

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

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PUBLIC RECORDS LEON CNTY FL
BK: R2593 PG: 00461
DEC 10 2001 09:45 AM
BOB INZER, CLERK OF COURTS

DECLARATION OF COVENANTS AND RESTRICTIONS OF TURKEY ROOST

KNOW ALL MEN BY THESE PRESENTS, that this declaration of Covenants and Restrictions, made and entered into on this 30th day of November, 2001, by **LEX C. THOMPSON, SIDNEY L. GRAY, and the ESTATE OF JOSEPH E. PACE**, hereinafter referred to as "Developer",

WITNESSETH:

WHEREAS, Developer is the Owner of certain property described in Exhibit "A" of this Declaration and desires to create thereon a residential community for the benefit of the said community; and

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community, to create an agency to which should be delegated and assigned the powers of maintaining and administering the community properties and enforcing the Covenants and Restrictions and collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, Developer shall incorporate under the laws of the State of Florida, as a corporation, **TURKEY ROOST HOMEOWNERS ASSOCIATION OF TALLAHASSEE, INC.**, for the purpose of exercising the functions aforesaid;

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

ARTICLE I

Definitions

Section 1. "Association" shall mean and refer to Turkey Roost Homeowners Association of Tallahassee, Inc.

Section 2. "Board" shall mean and refer to the Board of Directors of the Turkey Roost Homeowners Association of Tallahassee, Inc.

Section 3. "Common Properties" shall mean and refer to those areas of land shown on any recorded subdivision plat of the Properties. "Common Properties" shall also be the roads.

Section 4. "Unoccupied Lot" shall mean vacant lot with no home on it.

Section 5. "Occupied Lot" shall mean any lot with a home on it that has ever been occupied by a person.

Section 6. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of Common Properties as heretofore defined.

Section 7. "Developer" shall mean and refer to **LEX C. THOMPSON, SIDNEY L. GRAY and the ESTATE OF JOSEPH E. PACE**, or their assigns and successors in interest.

Section 8. "Owner in Good Standing" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 9. "Properties" shall mean and refer to all existing properties , and additions therefore, as are subject to this Declaration or any Supplemental Declaration.

Section 10. "Member" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any lot situated upon the Properties but, notwithstanding any applicable theory of the mortgage, shall not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

ARTICLE II

Property Subject to this Declaration

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

ARTICLE III

Enforcement, Membership and Voting Rights

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

Section 2. Voting Rights. The Association shall have one (1) class of voting membership which shall be all Owners, including the Developer, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Section 3. Board of Directors. The members shall be allowed to elect all directors of the Board of

Directors of the Association on a one-vote-per-lot basis, and the first election shall be held before more than fifty percent (50%) of the Lots have been sold or conveyed by the Developer.

Section 4. Enforcement. Enforcement of these Covenants and Restrictions shall be by the Association or through its Board of Directors by an appropriate civil proceeding against any person or persons failing to comply with, violating or attempting to violate any Covenant or Restriction, either to restrain violation, force compliance, or to recover damages, and against the land to enforce any lien created by these Covenants; and failure by the Association or any owner to enforce any Covenant or Restriction herein shall in no event be deemed a waiver of the rights to do so thereafter. In the event the Board finds it necessary to employ an attorney for any purpose deemed to constitute enforcement of these Covenants and Restrictions, the Board shall be entitled to recover actual attorney's fees incurred and costs incurred against any member who has failed to fully comply with these Covenants and Restrictions and thereby necessitated the expenses of attorney's fees or costs regardless of whether or not suit is filed or the proceedings ever proceeded to final judgment. Any such amount which becomes owed by a member shall constitute a lien upon that owner's lot as provided for in these Covenants and Restrictions and can be dealt with as any other lien created harmless.

ARTICLE IV

Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Developer, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association the following:

- (1) Annual assessments or charges.
- (2) Special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.
- (3) Special assessments against individual Owners under Article XVII of this Declaration.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, 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 interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties, which shall include but not be limited to maintenance of the Property and a reasonable contribution to a reserve account for future repairs or replacement.

Section 3. Maximum Annual Assessment. Until July 1 of the year immediately following the construction of the private roads and common facilities, the maximum annual assessment shall be \$-0- per Lot.

From and after July 1 of the year immediately following the construction of the private roads and common facilities, the annual assessment may be increased by a vote of two-thirds (2/3) of the members who are voting in person or by proxy, at a meeting duly called for this purpose.

Section 4. Notice and Quorum for Any Action Authorized Under Section 3. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 shall be sent to all members not less than thirty 30 days nor more than sixty (60) days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast one-half (1/2) of all the votes of each class of membership shall constitute a quorum.

The quorum required for any action authorized by the change in Maximum Annual Assessment Increase provision or Special Assessment provision shall be as follows:

At the first meeting called, as provided in those provisions, the presence at the meeting of members, proxies, or a combination thereof entitled to cast a majority of all votes of the membership shall constitute a quorum. If the required is not forthcoming at said meeting, another meeting may be called, subject to the notice requirements, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 5. Uniform Rate of Assessment. Both annual and special assessments, other than assessments under **Article XVII** of this Declaration, shall be fixed at a uniform rate for all Lots. Assessments may be collected on an installment basis at the discretion of the Board of Directors of the Association. Notwithstanding anything to the contrary contained herein, Developer shall not be required to pay dues on unimproved lots, so long as Developer funds any deficit in the cost of operating the Association caused by his nonpayment.

Section 6. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall begin within one (1) year from the construction of the private roads and common facilities, and shall include both maintenance costs and a reasonable contribution to a reserve account for future major repairs and/or replacements. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the

amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The annual assessment shall be collected semi-annually, with the due date on January 1 and July 1 of each year. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 7. Special Assessment for Damage Repair. Any damage to Common Properties, roads or any other property for which the Association is responsible which is brought about by the negligent act of an owner or any guest or invitee of an owner shall be the responsibility of the owner. The cost of repairing such damage shall be billed by special assessment to the owner responsible for the damage and shall be due and payable upon the receipt of the bill.

Section 8. Assessment for Willful or Negligent Acts of Owners, Family, Guests, Etc. In the event that the need for maintenance or repair of a lot or the improvements thereon is caused through the willful or negligent acts of its owner, or through the willful or negligent acts of the family, guests or invitees of the Owner of the lot needing such maintenance or repair, the cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

Section 9. Collection of Assessments; Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within 30 days from the date of delinquency shall bear interest at the highest rate allowable by law. The Association shall be entitled to collect from the Owner all legal costs, including a reasonable attorney's fee, incurred by the Association in connection with or incident to collection of any assessment or in connection with the enforcement of the lien resulting therefrom. The Association may bring an action at law against the Owner personally obligated to pay the assessment, interest, fees, and costs, and may foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for in this Declaration by abandonment of his Lot.

