

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

AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS

THIS AMENDED 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, Declarant initially recorded a Declaration of Covenants and Restrictions over this property on October 31, 2006, which is recorded at Book 3606, Page 1115 in the Public Records of Leon County, and attached hereto as Exhibit A; and

WHEREAS, the Declarant desires to modify the area of the Property subject to these Covenants and Restrictions, as indicated on Exhibit B; and

WHEREAS, the Declarant desires to impose upon the conservation area, as indicated in Exhibit B, certain covenants and restrictions, and release from these restrictions those portions of the Property not subject to the restriction pursuant to Exhibit B; and.

WHEREAS, except for the portion of the original Declaration of Covenants and Restrictions delineating the restricted area, all other portions of the original Declaration of

Covenants and Restrictions, as recorded at Book 3606, Page 1115 in the Public Records of Leon County shall remain in full effect.

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 these 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:

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

Conservation Area lying over and across a portion of property described in Official Record Book 3354, Page 1659 recorded in the Public Records of Leon County, Florida Being more particularly described by recent sketch.

NOTES:

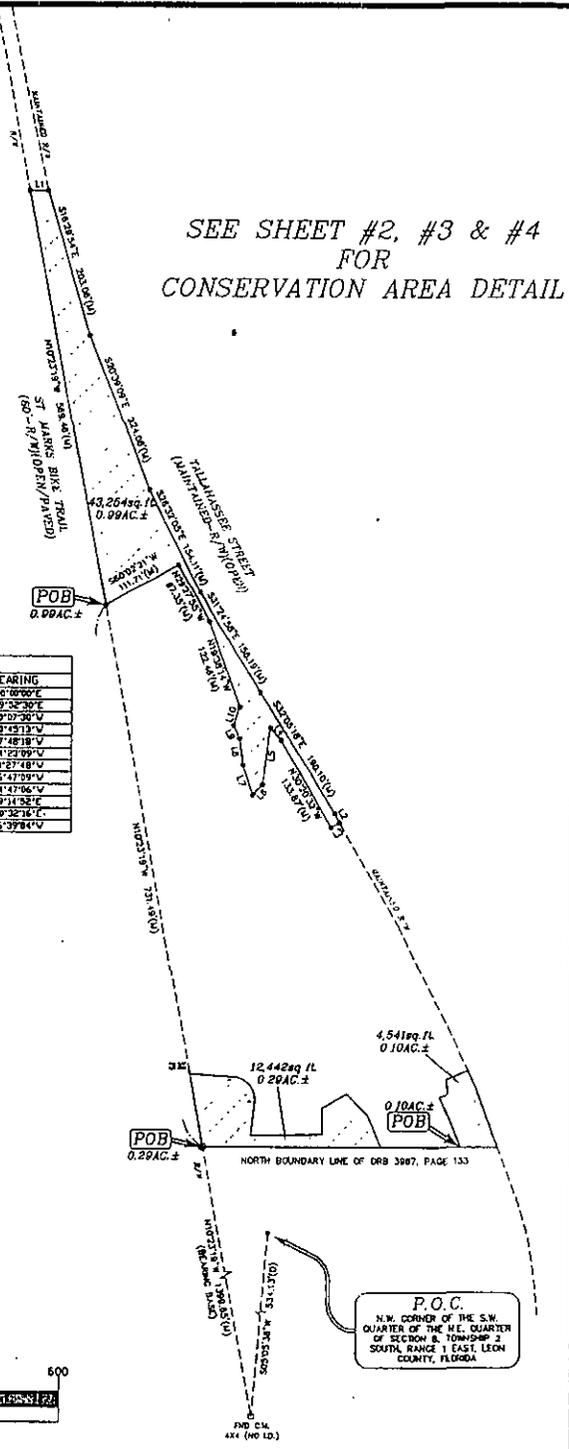
1. No improvements were located in this sketch other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this sketch.
3. All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
5. The use of this sketch is limited to the specific transaction shown hereon.
6. This sketch is not complete without an attached legal description.
7. See attached sheet for legal description.
8. Subject to zoning setbacks, easements and restrictions of record.
9. Adjoining deeds of record were not provided to this firm.
11. This sketch was performed without benefit of deed.

