

Prepared by & return to:
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Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

DECLARATION AND COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHASTAIN MANOR PHASE II

THIS DECLARATION, is made and executed on this 15 day of June, 2020, by
Golden Oak Land Group, LLC, hereinafter referred to as the Declarant.

WITNESSETH:

WHEREAS, Declarant is the record fee simple title owner of real property in
Tallahassee, Leon County, Florida, which is more particularly described on the attached
Exhibit "A", and

WHEREAS, These covenants rescind and replace any prior restrictive covenants
placed on the Property; and

ARTICLE I—Definitions

- (a) "Association" shall mean the Chastain Manor Phase II Homeowners Association, Inc. a Florida corporation not for profit, its successors and assigns.
- (b) "Declarant" is Golden Oak Land Group, LLC
- (c) "Property" shall mean that certain real property described in Exhibit "A" attached hereto and any additions hereto which may hereafter be brought within the jurisdiction of the Association.
- (d) "Lot" shall mean any lot shown on the plat attached hereto as Exhibit "B".
- (e) "Owner" shall mean any record owner of a fee interest or individual fee interest in a Lot, whether one or more persons or entities, including contract sellers, but excluding any person or entity having an interest in a Lot, whether one or more persons or entities,

including contract sellers, but excluding any person or entity having an interest in a Lot as security for the performance of an obligation.

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

(g) "Easement Areas" shall mean those easements for ingress and egress, roadways, pedestrian walkways, bikeways, utilities, drainage, holding ponds, conservation areas, and parks, as shown on the recorded plat of the Property, and which include those areas indicated as Reserve Area, Conservation Area, Conservations Easement, and/or Homeowners Association Easement Areas shown on the plat attached hereto as party of Exhibit "A".

ARTICLE II—Property Rights

(a) Every owner shall have a right and easement of enjoyment in and to the Easement Areas which shall be appurtenant to and shall pass with the title to every Lot, subject to the following conditions:

(1) The dedication of the roadways and drainage ponds to the Leon County, Florida;

(2) The right of the Association to make and enforce reasonable rules and regulations relating to the Easement Areas;

(3) The right of the Association or any other owner of record to dedicate all or any part of the Easement Areas to any public agency or authority; No such dedication by the Association shall occur unless, at a meeting of the Members of the Association, called for such purpose, two-thirds (2/3) of those votes cast at such a meeting of the Members are cast in favor of the proposed dedication; and

(4) No Owner shall have any greater rights in that easement and right of way described in the Plat than granted to an Owner in said Plat.

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

(c) No property owner shall erect a fence in a drainage easement. The Association shall be granted any easements necessary over individual properties by Owners to access and maintain the Landscape Buffer and drainage easements.

(d) **Developer shall deed the Easement Areas to the Association before more than 70% of the Lots have been sold or deeded away by Developer.**

ARTICLE III—Membership

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

ARTICLE IV—Voting Rights

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

Class A. Class A Members shall be all Members with the exception of the Declarant.

Class A Members shall be entitled to one vote for each Lot owned. If two or more Members own a fee interest in any Lot then their vote shall be exercised as they so determine, but in

no event shall such Class A Members be allowed more than one vote for each Lot which is co-owned by them.

Class B. The Class B Member shall be the Declarant. The Declarant shall be entitled to three votes for each Lot owned by Declarant. The Declarant's Class B membership shall be converted to Class A membership on the date when the Declarant owns of record a fee interest in no more than five or fewer Lots subject to the Declaration.

(b) Notwithstanding anything to the contrary contained herein, the Board of Directors shall be elected by the members on a one Lot one vote basis at an election to be held before 50% of the Lots have been sold or deeded by the Declarant.

ARTICLE V—COVENANTS FOR ASSESSMENTS

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

health, safety, and welfare of the Owners and for the improvement and maintenance of the HOA Common Areas, signage, and Easement Areas, along with Lot lawn care and landscaping and front entrance landscaping. The Lot lawn care and landscaping will include mowing of front and back yards, blowing, edging, minor pruning, and bi-annual pine strawing of bedding. Owners are responsible for weeding of flower beds. Owner must provide access to front and back yard for lawn care.