Section 10. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, or the bona fide conveyance to a mortgage in satisfaction of a first mortgage, shall extinguish the lien of such assessments as to 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 or from the lien thereof.

Section 11. Costs for enforcement. Any member of the Association who fails to maintain his property consistent with these Covenants and Restrictions shall be liable to the Association for all costs reasonably incurred by the Association for the purpose of conforming such property with these Covenants and Restrictions plus a twenty-five percent (25%) service charge on the first \$100.00 of costs incurred by the Association and a fifteen percent (15%) service charge on the balance of any such costs or expenses. Once a member locates a home on his lot he is required to maintain that lot in a reasonable manner consistent with these Covenants and Restrictions, including yard maintenance, driveway maintenance, home maintenance, and any other maintenance required to keep the home and lot in a prudent and well maintained condition.

Section 12. Exempt Property. All property dedicated to, and accepted by, a local public authority, and all property owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Florida, shall be exempt from the assessments created herein.

ARTICLE V

Easements and Dedication

Section 1. Roadway, Utility, and Drainage Easements. The Developer hereby reserves, excepts, imposes, grants, and creates non-exclusive, perpetual easements to and on behalf of the Developer, the Association, the Owners, their grantees, heirs, and successors in interest for the Common Properties, ingress and egress, utility, drainage, and landscape purposes as depicted on the Plat of Turkey Roost. Developer shall grant easements to said streets, facilities and other Common Properties to the Association.

Section 2. Maintenance and Interference. Each easement provided for herein shall be maintained by the Association until such time as, upon a two-thirds (2/3) vote of two-thirds (2/3) of the owners of property abutting such easement or encumbered by the easement, such easement has been dedicated and accepted by local governmental authority and local government authority has assumed such maintenance. The local governmental authority shall not have responsibility for maintenance of the streets and street related drainage facilities located on the Properties unless and until the local governmental authority accepts such maintenance responsibility, and the local governmental authority shall not be responsible for utility trench lines or trench line failures. Within these easements, no structure, planting or other material which may interfere with the use and purpose of the easements shall be placed or permitted to remain.

ARTICLE VI Land Use and Building Type

Section 1. No mobile homes shall be allowed on any Lot.

Section 2. The heated and cooled square footage of any home shall not be less than two thousand (2000) square feet, and for two story homes, no less than fifteen hundred (1500) square feet on the first floor as viewed from the front.

ARTICLE VII Pets, Livestock and Poultry

Dogs and cats are permitted but must be confined to the owners property. Kennels and commercial livestock operations are forbidden. Swine or commercial livestock are not permitted. An owner may not keep more than one horse per acre owned at any time, other than the foal of one of the horses, which shall be permitted until it reaches the age of one year. An owner may not keep more than one farm animal per two acres owned at any time.

ARTICLE VIII General Provisions

Section 1. Enforcement. Any owner shall have the right to enforce, by any proceeding at law or in equity, after notification, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration.

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

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

Section 4. Annexation. No additional land may be annexed without a vote of two-thirds of the Association.

Section 5. Storm and Drainage Facilities. No individual lot owner, or their guests or invitees shall in any manner interfere with the storm drainage facilities in the project. This shall include, but not be limited to, swales, ditches, culverts, and retention ponds as well as any vegetation, headwalls, energy absorption devices or other apputences to those storm drainage facilities.

Section 6. Enforcement and Attorney's Fees. The Association, or any Owner, shall have the

right to enforce by any proceeding at law or in equity, including injunctive relief, all restrictions, conditions, covenants, reservations, liens, charges, and obligations now or hereafter imposed by the provisions of this Declaration. In connection with such litigation, the prevailing party shall be entitled to recover all costs and expenses incurred in connection with such litigation, including reasonable attorney's fees. Without limiting the generality of the foregoing, the prevailing party in any litigation, including, but not limited to, requiring the Association to perform its obligations in regard to annual assessments, maintaining or repairing of streets, or requiring the Developer to incorporate the Association or to perform any other action or obligation imposed on the Developer pursuant to this Declaration, shall be entitled to recover all costs and expenses incurred in connection with such litigation, including reasonable attorneys' fees. The failure of the Association or any Owner to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter.

Section 7. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 8. Development by Developer. No provisions contained herein shall prevent Developer, or Developer's contractors or subcontractors from performing such work and activities as it deems necessary or advisable in connection with the development of the Properties, nor shall such provisions in any way prevent the Developer from maintaining such sign or signs on the Properties as Developer deems necessary or desirable for the sale or other disposition thereof, nor shall such provisions in any way prevent the use of a Lot and dwelling thereon as a model home and/or sales office, including the use of the garage as a sales office thereby rendering the garage non-functional.

Section 9. Developer's Easements. The Developer reserves unto itself, its successors, heirs, and assigns a perpetual, alienable and releasable easement over and under the ground to erect, maintain and use television cables, electric and telephone lines, wires, cables, drainage pipes, sewers, water mains, and other public conveyances or utilities on, in or over all the easements reserved on said plat, together with the right of ingress and egress to and from the lands affected by such easements.

Section 10. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity. Prior to the time any individual lot is sold to a residential purchaser, these Covenants and Restrictions may be modified at will by the Developer or his successors in ownership of the entire development. This Declaration may be amended by an instrument signed by not less than seventy five percent (75%) of the Lot Owners. Any amendment of the provisions set forth in this Declaration to meet the requirements of Leon County Code of Laws Section 10-1560 shall require the written consent and joinder of Leon County, or a successor local government, unless and until the requirement of such consent

and joinder has been eliminated by a duly elected ordinance of Leon County or a successor Local government. No amendment shall affect the priority of the lien of any first mortgage on any Lot over the lien of the assessments provided for herein, unless the holder of the mortgage joins in the execution of the amendment. Any amendment must be recorded.

IN WITNESS WHEREOF, the undersigned, being the Developer herein, has caused this Declaration to be executed this 7th day of December, 2001.

Signed, sealed and delivered in the presence of:

Annie R. Hill
Witness Signature

Annie R. Hill
Printed Name

LEX C. THOMPSON
LEX C. THOMPSON

Mark Chandler
Witness Signature

Mark Chandler
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned notary public, personally appeared LEX C. THOMPSON., who is personally known to me/produced NA as identification, who did/did not take an oath, who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein intended.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of November, 2001.



