

DECLARATION OF CONDOMINIUM

of

CHASE'S RUN CONDOMINIUMS

DEAN DEVELOPMENT, LLC, a Florida Limited Liability Company, herein referred to as "developer", for themselves, their successors, grantees, and assigns, do hereby, on this 17th of March, 2005, make, declare and publish its intention to submit, and does hereby submit, in fee simple the real property, together with all buildings, units, and improvements thereon, hereinafter described to condominium ownership and use in accordance with Chapter 718, Florida Statutes, known and cited as the "Condominium Act", as follows:

ARTICLE I

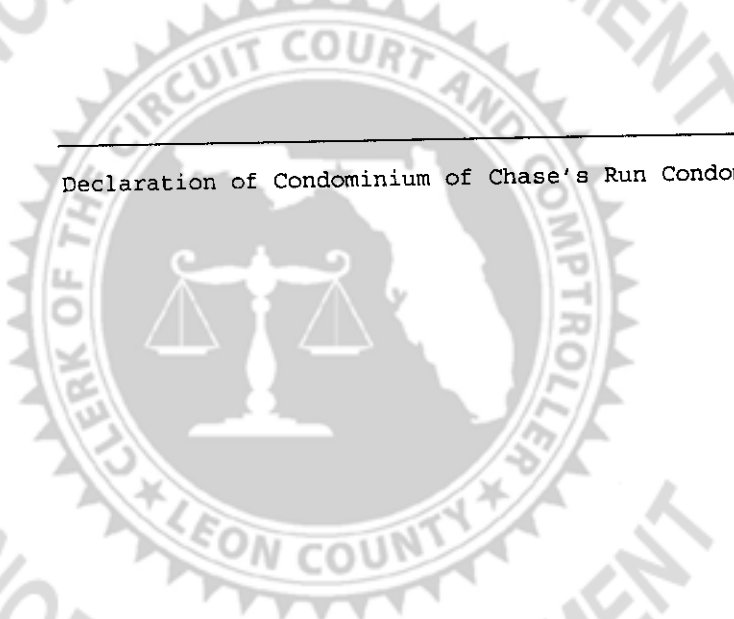
NAME & LEGAL DESCRIPTION

§ 1.1. **NAME.** The name of this condominium is to be Chase's Run Condominiums, hereinafter referred to as the "condominium."

§ 1.2. **LEGAL DESCRIPTION.** The legal description of the land to be included, which is submitted hereby to condominium ownership, is as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

§ 1.3. **PHASE CONDOMINIUM.** The Developer plans to develop the condominium in SIX (6) PHASES pursuant to Section 718.403, Florida Statutes; Rule 61B-17.003, Florida Administrative Code; and all other pertinent provisions of Chapter 718, Florida Statutes ("Condominium Act") and Chapters 61B-15 through 61B-25 ("Condominium Administrative Rules") of the Florida Administrative Code. The SIX (6) PHASES will be identified as PHASE 1, PHASE 2, PHASE 3, PHASE 4, PHASE 5, and PHASE 6.



§ 1.4. FUTURE PHASES AND ADDITIONAL PROPERTY. The Developer, or the Developer's successors or assigns, shall have the sole right, without approval of any unit owners or any other party, to bring within the scheme of this declaration, the additional property as phases described above in EXHIBIT "A".

The number of units in each phase are as follows:

PHASE 1 = 8 UNITS

PHASE 2 = 8 UNITS

PHASE 3 = 8 UNITS

PHASE 4 = 6 UNITS

PHASE 5 = 7 UNITS

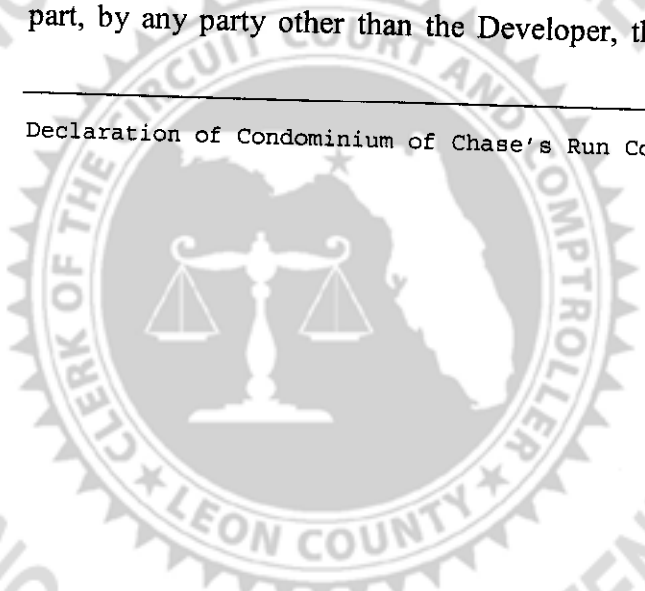
PHASE 6 = 6 UNITS

TOTAL UNITS = 43

The general size of each unit is 1,224 livable square feet. This is an approximate, and actual square footage may vary according to the approved floor plans and generally accepted construction industry standards and practices.

§ 1.5. OPTION TO DEVELOP FUTURE PHASES. The Developer, or the Developer's successors or assigns, shall have the sole option and right, without approval of any unit owners, to bring the future phases within the scheme of this declaration, but the Developer shall in no way have the obligation to bring the property described as future phases within the scheme of this declaration. Developer may add the additional phases within the condominium plan at any time within SEVEN (7) YEARS from the date this Declaration has been recorded. The annexation of additional phases may be accomplished without joinder or consent of any party, including, but not limited to the Association, its members, the owners or occupants of the Condominium Property, any mortgage or lien holder, or anyone else; provided, however, that the consent and joinder of all record title holders of the additional future phases would be required to have clear title.

If an interest in the real property included in a future additional phase is owned, in whole or part, by any party other than the Developer, then the record titleholder shall have all rights of the



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Developer to add (annex) such phases pursuant to any assignment, transfer, or agreement executed by the Developer to the record titleholder; provided that such owner, as successor to the Developer, has fully complied with Chapter 718, Florida Statutes, and all condominium regulations promulgated by the Division.

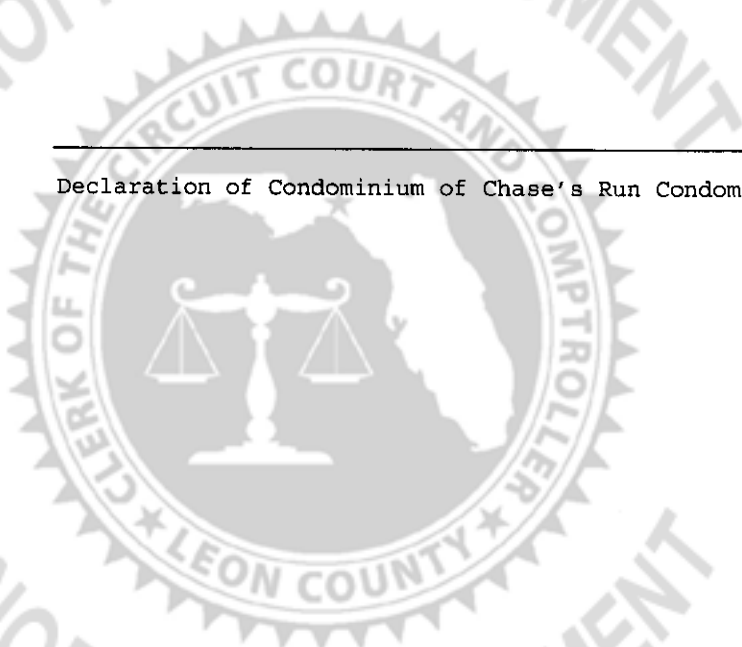
The Developer shall notify owners of existing units of the decision not to add one or more additional phases. Notice shall be by first-class mail addressed to each owner at the address of his or her unit or at his or her last known address.

§ 1.6. PROCEDURE FOR FUTURE DEVELOPMENT. The Developer, or the Developer's successors and assigns, may add the additional phases by complying with the filing requirements of Rule 61B-17.003, Florida Administrative Code; and all other pertinent provision of Chapter 718, Florida Statutes ("Condominium Act") and Chapters 61B-15 through 61B-25 ("Condominium Administrative Rules") of the Florida Administrative Code.

§ 1.7. ADJUSTMENT FOR ADDITIONAL PROPERTY. If additional property is added, the voting rights, assessment obligations, common expenses, common surplus, percentage of ownership in the common elements, and the like shall be adjusted according to the same schedule set out in the *Percentage Interests in the Common Elements*, which is attached to this declaration as Exhibit "D". If one or more phases are not built, the units which are built are entitled to full (100%) rights and ownership of these items.

§ 1.8. TIMESHARE ESTATES. Timeshare estates will not be created by the Developer in any phase.

§ 1.9. RECREATIONAL FACILITEIS. There are no recreational facilities. No additional recreational facilities will be developed. The Developer is not committed to furnish any items of personal property for recreational facilities, and the developer does not intend to expend any funds for the purchase of personal property for recreational facilities.

