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Prepared By:  
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Tallahassee, Florida 32308

RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
JAN 20 12 19 PM '95  
DAVE LANG  
CLERK CIRCUIT COURT  
LEON COUNTY, FLORIDA

DECLARATION OF RESTRICTIVE COVENANTS  
FOR  
MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC.

J. MARSHALL CONRAD, LARRY O. STROM AND SHAW SECURITIES, INC., a Florida corporation, are the owners of property described in Exhibit "A" located in Leon County, Florida. By this instrument, the owner imposes upon the land described in Exhibit "A" for the benefit of the present and the future owners of the land, the following conditions, restrictions, and limitations which shall be covenants running with the land, binding upon the owners, their heirs and assigns, and all persons claiming any right, title or interest in the land and all subsequent purchasers of the land, their heirs, personal representatives and assigns.

ARTICLE I. DEFINITIONS

1. "Declarant" shall mean and refer to J. Marshall Conrad, Larry O. Strom and Shaw Securities, Inc., the owners 25 Lots described in Exhibit "A".
2. "Association" shall mean and refer to MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit.
3. "Lot": the property described in Exhibit "A" has been divided into parcels for sale by the Declarant to the general public. Each separately described parcel shall be known as a "Lot".
4. "Maintenance" shall mean the exercise of reasonable care to keep the roads, landscaping, drainage, storm water retention

facilities and other related improvements in good and functioning condition.

5. "Member" shall mean every person or entity that holds membership in the Association.

6. "Subdivision" shall mean the property described in Exhibit "A" as divided into lots as shown on the plat recorded in the Public Records of Leon County, Florida.

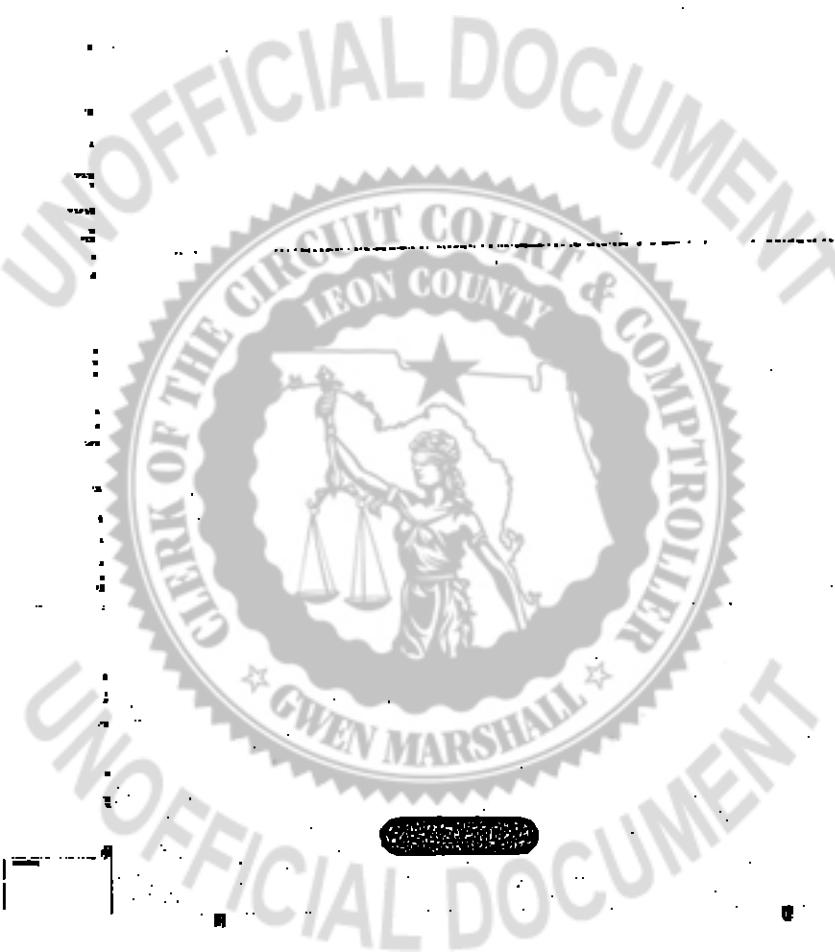
7. "Owner" shall mean the record owner, whether one (1) or more persons or entities, of a legal or beneficial interest in a lot, but shall not include those holding title as security for the performance of an obligation.

8. "Improvement" shall mean all buildings, out-buildings, sheds, driveways, parking areas, fences, swimming pools, tennis courts, lights and utility pole lines and any other structure of any type or kind. Improvements to be placed on any lot require the approval of the Committee.

9. "Committee" shall mean the Architectural Control Committee as defined below.

10. "Living Area" shall mean those heated and air conditioned areas which are completely finished as a living area and shall not include garages, carports, porches, patios or storage areas.

11. "Common Area" shall mean any land or facilities which the Association owns or maintains, including the roadways within the subdivision and any easements for ingress, egress, drainage and storm water retention reserved to the Association.



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ARTICLE II. MILLSTONE CREEK HOMEOWNERS  
ASSOCIATION, INC.

Section 1. GENERAL: Declarant has deemed it desirable for the efficient preservation of the values and amenities in the subdivision to create an agency to which should be delegated and assigned the powers of maintaining and administering the common areas; administering and enforcing these covenants and restrictions; collecting and disbursing the assessments and charges hereinafter established; and for the purpose of promoting the common interest of the owners in the Subdivision. Declarant has filed with the Secretary of State of Florida, MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC. The Association shall have such powers in the furtherance of its purposes as are set forth in its Articles of Incorporation and By-Laws and may include, but shall not be limited to, maintenance of roads, common areas, easements, drainage facilities and security systems. The Association may engage in any other activity or assume any responsibility that the Association may consider desirable to promote common interests of the residents of the Subdivision.

The Association shall operate and maintain at its cost and for the use and benefit of the owners of Lots in the Subdivision all land owned by the Association. The Association shall be responsible for the perpetual maintenance of the streets, roadways and drainage facilities within the Subdivision, unless or until the appropriate governmental body of the City of Tallahassee or the County of Leon accepts this responsibility from the Association.

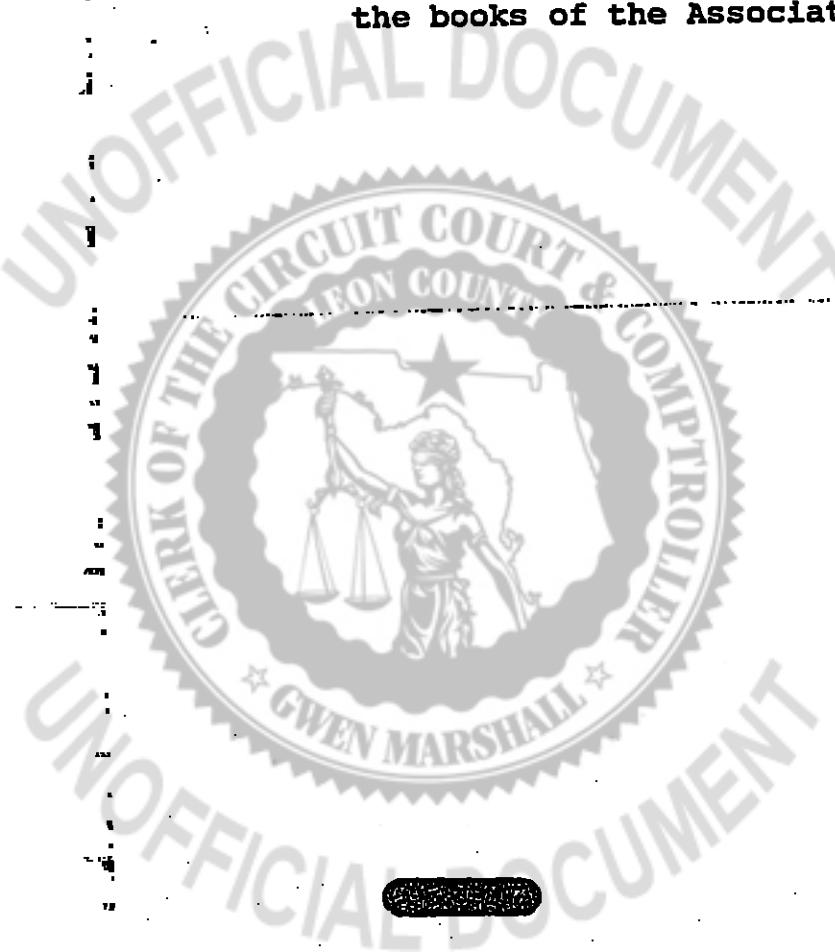
Section 2. MEMBERSHIP IN THE ASSOCIATION: Any person who owns a lot within the Subdivision that is subject to these restrictions shall automatically be a member of the Association, provided, however, that where any lot is owned by more than one (1) person, one (1) of the owners shall be designated to cast the vote on matters to come before the Association on behalf of all of the owners of the lot. In the event the owner of a lot is a corporation or partnership, a partner or corporate officer shall be designated to cast the vote on behalf of the partnership or corporation.

Section 3. VOTING RIGHTS: The Association shall have two (2) classes of voting members as follows:

"Class A" - Class A membership shall be all owners with the exception of the Declarant, and shall be entitled to one (1) vote for each lot owned.

"Class B" - Class B membership shall be the Declarant, who shall be entitled to exercise two (2) votes for each lot owned. The Class B membership shall be the Declarant, who shall be entitled to exercise two (2) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership when seventy-five percent (75%) of the lots are owned by persons or entities other than the Declarant or when Declarant elects to terminate Class B membership, whichever occur first.

No member shall be entitled to vote unless such member has fully paid all assessments as provided for herein or as shown by the books of the Association.



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ARTICLE III. ASSESSMENTS

Section 1. CREATION OF LIEN AND OWNERS OBLIGATION: Each owner of a lot within the Subdivision by acceptance of a Deed to the lot, whether or not it is expressed in the Deed or other conveyance, covenants and agrees to pay to the Association, annual assessments to be fixed, established and collected from time to time as provided for in these restrictions. The annual assessment, together with such interest thereon, and costs of collection as provided for herein, 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 and costs of collection as herein provided shall also be a perpetual obligation of the person who is the record owner of the lot at the time when the assessment becomes due.

Section 2. PURPOSE OF ASSESSMENT: The assessments levied by the Association shall generally be used for the purpose of promoting the recreation, health, safety and welfare of the residents of the Subdivision. Specifically, but not without limitation, the assessments shall be used for the improvement and maintenance of the roadways, parks, common areas and drainage facilities within the Subdivision, including, but not limited to, the payment of taxes, insurance, repair, replacement, maintenance and for the costs of labor, equipment, materials, management and supervision.