Annie R. Hill
MY COMMISSION # CC781162 EXPIRES
November 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Annie R. Hill
NOTARY PUBLIC

Annie R. Hill
Witness Signature

Annie R. Hill
Printed Name

SIDNEY E. GRAY
SIDNEY E. GRAY

JONNIE GRANUS
Witness Signature

JONNIE GRANUS
Printed Name

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned notary public, personally appeared **SIDNEY L. GRAY**, who is personally known to me/produced NA as identification, who did/did not take an oath, who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein intended.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 2001.



Annie R. Hill
MY COMMISSION # CC781162 EXPIRES
November 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Annie R. Hill
NOTARY PUBLIC

Annie R. Hill
Witness Signature

Annie R. Hill
Printed Name

Mark Chandler
Witness Signature

Mark Chandler
Printed Name

ESTATE OF JOSEPH E. PACE

BY: R. Daniel Pace
R. DANIEL PACE
Its Personal Representative

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned notary public, personally appeared **R. DANIEL PACE** as **Personal Representative of the Estate of Daniel E. Pace**, who is personally known to me/produced NA as identification, who did/did not take an oath, who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes therein intended.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 2001.



Annie R. Hill
MY COMMISSION # CC781162 EXPIRES
November 13, 2002
BONDED THRU TROY FAIN INSURANCE, INC.

Annie R. Hill
NOTARY PUBLIC

Signed, sealed and delivered
in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

Exhibit "A"

R20010096051
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2593 PG: 00471
DEC 10 2001 09:45 AM
BOB INZER, CLERK OF COURTS


PARCEL 13-18-20-618-0000

COMMENCE at a concrete monument marking the northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 1149.05 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 00 degrees 07 minutes 05 seconds West along said east boundary, 1510.84 feet to a concrete monument marking the southwest corner of the northwest quarter of Section 18, Township 1 North, Range 2 East, Leon County, Florida; thence run North 89 degrees 51 minutes 17 seconds East 3950.95 feet to an iron rod with cap marked LS#3328; thence South 02 degrees 42 minutes 12 seconds East 2289.40 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8), said point lying on a curve concave Northerly; thence run Westerly along said right of way as follows: thence along said curve with a radius of 7489.49 feet, through a central angle of 14 degrees 49 minutes 07 seconds, for an arc distance of 1937.04 feet the chord of said arc bears South 82 degrees 30 minutes 17 seconds West 1931.65 feet); thence run South 89 degrees 54 minutes 51 seconds West 2148.99 feet; thence leaving said right of way, run North 00 degrees 07 minutes 05 seconds East 130.65 feet to a point lying on the centerline of a 60 foot easement for ingress, egress and utilities; thence run South 80 degrees 08 minutes 23 seconds West along said centerline, 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 11 degrees 22 minutes 55 seconds, for an arc distance of 130.14 feet (the chord of said arc bears South 85 degrees 49 minutes 51 seconds West 129.93 feet); thence leaving said centerline, run North 00 degrees 07 minutes 05 seconds East 2844.82 feet; thence run North 89 degrees 39 minutes 30 seconds East 1105.83 feet to the POINT OF BEGINNING, containing 300.00 acres, more or less.

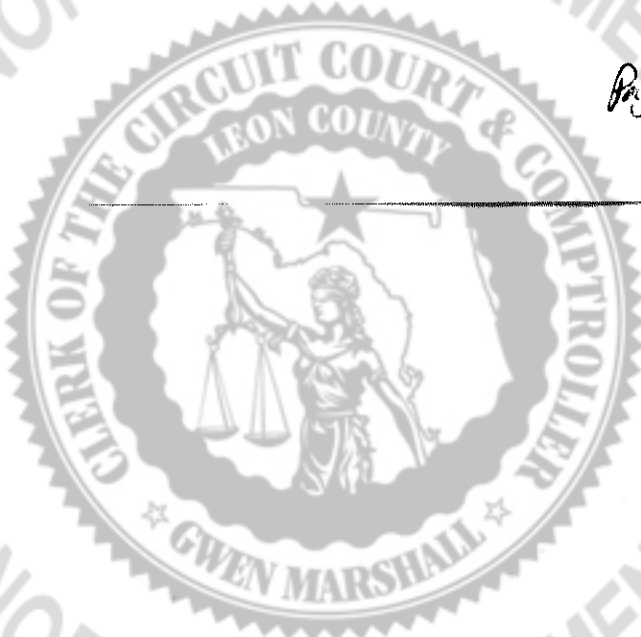
A portion of the southerly 30 feet thereof, subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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

 08/03/00
Michael Kevin Mears
Professional Surveyor and Mapper
Florida Certificate No. 5459
Genesis Group, LB No. 6816
2507 Callaway Road
Tallahassee, Florida 32303

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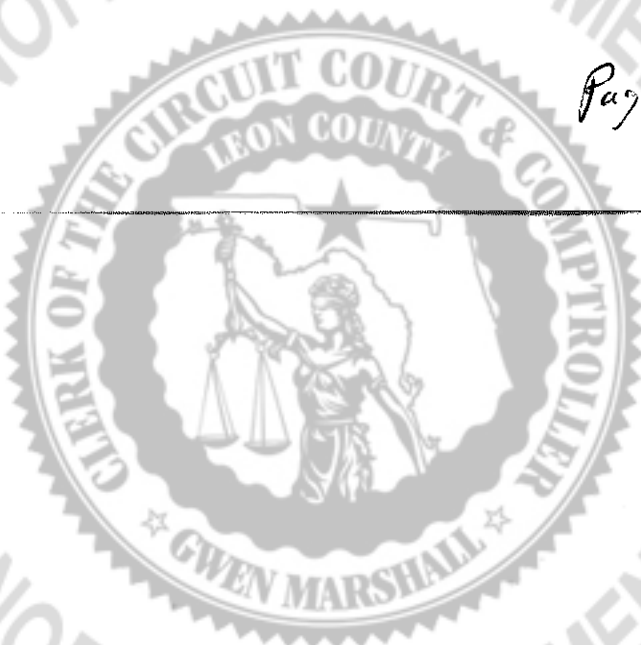


