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Citrus County Florida

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DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR GROVEWOOD SUBDIVISION

WHEREAS, the undersigned developer, **BUILDERS OF WILLISTON, INC.,** is the owner in fee simple of the real property described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter the "Property"), and

WHEREAS, the said lands are subdivided into lots and tracts of land as part of an unrecorded subdivision, however, the plat of such subdivision has not been recorded in the public records of Citrus County, Florida.

WHEREAS, property owners shall be aware of these deed restrictions of record and be willing to abide by same and agree to meet annually to enforce and/or visit, revise, add to, or subtract from the restrictions as necessary to resolve any unintended consequences and to achieve the values and amenities of the community as contemplated by the Developer

NOW THEREFORE, to promote uniformity and a common scheme of development the following Restrictive Covenants are hereby established, declared and prescribed:

1. The following terms shall have the indicated meaning herein:

   A. "Grantor" shall mean "Developer" and his successors and assigns.

   B. "Grantee" shall mean the person or entity to whom the Grantor first conveys any lot or parcel of land in the above-described area, or who entered into a Deed and mortgage, his, her, their or its heirs, executors, administrators, personal representatives, successors and assigns; and all persons or concerns claiming by, through or under such Grantee.

   C. "Parcel of Land" or "Property" shall mean each and all tracts of land or lots located within the lands above-described located in Citrus County, Florida.

NOW THEREFORE, in order to preserve the values and amenities of the property, the following provisions and restrictions shall be applicable to the above-described Property:

1. Mining or Drilling: There shall be no mining, quarrying or drilling for minerals, oil, gas, or otherwise ("Mining Activity") undertaken within any portion of the Property. Activities of Developer or his successor or the Association in dredging any lakes or creating, excavating or maintaining drainage or other facilities or easements shall not be deemed Mining Activities nor shall the installation of wells or pumps, in compliance with applicable governmental requirements, or for sprinkler or irrigation systems for any portions of the Property

be deemed a Mining Activity.

2. Nuisances: No owner shall cause or permit any unreasonable or obnoxious noises or odors and no nuisances or illegal activities shall be permitted or maintained on the Property. It is intended, however, that noises or odors which are the reasonably expected result of such uses of the Property as are specifically permitted or contemplated by this Declaration, or a Plat or Replat, shall not be deemed unreasonable, obnoxious or a nuisance.

3. Clothes Drying Areas: Clotheslines shall be prohibited. The drying or airing of clothes outside any Dwelling Unit is prohibited.

4. Antennae and Aerials: No antennae or aerials of any kind shall be placed upon the Residential Property, except that residents shall be permitted to install a single television "satellite dish" with a diameter of 20" or less.

5. Litter Trash and Refuse: In order to preserve the beauty of GROVEWOOD SUBDIVISION, all garbage, trash, refuse or rubbish shall be stored inside the garage of the Dwelling Unit or the Dwelling Unit itself until the time for pickup and removal. At no time shall storage be outside of the Dwelling Unit. Such garbage, trash, refuse or rubbish shall be deposited in a respectable manner at the curb the day of pickup in containers designed for such purposes.

6. Pools: No above ground pool shall be permitted. All in ground pools shall be within the setback lines as defined within the subdivision Plat or Replat. Plans and specifications must be approved by the Developer and thereafter by the Board.

7. Radio Equipment: No ham radios or radio transmission equipment shall be operated on the Residential Property.

8. No Buildings, Fences, Walls, etc...: No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Residential Property or any Lot to enclose said property or lot or otherwise screen it from view, except that 4 rail horse fencing along with barbless wire made from vinyl or wood is permissible.

9. Animals: No animals of any kind shall be raised, bred or kept in any Dwelling Unit or on any Lot, except that dogs, cats, or other domesticated household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

10. Temporary Buildings: Trailers, tents, shacks, barns, sheds or any temporary buildings of any nature are prohibited within this community, with the exception of a detached, enclosed garage and a pole barn, provided that any such pole barn is erected on the rear of Grantee's lot.

