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RECORDED IN THE PUBLIC
RECORDS OF LEON COUNTY FLA.

JUL 22 1 43 PM '91

PAUL F. HARRISFIELD
CLERK OF CIRCUIT COURT

This instrument prepared by:
Roger D. Hobbs
1538 Metropolitan Blvd.
Tallahassee, FL 32308

DECLARATION

DR1505PC1753

OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
OF NORTHAMPTON OFFICE PARK

THIS DECLARATION, made and executed this 15th day of July, 1991, by Twin Action Properties, Inc., a Virginia corporation, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain property located in Leon County, Florida, and more particularly described as follows:

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 2 North, Range 1 East Leon County Florida and run thence North 89 degrees 57 minutes 53 seconds East 301.90 feet, thence South 21 degrees 46 minutes 24 seconds West 691.74 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 21 degrees 46 minutes 24 seconds West 591.25 feet to a point on the Northerly right of way of Kerry Forest Parkway said point being on a curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 1661.71 feet, through a central angle of 12 degrees 13 minutes 15 seconds for an arc length of 354.43 feet (chord bears North 74 degrees 22 minutes 17 seconds West 353.76 feet) thence leaving said right of way run North 15 degrees 13 minutes 08 seconds East 736.65 feet, thence South 54 degrees 57 minutes 50 seconds East 447.76 feet to the POINT OF BEGINNING containing 6.00 acres more or less.

WHEREAS, the Declarant has caused the property to be developed as an unrecorded subdivision known as "Northampton Office Park", formerly known as Wellington Park Office Center, said subdivision be divided into separate lots or parcels in substantial accordance with the map or plat of Northampton Office Park attached hereto as Exhibit "A" and made a part hereof; and

WHEREAS, the property is currently subject to and is a member of the Northampton Master Association, Inc., a non-profit corporation as provided for in Article IX of the NORTHAMPTON PUD approved by the Leon County Planning Commission on January 27, 1987. The Master Association is for the benefit of all property owners of NORTHAMPTON.

WHEREAS, the Declarant wishes to create, establish and impose upon and for the property certain protective covenants and easements which shall run with the land.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which shall run with the land and be binding on all parties having any right, title or interest in the property 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 Northampton Office Park Owner's Association, Inc., (a Florida not-for-profit corporation, which Declarant has formed or will cause to be formed), its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a 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 3. "Properties" or "Property" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. Unless otherwise specifically provided herein, "Common Area" shall mean real property (including the improvements thereto) owned by the Association (if any), for the common use and enjoyment of the owners, together with such property within Northampton Office Park as is subject to roadway and/or utilities easement granted by the Declarant in favor of the Declarant, the Association or Lot owners.

Section 5. Unless otherwise specifically provided herein, "Lot" shall mean and refer to each of the respective parcels of land located

within the Property. If any of the original lots reflected on Exhibit "A" attached hereto are subdivided in accordance with authorization hereinafter provided, each parcel resulting from the subdivision shall constitute a "Lot".

ARTICLE II

PROPERTY RIGHTS

Section 1. Owner's Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

(a) the right of the Association to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains delinquent, and, for a period not to exceed sixty (60) days, for any infraction of its published rules and regulations;

(b) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by its members (no such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer, signed by two-thirds (2/3) of the members, has been recorded); and

Section 2. Delegation of Use. Any Owner may delegate, in accordance with By-Laws of the Association, his right of enjoyment to the Common area and facilities to his tenants or contract purchasers who have the use of the property.

Section 3. Rules and Regulations. the Board of Directors of the Association may adopt rules and regulations governing the use and maintenance of the Common Area. Such rules and regulations may include the designation of areas for garbage and refuse deposit and collection, as well as an area designated for postal and shipping activities.

Section 4. Permitted Uses. Building Sites shall be used solely for the uses permitted without special exception by the zoning ordinances of the City of Tallahassee applicable to such Building site as such ordinances exist on the date of recording of this instrument, provided that any uses permitted from time to time by applicable zoning ordinances may be permitted by Declarant. Such uses may be further restricted by restrictive covenants in the deed or deeds from the Declarant.