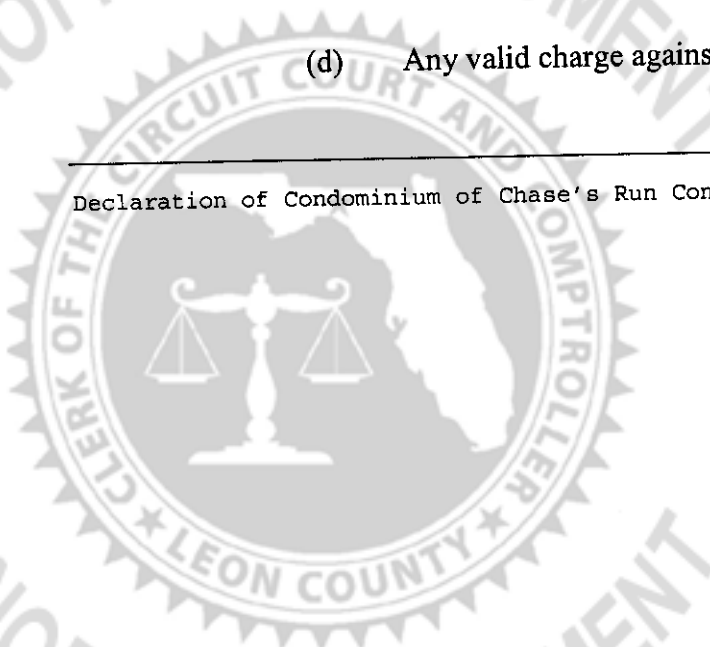


ARTICLE II
INCORPORATION OF CONDOMINIUM ACT AND DEFINITIONS

All terms and provisions of the Condominium Act, Chapter 718, which are not inconsistent with the terms of this declaration, are incorporated herein. If any terms and provisions of this declaration are inconsistent with the Condominium Act, such inconsistency shall not affect the validity of this declaration, rather, the applicable terms and provisions will be deemed to be replaced by those required by the Condominium Act.

The terms used in the condominium documents shall have the meanings stated in the Condominium Act, or as stated below, unless the context requires otherwise. Capitalization, or lack thereof, throughout this declaration, shall not change the meanings of the words defined below.

- § 2.1. "Association" means Chase's Run Condominiums Association, Inc., a non-profit Florida corporation, or its assigns, which is and shall be responsible for the operation, administration and management of the condominium. Each unit owner is a member, and has voting rights, in the association, as specifically provided in the Bylaws that are attached hereto as Exhibit "C".
- § 2.2. "Common Elements" means the portions of the condominium property not included within any units, and further defined in Article VII hereof.
- § 2.3. "Common Expenses" shall include:
- (a) Expenses of administration and management of the Condominium Property and of the Association including, but not limited to, compensation paid by the Association to a manager, accountant, attorney or other employee or independent contractor.
 - (b) Expenses of maintenance, operation, repair and replacement of the Common Elements and Limited Common Elements, including, but not limited to, all stormwater drainage and retention areas, recreational facilities, driveways, sidewalks; as well as all other costs and expenses property incurred by the Association.
 - (c) Expenses declared Common Expenses by the provisions of this Declaration or the Condominium Documents or Chapter 718.
 - (d) Any valid charge against the Condominium Property as a whole.



- (e) All costs and expenses incurred by the Association in connection with regulatory compliance.
- (f) All reserves for replacement and maintenance of the Condominium Property as required by Chapter 718.
- (g) Casualty and/or liability insurance on the Condominium Property and fidelity bonds;
- (h) Utility Services for the Condominium Property not attributable to individual Units;
- (i) Taxes on Association Property; Common Expenses shall not include Ad Valorem Real Estate Taxes assessed against each Condominium Parcel but shall include any and all taxes assessed against Association Property.
- (e) Any other expenses incurred in the normal operation and maintenance of the Condominium which cannot be attributed to a particular Owner.

§ 2.4. **“Condominium”** shall mean and refer to Chase’s Run Condominiums.

§ 2.5. **“Condominium Act” or “Chapter 718”** shall mean the provisions of Chapter 718, Florida Statutes, as the same is constituted on the date of the recording of this Declaration.

§ 2.6. **“Declaration”** shall mean this Declaration of Condominium of Chase’s Run Condominiums, and all subsequent amendments.

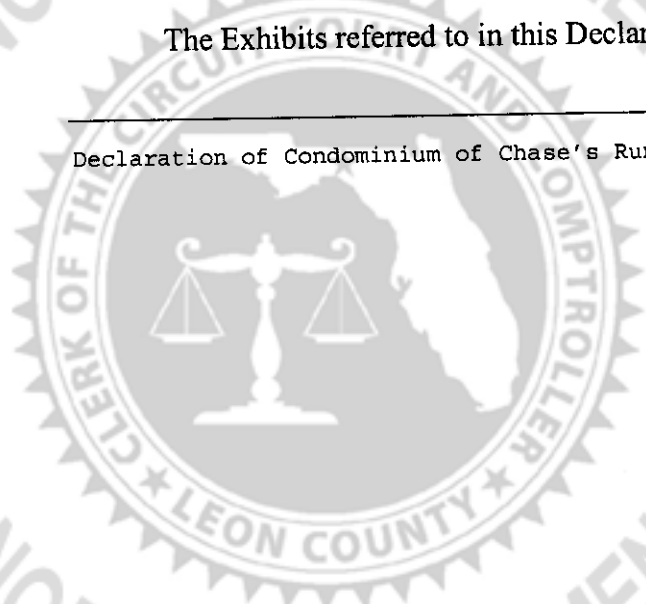
§ 2.7. **“Developer”** shall mean Dean Development, LLC, its successors and assigns. No party other than Dean Development, LLC, shall exercise the rights and privileges reserved herein to the Developer unless such party shall receive and record in the Public Records of Leon County, Florida, a written assignment from Dean Development, LLC, of all or a portion of such rights and privileges.

§ 2.8. **“Limited Common Elements”** means and includes those Common Elements which are reserved for the use of a certain Unit to the exclusion of other Units.

§ 2.9. **“Utility Services”** shall include, but not be limited to, electric power, cable television, water, garbage and sewage disposal and telephone service, and all other public service and convenience facilities.

ARTICLE III
EXHIBITS

The Exhibits referred to in this Declaration shall include the following:



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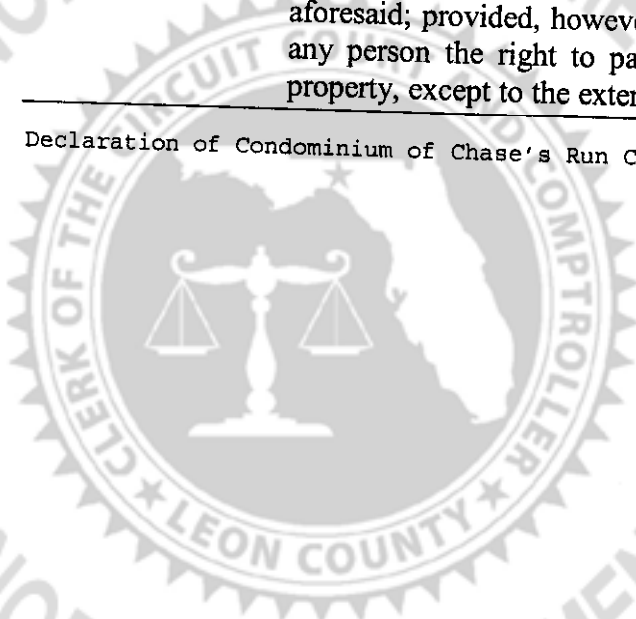
- § 3.1. **Exhibit "A"**. A legal description, survey of the land and a graphic description of the improvements in which units are located and a plot plan thereof that, together with this Declaration, are in sufficient detail to identify the Common Elements and each unit and their relative locations and approximate dimensions.
- § 3.2. **Exhibit "B"**. The Articles of Incorporation of the Association.
- § 3.3. **Exhibit "C"**. The Bylaws of the Association.
- § 3.4. **Exhibit "D"**. Percentage Interest in the Common Elements.
- § 3.5. **Exhibit "E"** The Condominium Rules and Regulations.

ARTICLE IV
EASEMENTS

The following easements are hereby expressly reserved or have been granted:

§ 4.1. GENERAL EASEMENTS. Nonexclusive easements over, across and under the condominium property are expressly provided for and reserved in favor of the developer and the owners and their respective lessees, guests and invitees as follows:

- (a) **Utilities.** Easements are reserved over, across and under the condominium property as may be required for utility service in order to serve the condominium adequately; including, but not limited to, easements for the purpose of allowing such access rights as are necessary to utilize and service any lift station or utility transformer boxes located within the condominium property. Specific utility easements that presently exist on the condominium property, if any, are set forth in Exhibit "A".
- (b) **Encroachments.** In the event that any unit shall encroach upon any of the common elements or upon any other unit, or in the event any common element shall encroach upon any unit, than an easement shall exist to permit such encroachment so long as the same shall exist.
- (c) **Traffic.** An easement shall exist for pedestrian traffic over, through, and across sidewalks, paths, walks, halls, lobbies, and other portions of the common elements as may be from time to time intended and designated for such purpose and use. An easement shall exist for vehicular and pedestrian traffic over, through, and across such portions of the common elements as may from time to time be paved and intended for such purposes, and such easements shall be for the use and benefit of the owners within the condominium and those claiming by, through, or under the aforesaid; provided, however, nothing herein shall be construed to give or create in any person the right to park any vehicle upon any portion of the condominium property, except to the extent that space may be specifically designated and assigned



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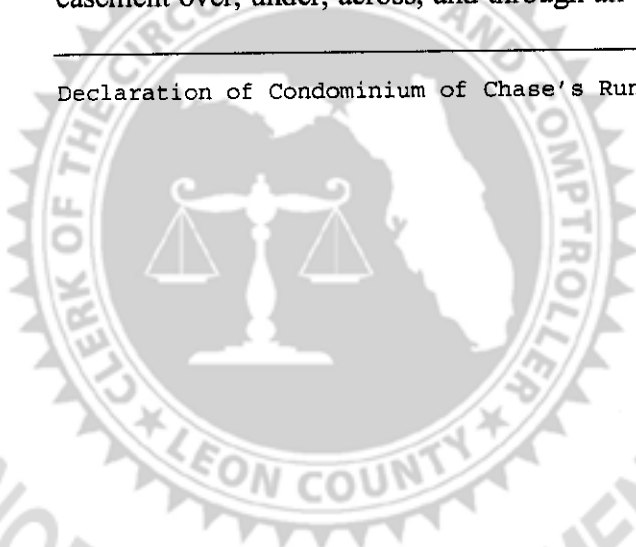
for parking purposes. Furthermore, easements shall exist for ingress and egress over such streets, walks, and other rights-of-way serving the units as shall be necessary to provide for reasonable access to the public rights-of-way.

