

OR 1983 PG 0367

0010266

RECORDED IN THE PUBLIC
RECORDS OF LEON CO., FLA.

FEB 10 201 PM '97

DAVE LANG
CLERK CIRCUIT COURT
LEON COUNTY, FLORIDA

This instrument prepared by:
Susan S. Thompson, Esquire
Smith, Thompson & Shaw
3520 Thomasville Road - 4th Floor
Tallahassee, Florida 32308-3469

KILLEARN COMMONS, PHASE II
DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION, made on this 7th day of February, 1997 by
CAPITAL FIRST HOLDINGS, INC., f/k/a CAPITAL FIRST, INC.,
hereinafter referred to as "Declarant".

W I T N E S S E T H:

Declarant hereby adopts the Declaration of Covenants and
Restrictions recorded in O.R. Book 1827, Page 2274 of the public
records of Leon County, Florida as the Covenants and Restrictions
for the property known as Killearn Commons, Phase II, more
particularly described in Exhibit "A" attached hereto and
incorporated herein. Said covenants and restrictions shall
encumber Killearn Commons, Phase II and shall be binding upon all
owners of property described therein.

DATED this 7th day of February, 1997.

Signed, sealed and delivered
in the presence of:

Anne F. Dochner
Signature

Anne F. Dochner
Printed Name

Jeanie Drawdy
Signature

Jeanie Drawdy
Printed Name

CAPITAL FIRST HOLDINGS, INC.

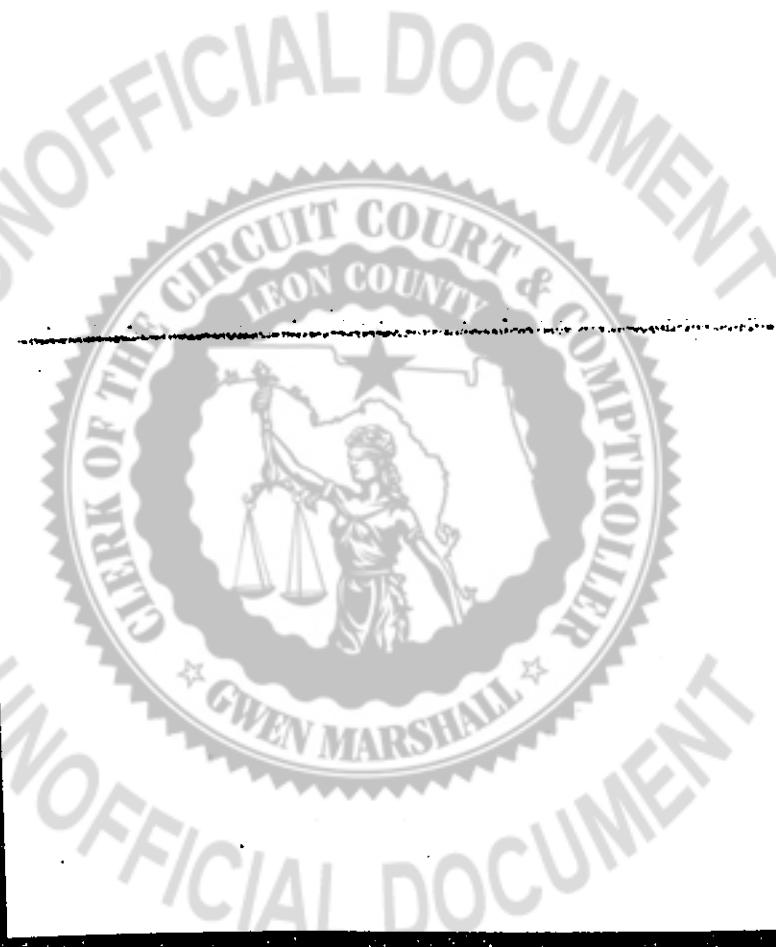
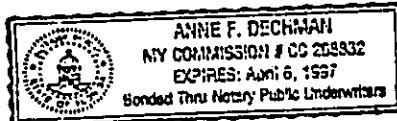
BY: 
MARK A. CONNER, President
7118 Beech Ridge Trail
Tallahassee, Florida 32312

STATE OF FLORIDA
COUNTY OF LEON

MARK A. CONNER as President of CAPITAL HOLDINGS, INC., known to be the person described in and who executed the foregoing instrument, 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 7th day of February, 1997.

Anne F. Dechman
NOTARY PUBLIC



— Killearn Commons —
James "Thurman" Roddenberry —
Professional Land Surveyor

Ph. 2

Post Office Box 418

Sopchopy, Florida 32358-0418

(904) 962-2538

November 25, 1996

Legal Description of a 28.67 Acre Tract
For: Moore, Bass and Bibler, Inc.

