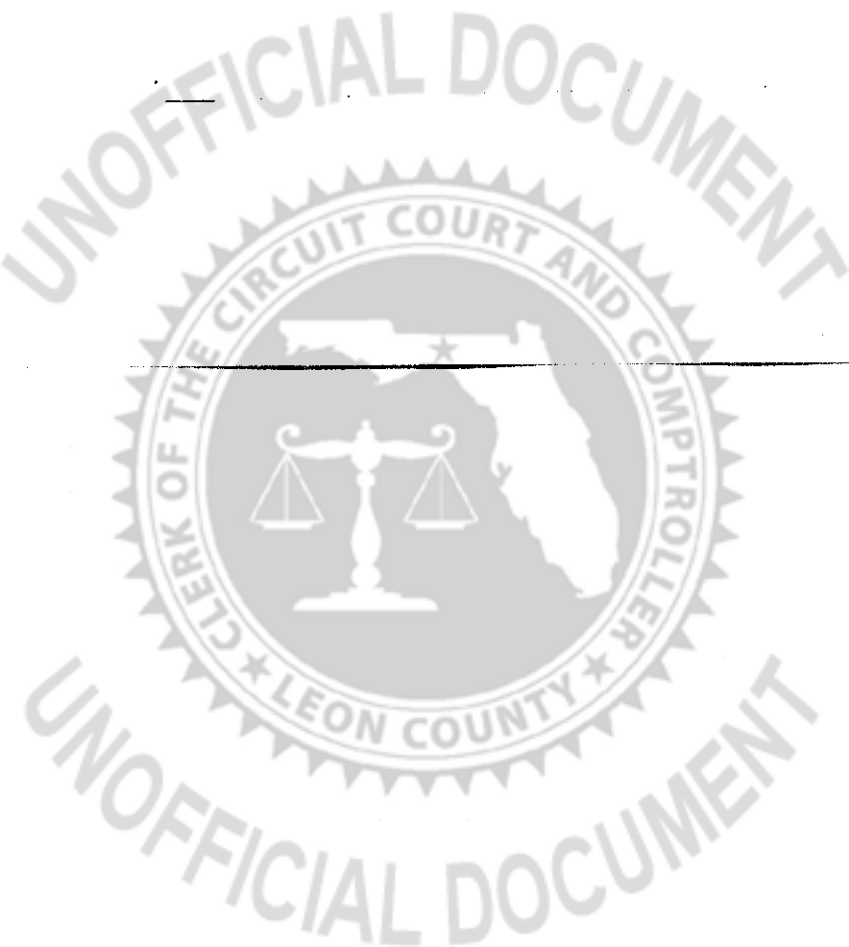
Commence at an old iron pipe located at the Intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 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)  
Page 3 of 16



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3018  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02177  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02177

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)  
Page 4 of 16



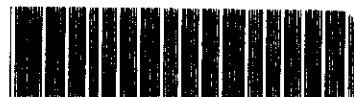
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02178  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02178

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:

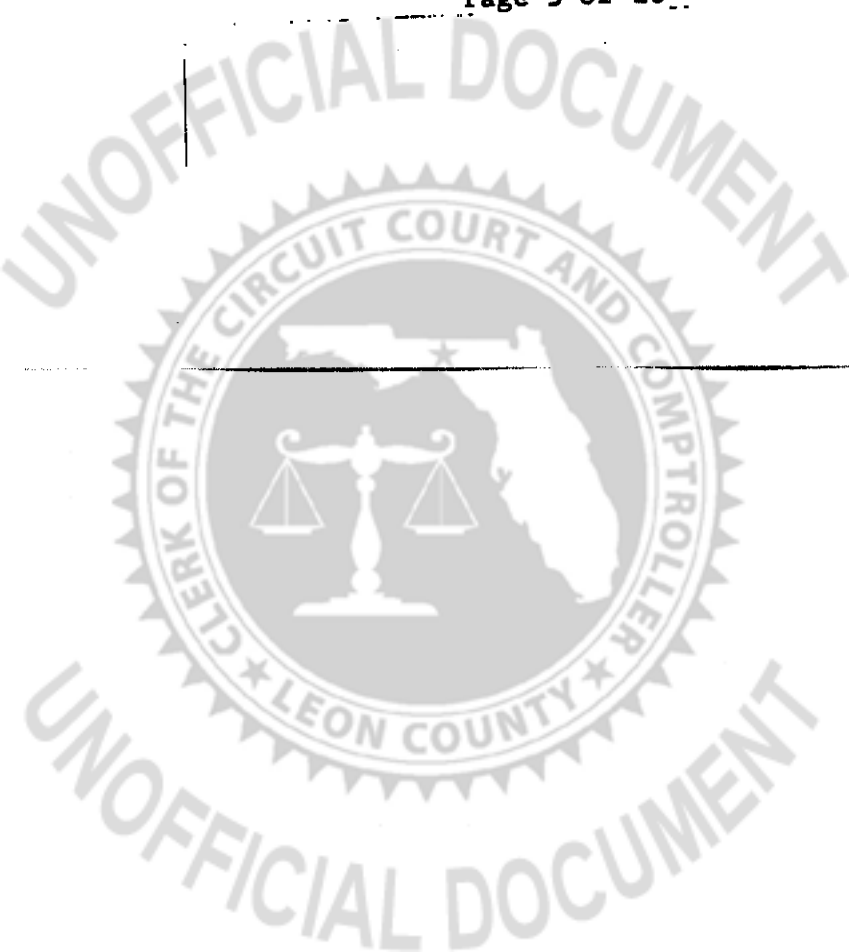
Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 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