UNOFFICIAL DOCUMENT

PARCEL 12-13-20-002-0000

BEGIN at a concrete monument marking the southwest corner of the southeast quarter of Section 12, Township 1 North, Range 2 East, Leon County, Florida and run thence North 89 degrees 39 minutes 30 seconds East along the monumented south line of Section 12, a distance of 757.90 feet (said point lying South 89 degrees 39 minutes 30 seconds West 1900.00 feet of of a concrete monument marking the northeast corner of Section 13, Township North, Range 2 East, Leon County, Florida); thence leaving said south line, run South 00 degrees 19 minutes 38 seconds East 1149.02 feet; thence run North 89 degrees 39 minutes 29 seconds East 785.24 feet; thence run South 00 degrees 07 minutes 05 seconds West 1700.22 feet; thence run North 89 degrees 52 minutes 55 seconds West 1432.91 feet to a point lying on a 60 foot easement for ingress, egress and utilities, said point lying on a curve concave Southeasterly; thence run Northeasterly along said centerline as follows: thence along said curve with a radius of 621.58 feet, through a central angle of 12 degrees 45 minutes 43 seconds, for an arc distance of 138.45 feet (the chord of said arc bears North 22 degrees 19 minutes 47 seconds East 138.16 feet) to a point of tangency; thence run North 28 degrees 42 minutes 38 seconds East 214.48 feet; thence leaving said centerline, run North 86 degrees 50 minutes 49 seconds West 1187.91 feet to the centerline of a 60 foot easement for ingress, egress and utilities, said point lying on a curve concave Northeasterly; thence run Northerly along the centerline of said easement as follows: thence Northerly along said curve with a radius of 782.93 feet, through a central angle of 10 degrees 12 minutes 54 seconds, for an arc distance of 139.59 feet (the chord said arc bears North 04 degrees 59 minutes 55 seconds East 139.40 feet); thence North 10 degrees 06 minutes 22 seconds East 94.11 feet to a point of curve to the left; thence along said curve with a radius of 923.62 feet, through a central angle of 25 degrees 18 minutes 43 seconds, for an arc distance of 408.04 feet; thence run North 15 degrees 12 minutes 21 seconds West 60.13 feet to a point of curve to the left; thence along said curve with a radius of 553.69 feet, through a central angle of 14 degrees 24 minutes 28 seconds, for an arc distance of 139.26 feet; thence run North 00 degrees 47 minutes 43 seconds West 78.73 feet to a point of curve to the left; thence along said curve with a radius of 479.46 feet, through a central angle of 24 degrees 01 minutes 29 seconds, for an arc distance of 201.04 feet (the chord of said arc bears North 12 degrees 48 minutes 27 seconds West 199.57 feet) to the intersection of a 60 foot easement for ingress, egress and utilities; thence leaving the aforesaid centerline, run Northerly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: North 43 degrees 36 minutes 23 seconds East 201.39 feet to a point of curve to the left; thence along said curve with a radius of 56.07 feet, through a central angle of 71 degrees 27 minutes 29 seconds, for an arc distance 69.93 feet to a point of reverse curve; thence along said curve with a radius of 773.88 feet, through a central angle 15 degrees 37 minutes 31 seconds, for an arc distance of 211.05 feet; thence North 12 degrees 13 minutes 34 seconds West 69.21 feet to a point of curve to the right; thence along said curve with a radius of 450.00 feet, through a central angle of 12 degrees 42 minutes 26 seconds, for an arc distance of 99.80 feet; thence North 00 degrees 28 minutes 51 seconds East 215.29 feet to a point of curve to the right; thence along said curve with a radius of 120.36 feet, through a central angle of 40 degrees 59 minutes 54 seconds, for an arc distance of 86.13 feet to a point of reverse curve; thence along said curve with a radius of 275.07 feet, through a central angle of 17 degrees 09 minutes 58 seconds, for an arc distance of 82.41 feet; thence run North 24 degrees 18 minutes 47 seconds East 281.76 feet to a point of curve to the left;

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thence along said curve with a radius of 2412.45 feet, through a central angle of 05 degrees 15 minutes 09 seconds, for an arc distance of 221.15 feet; thence North 19 degrees 03 minutes 39 seconds East 29.89 feet to a point of curve to the right; thence along said curve with a radius of 168.15 feet, through a central angle of 29 degrees 57 minutes 55 seconds, for an arc distance of 87.94 feet; thence North 49 degrees 01 minutes 34 seconds East 120.16 feet to a point of curve to the left; thence along said curve with a radius of 177.98 feet, through a central angle of 77 degrees 21 minutes 16 seconds, for an arc distance of 240.28 feet; thence run North 28 degrees 19 minutes 43 seconds West 119.78 feet to a point of curve to the right; thence along said curve with a radius of 330.08 feet, through a central angle of 07 degrees 14 minutes 35 seconds, for an arc distance of 41.73 feet (the chord of said arc bears North 24 degrees 42 minutes 25 seconds West 41.70 feet); thence leaving said centerline, run South 89 degrees 33 minutes 10 seconds West 1188.89 feet to the easterly right of way boundary of Baum Road, said point lying on a curve concave Northwesterly; thence run Northeasterly along said right of way as follows: thence along said curve with a radius of 1467.69 feet, through a central angle of 11 degrees 30 minutes 14 seconds, for an arc distance of 294.68 feet (the chord of said arc bears North 45 degrees 47 minutes 37 seconds East 294.19 feet) to a concrete monument; thence run North 40 degrees 02 minutes 30 seconds East 1283.50 feet; thence leaving said right of way, run South 50 degrees 04 minutes 38 seconds East 1032.52 feet to a concrete monument marked LS#3223, marking the southwest corner of that parcel of land described in the instrument recorded in Official Records Book 2183, Page 802 of the Public Records of Leon County, Florida; thence leaving said parcel, run South 00 degrees 00 minutes 58 seconds West 999.16 feet to the POINT OF BEGINNING, containing 161.373 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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

 08/03/06

Michael Kevin Mears
Professional Surveyor and Mapper
Florida Certificate No. 5459
Genesis Group, LB-No. 6816
820 East Park Avenue
Tallahassee, Fl 32301

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COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road; thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 17 degrees 12 minutes 53 seconds for an arc distance of 238.19 feet; thence North 84 degrees 43 minutes 42 seconds West 475.63 feet to a point of curve to the left; thence along said curve with a radius of 598.47 feet, through a central angle of 26 degrees 23 minutes 02 seconds, for an arc distance of 275.58 feet to a point of reverse curve; thence along said curve with a radius of 286.40 feet, through a central angle of 74 degrees 33 minutes 21 seconds for an arc distance of 372.67 feet; thence North 36 degrees 33 minutes 22 seconds West 134.86 to a point for the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said centerline, run South 00 degrees 02 minutes 43 seconds West 1767.96 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run Westerly along said northerly right of way as follows: South 86 degrees 04 minutes 12 seconds West 54.75 feet; thence South 89 degrees 54 minutes 42 seconds West 277.09 feet; thence leaving said northerly right of way, run North 00 degrees 02 minutes 43 seconds East 2133.47 feet; thence run South 47 degrees 28 minutes 04 seconds East 123.62 feet to the aforesaid centerline of a 60 foot easement for ingress, egress and utilities, said point lying on a curve concave Southwesterly; thence run Southeasterly along said centerline as follows: thence along said curve with a radius of 750.39 feet, through a central angle of 15 degrees 35 minutes 30 seconds, for an arc distance of 204.20 feet (the chord of said arc bears South 44 degrees 21 minutes 07 seconds East 203.57 feet; thence run South 36 degrees 33 minutes 22 seconds East 164.57 feet to the POINT OF BEGINNING, containing 15.000 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

