

This instrument prepared by  
or under the supervision of  
Herbert W. A. Thiele, County Attorney,  
301 South Monroe Street, Tallahassee, Florida 32301

**WARRANTY DEED**

THIS WARRANTY DEED made this 30<sup>th</sup> day of November A.D. 2010, between **TERRE BONNE PROPERTY OWNERS ASSOCIATION, INC.**, a Florida non-profit corporation organized and existing under the laws of the State of Florida, whose mailing address is 3221 Rue De Lafitte Drive, Tallahassee, Florida 32312, as **Grantor** and **LEON COUNTY, FLORIDA**, a charter county and a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, as **Grantee**.

WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described land, lying within the County of Leon, State of Florida, to wit:

The strips or parcels of land that are the roadways and right-of-ways of Terre Bonne Subdivision, an unrecorded subdivision, as described in Official Record Book 1225, page 0729 of the Public Records of Leon County, Florida and described in EXHIBIT "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and that said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has caused these presents to be duly executed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, on this 30<sup>th</sup> day of November, A.D., 2010.

Signed, sealed and delivered  
in the presence of:

**TERRE BONNE PROPERTY OWNERS  
ASSOCIATION, INC.**

Mitzi McGhin  
witness signature  
Mitzi McGhin  
typed or printed name

By: Jim Lawson  
Jim Lawson, President

Margaret Lawson  
witness signature  
Margaret Lawson  
typed or printed name

Attest: Lisa M. Gregg  
Lisa M. Gregg, Secretary/Treasurer

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of Nov., 2010, by Jim Lawson as President of Terre Bonne Property Owners Association, Inc., a Florida non-profit corporation, on behalf of the corporation and they are personally known to me or have produced \_\_\_\_\_ as identification.

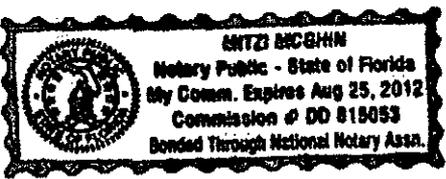


NOTARY PUBLIC

Mitzi McGhin  
signature  
Mitzi McGhin  
typed or printed name  
Title R/W Agent  
Commission No. DD 815053  
My commission expires Aug 25, 2012

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November, 2010, by Lisa M. Gregg as Secretary/Treasurer of Terre Bonne Property Association, Inc., a Florida non-profit corporation, on behalf of the corporation and they are personally known to me or have produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Mitzi McGhin  
signature  
Mitzi McGhin  
typed or printed name  
Title R/W Agent  
Commission No. DD 815053  
My commission expires Aug 25, 2012

Exhibit "A"  
 TERRE BONNE  
 RIGHT-OF-WAY DESCRIPTION

Page 1 of 5

A tract of land lying in Section 12, Township 1 North, Range 1 West, Leon County, Florida, and being more particularly described as follows:

