

# EXHIBIT A

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 31<sup>st</sup> day of October, 2006, 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."

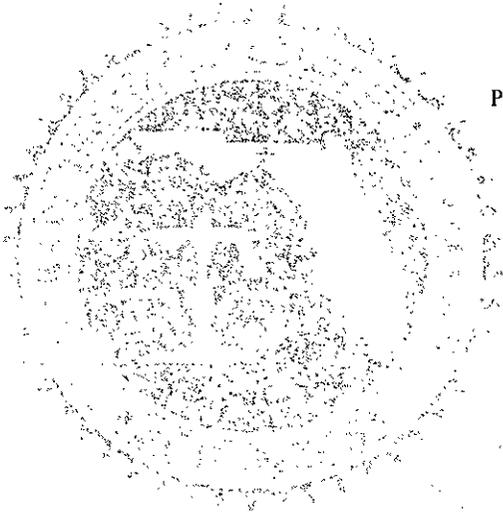
### WITNESSETH:

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.

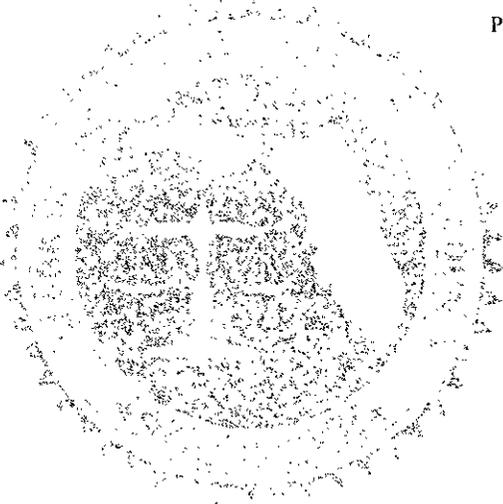
NOW, THEREFORE, in consideration of the hereinabove set forth premises, the hereinafter set forth terms and conditions, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant hereby declares that the Property shall be held, sold, and conveyed 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 Environmental Management 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: Bill Proctor  
BILL PROCTOR, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS



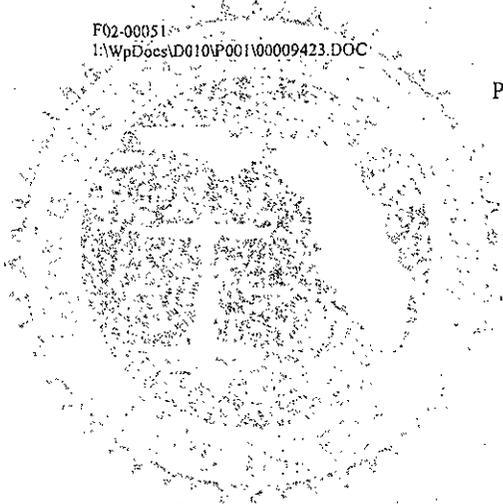
ATTEST: BOB INZER, CLERK  
LEON COUNTY, FLORIDA

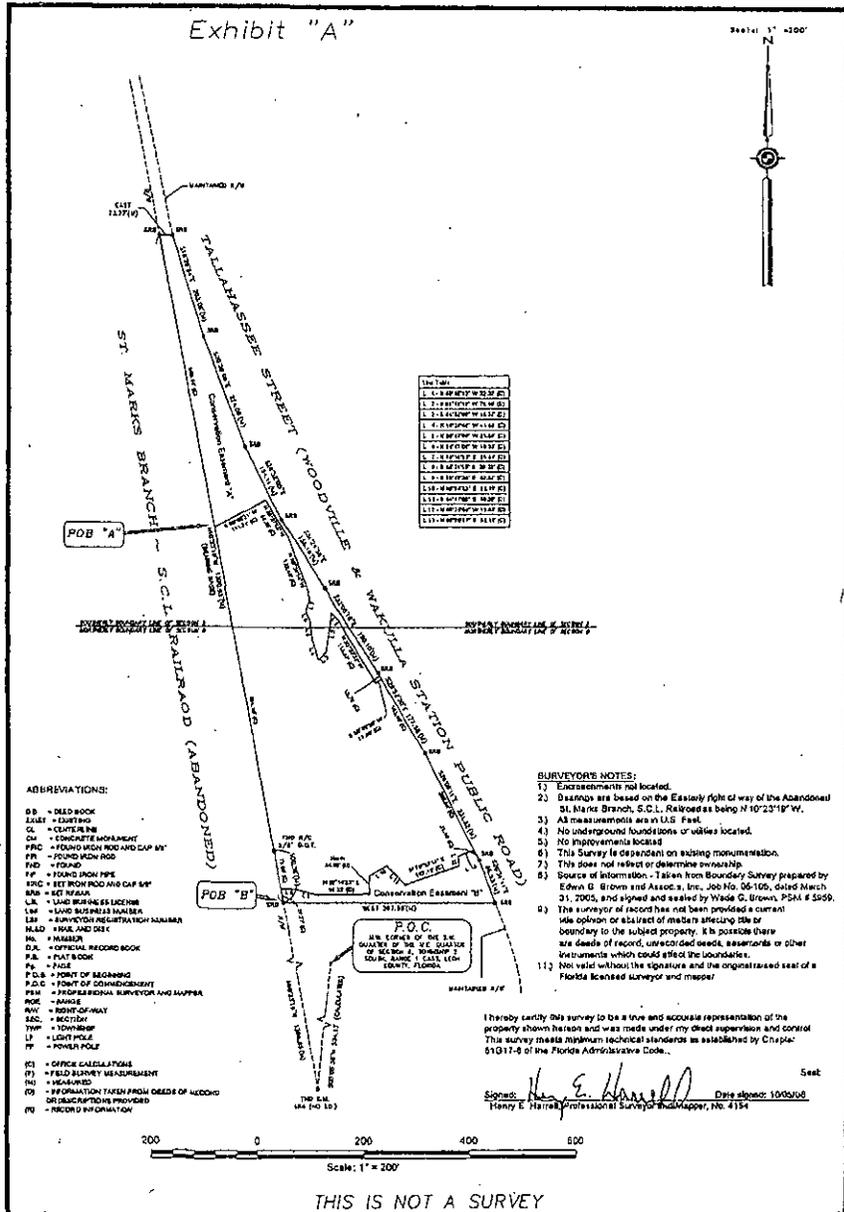
BY: John Stott, Deputy Clerk  
CLERK

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

BY: Herbert W.A. Thiele  
HERBERT W.A. THIELE, ESQ.  
COUNTY ATTORNEY

F02-00051  
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**THIS IS NOT A SURVEY**

Sketch of Description of: Conservation Easements Woodville Community Center Tallahassee, Florida		SHEET 1 OF 2	 <b>GENESIS GROUP</b> Engineers • Landscapes Architects • Planners • Surveyors GGI, LLC dba Genesis Group 2507 Callaway Road, Suite 100, Tallahassee, Florida 32303 (850) 224-4400 Fax (850) 681-3500 www.GenesisGroup.com Licensed Survey Business 0006816
Project No.:	7009-003		
Drawing Date:	10/05/06		
Scale:	1" = 200'		
Drawn By:	H.E.H.		





Project No. 7009-003  
Date: October 5, 2006  
Page 2 of 2

**CONSERVATION EASEMENT "A" DESCRIPTION**

As prepared by Genesis Group from a Boundary Survey prepared by Edwin G. Brown and Associates, Inc., Job No. 05-105, dated March 31, 2005, and signed and sealed by Wade G. Brown, PSM # 5959.

A parcel of land lying and being in Sections 5 & 8, Township 2 South, Range 1 East, Leon County, Florida, and being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 8, Township 2 South, Range 1 East, Leon County, Florida, and run S 05°05'38" W 534.13' to a concrete monument on the Easterly right of way boundary of the abandoned St. Marks Branch, S.C.L. Railroad; thence run N 10°23'19" W (Bearing Base for this description) along said Easterly right of way, 1399.65' to a rebar; thence continue N 10°23'19" W along said Easterly right of way, 100.38' to an Iron rod and cap (FDOT); thence continue N 10°23'19" W along said Easterly right of way, 631.15' to the Point of Beginning. Thence from said Point of Beginning, continue N 10°23'19" W along said Easterly right of way, 589.44' to a rebar; thence leaving said Easterly right of way, run East 23.77' to a rebar on the Westerly maintained right of way of Woodville Highway; thence run along said Westerly maintained right of way the following courses: S 16°28'54" E 203.06' to a rebar; S 20°39'09" E 224.08' to a rebar; S 26°32'05" E 154.11' to a rebar; S 31°24'58" E 156.19' to a rebar; S 32°05'18" E 190.10' to a rebar; S 29°52'30" E 43.78' to a point; thence leaving said Westerly maintained right of way, run through the following courses: S 60°07'30" W 13.50'; N 30°20'32" W 133.87'; N 40°45'13" W 22.32'; S 07°48'18" W 76.40'; S 44°23'09" W 19.37'; N 16°27'48" W 41.58'; N 06°47'09" W 35.59'; N 24°47'06" W 19.39'; N 19°14'52" E 25.44'; N 19°38'14" W 122.46'; N 28°27'55" W 87.35'; S 60°02'21" W 111.71' to the Point of Beginning. Containing 0.99 acres, more or less.

ALSO:

**CONSERVATION EASEMENT "B" DESCRIPTION**

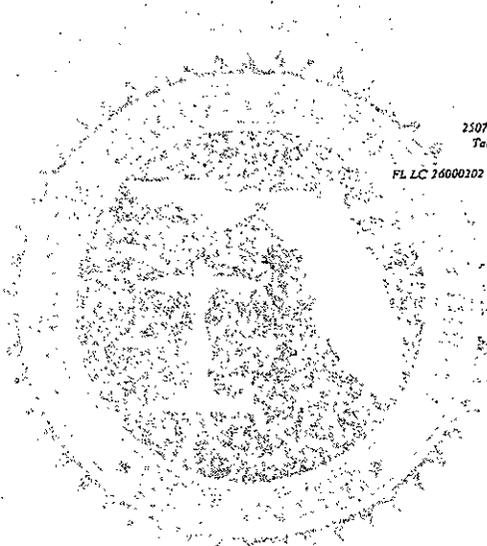
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**NOTES:**

1. This description meets the Minimum Technical Standards as set forth by Chapter 61G17 of the Florida Administrative Code.
2. A sketch of description is attached hereto as Exhibit "A" and by reference made a part hereof.



2507 Calloway Road, Suite 100  
Tallahassee, Florida 32303  
Tel.: (850) 224-4400  
FL LC 16000202 FL LB 0006816 FL CA 00009660