(b) The annual assessment for each Lot is \$975.00 per year and shall be collected in yearly installments or at the election of the Association can be collected quarterly. Changes in the annual assessment will be by a majority vote by members who are voting in person or by proxy at a meeting duly called for this purpose. Collection of annual assessments shall commence within one (1) year of construction of the Easement Areas, and shall include both maintenance costs and reasonable contribution to a reserve account for future major repairs or replacement.

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

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

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

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

(g) Developer owned Lots shall be subject to that portion of assessments representing maintenance costs after more than 50% of the Lots have been sold or deeded away by Developer. Developer owned Lots shall be subject to that portion of the assessment representing the contribution to a reserve account when more than 75% of the Lots have been sold or deeded away by Developer. Once the Declarant acquires a Certificate of Occupancy for a home on a Lot, the Lot's new Owner shall be assessed the full assessment that year on a pro rata basis.

ARTICLE VI—Architectural Control

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

(b) The Architectural Control Committee shall be appointed by the board of the Association.

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

(1) The minimum size of a residential dwelling constructed on a Lot shall be one thousand three hundred fifty (1,350) heated square feet. Porches, garages, and deck areas, even if heated, shall not be included in this minimum square footage requirement. In the event a structure contains more than one story, the ground floor must contain not less than 650 heated square feet.

(2) No building or other structure of any type constructed on a Lot shall exceed two (2) stories in height.

(3) Each single family detached unit shall have an enclosed garage capable of accommodating two automobiles. Garage doors shall be kept closed except when exiting and entering. Motor vehicles shall not be parked on unpaved front yard portions of the parcel.

(4) All fences must be 6' ft privacy, stockade wood fences, and the painting or staining color, must be approved by the Architectural Control Committee.

(5) Each residential dwelling shall be connected to an underground utility system with the City of Tallahassee or Talquin Utilities, the cost of which is to be borne by the Owner.

(6) All residential dwellings shall have a front elevation which architectural detail is consistent with other dwellings located on the Property.

(7) All shingles must be approved by the Architectural Control Committee,

including color and type.

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

(9) All disturbed areas of land between the front of a residential dwelling and the curb shall be sodded in an uninterrupted pattern or mulched in a controlled manner. All other disturbed land areas on each Lot must at least be seeded and/or mulched in such a way that erosion and sediment runoff is controlled.

(10) All structures erected on a lot shall comply with all applicable building codes. Moreover, the set backs shall be as follows:

Building Set Backs Table 1	
Block/Lot: A1 - A10, B1 - B8, C1 - C8, D1 - D9, G1 - G2, H1 - H2, I1 - I2	
Set Backs	
Front	10' Min. 15' Max.
Side	5' Min.
Side Corner	10' Min.
Rear	20' Min.

Building Set Backs Table 2	
Block/Lot: A11 - A 17, E1 - E8, F1 - F7, G3 - G6, H3 - H6, I13-I19, K1	
Set Backs	
Front	15' Min.
Side	7.5' Min.
Side Corner	15' Min.
Rear	15' Min.

(11) All satellite dishes must be installed in the back yard of the homes unless an alternate location is submitted to and approved by ACC.

(12) Each residential dwelling shall have a driveway of appropriate dimensions which shall be constructed of concrete.

(13) No window air conditioning units shall be permitted.

The ACC may grant variances to the above upon good cause.

ARTICLE VII—Land Use Restrictions

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

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

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

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

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

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

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

(h) Household pets such as dogs or cats are permitted but shall not be kept, maintained, bred, or raised for commercial purposes.

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

(j) No Basketball goals shall be permitted to be attached to any part of the dwelling. Temporary basketball goals with wheels are permitted only while being used. When not in use basketball goals are required to be stored on the side of the home or in the garage. Permanent Basketball goals will not be permitted.