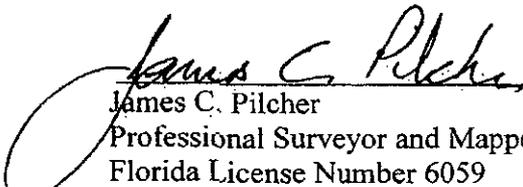
Commence at the Northwest corner of Lot 18, Block "N", of Lakeshore Estates, Unit No. 5, as recorded in Plat Book 8, Page 35, of the Public Records of Leon County, Florida. Thence run South 88 degrees 21 minutes 02 seconds West 1080.84 feet to a point on the South boundary of the property described in Official Records Book 64, Page 310, of the Public Records of Leon County, Florida; thence South 00 degrees 52 minutes 59 seconds East along the East boundary of the West 2496 feet of said Section 12, a distance of 2377.16 feet to a point on the Northerly boundary of property described in Deed Book 187, Page 79, of the Public Records of Leon County, Florida; thence South 69 degrees 09 minutes 58 seconds West along said Northerly boundary 158.94 feet; thence South 10 degrees 40 minutes 23 seconds West along the westerly boundary of said property 10.12 feet; thence South 80 degrees 19 minutes 04 seconds East 5.00 feet to the POINT of BEGINNING. From said POINT of BEGINNING, thence South 10 degrees 40 minutes 23 seconds West 38.01 feet; thence South 80 degrees 19 minutes 04 seconds East 141.00 feet to a point on a curve to the right; thence along said curve with a radius of 25.00 feet, through a central angle of 90 degrees 00 minutes 00 seconds, for an arc distance of 39.27 feet (chord of said curve being South 35 degrees 19 minutes 04 seconds East 35.36 feet); thence South 09 degrees 40 minutes 56 seconds West 24.95 feet to a point of curve to the left; thence along said curve with a radius of 180.30 feet, through a central angle of 10 degrees 37 minutes 32 seconds, for an arc distance of 33.44 feet (chord of said curve being South 04 degrees 22 minutes 10 seconds West 33.39 feet); thence South 00 degrees 56 minutes 36 seconds East 16.34 feet; thence South 80 degrees 19 minutes 04 seconds East 2.34 feet; thence South 01 degrees 08 minutes 27 seconds East 225.90 feet; North degrees 83 minutes 32 seconds 38 East 5.02 feet; thence South 00 degrees 56 minutes 36 seconds East 473.16 feet to a point on the Northeasterly right-of-way boundary of Lakeshore Drive; thence South 58 degrees 07 minutes 36 seconds East 59.40 feet along said right-of-way; thence North 00 degrees 56 minutes 36 seconds West 510.17 feet; thence North 83 degrees 32 minutes 38 seconds East 5.04 feet; thence North 00 degrees 09 minutes 38 seconds East 150.01 feet; thence North 83 degrees 32 minutes 38 seconds East 300.00 feet; thence South 00 degrees 09 minutes 38 seconds West 8.05 feet; thence North 83 degrees 32 minutes 38 seconds East 31.44 feet to a point of curve to the right; thence along said curve with a radius of 25.00 feet, through a central angle of 47 degrees 40 minutes 14 seconds, for an arc distance of 20.80 feet (chord of said curve being South 72 degrees 37 minutes 15 seconds East 20.21 feet); thence South 48 degrees 47 minutes 08 seconds East 75.00 feet to a point of curve to the left; thence along said curve with a radius of 45.00 feet, through a central angle of 41 degrees 12 minutes 52 seconds, for an arc distance of 32.37 feet (chord of said curve being South 69 degrees 23 minutes 34 seconds East 31.68 feet) to a point of reverse curve; thence along said curve with a radius of 42.87 feet, through a central angle of 24 degrees 59 minutes 10 seconds, for an arc distance of 18.70 feet (chord of said curve being South 77 degrees 30 minutes 25 seconds East 18.55 feet); thence South 65 degrees 00 minutes 50 seconds East 66.41 feet; thence North 40 degrees 59 minutes 07 seconds East 39.53 feet; thence North 65 degrees 00 minutes 50 seconds West 143.67 feet; thence North 48 degrees 47 minutes 08 seconds West 48.88 feet to a point of curve to the right; thence along said curve with a radius of 25.00 feet, through a central angle of 42 degrees 33 minutes 13 seconds, for an arc distance of 18.57 feet (chord of said curve being North 27 degrees 30 minutes 32 seconds West 18.14 feet); thence North 06 degrees 13 minutes 54 seconds West 157.65 feet to a point of curve to the left; thence along said curve with a radius of 63.00 feet, through a central angle of 68 degrees 19 minutes 29 seconds, for an arc distance of 75.13 feet (chord of said curve being North 40 degrees 23 minutes 39 seconds West 70.75 feet); thence North 74 degrees 33 minutes 24 seconds West 65.73 feet to a point of curve to the left; thence along said curve with a radius of 63.00 feet, through a central angle of 36 degrees 16 minutes 38 seconds, for an arc distance of 39.89 feet (chord of said curve being South 87 degrees 18 minutes 18 seconds West 39.23 feet); thence South 20 degrees 50 minutes 02 seconds East 38.00 feet; thence South 69 degrees 09 minutes 58 seconds West 230.22 feet to a point of curve to the left; thence along said curve with a radius of 25.00