80-156

EXHIBIT "E" (continued)  
Page 5 of 16



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

Court House Square

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

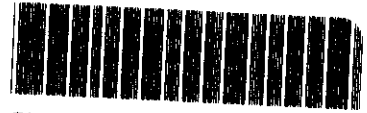
OFFICE 926-3016  
RESIDENCE 576-3009

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

R20010043647

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PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02179

JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02179

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 39.99 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 86 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 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 06 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)  
Page 6 of 16

Page 1 of 5



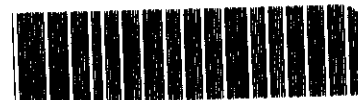
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016  
RESIDENCE 676-3009

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

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02180  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS



BK: R2511 PG: 02180

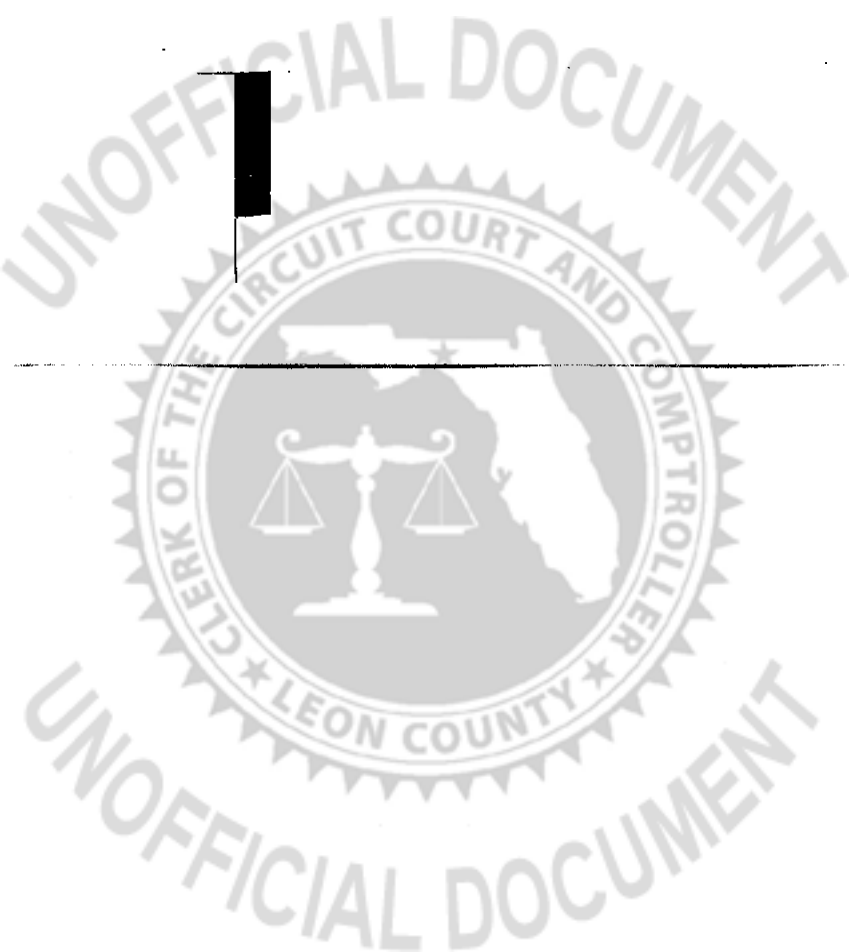
BUCKWOOD

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 86 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)  
Page 7 of 16

