

This instrument prepared by:  
Daniel E. Manausa, Esquire  
Manausa Law Firm, P.A.  
1701 Hermitage Blvd, Suite 100  
Tallahassee, Florida 32308

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
OF HILL-N-DALE HOMEOWNERS ASSOCIATION OF TALLAHASSEE,  
INC.**

**THIS DECLARATION**, made on the date hereinafter set forth by William A. Thomas and Carro Thomas, hereinafter referred to as “Declarant,”

**W I T N E S S E T H:**

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

**See Exhibit “A” attached hereto and by reference made a part hereof;**

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

**ARTICLE I  
Definitions**

**Section 1.** “Association” shall mean and refer to the HILL-N-DALE HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC., its successors and assigns.

**Section 2.** “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot or Unit which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**Section 3.** “Properties” shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

**Section 4.** “Common Area” shall mean all real property, if any, (including the improvements thereto) owned by the Association, and the Easement created herein, for the common use and enjoyment, and sole responsibility to maintain, of the Owners.

**Section 5.** “Declarant” shall mean and refer to William A. Thomas and Carro Thomas.

**Section 6.** “Lot” shall mean and refer to those lots identified on the plat.

## **ARTICLE II**

### **Property Rights**

**Section 1. Owners’ Easements of Enjoyment.** Declarant hereby grants an access and utility easement to every Owner over, under, and across the property described in attached Exhibit “B”. Moreover, every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

(a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility, if any, situated upon the Common Area;

(b) The right of the Association to suspend the voting rights and right to use of the recreational facilities, if any, by an Owner for any period during which any assessment against his or her Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) The right of the Association to dedicate or transfer all or part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

**Section 2. Delegation of Use.** Any Owner may delegate, in accordance with the Bylaws, his rights of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchasers who reside on the property.

### **ARTICLE III Membership and Voting Rights**

**Section 1.** Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

**Section 2.** Every Owner of a Lot shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

**Section 3.** Every owner of a Lot, at all times, shall be allowed to elect the Association's Board of Directors. The first vote for election of the directors shall be held before more than fifty percent (50%) of the Lots have been sold by the Declarant or deeded away by the Declarant.

### **ARTICLE IV Assessments**

**Section 1. Type of Assessments.** In addition to the obligations of Owners set forth elsewhere in this Declaration, there are several types of Assessments for which Owners are liable, as follows:

- (a) Assessments for all Operating Costs.
- (b) The Association may levy additional Assessments for any purpose, including without limitation, expenditures for capital improvements for or on Common Area or for reconstructing or replacing such improvements. Assessments pursuant to this paragraph shall be payable in such manner and at such times as determined by the Association, and may be payable in installments extending beyond the fiscal year in which the Assessment is approved.

**Section 2. Designation.** The designation of Assessment type shall be made by the Association and shall be binding upon all Owners. Such designation may be made on the budgets prepared by the Association.

**Section 3. Allocation of Operating Costs.**

- (a) For the period until the adoption of the first annual budget, the allocation of Operating Costs shall be as set forth in the initial Budget prepaid by the Association.
- (b) Commencing on the first day of the period covered by an annual budget, and until the adoption of the next annual budget, the Operating Costs shall be allocated so that each Owner shall pay its pro-rata portion based upon a fraction, the numerator of which is one (1) and the denominator is the number of Lots in the subdivision.
- (c) In the event the Operating Costs estimate for the year is, after the actual Operating Costs for that period is known, more or less than the actual costs, then the difference shall, at the election of the Association: (i) be added or subtracted, as the case may be, to the calculation for the next ensuing year; or (ii) be immediately refunded to, or collected from, the Owners.

The Association shall have the unequivocal right to collect retroactively any cost which Assessment shall relate back to the date that the Assessment could have been made.

**Section 4. General Assessments Allocation.** Except as herein specified to the contrary, Assessments shall be allocated equally to each Owner.

**Section 5. Special Assessment Allocation.** Except as herein specified to the contrary, Special Assessments shall be made against the Owners benefiting from, or subject to, the special service or cost as specified by the Association.

