

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
SAVANNAH TRACE

OR 1371P0381

THIS DECLARATION, is made and executed this 12 day of April, 1989, by GEORGE S. TAFF and BETTY E. TAFF, husband and wife, hereinafter referred to as "Declarant", also known as ELIZABETH E. TAFF

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property located in Leon County, Florida, and more particularly described in "Exhibit A" attached hereto and by reference made a part hereof.

NOW THEREFORE, Declarant hereby declares that all of the properties described in "Exhibit A" attached hereto shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties 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 Savannah Trace Homeowners' Association, Inc., a Florida non-profit corporation, 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" shall mean and refer to that certain real property described in "Exhibit A" attached hereto, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners. The Common Area

9357551
APR 13 10 59 AM '89
CLERK OF CIRCUIT COURT
TALLAHASSEE, FLORIDA

which will be owned by the Association at the time of the conveyance of the first Lot consists of the property described in "Exhibit B" attached hereto and by reference made a part hereof. Additional real property may be conveyed to the Association for the common use and enjoyment of the Owners as the Properties are developed.

OR1371PC0382

Section 5. "Lot" shall mean and refer to each of the numbered lots described in "Exhibit C" attached hereto and by reference made a part hereof.

Section 6. "Declarant" shall mean and refer to George S. Taff and Betty E. Taff, and their successors and assigns if such, successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' 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 charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an Owner for any period during which any assessment against his Lot remains unpaid and for a period not to exceed 60 days for any infraction of its published rules and regulations;

(c) 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 the members or to mortgage all or any part of the common Area (no such dedication, transfer or mortgage shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds (2/3) of each class of members has been recorded); and

Section 2. Delegation of Use. Any Owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III

OR1371PC0383

MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Owner of a Lot which is subject to assessment 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.

Section 2. The Association shall have two classes of voting membership:

Class A. The Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

- (a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
- (b) upon the expiration of five (5) years from the date of the recording of this Declaration.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so

OR1371PC0384

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 attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorneys' 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 residents in the Properties and for the improvement and maintenance of the Common Area and of the homes situated upon the properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Sixty and No/100 Dollars (\$60.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than ten percent (10%) above the assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above ten percent (10%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

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

DR137100385

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to 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 assent of two-thirds (2/3) of the votes of each class of 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 Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast a majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Uniform Rate of Assessment and Collection. Both annual and special assessments shall be fixed at a uniform rate for all Lots and may be collected on a monthly basis at the discretion of the Board of Directors of the Association.

Section 7. Date of Commencement of Annual Assessments; Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted 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 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. OR1371P0386

Section 8. Collection of Assessments; Effect of Nonpayment of Assessments: Remedies of the Association. All installments of assessments shall be due on the first day of each calendar month, and are delinquent if not paid by the tenth (10th) day of each month. The annual assessment may be prepaid in whole or in part. No setoffs shall be allowed to any Owner for repairs or improvements, or services contracted for or by any Owner without the express written authorization of the Board of Directors of the Association. The Association shall be entitled to collect from the Owner all legal costs, including a reasonable attorneys' fee, incurred by the Association in connection with or incident to the collection of such assessment and/or late charges or fees or in connection with the enforcement of the lien resulting therefrom. In order to defray the cost of additional book-keeping, billing and related expenses, all assessments or installments of assessments not paid within ten (10) days after the due date may upon decision of the Board of Directors of the Association bear a service charge not exceeding Five and No/100 Dollars (\$5.00) per month from the due date. The Association may bring an action at law against the Owner personally obligated to pay the assessment, fees and costs, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. The sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof or the bona fide conveyance to a mortgagee in satisfaction of a first mortgage shall extinguish the lien of such assessments as to payments which became 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. **OR1371PC0387**

Section 10. Exempt Property. All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Florida shall be exempt from the assessments created herein, except no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE V

EASEMENTS

Section 1. Roadway Easement. The Declarant hereby reserves, excepts, imposes, grants and creates a non-exclusive, perpetual easement to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest for ingress and egress over, under and across that property described in "Exhibit D" attached hereto and by reference made a part hereof.

Section 2. Utility Easement. The Declarant hereby reserves, excepts, imposes, grants and creates a non-exclusive, perpetual easement to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest for utility purposes over, under and across that property described in "Exhibit E" attached hereto and by reference made a part hereof. As used herein, the term "utility purposes" shall include the installation, maintenance and repair of underground utility lines and services and shall include, but not be limited to, electrical, gas, telephone, sanitary sewer, water, cable television and stormwater and drainage facilities (including surface drainage).

Section 3. Drainage Easement. The Declarant hereby reserves, excepts, imposes, grants and creates a non-exclusive, perpetual easement to and on behalf of the Declarant, the Association, the Owners, their grantees, heirs and successors in interest for drainage and stormwater retention and detention purposes, over, across and under the property described in "Exhibit F" attached hereto and by reference made a part hereof.

OR1371P0388

Section 4. Maintenance and Interference. All easements provided for herein shall be maintained by the Association. The local government does not have responsibility for maintenance of the streets and street related drainage facilities located on the Properties, and the local government shall not be responsible for utility trench lines or trench line failures. Within these easements, no structure, planting or other material which may interfere with the use and purpose of the easements shall be placed or permitted to remain, provided, however, nothing contained herein shall prevent the erection and maintenance of an approved fence affording access to the easement area.

ARTICLE VI

ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made, nor shall any material alteration, addition or deletion be made to the landscaping of a Lot, until the plans and specifications showing the nature, kind, shape, height, materials, location and all other reasonable detail of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee composed of three (3) or more representatives appointed by the Board of Directors of the Association. The effect of the changes, improvements or alterations on the topography of the land and the environmental impact thereof may also be considered in determining whether approval should be given. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. The initial Architectural Committee shall be George B. Taff, Betty E. Taff, and Dennett I. Rainey who shall serve until all Lots are sold and transferred by the Declarant. With the exception of the initial members, each member of the

OR13710389

Architectural Committee must be an Owner. Thereafter, all members shall serve at the pleasure of the Board of Directors of the Association. All notices or submission requests to be given to the Architectural Committee shall be in writing delivered by mail to the principal registered office of the Association as from time to time set forth in the records of the office of the Secretary of State of Florida, Corporate Division.