Page 2 of 5



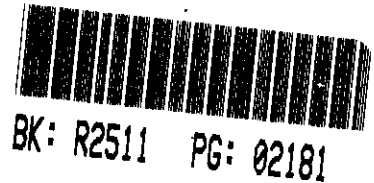
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02181  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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 88 degrees 39 minutes 49 seconds West 64.02 feet, thence leaving said Northerly right-of-way boundary run North 00 degrees 00 minutes 56 seconds East 22.64 feet to a point of curve to the left, thence run Northwesterly along said curve with a radius of 198.00 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

EXHIBIT "E" (continued)  
Page 8 of 16

Page 3 of 5



UNOFFICIAL DOCUMENT

**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02182  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02182

BUCKWOOD

DRAINAGE AND UTILITY EASEMENT (Buckwood 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 97.98 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 94.08 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)  
Page 9 of 16

Page 4 of 5



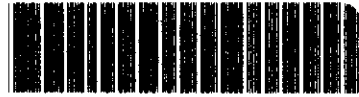
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 516-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02183  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02183

BUCKWOOD

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

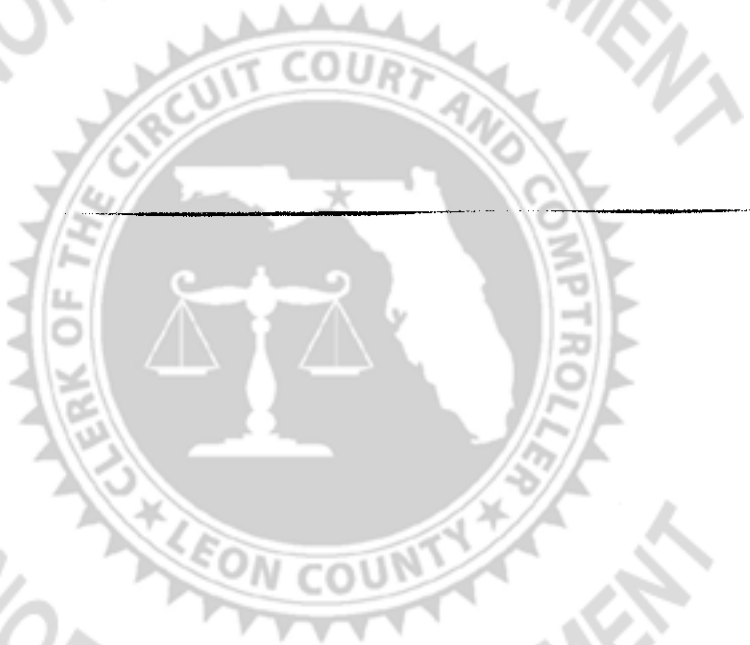
9.79 feet, thence run South 71 degrees 00 minutes 56 seconds West 29.53 feet to a point of curve to the right, thence run Westerly along said curve with a radius of 280.00 feet, thru a central angle of 21 degrees 03 minutes 30 seconds for an arc distance of 102.91 feet, thence run North 87 degrees 55 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)

Page 5 of 5

Page 10 of 16



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

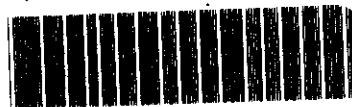
P. O. BOX 625  
DAWSONVILLE, FLORIDA 32227

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

OFFICE 926-3014  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02184  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