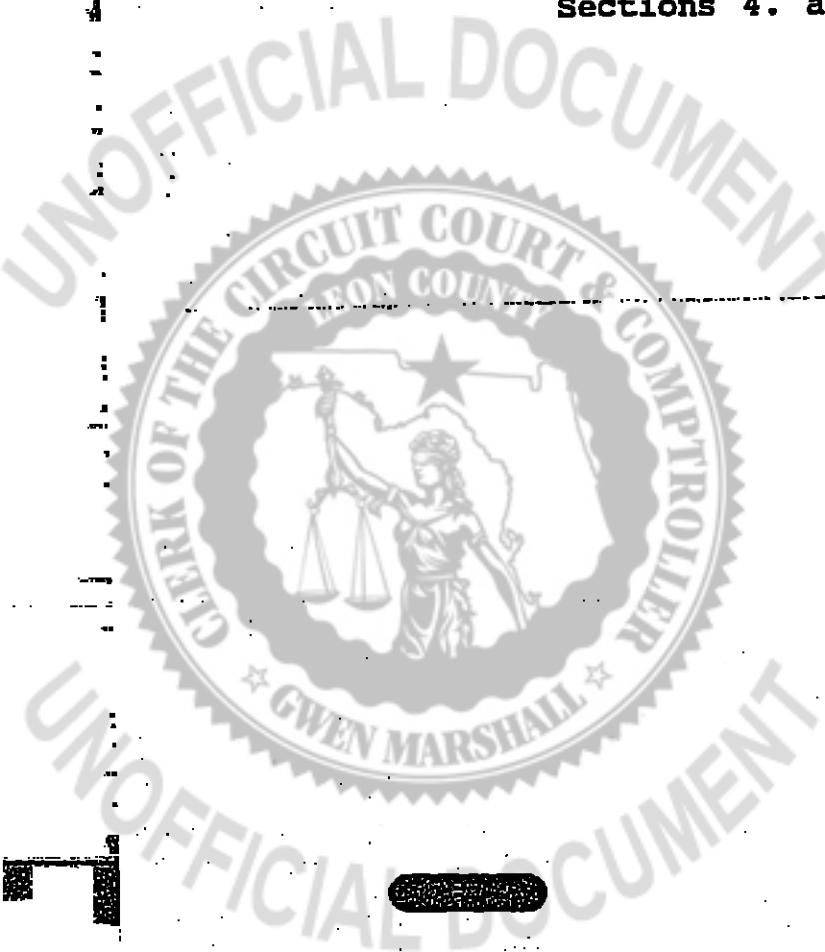
Section 3. ANNUAL ASSESSMENTS: Until changed by the Board of Directors of the Association, the annual assessments per lot shall

be Two Hundred Fifty Dollars and No Cents (\$250.00). The annual assessment may be increased or decreased by the Board not more frequently than annually; provided, however, that the maximum annual assessment shall not exceed the sum of Five Hundred Dollars and No Cents (\$500.00) per lot unless approval is obtained by the members of the Association in accordance with Section 4. below.

Section 4. CHANGE IN MAXIMUM ANNUAL ASSESSMENT: The Association may change the maximum amount of the annual assessment fixed by Section 3. above prospectively for any annual period, provided that any such change shall be approved by three-fourths (3/4) of the votes of Class A members who are voting in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all members at least thirty (30) days in advance of said meeting and which notice shall set forth the purpose of the meeting.

Section 5. QUORUM: The quorum required for any action authorized by Section 4. above 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 percent (60%) of all votes of the membership shall constitute a quorum. If the required quorum is not forthcoming at said meeting, another meeting may be called, subject to the notice requirement set forth in Sections 4. and 5. hereof, and the required



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quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

**Section 6. EFFECT OF NONPAYMENT OF ASSESSMENTS AND REMEDIES**

**OF THE ASSOCIATION:** Any assessment not paid within sixty (60) days after the date that such assessment is due as determined by the Board, shall be deemed in default and shall bear interest from the due date at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against the property. No owner may waive or otherwise escape liability for assessment provided for herein by abandonment of his lot.

**Section 7. SUBORDINATION OF ASSESSMENT LIEN:** The assessment liens provided for herein shall be subordinate to the lien of any mortgage held by an institutional lender. A sale or transfer of a lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to a mortgage foreclosure or any proceeding in lieu thereof shall extinguish the assessment lien as to the payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for any assessments thereafter becoming due.

**ARTICLE IV. ROADWAY**

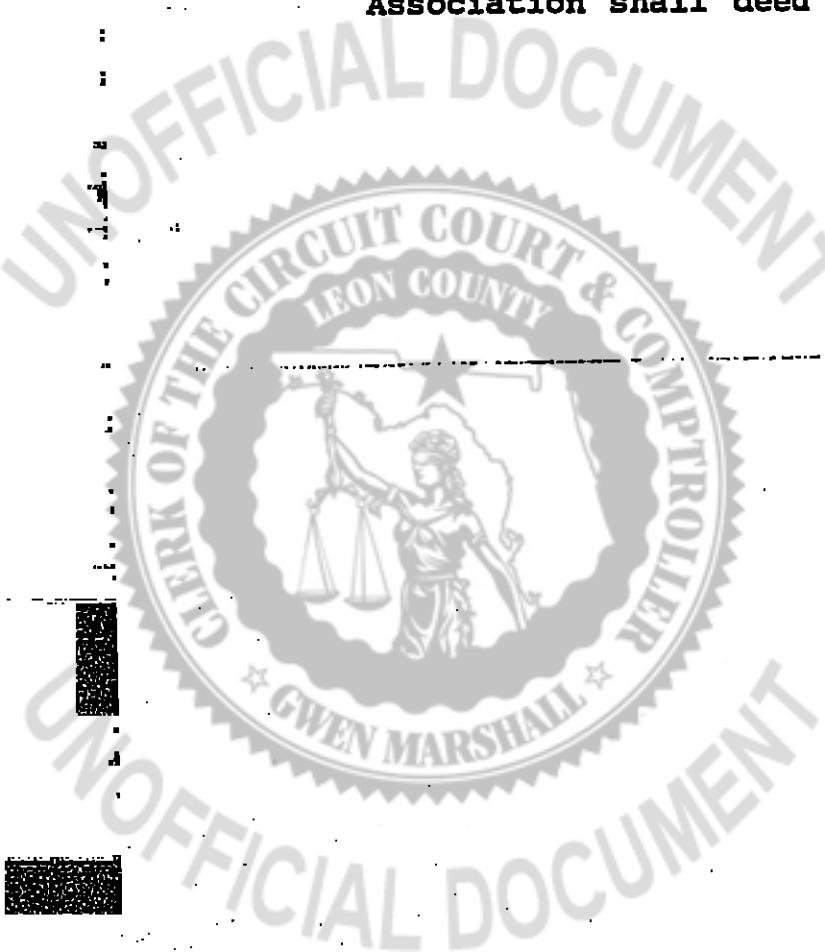
The Declarant does hereby convey, transfer and assigns to the Association the real property described on Exhibit "B" attached hereto to be used as a roadway. All members of the Association, their successors and assigns, shall have a non-exclusive easement

over and across the real property described on Exhibit "B" for purposes of ingress and egress. Further, the Association may grant additional easements over and across this property for utility and similar services. The Association shall maintain the real property described on Exhibit "B" as common area as contemplated by these Restrictive Covenants.

The Declarant does hereby grant to the Association an easement for ingress and egress purposes over and across the real property described on Exhibit "C" attached hereto. All members of the Association, their successors and assigns shall have a non-exclusive easement over and across the real property described on Exhibit "C" for purposes of ingress and egress. Further, the Association may grant additional easements over and across this property for utility and similar services. The Association shall maintain the easement described on Exhibit "C" as common area, as contemplated by these Restrictive Covenants.

ARTICLE V. EASEMENTS

The portion of each lot fronting on a roadway (not to exceed 10 feet) may be subject to a roadway and utility easement in favor of MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC. for the ingress and egress, use and benefit of all lot owners, in that Association as well as the lot owners in MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC. If the roadways are dedicated to the public by MILLSTONE CREEK HOMEOWNERS ASSOCIATION, INC., then all lots owners in that Association shall deed in fee simple, without compensation, the



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necessary land (not over 10 feet) in order to satisfy government requirements.

ARTICLE VI. ARCHITECTURAL CONTROL COMMITTEE

Section 1. MEMBERSHIP: The Committee shall consist of three to five members as follows:

A. The Declarant or His Designee - At such time as Declarant no longer wishes to serve or to appoint a designee or is incapable of doing so, the Board shall have the authority to make the appointment in his place;

B. A member of the Association owning a lot within the Subdivision.

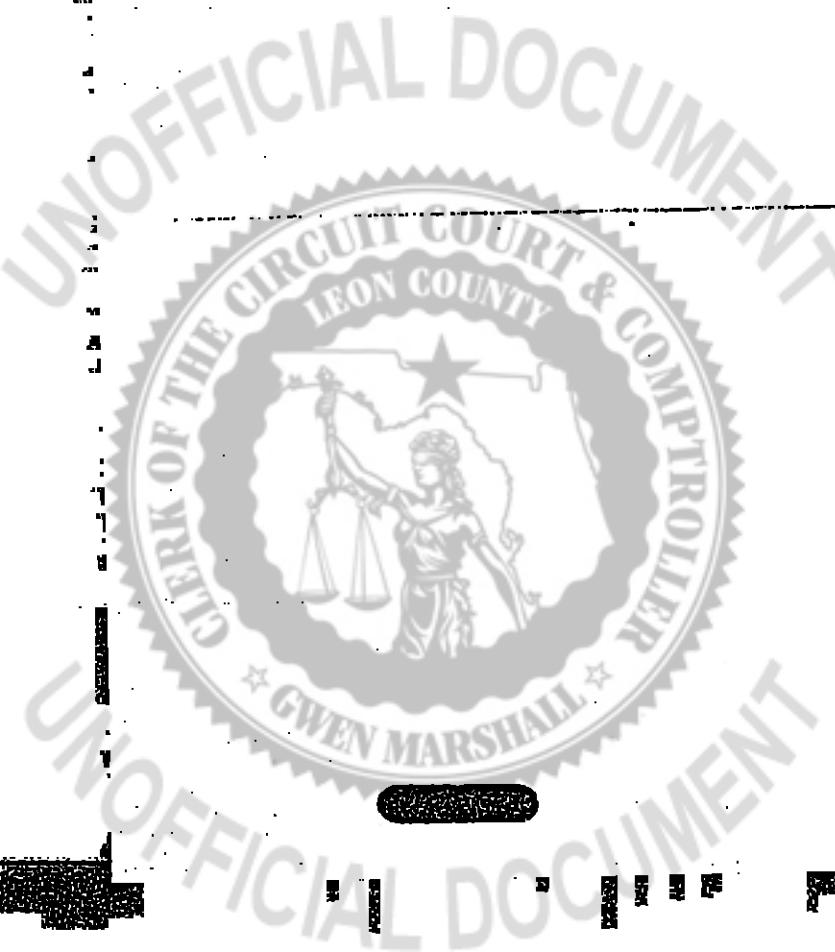
The members of the Architectural Control Committee shall initially be chosen by the Declarant. The right to appoint the members of the Committee shall be transferred by the Declarant to the Board on January 1, 1996, if at least fifty percent (75%) of the lots within the Subdivision have at that time been deeded away by the Declarant. Declarant may, however, transfer the power of the appointment to the Board at an earlier time if he should elect to do so.

Section 2. PURPOSE: No building, pool, fence, structure, alteration, addition or improvement of any kind, other than interior alterations not affecting the external appearance of a building or structure shall be commenced, erected, placed or maintained upon any portion of any lot unless the plans and specifications therefore shall have been approved in writing by the Committee in its sole discretion as to harmony of external design

and location in relation to surrounding structures and topography and as to aesthetic quality.

**Section 3. APPROVAL PROCEDURES:** Any approval requested of the Committee shall be requested in writing and shall be submitted to the Committee at the principal office of the Association. In the event the Committee fails to approve or disapprove such plans and specifications within thirty (30) days after the same have been submitted to it, approval shall be deemed to have been given if written notice by the applicant has been given to the Committee stating that no action was taken for thirty (30) days and requesting immediate action within ten (10) days, and the Committee fails to approve or disapprove within said ten (10) day period.

