

This document was prepared by:  
Herbert W.A. Thiele, County Attorney  
Leon County Attorney's Office  
301 South Monroe Street, Room 202  
Tallahassee, Florida 32301

**DECLARATION OF COVENANTS AND RESTRICTIONS**

THIS DECLARATION OF COVENANTS AND RESTRICTIONS (this "Declaration") is made and executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Leon County, Florida, a political subdivision of the State of Florida, whose address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Declarant."

WITNESSETH:

WHEREAS the Declarant is developing a parcel of property described in Exhibit A, attached hereto (the "Property"); and,

WHEREAS, the Declarant desires to establish a conservation area on the Property, as indicated on Exhibit A; and

WHEREAS, the Declarant desires to impose upon the conservation area certain covenants and restrictions.

NOW, THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following covenants, conditions and restrictions which shall run with the Property 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:

Declarant hereby establishes a perpetual Conservation Area, which shall be maintained in like fashion to conservation easements in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A," which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this conservation area:

- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
- b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
- c. Removal or destruction of trees, shrubs, or other vegetation.
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface.
- e. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
- g. Acts or uses detrimental to such retention of land or water areas.
- h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.
- i. For this project, disturbance in part of the Conservation Area is allowed in accordance with the approved site plan.

It is understood that Leon County shall be entitled to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this declaration.

IN WITNESS WHEREOF, Leon County, Florida, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
BOB RACKLEFF, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: BOB INZER, CLERK  
LEON COUNTY, FLORIDA