feet, through a central angle of 59 degrees 29 minutes 02 seconds, for an arc distance of 25.95 feet (chord of said curve being South 39 degrees 25 minutes 27 seconds West 24.80 feet); thence South 09 degrees 40 minutes 56 seconds West 47.15 feet to the point of curve to the left; thence along said curve with a radius of 142.30 feet, through a central angle of 10 degrees 37 minutes 32 seconds, for an arc distance of 26.39 feet (chord of said curve being South 04 degrees 22 minutes 10 seconds West 26.35 feet); thence South 00 degrees 56 minutes 36 seconds East 31.82 feet to a point of curve to the left; thence along said curve with a radius of 25.00 feet, through a central angle of 95 degrees 30 minutes 46 seconds, for an arc distance of 41.68 feet (chord of said curve being South 48 degrees 41 minutes 59 seconds East 37.01 feet); thence North 83 degrees 32 minutes 38 seconds East 303.72 feet to a point of curve to the left; thence along said curve with a radius of 25.00 feet, through a central angle of 89 degrees 46 minutes 32 seconds, for an arc distance of 39.17 feet (chord of said curve being North 38 degrees 39 minutes 22 seconds East 35.29 feet); thence North 06 degrees 13 minutes 54 seconds West 130.95 feet to a point of curve to the left; thence along said curve with a radius of 25.00 feet, through a central angle 68 degrees 19 minutes 29 seconds, for an arc distance of 29.81 feet (chord of said curve being North 40 degrees 23 minutes 39 seconds West 28.08 feet); thence North 74 degrees 33 minutes 24 seconds West 65.73 feet to a point of curve to the left; thence along said curve with a radius of 25.00 feet, through a central angle of 36 degrees 16 minutes 38 seconds, for an arc distance of 15.83 feet (chord of said curve being South 87 degrees 18 minutes 17 seconds West 15.57 feet); thence North 20 degrees 50 minutes 02 seconds West 38.00 feet; thence South 69 degrees 09 minutes 58 seconds West 249.95 feet to a point of curve to the right; thence along said curve with a radius 25.00 feet, through a central angle of 30 degrees 30 minutes 59 seconds, for an arc distance of 13.32 feet (chord of said curve being South 84 degrees 25 minutes 27 seconds West 13.16 feet); thence North 80 degrees 19 minutes 04 seconds West 166.64 feet to the POINT of BEGINNING.

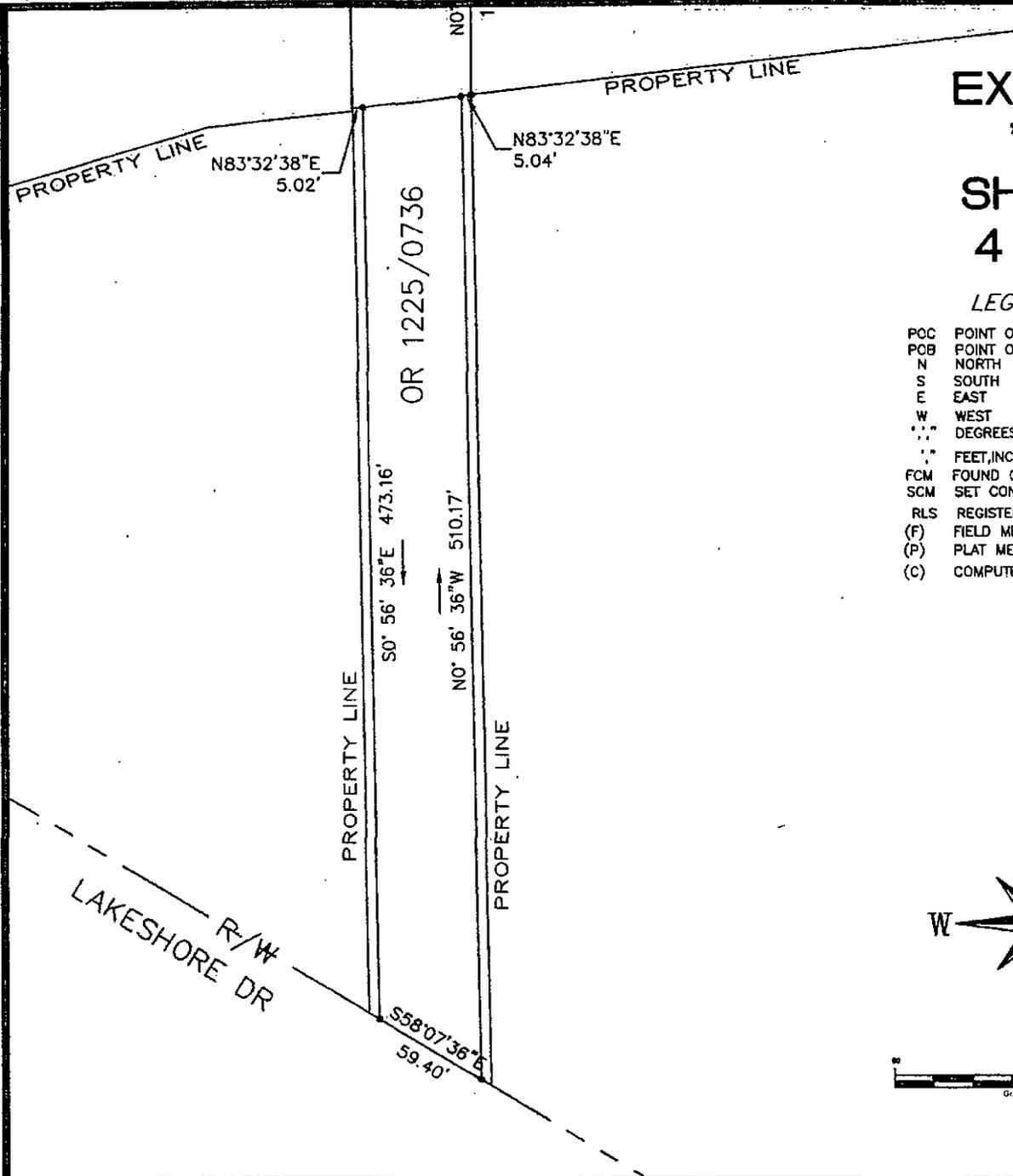
No abstract of title or title opinion provided. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries herein above described.