BUCKWOOD



BK: R2511 PG: 02184

DRAINAGE AND UTILITY EASEMENT

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

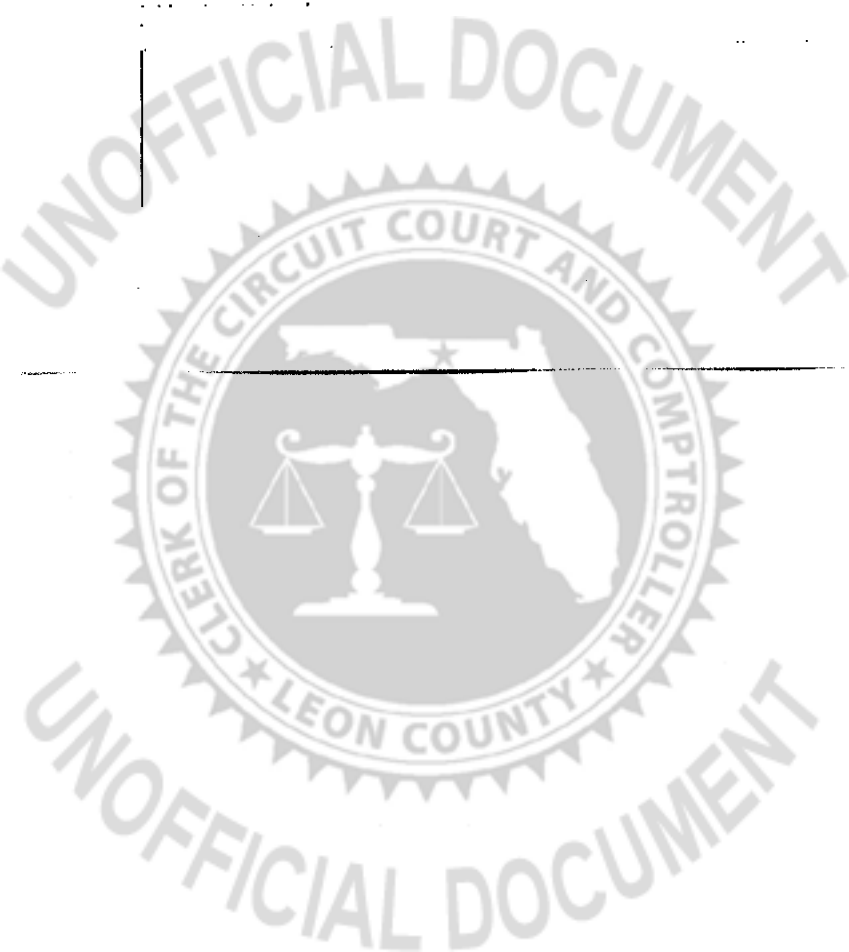
Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida, thence run along the West boundary line of said Section 23 as follows: North 00 degrees 24 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 88 degrees 17 minutes 51 seconds East 369.03 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 the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeasterly 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 Northeasterly 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 148.86 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*

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

80-156

EXHIBIT "E" (continued)  
Page 11 of 16



**EDWIN G. BROWN**  
**REGISTERED LAND SURVEYOR**

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 920-3018  
RESIDENCE 576-3009



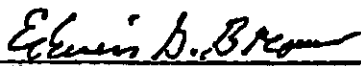
BK: R2511 PG: 02185

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:

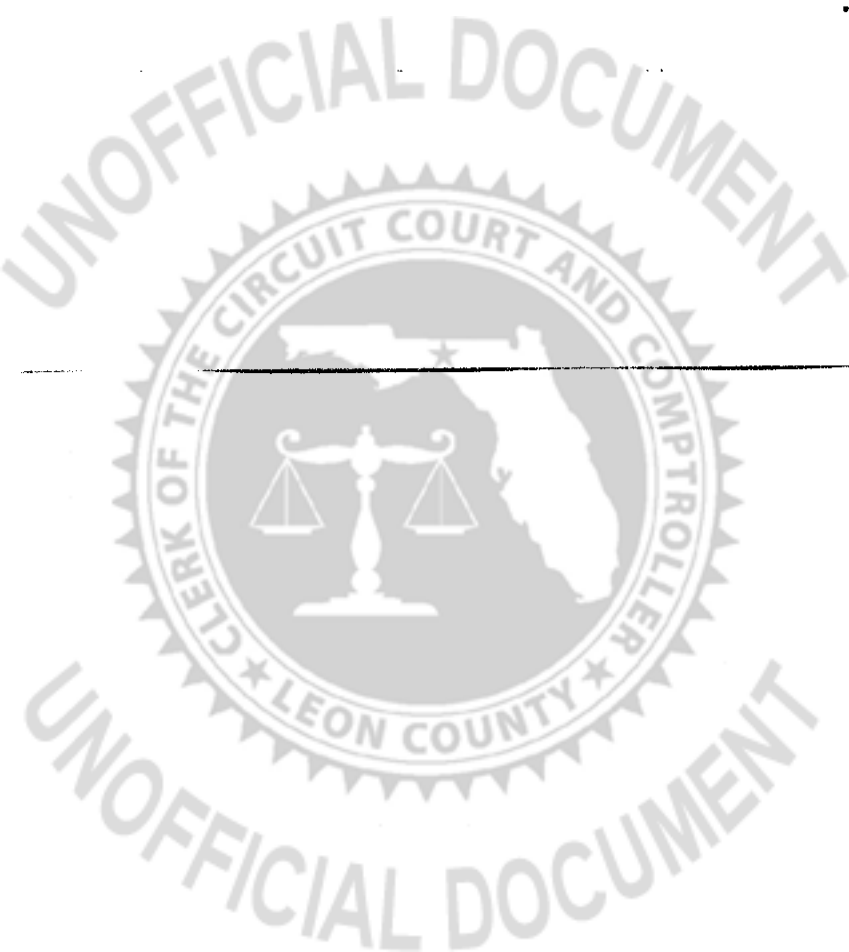
Commence at an old iron pipe located at the intersection of the Northerly right-of-way boundary of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida, thence run along the West boundary line of said Section 23 as follows: North 00 degrees 24 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 86 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  
Registered Land Surveyor  
Florida Certificate No. 2919