Section 5. Construction Standards Master Association. No improvement shall be permitted on any Building Site unless the exterior design and the materials and colors used on the exterior of the building, as well as the type and extent of exterior lighting to be used on the Building Site have been approved by the Northampton Master Association.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Every Owner of a Lot 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. Each Owner shall be a member of the Association and shall be entitled to one vote for each Lot owned by that member. When more than one person holds an interest in any Lot, the Lot owner entitled to cast the vote appurtenant to said Lot shall be designated by the Owners of a majority interest in the Lot. A Voting Member must be designated by a statement filed with the Secretary of the Association, in writing, signed under oath by the owners of a majority interest in the Lot as the person entitled to cast the vote for all such members. This designation may be revoked and substitute voting member designated at any time at least five (5) days prior to any meeting or said change shall have no effect at such meeting.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. Each Owner of any Lot, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be charged on the land and shall be a continuing lien upon the property against which each 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 Owners and for the improvement and maintenance in a first class condition of the Common Area, including roadways, parking areas, lighting facilities, landscaping and signage and appurtenances thereto and facilities thereof, including fencing, and to pay assessments levied by the Master Association for the purpose of paying Northampton Office Park's pro-rata share of the costs necessary to operate the Master Association in accordance with the Articles and Bylaws of the Master Association. The Association may also purchase such property and/or liability insurance covering the Association and its Directors in regard to the Common Areas and the stormwater control facility as the Board of Directors deems necessary or desirable.

Section 3. Maximum Annual Assessment. Until January 1, 1992, there will be no assessment; Declarant shall be responsible until this time.

(a) From and after January 1, 1992, the maximum annual assessment shall be \$600.00 per lot.

(b) From and after January 1, 1993, the maximum annual assessment may be increased by more than 10% above the assessment for the preceding year by a vote of at least two-thirds (2/3) of the members of the Association who are voting in person or by proxy, at a meeting duly called for such purpose.

(c) The Board of Directors may increase the annual assessment at any time to an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessment authorized above, the Association may levy, in any assessment year, a special assessment for that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the consent of two-thirds (2/3) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for any Action Authorized Under Section 2 and 3. Written notice of any meeting called for the purpose of

taking any action authorized under Section 2 or 3 of this Article shall be sent to all members no less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first meeting called, as provided herein, 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 herein, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

Section 6. Date of Commencement of Annual Assessments, Due Dates. The annual assessments provided for herein shall commence as to each respective lot on the first day of the month following the month in which the lot is conveyed to its owner, effective after January 1, 1992. The first annual assessment shall be adjusted or prorated 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 due dates shall be established by the Board of Directors. The Board of Directors may elect to collect the annual assessment on a monthly, quarterly or annual basis. 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. Effect of Nonpayment of Assessments; Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall be delinquent and shall bear interest from the due date at the rate of eighteen percent (18.00%) per annum or at such other legal rate as may be established by the Board of Directors. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessment provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 8. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any bona fide first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. 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 assessment as to the payments which become 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 9. Public Property. Should any properties be dedicated to and accepted by a local public authority then that property shall be exempt from the assessments created herein.

ARTICLE V

EASEMENTS

Section 1. Easement for Ingress, Egress, Maintenance and Utilities. The Declarant hereby grants, establishes and creates a non-exclusive perpetual easement to and on behalf of the Declarant, the Association, the Owners, their respective grantees, heirs and successors, for utilities and ingress and egress over, under and across the roadways reflected by Exhibit "A" and described on Exhibit "B", both attached hereto. This easement area and the improvements located thereupon shall be maintained by the Association. Within this easement, no structure, planting or other material which may interfere with the use and purpose of the easement shall be placed or permitted to remain. The easement provided for herein for ingress, egress, and utility purposes over, across and under the roadways reflected in Exhibit "A" attached hereto shall be perpetual and shall survive the termination of the restrictions and covenants of this Declaration.

Section 2. Easements for Drainage. The Declarant hereby grants, establishes and creates non-exclusive perpetual easement to and on behalf of the Declarant, the Association, the Owners, their respective grantees, heirs and successors for drainage purposes over, under and across all Common Areas, for the purpose of discharging all surface and stormwater over, across or under said Common Areas. This easement shall be perpetual and shall survive the termination of the restrictions and covenants of this Declaration.

Section 3. Easement for Recreation Area. Unless and until an alternative access is provided to the Northampton Master Association for the Recreation Area, as required in the P.U.D., Northampton Office Park will provide and maintain the necessary access.