11. Mowing: Lot Owners shall be responsible for mowing and maintenance of their Lots.

12. Hobbies: The pursuit of hobbies or other inherently dangerous or unattractive activities, including specifically, without limiting the generality of the foregoing, assembly or disassembly of motor vehicles and other mechanical devises which might create disorderly or unkept conditions; the shooting of firearms of any type or size; and other activities shall not be pursued or undertaken on any part of any Lot.

13. Diligence in Construction Required: The work of constructing and erecting any building or other structure shall be prosecuted diligently from the commencement thereof, and the same shall be completed within a reasonable time and in accordance with the requirements herein contained. No out buildings shall be completed prior to the completion of any Dwelling Unit, except that temporary storage and convenience facilities may be erected for workmen engaged in building a Dwelling Unit on the Lot, but such temporary facilities shall be removed as soon as the Dwelling Unit is completed.

14. Location of Structures: No structures shall be located nearer to a lot line than the distance approved by the land use regulations of the County.

15. Dwelling Restrictions: Structures shall be constructed in accordance with the following restrictions:

(a) Each Dwelling Unit constructed on such lots shall contain at least 2,000 square feet of living area. Garages or porches, open or screen, are not to be included in the computation of square footage. Except that guest houses no smaller than 1,500 square feet may be built after the primary residence has been constructed;

(c) Each Dwelling Unit on any Lot shall have a garage large enough to accommodate two automobiles. Carports, such as aluminum pan roofs shall not be allowed, however, portico roofs may be constructed;

(f) All front, rear and side yards on any Lot shall be grassed or sodded except for other acceptable landscaping and except for driveways or walkways. Paved or gravel yards in lieu of grass or sod shall not be permitted;

(g) No window air conditioning units shall be permitted.

16. Vehicles: No motor vehicle shall be parked on the Property or on Lots except on a paved or concrete driveway or in a garage, except as otherwise provided herein. No motor vehicles which are primarily used for commercial purposes, except off-duty public service vehicles, such as police and emergency medical vehicles, other than those present on business, and no trailer, motorcycle, camper, panel truck or van, semitrailer, truck-

tractor, or recreational vehicles such as: travel trailers, camping trailers, truck campers, and motor homes, boats, or boat trailers may be parked on the Property unless inside a garage or located to the rear or posterior portions of the Lots and concealed, to the best of Lot Owner's ability, from public view. Developer reserves the right to approve and regulate the number and location of recreational vehicles on each Lot. This provision is not intended to apply to, or exclude other personal vehicles such as a van or pickup truck.

17. Burning: No burning of trash or other materials shall be permitted within the Property. However, the Developer reserves unto itself, its successors and assigns, the right to burn debris as a result of clearing and cleaning of property within GROVEWOOD SUBDIVISION.

18. Violation of Covenants: If any person shall violate or attempt to violate or in any way fail to abide by any of the covenants and restrictions set forth in this Declaration, it shall be lawful for the Developer or any other Grantee, their successors and assigns to institute legal proceedings as are available to enforce obedience, to prevent further or continued violation, and to recover damages, attorneys' fees, court costs and litigation expenses for such violation or attempted violation.

IN WITNESS WHEREOF, this Declaration of Protective Covenants and Restrictions for GROVEWOOD SUBDIVISION has been signed by Developer and the Association on the day and year first above set forth.

Signed, sealed and delivered
in the presence of:

DEVELOPER:

BUILDERS OF WILLISTON, INC.

Sign

John H. Eden IV

Print

BRAD R. GIBBS, President

Sign

Jamie Brooks

Print

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 14th day of December, 2004, by **BRAD R. GIBBS,** who being duly sworn, deposes and says that he is President of **BUILDERS OF WILLISTON, INC.**, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by the order of the Board of Directors of said corporation; and that he signed his name thereto by like order. Said individual is either **(NOTARY MUST CHECK ONE OF THE FOLLOWING:)** [√] personally known to me ***OR*** [ ] has produced N/A as identification.