SEE SHEET #2, #3 & #4
FOR
CONSERVATION AREA DETAIL

LEGEND

- INV. - INVERT ELEVATION
- FND - FOUND
- FNC - FOUND NAIL AND CAP
- R/B - RE-BAR
- BK - BROKEN OR DISTURBED MONUMENT
- C.M. - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #6475
- SNC - SET NAIL & CAP #6475
- FTE - FINISHED FLOOR ELEVATION
- EL - ELEVATION
- BM - BENCHMARK
- D - DEED
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- RD - ROAD
- DEL - DELTA OR INCLUDED ANGLE
- CD - CHORD
- L - ARC LENGTH
- C - CALCULATED
- R/C - ROD AND CAP
- I/P - IRON PIPE
- PC - POINT OF CURVATURE
- CL - CENTER LINE
- C.O.T. - CITY OF TALLAHASSEE
- CITY - CABLE TELEVISION BOX
- S.P.C. - ST. JOE PAPER COMPANY
- OH - OVERHEAD ELECTRIC LINE
- HOA - HOME OWNERS ASSOCIATION
- SCM - SET 4X4 CONCRETE MONUMENT (#6475)
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- - CALCULATED POINT (UNLESS NOTED OTHERWISE)
- PRM - PERMANENT REFERENCE MONUMENT
- RND - ROUND
- PI - POINT OF INTERSECTION
- PCO - POINT OF COMPOUND CURVATURE
- PRC - POINT OF REVERSE CURVATURE
- POT - POINT OF TERMINUS
- PO - POWER POLE
- SRB 5/8" #6475
- ⊕ - INDICATES FENCE & TIE TO PROPERTY LINE
- LINE NOT TO SCALE
- - FND CONCRETE MONUMENT (4X4 #6475 UNLESS NOTED OTHERWISE)
- ☆ - SERVICE POLE
- - FND MONUMENTATION (SEE DESCRIPTION)
- ⊕ - TOP OF MANNHOLE
- ⊕ - STORM DRAIN MANHOLE
- ⊕ - SEWER METER
- SMH - SANITARY SEWER MAN HOLE
- ⊕ - ELECTRIC BOX
- ⊕ - FIRE HYDRANT
- ⊕ - WATER VALVE
- ⊕ - PHONE BOX
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- ORB - OFFICIAL RECORD BOOK OF LEON COUNTY, FLORIDA
- ▭ - CONSERVATION AREA

LINE	LENGTH	BEARING
L1	23.77	N06°00'00"E
L2	13.78	S27°30'30"E
L3	12.65	S49°07'30"W
L4	22.32	N43°45'13"W
L5	76.10	S07°48'18"W
L6	19.37	S44°23'09"W
L7	41.58	S08°27'48"W
L8	34.59	N06°47'09"W
L9	19.39	N24°47'06"W
L10	23.44	N19°14'52"E
L11	11.60	N70°32'16"E
L12	18.82	N06°37'84"E



P.O.C.
N.W. CORNER OF THE S.W.
QUARTER OF THE N.E. QUARTER
OF SECTION 8, TOWNSHIP 2
SOUTH, RANGE 1 EAST, LEON
COUNTY, FLORIDA

EDWIN BROWN & ASSOCIATES
SURVEYORS • MAPPERS • ENGINEERS
(850) 928-3018 888-433-4438 FAX (850) 928-8180
P.O. Box 625 2813 Crawfordville Hwy Crawfordville, FL 32328