**Section 4. ADMINISTRATION:** The Committee shall have the power to adopt rules and establish procedures not inconsistent with the provisions of this Declaration, including, but not limited to construction and development standards as may be deemed necessary by the Committee to insure a quality development and to insure preservation of the aesthetic qualities of the Subdivision. The written request and submittal of plans and specifications required pursuant to Section 2. hereof shall include, but not be limited to, a specific site plan; floor plans with elevations; construction materials, accessory structures and features, including pool, deck plans, screen enclosures, mailboxes, walls, fences and other pertinent structures; driveway and sidewalk locations; specific grading and clearing and landscaping plan, color scheme designating the precise color of all exterior surfaces and exterior materials



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to be used. All construction materials must be approved by the Committee.

ARTICLE VII. USE RESTRICTIONS

The Subdivision shall be occupied and the lots within the Subdivision shall be used only as follows:

Section 1. Each lot shall be used as a residence for a single family and for no other purpose, and no structure shall be erected, altered, placed or permitted to remain on a lot other than a single family dwelling of no more than two stories in height, together with appropriate out-buildings, such as a garage or guest quarters are subject to committee approval. Provided no guest quarters shall be constructed until the main residence is completed.

Section 2. No lot within the Subdivision shall be further subdivided.

Section 3. No mobile homes shall be allowed on the property.

Section 4. No above ground pools will be allowed in the Subdivision, and all swimming pools must be approved by the Committee.

Section 5. No building shall be erected within fifty (50) feet from the road lot line, or within fifty (50) feet of the back property line or within twenty (20) feet of the side lot lines. Declarant or the Architectural Control Committee shall have the right in their discretion to vary these setback restrictions where strict enforcement will result in unnecessary hardship.

Section 6. No dwelling shall be constructed that contains less than two thousand (2,000) square feet of living area,

exclusive of porches and garages. No two or one and one-half story building shall be constructed unless the ground floor of the building contains one thousand two hundred (1,200) feet of living area, exclusive of porches and garages. Once construction starts, work shall be pursued diligently until completed.

Section 7. All garage and carport entrances shall face the rear property line or a side property line. In no instance shall the entrance be permitted to face the front property line of the property or any road.

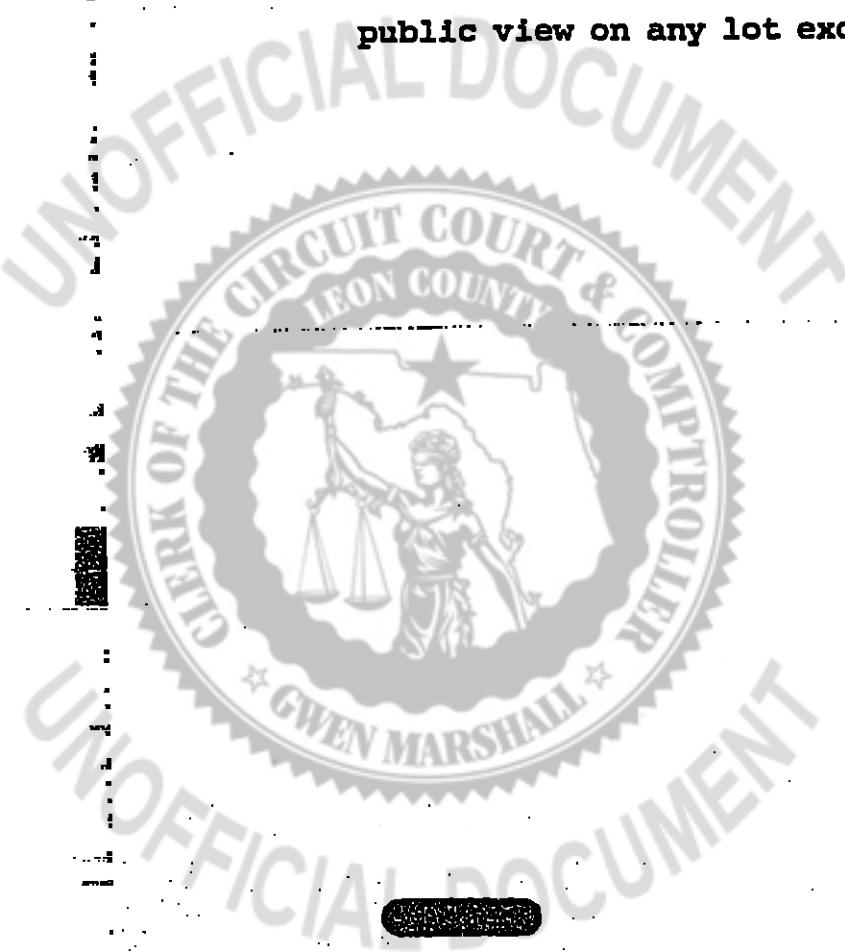
Section 8. No trailer, travel trailer, motor home, basement, tent, shack, garage, barn or other outbuilding, with the exception of outbuildings approved by the Committee, shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be located on any building site at any time. Boats, trailers, campers or other recreational vehicles shall be parked or stored within the garage or place behind the residence and shall not be visible from the street which runs in front of the property.

Section 9. All driveways shall be constructed of concrete or "hot mix" asphalt or such other material as may be approved by the Architectural Control Committee.

Section 10. All mail boxes must be approved by the Committee.

Section 11. No business, trade or commercial activity shall be conducted on any building site.

Section 12. No sign of any kind shall be displayed to the public view on any lot except one (1) professional sign of not more



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than five (5) square feet advertising the property for sale or rent, or sign used by the Builder to advertise the property during the construction or sales period.

Section 13. No noxious or offensive activity shall be carried on any building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or tend to damage or destroy either private or public property. Particularly, prevented by this provision shall be the parking of large vehicles such as school buses, recreational vehicles above a passenger size van. There shall be no street parking whatsoever of any vehicles including, but not limited to, boats, motor homes, automobiles or trailers, unless such parking is necessary under unusual circumstances, such as a large party or reception.

Section 14. No satellite dishes may be erected on a lot without written approval from the committee. Such dish shall not be visible from the roadway or other lots.

Section 15. No bamboo or barbed wire may be allowed on a lot.

Section 16. All docks or lake structures must be approved by the committee.

#### ARTICLE VIII. COMMON AREAS

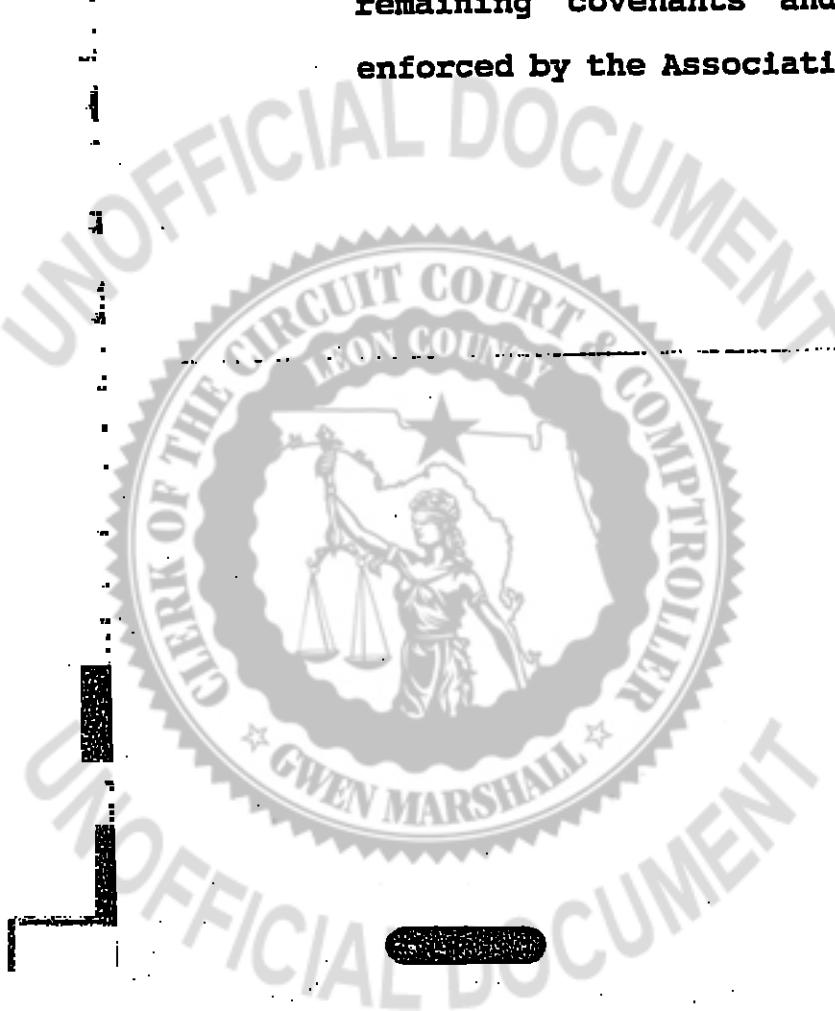
Section 1. MEMBERS' EASEMENTS OF ENJOYMENT: Subject to the provisions of Section 3. hereof, every member shall have a right and easement of enjoyment in and to the parks and common areas, and such easement shall be appurtenant to and shall pass with the title to every lot. Each owner shall have a perpetual easement for ingress over and across all roads located within the Subdivision.

Section 2. EXTENT OF MEMBERS' EASEMENTS: The rights of easements of enjoyment created hereby shall be subject to 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 shall be effective, unless an instrument signed by members entitled to cast two-thirds (2/3) of the votes irrespective of 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 thirty (30) days in advance of any action taken.

Section 4. MAINTENANCE: The Association shall maintain all common areas within the Subdivision, including specifically all roads, drainage pumps, drainage facilities and entrance areas.

#### ARTICLE IX. ENFORCEMENT

All covenants contained in this Declaration concerning the collection of assessments may be enforced only by the Association or Declarant by action or law or in equity to enforce the personal obligation of an owner for the payment of delinquent assessments or foreclosure of the lien against the lot; provided, however, that any such action taken by Declarant shall be commenced in the name of the Association and on its behalf and all recovery of property or money damages shall be for the benefit of the Association. All remaining covenants and restrictions herein contained may be enforced by the Association, Declarant or any owner in any judicial



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proceeding seeking any remedy provided herein or recognizable at law or in equity, including damages, injunction or any other appropriate form of relief against any person violating any covenant, restriction or provision hereunder. The failure by any party to enforce any such covenant, restriction or provision herein contained shall in no event be deemed a waiver of the same or of the right of such party to thereafter enforce the same. The party bringing any such action to enforce the covenants, restrictions or provisions hereof shall, if said party prevails, be entitled to all costs thereof, including, but not limited to, reasonable attorneys' fees. No liability shall attach to Declarant for the failure to enforce the terms of this Declaration.