ARTICLE VI

ARCHITECTURAL CONTROL

The Declarant, in the interest of protecting the value and the aesthetic integrity of the Northampton Office Park and the Property located therein, hereby declares that the design, construction and maintenance of any and all improvements of and to all lots within the property shall be undertaken only in accordance with the standards of design and construction hereinafter stated.

Section 1. Architectural Control Committee. No building, structure or other improvement shall be erected, placed, altered or maintained or permitted to remain on any of the Properties unless drawings and specifications, signed by the proposed occupant of the site, or his authorized representative, have been submitted to and approved in writing by an Architectural Control Committee (The "Committee" herein), initially composed of: Roger D. Hobbs, Millard McCord, Mark A. Conner, and Albert J. Conner, Jr.

Section 2. Successor Members. The initial members of the Architectural Control Committee shall serve until December 1, 1993, at which time their terms shall expire, and their successors shall be appointed by the Board of Directors of the Association. The members of the Architectural Control Committee may by unanimous vote delegate to any one member the power, authority or discretion to act on behalf of the Committee. If any member of the Architectural Control Committee dies, resigns or refuses to participate as a member prior to the termination of his term, the remaining members may appoint his successor to finish the remainder of that term.

Section 3. Required Drawings and Submittals. Prior to the commencement of any improvements upon any lot at least one (1) full set of final construction documents, plans, and specifications shall be submitted to the committee for its review. Drawings shall include:

- (a) a Plot Plan showing proposed land contouring or grades, including stormwater control, buildings, parking areas, loading facilities, access

ways, other paved areas, landscaping and planting areas and indicating proposed facilities for irrigation;

- (b) Construction plans for all floors;
- (c) Elevations of the building showing all exterior views.
- (d) Construction plans for exterior signs.

Section 4. Specifications. Specifications submitted to the Committee shall describe in detail the types of construction and materials to be used. Approval shall be based, among other things, on conformity and harmony of external design with neighboring structures; effective location and use of improvements in relation to neighboring sites; relation of finished ground elevations of the site being improved to that of neighboring sites; and conformity of the plans and specifications with the intent of the Declarant's general plan of development of Northampton Office Park and of these covenants.

Section 5. Design Criteria.

(a) The general conceptual plan for building design within Northampton Office Park shall be "traditional" or "colonial" style.

(b) Building exteriors shall be constructed of brick or brick veneer and wood trim. Brick surface shall compose at least seventy percent (70%) of the total exterior wall surface of each building. All buildings shall be two-story.

(c) The minimum gross square footage of each building shall be four thousand (4,000) square feet.

(d) No building shall exceed a height of forty (40) feet from the building site ground level.

(e) Set-back requirements shall be in accordance with governmental guidelines and subject to review and approval by Architectural Control Committee.

Section 6. Sidewalk Materials. All sidewalks and walkway areas shall be concrete with exposed aggregate, colored concrete, brick pavers, or precast concrete pavers, and such shall be installed in accordance with the accepted industry standards. All sidewalk materials must be approved by the Architectural Control Committee.

Section 7. Approval. In the event the Architectural Control Committee, or its designated representative, fails either to approve or disapprove the building plans and specifications within thirty (30) working

days after complete plans and specifications have been delivered to the Committee, it shall be conclusively presumed that the Committee has approved said plans and specifications.

Section 8. Liability. Neither the Committee, the Association nor the designated representative of the committee shall be liable in damage to anyone submitting plans for approval, or to any owner or occupant of land affected by this Declaration by reason of mistakes in judgment, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any such plans. Every person who submits plans to the Committee for approval agrees by submission of such plans, and every owner of any said property agrees by acquiring title thereto, that he will not bring any action or suit against the Board, or its designated committee, to recover any such damages.

Section 9. Change Orders. Any change or revision to the exterior of an approved submittal, including the parking, landscaping, or on-site signs, must be submitted to the Committee for approval. All change orders pertaining solely to building interiors need not be submitted.

ARTICLE VII

LANDSCAPING

Section 1. Required Landscaping. Every lot on which a building is constructed shall be landscaped by the Owner thereof within sixty (60) days of occupancy or substantial completion of the building, whichever comes first, in accordance with landscaping plans approved by the Architectural Control Committee.

Section 2. Landscaping within the Common Areas. All landscaping within the Common Areas shall be maintained by the Association.