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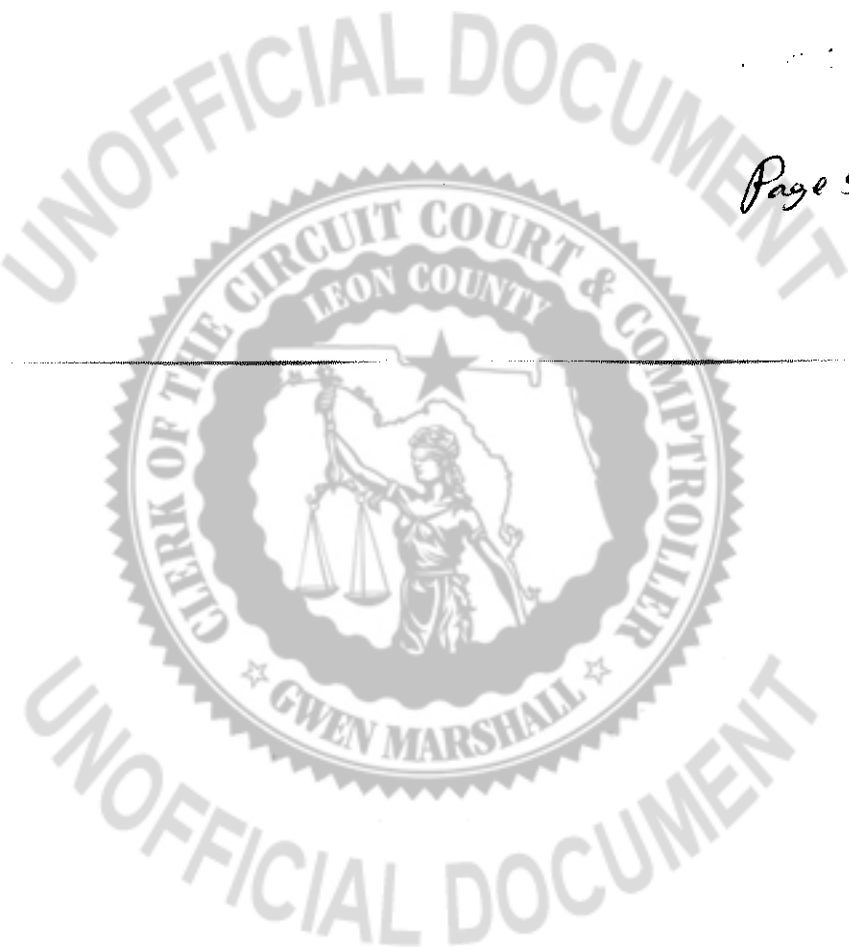


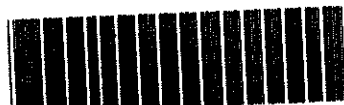
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COMMENCE at a concrete monument marking the Northeast corner of Section Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road; thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 17 degrees 12 minutes 53 seconds for an arc distance of 238.19 feet; thence North 84 degrees 43 minutes 42 seconds West 475.63 feet to a point of curve to the left; thence along said curve with a radius of 598.47 feet, through a central angle of 26 degrees 23 minutes 02 seconds, for an arc distance of 275.58 feet to a point of reverse curve; thence along said curve with a radius of 286.40 feet, through a central angle of 74 degrees 33 minutes 21 seconds for an arc distance of 372.67 feet; thence North 36 degrees 33 minutes 22 seconds West 299.43 feet to a point of curve to the left; thence along said curve with a radius of 750.39 feet, through a central angle of 15 degrees 35 minutes 30 seconds for an arc distance of 204.20 feet to a point of reverse curve and the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said centerline, run North 47 degrees 28 minutes 04 seconds West 530.44 feet; thence run North 89 degrees 57 minutes 18 seconds West 1289.45 feet to the easterly right of way boundary of Baum Road (70 foot right of way); thence run North 00 degrees 21 minutes 02 seconds East along said right of way, 397.72 feet to the aforesaid centerline; thence leaving said right of way, run easterly and southeasterly along said centerline as follows: South 89 degrees 14 minutes 40 seconds East a distance of 1201.83 feet to a point of curve to the right; thence along said curve with a radius of 1370.00 feet, through a central angle of 8 degrees 21 minutes 12 seconds, for an arc distance of 199.74 feet; thence South 80 degrees 53 minutes 29 seconds East 302.95 feet to the intersection of said centerline with the centerline of a 60 foot easement for ingress, egress and utilities said point lying on a curve concave southeasterly; thence run southeasterly along said centerline as follows: thence along said curve with a radius of 782.93 feet, through a central angle of 02degrees 30 minutes 30 seconds, for an arc distance of 34.28 feet (the chord of said arc bears South 01 degrees 21 minutes 48 seconds East 34.27 feet) to a point of reverse curve; thence along said curve with a radius of 767.35 feet, through a central angle of 12 degrees 58 minutes 46 seconds, for an arc distance of 173.83 feet (the chord of said arc bears South 03 degrees 52 minutes 20 seconds West 173.46 feet) to a point of tangency; thence run South 10 degrees 21 minutes 43 seconds West 341.98 feet to a point of curve to the left; thence along said curve with a radius of 136.79 feet, through a central angle of 62 degrees 30 minutes 35 seconds, for an arc distance of 149.23 feet, to the POINT OF BEGINNING, containing 16.117 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