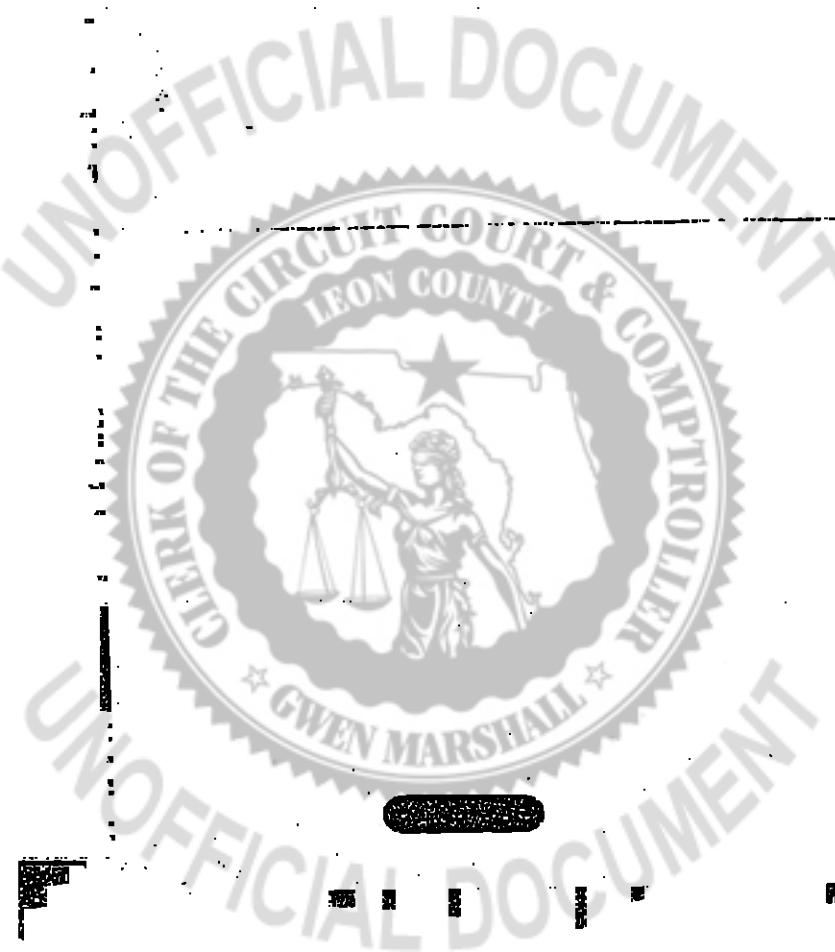
ARTICLE X. AMENDMENTS

Section 1. BY DECLARANT: Until Declarant's Class B membership in the Association is terminated as herein provided, all amendments or modifications shall be made by Declarant with the consent of the Association, and without the requirement of the consent of the owners. Additionally, until Declarant's Class B membership is terminated, Declarant may waive or grant variance from any of the covenants and restrictions, other than those regarding payment of assessments, as to any lot, including set back restrictions, if the Declarant, in its sole judgment, determines such variance to be a minor or insubstantial violation. After termination of Declarant's Class B membership in the Association, the right to grant such variances shall be exercised by the Architectural Control Committee.

Section 2. BY OWNERS: Except as provided in Section 3. of this Article, after termination of Class B membership in the Association, this Declaration may be amended (i) by the consent of the owners of two-thirds (2/3) of all lots, together with (ii) the approval or ratification of a majority of the Board of Directors of the Association the aforementioned consent of the owners may be evidenced by writing signed by the required number of owners or by the affirmative vote of the required number of owners at any regular or special meeting of the Association called and held in accordance with the By-Laws and evidenced by a certificate of the secretary of an assistant secretary of the corporation.

Section 3. SCRIVENER'S ERRORS AND NON-MATERIAL CHANGES: Amendments for correction of scrivener's error or other non-material changes may be made by Declarant alone until his Class B membership is terminated and by the Board thereafter and without the need of consent of the owners.

Section 4. LIMITATIONS: Notwithstanding anything to the contrary herein contained, no amendment to this Declaration shall be effective which shall impair or prejudice the rights or priorities of Declarant, or of any institutional mortgagee under this Declaration without the specific written approval of the Declarant or institutional mortgagee affected thereby. Furthermore, notwithstanding anything to the contrary herein, no amendment shall be made which would increase the liabilities of a then owner or prejudice the rights of a then owner or his family, guests, invitees and lessees to utilize or enjoy the benefits of



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the then existing common areas unless the owner or owners so affected consent to such amendment in writing or unless such amendment is adopted in accordance with the procedures of Section 2. required for adoption of an amendment to the Declaration.

Section 5. EFFECTIVE DATE OF AMENDMENTS: Any amendment to this Declaration shall become effective upon a Certificate of Amendment to the Declaration setting forth the amendment or modification being recorded in the Public Records of Leon County, Florida.

ARTICLE XI. MISCELLANEOUS

Section 1. SEVERABILITY: In the event any of the provisions of this Declaration shall be deemed invalid by a court of competent jurisdiction, said judicial determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect, and any provisions of this Declaration deemed invalid by a court of competent jurisdiction by virtue of the term or scope thereof shall be deemed limited to the maximum term and scope permitted by law. Further, the invalidation of any of the covenants or restrictions or terms and conditions of this Declaration or reduction in the scope or term of the same by reason of judicial application of the legal rules against perpetuities or otherwise, shall in no way affect any other provisions which shall remain in full force and effect for such period of time and to such extent as may be permitted by law.

Section 2. NOTICES: Any notice required to be sent to any member or owner under the provisions of this Declaration shall be

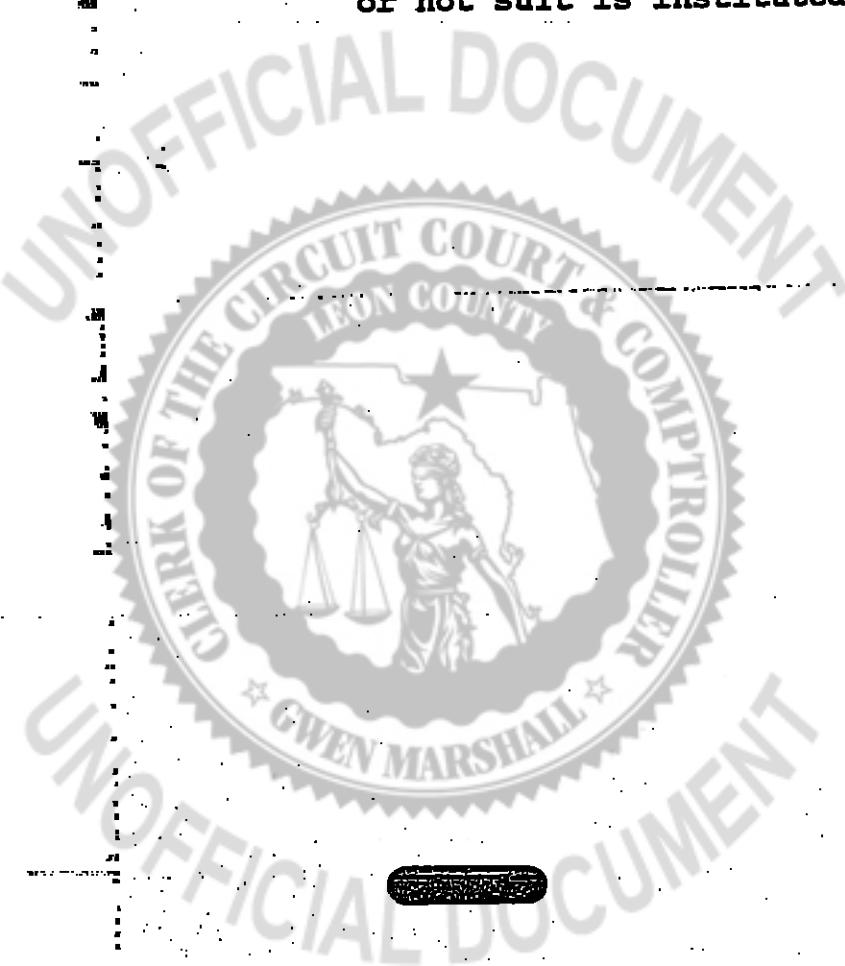
deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as a member or owner on the records of the Association at the time of such mailing.

Section 3. INTERPRETATION OF DECLARATION: The Board shall have the right and responsibility to determine all questions arising in connection with this Declaration and to construe and interpret the provisions of this Declaration in good faith. All such interpretations shall be binding on the owners.

Section 4. CAPTIONS, HEADINGS AND TITLES: Article and paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only, and in noway shall such captions, headings or titles define, limit or in any way affect the subject matter of any of the terms and provisions thereunder nor the terms and provisions of this Declaration.

Section 5. CONTEXT: Whenever the context requires or admits, any pronoun used herein may be deemed to mean the corresponding masculine, feminine or neuter form thereof, and the singular form of any nouns and pronouns herein may be deemed to mean the corresponding plural form thereof, and vice versa.

Section 6. ATTORNEYS' FEES: Any provision in this Declaration for the collection or recovery of attorneys' fees shall be deemed to include, but not be limited to, attorneys' fees for the attorneys' services at all trial and appellate levels and, unless the context clearly indicates a contrary intention, whether or not suit is instituted.



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IN WITNESS WHEREOF, the Declarants execute this Declaration as  
of the 12<sup>th</sup> day of January, 1995.

Witnesses:

Kathryn A. Dilworth  
Kathryn A. D. Dilworth  
Kay Gluesenkamp  
Kay Gluesenkamp

J. Marshall Conrad  
J. MARSHALL CONRAD  
LARRY O. STROM

SHAW SECURITIES, INC.,  
a Florida corporation

By: Frank S. Shaw, Jr.  
FRANK S. SHAW, JR.,  
President

STATE OF FLORIDA,  
COUNTY OF LEON

BEFORE ME personally appeared J. Marshall Conrad to me  
well known and personally known to me or who presented n/a  
as identification, and who executed the  
foregoing instrument, and acknowledged to and before me that he  
executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 12<sup>th</sup> day of  
January, A.D., 1995.

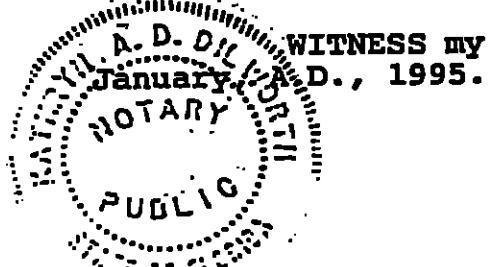


Kathryn A. Dilworth  
NOTARY PUBLIC  
State of Florida  
My commission expires:

Notary Public, State of Florida  
My Commission Expires July 1, 1998  
Notary Public, State of Florida  
My Commission Expires July 1, 1998

STATE OF FLORIDA,  
COUNTY OF LEON

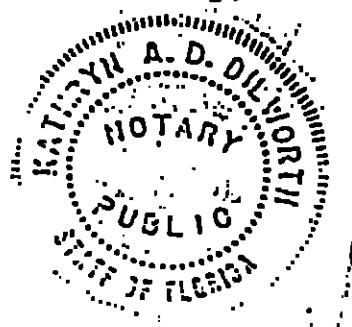
BEFORE ME personally appeared Larry O. Strom to me well known and personally known to me or who presented n/a as identification, and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.



STATE OF FLORIDA,  
COUNTY OF LEON

BEFORE ME personally appeared Frank S. Shaw, Jr., as President of Shaw Securities, Inc. to me well known and personally known to me or who presented n/a as identification, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed on behalf of said corporation.

WITNESS my hand and official seal, this 12th day of January, A.D., 1995.