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02185  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

80-156

EXHIBIT "E" (continued)  
Page 12 of 16



**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR


COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

February 23, 1983

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02186  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

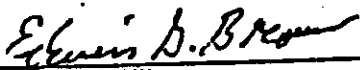
BUCKWOOD

  
BK: R2511 PG: 02186

DRAINAGE AND UTILITY EASEMENT (Buckwood Drive, Tract B)

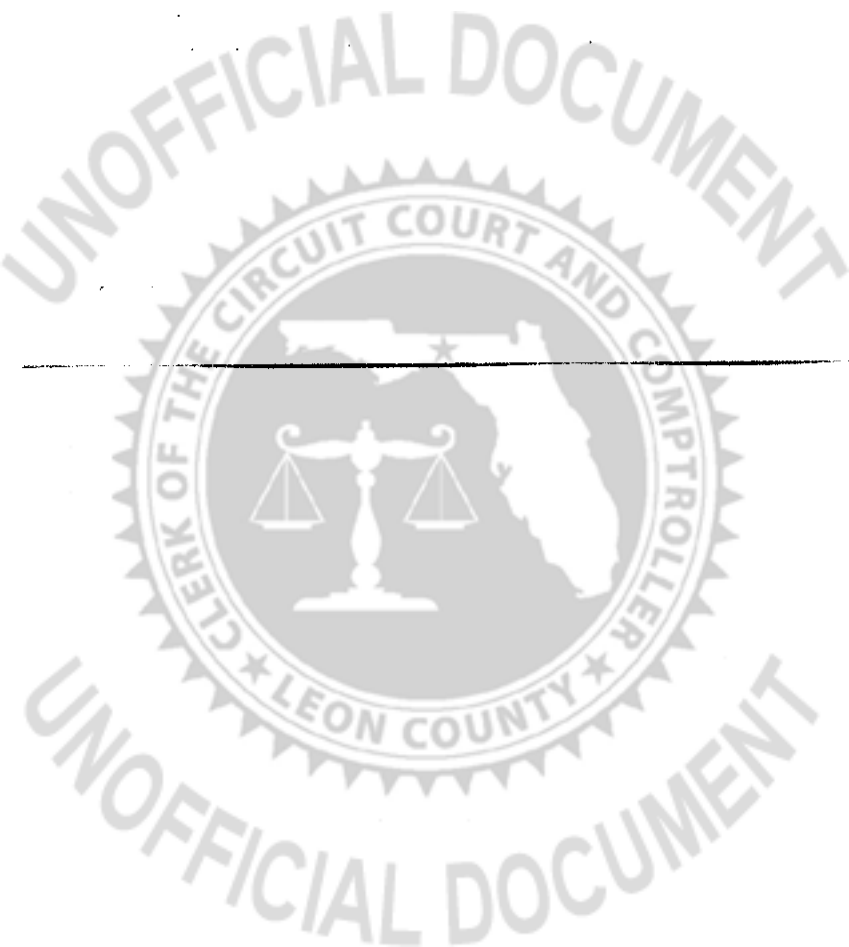
A drainage and utility easement over and across the following described property:

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 328.88 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 88 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 "E" (continued)  
Page 13 of 16