§ 4.2. ASSOCIATION EASEMENTS. Except as limited by Section 718.111(10), Florida Statutes, the association may grant easements from time to time over the common elements. The Association has the irrevocable right of access to each Unit and the Limited Common Elements appurtenant thereto whenever necessary for maintaining the Common Elements, for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit and for servicing and reading utility lines, valves, conduits and meters.

§ 4.3. DEVELOPER EASEMENTS. As long as the Developer holds units for sale in the ordinary course of business, the developer hereby reserves the following exclusive easements and rights to grant easements:

- (a) **Marketing, Sales, and Rental.** The developer reserves exclusive easement rights over and across the condominium property for the purposes of marketing, sales, and rental of units, and other accommodations owned or operated by the developer or one of its affiliates on adjoining properties which are not part of the condominium.
- (b) **Government Requirements.** The developer hereby reserves the right to grant such easements from time to time as may be required by any government agency. Such easements shall specifically include, but not be limited to, any environmental easements required by state or federal environmental agencies for so long as the developer holds any interest in any unit subject to this declaration.
- (c) **Developer Easements.** The developer reserves unto itself, for so long as it holds any interest in any unit (including leaseholds), specific easement rights over and across the condominium property as it may deem necessary for its use from time to time.
- (d) **Construction Easements.** The developer, on behalf of itself and its affiliates, hereby reserves easement rights over, under, and across the condominium property as is necessary from time to time for the purpose of constructing improvements on property adjacent to an in the vicinity of the condominium property, but only if access thereto is otherwise not reasonably available.

§ 4.4. EASEMENTS. As long as the Developer holds units for sale in the ordinary course of business, the developer, for itself, its successors and assigns, hereby reserves a perpetual nonexclusive easement over, under, across, and through all of those portions of the condominium property, association



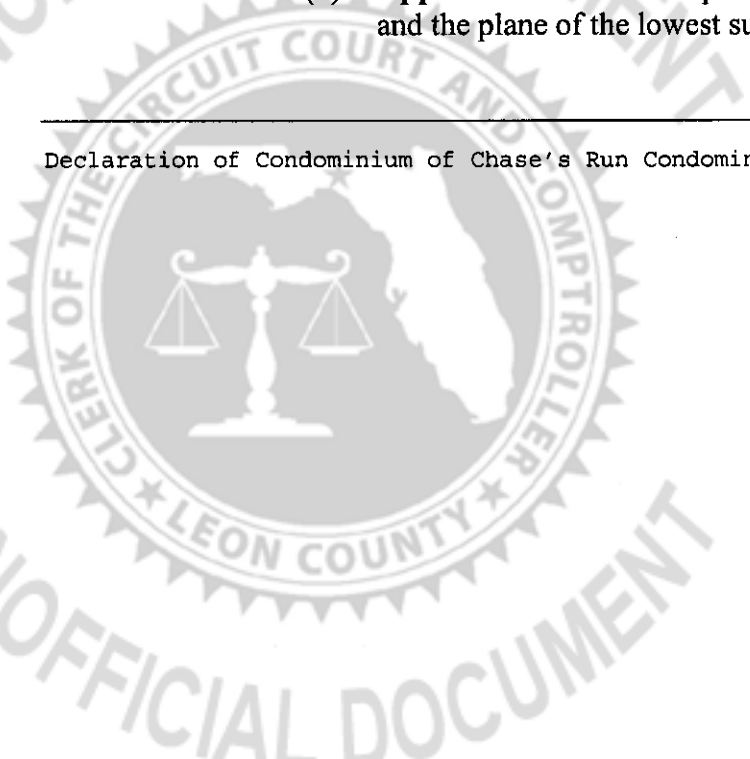
property, and the common elements which are used as driveways, entry roads, parking areas, or for pedestrian or vehicular traffic, ingress and egress or loading, or otherwise generally intended for ingress and egress to and from a publicly dedicated right-of-way. The intent of this easement is to afford access, ingress and egress to the nearest publicly dedicated right-of-way and the non-exclusive right to share parking with the condominium property, regardless of whether such rights are ever otherwise declared for condominium use or made a part of the condominium in any other separate document recorded in the public records. Developer further reserves for itself, its successors and assigns, a perpetual nonexclusive easement over the condominium and common elements, necessary to provide utility services, including the right to drain storm water into any retention or detention ponds located upon the common elements, to utilize any storm water management facilities and structures, and to tap into and connect with any water, sanitary sewer, or other utility lines located within the condominium and common elements, including the right to tap into and connect with any sanitary sewer lift station located thereon. These easements shall run with the land and be binding upon the condominium and common elements.

§ 4.5. OTHER EASEMENTS. Other easements, if any, may have been granted over the condominium property as set forth in the survey contained in Exhibit "A" attached hereto. The Developer reserves the right to execute all necessary easement documents, without joinder of other unit owners, to create, procure, or otherwise effectuate the easements intended and/or necessitated by the development plan.

<p>ARTICLE V UNITS</p>
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§ 5.1. DESCRIPTION OF UNITS. Each Unit shall include that part of a building containing the Unit that lies within the boundaries of the Unit, as particularly shown on the plot plan, floor plans, and any other applicable exhibits defining the boundaries. The boundaries are otherwise generally defined as follows:

- (a) **Upper and Lower Boundaries.** The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the perimeter boundaries:
- (1) **Upper Boundaries.** The plane of the lowest surface of the unfinished ceiling and the plane of the lowest surface of the unfinished entry ceiling.

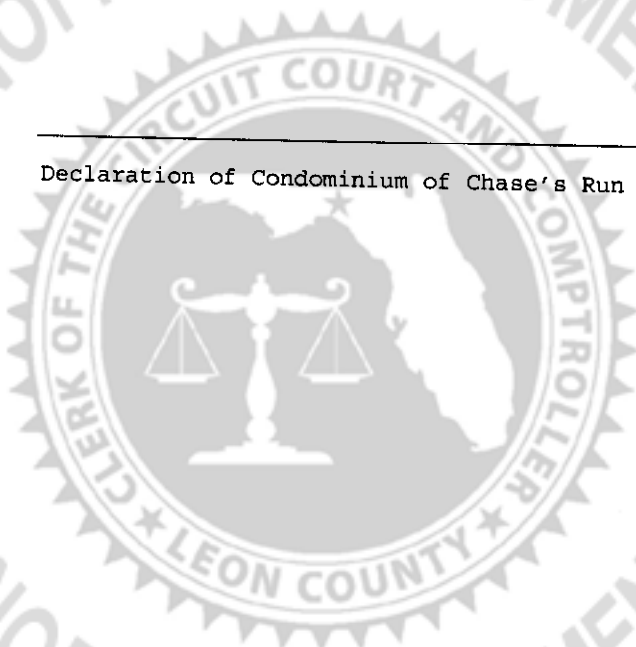


- (2) **Lower Boundaries.** The plane of the lowest surface of the top of the unfinished floor slab and the plane of the surface of the top of the unfinished entry floor slab.
 - (3) **Entry Elevations.** Entry floor slab elevations at innermost unfinished surface of the exterior wall thereof are equal to the Unit floor slab elevation.
- (b) **Perimeter Boundaries.** The perimeter boundaries of the Unit shall be the following boundaries extended to an intersection with the upper and lower boundaries:
- (1) **Exterior Building Walls.** The intersecting vertical plane(s) of the innermost unfinished surfaces of the exterior wall of the building bounding such Unit and as to the entry which is a part of a Unit. Such boundaries shall be the intersecting vertical planes which include all of such structures of the innermost unfinished surface of the exterior concrete floor slab thereof.
 - (2) **Interior Building Walls.** The vertical planes of the innermost unfinished surface of the interior walls bounding such Unit extended to intersections with other perimeter boundaries.

§ 5.2. LIMITED COMMON ELEMENTS. Limited Common Elements shall be comprised of any balcony, patio, and/or porch/stoop appurtenant to any Unit.

**ARTICLE VI
WARRANTY**

EXCEPT FOR THOSE WARRANTIES REQUIRED BY CHAPTER 718, FLORIDA STATUTES, THE DEVELOPER DOES NOT MAKE ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AND THE DEVELOPER HEREBY DISCLAIMS ANY SUCH WARRANTIES INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND THE OWNERS AND THE ASSOCIATION ACCEPT THE DEVELOPER'S DISCLAIMER AND ASSUME ALL RISK AND LIABILITY RESULTING FROM THE PURCHASE AND USE OF THIS PROPERTY.



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ARTICLE VII
APPURTENANCES

§ 7.1. APPURTENANT INTERESTS. Each Unit shall have as an appurtenance thereto an equal undivided share of the Common Elements and Common Surplus as more specifically described on Exhibit "D" attached hereto and by this reference incorporated herein.

§ 7.2. FRACTIONAL LIABILITY FOR COMMON EXPENSES. The percentage or fractional shares of liability for common expenses is the same as the undivided shares of ownership of the common elements and common surplus appurtenant to each unit as provided in Exhibit "D" attached hereto.

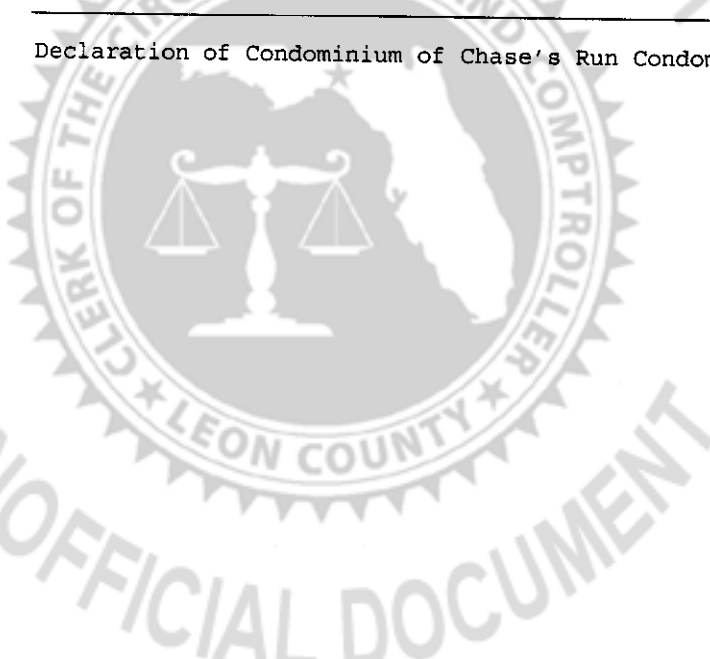
§ 7.3. PARTITION OF COMMON ELEMENTS. The share of the undivided percentage interest in the Common Elements appurtenant to each Unit shall remain undivided, and no Owner shall bring, or have any right to bring, any action for partition or division of same.