Kathryn A. D. Dilworth

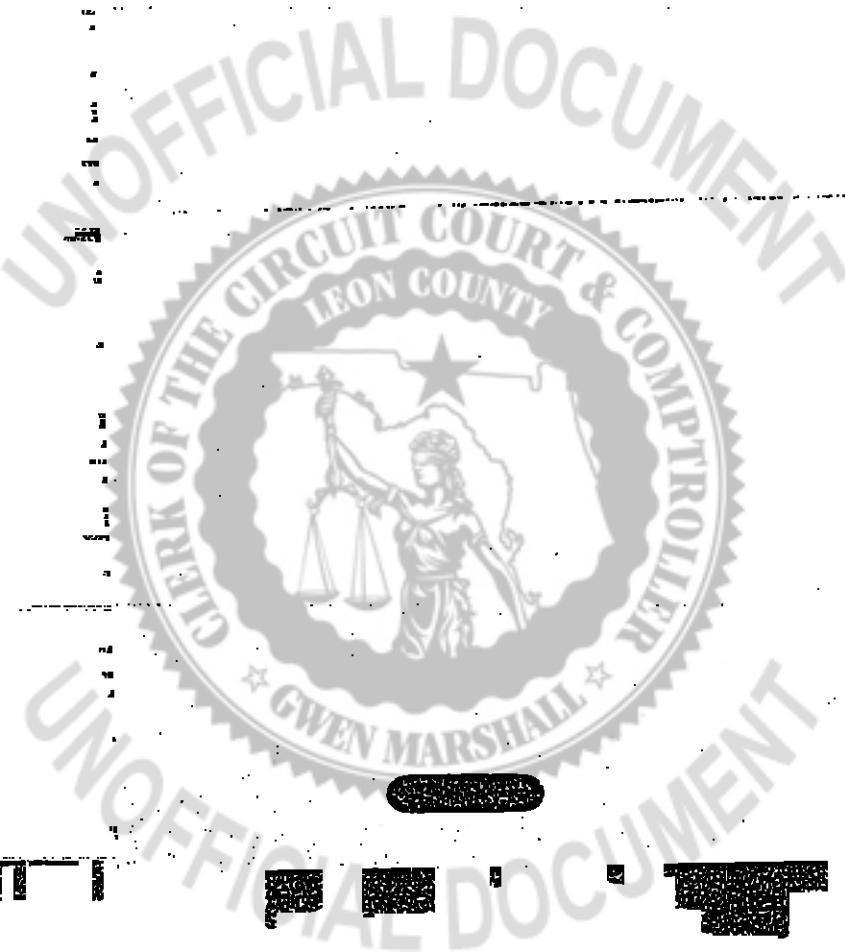
NOTARY PUBLIC  
State of Florida  
My commission expires:

Notary Public, State of Florida  
My Commission Expires July 1, 1995  
Bonded by Gwen Marshall

Kathryn A. D. Dilworth

NOTARY PUBLIC  
State of Florida  
My commission expires:

Notary Public, State of Florida  
My Commission Expires July 1, 1995  
Bonded by Gwen Marshall



DESCRIPTION ( TRACT 1 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 1165.15 feet to a point in said Lake McBride, thence South 02 degrees 16 minutes 45 seconds West 310.54 feet to a point, thence South 60 degrees 48 minutes 45 seconds West 430.75 feet to a point, thence South 05 degrees 41 minutes 24 seconds West 155.45 feet to a point, thence South 51 degrees 36 minutes 36 seconds West 50.15 feet to a point, thence South 06 degrees 27 minutes 19 seconds West 43.71 feet to a point, thence South 22 degrees 53 minutes 17 seconds East 47.81 feet to a point, thence South 17 degrees 04 minutes 07 seconds West 29.27 feet to a point, thence South 02 degrees 29 minutes 38 seconds West 83.58 feet to a point, thence South 17 degrees 23 minutes 21 seconds East 25.60 feet to a point, thence South 27 degrees 22 minutes 00 seconds West 48.55 feet to a point, thence South 16 degrees 47 minutes 30 seconds East 30.78 feet to a point, thence South 57 degrees 59 minutes 23 seconds West 39.76 feet to a point, thence South 14 degrees 23 minutes 11 seconds East 53.30 feet to a point, thence South 23 degrees 25 minutes 59 seconds West 39.42 feet to a point, thence South 00 degrees 41 minutes 21 seconds West 95.54 feet to a point, thence South 30 degrees 49 minutes 51 seconds West 27.10 feet to a point, thence South 14 degrees 06 minutes 46 seconds West 98.63 feet to a point, thence South 21 degrees 40 minutes 47 seconds West 40.99 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 21 degrees 40 minutes 46 seconds West 17.96 feet to a point, thence South 01 degrees 19 minutes 09 seconds West 38.07 feet to a point, thence South 08 degrees 41 minutes 57 seconds West 145.37 feet to a point, thence South 10 degrees 22 minutes 36 seconds East 33.51 feet to a point, thence South 74 degrees 38 minutes 15 seconds West 35.15 feet to a point, thence South 11 degrees 26 minutes 51 seconds East 36.33 feet to a point, thence South 88 degrees 08 minutes 38 seconds West 46.03 feet to a point, thence South 89 degrees 49 minutes 52 seconds West 451.90 feet to a point, thence North 00 degrees 10 minutes 10 seconds West 147.98 feet to a point, said point being on a curve concave to the West, thence run in a Northeasterly direction along said curve having a radius of 270.0 feet, through a central angle of 13 degrees 16 minutes 20 seconds, for an arc length of 62.54 feet to a point, thence North 13 degrees 06 minutes 10 seconds East 165.85 feet to a point, thence South 79 degrees 36 minutes 47 seconds East 512.26 feet to the Point Of Beginning. Containing 3.89 acres, more or less.

DESCRIPTION ( TRACT 2 )

OR 1789 PG 0102

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 1165.15 feet to a point in said Lake McBride, thence South 02 degrees 16 minutes 45 seconds West 310.54 feet to a point, thence South 60 degrees 48 minutes 45 seconds West 430.75 feet to a point, thence South 05 degrees 41 minutes 24 seconds West 155.45 feet to a point, thence South 51 degrees 36 minutes 36 seconds West 50.15 feet to a point, thence South 06 degrees 27 minutes 19 seconds West 43.71 feet to a point, thence South 22 degrees 53 minutes 17 seconds East 47.81 feet to a point, thence South 17 degrees 04 minutes 07 seconds West 29.27 feet to a point, thence South 02 degrees 29 minutes 38 seconds West 83.58 feet to a point, thence South 17 degrees 23 minutes 21 seconds East 25.60 feet to a point, thence South 27 degrees 22 minutes 00 seconds West 48.55 feet to a point, thence South 16 degrees 47 minutes 30 seconds East 30.78 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 57 degrees 59 minutes 23 seconds West 39.76 feet to a point, thence South 14 degrees 23 minutes 11 seconds East 53.29 feet to a point, thence South 23 degrees 25 minutes 59 seconds West 39.42 feet to a point, thence South 00 degrees 41 minutes 21 seconds West 95.54 feet to a point, thence South 30 degrees 49 minutes 51 seconds West 27.10 feet to a point, thence South 14 degrees 06 minutes 46 seconds West 98.63 feet to a point, thence South 21 degrees 40 minutes 47 seconds West 40.99 feet to a point, thence North 79 degrees 36 minutes 47 seconds West 512.26 feet to a point, thence North 13 degrees 06 minutes 10 seconds East 27.91 feet to a point, said point being on a curve concave to the West, thence run in a Northwesterly direction along said curve having a radius of 430.0 feet, through a central angle of 27 degrees 40 minutes 38 seconds, for an arc length 207.72 feet to a point, thence North 14 degrees 34 minutes 28 seconds West 100.81 feet to a point, thence South 84 degrees 18 minutes 36 seconds East 618.98 feet to the Point Of Beginning. Containing 4.37 acres, more or less.

DESCRIPTION ( TRACT 3 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 1165.15 feet to a point in said Lake McBride, thence South 02 degrees 16 minutes 45 seconds West 310.54 feet to a point, thence South 60 degrees 48 minutes 45 seconds West 430.75 feet to a point, thence South 05 degrees 41 minutes 24 seconds West 100.01 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue South 05 degrees 41 minutes 24 seconds West 55.44 feet to a point, thence South 51 degrees 36 minutes 36 seconds West 50.15 feet to a point, thence South 06 degrees 27 minutes 19 seconds West 43.71 feet to a point, thence South 22 degrees 53 minutes 17 seconds East 47.81 feet to a point, thence South 17 degrees 04 minutes 07 seconds West 29.27 feet to a point, thence South 02 degrees 29 minutes 38 seconds West 83.58 feet to a point, thence South 17 degrees 23 minutes 21 seconds East 25.60 feet to a point, thence South 27 degrees 22 minutes 00 seconds West 48.55 feet to a point, thence South 16 degrees 47 minutes 30 seconds East 30.78 feet to a point, thence North 84 degrees 18 minutes 36 seconds West 618.98 feet to a point, thence North 14 degrees 34 minutes 28 seconds West 213.56 feet to a point, said point being on a curve concave to the East, thence run in a Northeasterly direction along said curve having a radius of 270.0 feet, through a central angle of 39 degrees 15 minutes 09 seconds, for an arc length of 184.97 feet to a point, thence North 24 degrees 40 minutes 43 seconds East 3.76 feet to a point, thence South 84 degrees 18 minutes 36 seconds East 704.73 feet to the Point Of Beginning. Containing 5.95 acres, more or less.

DESCRIPTION ( TRACT 4 )

OR 1 789 PG 0703

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 1165.15 feet to a point, thence South 02 degrees 16 minutes 45 seconds West 310.54 feet to a point, thence South 60 degrees 48 minutes 45 seconds West 38.61 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue South 60 degrees 48 minutes 45 seconds West 392.14 feet to a point, thence South 05 degrees 41 minutes 24 seconds West 100.01 feet to a point, thence North 84 degrees 18 minutes 36 seconds West 704.73 feet to a point, thence North 24 degrees 40 minutes 41 seconds East 342.90 feet to a point, thence South 84 degrees 18 minutes 36 seconds East 914.87 feet to the Point Of Beginning. Containing 5.65 acres, more or less.

DESCRIPTION ( TRACT 5 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 1153.26 feet, for a POINT OF BEGINNING, thence from said Point Of Beginning continue South 30 degrees 24 minutes 16 seconds West 11.89 feet to a point, thence South 02 degree 16 minutes 45 seconds West 310.54 feet to a point, thence South 60 degrees 48 minutes 45 seconds West 38.61 feet to a point, thence North 84 degrees 18 minutes 36 seconds West 914.87 feet to a point, thence North 24 degrees 40 minutes 41 seconds East 362.59 feet to a point, thence South 84 degrees 18 minutes 36 seconds East 815.06 feet to the Point Of Beginning. Containing 6.90 acres, more or less.

DESCRIPTION ( TRACT 6 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 803.35 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue South 30 degrees 24 minutes 16 seconds West 349.91 feet to a point, thence North 84 degree 18 minutes 36 seconds West 815.06 feet to a point, thence North 24 degrees 40 minutes 41 seconds East 161.67 feet to a point, said point being on a curve concave to the West, thence run in a Northeasterly direction along said curve having a radius of 228.0 feet, through a central angle of 42 degrees 27 minutes 21 seconds, for an arc length of 168.95 feet to a point, thence South 84 degrees 18 minutes 36 seconds East 915.20 feet to the Point Of Beginning. Containing 6.3 acres, more or less.