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

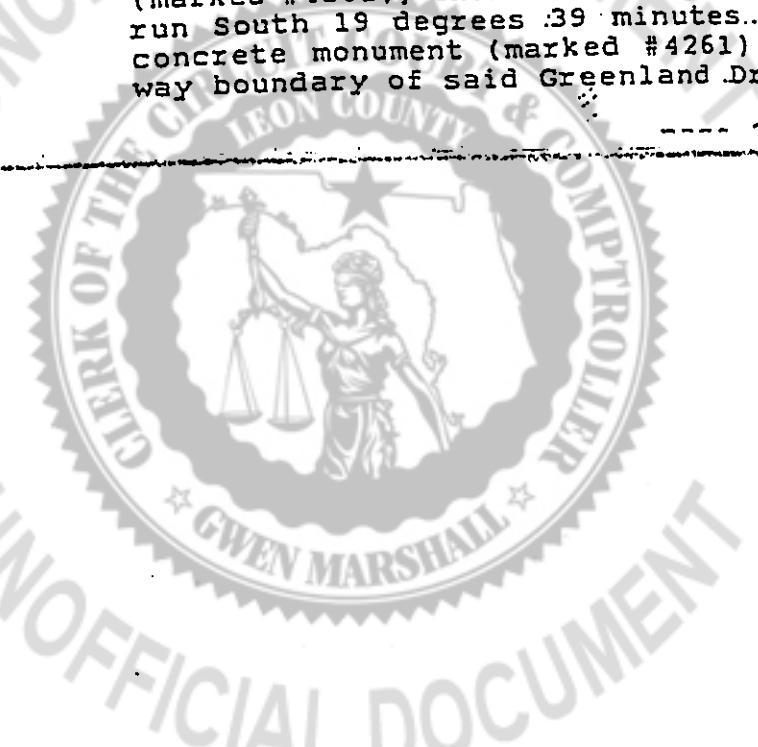
Begin at a concrete monument (marked #4261) marking the Southeast corner of Lot 6, #Block "E" of Killearn Commons Phase I, a subdivision as per map or plat thereof recorded in Plat Book 11, Page 52 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run North 14 degrees 13 minutes 46 seconds East 9.50 feet to a concrete monument (marked #4261), thence run South 75 degrees 46 minutes 14 seconds East 19.79 feet to a concrete monument (marked #4261), thence run South 14 degrees 13 minutes 47 seconds West 694.17 feet to a concrete monument (marked #4261), thence run North 75 degrees 46 minutes 13 seconds West 112.45 feet to a concrete monument (marked #4261) lying on a point of curve concave to the Northwesterly, thence run Southwesterly along said curve with a radius of 182.50 feet, through a central angle of 25 degrees 59 minutes 03 seconds, for an arc distance of 82.77 feet to a concrete monument (marked #4261) lying on a point of reverse curve to the left, thence run Southerly along said reverse curve with a radius of 20.00 feet, through a central angle of 80 degrees 55 minutes 15 seconds for an arc distance of 28.25 feet to a concrete monument (marked #4261), thence run South 31 degrees 13 minutes 23 seconds East 103.64 feet to a concrete monument (marked #4261), thence run South 58 degrees 46 minutes 38 seconds West 657.03 feet to a concrete monument (marked #4261) lying on the Northerly right of way boundary of Deerlake South, thence run North 61 degrees 31 minutes 01 seconds West along said right of way boundary 347.54 feet to a concrete monument (marked #4261) lying on a point of curve to the left, thence run Northwesterly along said right of way boundary and along the arc of said curve with a radius of 912.63 feet, through a central angle of 05 degrees 24 minutes 58 seconds, for an arc distance of 86.27 feet, the chord of said arc being North 64 degrees 13 minutes 29 seconds West 86.24 feet to a

OR 1983PG0369

28.67 acres . . .