Section 3. Landscaping on Individual Lots or Parcels. All landscaping installed by individual owners on individual lots or parcels shall be maintained and irrigated by said owners.

Section 4. Maintenance of Landscaping. All landscaping shall be maintained and irrigated in a fashion that will ensure that the plantings will thrive and that will prevent landscape materials from becoming a nuisance or an eyesore.

Section 5. The Declarant may from time to time establish landscaping standards for new construction within Northampton Office Park which shall provide for:

- a. Minimum height of plants at the time of planting.
- b. Type of sod required.
- c. Requirement that all landscape plans be designed by a registered, qualified landscape architect.
- d. Requirements as to minimum landscaping in parking lot islands.

Since no two Building Sites are the same, the "Landscape Standards" may change from time to time and may not be consistent from one Building Site to another if, in the sole opinion of the Declarant, such changes best facilitate the needs of the Declarant and the protection of the adjoining land owners.

ARTICLE VIII

MAINTENANCE

Section 1. Exterior Maintenance. In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right (but not the obligation) through its agents, employees or independent contractors to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such maintenance and/or repair shall be added to and become part of the assessment to which such Lot is subject.

Section 2. Maintenance of Common Areas. The Association shall maintain all Common Areas and landscaping.

ARTICLE IX

CONSTRUCTION OPERATIONS

After commencement of construction of any improvement on a Lot, the work shall be diligently prosecuted so that the improvements shall not remain in a partially finished condition any longer than reasonably necessary for the completion thereof.

Each owner agrees to comply with all reasonable rules and regulations promulgated by Northampton Office Park relating to construction on a Building Site and the conduct of contractors working within Northampton Office Park. Such rules and regulations shall cover, but not be limited to, the regulations set forth herein and regulations concerning the following: parking for construction workers; office trailers on Building

Sites; materials storage; outside telephones and vending machines; security; design, location and use of signage during construction period; cleaning and policing of construction site; protection of streets, street rights-of-way and property adjoining the Building Site. Since no two Building Sites are the same, such regulations may change from time to time and may not be consistent from one Building Site to another if, in the sole opinion of the Declarant, such changes best facilitate the needs of the Declarant and the protection of the adjoining landowners.

ARTICLE X

RESUBDIVISION

The Declarant may divide or subdivide any of the original lots depicted upon Exhibit "A" attached hereto, but no other lot owner may thereafter divide or subdivide any lot unless and until a plan for such subdivision shall have been submitted to and approved by the Architectural Control Committee, which approval may be granted or denied in the sole and absolute discretion of said Committee. The division or subdivision of lots by the Declarant shall not result in increased voting power for the Declarant.

ARTICLE XI

SIGNS

Section 1. Sign Approvals. No sign, outdoor advertising or identification on buildings or building sites shall be erected, maintained or allowed to remain on the Property or any lot therein unless the size, design, color, and location of the same is approved in writing by the Architectural Control Committee.

Section 2. Nature of the Message. Except as specifically authorized herein, no advertising signs or devices other than those identifying the name, business and service of the business occupying the premises will be allowed.

Section 3. Sign Criteria. One building identification sign shall be allowed for each individual building. The building identification sign must be directly attached to the building and the total surface area of the sign shall not exceed twelve (12) square feet. No flashing or moving signs shall be permitted.

Section 4. Maintenance of Signs. It shall be the responsibility of the lot owners to maintain all signs on individual lots or parcels. The

maintenance of Entrance Signs, Directory Signs and Traffic Signs within the Common Area shall be the responsibility of the Association.

Section 5. Exemption of Declarant. The Declarant shall be exempt from the aforesaid sign regulations until December 31, 1992.

Section 6. Exemption of Real Estate Signs. Real estate signs or rental signs may be placed on individual lots or parcels by the Owner or his representative. These signs shall not exceed five (5) square feet in surface area.

ARTICLE XII

UTILITIES

All electric and telephone connections and wires shall be located underground, unless otherwise approved by the Board of Directors. Existing utility service locations conform to the lot layout shown on the Master Plan for Northampton Office Park, as developed by Nobles, Varnum and Associates, Inc. All potential lot configurations are not guaranteed access to existing utility services, and future owners may have to construct services to the unaccessed properties.