ARTICLE VIII—Maintenance and/or Dedication of Easement Areas

The Association shall maintain the HOA Common Area, Conservation Area, and Reserve area noted on the attached plat. Moreover, the Association shall be responsible for street tree maintenance. Leon County shall have the right to remove any street trees

or landscaping within right of way that becomes a nuisance, and, if this occurs, the Association shall be required for any tree loss mitigation. Declarant, its successors and assigns reserve the right to dedicate all or part of the Easement Areas to any public agency or governmental unit, and all easements in favor of the Owners created by this Declaration are subject to this condition.

ARTICLE IX—Enforcement

The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, condition, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. In any litigation brought to require the Association, or other corporate entity, to perform its obligations with regard to annual assessments and the maintenance or repair of streets or other common facilities, the prevailing party shall have the right to an award of attorney's fees. Further, in any litigation brought to require the Developer to incorporate the association or to perform any other action or obligation imposed on the Developer pursuant to this Declaration, the prevailing party shall have the right to an award of attorney's fees. Failure by the Association or by any Owner to enforce any covenants, restriction, condition, reservation, lien or charge herein contained shall in no event be deemed a waiver of the right to do so.

ARTICLE X—Duration and Amendment

The covenants, conditions and restrictions of this Declaration shall run with and bind the Property for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years.

This Declaration may be amended at any time with consent and approval of not less than two-thirds (2/3) of the Owners. For the purposes of amendment of this Declaration, co-owners of a Lot shall be considered as one owner. To become effective, an amendment must be recorded. However, the Declarant reserves and shall have the sole right: (a) to amend these Covenants and Restrictions for the purpose of curing any ambiguity in or any inconsistency between the provisions contained herein; (b) to include in any contract of deed, subsequent Declaration of Covenants and Restrictions, 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 grant reasonable variances from the provisions of this Declaration, or any portion hereof, in order to overcome practical difficulties and to prevent unnecessary hardship in the application of the provisions contained herein, provided, however, that said variances shall not materially injure any of the property or improvements of an adjacent property. No variance granted pursuant to the authority granted herein shall constitute a waiver of any provision of this Declaration as applies to any other person or real property. No amendment may be made to any provision within this Declaration that is required under section 10-7.610(a)(1)-(13) of the Leon County, Florida Code of Ordinances, unless written consent and joinder of County is obtained, which consent and joinder may be given by the County attorney provided that the minimum requirements of section 10-7.610(a)(1)-(13) have been complied with.

ARTICLE IX—Expansion of the Community

- (a) Declarant may from time to time, subject to this Declaration, annex all or any portion of the property described in Exhibit "C" by a Recorded Supplemental

Declaration which describes the property being subjected. A supplemental Declaration recorded pursuant to this Section shall not require the consent of any person except the owner of such property, if other than Declarant. Declarant's right to annex property pursuant to this Section expires when all property described in Exhibit "C" has been subjected to this Declaration or twenty-five (25) years after this Declaration is recorded, whichever is earlier. Until then, Declarant may transfer or assign this right to any person who is the developer of at least a portion of real property described in Exhibit "C." Any such transfer shall be memorialized in a recorded instrument executed by Declarant. Nothing in this Declaration shall require Declarant or any successor to subject additional property to this Declaration or to develop any other property described in Exhibit "C" in any manner whatsoever.

(b) By Supplemental Declaration, Declarant may impose additional covenants and easements on portions of the Property, including covenants obligating the Association to maintain and insure specific property and authorizing the Association to recover its costs through Assessments. If someone other than Declarant owns the property, then such owner's consent and execution of the Supplemental Declaration is required. Any such Supplemental Declaration may supplement, create exceptions to, or otherwise modify the terms of this Declaration as it applies to the subject property in order to reflect the different character and intended use of such property.

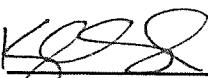
(c) Unless otherwise specified, a Supplemental Declaration shall be effective upon the earlier of (i) notice to the persons who are affected by such Supplemental Declaration; or

(ii) recording of the Supplemental Declaration. The Lots subjected to this Declaration by Supplemental Declaration shall have equal voting rights in the Association.