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BK: R2416 PG: 00705

Limited Partition Parcel Number 12-13-20-402-0000

Tract III-1

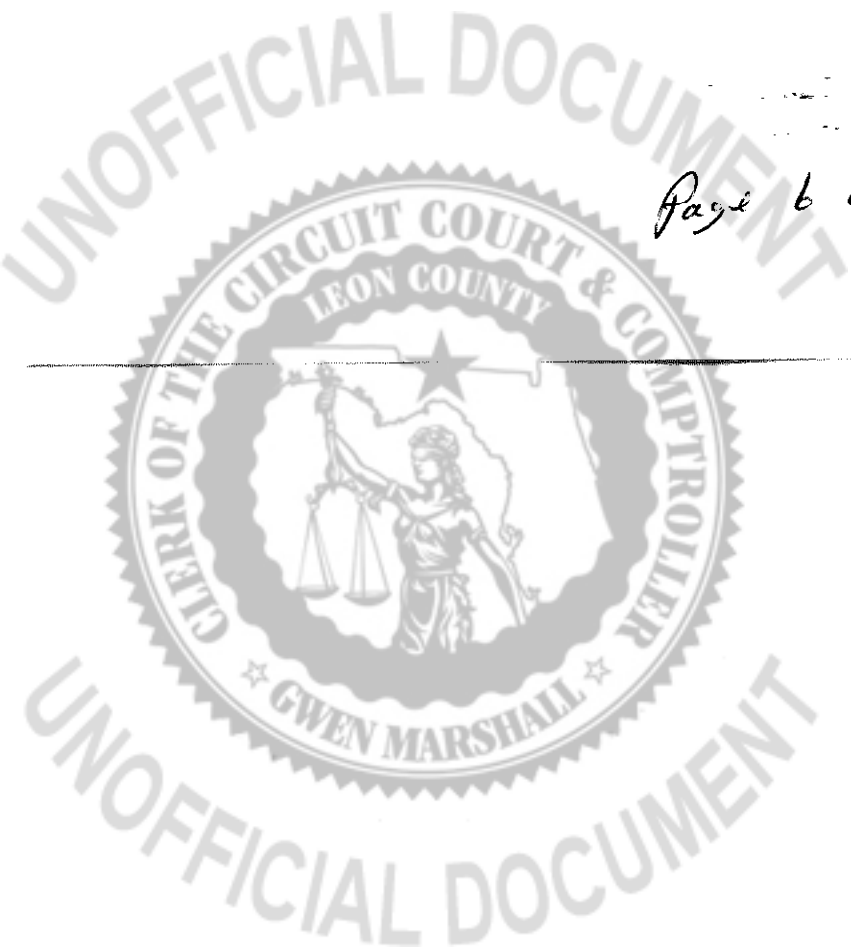
COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 17 degrees 12 minutes 53 seconds for an arc distance of 238.19 feet; thence North 84 degrees 43 minutes 42 seconds West 475.63 feet to a point of curve to the left; thence along said curve with a radius of 598.47 feet, through a central angle of 26 degrees 23 minutes 02 seconds, for an arc distance of 275.58 feet to a point of reverse curve; thence along said curve with a radius of 286.40 feet, through a central angle of 23 degrees 07 minutes 14 seconds for an arc distance of 115.57 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue Northwesterly along said centerline and curve with a radius of 286.40 feet, through a central angle of 51 degrees 26 minutes 07 seconds, for an arc distance of 257.10 feet; thence North 36 degrees 33 minutes 22 seconds West along said centerline, 134.86 feet to the east boundary of Tract II-6; thence leaving said centerline, run South 00 degrees 02 minutes 43 seconds West along said east boundary, 1767.96 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run Easterly along said northerly right of way as follows: thence run North 86 degrees 04 minutes 12 seconds East 244.90 feet; thence North 89 degrees 52 minutes 26 seconds East 54.27 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1527.12 feet to the POINT OF BEGINNING, containing 11.05 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

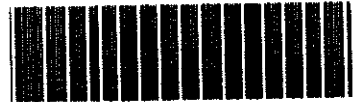
Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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BOB INZER, CLERK OF COURTS

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PUBLIC RECORDS LEON CNTY FL
BOOK: R2416 PAGE: 00706
SEP 19 2000 04:39 PM
DAVE LANG, CLERK OF COURTS



BK: R2416 PG: 00706

Limited Partition Parcel Number 12-13-20-402-0000

Tract III-2

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 17 degrees 12 minutes 53 seconds for an arc distance of 238.19 feet; thence North 84 degrees 43 minutes 42 seconds West 475.63 feet to a point of curve to the left; thence along said curve with a radius of 598.47 feet, through a central angle of 07 degrees 39 minutes 36 seconds, for an arc distance of 80.01 feet (the chord of said arc bears North 88 degrees 33 minutes 29 seconds West 79.95 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline and curve with a radius of 598.47 feet, through a central angle of 18 degrees 43 minutes 26 seconds, for an arc distance of 195.58 feet (the chord of said arc bears South 78 degrees 15 minutes 00 seconds West 194.71 feet) to a point of reverse curve; thence along said curve with a radius of 286.40 feet, through a central angle of 23 degrees 07 minutes 14 seconds for an arc distance of 115.57 feet (the chord of said arc bears South 80 degrees 26 minutes 54 seconds West 114.79 feet); thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1527.12 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run Easterly along said northerly right of way as follows: thence run North 89 degrees 52 minutes 03 seconds East 245.62 feet; thence South 86 degrees 18 minutes 14 seconds East 58.19 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1589.00 feet to the POINT OF BEGINNING, containing 10.86 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

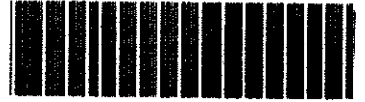
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BK: R2416 PG: 00707

Limited Partition Parcel Number 12-13-20-402-0000

Tract III-3

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 17 degrees 12 minutes 53 seconds for an arc distance of 238.19 feet; thence North 84 degrees 43 minutes 42 seconds West 257.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline as follows: North 84 degrees 43 minutes 42 seconds West 218.52 feet to a point of curve to the left; thence along said curve with a radius of 598.47 feet, through a central angle of 07 degrees 39 minutes 36 seconds, for an arc distance of 80.01 feet (the chord of said arc bears North 88 degrees 33 minutes 29 seconds West 79.95 feet); thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1589.00 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run Easterly along said northerly right of way as follows: thence run South 86 degrees 18 minutes 14 seconds East 242.40 feet; thence North 89 degrees 54 minutes 51 seconds East 55.64 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1582.46 feet to the POINT OF BEGINNING, containing 10.86 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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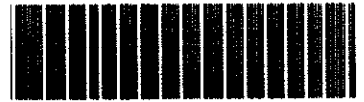
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Limited Partition Parcel Number 12-13-20-402-0000