NOTARY PUBLIC

sign

John H. Eden IV

print

MY COMMISSION EXPIRES:

JOHN H. EDEN IV
Notary Public, State of Florida
My comm. expires Oct. 28, 2005
Comm. No. DD058986

Exhibit "A"

File No. 04-001016B

Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32 and 33 in Block A and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in Block B of GROVEWOOD, an unrecorded subdivision in Section 26, Township 19 South, Range 20 East, all lying and being in Citrus County, Florida, more particularly described as follows:

Lot 13, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W parallel to said North line, a distance of 5.06 feet to a point on a cul-de-sac, concaved Northeasterly, having a central angle of 270 deg. and a radius of 50 feet; thence Southwesterly and Northwesterly along the arc of said cul-de-sac, a distance of 157.08 feet to a point (chord bearing and distance between said points being S 89 deg. 31' 22" W 100 feet); thence S 89 deg. 31' 22" W parallel to said North line, a distance of 259.23 feet to a point on the waters of a lake; thence continue S 89 deg. 31' 22" W parallel to said North line, a distance of 125.84 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence S 0 deg. 17' 06" E along said West line, a distance of 150 feet; thence N 89 deg. 31' 22" E parallel to said North line, a distance of 192.54 feet to a point on the waters of said lake; thence continue N 89 deg. 31' 22" E parallel to said North line, a distance of 298.44 feet; thence N 0 deg. 36' 37" W parallel to the East line of said SW 1/4, a distance of 150 feet to the POB.

AND,

Lot 14, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 degrees 36' 37" E parallel to said East line, a distance of 150 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E parallel to said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W parallel to said North line, a distance of 236.03 feet to a point on the waters of a lake; thence continue S 89 deg. 31' 22" W parallel to said North line, a distance of 255.85 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence N 0 deg. 17' 06" W along said West line, a distance of 160 feet; thence N 89 deg. 31' 22" E parallel to said North line, a distance of 192.54 feet to a point on the waters of said lake; thence continue N 89 deg. 31' 22" E parallel to said North line, a distance of 298.44 feet to the POB.

AND,

Lot 15, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 310 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E parallel to said East line, a distance of 18.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 113.10 feet to a point (chord bearing and distance between said points being S 8 deg. 44' 44" E 112.72 feet); thence S 89 deg. 31' 22" W parallel to said North line, a distance of 245.44 feet to a point on the waters of a lake; thence continue S 89 deg. 31' 22" W parallel to said North line, a distance of 263.13 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence N 0 deg. 17' 06" W along said West line, a distance of 130 feet; thence N 89 deg. 31' 22" E parallel to said North line, a distance of 255.85 feet to a point on the waters of said lake; thence continue N 89 deg. 31' 22" E parallel to said North line, a distance of 236.03 feet to the POB.

AND,

Lot 16, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 113.10 feet to the POINT OF BEGINNING (chord bearing and distance between said points being S 8 deg. 44' 44" E 112.72 feet); thence continue Southeasterly along the arc of said curve, a distance of 130 feet to the P.T. of said curve (chord bearing and distance between said points being S 26 deg. 13' 57" E 129.43 feet), said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly along the arch of said curve, a distance of 14.06 feet to a point (chord bearing and distance between said points being S 32 deg. 21' 45" E 14.05 feet); thence N 87 deg. 38' 20" W 174.30 feet to a point on the waters of a lake; thence continue N 87 deg. 38' 20" W 398.97 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence N 0 deg. 17' 06" W along said West line, a distance of 100.11 feet; thence N 89 deg. 31' 22" E parallel to said North line, a distance of 263.13 feet to a point on the waters of said lake; thence continue N 89 deg. 31' 22" E parallel to said North line, a distance of 245.44 feet to the POB.

AND,

Lot 17, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 243.10 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly along the arch of said curve, a distance of 14.06 feet to the POINT OF BEGINNING (chord bearing and distance between said points being S 32 deg. 21' 45" E 14.05 feet); thence continue Southeasterly and Southwesterly along the arc of said curve, a distance of 182.29 feet to the P.T. of said curve (chord bearing and distance between said points being S 12 deg. 38' 15" W 166.56 feet); thence S 54 deg. 24' 59" W 64.50 feet; thence N 51 deg. 18' 07" W 207.75 feet to a point on the waters of a lake; thence continue N 51 deg. 18' 07" W 135.78 feet; thence S 87 deg. 38' 20" E 183.01 feet to a point on the waters of said lake; thence continue S 87 deg. 38' 20" E 174.30 feet to the POB.