concrete monument (marked #4261), thence leaving said right of way boundary run North 14 degrees 14 minutes 43 seconds East 334.34 feet to a concrete monument (marked #4261) lying on the Southerly right of way boundary of a 100 foot wide Florida Power Corporation Powerline Easement, thence run North 75 degrees 44 minutes 28 seconds West along said Southerly right of way boundary 498.35 feet to a concrete monument (marked #4261) lying on the Southeasterly right of way boundary of Greenland Drive, said point lying on curve concave to the Southeasterly, thence run Northeasterly along said right of way boundary and along the arc of said curve with a radius of 470.00 feet, through a central angle of 28 degrees 52 minutes 43 seconds, for an arc distance of 236.89 feet, the chord of said arc being North 32 degrees 16 minutes 35 seconds East 234.39 feet to a concrete monument (marked #4261), thence run North 46 degrees 42 minutes 57 seconds East along said right of way boundary 407.38 feet to a concrete monument (marked #4261) lying on a point of curve to the right, thence run Northeasterly along said right of way boundary and along the arc of said curve with a radius of 470.00 feet, through a central angle of 10 degrees 07 minutes 11 seconds, for an arc distance of 83.01 feet, the chord of said arc being North 51 degrees 46 minutes 33 seconds East 82.91 feet to a concrete monument (marked #4261), thence leaving said Southerly right of way boundary run North 33 degrees 09 minutes 54 seconds West 60.00 feet to a concrete monument (marked #4261) lying on the Northerly right of way boundary of said Greenland Drive, thence run North 58 degrees 47 minutes 13 seconds East along said right of way boundary 36.09 feet to a concrete monument (marked #4261) lying on a point of curve to the left, thence run Northeasterly along said right of way boundary and along the arc of said curve with a radius of 30.00 feet, through a central angle of 76 degrees 06 minutes 06 seconds, for an arc distance of 39.85 feet to a concrete monument (marked #4261) lying on the Westerly right of way boundary of Charrington Forest Boulevard, thence run North 15 degrees 22 minutes 00 seconds West along said right of way boundary 15.75 feet to a concrete monument (marked #4261), thence leaving said Westerly right of way boundary run North 74 degrees 37 minutes 59 seconds East 45.00 feet to a concrete monument (marked #4261) lying on the Easterly right of way boundary of said Charrington Forest Boulevard, said point lying on a curve concave to the Northeasterly, thence run Southeasterly along said right of way boundary and along the arc of said curve with a radius of 30.00 feet, through a central angle of 94 degrees 17 minutes 29 seconds for an arc distance of 49.37 feet to a concrete monument (marked #4261) lying on the Northerly right of way boundary of Greenland Drive, thence run North 70 degrees 20 minutes 38 seconds East along said right of way boundary 60.86 feet to a concrete monument (marked #4261), thence leaving said Northerly right of way boundary run South 19 degrees 39 minutes 25 seconds East 60.00 feet to a concrete monument (marked #4261) lying on the Southerly right of way boundary of said Greenland Drive

----- 7 -----



UNOFFICIAL DOCUMENT

OR 1983 PG 0371

28.67 Acre Tract

thence run North 70 degrees 20 minutes 36 seconds East along said Southerly right of way boundary 173.30 feet to a concrete monument (marked #4261) lying on a point of curve to the right, thence run Southeasterly along said right of way boundary and along the arc of said curve with a radius of 30.00 feet, through a central angle of 110 degrees 00 minutes 04 seconds, for an arc distance of 57.60 feet to a concrete monument (marked #4261) lying on the Westerly right of way boundary of Hannary Drive, thence run South 00 degrees 20 minutes 36 seconds West along said right of way boundary 103.80 feet to a concrete monument (marked #4261) lying on a point of curve to the left, thence run Southerly along said right of way boundary and along the arc of said curve with a radius of 322.50 feet, through a central angle of 14 degrees 47 minutes 55 seconds, for an arc distance of 83.30 feet, the chord of said arc being South 07 degrees 03 minutes 21 seconds East 83.07 feet to a concrete monument (marked #4261), thence leaving said Westerly right of way boundary run North 75 degrees 32 minutes 41 seconds East 45.00 feet to a concrete monument (marked #4261) lying on the Easterly right of way boundary of said Hannary Drive, thence run North 10 degrees 33 minutes 26 seconds West along said right of way boundary 37.73 feet to a concrete monument (marked #4261) lying on a point of curve to the right, thence run Northeasterly along said right of way boundary and along the arc of said curve with a radius of 30.00 feet, through a central angle of 86 degrees 59 minutes 16 seconds, for an arc distance of 45.55 feet to a concrete monument (marked #4261) lying on the Southerly right of way boundary of Dumont Drive, thence run North 80 degrees 19 minutes 15 seconds East along said right of way boundary 1.43 feet to a concrete monument (marked #4261) lying on a point of curve to the left, thence run Northeasterly along said right of way boundary and along the arc of said curve with a radius of 122.50 feet, through a central angle of 10 degrees 00 minutes 00 seconds, for an arc distance of 21.38 feet to a concrete monument (marked #4261), thence run North 70 degrees 20 minutes 40 seconds East along said right of way boundary 43.58 feet to a concrete monument (marked #4261), thence leaving said right of way boundary run South 19 degrees 39 minutes 24 seconds East 100.00 feet to a concrete monument (marked #4261), thence run North 70 degrees 20 minutes 36 seconds East 360.00 feet to a concrete monument (marked #4261), thence run South 83 degrees 06 minutes 28 seconds East 39.29 feet to a concrete monument (marked #4261), thence run South 75 degrees 46 minutes 14 seconds East 62.50 feet to a concrete monument (marked #4261) lying on the Westerly right of way boundary of Charrington Forest Boulevard, thence run South 14 degrees 13 minutes 48 seconds West along said right of way boundary 56.82 feet to a concrete monument (marked #4261), thence leaving said Westerly right of way boundary run South 75 degrees 46 minutes 15 seconds East 45.00 feet to a concrete monument (marked #4261) lying on the Easterly right of way boundary of said Charrington Forest Boulevard, thence run North 14 degrees 13 minutes 49 seconds East

28.67 Acre Tract

along said Easterly right of way boundary 48.96 feet to a concrete monument (marked #4261), thence leaving said right of way boundary run South 75 degrees 46 minutes 13 seconds East 100.16 feet to the POINT OF BEGINNING containing 28.67 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

James T. Roddenberry

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

94-205-1

page 4 of 4