DESCRIPTION ( TRACT 7 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 1721.79 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 329.54 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue South 30 degrees 24 minutes 16 seconds West 473.81 feet to a point, thence North 84 degrees 18 minutes 36 seconds West 915.20 feet to a point, said point being on a curve concave to the North, thence run in a Northwesterly direction along said curve having a radius of 228.0 feet, through a central angle of 29 degrees 52 minutes 29 seconds, for an arc length of 118.88 feet to a point, said point being on a curve concave to the North, thence run in a Northwesterly direction along said curve having a radius of 30.0 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc length of 47.12 feet to a point, thence North 27 degrees 03 minutes 21 seconds East 111.22 feet to a point, thence North 86 degrees 07 minutes 44 seconds East 1179.19 feet to the Point Of Beginning. Containing 7.93 acres, more or less.

DESCRIPTION ( TRACT 8 )

OR 1789 PG 0704

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East 888.70 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 27 minutes 08 seconds East 833.09 feet to a point in Lake McBride, thence South 30 degrees 24 minutes 16 seconds West 329.54 feet to a point, thence South 86 degrees 07 minutes 44 seconds West 1179.19 feet to a point, thence North 27 degrees 03 minutes 21 seconds East 41.50 feet to a point, said point being on a curve concave to the North, thence run in a Northeasterly direction along said curve having a radius of 270.0 feet, through a central angle of 54 degrees 42 minutes 13 seconds, for an arc length of 257.78 feet to a point, thence North 81 degrees 45 minutes 34 seconds East 180.27 feet to a point, said point being on a curve concave to the South, thence run in a Northeasterly direction along said curve having a radius of 130.0 feet, through a central angle of 82 degrees 17 minutes 00 seconds, for an arc length of 186.70 feet to a point, thence North 00 degrees 31 minutes 26 seconds East 18.82 feet to the Point Of Beginning. Containing 6.99 acres, more or less.

DESCRIPTION ( TRACT 9 )

Commence at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East, along the Section line, 25.71 feet for a POINT OF BEGINNING, thence from said Point Of Beginning continue North 89 degrees 27 minutes 08 seconds East, along the Section line, 802.99 feet to a point, thence South 00 degrees 31 minutes 26 seconds East 18.80 feet to a point, said point being on a curve concave to the Northwest, thence run in a Southwesterly direction along said curve having a radius of 70.0 feet, through a central angle of 82 degrees 17 minutes 00 seconds, for an arc length of 100.53 feet to a point, thence South 81 degrees 45 minutes 34 seconds West 180.27 feet to a point, said point being on a curve concave to the South, thence run in a Southwesterly direction along said curve having a radius of 330.0 feet, through a central angle of 54 degrees 42 minutes 13 seconds, for an arc length of 315.07 feet to a point, thence South 27 degrees 03 minutes 21 seconds West 152.64 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve having a radius of 30.0 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc length of 47.12 feet to a point, thence North 25 degrees 43 minutes 50 seconds West 479.96 feet to the Point Of Beginning. Containing 3.48 acres, more or less.

DESCRIPTION ( TRACT 10 )

Begin at the Northwest corner of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 27 minutes 08 seconds East, along the Section line, 25.71 feet to a point, thence South 25 degrees 43 minutes 50 seconds East 479.96 feet to a point, said point being on a curve concave to the South, thence run in a Southwesterly direction along said curve having a radius of 228.0 feet, through a central angle of 75 degrees 29 minutes 57 seconds, for an arc length of 300.44 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve having a radius of 487.67 feet, through a central angle of 20 degrees 36 minutes 06 seconds, for an arc length of 175.35 feet to a point, thence North 05 degrees 57 minutes 42 seconds West 695.23 feet to a point on the North boundary of said Section 20, thence North 89 degrees 30 minutes 58 seconds East, along the Section line, 193.40 feet to the Point Of Beginning. Containing 3.68 acres, more or less.

**DESCRIPTION ( TRACT 11 )**

**OR 1789 PG 0705**

Commence at the Northeast corner of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 193.40 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 05 degrees 57 minutes 42 seconds East 696.23 feet to a point, said point being on a curve concave to the North, thence run in a Southwesterly direction along said curve having a radius of 487.67 feet, through a central angle of 53 degrees 01 minutes 27 seconds, for an arc length of 451.31 feet to a point, thence North 11 degrees 53 minutes 27 seconds East 832.91 feet to a point, thence North 89 degrees 30 minutes 58 seconds East 173.41 feet to the Point Of Beginning. Containing 5.38 acres, more or less.

**DESCRIPTION ( TRACT 12 )**

Commence at the Northeast corner of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 366.81 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 11 degrees 53 minutes 27 seconds West 832.91 feet to a point, said point being on a curve concave to the South, thence run in a Northwesterly direction along said curve having a radius of 487.67 feet, through a central angle of 03 degrees 39 minutes 49 seconds, for an arc length of 31.18 feet to a point, said point being on a curve concave to the South, thence run in a Northwesterly direction along said curve having a radius of 280.0 feet, through a central angle of 21 degrees 07 minutes 11 seconds, for an arc length of 103.21 feet to a point, thence North 09 degrees 03 minutes 50 seconds West 226.0 feet to a point, thence North 24 degrees 33 minutes 01 seconds West 632.06 feet to a point, thence North 89 degrees 30 minutes 58 seconds East 602.86 feet to the Point Of Beginning. Containing 6.35 acres, more or less.

**DESCRIPTION ( TRACT 13 )**

Commence at the Northeast corner of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 969.67 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 24 degrees 33 minutes 01 seconds East 632.06 feet to a point, thence South 09 degrees 03 minutes 50 seconds East 226.0 feet to a point, said point being on a curve concave to the South, thence run in a Southwesterly direction along said curve having a radius of 280.0 feet, through a central angle of 20 degrees 04 minutes 20 seconds, for an arc length of 98.09 feet to a point, thence North 28 degrees 27 minutes 46 seconds West 279.06 feet to a point, thence North 66 degrees 27 minutes 38 seconds West 477.37 feet to a point on the West boundary of the Northeast Quarter of the Northeast Quarter of said Section 20, thence North 00 degrees 02 minutes 41 seconds East, along said West boundary, 388.43 feet to the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 20, thence North 89 degrees 30 minutes 58 seconds East, along the Section line, 365.19 feet to the Point Of Beginning. Containing 6.46 acres, more or less.

**DESCRIPTION ( TRACT 14 )**

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 388.43 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 66 degrees 27 minutes 38 seconds East 477.37 feet to a point, thence South 28 degrees 27 minutes 46 seconds East 279.06 feet to a point, said point being on a curve concave to the South, thence run in a Southwesterly direction along said curve having a radius of 280.0 feet, through a central angle of 37 degrees 04 minutes 39 seconds, for an arc length of 181.19 feet to a point, thence North 89 degrees 57 minutes 19 seconds West 447.64 feet to a point on said West boundary, thence North 00 degrees 02 minutes 41 seconds East, along said West boundary, 563.94 feet to the Point Of Beginning. Containing 5.25 acres, more or less.

DESCRIPTION ( TRACT 15 )

OR 1789 PG 070 b

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 952.37 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 89 degrees 57 minutes 19 seconds East 447.64 feet to a point, said point being on a curve concave to the East, thence run in a Southeasterly direction along said curve having a radius of 280.0 feet, through a central angle of 50 degrees 51 minutes 39 seconds, for an arc length of 248.55 feet to a point, thence South 25 degrees 30 minutes 26 seconds East 243.85 feet to a point, thence South 84 degrees 17 minutes 26 seconds West 556.13 feet to a point on said West boundary, thence North 00 degrees 02 minutes 41 seconds East, along said West boundary, 516.23 feet to the Point Of Beginning. Containing 5.25 acres, more or less.

DESCRIPTION ( TRACT 16 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 1468.6 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 84 degrees 17 minutes 26 seconds East 556.13 feet to a point, thence South 25 degrees 30 minutes 26 seconds East 96.27 feet to a point, said point being on a curve concave to the West, thence run in a Southeasterly direction along said curve having a radius of 470.0 feet, through a central angle of 40 degrees 26 minutes 41 seconds, for an arc length of 331.77 feet to a point, thence North 84 degrees 05 minutes 28 seconds West 628.32 feet to a point on said West boundary, thence North 00 degrees 02 minutes 41 seconds East, along said West boundary, 290.42 feet to the Point Of Beginning. Containing 5.0 acres, more or less.

DESCRIPTION ( TRACT 17 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 1759.02 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run South 84 degrees 05 minutes 28 seconds East 628.32 feet to a point, said point being on a curve concave to the West, thence run in a Southwesterly direction along said curve having a radius of 470.0 feet, through a central angle of 02 degrees 36 minutes 33 seconds, for an arc length of 21.4 feet to a point, thence South 17 degrees 32 minutes 48 seconds West 56.67 feet to a point, said point being on a curve concave to the East, thence run in a Southeasterly direction along said curve having a radius of 230.0 feet, through a central angle of 35 degrees 31 minutes 00 seconds, for an arc length of 142.57 feet to a point, thence South 67 degrees 14 minutes 33 seconds West 653.74 feet to a point on said West boundary, thence North 00 degrees 02 minutes 41 seconds East, along said West boundary, 532.45 feet to the Point Of Beginning. Containing 5.18 acres, more or less.

DESCRIPTION ( TRACT 18 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2291.47 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 67 degrees 14 minutes 33 East 653.74 feet to a point, said point being on a curve concave to the East, thence run in a Southeasterly direction, along said curve having a radius of 230.0 feet, through a central angle of 23 degrees 37 minutes 03 seconds, for an arc length of 94.81 feet to a point, thence South 44 degrees 45 minutes 47 seconds West 267.06 feet to a point, thence South 00 degrees 09 minutes 05 seconds East 312.45 feet to a point on the South boundary of the Northeast Quarter of said Section 20, thence South 89 degrees 50 minutes 54 seconds West, along said South boundary, 462.63 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 00 degrees 02 minutes 41 seconds East, along West boundary of the East Half of the Northeast Quarter of said Section 20, 332.11 feet to the Point Of Beginning. Containing 5.15 acres, more or less.

DESCRIPTION ( TRACT 19 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter, thence North 89 degrees 50 minutes 54 seconds East 462.63 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 00 degrees 09 minutes 05 seconds West 312.45 feet to a point, thence North 44 degrees 45 minutes 47 seconds East 267.06 feet to a point, said point being on a curve concave to the North, thence run in a Southeasterly direction along said curve having a radius of 230.0 feet, through a central angle of 39 degrees 42 minutes 39 seconds, for an arc length of 159.41 feet to a point, thence South 81 degrees 17 minutes 54 seconds East 92.10 feet to a point, thence South 00 degrees 09 minutes 01 seconds East 412.34 feet to a point on the South boundary of the Northeast Quarter of said Section 20, thence South 89 degrees 50 minutes 54 seconds West, along said South boundary, 416.58 feet to the Point Of Beginning. Containing 4.06 acres, more or less.