ARTICLE VII

MINIMUM LOT SIZE,

LAND USE AND BUILDING TYPE

No Lot shall be smaller than 14,500 square feet. No Lot shall be used except for residential purposes and such other purposes set forth in this Declaration. No building of any type shall be erected, altered, placed or permitted to remain on any Lot other than a detached single family residence together with customary outbuildings and swimming pool as approved by the Association.

ARTICLE VIII

SUBDIVISION OF LOT

No Lot shall be re-subdivided. This provision shall not, however, be construed to prohibit any Owner from conveying any part of his Lot to the owner of an adjacent Lot, provided that such conveyance does not leave the conveying lot owner with a Lot smaller than a minimum lot size of 14,500 square feet and sufficient area to satisfy set back requirements.

ARTICLE IX

DWELLING SIZE

No dwelling shall be permitted on any Lot unless the ground floor area of the main structure, exclusive of open porches and garages, contains at least 2,000 square feet for a one-story dwelling and at least 1,200 square feet for a dwelling of more than one story, exclusive of open porches and garages. No dwelling shall exceed to and one-half stories in height.

ARTICLE X

BUILDING, DRIVEWAY AND FENCE LOCATION

No building shall be located on any Lot: nearer than 35 feet

OR1371PC0390

to the front Lot line; nearer than 25 feet to the rear Lot line; nearer than 15 feet to a side-interior Lot line, or nearer than 20 feet to any side street line. For the purposes of this Article X, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another site. No driveway shall be located nearer than five (5) feet to an interior Lot line except a back-up or turn-around pad may be located as near as one (1) foot to a Lot line. No fence shall be located nearer to the front Lot line than the rear of the primary building. The detached single-family residence shall face the street. The Board of Directors of the Association or an Architectural Control Committee appointed by the Board may, in its sole discretion, grant variances to the restrictions provided for in this Article.

ARTICLE XI

GARAGES AND CARPORTS

Each building shall have a functional garage attached thereto. No garage entrance shall face any street.

ARTICLE XII

NUISANCES

No noxious or offensive activity shall be carried on upon any Lot or any common area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

ARTICLE XIII

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 as a residence either temporarily or permanently.

ARTICLE XIV

SIGNS

No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet to

advertise the property for sale or lease and except signs used by Declarant to advertise Lots for sale.

OR1371P0391

ARTICLE XV

LIVESTOCK AND POULTRY

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, provided, however, dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

ARTICLE XVI

RADIO AND TELEVISION ANTENNA

No exterior radio, television or satellite-dish antenna may be installed on any portion of the Properties unless such installation and the size, color and design of the antenna have been approved by the Board of Directors of the Association or any Architectural Control Committee appointed by the Board.

ARTICLE XVII

MAIL BOXES

No mail box or paper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar materials shall be erected or located on the Properties unless and until the size, location and type of material for said boxes or receptacles shall have been approved by the Board of Directors or the Association or an Architectural Control Committee appointed by the Board.

ARTICLE XVIII

EXTERIOR MAINTENANCE

Each Owner shall maintain the landscaping including the trees, shrubs, and grass within the boundaries of his Lot, and the exterior of the building located on the Lot. The Association may, by rules duly adopted, reasonably regulate the use of all areas and lands which are to be maintained by the Association; provided, however, that any such rule of the Association may not be less restrictive than any covenant set forth herein. If an Owner shall fail to maintain or make the repairs or replacements which are the responsibility of such Owner, then upon vote of a majority of the Board of Directors and after not less than thirty

DR1371P0392

(30) days' notice to the Owner, the Association shall have the right (but not the obligation) to enter upon such Lot and provide such maintenance or make such repairs or replacements as it deems necessary or appropriate, and the cost thereof shall be payable to the Association by such Owner under such terms as the Board of Directors of the Association determines and may be enforced and collected in the manner assessments are enforced and collected. For the purpose solely of performing the maintenance authorized by this paragraph, the Association's agents and employees shall have the right, after reasonable notice to the Owner, to enter upon any such Lot.

ARTICLE XIX

**BOATS, TRAILERS AND
RECREATIONAL VEHICLES**

No boat, trailer or recreational vehicle may be parked or stored on any street or on any Lot except within an enclosed garage or behind the rear of a residence within all building front setback lines. The purpose of this restriction is to minimize the visibility of such items to neighbors or passers-by.

ARTICLE XX

ACCESS TO OTHER PROPERTY

Except for the Declarant, no Owner shall permit or otherwise authorize any portion of any Lot owned to be utilized as an easement, roadway, driveway, street or other means or method of access, ingress or egress to areas or property not included within the Properties. The purpose of this provision is to preserve and protect the integrity of the exterior boundaries of the Properties, and to preclude and prohibit any break in those boundaries by any easement, roadway, driveway or street granted, permitted or otherwise created by any Owner other than the Declarant. The Declarant reserves the right to grant such easements or create such roadways upon land or lots owned by the Declarant as the Declarant, in the Declarant's discretion, determines necessary, appropriate or desirable.

ARTICLE XXI

GARAGE AND REFUSE DISPOSAL

OR1371PC0393

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 any Lot or other part of the Properties and shall not be kept except in sanitary containers installed in such a manner to be acceptable to the Board of Directors of the Association or an Architectural Control Committee appointed by the Board. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from the street.

ARTICLE XXII

GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. The failure of the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Annexation. Additional residential property and common areas may be annexed to the Properties with the consent of two-thirds (2/3) of each class of members. Any such annexation shall subject said land to these covenants, conditions and restrictions, and the Owners of each Lot in such annexed area shall have the same rights, benefits, obligations and duties as the Owners of the Lots described in this Declaration.

Section 4. Development by Declarants. No provisions contained herein shall prevent Declarant, or Declarant's contractors or subcontractors from performing such work and activities as it deems necessary or advisable in connection with

the development of the Properties, nor shall such provisions in any way prevent the Declarant from maintaining such sign or signs on the Properties as Declarant deems necessary or desirable for the sale or other disposition thereof.