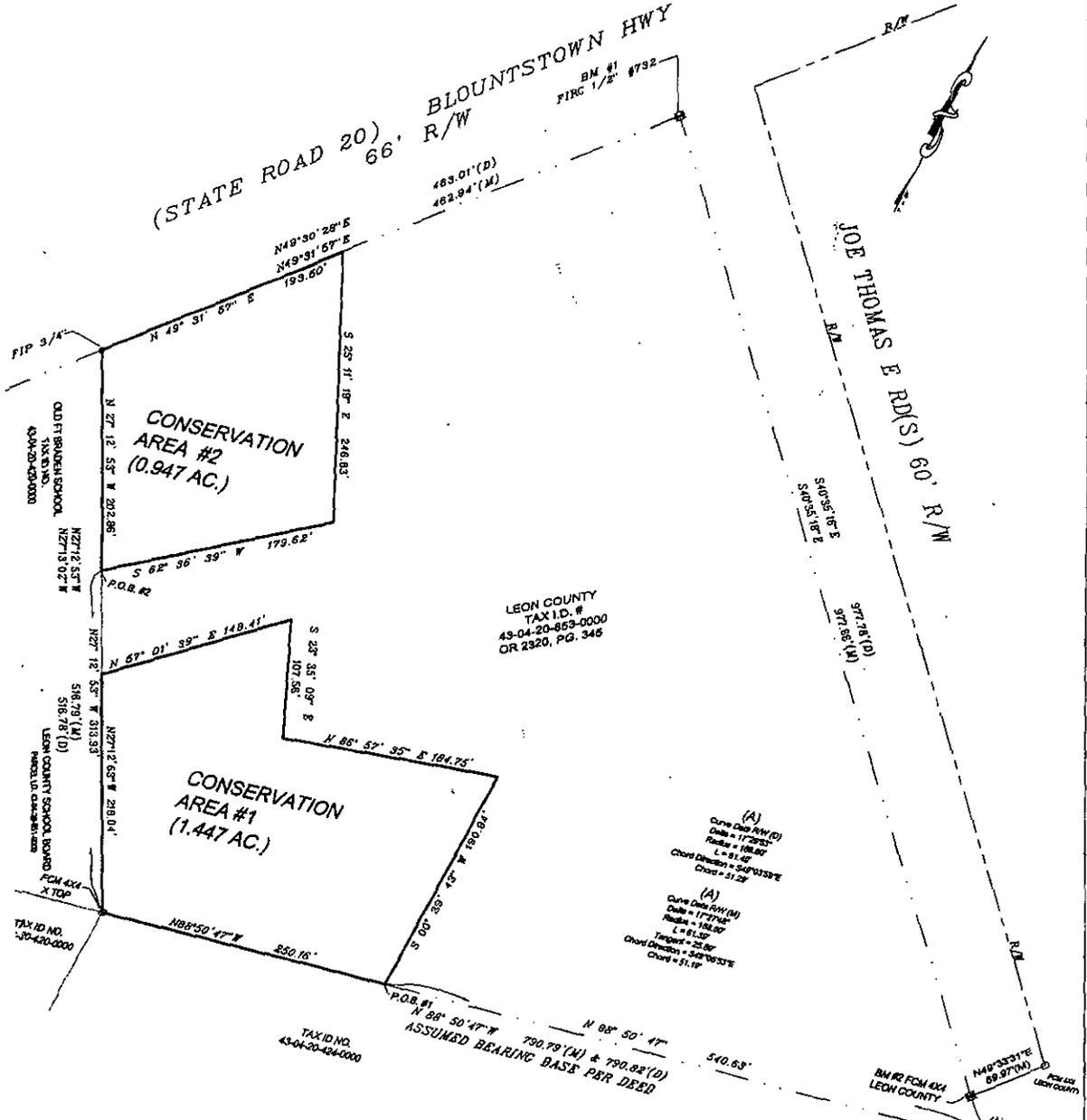
BY: \_\_\_\_\_  
CLERK

APPROVED AS TO FORM:  
COUNTY ATTORNEY'S OFFICE  
LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY

# EXHIBIT A

202.88 feet to a found 3/4" pipe lying on the Southeastly right of way boundary of State Road No.20 (66.00' right of way), thence North 49 degrees 31 minutes 57 seconds East along said right of way boundary a distance of 193.50 feet to a point, thence South 25 degrees 11 minutes 19 seconds East a distance of 246.83 feet to a point, thence South 62 degrees 38 minutes 39 seconds West a distance of 179.62 feet to the POINT OF BEGINNING, containing 41,255.00 square feet (0.947 acres) more or less.



LEON COUNTY  
 TAX I.D. #  
 43-04-20-853-0000  
 OR 2320, PG. 345

**3AL DESCRIPTION: CONSERVATION AREA #1**

ence at a found 1/2" iron rod marking the Southwesterly right of way boundary of Joe Thomas Road (60.00' right of way) and the Southeast corner of that parcel described in Official Record Book 2320, Page 345 of the Public Records of Leon County, Florida, thence run North 88 degrees 50 minutes 47 seconds West a distance of 540.63 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 88 degrees 50 minutes 47 seconds West a distance 50.16 to a found concrete monument, thence North 27 degrees 12 minutes 53 seconds West a distance of 218.04 feet point, thence North 57 degrees 01 minute 39 seconds East a distance of 148.41 feet to a point, thence South 23 degrees 35 minutes 09 seconds East a distance of 107.56 feet to a point, thence North 86 degrees 57 minutes 35 seconds East a distance of 184.75 feet to a point, thence South 00 degrees 39 minutes 43 seconds West 190.94 feet to the POINT OF BEGINNING, containing 63,024.43 square feet (1.447 acres) more or less.

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

<p>ES: encroachments as shown (if any).                  measurements are in U.S. Feet.                  underground foundations located.                  improvements located other than shown.                  Survey is dependent on existing monumentation.                  Survey does not reflect or determine ownership.                  Source of Information - Taken from Instruments recorded in the Public Records of LEON COUNTY, Florida, per Official Book 2320, Page 345, and others.</p>	<p><b>LEGEND:</b>                  R = RADIUS                  Δ = CENTRAL ANGLE                  L = ARC LENGTH                  TIN = TOWNSHIP   NORTH                  R/W = RANGE   WEST                  ○ = SET BORN ROD &amp; CAP 1/2" (S BORN (BMC))                  □ = SET NAIL AND CAP 1/2" BORN (SNAC)                  ■ = FOUND CONCRETE MONUMENT (FCM)                  ● = FOUND IRON ROD &amp; CAP (FIRC)                  ○ = FOUND IRON PIPE (FIP), FOUND IRON ROD (FIR)                  ● = FOUND PINCHED PIPE (FPP)                  ○ = FOUND NAIL AND CAP (FNAC)</p>	<p>DNP = DID NOT FIND                  SF = SQUARE FEET                  (P) = PLAT                  (D) = DEED                  (S) = SURVEY DATA                  (C) = CALCULATED DATA                  (R) = RECORD DATA                  (T) = TYPICAL                  FF = FARM FENCE                  CONC. = CONCRETE</p>	<p>P.O.B. = POINT OF BEGINNING                  P.O.C. = POINT OF COMMENCEMENT                  P.L. = PLAT BOOK                  Pg. = PAGE                  O.R. = OFFICIAL RECORD                  # = NUMBER                  R/W = RIGHT-OF-WAY                  C = CENTER LINE                  EP = EDGE OF PAVEMENT                  OHE = OVER HEAD ELECTRIC                  CSW = CONCRETE SIDEWALK                  CDW = CONCRETE DRIVEWAY                  C/P = CHAIN AND PIPE</p>
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This Sketch of Description meets minimum technical standards as established by Chapter 610.07 of the Florida Administrative Code.

Signature: \_\_\_\_\_ Date: 08/04/10

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.