DESCRIPTION ( TRACT 20 )

OR 1789 PG 0708

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point, thence South 81 degrees 17 minutes 54 seconds East 181.32 feet to a point, said point being on a curve concave to the North, thence run in a Southeasterly direction along said curve having a radius of 470.0 feet, through a central angle of 02 degrees 56 minutes 20 seconds, for an arc length of 24.11 feet to a point, thence South 78 degrees 21 minutes 34 seconds East 248.16 feet to a point, said point being on a curve concave to the South, thence run in a Southeasterly direction along said curve having a radius of 30.0 feet, through a central angle of 91 degrees 27 minutes 44 seconds, for an arc length of 47.90 feet to a point, thence South 13 degrees 06 minutes 10 seconds West 71.31 feet to a point, said point being on a curve concave to the East, thence run in a Southwesterly direction along said curve having a radius of 330.0 feet, through a central angle of 13 degrees 16 minutes 20 seconds, for an arc length of 76.44 feet to a point, thence South 00 degrees 10 minutes 10 seconds East 147.98 feet to a point on the South boundary of said Northeast Quarter, thence South 89 degrees 50 minutes 54 seconds West, along said South boundary, 443.77 feet to the Point Of Beginning. Containing 3.85 acres, more or less.

DESCRIPTION ( TRACT 21 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet to a point, thence North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point on the South right-of-way line of a 60 foot roadway easement, thence North 65 degrees 48 minutes 54 seconds East 110.50 feet to a point on the North right-of-way line of said 60 foot easement for a POINT OF BEGINNING, thence from said Point Of Beginning run North 03 degrees 22 minutes 01 seconds East 685.52 feet to a point, thence East 306.08 feet to a point on the West right-of-way line of said 60 foot easement, thence South 24 degrees 40 minutes 41 seconds West 28.86 feet to a point, said point being on a curve concave to the East, thence run in a Southwesterly direction along said curve having a radius of 330.0 feet, through a central angle of 39 degrees 15 minutes 09 seconds, for an arc length of 226.08 feet to a point, thence South 14 degrees 34 minutes 28 seconds East 314.37 feet to a point, said point being on a curve concave to the West, thence run in a Southwesterly direction along said curve having a radius of 370.00 feet, through a central angle of 27 degrees 40 minutes 38 seconds, for an arc length of 178.73 feet to a point, thence South 13 degrees 06 minutes 10 seconds West 2.41 feet to a point, said point being on a curve concave to the East, thence run in Southwesterly direction having a radius of 30.0 feet, through a central angle of 88 degrees 32 minutes 16 seconds, for an arc length of 46.35 feet to a point, thence North 78 degrees 21 minutes 34 seconds West 251.23 feet to a point, said point being on a curve concave to the South, thence run in Northwesterly direction along said curve having a radius of 530.0 feet, through a central angle of 02 degrees 56 minutes 20 seconds, for an arc length of 27.19 feet to a point, thence North 81 degrees 17 minutes 54 seconds West, along said North right-of-way line of said 60 foot easement, 88.53 feet to the Point Of Beginning. Containing 5.5 acres, more or less.

DESCRIPTION ( TRACT 22 )

OR 1789PG0709

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet to a point, thence North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point on the South right-of-way line of a 60 foot roadway easement, thence North 65 degrees 48 minutes 54 seconds East 110.50 feet to a point on the North right-of-way line of said 60 foot easement for a POINT OF BEGINNING, thence from said Point Of Beginning run North 81 degrees 17 minutes 54 seconds West 184.89 feet to a point, said point being on a curve concave to the North, thence run in a Northwesterly direction along said curve having a radius of 170.0 feet, through a central angle of 98 degrees 50 minutes 42 seconds, for an arc length of 293.28 feet to a point, thence North 17 degrees 32 minutes 48 seconds East 56.67 feet to a point, said point being on a curve concave to the West, thence run in a Northwesterly direction along said curve having a radius of 530.0 feet, through a central angle of 43 degrees 27 minutes 30 seconds, for an arc length of 392.75 feet to a point, thence East 366.96 feet to a point, thence South 03 degrees 22 minutes 01 seconds West 685.52 feet to the Point Of Beginning.

Containing 4.82 acres, more or less.

DESCRIPTION ( TRACT 23 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet to a point, thence North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point on the South right-of-way line of a 60 foot roadway easement, thence North 65 degrees 48 minutes 54 seconds East 110.50 feet to a point on the North right-of-way line of said 60 foot easement, thence North 03 degrees 22 minutes 01 seconds East 685.52 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run thence North 06 degrees 00 minutes 46 seconds West 613.25 feet to a point, said point being on a curve concave to the South, thence run in a Northeasterly direction along said curve having a radius of 547.67 feet, through a central angle of 22 degrees 27 minutes 26 seconds, for an arc length of 214.66 feet to a point, thence South 42 degrees 12 minutes 45 seconds East 474.43 feet to a point, thence South 24 degrees 40 minutes 41 seconds West 360.11 feet to a point, thence West 305.08 feet to the Point Of Beginning. Containing 5.61 acres, more or less.

DESCRIPTION ( TRACT 24 )

Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet to a point, thence North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point on the South right-of-way line of a 60 foot roadway easement, thence North 65 degrees 48 minutes 54 seconds East 110.50 feet to a point on the North right-of-way line of said 60 foot easement, thence North 03 degrees 22 minutes 01 seconds East 685.52 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run West 366.96 feet to a point, said point being on a curve concave to the West, thence run in a Northwesterly direction along said curve having a radius of 530.00 feet, through a central angle of 00 degrees 35 minutes 44 seconds, for an arc length of 5.51 feet to a point, thence North 25 degrees 30 minutes 26 seconds West 340.12 feet to a point said point being on a curve concave to the South, thence run in a Northeasterly direction along said curve having a radius of 220.0 feet, through a central angle of 129 degrees 07 minutes 49 seconds, for an arc length of 495.83 feet to a point, said point being on a curve concave to the North, thence run in a Southeasterly direction along said curve having a radius of 547.67 feet, through a central angle of 21 degrees 11 minutes 41 seconds, for an arc length of 202.59 feet to a point, thence South 06 degrees 00 minutes 46 seconds East 613.25 feet to the Point Of Beginning. Containing 6.23 acres, more or less.

DESCRIPTION ( TRACT 25 )

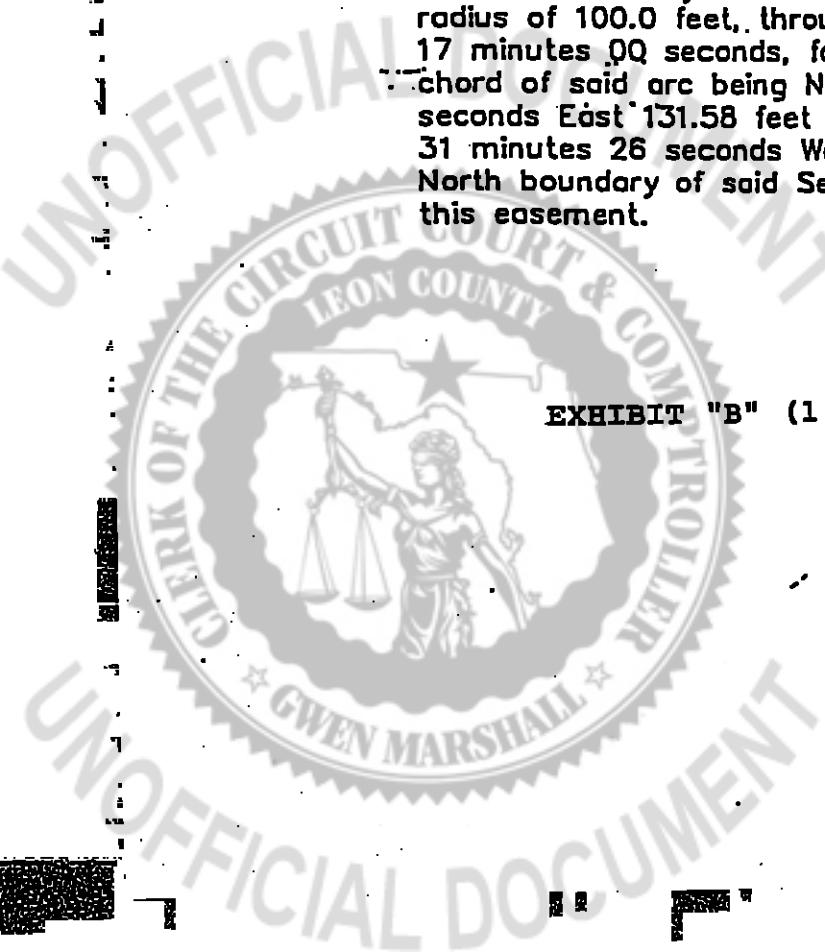
Commence at the Northeast corner of the Northeast Quarter of Section 20, Township 2 North, Range 1 East, Leon County, Florida and run South 89 degrees 30 minutes 58 seconds West, along the Section line, 1334.86 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section 20, thence South 00 degrees 02 minutes 41 seconds West, along the West boundary of the East Half of the Northeast Quarter of said Section 20, 2623.58 feet to the Southwest corner of the East Half of the Northeast Quarter of said Section 20, thence North 89 degrees 50 minutes 54 seconds East 879.21 feet to a point, thence North 00 degrees 09 minutes 01 seconds West 412.34 feet to a point on the South right-of-way line of a 60 foot roadway easement, thence North 65 degrees 48 minutes 54 seconds East 110.50 feet to a point on the North right-of-way line of said 60 foot easement, thence North 03 degrees 22 minutes 01 seconds East 685.52 feet to a point, thence North 24 degrees 40 minutes 41 seconds East 360.11 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 42 degrees 12 minutes 45 seconds West 474.43 feet to a point, said point being on a curve concave to the South, thence run in a Northeasterly direction along said curve having a radius of 547.67 feet, through a central angle of 33 degrees 38 minutes 16 seconds, for an arc length of 321.53 feet to a point, said point being on a curve concave to the South, thence run in a Southeasterly direction along said curve having a radius of 168.0 feet, through a central angle of 178 degrees 20 minutes 41 seconds, for an arc length of 522.93 feet to a point, thence South 24 degrees 40 minutes 41 seconds West 481.96 feet to the Point Of Beginning. Containing 4.46 acres, more or less.

DESCRIPTION ( ROADWAY )

A 60 foot strip of land lying within a line 30 feet left and right of the following described centerline:

Commence at the Southwest corner of the Northwest Quarter of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 49 minutes 52 seconds East 30.02 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 00 degrees 10 minutes 10 seconds West 147.98 feet to a point, said point being on a curve concave to the East, thence run in a Northeasterly direction along said curve having a radius of 300.0 feet, through a central angle of 13 degrees 16 minutes 20 seconds, for an arc length of 69.49 feet, chord of said arc being North 06 degrees 28 minutes 00 seconds East 69.34 feet to a point, thence North 13 degrees 06 minutes 10 seconds East 193.76 feet to a point, said point being on a curve concave to the West, thence run in a Northwesterly direction along said curve having a radius of 400.0 feet, through a central angle of 27 degrees 40 minutes 38 seconds, for an arc length of 193.22 feet, chord of said arc being North 00 degrees 44 minutes 09 seconds West 191.35 feet to a point, thence North 14 degrees 34 minutes 28 seconds West 314.37 feet to a point, said point being on a curve concave to the East, thence run in a Northeasterly direction along said curve having a radius of 300.0 feet, through a central angle of 39 degrees 15 minutes 09 seconds, for an arc length of 205.53 feet, chord of said arc being North 05 degrees 03 minutes 07 seconds East 201.53 feet to a point, thence North 24 degrees 40 minutes 41 seconds East 870.93 feet to a point, said point being on a curve concave to the Southwest, thence run in a Northwesterly direction along said curve having a radius of 198.0 feet, through a central angle of 87 degrees 35 minutes 03 seconds, for an arc length of 302.67 feet, chord of said arc being North 19 degrees 06 minutes 50 seconds West 274.05 feet to a point, thence North 27 degrees 03 minutes 21 seconds East 204.64 feet to a point, said point being on a curve concave to the Southeast, thence run in a Northeasterly direction along said curve having a radius of 300.0 feet, through a central angle of 54 degrees 42 minutes 13 seconds, for an arc length of 286.43 feet, chord of said arc being North 54 degrees 24 minutes 27 seconds East 275.67 feet to a point, thence North 81 degrees 45 minutes 34 seconds East 180.27 feet to a point, said point being on a curve concave to the Northwest, thence run in a Northeasterly direction along said curve having a radius of 100.0 feet, through a central angle of 82 degrees 17 minutes 00 seconds, for an arc length of 143.61 feet, chord of said arc being North 40 degrees 37 minutes 04 seconds East 131.58 feet to a point, thence North 00 degrees 31 minutes 26 seconds West 18.81 feet to a point on the North boundary of said Section 21 and the terminal point of this easement.