OR1371P0394

Section 5. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. No Amendment shall affect the priority of the lien of any first mortgage on any Lot over the lien of the assessments provided for herein unless the holder of the mortgage joins in the execution of the amendment. Any amendment must be recorded.

Section 6. FHA/VA Approval. As long as there is a Class B membership and there are outstanding any mortgages insured or guaranteed by the Federal Housing Administration or the Veterans Administration, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties, dedication of Common Area, and amendment of this Declaration.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has caused this Declaration to be executed the day and year first above written.

WITNESSES:

Billy N. Zeigler
Carol Penrose

George S. Taff
GEORGE S. TAFF

Billy N. Zeigler
Carol Penrose

Betty E. Taff
BETTY E. TAFF
a/k/a ELIZABETH E. TAFF

Billy N. Zeigler

Dennett I. Rainey
DENNETT I. RAINEY

OR1371PC0395

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 12 day of April, 1989 by GEORGE S. TAFF.

Carol Penrose
NOTARY PUBLIC
My Commission Expires: 1-30-92

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 12 day of April, 1989 by BETTY E. TAFF, a/k/a ELIZABETH E. TAFF

Carol Penrose
NOTARY PUBLIC
My Commission Expires: 1-30-92

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 12 day of April, 1989 by DENNETT I. RAINEY.

Carol Penrose
NOTARY PUBLIC
My Commission Expires: 1-30-92

DR1371P0396

Legal Description - Exhibit "A"

SAVANNAH TRACE

Begin at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and run thence South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded Subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill 577.29 feet to a point on the Westerly boundary of State Road No. 61 (formerly State Road No. 10), thence run North 23 degrees 31 minutes 54 seconds East along said Westerly right of way of State Road No. 61, a distance of 304.00 feet, thence leaving said right of way run North 66 degrees 28 minutes 06 seconds West 84.00 feet, thence North 76 degrees 39 minutes 37 seconds West 82.91 feet, thence North 70 degrees 23 minutes 56 seconds West 220.0 feet, thence North 00 degrees 04 minutes 32 seconds East 290.02 feet to a point on the Southerly boundary of Penny Lane an Unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West 318.65 feet to the POINT OF BEGINNING containing 6.43 Acres more or less.

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21, Part 6 of the Florida Administrative Code.

COMMON AREA/ROADWAY SAVANNAH TRACE

DR1371PC0397

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northernly boundary of said Asbury Hill a distance of 577.29 feet, to a point on the Westerly right of way of State Road 61 (Thomasville Road), thence North 23 degrees 31 minutes 54 seconds East 269.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 23 degrees 31 minutes 54 seconds East along the Westerly right of way of State Road 61 (Thomasville Road) 34.0 feet, thence leaving said Westerly right of way run North 66 degrees 27 minutes 50 seconds West 84.0 feet, thence North 76 degrees 39 minutes 37 seconds West 82.91 feet, thence South 31 degrees 28 minutes 21 seconds West 91.0 feet, to a point of curve concave Northwesterly, thence run Southwesterly along said curve with a radius of 58.0 feet, through a central angle of 75 degrees 58 minutes 46 seconds for an arc length of 76.91 feet (the chord of said arc being South 71 degrees 36 minutes 39 seconds West 71.40 feet), thence North 70 degrees 23 minutes 58 seconds West 180.32 feet to a point of curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 83.0 feet, through a central angle of 70 degrees 28 minutes 29 seconds for an arc length of 102.09 feet (the chord of said arc being North 35 degrees 09 minutes 43 seconds West 95.78 feet), thence North 00 degrees 04 minutes 32 seconds East 317.43 feet to a point of curve concave Southeasterly, thence run Northeasterly along said curve with a radius of 20.0 feet through a central angle of 109 degrees 42 minutes 04 seconds for an arc length of 38.29 feet (the chord of said arc being North 54 degrees 55 minutes 34 seconds East 32.71 feet), thence South 70 degrees 13 minutes 26 seconds East 6.49 feet, thence North 19 degrees 33 minutes 12 seconds East 25.55 feet to the Southerly boundary of Penny Lane an unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West along the Southerly boundary of said Penny Lane 105.0 feet, thence leaving said boundary run South 19 degrees 46 minutes 35 seconds West 25.0 feet, thence South 70 degrees 13 minutes 25 seconds East 16.29 feet to a point of curve concave Southwesterly, thence run Southeasterly along said curve with a radius of 25.0 feet through a central angle of 70 degrees 17 minutes 56 seconds for an arc length of 30.76 feet (the chord of said arc being South 35 degrees 04 minutes 26 seconds East 28.79 feet), thence South 00 degrees 04 minutes 32 seconds West 340.99 feet to a point of curve concave Northeasterly, thence run Southeasterly along said curve with a radius of 117.0 feet through a central angle of 70 degrees 28 minutes 29 seconds for an arc length of 143.91 feet (the chord of said arc being South 35 degrees 09 minutes 43 seconds East 135.01 feet), thence South 70 degrees 23 minutes 58 seconds East 180.32 feet to a point of curve concave Northwesterly, thence run Northeasterly along said curve with a radius of 92.0 feet through a central angle of 90 degrees 00 minutes 00 seconds, for an arc length of 144.51 feet (the chord of said arc being North 64 degrees 36 minutes 02 seconds East 130.11 feet) to a point of reverse curve, thence run Northeasterly and Easterly along said curve with a radius of 50.84 feet through a central angle of 93 degrees 55 minutes 53 seconds for an arc length of 83.54 feet (the chord of said arc being North 66 degrees 33 minutes 58 seconds East 74.32 feet), thence South 66 degrees 28 minutes 06 seconds East 92.77 feet to the POINT OF BEGINNING containing 0.83 of an acre more or less.