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

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

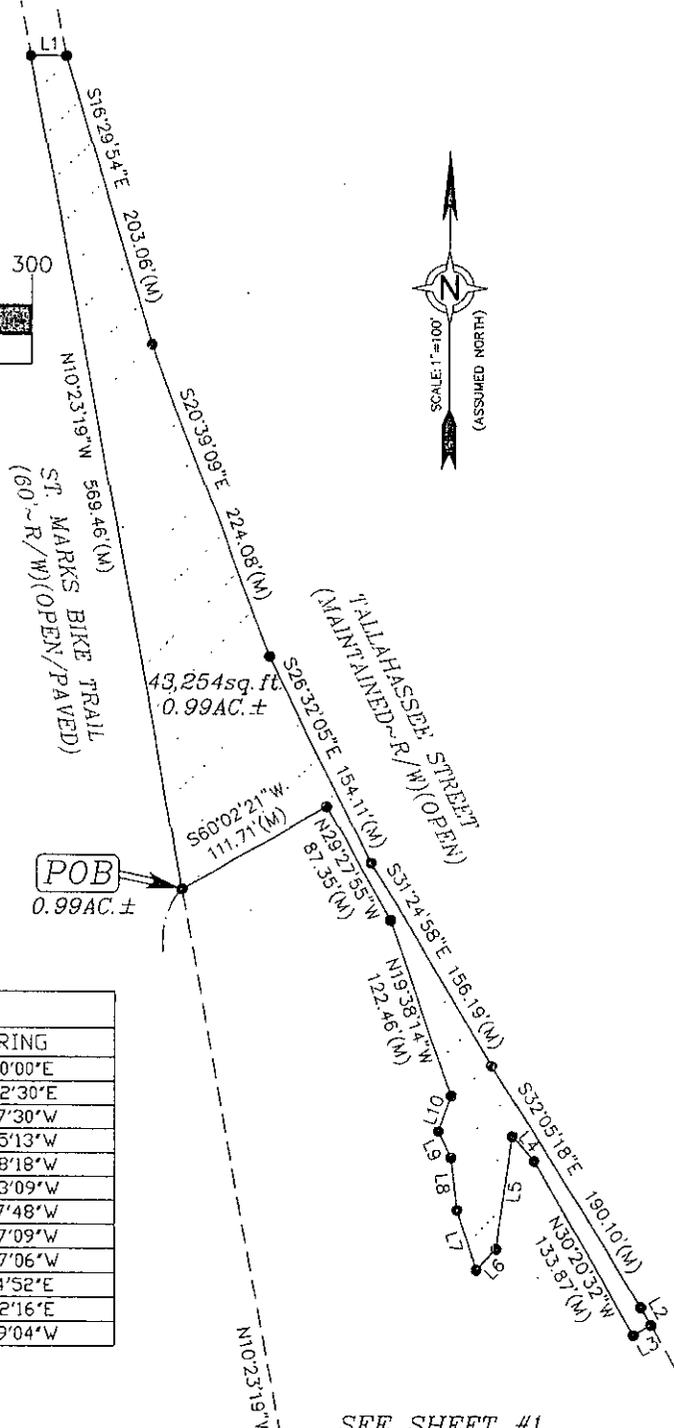
[Signature]
Wade G. Brown
Surveyor & Mapper
Florida Certificate No. 5959
(L01 6475)

SKETCH OF CONSERVATION AREA PREPARED FOR
LEON COUNTY, FLORIDA

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32328 (850)928-3018

NOTEBOOK/PAGE	COUNTY: LEON	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 668	SCALE 1"=200'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: AUGUST 31, 2010	
SHEET: 1 OF 7	RANGE: 1-EAST	JOB NUMBER: POC	
DATE: SEPTEMBER 20, 2010		05-105	33253
REVISION: COMBINED CONSERVATION AREA			

Conservation Area lying over and across a portion of property described in Official Record Book 3354, Page 1659 recorded in the Public Records of Leon County, Florida. Being more particularly described by recent sketch.



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.77	N90°00'00"E
L2	13.78	S29°52'30"E
L3	13.60	S60°07'30"W
L4	22.32	N40°45'13"W
L5	76.10	S07°48'18"W
L6	19.37	S44°23'09"W
L7	41.58	N18°27'48"W
L8	35.59	N06°47'09"W
L9	19.39	N24°47'06"W
L10	25.44	N19°14'52"E
L11	11.60	N70°32'16"E
L12	18.82	N06°39'04"W

EDWIN BROWN & ASSOCIATES
 SURVEYORS • MAPPERS • ENGINEERS
 (850) 922-3016 508-433-4430 FAX (850) 928-8180
 P.O. Box 625 2815 Crawfordville Hwy. Crawfordville, FL 32328

SEE SHEET #1
 FOR P.O.C. TIE
 SEE SHEET #1 FOR LEGEND
 AND GENERAL NOTES

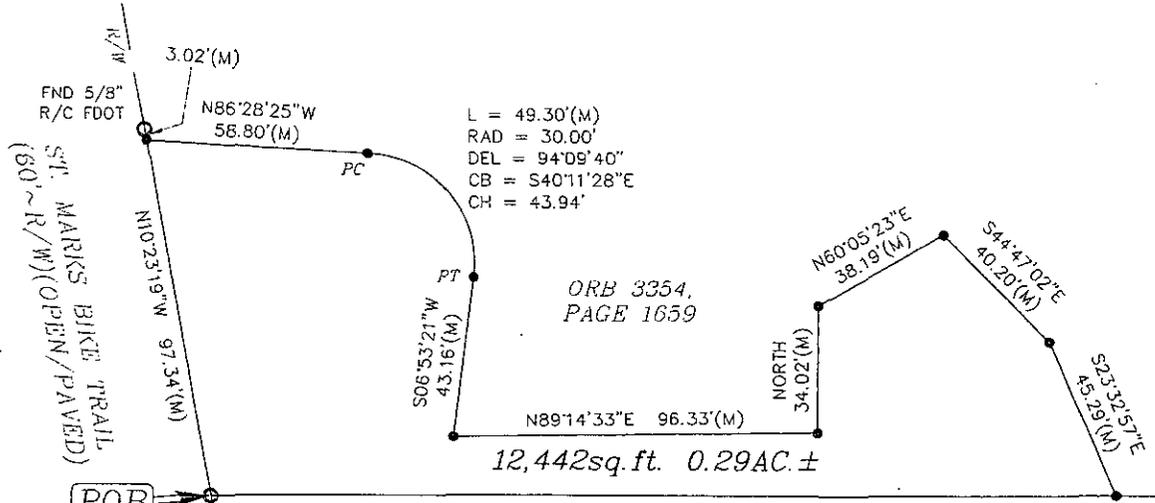
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