§ 7.4. MAINTENANCE OF COMMON ELEMENTS. The Association is responsible for the maintenance of the Common Elements. This includes, but is not limited to, maintenance of the roadways within the Condominium property, maintenance of all items for which assessments are collected from unit owners as set forth in the budget, and maintenance of all items and areas that are defined as Common Elements in the Condominium documents and Condominium Act.

ARTICLE VIII
ASSESSMENTS

§ 8.1 ASSESSMENTS. The Association has the responsibility, duties, and powers, to collect all Condominium assessments as provided and specified in the Bylaws.

§ 8.2 DEVELOPER EXCUSAL FROM ASSESSMENTS AND DEVELOPER GUARANTEE. The Developer, while offering units for sale, is excused from payment of assessments against all unsold units for a period of time until termination as stated in § 8.3 below, and during this period of excusal the Developer guarantees to all purchasers and unit owners of the condominium that assessments will not exceed ONE HUNDRED TWENTY DOLLARS (\$120.00) per



month, which is equivalent to THREE HUNDRED SIXTY DOLLARS (\$360.00) per quarter, and the Developer will pay any common expenses that exceed the guaranteed amount.

§ 8.3 DURATION OF DEVELOPER EXCUSAL AND GUARANTEE. The excusal and guarantee period will commence upon the creation of the condominium, and end at the first occurrence of any of the following events:

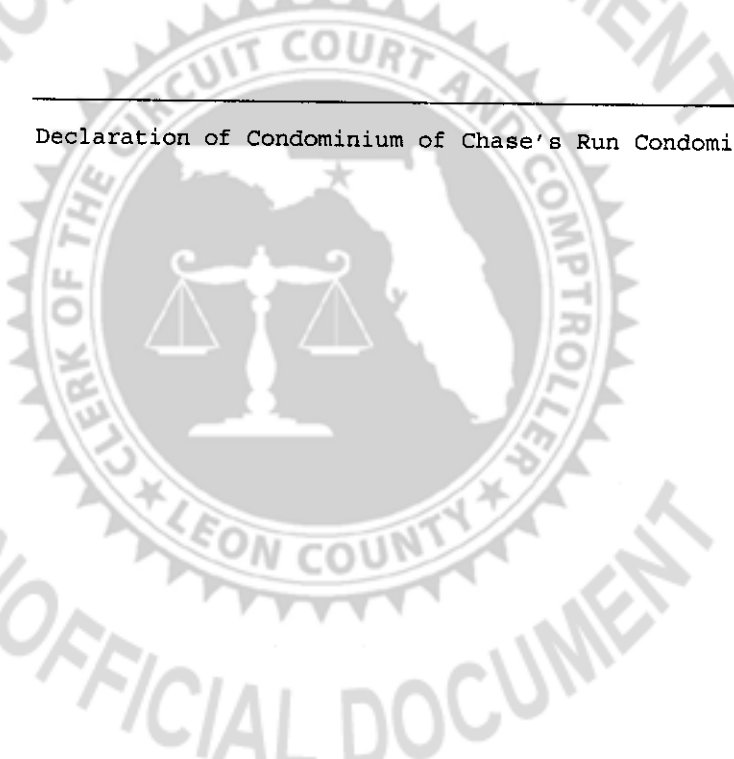
- (a) The expiration of the initial fiscal year (MARCH 31, 2006);
- (b) The date at which the Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the board of directors of the association according to the terms of the Bylaws and as required by Chapter 718, Florida Statutes;
- (c) The time at which the Developer has sold all its units (in all phases, if applicable) so that the Developer holds no units for sale;

§ 8.4 OPTIONAL EXTENSION OF DEVELOPER EXCUSAL AND GUARANTEE. The Developer may extend the excusal and guarantee period for one or more additional fiscal years, so long as the Developer holds unsold units, including any unsold units added by future additional phases. If the Developer elects to extend the period, then parts (b) and (c), of § 8.3 above will also be applicable.

**ARTICLE IX
AMENDMENTS**

§ 9.1. BY OWNERS. Unit Owners may vote to amend this Declaration as provided by Chapter 718, Florida Statutes. Amendments by a vote of the Unit Owners shall be governed by the same procedures for proposal and adoption as set forth in the Bylaws.

Each amendment shall be attached to or shall contain a certificate certifying that the amendment was duly adopted, and the certificate shall be executed by the president of the Association and attested by the secretary with the formalities of a deed, and said amendment shall be effective upon recordation of the amendment and certificate in the Public Records of Leon County, Florida.



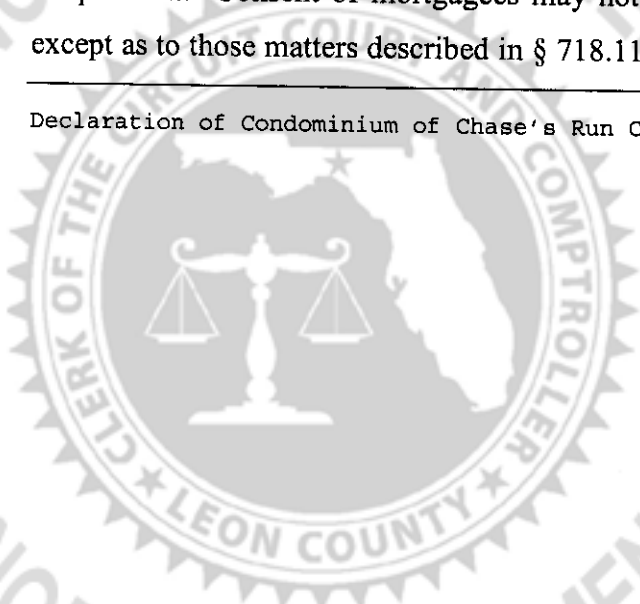
§ 9.2. BY THE DEVELOPER. Until such time as the Developer transfers control of a majority of the board as required by § 718.301(1), and except for amendments restricted by § 718.110(4) and § 718.110(8), the Developer reserves the right at any time, so long as it owns any of the Units in the Condominium, to unilaterally amend this Declaration as it may deem appropriate, in its sole discretion, to carry out the purposes of the project, or as may be required by any lending institution, FHA, VA, FHLMC, FNMA, title insurance company or public body, or as may be necessary to conform the same to the requirements of law or to facilitate the operation and management of the Condominium or the sale of Units in an FHA/VA approved condominium. The Developer may also make amendments to fix typographical or clerical errors. Any amendments to this Declaration which may be unilaterally made by the Developer shall become effective upon the recording in the Public Records of Leon County, Florida, of an instrument executed solely by the Developer with the formalities of a deed, setting forth the text of such amendment in full, together with the appropriate recording data of this Declaration.

§ 9.3. RESTRICTIONS ON AMENDMENTS. No amendment to this Declaration shall be permitted if such amendment would:

- (a) change the configuration, size, or boundaries of any Unit in any material fashion;
- (b) materially alter or modify the appurtenances to any Unit;
- (c) change the proportion or percentage by which the Owners share the Common Expenses and own the Common Surplus;
- (d) prohibit leasing/rental of a unit or part of a unit to a tenant or tenants;

unless the record owner of the unit and all record owners of liens on the unit join in the execution of the amendment and unless all the record owners of all other units in the Condominium approve the amendment.

§ 9.4. CONSENT OF MORTGAGEES. Pursuant to § 718.110(11), Florida Statutes, the consent or joinder of some or all mortgagees of units to or in amendments to the declaration is not required unless the amendments materially affect the rights or interests of the mortgagees, or as otherwise required by the Federal National Mortgage Association or the Federal Home Loan Mortgage Corporation. Consent of mortgagees may not be unreasonably withheld. It shall be presumed that except as to those matters described in § 718.110(4) and 718.110(8), amendments to the declaration do



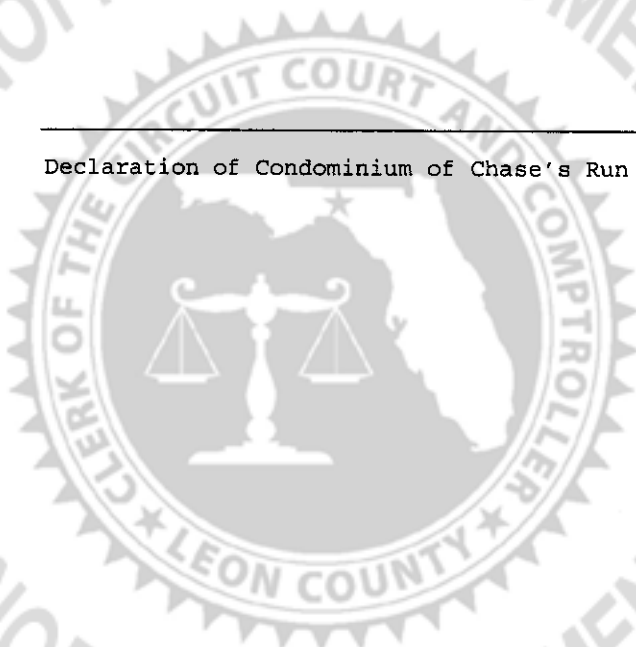
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not materially affect the rights or interests of mortgagees. In the event mortgagee consent is provided other than by properly recorded joinder, such consent shall be evidenced by affidavit of the association recorded in the public records of the county where the declaration is recorded.