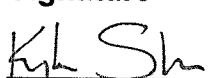
IN WITNESS WHEREOF, the Declarant has caused this Declaration of Restrictive Covenants to be executed the date and year first above written.

Signed, sealed and delivered

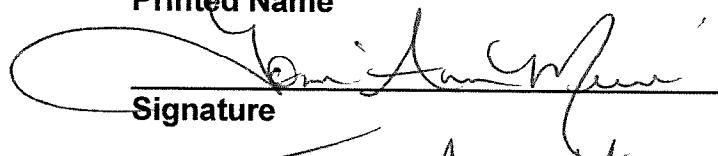
in the presence of:


Signature

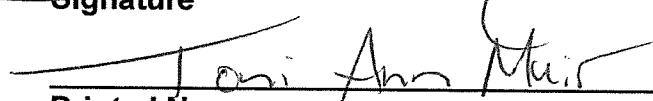
Golden Oak Land Group, LLC


Printed Name


By: Jason Ghazvini


Signature

Its: Manager


Printed Name

STATE OF FLORIDA COUNTY OF LEON

Jason Ghazvini, Manager of **Golden Oak Land Group, LLC** known to be the person described in and who executed in person before me the foregoing instrument, and who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person: Personally Known and that an oath was/ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of

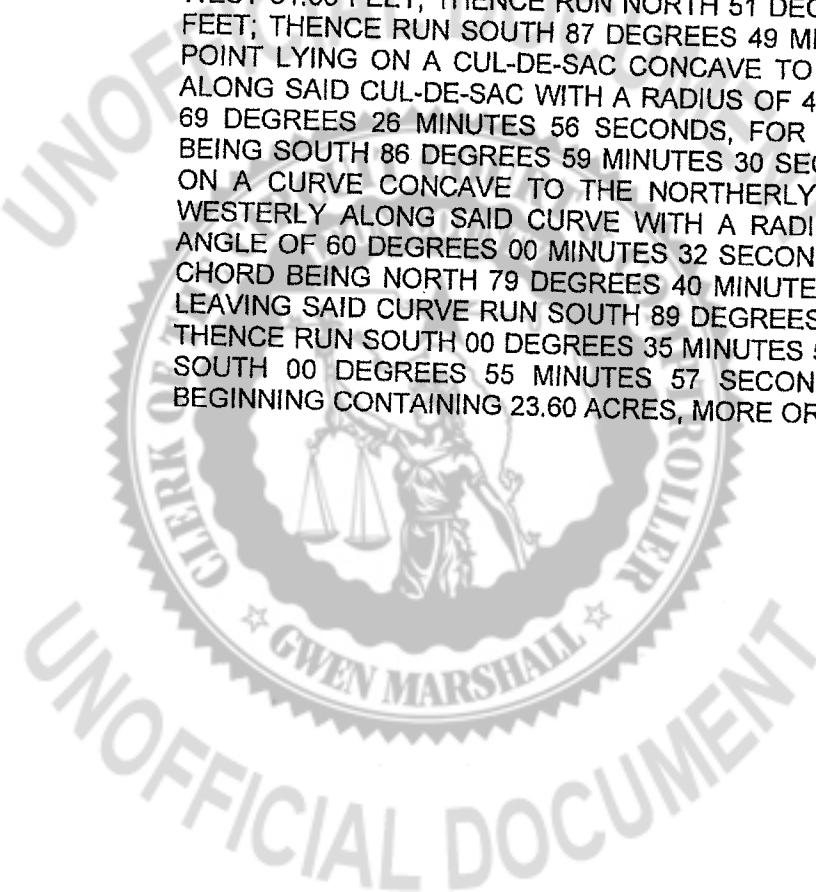
June 2020.