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

 WADE G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5859
 (L# 8473)

SKETCH OF CONSERVATION AREA PREPARED FOR LEON COUNTY, FLORIDA			
PREPARED BY: EDWIN G. BROWN AND ASSOCIATES, INC. 2815 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32328 (850)926-3016			
NOTEBOOK/PAGE	COUNTY: LEON	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 6&8	SCALE: 1"=100'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: AUGUST 31, 2010	
SHEET: 2 OF 7	RANGE: 1-EAST	JOB NUMBER	PSC#
DATE: SEPTEMBER 20, 2010		05-105	33253
REVISION:	COMBINED CONSERVATION AREA		

Conservation Area lying over and across a portion of property described in Official Record Book 3354, Page 1659 recorded in the Public Records of Leon County, Florida. Being more particularly described by recent sketch.



12,442sq. ft. 0.29AC. ±

SOUTHERLY BOUNDARY LINE OF ORB 3354, PAGE 1659
ALSO BEING THE NORTHERLY BOUNDARY LINE OF ORB 3967, PAGE 133

ORB 3967,
PAGE 133

P.O.C.
COMMENCE AT THE NW CORNER
OF THE SW 1/4, OF THE NE 1/4,
OF SECTION 8, T-2-S, R-1-E,
LEON COUNTY, FLORIDA



EDWIN BROWN & ASSOCIATES
SURVEYORS • MAPPERS • ENGINEERS
(850) 826-3010 866-433-4436 FAX (850) 826-8700
P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32326

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

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

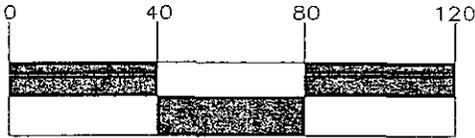
[Signature]
WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(L# 6475)

SEE SHEET #1 FOR LEGEND
AND GENERAL NOTES

SKETCH OF CONSERVATION AREA PREPARED FOR			
LEON COUNTY, FLORIDA			
PREPARED BY:			
EDWIN G. BROWN AND ASSOCIATES, INC.			
2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32326 (850)826-3010			
NOTEBOOK/PAGE	COUNTY: LEON	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 6&S	SCALE 1"=100'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: AUGUST 31, 2010	
SHEET: 3 OF 7	RANGE: 1-EAST	JOB NUMBER	PSC
DATE: SEPTEMBER 20, 2010		05-105	33253
REVISION:	COMBINED CONSERVATION AREA		

Conservation Area lying over and across a portion of property described in Official Record Book 3354, Page 1659 recorded in the Public Records of Leon County, Florida Being more particularly described by recent sketch.

LINE TABLE		
LINE	LENGTH	BEARING
L11	11.60	N70°32'16"E
L12	18.82	N06°39'04"W



EDWIN BROWN & ASSOCIATES
 SURVEYORS • MAPPERS • ENGINEERS
 (850) 828-3098 888-433-4438 FAX (850) 828-8190
 P.O. Box 825 2813 Crawfordville Hwy, Crawfordville, FL 32328

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

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

Edwin G. Brown
 EDWIN G. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5958
 (L# 6475)

R/W
 ST. MARKS BIKE TRAIL
 (60' ~ R/W) (OPEN/PAVED)