§ 9.5. NOTICE TO MORTGAGEES. Mortgagees shall be given adequate notice of any proposed amendments to the declaration that materially affect the rights or interests of mortgages.

**ARTICLE X
SEVERABILITY**

§ 10.1. SEVERABILITY. The invalidity in whole or in part of any covenant or restriction, or any article, section, subsection, sentence, clause, phrase or word, or other provision of the Condominium Documents and the Condominium Rules and Regulations shall not affect the validity of the remaining portions.



EXECUTION

IN WITNESS WHEREOF, the Developer has executed this Declaration this 17th day of March, 2005.

WITNESSES:

Michelle Sobczak
Signature

Michelle Sobczak
Printed Name

Chame
Signature

CHRIS MARINO
Printed Name

DEVELOPER SIGNATURE:

DEAN DEVELOPMENT, LLC
A Florida Limited Liability Company

By: [Signature]
R. CARLTON DEAN, JR.
As its Managing Member

STATE OF FLORIDA
COUNTY OF LEON

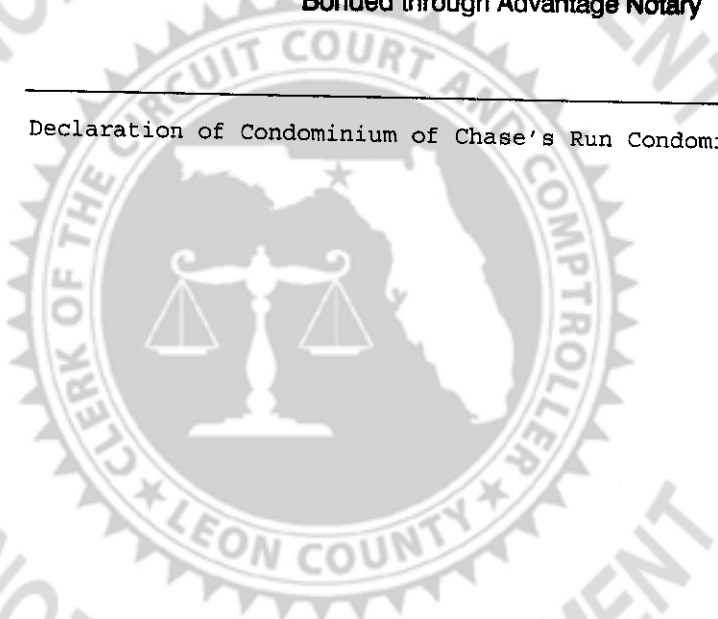
BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared R. CARLTON DEAN, JR., as the MANAGING MEMBER of DEAN DEVELOPMENT, LLC, a Florida Limited Liability Company, and he acknowledged that he executed the foregoing instrument on behalf of the company pursuant to due authority. He is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 17th day of March, 2005.

(Notary Seal)

Michelle Sobczak
Notary Signature

MICHELLE SOBCZAK
MY COMMISSION #DD219483
EXPIRES: JUN 03, 2007
Bonded through Advantage Notary
Notary Printed Name



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JOINDER AND CONSENT OF MORTGAGEE
to the
Declaration Of Condominium of Chase's Run Condominiums

COMES NOW, FARMERS & MERCHANTS BANK, by and through its undersigned officer, the mortgagee of the real property submitted to the Declaration of Condominium of Chase's Run Condominiums, and does hereby consent to the recording of the aforesaid Declaration of Condominium and agrees to the subdivision of said real property in accordance with the aforesaid Declaration of Condominium.

DONE AND EXECUTED this 17 day of March, 2005.

WITNESSES:

Madeline K. Christensen
Signature
MADLINE K. CHRISTENSEN
Print Name

MORTGAGEE:
FARMERS & MERCHANTS BANK

Ashley Marsh
Signature
Ashley Marsh
Printed Name

By: Jan Moly
Its: V.P.

STATE OF FLORIDA
COUNTY OF LEON

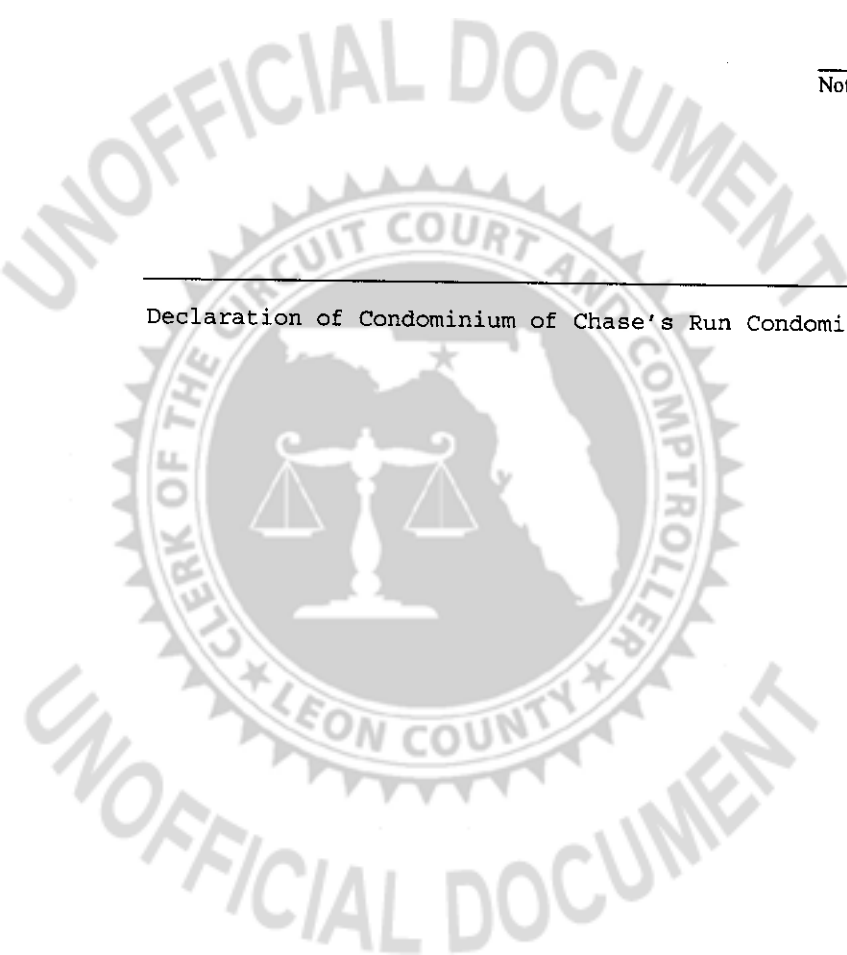
BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared Jan McGlamery, as the Vice President of FARMERS & MERCHANTS BANK, and he or she acknowledged that he or she executed the foregoing instrument on behalf of the company pursuant to due authority. He or she is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment.

WITNESS my hand and seal this 17th day of MARCH, 2005.

(Notary Seal)

Madeline K. Christensen
Notary Signature

Notary Printed Name: MADLINE K. CHRISTENSEN
MY COMMISSION # DD 306226
EXPIRES: April 1, 2008
Bonded Thru Pichard Insurance Agency





CHASE'S RUN

A CONDOMINIUM LOCATED IN THE CITY OF TALLAHASSEE IN SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA

SHEET	DESCRIPTION
1.0	COVER SHEET, OVERALL BOUNDARY W/LEGAL DESCRIPTION
2.0	PHASING PLAN
3.0	ACCESS/UTILITY EASEMENT AND BUFFER

TAX ID #'s: 21-21-51-033-2020, 21-21-51-033-2030

DESCRIPTION: (provided by the client)

A 3.49 Acre Tract produced by Nobles, Varnum & Associates, Inc., March 3, 1995, NVA Job No. 3024; being a portion of Lot 33 of THE PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY lying in Section 21, Township 1 North, Range 1 West, Plat Book 1, Pages 4 & 5, Leon County Florida, more particularly described as follows:

Commence at the Northeast corner of Lot 33 of The Plantation of the Florida Pecan Endowment Company as recorded in Plat Book 1, Pages 4 & 5, of the Public Records of Leon County, Florida; thence along the East boundary line of said Lot 33 run South 00 degrees 19 minutes 00 seconds West 69.98 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South 00 degrees 19 minutes 00 seconds West 305.46 feet; thence run South 00 degrees 31 minutes 16 seconds West 356.89 feet to a point on the North right of way boundary of Tarpe Street; thence along said North right of way boundary run North 89 degrees 20 minutes 08 seconds West 196.93 feet; thence leaving said North right of way boundary run North 00 degrees 35 minutes 53 seconds East 439.23 feet; thence run North 89 degrees 09 minutes 31 seconds West 97.96 feet to a point on the West boundary of said Lot 33 and a point on the East right of way boundary of Nani Drive (40 foot right of way); thence along said West boundary line run North 00 degrees 36 minutes 29 seconds East 224.84 feet; thence leaving said West boundary line run South 88 degrees 56 minutes 22 seconds East 292.88 feet to the POINT OF BEGINNING, containing 3.49 acres, more or less.