NOTARY PUBLIC



EXHIBIT "A"

COMMENCE AT THE SOUTHEAST CORNER OF NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 58 MINUTES 09 SECONDS WEST ALONG THE SOUTH BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 1023.60 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST 273.09 FEET TO AN IRON ROD AND CAP (MARKED #7245); THENCE RUN SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST 298.79 FEET MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 89 DEGREES 56 MINUTES 53 SECONDS WEST 267.45 FEET TO A CONCRETE MONUMENT (MARKED 1254); THENCE RUN SOUTH 00 DEGREES 36 MINUTES 36 SECONDS EAST 478.37 FEET TO A CONCRETE MONUMENT LYING ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF BANNERMAN ROAD; THENCE RUN NORTH 59 DEGREES 57 MINUTES 11 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY 70.05 FEET TO A CONCRETE MONUMENT (MARKED 1254); THENCE LEAVING SAID NORTHERLY RIGHT OF WAY BOUNDARY RUN NORTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 487.06 FEET TO A CONCRETE MONUMENT (MARKED 1254); THENCE RUN NORTH 00 DEGREES 35 MINUTES 50 SECONDS WEST 1,931.37 FEET; TO A CONCRETE MONUMENT (MARKED 1254); THENCE RUN NORTH 89 DEGREES 18 MINUTES 55 SECONDS EAST 610.34 FEET TO AN IRON PIPE; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 12 SECONDS EAST 661.22 FEET TO A CONCRETE MONUMENT (MARKED 1254); THENCE RUN NORTH 89 DEGREES 23 MINUTES 45 SECONDS EAST 273.05 FEET TO A CONCRETE MONUMENT (MARKED 1254); THENCE RUN SOUTH 01 DEGREE 15 MINUTES 49 SECONDS EAST 257.13 FEET; THENCE RUN SOUTH 88 DEGREES 46 MINUTES 53 SECONDS WEST 130.64 FEET TO A POINT LYING ON A CUL-DE-SAC CONCAVE TO THE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CUL-DE-SAC WITH A RADIUS OF 42.50 FEET; THROUGH A CENTRAL ANGLE OF 138 DEGREES 55 MINUTES 46 SECONDS, FOR AN ARC DISTANCE OF 103.05 FEET; CHORD BEING SOUTH 74 DEGREES 13 MINUTES 09 SECONDS WEST 79.60 FEET, THENCE LEAVING SAID CUL-DE-SAC RUN SOUTH 88 DEGREES 46 MINUTES 53 SECONDS WEST 70.25 FEET; THENCE RUN SOUTH 01 DEGREE 18 MINUTES 52 SECONDS EAST 94.40 FEET; THENCE RUN SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST 31.53 FEET; THENCE RUN NORTH 51 DEGREES 26 MINUTES 55 SECONDS WEST 63.42 FEET; THENCE RUN SOUTH 87 DEGREES 49 MINUTES 44 SECONDS WEST 32.78 FEET TO A POINT LYING ON A CUL-DE-SAC CONCAVE TO THE SOUTHERLY; THENCE RUN WESTERLY ALONG SAID CUL-DE-SAC WITH A RADIUS OF 42.50 FEET; THROUGH A CENTRAL ANGLE OF 69 DEGREES 26 MINUTES 56 SECONDS, FOR AN ARC DISTANCE OF 51.52 FEET; CHORD BEING SOUTH 86 DEGREES 59 MINUTES 30 SECONDS WEST 48.42 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTHERLY, THENCE LEAVING SAID CUL-DE-SAC RUN WESTERLY ALONG SAID CURVE WITH A RADIUS OF 120.30 FEET; THROUGH A CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 32 SECONDS, FOR AN ARC DISTANCE OF 126.00 FEET; CHORD BEING NORTH 79 DEGREES 40 MINUTES 07 SECONDS WEST 120.32 FEET; THENCE LEAVING SAID CURVE RUN SOUTH 89 DEGREES 24 MINUTES 08 SECONDS WEST 8.51 FEET; THENCE RUN SOUTH 00 DEGREES 35 MINUTES 51 SECONDS EAST 87.87 FEET; THENCE RUN SOUTH 00 DEGREES 55 MINUTES 57 SECONDS EAST 915.88 FEET TO THE POINT OF BEGINNING CONTAINING 23.60 ACRES, MORE OR LESS.