**Section 6. Commencement of First Assessment.** Assessments shall commence, as to each Owner, on the day of the conveyance of title to an Owner. The Assessments in effect at that time shall be adjusted according to the number of months remaining in the Assessment period after such date. Declarant owned Lots shall commence assessments when more than fifty percent (50%) of the Lots have been sold or deeded away by Declarant. For that portion of the assessment representing the contribution to the reserve account, Declarant shall not commence paying that portion of the assessment until more than seventy-five percent (75%) of the Lots have been sold or deeded away by Declarant.

**Section 7. Initial Budgets.** The initial budget prepared by Declarant is adopted as the Association budget for the period of operation until adoption of the first annual Association Budget. Thereafter, annual budgets shall be prepared and adopted by the Association.

**Section 8. Establishment of Assessments.** Assessments shall be established in accordance with the following procedures:

(a) Assessments shall be established by the adoption of a projected annual operating budget. Written notice of the amount of, and date of commencement thereof, shall be given to each Owner not less than ten (10) days in advance of the due date of the first installment thereof. Assessments shall be payable monthly or at such other less frequent times as determined by the Association.

(b) Special Assessments against the Owners and all other fees, dues and charges, may be established by the Association, and shall be payable at such time or time(s) as the Association may determine.

(c) The Association may establish, from time to time, by resolution, rule or regulation, or by delegation to an officer or agent, including a management firm, the power and authority to establish specific fees, dues or charges to be paid by Owners for any special services provided to, or for the benefit of an Owner or Lot, for any special or personal use of the Common Area, or to reimburse the Association for the expenses incurred in connection with that service or use. The sums so established shall be payable by the owner utilizing the service or facility as determined by the association or management firm, if any.

(d) The budget may establish and maintain a reserve fund for the periodic maintenance, repair and replacement of improvements to the Common Area.

(e) The Association may establish a working capital fund for the operation of the Association. The purpose of this fund is to assure that the Association will have cash available to meet its obligations, unforeseen expenditures, or to acquire additional property, equipment or services deemed necessary or desirable. Amounts paid into the fund are not to be considered as advance payments of regular Assessments.

(f) The Association shall prepare and maintain a ledger noting Assessments due from each Owner. The ledger shall be kept in the office of the Association, or its designees, and shall be open to inspection by any Owner or Lender. Upon demand, there shall be furnished to an owner a certificate in writing setting forth whether the assessments owned by that Owner have been paid and/or the amount which is due as of any date. As to parties other than Owners who, without knowledge or error, rely on the certificate, the certificate shall be conclusive evidence of the amount of any Assessment therein stated.

**Section 9. Payment of Assessments.** Each Owner, by acceptance of title to a Lot, shall be deemed to have covenanted and agreed to pay the following dues, fees, charges and Assessments:

- (a) General Assessments;
- (b) Assessments for capital improvements, emergencies, and/or non-recurring expenses;
- (c) Assessments of any kind for the creation of reasonable reserves or working capital;
- (d) Special Assessments and charges for special services; and
- (e) Assessments and charges incurred in connection with the enforcement of any of the terms and conditions hereof, including reasonable attorney fees and costs.

Each Owner shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot which is superior to the lien for Assessments created by this Declaration.

**Section 10. Creation of the Lien and Personal Obligation.** Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' (and paralegals') fees (at all levels of proceedings, collection and bankruptcy), shall be a charge and continuing lien in favor of the

Association encumbering the Lot and all personal property located thereon owned by the Owner against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records, stating the description of the Lot, name of the Owner, and the amounts due as of that date. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, charge, fee, together with interest, late fees, costs and reasonable attorneys, fees, etc. shall be the personal obligation of the person who was the Owner of the Lot at the time when the Assessment became due, as well as that person's heirs, devisees, personal representatives, successors or assigns.

**Section 11. Subordination of the Lien to Mortgages.** The lien for Assessments shall be subordinate to bona fide first mortgages on any Lot, if the mortgage is recorded in the public records prior to the Claim of Lien and to the lien of the Declarant set forth in this Declaration. The lien shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure of a bona fide first mortgage, or the lien of the Declarant, in which event, the acquirer of title, its successors and assigns, shall not be liable for Assessments encumbering the Lot or chargeable to the former owner of the Lot which became due prior to such sale or transfer. However, any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all Owners (including such acquirer of title) as a part of the Operating Costs. Any sale or transfer pursuant to a foreclosure shall not relieve the Owner from liability for, nor the Lot from the lien of, any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment there, or the enforcement of collection by means other than foreclosure.