A Sketch of Description attached as Exhibit "A", Pages 3-5 of 5 and by reference incorporated herein. This description is not complete without the attached sketch and the attached sketch is not complete without the description.

This description meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

 11/8/2010  
James C. Pilcher Date:  
Professional Surveyor and Mapper  
Florida License Number 6059  
Leon County Department of Public Works  
2280 Miccosukee Road  
Tallahassee, FL 32308

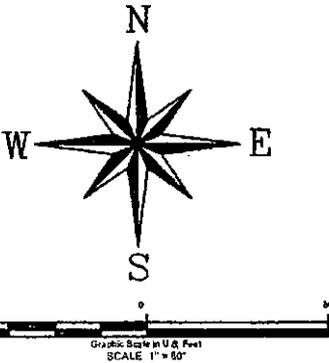
Not valid without the signature and original raised seal of the above signing surveyor.



**EXHIBIT  
"A"  
SHEET  
4 of 5**

**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- ° ' " DEGREES, MINUTES, SECONDS
- ' " FEET, INCHES
- FCM FOUND CONCRETE MONUMENT
- SCM SET CONCRETE MONUMENT
- RLS REGISTERED LAND SURVEYOR
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (C) COMPUTED MEASUREMENT



**SKETCH OF DESCRIPTION**

NOT A SURVEY

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS  
NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.

Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK:	DATE OF DRAFTING: 10/22/10	DRAWN BY: G.P.B.	REVISION:
FIELDBOOK No.	FILE Terrebonne.dwg	CHECKED BY:	REVISION:



PREPARED BY:  
**LEON COUNTY PUBLIC WORKS DEPARTMENT**  
DIVISION OF ENGINEERING SERVICES  
SURVEY AND RIGHT-OF-WAY SECTION  
2280 MICCOSUKEE ROAD  
TALLAHASSEE, FL 32308  
Phone (850) 606-1500  
Fax (850) 606-1501