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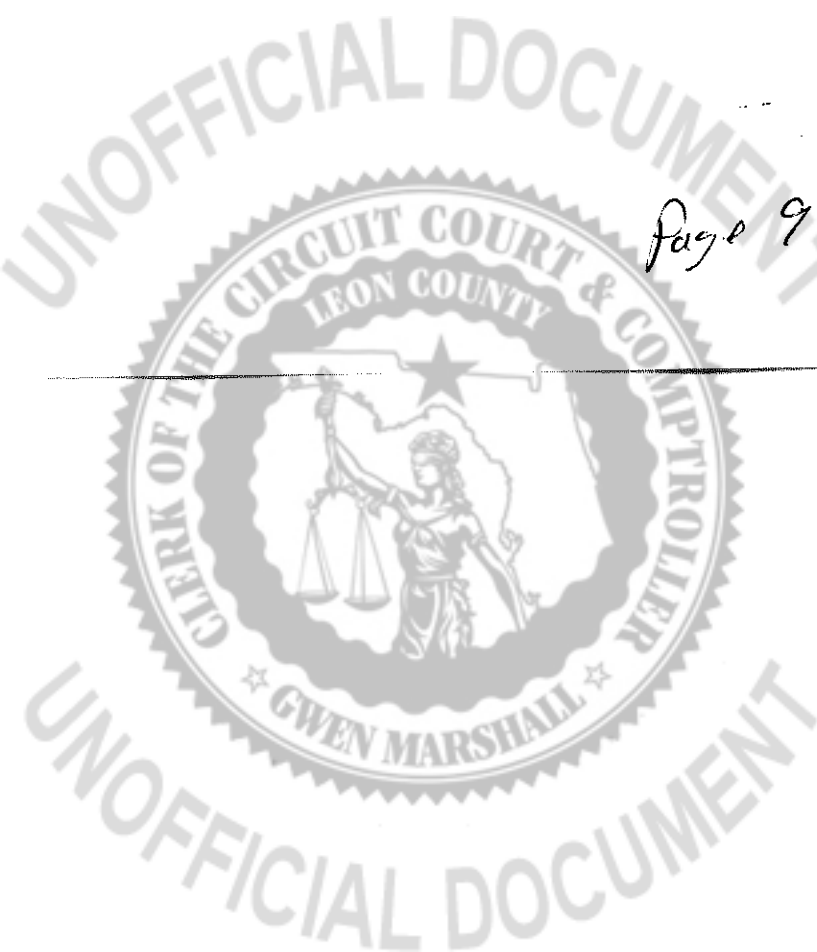
Tract III-4

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 13 degrees 54 minutes 05 seconds for an arc distance of 192.35 feet (the chord of said arc bears North 74 degrees 27 minutes 51 seconds West 191.87 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline and curve with a radius of 792.77 feet, through a central angle of 03 degrees 18 minutes 48 seconds, for an arc distance of 45.85 feet (the chord of said arc bears North 83 degrees 04 minutes 17 seconds West 45.84 feet); thence North 84 degrees 43 minutes 42 seconds West 257.11 feet to a point of curve to the left; thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1582.46 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run North 89 degrees 54 minutes 51 seconds East along said right of way, 301.59 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1552.82 feet to the POINT OF BEGINNING, containing 10.86 acres, more or less.

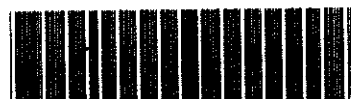
The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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Limited Partition Parcel Number 12-13-20-402-0000

Tract III-5

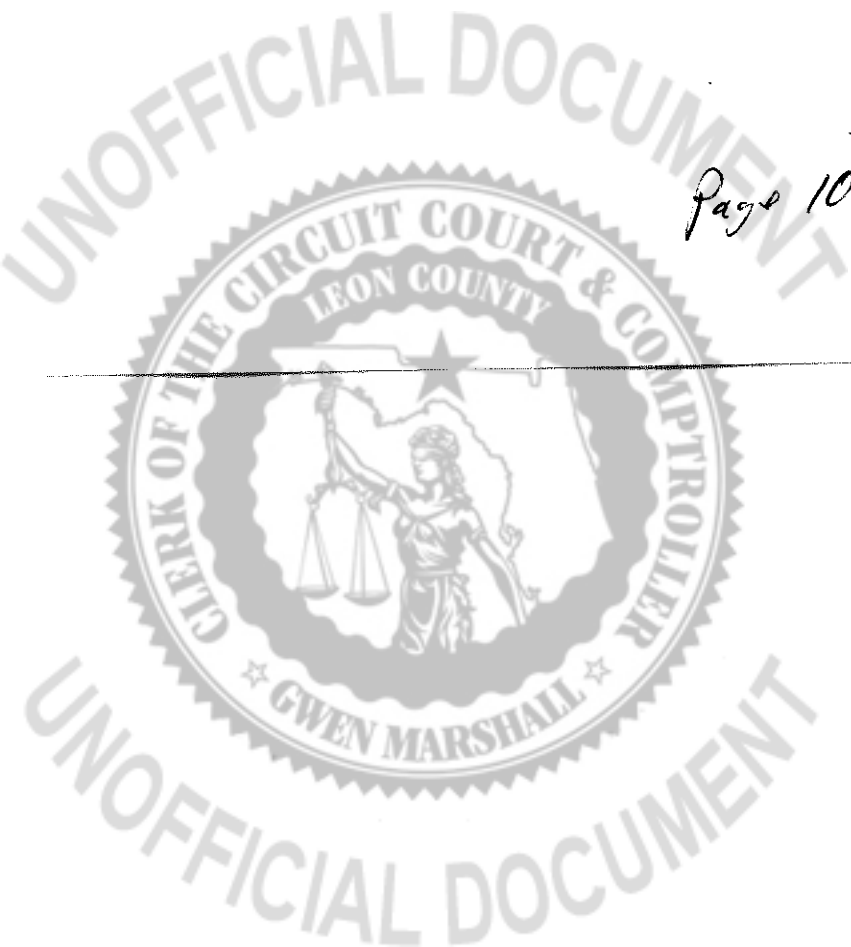
COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 32 degrees 20 minutes 48 seconds for an arc distance of 369.85 feet; thence North 67 degrees 30 minutes 48 seconds West 533.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline as follows: North 67 degrees 30 minutes 48 seconds West 139.18 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 13 degrees 54 minutes 05 seconds for an arc distance of 192.35 feet (the chord of said arc bears North 74 degrees 27 minutes 51 seconds West 191.87 feet; thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1552.82 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run North 89 degrees 54 minutes 51 seconds East along said right of way, 313.67 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1447.76 feet to the POINT OF BEGINNING, containing 10.86 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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Turkey Roost Equal or Larger Subdivision TRACT III-6