**Section 12. Acceleration.** In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments against that Owner for up to the next ensuing twelve (12) month period.

**Section 13. Non-payment of Assessments.** If any Assessment is not paid within fifteen (15) days after the due date, a late fee of \$25.00, per month, together with interest in an amount equal to 18% (not to exceed the maximum rate allowable by law), per annum, beginning from the due date until paid in full, may be levied. The Association may, at any time thereafter, bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' (and paralegals') fees, at all levels of proceedings, including collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use, the Common Area, or abandonment of a Lot.

**Section 14. Collection by Declarant.** If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, which remedies, including, but not limited to, recovery of attorneys' and paralegals' fees at all levels including appeals, collections and bankruptcy, shall be deemed assigned to Declarant for such purposes.

**Section 15. Rights to Pay Assessments and Receive Reimbursement.** The Association, Declarant and any mortgagee of a Lot shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due. Further, Declarant shall have the right, but not the obligation, at its sole option, to loan funds to the Association and pay items of Operating Costs on behalf of the Association. The entity advancing such sums shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the W.S.J. Prime Rate determined as of the date such payment was due from Owner, plus 2%, plus any costs of collection including, but not limited to, reasonable attorneys, fees at all levels including appeals, collections and bankruptcy.

**ARTICLE V**  
**Land Use and Building Type**

No Lot shall be used except for residential purposes. Moreover, all structures, improvements, and materials utilized therein must conform to the design scheme and aesthetic scheme contemplated by Declarant.

**ARTICLE VI**  
**Dwelling Size/Garages and Carports**

No dwelling shall be permitted on any lot unless it is at least 1800 square feet exclusive of porches, carports, or garages. The dwelling may include a carport, RV parking, and/or a garage. However, if a garage or carport is constructed on any Lot, the garage doors/entrance shall face the rear or side of the Lot and all garage doors shall remain closed except when necessary to enter the garage. Boats, trailers, campers, RV's or other recreational vehicles in good repair may be stored on any Lot.

**ARTICLE VII****Parking**

Motor vehicles shall not be parked on a street.

**ARTICLE VIII****Building Location**

No building shall be located on any Lot not less than 100 feet from the front lot line, 25 feet from the side lot line and 50 feet from the rear lot line. The Architectural Control Committee described in further in ARTICLE XV may approve a variance of any of the foregoing setback requirements for good cause.

**ARTICLE IX****Nuisances**

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

**X****Livestock and Poultry**

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

**ARTICLE XI****Temporary Structures and Storage of Personal Property**

No temporary outbuilding shall be at any time stored on a Lot, erected on a Lot, or used as a residence, temporarily or permanently, nor shall any structures of a temporary character be located on any Lot. No junk cars, old appliances, or the like may be located on any portion of a Lot. After a 30 day notice to an Owner, the Association may come upon a Lot to remove property being stored in violation of this provision, all at the expense of the owner, which shall constitute a lien against said property. A "junk car" as utilized herein is a car immobile for a period of thirty days or longer, or a car that lacks a current license tag.

**ARTICLE XII**  
**Garbage / Refuse Disposal**

No Lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs, or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on a Lot and shall be kept in sanitary containers. All containers shall be kept at the rear of the residence, and in no event shall the same be visible from the street when facing the residence at all times except when required to be at street side for collections. After collections, trash receptacles shall be promptly removed to the rear of the residence.

**ARTICLE XIII**  
**Signs**

No sign or billboards of any kind shall be placed, erected, or constructed upon a Lot or Association lands and displayed to public view except one sign of customary and reasonable dimensions (not to exceed four (4) square feet ) advising or advertising that the Lot and the home thereon is for sale.

**ARTICLE XIV**  
**Satellites, Radio and TV Antennas**

No alteration to or modification of any radio, television or cable system erected by Declarant or any cable system vendor on the individual lots or on Association lands shall be permitted, nor shall an individual lot owner construct, use or operate any external radio, television antenna, satellite dish or other apparatus without prior written consent of the Architectural Control Committee.

