

Prepared by:
Record and return to:
H. Edward Garvin
PO Box 23831
Gainesville, FL 32602

FL# 200011850 B 532 P 455
REC NO. 07224808915

FILED AND RECORDED
DATE 07/05/2002 TM 10:52

GREG GODWIN CLERK
CO: HAMILTON ST: FL

RECORD VERIFIED
BY *Stephen Padgett* DC

DECLARATION OF RESTRICTIONS, EASEMENTS AND PROTECTIVE COVENANTS

FOR

THREE RIVER PLANTATIONS

THIS DECLARATION OF RESTRICTIONS, EASEMENTS AND PROTECTIVE COVENANTS (referred to in this instrument as the "Declaration"), is made by **WOODLAND III, LTD.**, (referred to in this instrument as "Declarant"), who owns the real property subject to these Protective Covenants, which property includes the following lands:

Recorder's Use Only

Parcels 1G through 12G, inclusive, as more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof. The foregoing lands are collectively referred to in this instrument as the "Property", and the individual Parcels are referred to as "Parcel" or "Parcels".

NOW THEREFORE, in consideration of the premises and the covenants contained in this instrument, the Declarant hereby declares that the Property will be owned, held, used, transferred, sold, conveyed, devised and occupied subject to the covenants, restrictions, easements, reservations, regulations, burdens and liens set forth in this instrument. These Protective Covenants are a covenant running with the Property and are binding on the Declarant and on all persons deraining title through the Declarant. These restrictions and Protective Covenants, during their lifetime, are for the benefit of and are a limitation on all present and future Owners of the Property.

Each and every Owner of an interest in a Parcel covenants to comply with the restrictions and other matters set forth herein. The provisions of these Protective Covenants are in addition to and not in lieu of any present or future State, County, City or other governmental policies or ordinances affecting land use and other matters. All Owners of the Property agree and covenant to each other to abide by all such ordinances and policies.

1. The covenants and restrictions of this Declaration will run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded in the public records, after which time they will 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 Owners, and thereafter, by an instrument signed by not less than seventy percent (70%) of the Owners. To be effective, any such amendment must be recorded in the public records of Hamilton County, Florida.

2. Declarant, or any Owner of any portion of the Property, or any person deraining title through Declarant to any other lands lying easterly of Highway 141 in Sections 20, 21, 22, 27, 28, 29, 30, 31, 32, or 33, Township 1 North, Range 12 East, and Section 6, Township 1 South, Range 12 East and Sections 1 and 12, Township 1 South, 11 East, shall have the right to enforce by any proceedings at law, or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or later imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained will not constitute a waiver of the right to do so thereafter.

3. The following restrictions and limitations shall apply with respect to all portions of any Parcel situated within four hundred (400) feet of any public street or road, or within two hundred (200) feet of any Parcel boundary line:

- (a) Any construction commenced within such area shall be completed within twelve (12) months from the date of first delivery of any materials to the site of construction unless an extension thereof is granted by the Declarant.
- (b) No permanent dwelling is permitted which has a ground floor area, exclusive of open porches or garages, of less than nine hundred (900) square feet.
- (c) No mobile homes, manufactured homes, nor modular homes are permitted unless they comply with the following additional requirements:
 - (1) Minimum width of 24 feet and minimum length of 40 feet (width and length measurements are exclusive of roof overhangs and tongue).
 - (2) All units must be constructed with wooden or masonite siding or residential horizontal lapped siding that is non-metallic in appearance, and roofs must be shingled with asphalt or fiberglass shingles or other materials that are non-metallic in appearance and commonly used in the construction of site built homes.
 - (3) All units must be underskirted at the time of set-up or placed on permanent foundation.
 - (4) All units must be new, first time set-up and neat in appearance.
- (d) At least two weeks prior to commencement of any construction on the Parcel or set-up of any structure, the Parcel Owner shall notify the Declarant or successors of his plans in sufficient detail to demonstrate compliance with these restrictions.
- (e) No camping or temporary dwellings are permitted.