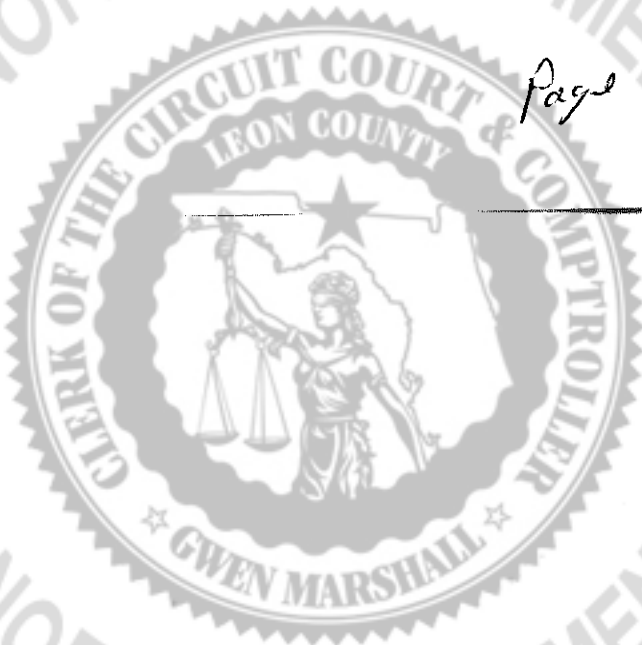
COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 16 degrees 52 minutes 04 seconds for an arc distance of 192.87 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline as follows: thence Northwesterly along said curve, with a radius of 655.12 feet, through a central angle of 15 degrees 28 minutes 44 seconds for an arc distance of 176.99 feet (the chord of said arc bears North 75 degrees 15 minutes 10 seconds West 176.45 feet) to a point of tangency; thence North 67 degrees 30 minutes 48 seconds West 533.32 feet; thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1447.76 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run North 89 degrees 54 minutes 51 seconds East along said right of way, 663.92 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1197.87 feet to the POINT OF BEGINNING, containing 20.00 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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Turkey Roost Equal or Larger Subdivision TRACT III-7

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West along said centerline, 468.72 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Westerly along said centerline as follows: South 80 degrees 08 minutes 23 seconds West 522.51 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 16 degrees 52 minutes 04 seconds for an arc distance of 192.87 feet (the chord of said arc bears South 88 degrees 34 minutes 25 seconds West 192.17 feet); thence leaving said centerline, run South 00 degrees 07 minutes 05 seconds West 1197.87 feet to the northerly right of way boundary of Interstate No. 10 (State Road No. 8); thence run North 89 degrees 54 minutes 51 seconds East along said right of way, 706.71 feet; thence leaving said northerly right of way, run North 00 degrees 07 minutes 05 seconds East 1291.07 feet to the POINT OF BEGINNING, containing 20.00 acres, more or less.

The northerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

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Turkey Roost Equal or Larger Subdivision TRACT III-10

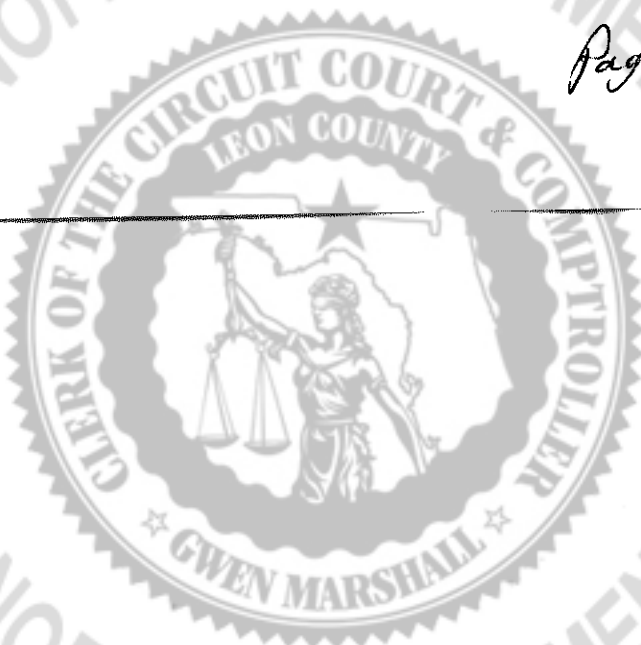
COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence run South 06 degrees 40 minutes 54 seconds East feet along the easterly right of way of a 60 foot easement for ingress, egress and utilities, a distance of 455.40 to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue Southeasterly along said easterly right of way as follows: South 06 degrees 40 minutes 54 seconds East 168.21 feet; thence South 21 degrees 46 minutes 07 seconds East 530.43 to the centerline of a 60 foot easement for ingress, egress and utilities; thence leaving said easterly right of way, run Southwesterly along said centerline as follows: South 76 degrees 04 minutes 13 seconds West 30.28 feet; thence South 80 degrees 08 minutes 23 seconds West 245.91 feet; thence continue South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 11 degrees 22 minutes 55 seconds, for an arc distance of 130.14 feet (the chord of said arc bears South 85 degrees 49 minutes 51 seconds West 129.93 feet); thence leaving said centerline, run North 00 degrees 07 minutes 05 seconds East 890.65 feet; thence run South 89 degrees 52 minutes 55 seconds East 1159.71 feet to the POINT OF BEGINNING, containing 22.81 acres, more or less.

The easterly 60 feet and the southerly 30 feet thereof subject to a 60 foot easement for ingress, egress and utilities.

Bearing Base taken from a boundary survey prepared by A.D. Platt for Charles Bradshaw, etal, dated June 24, 1996.

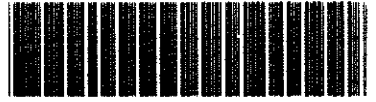
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LEON COUNTY, FLORIDA



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PARCEL 1-9

BK: R2437 PG: 01292

COMMENCE at a concrete monument marking the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida, and run thence South 00 degrees 07 minutes 05 seconds West (Bearing Base) along the monumented east boundary of said Section 13, a distance of 2659.89 feet to a concrete monument; thence continue South 00 degrees 07 minutes 05 seconds West 1161.39 feet to a point lying in the centerline of an existing road; thence run Westerly and Northwesterly along the centerline of a 60 foot easement for ingress, egress and utilities as follows: South 80 degrees 08 minutes 23 seconds West 991.23 feet to a point of curve to the right; thence along said curve with a radius of 655.12 feet, through a central angle of 11 degrees 22 minutes 55 seconds for an arc distance of 130.14 feet (the chord of said arc bears South 85 degrees 49 minutes 51 seconds West 129.93 feet to a point for the POINT OF BEGINNING. From said POINT OF BEGINNING continue Westerly along said centerline and curve as follows: thence along said curve with a radius of 655.12 feet, through a central angle of 20 degrees 57 minutes 54 seconds for an arc distance of 239.71 feet (the chord of said arc bears North 77 degrees 59 minutes 45 seconds West 238.38 feet); thence North 67 degrees 30 minutes 48 seconds West 672.49 feet to a point of curve to the left; thence along said curve with a radius of 792.77 feet, through a central angle of 11 degrees 26 minutes 15 seconds for an arc distance of 158.26 feet (the chord of said arc bears North 73 degrees 13 minutes 56 seconds West 157.99 feet); thence leaving said centerline, run North 00 degrees 07 minutes 05 seconds East 794.30 feet; thence South 89 degrees 52 minutes 55 seconds East 1006.53 feet; thence South 00 degrees 07 minute 05 seconds West 1144.59 feet to the POINT OF BEGINNING, containing 22.680 acres, more or less.

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