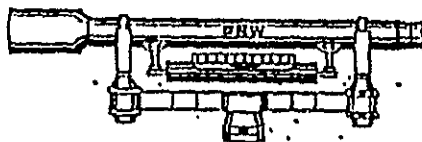
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JOB NO. 88-010
PSR NO. 7195
November 8, 1988

EXHIBIT "B"


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



UR1371PC0398

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

SAVANNAH TRACE - LOT 1

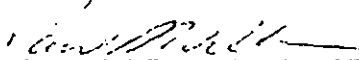
Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 577.29 feet to a point on the Westerly right of way of State Road 61 (Thomasville Road), said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run North 23 degrees 31 minutes 54 seconds East along the Westerly right of way of State Road 61 (Thomasville Road), 142.82 feet, thence leaving said Westerly right of way run North 66 degrees 28 minutes 06 seconds West 109.74 feet, thence North 38 degrees 32 minutes 27 seconds West 50.08 feet to a point on the Southerly right of way boundary of Savannah Trace (34' right of way) said point also being a point of curve concave Northwesterly. thence run Southwesterly along said curve with a radius of 92.0 feet, through a central angle of 21 degrees 08 minutes 27 seconds for an arc length of 33.95 feet (the chord of said arc being South 62 degrees 01 minutes 41 seconds West 33.75 feet), thence South 17 degrees 24 minutes 09 seconds East 60.98 feet, thence South 19 degrees 36 minutes 02 seconds West 102.83 feet to a point on the Northerly boundary of said Asbury Hill, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 128.30 feet to the POINT OF BEGINNING containing 0.49 of an acre more or less.

The above described property also being subject to a 20.0 foot utility easement along the Easterly boundary and a 25.0 foot drainage easement along the Southerly boundary of said lot.

The above described property also being subject to an 8 foot utility easement.

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.

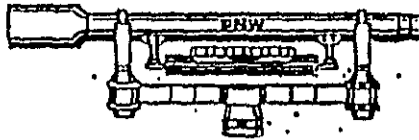
JOB NO. 88-010
PSR NO. 7195
February 2, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

"EXHIBIT C"

Page 1 of 14

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371PC0399

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.


SAVANNAH TRACE - LOT 2

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 448.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 19 degrees 36 minutes 02 seconds East 102.83 feet, thence North 17 degrees 24 minutes 09 seconds West 60.98 feet to a point on the Southerly right of way boundary of Savannah Trace (34 foot right of way), said point also being a point of curve concave Northwesterly, thence run Northwesterly along said curve with a radius of 92.0 feet, through a central angle of 37 degrees 00 minutes 08 seconds for an arc length of 59.41 feet (the chord of said arc being North 83 degrees 54 minutes 02 seconds West 58.39 feet), thence continuing along said Southerly right of way North 70 degrees 23 minutes 58 seconds West 27.93 feet, thence leaving said right of way run South 19 degrees 36 minutes 02 seconds West 133.0 feet to a point on the Northerly boundary of said Asbury Hill, thence run South 70 degrees 23 minutes 28 seconds East 120.0 feet to the POINT OF BEGINNING containing 0.37 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement along Northerly boundary and a 25.0 foot drainage easement along the Southerly boundary of said lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 2, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



OR1371PC0400

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 RH 6 of the Florida Administrative Code.

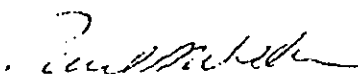
SAVANNAH TRACE - LOT 3

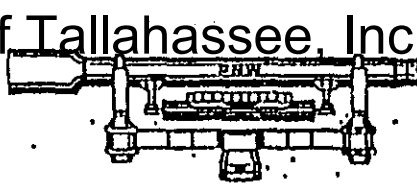
Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 328.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 19 degrees 36 minutes 02 seconds East 133.0 feet to a point on the Southerly right of way boundary of Savannah Trace (34 foot right of way), thence run North 70 degrees 23 minutes 58 seconds West along said Southerly right of way a distance of 120.0 feet, thence leaving said right of way run South 19 degrees 36 minutes 02 seconds West 133.0 feet to a point on the Northerly boundary of said Asbury Hill, thence run South 70 degrees 23 minutes 28 seconds East 120.0 feet to the POINT OF BEGINNING containing 0.36 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement along the Northerly boundary and a 25.0 foot drainage easement along the Southerly boundary of said Lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 2, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208



DR1371PC0401

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

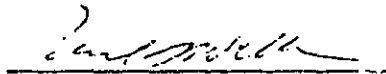
SAVANNAH TRACE - LOT 4

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 208.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run thence North 19 degrees 36 minutes 02 seconds East 133.0 feet to a point on the Southerly right of way boundary of Savannah Trace (34 foot right of way), thence run along the Southerly right of way North 70 degrees 23 minutes 58 seconds West 32.99 feet to a point of curve concave Northeasterly thence run Northwesterly along said curve with a radius of 117.0 feet, through a central angle of 35 degrees 14 minutes 40 seconds, for an arc length of 71.97 feet (the chord of said arc being North 52 degrees 46 minutes 51 seconds West 70.84 feet), thence leaving said right of way run South 54 degrees 50 minutes 01 seconds West 189.08 feet to a concrete monument marking the Northwest corner of Lot 8 of said Asbury Hill, thence run South 70 degrees 23 minutes 28 seconds East along the Northerly boundary of said Asbury Hill 208.99 feet to the POINT OF BEGINNING containing 0.51 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement along the Northerly boundary and a 25.0 foot drainage easement along the Southerly boundary of said lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 2, 1989



PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR 1371PC0402

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.


SAVANNAH TRACE - LOT 5

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run North 54 degrees 50 minutes 01 seconds East 189.08 feet to a point on the Southwesterly right of way boundary of Savannah Trace (34 foot right of way), said point also being a point of curve concave Northeasterly, thence run Northwesterly, along said curve with a radius of 117.0 feet, through a central angle of 35 degrees 13 minutes 49 seconds, for an arc length of 71.94 feet (the chord of said arc being North 17 degrees 32 minutes 23 seconds West 70.81 feet), thence continuing along Savannah Trace run North 00 degrees 04 minutes 32 seconds East 33.06 feet thence leaving said right of way run North 89 degrees 55 minutes 28 seconds West 133.0 feet to a point on the Westerly boundary of Section 17, thence run South 00 degrees 04 minutes 32 seconds West 209.66 feet to the POINT OF BEGINNING containing 0.51 of an acre more or less.