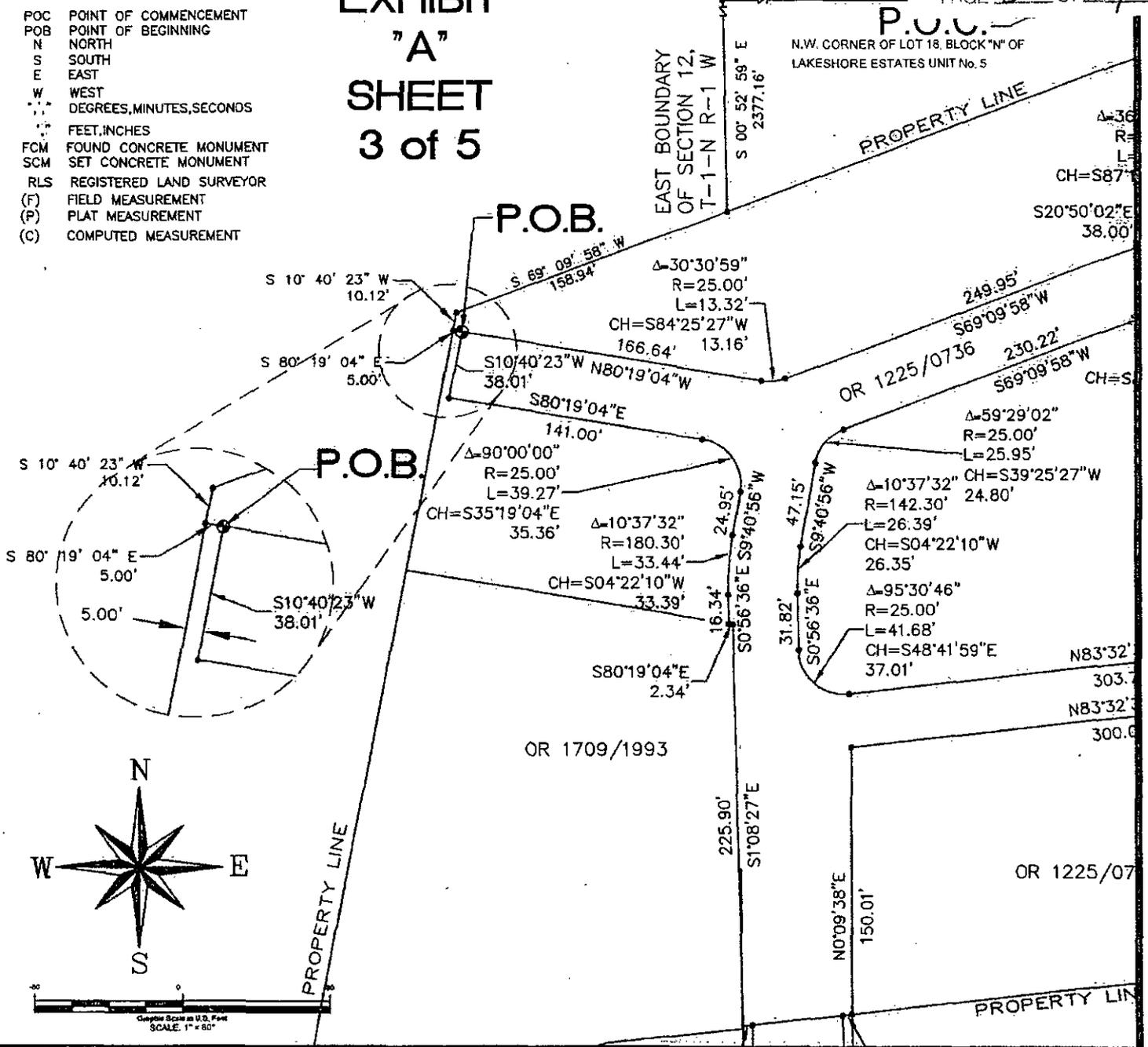
**LEGEND**

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N NORTH
- S SOUTH
- E EAST
- W WEST
- DEGREES, MINUTES, SECONDS
- FEET, INCHES
- FCM FOUND CONCRETE MONUMENT
- SCM SET CONCRETE MONUMENT
- RLS REGISTERED LAND SURVEYOR
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (C) COMPUTED MEASUREMENT

**EXHIBIT  
"A"  
SHEET  
3 of 5**

S 88° 21' 02" W

N.W. CORNER OF LOT 18, BLOCK "N" OF  
LAKESHORE ESTATES UNIT No. 5



**SKETCH OF DESCRIPTION**

NOT A SURVEY

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS  
NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.

Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK:	DATE OF DRAFTING: 10/22/10	DRAWN BY: G.P.B.	REVISION:
FIELDBOOK No.	FILE Terrebonne.dwg	CHECKED BY:	REVISION:



PREPARED BY:  
**LEON COUNTY PUBLIC WORKS DEPARTMENT**  
DIVISION OF ENGINEERING SERVICES  
SURVEY AND RIGHT-OF-WAY SECTION  
2280 MICCOSUKEE ROAD  
TALLAHASSEE, FL 32308  
Phone (850) 606-1500  
Fax (850) 606-1501