4. The Owner of a Parcel shall not permit trash, junk, garbage or abandoned vehicles to remain on the Parcel, and the Owner shall promptly remove same upon request. In addition to any other remedies at law or in equity, the same may be removed from any Parcel at the sole expense of the Owner of the Parcel, if not removed by the Owner within thirty (30) days of written notice mailed to the Owner by certified or registered mail.

Dgt

5. An Owner may fence his land along his boundary lines, so long as access by easement holders is not prevented. Animal stalls, pens and barns and other structures other than dwelling units are not allowed within two hundred fifty (250) feet of any street or roadway, nor within one hundred fifty (150) feet of any Parcel boundary line. In addition, the Owner shall refrain from creating a nuisance or annoyance to other Property Owners because of the location of these or similar structures or the actions of the animals which they house or contain.

6. The following limitations on animals shall apply to all parcels in the subdivision: The keeping of any variety of swine or roaming fowl is absolutely prohibited. The keeping of poultry for commercial purposes is absolutely prohibited. The keeping of other penned fowl shall not create a nuisance to other property Owners. Other animals shall be limited to one large animal (e.g., horse, cow) per two (2) acres and one small or medium animal (e.g., dogs, cats) per acre. Animals shall not create a nuisance to the neighboring property Owners. In addition to other restrictions at law or hereunder, all animals shall be physically confined to the Owner's property or kept under physical restraint by the Owner (i. e. leash or bridle) at all times.

7. No trade or business, nor any noxious or offensive activity, shall be carried on upon the Property in any way that is or may become an annoyance or nuisance to the other Owners of the subject property.

8. The operation of commercial firing ranges is prohibited. The owner of a Parcel shall not permit the discharge of firearms in any circumstances in such a way as to constitute a nuisance or danger to other Parcel occupants. The discharge of more than fifty (50) rounds of ammunition on a Parcel within a twenty-four (24) hour period shall per se constitute a nuisance for purposes of this paragraph.

9. It is the responsibility of the individual Parcel Owner to install culverts and erosion control protection necessitated by the Parcel Owner's construction activities.

10. Dwelling units must be set back a minimum of 200 feet from all streets and roads, and 100 feet from any Parcel boundary line. In addition, all buildings placed on any Parcel must also comply with applicable governmental regulations and ordinances and setback requirements.

11. Construction of driveways and other access to individual Parcels and construction of other improvements must not interfere with the natural drainage of the Property. It is the responsibility of the individual Parcel Owner(s) to provide conveyance improvements and erosion control protection necessitated by the Parcel Owner's activities to avoid adverse impact to other properties or drainage systems.

12. Declarant hereby reserves and grants, for the mutual use and benefit for all owners of any portion of the Property, an easement for the purpose of public and private drainage and utilities, over and across all portions of the Property lying within twenty (20) feet of any Parcel boundary line or within twenty (20) feet of any ingress-egress easement or within fifty (50) feet of the centerline of any public road.

13. Setbacks and other limitations from or within a given distance of a "Parcel Boundary" may be waived by Declarant in instances in which and to the extent that the applicable Parcel Boundary separates lands under common ownership.

IN WITNESS WHEREOF, this Declaration of Restrictions and Protective Covenants for the real property herein described, has been executed by the Declarant named on the first page on the 28th day of AUGUST, 2002.

Signed, sealed and delivered in
our presence as witnesses:

Barbara Roca
Witness #1 - Sign Name
Barbara Roca
Witness #1 - Print Name
Madelyn B. Hayes
Witness #2 - Sign Name
Madelyn B. Hayes
Witness #2 - Print Name

WOODLAND III, LTD.

By: Dennis G. Lee
Dennis G. Lee, as President of
Florida Woodland, Inc., as
General Partner

STATE OF FLORIDA
COUNTY OF ALACHUA

THE FOREGOING instrument was acknowledged before me this 28th day of August, 2002, by DENNIS G. LEE, as president of Florida Woodland, Inc., General Partner of WOODLAND III, LTD., who is personally known to me.