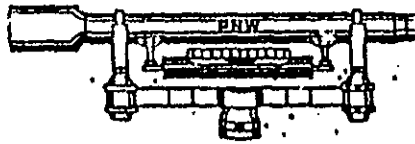
The above described property being subject to a 80 foot utility easement along the Easterly boundary and also subject to a 25 foot drainage easement.

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.

JOB NO. 88-010
PSR NO. 7195
February 3, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1636 Legion St., Tallahassee Florida 32303



DR1371P0403

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

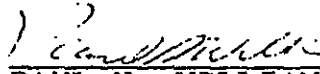
SAVANNAH TRACE - LOT 6

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 399.71 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 55 minutes 28 seconds East 133.0 feet to a point on the Westerly right of way boundary of Savannah Trace (34 foot right of way), thence North 00 degrees 04 minutes 32 seconds East along said Westerly right of way a distance of 120.0 feet, thence leaving said right of way run North 89 degrees 55 minutes 28 seconds West 133.0 feet to a point on the Westerly boundary of Section 17, thence run South 00 degrees 04 minutes 32 seconds West along said boundary 120.0 feet to the POINT OF BEGINNING containing 0.37 of an acre more or less.

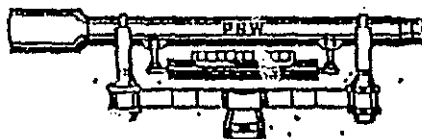
The above described property being subject to an 8.0 foot utility easement along the Easterly boundary and a drainage easement along the Westerly 25 feet of said lot.

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.

JOB NO. 88-010
PSR NC. 7195
February 3, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371P0404

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

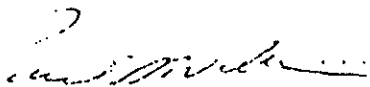
SAVANNAH TRACE - LOT 7

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 279.71 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 55 minutes 28 seconds East 133.0 feet to a point on the Westerly boundary of Savannah Trace (34 foot right of way), thence run North 00 degrees 04 minutes 32 seconds East along said right of way a distance of 120.0 feet, thence leaving said right of way run North 89 degrees 55 minutes 28 seconds West 133.0 feet to a point on the Westerly boundary of Section 17, thence run South 00 degrees 04 minutes 32 seconds West along said boundary 120.0 feet to the POINT OF BEGINNING containing 0.37 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement along the Easterly boundary, and a drainage easement along the Westerly 25 feet of said lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 6, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

DR1371PC0405

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

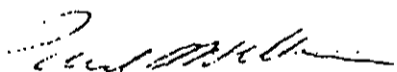
SAVANNAH TRACE - LOT 8

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northeast corner of the Southwest Quarter of said Section 17, said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 04 minutes 32 seconds West along the Westerly boundary of Section 17 a distance of 159.71 feet, thence leaving said boundary run South 89 degrees 55 minutes 28 seconds East 133.0 feet to a point on the Westerly right of way boundary of Savannah Trace (34 foot right of way), thence run North 00 degrees 04 minutes 32 seconds East along said right of way a distance of 67.93 feet to a point of curve concave Southwesterly, thence run Northwesterly along said curve with a radius of 25.0 feet, through a central angle of 70 degrees 17 minutes 56 seconds for an arc length of 30.67 feet (chord of said arc being North 35 degrees 04 minutes 26 seconds West 28.79 feet), thence North 70 degrees 13 minutes 25 seconds West along said Southwesterly boundary boundary 16.29 feet, thence North 19 degrees 46 minutes 35 seconds East along the Westerly boundary 25.0 feet to a point on the Northerly boundary of Savannah Trace, said point also being on the Southerly boundary of Penny Lane, an unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West 116.33 feet to the POINT OF BEGINNING containing 0.40 of an acre more or less.

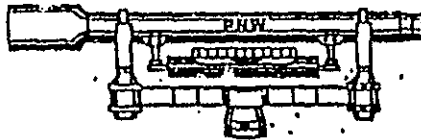
The above described property being subject to an 8.0 foot utility easement along the Easterly boundary and a drainage easement along the Westerly 25 feet of said lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 6, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1636 Legion St., Tallahassee Florida 32303



OR1371PC0406

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

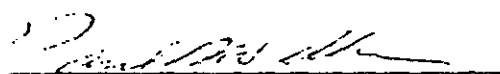
SAVANNAH TRACE - LOT 9

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Southerly boundary of said Penny Lane a distance of 266.33 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said boundary South 70 degrees 13 minutes 25 seconds East 97.32 feet, thence leaving said boundary run South 00 degrees 04 minutes 32 seconds West 110.0 feet, thence North 89 degrees 55 minutes 27 seconds West 133.0 feet to a point on the Easterly right of way of Savannah Trace (34 foot right of way), thence run along said right of way North 00 degrees 04 minutes 32 seconds East 102.08 feet to a point of curve concave Southeast-erly, thence run Northeasterly along said curve with a radius of 20.0 feet, through a central angle of 109 degrees 42 minutes 04 seconds East, for an arc length of 38.29 feet (the chord of said arc being North 54 degrees 55 minutes 34 seconds East 32.71 feet), thence South 70 degrees 13 minutes 26 seconds East along said Southwesterly boundary 6.49 feet, thence North 19 degrees 33 minutes 12 seconds East along the Easterly boundary 25.55 feet to the POINT OF BEGINNING containing 0.37 of an acre more or less.

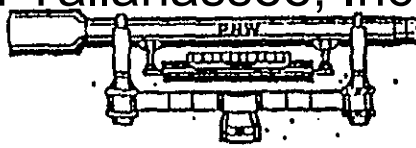
The above described property being subject to an 8.0 foot utility easement along the Westerly boundary of said lot.

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.

JOB NO, 88-010
PSR NO. 7195
February 6, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371PC0407

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

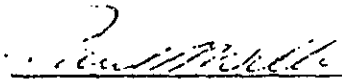
SAVANNAH TRACE - LOT 10

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Southerly boundary of said Penny Lane a distance of 363.65 feet, thence leaving said boundary run South 00 degrees 04 minutes 32 seconds West 110.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 04 minutes 32 seconds West 110.0 feet, thence North 89 degrees 55 minutes 27 seconds West 133.0 feet to a point on the Easterly right of way boundary of Savannah Trace (34 foot right of way), thence run along said right of way North 00 degrees 04 minutes 32 seconds East 110.0 feet, thence leaving said right of way run South 89 degrees 55 minutes 27 seconds East 133.0 feet to the POINT OF BEGINNING containing 0.34 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement across the Westerly boundary of said lot.