**ARTICLE XV**  
**Architectural Control**

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties and/or a Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to materials, external design, internal design, and location by the Architectural Review Committee composed of two (2) or more representatives appointed by the Board. Notwithstanding the foregoing, the use of stucco as an exterior building material will not be permitted.

**ARTICLE XVI**  
**Maintenance of Common Areas**

The Association shall be responsible for the maintenance and repair of all Common Areas as identified on the Plat, including but not limited to landscaping.

**ARTICLE XVII**  
**General Provisions**

**Section 1. Enforcement.** The Association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

**Section 2. Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

**Section 3. Amendment.** The covenants and restrictions of this Declaration on the Properties shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than eighty percent (80%) of the Lot Owners, and thereafter by an instrument signed by not less than two-thirds of the Lot Owners. Any amendment must be recorded.

**Section 4. FHA/VA Approval.** The following actions will require the prior approval of the Federal Housing Administration and the Veterans Administration: Annexation of additional properties, dedication of Common Areas, and amendment of this Declaration of Covenants, Conditions and Restrictions.

**Section 5. Attorney's Fees.** The prevailing party in any litigation, including appeals, to require the association to perform its obligations in regard to annual assessments and the maintenance or repair of streets and other common facilities shall be entitled to recover attorney's fees and costs. In addition, the prevailing party in any litigation, including appeals, to require the Declarant to incorporate the association or to perform any other action or obligation imposed on the developer pursuant to these covenants shall be entitled to recover attorney's fees and costs.

**Section 6. Common Area Ownership.** The Declarant shall deed the Common Area improvements to the Association before more than seventy percent (70%) of the Lots have been sold or deeded away by the Declarant.

**Section 7. Amendments Prohibited.** No amendments shall be allowed to those portions of these restrictive covenants that contain provisions required under Section 10-1560, 1(a) – 1(m), Leon County Code of Laws, without the written consent and joinder of Leon County, which consent and joinder may be given by the county attorney provided the minimum requirements of this section have been fully complied with.

**DATED** this 18 day of November, 2014.

**Signed, sealed and delivered in the presence of:**

Sarah Bunder  
Witness 1 Sarah Bunder

Daniel E. Manush  
Witness 2 Daniel E. Manush

Sarah Bunder  
Witness 1 Sarah Bunder

Daniel E. Manush  
Witness 2 Daniel E. Manush

W.A. (Bill) Thomas III  
**Bill Thomas**

Carro Thomas  
**Carro Thomas**

STATE OF FLORIDA  
COUNTY OF LEON

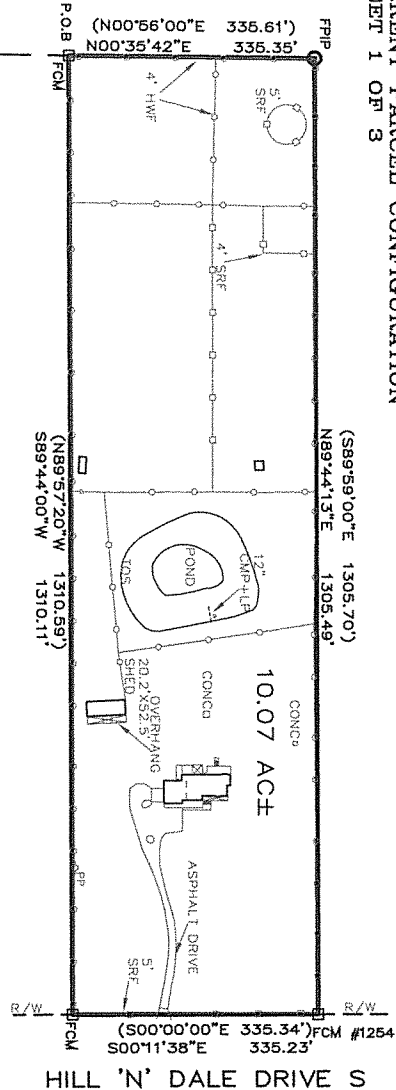
The foregoing instrument was acknowledged before me this 18 day of November 2014, by Bill Thomas and Carro Thomas who are ☒ personally known to me or ☐ have produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]