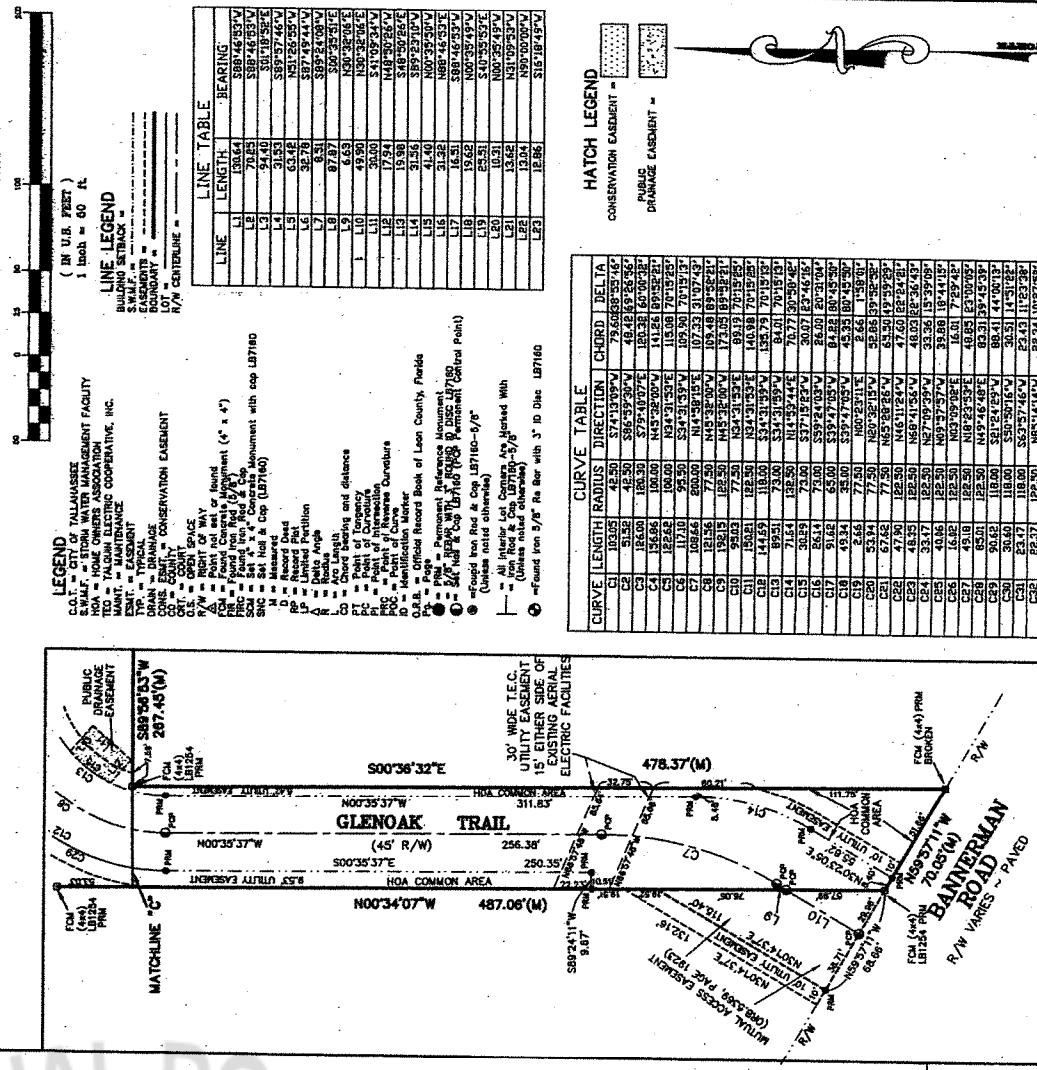
CHASTAIN MANOR PHASE 2, UNIT 1

FLAT BOOK 43 PAGE 11

CHASITAIN MANUFACTURING COMPANY, UNIT I

CHASTAIN MANOR PHASE 2, UNIT I

GRAPHIC SCALE



SIGNATURE AND THE
A FLORIDA LICENSED
NOTICE
THIS PLAT, AS RECORDED IN ITS GRAMING FORM IS THE
OFFICIAL, DOPICION OF THE SUBDIVIDED LAND DESCRIBED
IN THE PLAT. IT IS THE PROPERTY OF THE PERSON NAMED
IN AUTHORITY BY ANY OTHER DOCUMENT, OR IN THE
PLAT, THERE MAY BE ADDITIONAL INSTRUCTIONS
THAT ARE NOT RECORDED OR ON THE PLAT THAT MAY BE...

TERURMAN RODDIBERRY & ASSOCIATES INC. PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 122 SWEEDON STREET • SONOTHROP, FLORIDA 33135 PHONE NUMBER: 407-943-3135 • FAX NUMBER: 407-943-1163 LB #166			
SHEET 4 OF 4			
DATE: 04/28/2020	SCALE 1" = 50'	DRAWN BY: BB	COUNTY: LEON
FILE: 180688P-D106	SEC. 6, T-2-N, R-1-E	JOB NUMBER: 18-086	

Map showing property boundaries, easements, and utility lines. Key features include:

- PARCELS:** GLENNOAK TRAIL, GREEN RIDGE, HOA COMMON AREA, COMMON AREA/ HOA DRAINAGE EASEMENT, POWER/ FIBER OPTIC LINE.
- LOT & BLOCK:** LOT 1 through LOT 9, BLOCK "A" through BLOCK "C".
- COORDINATES:** N0035'49" W 512.38", N0035'49" W 1931.57'(M), N0035'50" W 250.35'(M), N0035'50" W 487.06'(M), N0035'51" W 258.38", N0035'51" W 478.37'(M), N0035'52" W 267.45'(M), N0035'52" W 288.79'(M).
- Utilities:** POWER/ FIBER OPTIC LINE, 100' MODEM/ ROUTER, DEEP BORE S01, 100' MODEM/ ROUTER, PUBLIC DRAINAGE EASEMENT, HOA COMMON AREA, PUBLIC DRAINAGE EASEMENT.