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

JOB NO. 88-010
PSR NO. 7195
February 6, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

OR1371M0408

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

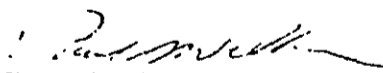
SAVANNAH TRACE - LOT 11

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Northerly boundary of Savannah Trace and the Southerly boundary of said Penny Lane a distance of 363.65 feet, thence leaving said boundary run South 00 degrees 04 minutes 32 seconds West 220.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 04 minutes 32 seconds West 70.02 feet, thence South 54 degrees 50 minutes 32 seconds West 144.22 feet to a point on the Northeasterly right of way boundary of Savannah Trace (34 foot right of way), said point also being a point of curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 83.0 feet, through a central angle of 35 degrees 13 minutes 34 seconds, for an arc length of 51.03 feet (the chord of said arc being North 17 degrees 32 minutes 16 seconds West 50.23 feet), thence run North 00 degrees 04 minutes 32 seconds East along the Easterly right of way boundary a distance of 105.35 feet, thence leaving said right of way run South 89 degrees 55 minutes 27 seconds East 133.0 feet to the POINT OF BEGINNING containing 0.39 of an acre more or less.

The above described property being subject to an 8.0 foot utility easement along the Easterly boundary of said lot.

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.

JOB NO. 88-010
PSR NO. 7195
February 6, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371PP0409

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.


SAVANNAH TRACE - LOT 12

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Southerly boundary of said Penny Lane a distance of 363.65 feet, thence leaving said boundary run South 00 degrees 04 minutes 32 seconds West 290.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 70 degrees 23 minutes 56 seconds East 75.0 feet, thence South 19 degrees 35 minutes 57 seconds West 133.0 feet to a point on the Northerly right of way boundary of Savannah Trace (34 foot right of way), thence run along said right of way North 70 degrees 23 minutes 58 seconds West 110.32 feet to a point of curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 83.0 feet, through a central angle of 35 degrees 14 minutes 55 seconds, for an arc length of 51.06 feet (the chord of said arc being North 52 degrees 46 minutes 30 seconds West 50.26 feet), thence leaving said right of way run North 54 degrees 50 minutes 32 seconds East 144.22 feet to the POINT OF BEGINNING containing 0.37 of an acre more or less.

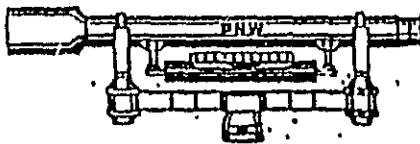
The above described property being subject to an 8.0 foot utility easement along the Southerly boundary of said lot; and also, the above described property being subject to an utility easement across the Easterly 7.5 feet.

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.

JOB NO. 88-010
PSR NO. 7195
February 7, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371PC0410

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

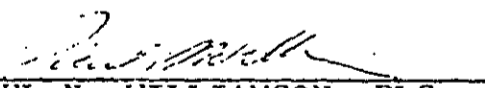
SAVANNAH TRACE - LOT 13

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northeast corner of the Southwest Quarter of said Section 17, Township 1 North, Range 1 East, said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Southerly boundary of said Penny Lane a distance of 363.65 feet, thence leaving said boundary run South 00 degrees 04 minutes 32 seconds West 290.02 feet, thence South 70 degrees 23 minutes 56 seconds East 75.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 70 degrees 23 minutes 56 seconds East 145.0 feet to a point on the Northwesterly right of way boundary of Savannah Trace (34 foot right of way), thence run South 31 degrees 28 minutes 21 seconds West 91.0 feet to a point of curve concave Northwesterly, thence run Southwesterly along said curve, with a radius of 58.0 feet, through a central angle of 75 degrees 58 minutes 46 seconds, for an arc length of 76.91 feet (the chord of said arc being South 71 degrees 36 minutes 39 seconds West 71.40 feet), thence North 70 degrees 23 minutes 58 seconds West along said Northerly right of way boundary a distance of 70.0 feet, thence leaving said right of way run North 19 degrees 35 minutes 57 seconds East 133.0 feet to the POINT OF BEGINNING containing 0.39 of an acre more or less.

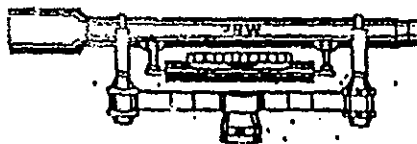
The above described property being subject to an 8.0 foot utility easement along the Southerly boundary of said lot; and also, the above described property subject to an utility easement across the Westerly 7.5 feet.

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.

JOB NO. 88-010
PSR NO. 7195
February 7, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR.1371PC0411

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

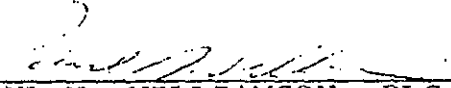
SAVANNAH TRACE - LOT 14

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17, Township 1 North, Range 1 East, Leon County, Florida and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 577.29 feet to a point on the Westerly right of way of State Road 61 (Thomasville Road), thence run North 23 degrees 31 minutes 54 seconds East along said right of way 142.82 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 23 degrees 31 minutes 54 seconds East along said right of way 127.17 feet to a point on the Southerly right of way of Savannah Trace (34 foot right of way), thence leaving the Westerly right of way of State Road 61 (Thomasville Road) run North 66 degrees 28 minutes 06 seconds West along the Southerly right of way boundary of said Savannah Trace a distance of 92.77 feet to a point of curve concave Southeasterly, thence run Southwesterly along said curve with a radius of 50.84 feet, through a central angle of 93 degrees 55 minutes 53 seconds, for an arc length of 83.34 feet (the chord of said arc being South 66 degrees 33 minutes 58 seconds West 74.32 feet) to a point of reverse curve concave Northwesterly, thence run Southwesterly along said curve with a radius of 92.0 feet, through a central angle of 31 degrees 51 minutes 26 seconds for an arc length of 51.15 feet (the chord of said arc being South 35 degrees 31 minutes 45 seconds West 50.50 feet), thence leaving said right of way run South 38 degrees 32 minutes 27 seconds East 50.08 feet, thence South 66 degrees 28 minutes 06 seconds East 109.74 feet to the POINT OF BEGINNING containing 0.40 of an acre more or less.