FND 5/8"
 R/C #6475

ORB 3354,
 PAGE 1659

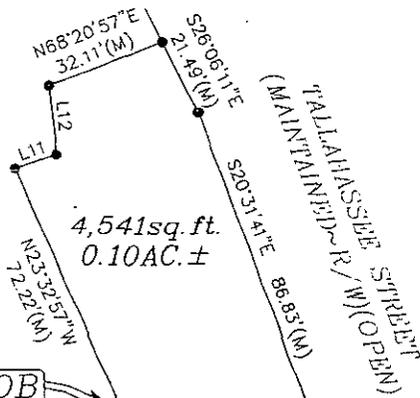
SOUTHERLY BOUNDARY LINE OF ORB 3354, PAGE 1659
 ALSO BEING THE NORTHERLY BOUNDARY LINE OF ORB 3967, PAGE 133

ORB 3967,
 PAGE 133

P. O. C.
 COMMENCE AT THE NW CORNER
 OF THE SW 1/4, OF THE NE 1/4,
 OF SECTION 8, T-2-S, R-1-E,
 LEON COUNTY, FLORIDA

FND 4X4
 CM NO ID

POB



4,541sq. ft.
 0.10AC. ±

MANTANNESE STREET
 (MAINTAINED R/W) (OPEN)

SEE SHEET #1 FOR LEGEND
 AND GENERAL NOTES

SKETCH OF CONSERVATION AREA PREPARED FOR LEON COUNTY, FLORIDA			
PREPARED BY: EDWIN G. BROWN AND ASSOCIATES, INC. 2813 CRAWFORDVILLE HWY. P.O. BOX 825 CRAWFORDVILLE, FL 32328 (850)828-3098			
NOTEBOOK/PAGE	COUNTY: LEON	DRAWN BY: AA	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 5&8	SCALE: 1"=100'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: AUGUST 31, 2010	
SHEET: 4 OF 7	RANGE: 1-EAST	JOB NUMBER:	FSQ
DATE:	SEPTEMBER 20, 2010	05-105	33253
REVISION:	COMBINED CONSERVATION AREA		

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

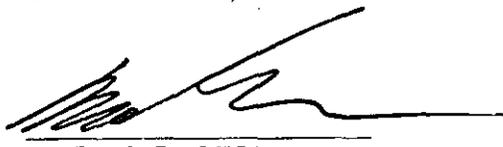
AUGUST 31, 2010
(REVISED: SEPTEMBER 20, 2010)

LEON COUNTY, FLORIDA

0.99 ACRE (43,254 SQUARE FEET) CONSERVATION AREA LYING OVER AND ACROSS A PORTION OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3354, PAGE 1659 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 8, Township 2 South, Range 1 East, Leon County, Florida; thence run South 05 degrees 05 minutes 38 seconds West 534.13 feet to a concrete monument lying on the Easterly right of way line of the St. Marks Bike Trail; thence run along said Easterly right of way line as follows: North 10 degrees 23 minutes 19 seconds West 1399.65 feet to a rod and cap; thence North 10 degrees 23 minutes 19 seconds West 731.49 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly right of way line North 10 degrees 23 minutes 19 seconds West 569.46 feet; thence leaving said Easterly right of way line run East 23.77 feet to a point lying on the Westerly maintained right of way line of Tallahassee Street; thence run along said Westerly maintained right of way line as follows: South 16 degrees 29 minutes 54 seconds East 203.06 feet; thence South 20 degrees 39 minutes 09 seconds East 224.08 feet; thence South 26 degrees 32 minutes 05 seconds East 154.11 feet; thence South 31 degrees 24 minutes 58 seconds East 156.19 feet; thence South 32 degrees 05 minutes 18 seconds East 190.10 feet; thence South 29 degrees 52 minutes 30 seconds East 13.78 feet; thence leaving said Westerly maintained right of way line run South 60 degrees 07 minutes 30 seconds West 13.60 feet; thence North 30 degrees 20 minutes 32 seconds West 133.87 feet; thence North 40 degrees 45 minutes 13 seconds West 22.32 feet; thence South 07 degrees 48 minutes 18 seconds West 76.10 feet; thence South 44 degrees 23 minutes 09 seconds West 19.37 feet; thence North 18 degrees 27 minutes 48 seconds West 41.58 feet; thence North 06 degrees 47 minutes 09 seconds West 35.59 feet; thence North 24 degrees 47 minutes 06 seconds West 19.39 feet; thence North 19 degrees 14 minutes 52 seconds East 25.44 feet; thence North 19 degrees 38 minutes 14 seconds West 122.46 feet; thence North 29 degrees 27 minutes 55 seconds West 87.35 feet; thence South 60 degrees 02 minutes 21 seconds West 111.71 feet to the POINT OF BEGINNING, containing 0.99 of an acre, more or less.