Madelyn B. Hayes
Printed Notary Name
Notary Public, State of Florida
Commission No. _____
My Commission Expires
MAY 25, 2005
Notary Public, State of Florida
My comm. exp. Apr. 25, 2005
Comm. No. DD 004192

(SEAL)

Exhibit "A"

PARCEL 1G

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 12 EAST AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE SOUTH 00°21'14" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 12.14 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 69TH DRIVE; THENCE CONTINUE SOUTH 00°21'14" EAST ALONG SAID EAST LINE, 1238.73 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT OF THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE SOUTH 00°21'14" EAST ALONG SAID EAST LINE, 33.24 FEET TO SAID CENTERLINE; THENCE SOUTH 64°07'51" WEST ALONG SAID CENTERLINE, 21.90 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 88°19'56" WEST, 665.44 FEET; THENCE RUN NORTH 00°21'14" WEST, 30.02 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 00°21'14" WEST, 1213.42 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE OF SW 69TH DRIVE; THENCE CONTINUE NORTH 00°21'14" WEST, 30.01 FEET TO SAID CENTERLINE; THENCE NORTH 88°26'03" EAST ALONG SAID CENTERLINE, 684.94 FEET; THENCE SOUTH 00°21'14" EAST, 17.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.32 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 2G

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 12 EAST AND THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 00°21'14" WEST, 17.87 FEET TO THE CENTERLINE OF SOUTHWEST 69TH DRIVE; THENCE SOUTH 88°26'03" WEST ALONG SAID CENTERLINE, 684.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°21'14" EAST, 30.01 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT OF SAID CENTERLINE; THENCE CONTINUE SOUTH 00°21'14" EAST, 1213.42 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE SOUTH 00°21'14" EAST, 30.02 FEET TO SAID CENTERLINE; THENCE NORTH 88°19'56" WEST ALONG SAID CENTERLINE, 469.57 FEET; THENCE NORTH 01°40'04" EAST, 30.00 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE SOUTH 86°24'48" WEST, 241.88 FEET; THENCE NORTH 00°20'09" WEST, 1195.53 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE OF SW 69TH DRIVE; THENCE CONTINUE NORTH 00°20'09" WEST, 33.51 FEET TO THE NORTH LINE OF SAID SECTION 6; THENCE NORTH 89°18'44" EAST ALONG SAID NORTH LINE, 228.43 FEET TO SAID CENTERLINE OF SW 69TH DRIVE; THENCE NORTH 88°26'03" EAST ALONG SAID CENTERLINE, 481.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.32 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 3G

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 89°18'44" EAST ALONG THE NORTH LINE OF SAID SECTION 6, 452.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°18'44" EAST ALONG SAID NORTH LINE, 826.49 FEET; THENCE SOUTH 00°20'09" EAST, 33.51 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 69TH DRIVE; THENCE CONTINUE SOUTH 00°20'09" EAST, 1195.53 FEET; THENCE SOUTH 86°24'48" WEST, 594.74 FEET; THENCE NORTH 10°49'04" WEST, 1232.25 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 10°49'04" WEST, 46.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.32 ACRES MORE OR LESS.

SUBJECT TO RIGHT-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINE FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 4G

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST AND PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE NORTH 89°18'44" EAST ALONG THE NORTH LINE OF SAID SECTION 6, 452.68 FEET; THENCE SOUTH 10°49'04" EAST, 46.77 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 69TH DRIVE; THENCE CONTINUE SOUTH 10°49'04" EAST, 1232.25 FEET; THENCE SOUTH 86°24'48" WEST, 693.00 FEET; THENCE NORTH 13°56'58" WEST, 950.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 141, SAID EAST RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 11499.16 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, NORTH 28°11'48" EAST, 359.54 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 27°08'55" EAST, 61.08 FEET; THENCE NORTH 89°18'44" EAST, 30.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.33 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

dyh

PARCEL 5C

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 89°18'44" WEST, 30.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO.141, SAID EAST RIGHT-OF-WAY LINE BEING IN A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 11499.16 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, SOUTH 28°02'40" WEST, 420.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13°56'58" EAST, 976.67 FEET; THENCE SOUTH 00°19'04" EAST, 1205.13 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE SOUTH 00°19'04" EAST, 30.01 FEET TO SAID CENTERLINE; THENCE NORTH 88°35'50" WEST, 1518.70 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 30°51'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 34.46 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 30°51'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 2106.79 FEET TO THE POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 11499.16 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 29°58'39" EAST, 355.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A NET OF 43.57 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 6G