The above described property being subject to a 20.0 foot utility easement along the Easterly boundary of said lot; and also, the above described property being subject to an 8.0 foot utility easement along the Northerly and Westerly boundary.

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.

JOB NO. 88-010
PSR NO. 7195
February 7, 1989


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.

ROADWAY EASEMENT, SAVANNAH TRACE

DR1371PC0412

Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and thence run South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northernly boundary of said Asbury Hill a distance of 577.29 feet, to a point on the Westerly right of way of State Road 61 (Thomasville Road), thence North 23 degrees 31 minutes 54 seconds East 269.99 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 23 degrees 31 minutes 54 seconds East along the Westerly right of way of State Road 61 (Thomasville Road) 34.0 feet, thence leaving said Westerly right of way run North 66 degrees 27 minutes 50 seconds West 84.0 feet, thence North 76 degrees 39 minutes 37 seconds West 82.91 feet, thence South 31 degrees 28 minutes 21 seconds West 91.0 feet, to a point of curve concave Northwesterly, thence run Southwesterly along said curve with a radius of 58.0 feet, through a central angle of 75 degrees 58 minutes 46 seconds for an arc length of 76.91 feet (the chord of said arc being South 71 degrees 36 minutes 39 seconds West 71.40 feet), thence North 70 degrees 23 minutes 58 seconds West 180.32 feet to a point of curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 83.0 feet, through a central angle of 70 degrees 28 minutes 29 seconds for an arc length of 102.09 feet (the chord of said arc being North 35 degrees 09 minutes 43 seconds West 95.78 feet), thence North, 00 degrees 04 minutes 32 seconds East 317.43 feet to a point of curve concave Southeasterly, thence run Northeasterly along said curve with a radius of 20.0 feet through a central angle of 109 degrees 42 minutes 04 seconds for an arc length of 38.29 feet (the chord of said arc being North 54 degrees 55 minutes 34 seconds East 32.71 feet), thence South 70 degrees 13 minutes 26 seconds East 6.49 feet, thence North 19 degrees 33 minutes 12 seconds East 25.55 feet to the Southerly boundary of Penny Lane an unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West along the Southerly boundary of said Penny Lane 105.0 feet, thence leaving said boundary run South 19 degrees 46 minutes 35 seconds West 25.0 feet, thence South 70 degrees 13 minutes 25 seconds East 16.29 feet to a point of curve concave Southwesterly, thence run Southeasterly along said curve with a radius of 25.0 feet through a central angle of 70 degrees 17 minutes 56 seconds for an arc length of 30.76 feet (the chord of said arc being South 35 degrees 04 minutes 26 seconds East 28.79 feet), thence South 00 degrees 04 minutes 32 seconds West 340.99 feet to a point of curve concave Northeasterly, thence run Southeasterly along said curve with a radius of 117.0 feet through a central angle of 70 degrees 28 minutes 29 seconds for an arc length of 143.91 feet (the chord of said arc being South 35 degrees 09 minutes 43 seconds East 135.01 feet), thence South 70 degrees 23 minutes 58 seconds East 180.32 feet to a point of curve concave Northwesterly, thence run Northeasterly along said curve with a radius of 92.0 feet through a central angle of 90 degrees 00 minutes 00 seconds, for an arc length of 144.51 feet (the chord of said arc being North 64 degrees 36 minutes 02 seconds East 130.11 feet) to a point of reverse curve, thence run Northeasterly and Easterly along said curve with a radius of 50.84 feet through a central angle of 93 degrees 55 minutes 53 seconds for an arc length of 83.54 feet (the chord of said arc being North 66 degrees 33 minutes 58 seconds East 74.32 feet), thence South 66 degrees 28 minutes 06 seconds East 92.77 feet to the POINT OF BEGINNING containing 0.83 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.

JOB NO. 88-010
PSR NO. 7195
November 8, 1988


PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

"EXHIBIT D"

I hereby certify that the following legal description meets the minimum standards as established by Chapter 21 HH 6 of the Florida Administrative Code.