- Annotations:** SURVEYOR'S CERTIFICATION, NOT VALID WITHOUT THE SIGNATURE OF THE SURVEYOR AND MAPPER.

Exhibit "C"

Commence at the Southeast corner of Northeast quarter of Section 8, Township 2 North, Range 1 East, Leon County, Florida; thence run North 89 degrees 58 minutes 09 seconds West 1023.60 feet; thence run South 89 degrees 56 minutes 43 seconds West 273.09 feet to an iron rod and cap (marked #7245) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 01 degrees 15 minutes 17 seconds West 1,320.95 feet to a concrete monument (marked #1254); thence run North 00 degrees 39 minutes 12 seconds West 661.22 feet to an iron pipe; thence run South 89 degrees 18 minutes 55 seconds West 310.33 feet; thence run South 00 degrees 35 minutes 50 seconds East 500.44 feet; thence run South 89 degrees 19 minutes 10 seconds West 300.00 feet; thence run South 00 degrees 35 minutes 50 seconds East 1430.95 feet to a concrete monument (marked #1254); thence run South 00 degrees 34 minutes 07 seconds East 487.06 feet to a concrete monument (marked #1254) lying on the Northerly right-of-way boundary of Bannerman Road; thence run South 59 degrees 57 minutes 11 seconds East 70.05 feet to a concrete monument; thence leaving said right-of-way boundary run North 00 degrees 36 minutes 32 seconds West 478.37 feet to a concrete monument (marked #1254); thence run North 89 degrees 56 minutes 53 seconds East 566.24 feet to the POINT OF BEGINNING.