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



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

SEP 20 2010

05-105PSC:33253(0.99)

10 SEP 20 11:10:22
RECORDED
INDEXED

Sheet 5 of 7

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

JULY 23, 2010
(REVISED: SEPTEMBER 20, 2010)

LEON COUNTY, FLORIDA

0.29 ACRE (12,442 SQUARE FEET) CONSERVATION AREA LYING OVER AND ACROSS A PORTION OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3354, PAGE 1659 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 8, Township 2 South, Range 1 East, Leon County, Florida; thence run South 05 degrees 05 minutes 38 seconds West 534.13 feet to a concrete monument lying on the Easterly right of way line of St. Marks Bike Trail; thence run North 10 degrees 23 minutes 19 seconds West along said Easterly right of way line for a distance of 1399.65 feet to a rod and cap for the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly right of way line North 10 degrees 23 minutes 19 seconds West 97.34 feet; thence leaving said Easterly right of way line run South 86 degrees 28 minutes 25 seconds East 58.80 feet to a point of curve to the right having a radius of 30.00 feet; thence Southeasterly along the arc, thru a central angle of 94 degrees 09 minutes 40 seconds, a distance of 49.30 feet, chord of said arc being South 40 degrees 11 minutes 28 seconds East 43.94 feet; thence South 06 degrees 53 minutes 21 seconds West 43.16 feet; thence North 89 degrees 14 minutes 33 seconds East 96.33 feet; thence North 34.02 feet; thence North 60 degrees 05 minutes 23 seconds East 38.19 feet; thence South 44 degrees 47 minutes 02 seconds East 40.20 feet; thence South 23 degrees 32 minutes 57 seconds East 45.29 feet to a point lying on the Southerly boundary line of property described in Official Record Book 3354, Page 1659 of the public records of Leon County, Florida, said point also lying on the Northerly boundary line of property described in Official Record Book 3967 Page 133 of the public records of Leon County, Florida; thence run West along said Northerly and said Southerly boundary line for a distance of 240.16 feet to a rod and cap, said point being the POINT OF BEGINNING, containing 0.29 of an acre, more or less.

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WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

05-105PSC:33253(0.29)

Sheet 6 of 7

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

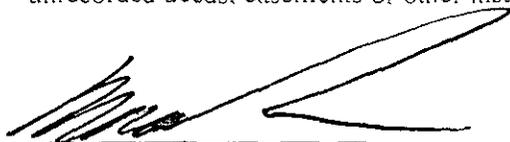
JULY 23, 2010
(REVISED: SEPTEMBER 20, 2010)

LEON COUNTY, FLORIDA

0.10 ACRE (4,541 SQUARE FEET) CONSERVATION AREA LYING OVER AND ACROSS A PORTION OF PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3354, PAGE 1659 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 8, Township 2 South, Range 1 East, Leon County, Florida; thence run South 05 degrees 38 minutes 38 seconds West 534.13 feet to a concrete monument lying on the Easterly right of way line of St. Marks Bike Trail; thence run North 10 degrees 23 minutes 19 seconds West along said Easterly right of way line for a distance of 1399.65 feet to a rod and cap marking the intersection of said Easterly right of way line with the Southerly boundary line of property described in Official Record Book 3354, Page 1659 of the public records of Leon County, Florida and also with the Northerly boundary line of property described in Official Record Book 3967 Page 133 of the public records of Leon County, Florida; thence leaving said Easterly right of way line run along said Southerly and said Northerly boundary line East 348.15 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Northerly and said Southerly boundary line run North 23 degrees 32 minutes 57 seconds West 72.22 feet; thence North 70 degrees 32 minutes 16 seconds East 11.60 feet; thence North 06 degrees 39 minutes 04 seconds West 18.82 feet; thence North 68 degrees 20 minutes 57 seconds East 32.11 feet to a point lying on the Westerly right of way line of Tallahassee Street; thence run along said Westerly right of way line as follows: South 26 degrees 06 minutes 11 seconds East 21.49 feet; thence South 20 degrees 31 minutes 41 seconds East 86.83 feet to a point marking the intersection of said Westerly right of way line with the Southerly boundary line of said property described in O.R.B. 3354, Page 1659 and with the Northerly boundary line of said property described in O.R.B. 3967, Page 133; thence leaving said Westerly right of way line run along said Southerly and along said Northerly boundary line West 49.65 feet to the POINT OF BEGINNING, containing 0.10 of an acre, more or less.

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



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

05-105PSC:33253(0.10)

Sheet 7 of 7