EXHIBIT "B" (1 of 2)



DESCRIPTION ( ROADWAY )

A 60-foot strip of land lying within a line 30 feet left and right of the following described centerline: .. - - - -

Commence at the Southwest corner of the Northwest Quarter of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 49 minutes 52 seconds East 30.02 feet to a point, thence North 00 degrees 10 minutes 10 seconds West 147.98 feet to a point, said point being on a curve concave to the East, thence run in a Northeasterly direction along said curve having a radius of 300.0 feet, through a central angle of 13 degrees 16 minutes 20 seconds, for an arc length of 69.49 feet, chord of said arc being North 06 degrees 28 minutes 00 seconds East 69.34 feet to a point, thence North 13 degrees 06 minutes 10 seconds East 132.86 feet for a POINT OF BEGINNING, thence from said Point Of Beginning run North 78 degrees 21 minutes 34 seconds West 309.72 feet to a point, said point being on a curve concave to the South, thence run in a Northwesterly direction along said curve having a radius of 500.0 feet, through a central angle of 02 degrees 56 minutes 20 seconds, for an arc length of 25.65 feet, chord of said arc being North 79 degrees 49 minutes 44 seconds West 25.64 feet to a point, thence North 81 degrees 17 minutes 54 seconds West 273.42 feet to a point, said point being on a curve concave to the Northeast, thence run in a Northwesterly direction along said curve having a radius of 200.0 feet, through a central angle of 98 degrees 50 minutes 42 seconds, for an arc length of 345.03 feet, chord of said arc being North 31 degrees 52 minutes 33 seconds West 303.81 feet to a point, thence North 17 degrees 32 minutes 48 seconds East 56.67 feet to a point, said point being on a curve concave to the West, thence run in a Northwesterly direction along said curve having a radius of 500.0 feet, through a central angle of 43 degrees 03 minutes 14 seconds, for an arc length of 375.72 feet, chord of said arc being North 03 degrees 58 minutes 49 seconds West 366.94 feet to a point, thence North 25 degrees 30 minutes 26 seconds West 340.12 feet to a point, said point being on a curve concave to the Southeast, thence run in a Northeasterly direction along said curve having a radius of 250.0 feet, through a central angle of 129 degrees 07 minutes 49 seconds, for an arc length of 563.44 feet, chord of said arc being North 39 degrees 03 minutes 28 seconds East 451.54 feet to a point on a reverse curve concave to the North, thence run in a Northeasterly direction along said curve having a radius of 517.57 feet, through a central angle of 77 degrees 17 minutes 23 seconds, for an arc length of 698.32 feet, chord of said arc being North 64 degrees 58 minutes 41 seconds East 646.56 feet to a point on a reverse curve concave to the Southwest, thence run in a Northeasterly direction along said curve having a radius of 198.0 feet, through a central angle of 90 degrees 45 minutes 38 seconds, for an arc length of 313.65 feet chord of said arc being North 71 degrees 42 minutes 49 seconds East 281.87 feet to the terminal point of this easement.

A 60 foot strip of land lying within a line 45 feet left and 15 feet right of the following described centerline:

Commence at a concrete monument marking the Northwest corner of the South Half of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run South 00 degrees 12 minutes 33 seconds East, along the Section line, 234.46 feet to a point, thence East 30 feet to a point in the center of a 60-foot easement, thence run along the center of said easement as follows: South 41 degrees 08 minutes 50 seconds East 209.85 feet to an iron rod, thence South 76 degrees 57 minutes 14 seconds East 166.30 feet to an iron rod, thence South 36 degrees 16 minutes 35 seconds East 111.0 feet to an iron rod, thence South 76 degrees 07 minutes 00 seconds East 140.52 feet to an iron rod, thence South 43 degrees 23 minutes 09 seconds East 232.95 feet to an iron rod, thence South 76 degrees 32 minutes 35 seconds East 53.55 feet to an iron rod marking the Northwest corner of Williamson's property as described in the Public Records of Leon County, Florida in Official Record Book 1015, page 598 for a POINT OF BEGINNING, thence from said Point Of Beginning run East, along the North boundary of said Williamson's property, 50.36 feet to a point, said point being on a curve concave to the North, thence run Northeastly along said Williamson's North boundary and curve having a radius of 411.0 feet, through a central angle of 22 degrees 05 minutes for an arc length of 152.89 feet to a point, thence North 67 degrees 51 minutes East, along the North boundary of said Williamson's property, 42.02 feet to a point, said point being on a curve concave to the South, thence run in a North easterly direction along said Williamson's North boundary and curve having a radius of 376.25 feet, through a central angle of 40 degrees 10 minutes, for an arc length of 265.17 feet to the Northwest corner of Messer's property as described in the Public Records of Leon County, Florida in Official Record Book 1053, page 1563, thence South 71 degrees 59 minutes East, along the North boundary of said Messer's property, 304.91 feet to a point, said point being on a curve concave to the South, thence run in a Southeasterly direction along said Messer's North boundary and curve having a radius of 459.61 feet, through a central angle of 19 degrees 09 minutes, for an arc length of 153.62 feet to a point, thence South 52 degrees 50 minutes East, along the North boundary of said Messer's property, 55.61 feet to the Northwest corner of Howser's property as described in the Public Records of Leon County, Florida in Official Record Book 1146, page 725, thence South 49 degrees 06 minutes East, along the North boundary of said Howser's property, 217.62 feet to a point, thence South 35 degrees 36 minutes East, along the North boundary of said Howser's property, 85.32 feet to a point on a curve concave to the West, thence run in a South-easterly direction along the North boundary of said Howser's property and curve having a radius of 102.14 feet, through a central angle of 52 degrees 10 minutes, for an arc length of 93.0 feet, chord of said arc being South 09 degrees 31 minutes East 89.82 feet to a point, thence South 16 degrees 34 minutes West, along the East boundary of said Howser's property, 327.75 feet to the Southeast corner of said Howser's property, thence South 16 degrees 22 minutes 56 seconds West 214.72 feet to an iron rod, thence South 20 degrees 02 minutes 47 seconds East 191.81 feet to an iron rod, thence South 71 degrees 37 minutes 22 seconds East 158.45 feet to an iron rod marking the Northwest corner of Price's property as described in the Public Records of Leon County, Florida in Official Record Book 1214, page 911, thence continue along the center of said easement and run South 80 degrees 13 minutes 37 seconds East 153.0 feet to an iron rod, thence North 78 degrees 11 minutes 28 seconds East 254.90 feet to an iron rod, said point being on a curve concave to the South, thence run in a Southeasterly direction along the center of said easement and curve having a radius of 220.73 feet, through a central angle of 25 degrees 31 minutes 34 seconds, for an arc length of 98.34 feet, chord of said arc being South 89 degrees 02 minutes 45 seconds East 97.53 feet to an iron rod, thence continue along the center of said easement and run South 76 degrees 16 minutes 58 seconds East 106.71 feet to an iron rod, thence South 76 degrees 16 minutes 58 seconds East 102.12 feet to an iron rod, thence South 79 degrees 39 minutes 38 seconds East 288.00 feet to an iron rod marking the Northwest corner of Strom's property as described in the Public Records of Leon County, Florida in Official Record Book 1093, page 1985 and Official Record Book 1287, page 1110, thence North 62 degrees 06 minutes 29 seconds East, along the North boundary of said Strom's property, 230.95 feet to an iron rod, thence North 72 degrees 32 minutes 09 seconds East, along the North boundary of said Strom's property, 140.02 feet to an iron rod marking the Northeast corner of said Strom's property, thence North 72 degrees 32 minutes 09 seconds East 47.05 feet to an iron rod, said point being on a curve concave to the South, thence run in a Southeasterly direction along the center of said easement and curve having a radius of 466.35 feet, through a central angle of 35 degrees 55 minutes 02 seconds, for an arc length of 330.34 feet, chord of said arc being

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South 88 degrees 00 minutes 20 seconds East 324.03 feet to an iron rod, said point being on a curve concave to the Southwest, thence run in a Southeasterly direction along the center of said easement and curve having a radius of 172.34 feet, through a central angle of 09 degrees 17 minutes 45 seconds, for an arc length of 27.96 feet, chord of said arc being South 63 degrees 54 minutes 02 seconds East 27.93 feet to a point, thence run 300 feet, more or less, in a southeasterly direction to the easterly boundary of a 50 foot easement and terminal point of this easement.

TOGETHER WITH:

A 60 foot strip of land lying within a line 30 feet left and right of the following described centerline:

Commence at a concrete monument marking the Northwest corner of the South Half of Section 21, Township 2 North, Range 1 East, Leon County, Florida and run North 89 degrees 49 minutes 52 seconds East 30 feet to a point in the center of a 60 foot easement for a POINT OF BEGINNING, thence from said Point of Beginning run along the center of said easement as follows: South 00 degrees 12 minutes 33 seconds East 234.52 feet to a point, thence South 41 degrees 08 minutes 50 seconds East 209.85 feet to an iron rod, thence South 76 degrees 57 minutes 14 seconds East 166.30 feet to an iron rod, thence South 36 degrees 15 minutes 35 seconds East 111.0 feet to an iron rod, thence South 25 degrees 07 minutes 00 seconds East 140.92 feet to an iron rod, thence South 46 degrees 23 minutes 09 seconds East 232.98 feet to an iron rod, thence South 76 degrees 32 minutes 35 seconds East 93.55 feet to an iron rod marking the Northwest corner of Williamson's property as described in the Public Records of Leon County, Florida in Official Record Book 1015, page 598 and the terminal point of this easement.

AND:

A strip of land 50 feet in width off the South side of the East half of the Southeast quarter of Section 21, Township 2 North, Range 1 East; also a strip of land 50 feet in width off the South side of all that part of the West half of the Southwest quarter of Section 22, Township 2 North, Range 1 East lying West of State Road No. 10, all of the above described land being better described by metes and bounds as follows:

Begin at the intersection of the South boundary line of Section 22, Township 2 North, Range 1 East, with the West boundary line of State Road No. 10, run thence West to the Southwest corner of the East half of the Southeast Quarter of Section 21, Township 2 North, Range 1 East, thence North 50 feet to a point, thence East to the West boundary line of State Road No. 10, thence in a Southwesterly direction along the West boundary line of said State Road No. 10 to the Point of Beginning.

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