OR1371P0413

UTILITY EASEMENT - SAVANNAH TRACE

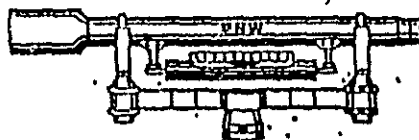
Commence at a point on the West boundary line of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and run thence South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded Subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 557.25 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 70 degrees 23 minutes 58 seconds East 20.05 feet, to a point on the West-erly right of way of State Road 61 (Thomasville Road), thence North 23 degrees 31 minutes 54 seconds East 573.16 feet, along said Westerly right of way, thence leaving said Westerly right of way run North 70 degrees 13 minutes 28 seconds West 20.05 feet, thence South 23 degrees 31 minutes 54 seconds West 267.84 feet, thence North 66 degrees 28 minutes 06 seconds West 63.99 feet, thence North 76 degrees 39 minutes 37 seconds West 82.91 feet, thence South 36 degrees 40 minutes 15 seconds West 88.0 feet, to a non tangent curve concave Northwesterly, thence run Southwesterly along said curve with a radius of 50.0 feet, through a central angle of 79 degrees 29 minutes 20 seconds, for an arc length of 69.37 feet (the chord of said curve being South 69 degrees 51 minutes 22 seconds West 63.94 feet), thence North 70 degrees 23 minutes 58 seconds West 180.32 feet, to a point of curve concave North-easterly, thence run Northwesterly along said curve with a radius of 75.0 feet, through a central angle of 70 degrees 28 minutes 29 seconds, for an arc length of 92.25 feet (the chord of said curve being North 35 degrees 09 minutes 43 seconds West 86.54 feet), thence North 00 degrees 04 minutes 32 seconds East 306.65 feet, to a point of curve concave Southeasterly, thence Northeasterly along said curve with a radius of 20.0 feet, through a central angle of 96 degrees 16 minutes 16 seconds for an arc length of 33.60 feet (the chord of said curve being North 48 degrees 12 minutes 40 seconds East 29.79 feet), thence North 19 degrees 33 minutes 12 seconds East 33.55 feet, to a point on the Southerly boundary of Penny Lane, an unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West along the Southerly boundary of Penny Lane 105.0 feet, thence leaving said Southerly bound-ary run South 19 degrees 46 minutes 35 seconds West 33.0 feet, thence South 70 degrees 13 minutes 25 seconds East 14.18 feet to a point of curve concave Southwesterly, thence run Southeasterly along said curve with a radius of 20.0 feet, through a central angle of 70 degrees 17 minutes 56 seconds for an arc length of 24.54 feet (the chord of said curve being South 35 degrees 04 minutes 26 seconds East 23.03 feet), thence South 00 degrees 04 minutes 32 seconds West 338.87 feet to a point of curve concave Northeasterly, thence Southeasterly along said curve with a radius of 125.0 feet, through a central angle of 70 degrees 28 minutes 29 seconds for an arc length of 153.75 feet (the chord of said curve being South 35 degrees 09 minutes 43 seconds East 144.24 feet), thence South 70 degrees 23 minutes 58 seconds East 180.32 feet to a point of curve concave Northwesterly, thence Northeasterly along said curve with a radius of 100.0 feet, through a central angle of 90 degrees 00 minutes 00 seconds for an arc length of 157.08 feet (the chord of said arc being North 64 degrees 36 minutes 02 seconds East 141.42 feet) to a point of reverse curve, thence run Northeasterly and Easterly along said curve with a radius of 42.84 feet through a central angle of 93 degrees 55 minutes 53 seconds for an arc length of 70.23 feet (the chord of said curve being North 66 degrees 33 minutes 57 seconds East 62.62 feet), thence South 66 degrees 28 minutes 06 seconds East 72.77 feet, thence South 23 degrees 31 minutes 54 seconds West 263.37 feet to the POINT OF BEGINNING, containing 1.41 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 records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JOB NO. 88-010
 PSR NO. 7195
 October 20, 1988
 October 27, 1988

"EXHIBIT E" 
 Page 1 of 2 PAUL N. WILLIAMSON, PLS.
 Florida Registered Professional Surveyor No. 2200

PAUL N. WILLIAMSON
PROFESSIONAL LAND SURVEYOR
1656 Legion St., Tallahassee Florida 32303



DR1371PC0414

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21 HH 6 of the Florida Administrative Code.


15 FOOT EASEMENT - SAVANNAH TRACE

A strip or parcel of land lying 7.5 feet each side of the following described centerline:

Commence at a point on the West boundary of Section 17, Township 1 North, Range 1 East, Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17, said point also being the Southwest corner of Lot 8 of Penny Lane, an unrecorded subdivision, thence run South 70 degrees 13 minutes 25 seconds East along the Southerly boundary of said Penny Lane a distance of 363.65 feet, thence leaving said Southerly boundary run South 00 degrees 04 minutes 32 seconds West 290.02 feet, thence South 70 degrees 23 minutes 56 seconds East 75.0 feet to the POINT OF BEGINNING of said centerline. From said POINT OF BEGINNING run thence South 19 degrees 35 minutes 57 seconds West 133.0 feet to the Termination Point of said Centerline. and right of way of Savannah Trace.

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.

JOB NO. 88-010
PSR NO. 7419
February 7, 1989



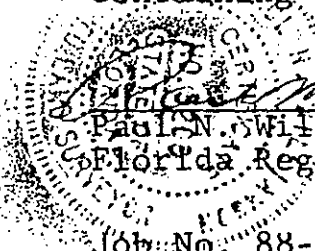
PAUL N. WILLIAMSON, PLS
Florida Registered No. 3208

OR1371PC0415

EASEMENT FOR DRAINAGE, AND STORMWATER RETENTION & DETENTION

I hereby certify that the following legal description meets the minimum requirements as established by Chapter 21HH-6 of the Florida Administrative Code.

Begin at a point on the West boundary line of Section 17, Township 1 North, Range 1 East Leon County, Florida, said point being 346.62 feet South of a concrete monument marking the Northwest corner of the Southwest Quarter of said Section 17 and run thence South 00 degrees 04 minutes 32 seconds West 609.37 feet to a concrete monument marking the Northwest corner of Lot 8 of Asbury Hill, an unrecorded subdivision, thence run South 70 degrees 23 minutes 58 seconds East along the Northerly boundary of said Asbury Hill a distance of 577.29 feet to a point on the Westerly right of way of State Road No. 61 (Thomasville Road), thence run North 23 degrees 31 minutes 54 seconds East along the said Westerly right of way a distance of 25.06 feet, thence leaving said Westerly right of way run North 70 degrees 23 minutes 58 seconds West 479.01 feet, thence North 19 degrees 36 minutes 02 seconds East 99.25 feet, thence North 54 degrees 50 minutes 01 seconds East 30.33 feet to a point on the Southerly right of way of Savannah Trace (34 foot right of way) said point being on a curve concave Northeasterly, thence run Northwesterly along said curve with a radius of 117.0 feet, through a central angle of 09 degrees 48 minutes 22 seconds for an arc length of 20.02 feet (the chord of said arc being North 35 degrees 09 minutes 17 seconds West 20.00 feet), thence leaving said right of way run South 54 degrees 50 minutes 01 seconds West 30.37 feet, thence North 89 degrees 55 minutes 28 seconds West 99.21 feet, thence North 00 degrees 04 minutes 30 seconds East 500.42 feet to a point on the Southerly boundary of Penny Lane, an unrecorded subdivision, thence run North 70 degrees 13 minutes 25 seconds West along the southerly boundary of said Penny Lane a distance of 26.55 feet to the POINT OF BEGINNING containing 0.90 of an acre more or less.


Paul N. Williamson, P.L.S.
Florida Registration No. 3208

Job No. 88-010
PSR NO. 7195
April 10, 1989

EXHIBIT "F"