Notary: [Signature]  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My commission expires: \_\_\_\_\_



CURRENT PARCEL CONFIGURATION  
SHEET 1 OF 3


$$\frac{Z}{1'' = 200'}$$

(N00°56'00"E 990.00')

LEGAL DESCRIPTION :  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 2  
EAST, LEON COUNTY, FLORIDA, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SEVENTH TOWNSHIP, RANGE 2, EAST AND ROLLING THE SECTION LINE 990.00 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING CONTINUE NORTH 00 DEGREES 56 MINUTES EAST ALONG SAID SECTION LINE 336.61 FEET TO AN IRON PIPE MARKING OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21, THE NORTH BOUNDARY OF SAID SOUTHWEST QUARTER 1306.70 FEET TO THE WEST RIGHT OF WAY BOUNDARY OF HILL 'N' DALE ROAD, THENCE SOUTH ALONG SAID WEST RIGHT OF WAY BOUNDARY 336.34 FEET, THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS WEST 1310.59 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS NOTED.

2. THE INFORMATION HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.

3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN. PRELIMINARY NOTES ARE SHOWN.

4. PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE MAP PANEL NO. 12073030307F, DATED 09/18/09.

5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION. THAT THIS SURVEYOR HAS NOT BEEN AWARE OF, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR

7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED

8. BEARINGS ARE BASED ON GRID NORTH, FLORIDA NORTH ZONE, PER N.A.D. 1983.

## SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE  
 AC - ACRES ±  
 OR - OPTICAL RECORD BOOK  
 D.B. - DEED BOOK PG. - PAGE  
 FCM - FOUND CONCRETE MONUMENT  
 FR - FOUND IRON ROD  
 (6/8" UNLESS NOTED)  
 F.I.R.M. - FLOOD INSURANCE RATE MAP  
 FIP - FOUND IRON PIPE  
 FIPP - FOUND PINCHED IRON PIPE  
 FNC - FOUND NAIL AND CAP  
 L - ARC LENGTH  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING  
 R - RADII OR RANGE  
 R/W - RIGHT OF WAY  
 SEC. - SECTION  
 SIR - SET 5/8" IRON ROD/CAP #6590  
 SNC - SET NAIL AND CAP #6590  
 UNREC. - UNRECORDED  
 LB. - UNRECORDED BUSINESS  
 T - TOWNSHIP OR TANGENT  
 SRT - SPLIT RAIL FENCE  
 H/F - HOG WIRE FENCE  
 CMP - CORRUGATED METAL PIPE  
 LP - LIGHT POLE  
 PP - POWER POLE  
 TOS - TOP OF SLOPE

**BOUNDARY SURVEY OF:**  
SPLIT OF 10 ACRE PARCEL  
IN SECTION 21  
T-1-N, R-2-E  
LEON COUNTY, FLORIDA

A.D. Platt

**& ASSOCIATES, INC. • LAND SURVEYORS**  
3712 CARRINGTON PLACE, TALLAHASSEE, FL 32303  
PHONE: (850) 385-1038 FAX: (850) 385-1108  
LICENSED BUSINESS No. 6590

CERTIFIED TO:  
BILL THOMAS

NOTE:  
P.O.C.  
P.O.B.  
NOT TO  
SCALE.

P.O.C:  
SOUTHWEST CORNER OF  
THE NORTHWEST  
QUARTER OF THE  
SOUTHWEST QUARTER  
OF SECTION 21, T-1-N,  
R-2-E, LEON COUNTY,  
FLORIDA

ADDRESS:

1360 HILL 'N' DALE DRIVE S  
TALLAHASSEE, FLORIDA

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. 6J-17.061/.062).

ALAN D. PLATT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED No. 4664

1. **RESEARCH DESIGN** 10

**SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.**

01/22/2015  
DATE SIGNED

DATE SURVEYED 12/26/2014

DATE SURVEYED \_\_\_\_\_

AND IS NOT VALID.

DRAWING: 11218-SPLTree  
PROJECT: 11218