ALSO:
DESCRIPTION: (provided by the client)

A 1/2 Acre parcel of land lying in Section 21, Township 1 North, Range 1 West, Official Records Book 1326, Page 1237 of the Public Records of Leon County, Florida; more particularly described as follows:

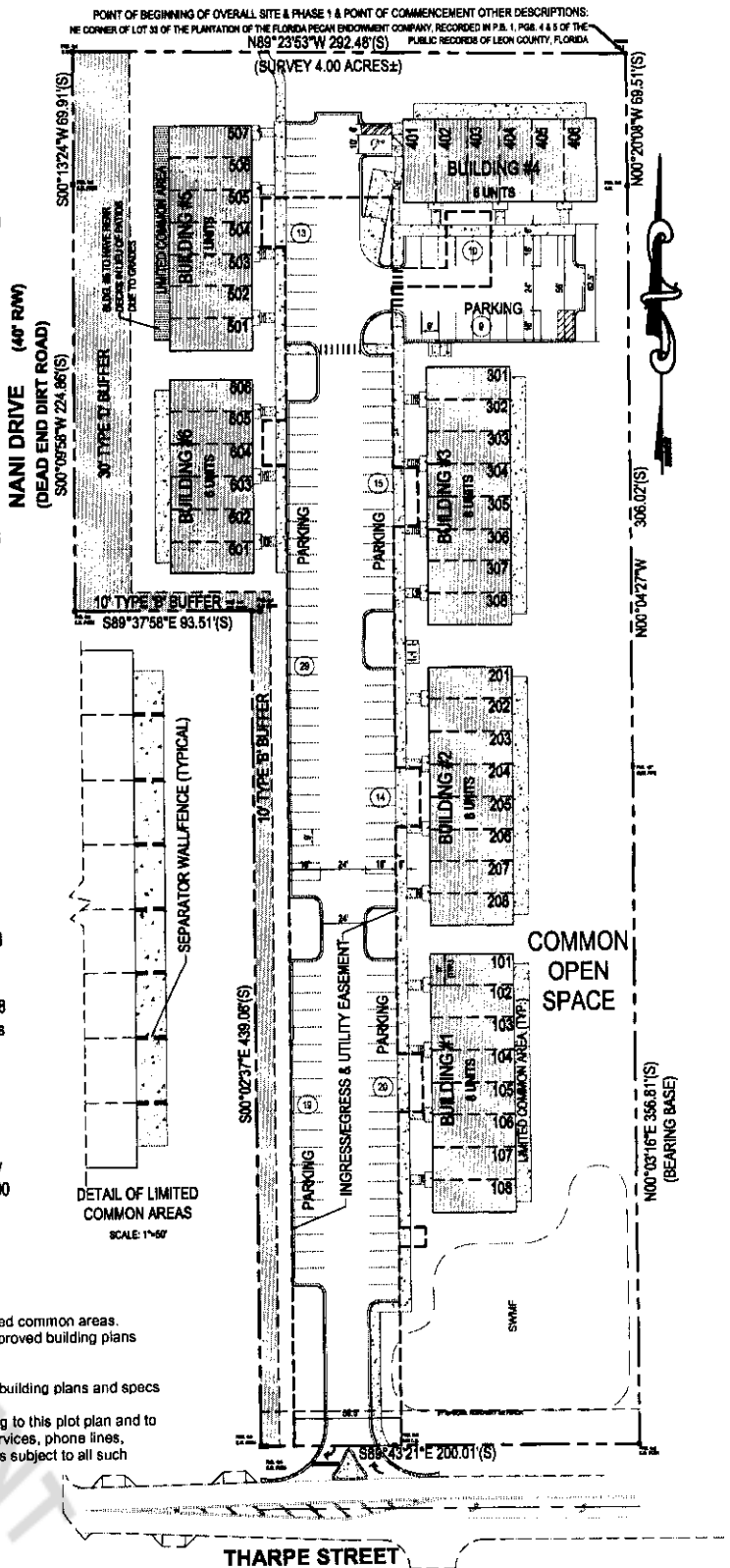
BEGIN at the Northeast corner of Lot 33 in Section 21, Township 1 North, Range 1 West, of The Plantation of the Florida Pecan Endowment Company, as per plat thereof recorded in Plat Book No.1, Pages 4 & 5, of the Public Records of Leon County, Florida; and run West 295 feet, thence South 70 feet, thence East 295 feet; thence North 70 feet; to the POINT OF BEGINNING, containing one-half (1/2) acre, more or less.

SURVEYED:

A portion of Lot 33 of THE PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY lying in Section 21, Township 1 North, Range 1 West, Plat Book 1, Pages 4 & 5, Leon County Florida, surveyed and more particularly described as follows:

BEGIN at the Northeast corner of said Lot 33 and run North 89 degrees 23 minutes 53 seconds West 292.48 feet to a found 4x4 C.M. lying on the Easterly right of way boundary of Nani Drive; Thence South 00 degrees 13 minutes 24 seconds West along said Easterly right of way boundary 69.91 feet; Thence South 00 degrees 09 minutes 58 seconds West 224.88 feet to a found 4x4 C.M. (#1254); Thence leaving said Easterly right of way boundary run South 89 degrees 37 minutes 58 seconds East 93.51 feet to a found CM (#1254); Thence South 00 degrees 02 minutes 37 seconds East 439.08 feet to a found 4x4 C.M. (#1254) lying on the Northerly right of way boundary of Tarpe Street; Thence run South 89 degrees 43 minutes 21 seconds East 200.01 feet to a found 4x4 C.M. (#1254); Thence leaving said Northerly right of way boundary run North 00 degrees 03 minutes 16 seconds East 356.81 feet to a found 1/2" Iron pipe; Thence run North 00 degrees 04 minutes 27 seconds West 306.02 feet; Thence North 00 degrees 20 minutes 08 seconds West 69.51 feet to a found 2x2 C.M.; Thence North 00 degrees 20 minutes 08 seconds West to the POINT OF BEGINNING, containing 4.00 acres, more or less.

- All improvements shown are proposed.
- All areas outside unit boundaries are common areas; provided that patios, porches, and stoops are limited common areas.
- Maximum building height is approximately 30 feet; provided that it is subject to variation according to approved building plans and specs.
- Use = residential condominiums. Total units = 43.
- Approximate unit size is 1,496 square feet; provided that it is subject to variation according to approved building plans and specs.
- Parking areas shown are approximated until actual parking spots are painted.
- The developer reserves the right to grant, without joinder from unit owners, specific easements according to this plot plan and to accomplish the development according to the Condominium Declaration, and to provide units with utility services, phone lines, cable, water, internet, sewer, or other services to the units or common areas. The Condominium property is subject to all such easements executed and recorded in the public records of Leon County, Florida.

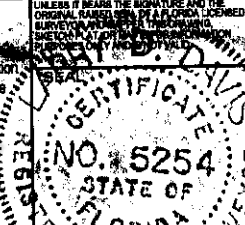


F.C.M.		F.I.P.		LEGEND		STORM FLOW ARROW	
R.O.W.	FOUND 4"x4" CONCRETE MONUMENT	F.N.C.	FOUND IRON PIN	TEL. PED.	ELECTRIC BOX	CURB INLET	BENCHMARK
CL	R/W - RIGHT-OF-WAY CENTERLINE	#000	FOUND NAIL IN CAP	TEL. PED.	TELEPHONE PEDESTAL	YARD DRAIN	BENCHMARK
R	RADIUS	S.C.M.	PROFESSIONAL LAND SURVEY CERTIFICATE	SIGNAL POLE	COMBINATION POLE	BASEMENT VENT	MONITORING WELL
D	DELTA OR CENTRAL ANGLE	SIP	SET 4"x4" CONCRETE MONUMENT L.B#7246	GUY ANCHOR	POWER POLE	GRATE INLET	
A	ARC LENGTH	S.N.C.	SET 1" IRON PIN L.B#7245	GAS METER	LIGHT POLE	STORM MANHOLE	TREE (9" OAK)
T	TANGENT DISTANCE	(P)	SET NAIL AND 1" CAP L.B#7245	GAS VALVE	FIRE HYDRANT	HOSE BID	
CH	CHORD BEARING AND DISTANCE	(D)	PLAT INFORMATION	WATER VALVE	SANITARY SEWER MANHOLE	WATER METER	
P.B./PG.	PLAT BOOK AND PAGE	(C)	DEED INFORMATION				
O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	(S)	CALCULATED INFORMATION				
D.B.	DEED BOOK	(S)	SURVEY INFORMATION				
B.C.	BACK OF CURB	P.O.C.	POINT OF COMMENCEMENT				
		P.O.B.	POINT OF BEGINNING				

Moore Bass Consulting
The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

I hereby certify that the SPECIAL PURPOSE CONDOMINIUM shown herein meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No.5254



GRAPHIC SCALE	
0 50 100 200 1 inch = 100 ft.	
FILE #	04-005 9813-CONDO.dwg
CONTRACT #	981.003 ARCHIVE
DATE	12/03/04 DRAWN BY WCT

MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No.00007245	CLIENT NAME SOUTHERN PROPERTY PARTNERS	PROJECT NAME CHASE'S RUN CONDOMINIUMS	SHEET TITLE CONDOMINIUM PLAN COVER SHEET	1.0
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Moore Bass

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TALLAHASSEE DESTIN ATLANTA
www.moorebass.com

LEGAL DESCRIPTIONS:

PHASE 1 (BUILDING 1 AND ALL OTHER IMPROVEMENTS EXCEPT OTHER BUILDINGS):
 BEGIN at the Northeast corner of said Lot 33 and run North 89 degrees 23 minutes 53 seconds West 292.48 feet to a found 4x4 C.M. lying on the Easterly right of way boundary of Nani Drive; Thence South 00 degrees 13 minutes 24 seconds West along said Easterly right of way boundary 69.91 feet; Thence South 00 degrees 09 minutes 58 seconds West 224.86 feet to a found 4x4 C.M. (#1254); Thence leaving said Easterly right of way boundary run South 89 degrees 37 minutes 58 seconds East 93.51 feet to a found 4x4 C.M. (#1254); Thence South 00 degrees 02 minutes 37 seconds East 439.08 feet to a found 4x4 C.M. (#1254) lying on the Northerly right of way boundary of Tharpe Street; Thence run South 89 degrees 43 minutes 21 seconds East 200.01 feet to a found 4x4 C.M. (#1254); Thence leaving said Northerly right of way boundary run North 00 degrees 03 minutes 16 seconds East 356.81 feet to a found 1/2" iron pipe; Thence run North 00 degrees 04 minutes 27 seconds West 306.02 feet; Thence North 00 degrees 20 minutes 08 seconds West 69.51 feet to a found 2x2 C.M.; Thence North 00 degrees 20 minutes 08 seconds West to the POINT OF BEGINNING, LESS AND EXCEPT PHASES 2-6 AS DESCRIBED BELOW:

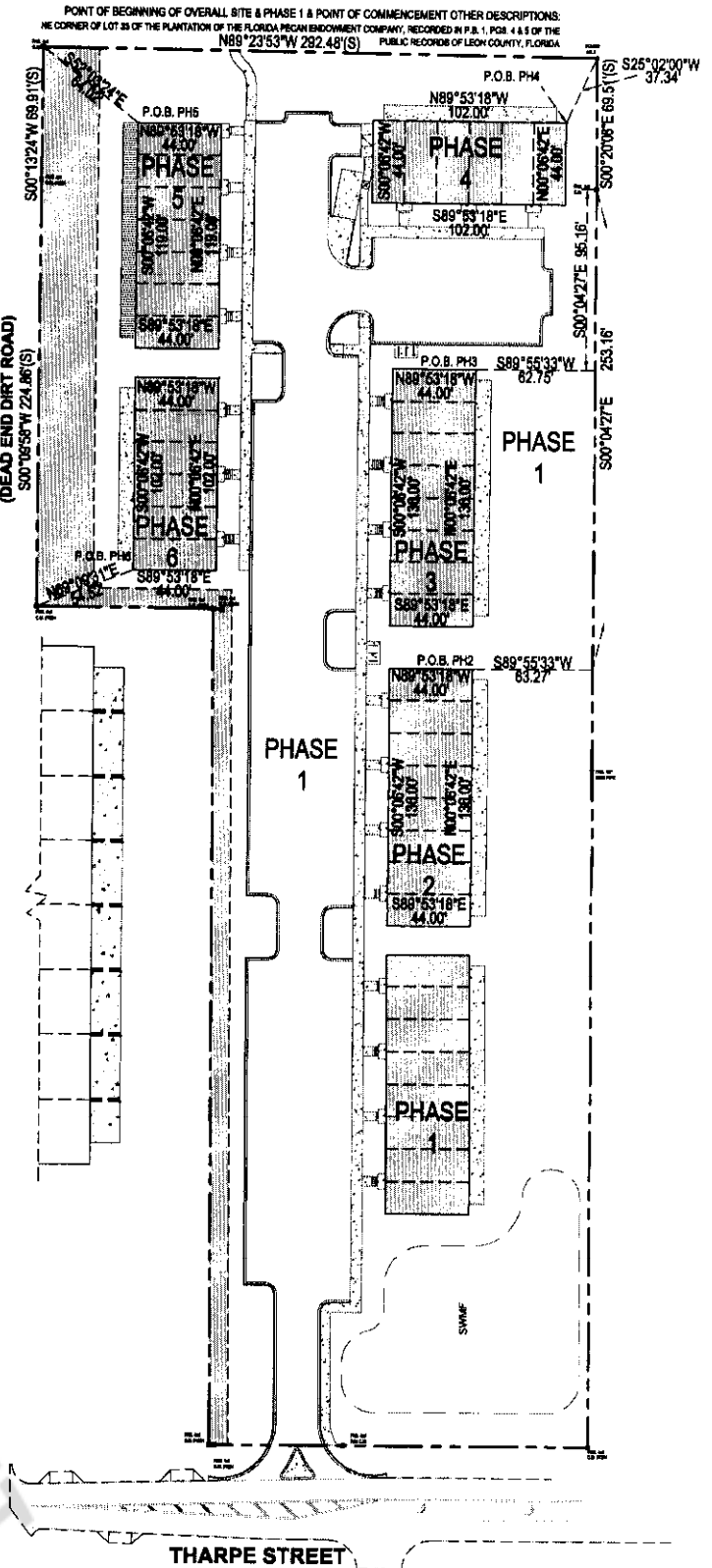
PHASE 2 (BUILDING 2):
 Commence at the Northeast corner of said Lot 33 and run South 00 degrees 20 minutes 08 seconds East 69.51 feet to a found 2x2 concrete monument, thence run South 00 degrees 04 minutes 27 seconds East 253.16 feet, thence run South 89 degrees 55 minutes 33 seconds West 63.27 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 53 minutes 18 seconds West 44.00 feet, thence South 00 degrees 06 minutes 42 seconds West 136.00 feet, thence run South 89 degrees 53 minutes 18 seconds East 44.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 136.00 feet to the POINT OF BEGINNING.

PHASE 3 (BUILDING 3):
 Commence at the Northeast corner of said Lot 33 and run South 00 degrees 20 minutes 08 seconds East 69.51 feet to a found 2x2 concrete monument, thence run South 00 degrees 04 minutes 27 seconds East 95.16 feet, thence run South 89 degrees 55 minutes 33 seconds West 62.75 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 53 minutes 18 seconds West 44.00 feet, thence South 00 degrees 06 minutes 42 seconds West 136.00 feet, thence run South 89 degrees 53 minutes 18 seconds East 44.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 136.00 feet to the POINT OF BEGINNING.

PHASE 4 (BUILDING 4):
 Commence at the Northeast corner of said Lot 33 and run South 25 degrees 02 minutes 00 seconds West 37.34 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run North 89 degrees 53 minutes 18 seconds West 102.00 feet, thence South 00 degrees 06 minutes 42 seconds West 44.00 feet, thence run South 89 degrees 53 minutes 18 seconds East 102.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 44.00 feet to the POINT OF BEGINNING.

PHASE 5 (BUILDING 5):
 Commence at the Northeast corner of said Lot 33 and run North 89 degrees 23 minutes 53 seconds West 292.48 feet to a found 4"x4" concrete monument on the east right of way boundary of Nani Drive, thence run South 52 degrees 03 minutes 24 seconds East 64.02 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 06 minutes 42 seconds West 119.00 feet, thence run South 89 degrees 53 minutes 18 seconds East 44.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 119.00 feet, thence run North 89 degrees 53 minutes 18 seconds West 44.00 feet to the POINT OF BEGINNING.

PHASE 6 (BUILDING 6):
 Commence at the Northeast corner of said Lot 33 and run North 89 degrees 23 minutes 53 seconds West 292.48 feet to a found 4"x4" concrete monument on the east right of way boundary of Nani Drive, thence run South 00 degrees 13 minutes 24 seconds West along said east right of way boundary 69.91 feet, thence run South 00 degrees 09 minutes 58 seconds West along said east right of way boundary 224.86 feet to a found 4"x4" concrete monument, thence run North 69 degrees 09 minutes 31 seconds East 54.52 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 53 minutes 18 seconds East 44.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 102.00 feet, thence run North 89 degrees 53 minutes 18 seconds East 44.00 feet, thence run South 00 degrees 06 minutes 42 seconds West 102.00 feet to the POINT OF BEGINNING.



F.C.M. FOUND 4"x4" CONCRETE MONUMENT	F.I.P. FOUND IRON PIN	LEGEND	TEL. PED. TELEPHONE PEDESTAL	CURB INLET	STORM FLOW ARROW
R.O.W. RW - RIGHT-OF-WAY	F.N.C. FOUND NAIL IN CAP	TEL. P. TELEPHONE POLE	TEL. PED. TELEPHONE PEDESTAL	YARD DRAIN	BENCHMARK
CL. CENTERLINE	#000 PROFESSIONAL LAND SURVEY CERTIFICATE	SIG. P. SIGNAL POLE	COMBINATION POLE	BASEMENT VENT	MONITORING WELL
R. RADIUS	S.C.M. SET 4"x4" CONCRETE MONUMENT LB#7245	GUY ANCHOR	POWER POLE	GRATE INLET	
D. DELTA OR CENTRAL ANGLE	SIP. SET 1/2" IRON PIN LB#7245	GAS METER	LIGHT POLE	STORM MANHOLE	TREE (8" DIA)
A. ARC LENGTH	S.N.C. SET NAIL AND 1" CAP LB#7245	GAS VALVE	FIRE HYDRANT	HOSE BID	
T. TANGENT DISTANCE	(P) PLAT INFORMATION	WATER VALVE	SANITARY SEWER FLOW ARROW	WATER METER	
CH. CHORD BEARING AND DISTANCE	(D) DEED INFORMATION				
P.B.-PG. PLAT BOOK AND PAGE	(C) CALCULATED INFORMATION				
O.R.-PG. OFFICIAL RECORDS BOOK AND PAGE	(S) SURVEY INFORMATION				
D.B. DEED BOOK	P.O.C. POINT OF COMMENCEMENT				
BOC. BACK OF CURB	P.O.B. POINT OF BEGINNING				

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I hereby certify that the SPECIAL PURPOSE CONDOMINIUM shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
 The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
 Registered Florida Surveyor No. 5254

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SPECIFIC PLAT OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