ARTICLE XIII

NUISANCES

No noxious or offensive activity shall be carried on upon the Properties, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the remaining Owners or any of them.

ARTICLE XIV

TEMPORARY STRUCTURES

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, storage building, or other outbuilding shall be used on any lot at any time for residential or business purposes, either temporarily or permanently. This shall not, however, prevent or preclude the use during construction of a building or contractor's storage shed or facility.

ARTICLE XV

RADIO, TELEVISION, AND SATELLITE ANTENNAS

No exterior radio, television, or satellite antenna may be installed on any portion of the Properties without the prior written consent of the Architectural Control Committee, which consent may be granted or denied in the sole and absolute discretion of the Committee.

ARTICLE XVI

GARBAGE AND REFUSE DISPOSAL

Section 1. Disposal of Refuse. No Lot shall be used, maintained, or allowed to become a dumping ground for scraps, litter, leaves, limbs or rubbish. Trash, garbage or other waste shall not be allowed to accumulate on the property and shall not be kept except in sanitary containers installed in such a manner and in such locations acceptable to the Architectural Control Committee. Individual sanitary containers shall not be permitted. Cost of garbage disposal shall be provided by the Association.

Section 2. Maintenance. All equipment for the storage or disposal of trash and garbage shall be kept in a clean and sanitary condition.

ARTICLE XVII

GENERAL PROVISIONS

Section 1. Enforcement. The Declarant, the Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, powers, easements, liens and charges granted or imposed by the provisions of the Declaration. Failure to enforce any of the provisions herein contained shall not be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any provision of this instrument by judgment or court order shall in no wise affect any other provisions, which shall remain in full force and effect.

Section 3. Terms and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless two-thirds (2/3) of the Owners elect not to have the covenants and restrictions automatically extended.

Section 4. Additional Restrictions; Modification of Restrictions. Declarant may include in any contract or deed hereafter made and covering all or any part of Northampton Office Park any additional covenants or restrictions applicable to the land so covered.

OR1505PC1767

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal the day and year first written above.

WITNESSES:

FOR:

TWIN ACTION PROPERTIES, INC.

[Signature]

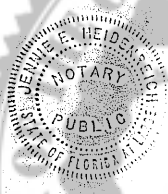
By: Roger D. Hobbs
Roger D. Hobbs, Vice President

Jennie E. Heidenreich

STATE OF FLORIDA
COUNTY OF LEON

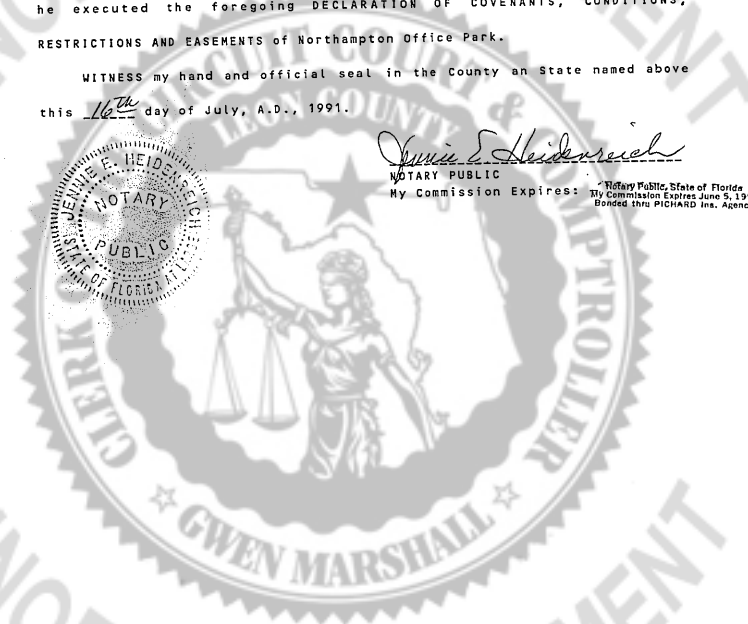
I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Roger D. Hobbs, and he acknowledged that he executed the foregoing DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS of Northampton Office Park.

WITNESS my hand and official seal in the County an State named above this 16th day of July, A.D., 1991.