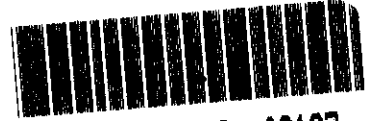
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02187  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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



BK: R2511 PG: 02187

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:

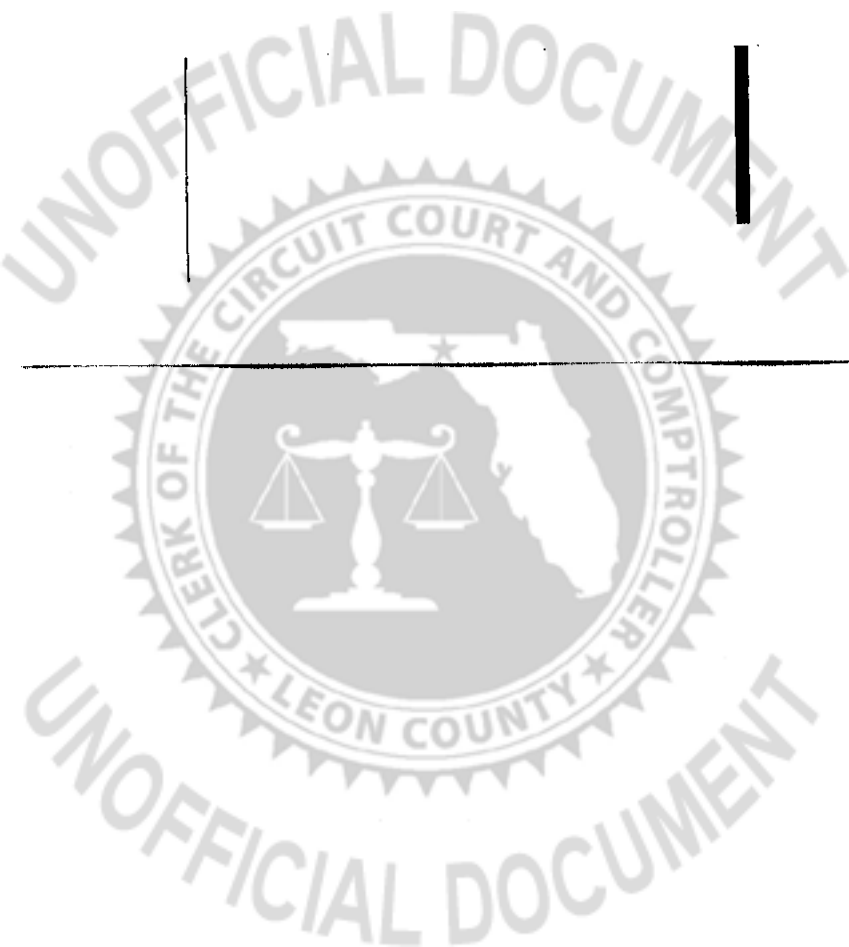
Commence at an old iron pipe located at the intersection of the Northerly right-of-way of Buck Lake Road with the West boundary line of Section 23, Township 1 North, Range 1 East, Leon County, Florida and thence run along said Section Line as follows: North 00 degrees 24 minutes 07 seconds West 537.66 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 84.42 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*

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

80-156

EXHIBIT "E" (continued)  
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**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 926-3016  
RESIDENCE 576-3009

R20010043647  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2511 PAGE: 02188  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

March 3, 1982



BK: R2511 PG: 02188

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  
Registered Land Surveyor  
Florida Certificate No. 2919

80-156

EXHIBIT "E" (continued)  
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UNOFFICIAL DOCUMENT

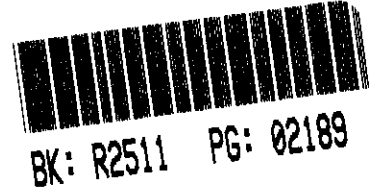
**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR  
Court House Square

P. O. BOX 825  
CRAWFORDVILLE, FLORIDA 32327

OFFICE 928-3016  
RESIDENCE 576-3009

R20010043647  
PUBLIC RECORDED IN  
BOOK: R2511 LEON CNTY FL  
PAGE: 02189  
JUN 12 2001 12:17 PM  
BOB INZER, CLERK OF COURTS

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 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 50.00 feet, thence run North 88 degrees 17 minutes 51 seconds East 375.00 feet, thence run South 86 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 129.98 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 102.83 feet to the POINT OF BEGINNING.

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

80-156

EXHIBIT "E" (continued)  
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