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST AND PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 00°19'04" WEST ALONG THE WEST LINE OF SAID SECTION 6, 84.33 FEET TO THE CENTERLINE OF SW 72ND DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°19'04" WEST ALONG SAID WEST LINE, 30.01 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 00°19'04" WEST ALONG SAID WEST LINE, 1205.13 FEET; THENCE NORTH 13°56'58" WEST, 26.00 FEET; THENCE NORTH 86°24'48" EAST, 693.00 FEET; THENCE SOUTH 00°19'04" EAST, 1290.51 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE SOUTH 00°19'04" EAST, 30.01 FEET TO SAID CENTERLINE; THENCE NORTH 88°35'50" WEST ALONG SAID CENTERLINE, 686.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.32 ACRES MORE OR LESS.

SUBJECT TO RIGHT-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINE FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 7G

A PARCEL OF LAND LYING IN PART OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 12 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4, THENCE NORTH 00°19'04" WEST ALONG THE WEST LINE OF SAID SECTION 6, 84.33 FEET TO THE CENTERLINE OF SW 72ND DRIVE; THENCE SOUTH 88°35'50" EAST ALONG SAID CENTERLINE, 686.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°19'04" WEST, 30.01 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 00°19'04" WEST, 1290.51 FEET; THENCE NORTH 86°24'48" EAST, 836.62 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE SOUTH 01°40'04" WEST, 30.00 FEET TO SAID CENTERLINE, SAID CENTERLINE BEING IN A CURVE CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 140.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, SOUTH 59°52'56" WEST, 147.49 FEET TO THE TERMINUS OF SAID CURVE; THENCE SOUTH 89°18'12" WEST, 54.95 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH 00°20'09" EAST ALONG SAID EAST LINE, 1136.44 FEET TO SAID CENTERLINE OF SW 72ND DRIVE; THENCE SOUTH 01°41'47" WEST ALONG SAID CENTERLINE, 3.39 FEET TO POINT OF CURVE OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 145.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE, A CHORD BEARING AND DISTANCE OF, SOUTH 46°32'59" WEST, 204.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 88°35'50" WEST, 502.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.32 ACRES MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINE FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 8G

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE NORTH 00°19'11" WEST ALONG THE EAST LINE OF SAID SECTION 1 AND THE CENTERLINE OF SW 44TH LANE, 823.82 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'06" WEST, 30.00 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE SOUTH 88°49'06" WEST, 1280.64 FEET; THENCE NORTH 20°13'49" EAST, 2036.89 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE NORTH 20°13'49" EAST, 31.70 FEET TO SAID CENTERLINE; THENCE SOUTH 88°35'50" EAST ALONG SAID CENTERLINE, 584.63 FEET TO ITS' INTERSECTION WITH SAID CENTERLINE OF SW 44TH LANE, THENCE SOUTH 00°19'11" EAST ALONG SAID CENTERLINE AND SAID EAST LINE OF SECTION 1, 1899.66 FEET TO THE POINT OF BEGINNING.

CONTAINING A NET ACREAGE OF 40.02 ACRES, MORE OR LESS.

SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

298

PARCEL 9G

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE NORTH 00°19'11" WEST ALONG THE EAST LINE OF SAID SECTION 1 AND THE CENTERLINE OF SW 44TH LANE, 823.82 FEET; THENCE SOUTH 88°49'06" WEST, 1310.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°31'03" WEST, 1202.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 141; THENCE NORTH 30°51'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1367.39 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE NORTH 30°51'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 34.46 FEET TO SAID CENTERLINE; THENCE SOUTH 88°35'50" EAST ALONG SAID CENTERLINE, 934.06 FEET; THENCE SOUTH 20°13'49" WEST, 31.70 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 72ND DRIVE; THENCE CONTINUE SOUTH 20°13'49" WEST, 2036.89 FEET TO THE POINT OF BEGINNING. CONTAINING A NET ACREAGE OF 40.03 ACRES MORE OR LESS. SUBJECT TO RIGHT-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINE FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 10G

A PARCEL OF LAND LYING IN SECTION 1 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 88°36'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, 1263.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°36'21" WEST ALONG SAID SOUTH LINE, 47.41 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 01°40'22" EAST ALONG SAID EAST LINE, 27.45 FEET TO THE CENTERLINE OF SW 75TH STREET; THENCE SOUTH 84°32'34" WEST ALONG SAID CENTERLINE, 409.15 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, SOUTH 87°27'23" WEST, 842.17 FEET; THENCE NORTH 01°47'50" WEST, 30.00 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE NORTH 01°47'50" WEST, 43.34 FEET TO SAID SOUTH LINE OF SECTION 1; THENCE NORTH 00°38'56" WEST, 411.72 FEET; THENCE SOUTH 88° 50' 54" WEST, 414.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 141; THENCE NORTH 30°51'46" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1383.69 FEET; THENCE SOUTH 52°31'03" EAST, 1202.98 FEET; THENCE SOUTH 03°36'55" EAST, 824.71 FEET TO THE POINT OF BEGINNING; CONTAINING A NET ACREAGE OF 40.01 ACRES MORE OR LESS. SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 11G

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 1, THENCE SOUTH 88°36'21" WEST ALONG THE SOUTH LINE OF SAID SECTION 1, 1263.04 FEET; THENCE NORTH 03°36'55" WEST, 4.44 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 75TH STREET; THENCE CONTINUE NORTH 03°36'55" WEST, 824.71 FEET; THENCE NORTH 88°49'06" EAST, 1280.64 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 44TH LANE; THENCE CONTINUE NORTH 88°49'06" EAST, 30.00 FEET TO SAID CENTERLINE; THENCE SOUTH 00°19'11" EAST ALONG SAID CENTERLINE AND THE EAST LINE OF SAID SECTION 1, 823.82 FEET TO THE POINT OF BEGINNING. CONTAINING A NET ACREAGE OF 23.36 ACRES MORE OR LESS. SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS HEREBY RESERVED OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINES FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES.

PARCEL 12G

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 11 EAST, HAMILTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE NORTH 01°47'50" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1250.69 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG THE CENTERLINE OF SW 75TH STREET; THENCE CONTINUE NORTH 01°47'50" WEST ALONG SAID WEST LINE, A DISTANCE OF 30.02 FEET TO SAID CENTERLINE; THENCE SOUTH 89°49'27" EAST ALONG SAID CENTERLINE, A DISTANCE OF 9.83 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 87°27'23" EAST, A DISTANCE OF 892.35 FEET; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 84°32'34" EAST, 409.15 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 01°40'22" EAST ALONG SAID EAST LINE, A DISTANCE OF 30.07 FEET TO A POINT LYING 30.00 FEET FROM THE NEAREST POINT ALONG SAID CENTERLINE; THENCE CONTINUE SOUTH 01°40'22" EAST ALONG SAID EAST LINE, A DISTANCE OF 1283.23 FEET; THENCE SOUTH 87°59'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1307.51 FEET TO THE POINT OF BEGINNING. CONTAINING 38.76 ACRES MORE OR LESS. SUBJECT TO RIGHT-OF-WAY AND EASEMENT HEREBY RESERVED, OVER AND ACROSS ANY PORTION THEREOF SITUATED WITHIN 30.00 FEET OF AFORESAID COUNTY ROAD CENTERLINE FOR THE PURPOSE OF PUBLIC ROADWAY AND UTILITIES AND SUBJECT ALSO TO COUNTY ROAD RIGHT-OF-WAY OF SW 42ND LOOP.

281