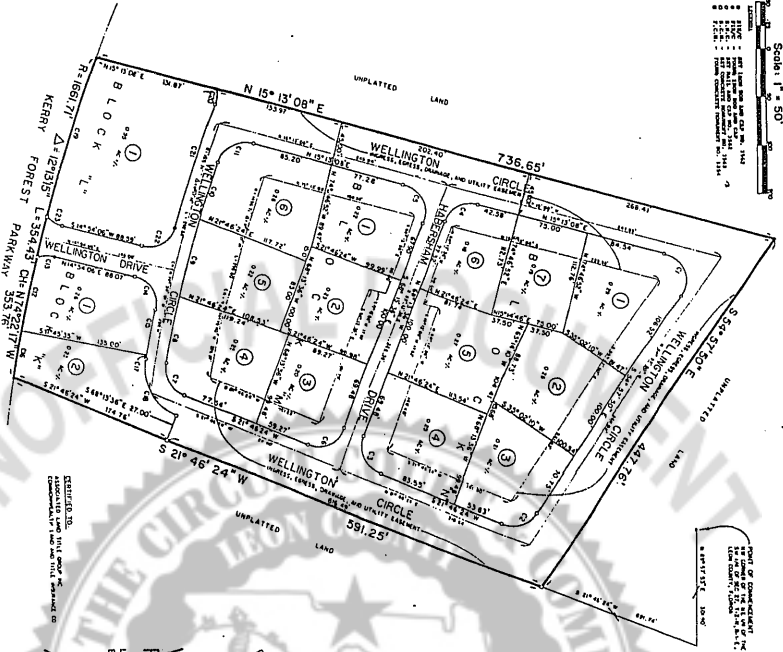
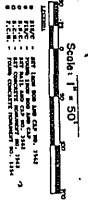


Jennie E. Heidenreich
NOTARY PUBLIC
My Commission Expires:

Notary Public, State of Florida
My Commission Expires June 5, 1994
Bonded thru RICHARD Ins. Agency



UNOFFICIAL DOCUMENT



PORT OF CONDOMINIUM
 WELLINGTON PARK PHASE I
 LEON COUNTY, FLORIDA
 8-17-76

DATE: JANUARY 8, 1980
 DRAWN BY: K. CHOH
 FIELD BOOK: 110, 125, 130

**WELLINGTON PARK
 PHASE I**

LOCATED IN SECTION 27, TOWNSHIP 2 NORTH, RANGE 1
 EAST, LEON COUNTY, FLORIDA.

NOBLES, YARUM AND ASSOCIATES, INC.
 CONSULTING AND LAND SURVEYING & PLANNING AND GEOMATIC
 217 W. UNIVERSITY AVENUE, SUITE 312
 GAINESVILLE, FLORIDA 32601

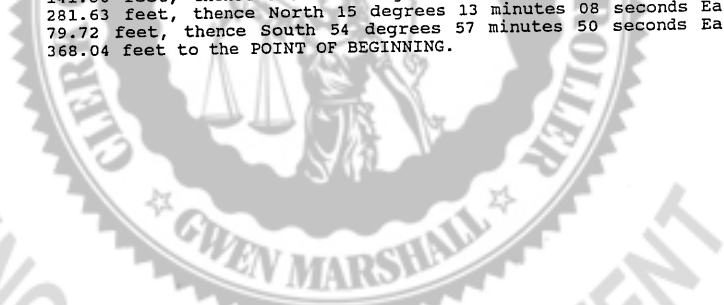
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43	Radius = 150.00' Chord = 150.00' Δ = 180°
44	Radius = 150.00' Chord = 150.00' Δ = 180°
45	Radius = 150.00' Chord = 150.00' Δ = 180°
46	Radius = 150.00' Chord = 150.00' Δ = 180°
47	Radius = 150.00' Chord = 150.00' Δ = 180°
48	Radius = 150.00' Chord = 150.00' Δ = 180°
49	Radius = 150.00' Chord = 150.00' Δ = 180°
50	Radius = 150.00' Chord = 150.00' Δ = 180°

EXHIBIT "A"