GRAPHIC SCALE	
0 30 60 120 1 inch = 60 ft.	
04-005	0613-CONDO.dwg
CONTRACT #	961.003 ARCHIVE
DATE	12/03/04 DRAWN BY
	WCT

MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No. 00007245	CLIENT NAME SOUTHERN PROPERTY PARTNERS	PROJECT NAME CHASE'S RUN CONDOMINIUMS	SHEET TITLE PHASING PLAN	2.0
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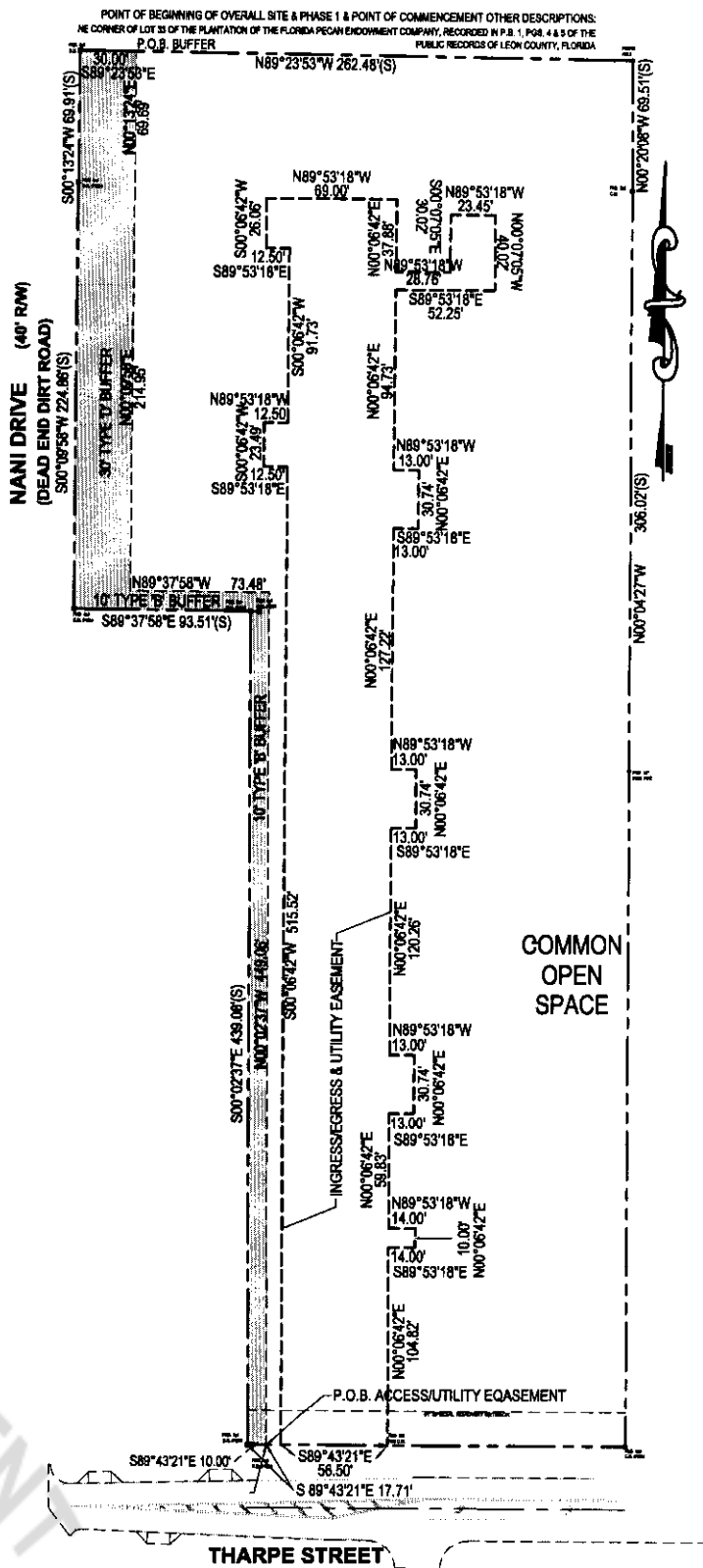
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A LANDSCAPE BUFFER ALONG THE WEST BOUNDARY OF THE PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at the Northeast corner of Lot 33 of THE PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY lying in Section 21, Township 1 North, Range 1 West, Plat Book 1, Pages 4 & 5, Leon County Florida, and run North 89 degrees 23 minutes 53 seconds West 262.48 feet to POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 23 minutes 53 seconds West 30.00 feet to a found 4x4 C.M. lying on the Easterly right of way boundary of Nani Drive, thence run South 00 degrees 13 minutes 24 seconds West along said Easterly right of way boundary 69.91 feet, thence run South 00 degrees 09 minutes 58 seconds West 224.86 feet to a found 4x4 C.M. (#1254), thence leaving said Easterly right of way boundary run South 89 degrees 37 minutes 58 seconds East 93.51 feet to a found CM (#1254), thence run South 00 degrees 02 minutes 37 seconds East 439.08 feet to a found 4x4 C.M. (#1254) lying on the Northerly right of way boundary of Tharpe Street, thence run South 89 degrees 43 minutes 21 seconds East along said right of way boundary 10.00 feet, thence leaving said Northerly right of way boundary run North 00 degrees 02 minutes 37 seconds West 449.06 feet, thence run North 89 degrees 37 minutes 58 seconds West 73.48 feet, thence run North 00 degrees 09 minutes 58 seconds East 214.95 feet, thence run North 00 degrees 13 minutes 24 East 69.69 feet to the POINT OF BEGINNING.

AN INGRESS, EGRESS, AND UTILITY EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at the Northeast corner of Lot 33 of THE PLANTATION OF THE FLORIDA PECAN ENDOWMENT COMPANY lying in Section 21, Township 1 North, Range 1 West, Plat Book 1, Pages 4 & 5, Leon County Florida, and run North 89 degrees 23 minutes 53 seconds West 292.48 feet to a found 4x4 C.M. lying on the Easterly right of way boundary of Nani Drive, thence run South 00 degrees 13 minutes 24 seconds West along said Easterly right of way boundary 69.91 feet, thence run South 00 degrees 09 minutes 58 seconds West 224.86 feet to a found 4x4 C.M. (#1254), thence leaving said Easterly right of way boundary run South 89 degrees 37 minutes 58 seconds East 93.51 feet to a found 4x4 C.M. (#1254) lying on the Northerly right of way boundary of Tharpe Street, thence run South 89 degrees 43 minutes 21 seconds East along said right of way boundary 17.71 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 43 minutes 21 seconds East along said right of way boundary 56.50 feet, thence leaving said right of way boundary run North 00 degrees 06 minutes 42 seconds East 104.82 feet, thence run South 89 degrees 53 minutes 18 seconds East 14.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 10.00 feet, thence run North 89 degrees 53 minutes 18 seconds West 14.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 59.83 feet, thence run South 89 degrees 53 minutes 18 seconds East 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 30.74 feet, thence run North 89 degrees 53 minutes 18 seconds West 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 120.26 feet, thence run South 89 degrees 53 minutes 18 seconds East 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 30.74 feet, thence run North 89 degrees 53 minutes 18 seconds West 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 120.26 feet, thence run South 89 degrees 53 minutes 18 seconds East 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 30.74 feet, thence run North 89 degrees 53 minutes 18 seconds West 13.00 feet, thence run North 00 degrees 06 minutes 42 seconds East 94.73 feet, thence run South 89 degrees 53 minutes 18 seconds East 52.25 feet, thence run North 00 degrees 07 minutes 05 seconds West 40.02 feet, thence run North 89 degrees 53 minutes 18 seconds West 23.45 feet, thence run South 00 degrees 07 minutes 05 seconds East 30.02 feet, thence run North 89 degrees 53 minutes 18 seconds West 28.76 feet, thence run North 00 degrees 06 minutes 42 seconds East 37.88 feet, thence run North 89 degrees 53 minutes 18 seconds West 69.00 feet, thence run South 00 degrees 06 minutes 42 seconds West 26.06 feet, thence run South 89 degrees 53 minutes 18 seconds East 12.50 feet, thence run South 00 degrees 06 minutes 42 seconds West 91.73 feet, thence run North 89 degrees 53 minutes 18 seconds West 12.50 feet, thence run South 00 degrees 06 minutes 42 seconds West 23.49 feet, thence run South 89 degrees 53 minutes 18 seconds East 12.50 feet, thence run South 00 degrees 06 minutes 42 seconds West 515.52 feet to the POINT OF BEGINNING.



<p>F.C.M. FOUND 4"x4" CONCRETE MONUMENT R.O.W. RW - RIGHT-OF-WAY C.A. CENTERLINE R. RADIUS D. DELTA OR CENTRAL ANGLE A. ARC LENGTH T. TANGENT DISTANCE CH. CHORD BEARING AND DISTANCE P.B./PG. PLAT BOOK AND PAGE O.R./PG. OFFICIAL RECORDS BOOK AND PAGE D.B. DEED BOOK B.C. BACK OF CURB</p>	<p>F.I.P. FOUND IRON PIN F.N.C. FOUND NAIL IN CAP P.L.S. PROFESSIONAL LAND SURVEY CERTIFICATE S.C.M. SET 4"x4" CONCRETE MONUMENT LB#7245 S.I.P. SET 1" IRON PIN LB#7245 S.N.C. SET NAIL AND 1" CAP LB#7245 (P) PLAT INFORMATION (D) DEED INFORMATION (C) CALCULATED INFORMATION (S) SURVEY INFORMATION P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING</p>	<p>LEGEND</p> <p>TEL. PED. TELEPHONE POLE SIGNAL POLE GUY ANCHOR GAS METER GAS VALVE WATER VALVE SANITARY SEWER FLOW ARROW</p> <p>ELECTRIC BOX TELEPHONE PEDESTAL COMBINATION POLE POWER POLE LIGHT POLE FIRE HYDRANT</p> <p>CURB INLET YARD DRAIN BASEMENT VENT GATE INLET STORM MANHOLE HOSE BID WATER METER</p> <p>STORM FLOW ARROW BENCHMARK MONITORING WELL TREE (8" DIA.)</p>	
<p>Moore Bass Consulting The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p> <p>I hereby certify that the SPECIAL PURPOSE CONDOMINIUM shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-8).</p> <p>The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.</p> <p style="text-align: center;">LARRY D. DAVIS Registered Florida Surveyor No. 5254</p>		<p>GRAPHIC SCALE</p> <p>0 50 100 200 1 inch = 100 ft.</p>	
<p>MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-5878 CERTIFICATE OF AUTHORIZATION No. 0007245</p>		<p>CLIENT NAME: SOUTHERN PROPERTY PARTNERS PROJECT NAME: CHASE'S RUN CONDOMINIUMS</p>	<p>FILE #: 04-005 9613-CONDO.dwg CONTRACT #: 961.003 ARCHIVE DATE: 12/03/04 DRAWN BY: WCT SHEET TITLE: ACCESS/UTILITY EASEMENT AND BUFFER</p>