INGRESS EGRESS DRAINAGE AND UTILITY EASEMENT

Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 27, Township 2 North, Range 1 East Leon County, Florida, and run thence North 89 degrees 57 minutes 53 seconds East 301.90 feet thence South 21 degrees 46 minutes 24 seconds West 691.74 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 21 degrees 46 minutes 24 seconds West 416.49 feet, thence North 68 degrees 13 minutes 36 seconds West 27.0 feet to a point on a curve concave Northwesterly, thence run Southwesterly along said curve with a radius of 52.0 feet through a central angle of 79 degrees 18 minutes 08 seconds for an arc length of 71.97 feet (chord bears South 61 degrees 25 minutes 28 seconds West 66.36 feet), to a point of compound curve, thence run Northwesterly along said curve with a radius of 1526.71 feet, through a central angle of 02 degrees 06 minutes 21 seconds for an arc length of 56.11 feet (chord bears North 77 degrees 52 minutes 14 seconds West 56.11 feet) to a point of reverse curve thence run Southwesterly along said curve with a radius of 30 feet, through a central angle of 88 degrees 16 minutes 51 seconds for an arc length of 46.22 feet (chord bears South 59 degrees 02 minutes 31 seconds West 41.79 feet) thence run South 14 degrees 54 minutes 06 seconds West 88.07 feet, to a point on a curve concave Northeasterly, thence run Southeasterly along said curve with a radius of 30 feet through a central angle of 35 degrees 38 minutes 25 seconds for an arc length of 18.66 feet (chord bears South 02 degrees 55 minutes 07 seconds East 18.36 feet) to a point on the Northerly right of way of Kerry Forest Parkway said point being on a curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 1661.71 feet, through a central angle of 01 degrees 32 minutes 52 seconds for an arc length of 44.89 feet (chord bears North 75 degrees 05 minutes 39 seconds West 44.88 feet) to a point on a curve concave Northwesterly, thence run Northeasterly along said curve with a radius of 30 feet, through a central angle of 34 degrees 27 minutes 40 seconds for an arc length of 18.04 feet (chord bears North 32 degrees 07 minutes 56 seconds East 17.77 feet), thence run North 14 degrees 54 minutes 06 seconds East 88.59 feet to a point of curve concave Southwesterly thence run Northwesterly along said curve with a radius of 30 feet through a central angle of 88 degrees 15

minutes 33 seconds for an arc length of 46.21 feet (chord bears North 29 degrees 13 minutes 40 seconds West 41.78 feet) to a point of reverse curve, thence run Northwesterly along said curve with a radius of 1526.71 feet, through a central angle of 05 degrees 05 minutes 50 seconds for an arc length of 135.82 feet (chord bears North 70 degrees 48 minutes 31 seconds West 135.78 feet) to a point of reverse curve thence run Northwesterly along said curve with a radius of 30 feet, through a central angle of 29 degrees 53 minutes 30 seconds for an arc length of 15.65 feet (chord bears North 83 degrees 12 minutes 21 seconds West 15.47 feet) thence run North 15 degrees 13 minutes 08 seconds East 604.79 feet, thence South 54 degrees 57 minutes 50 seconds East 79.72 feet, thence South 15 degrees 13 minutes 08 seconds West 79.72 feet, thence continue South 15 degrees 13 minutes 08 seconds West 225.38 feet, thence continue South 15 degrees 13 minutes 08 seconds West 40.26 feet, thence continue South 15 degrees 13 minutes 08 seconds West 165.56 feet to a point on a curve concave Northeasterly, thence run Southeasterly along said curve with a radius of 1456.71 feet through a central angle of 08 degrees 54 minutes 45 seconds for an arc length of 226.60 feet (chord bears South 74 degrees 45 minutes 40 seconds East 226.37 feet), thence run North 21 degrees 46 minutes 24 seconds East 121.22 feet thence North 68 degrees 13 minutes 36 seconds West 151.79 feet, thence North 15 degrees 13 minutes 08 seconds East 17.62 feet, thence North 68 degrees 13 minutes 36 seconds West 90.0 feet, thence North 15 degrees 13 minutes 08 seconds East 40.26 feet thence South 68 degrees 13 minutes 36 seconds East 90.0 feet thence North 15 degrees 13 minutes 08 seconds East 17.62 feet, thence South 68 degrees 13 minutes 36 seconds East 160.40 feet, thence North 21 degrees 46 minutes 24 seconds East 141.80 feet, thence North 54 degrees 57 minutes 50 seconds West 281.63 feet, thence North 15 degrees 13 minutes 08 seconds East 79.72 feet, thence South 54 degrees 57 minutes 50 seconds East 368.04 feet to the POINT OF BEGINNING.



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