AND,

Lot 18, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 243.10 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly and Southwesterly along the arc of said curve, a distance of 196.35 feet to the P.T. of said curve; thence S 54 deg. 24' 59" W 64.50 feet to the POINT OF BEGINNING; thence continue S 54 deg. 24' 59" W 103.89 feet; thence N 54 deg. 34' 19" W 228.50 feet to a point on the waters of a lake; thence continue N 54 deg. 34' 19" W 261.65 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence S 87 deg. 38' 20" E 215.96 feet; thence S 51 deg. 18' 07" E 135.78 feet to a point on the waters of said lake; thence continue S 51 deg. 18' 07" E 207.75 feet to the POB.

AND,

Lot 19, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 243.10 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly and Southwesterly along the arc of said curve, a distance of 196.35 feet to the P.T. of said curve; thence S 54 deg. 24' 59" W 168.39 feet to the POINT OF BEGINNING; thence continue S 54 deg. 24' 59" W 73.02 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 103.83 feet; thence Southwesterly along the arc of said curve a distance of 38.62 feet to a point (chord bearing and distance between said points being S 43 deg. 45' 41" W 38.39 feet); thence N 56 deg. 53' 37" W 299.32 feet to a point on the waters of a lake; thence continue N 56 deg. 53' 37" W 74 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence N 0 deg. 17' 06" W along said West line, a distance of 150.45 feet; thence S 54 deg. 34' 19" E 261.65 feet to a point on the waters of said lake; thence continue S 54 deg. 34' 19" E 228.50 feet to the POB.

AND,

Lot 20, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 859.98 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 243.10 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly and Southwesterly along the arc of said curve, a distance of 196.35 feet to the P.T. of said curve; thence S 54 deg. 24' 59" W 241.41 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 103.83 feet; thence Southwesterly along the arc of said curve, a distance of 38.62 feet to the POINT OF BEGINNING (chord bearing and distance between said points being S 43 deg. 45' 41" W 38.39 feet); thence continue Southwesterly along the arc of said curve, a distance of 73.73 feet to a point (chord bearing and distance between said points being S 12 deg. 45' 47" W 72.19 feet); thence S 82 deg. 25' 11" W 297.81 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 26; thence N 0 deg. 17' 06" W along said West line, a distance of 251.30 feet to a point on the waters of a lake; thence continue N 0 deg. 17' 06" W along said West line, a distance of 62.29 feet; thence S 56 deg. 53' 37" E 74 feet to a point on the waters of said lake; thence continue S 56 deg. 53' 37" E 299.32 feet to the POB.

AND,

Lot 21, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 2010.29 feet to the SE corner of SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 1250.11 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W along said South line, a distance of 107.24 feet to the SW corner of said SE 1/4 of the SW 1/4; thence N 0 deg. 17' 06" W along the West line of said SE 1/4 of the SW 1/4, a distance of 272.70 feet; thence N 82 deg. 25' 11" E 297.81 feet to a point on

a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 103.83 feet; thence Southeasterly along the arc of said curve, a distance of 73.73 feet to a point (chord bearing and distance between said points being S 27 deg. 55' 25" E 72.19 feet); thence S 41 deg. 43' 59" W 331.14 feet to the POB.

AND,

Lot 22, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 2010.29 feet to the SE corner of SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 950.11 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W along said South line, a distance of 300 feet; thence N 41 deg. 43' 59" E 331.14 feet to a point on a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 103.83 feet; thence Southeasterly along the arc of said curve, a distance of 76.68 feet to the P.T. of said curve (chord bearing and distance between said points being S 69 deg. 25' 31" E 74.95 feet); thence N 89 deg. 24' 59" E parallel to said South line, a distance of 7.17 feet; thence S 0 deg. 35' 01" E 217.80 feet to the POB.

AND,

Lot 23, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 2010.29 feet to the SE corner of SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 750.11 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W along said South line, a distance of 200 feet; thence N 0 deg. 35' 01" W 217.80 feet; thence N 89 deg. 24' 59" E parallel to said South line, a distance of 200 feet; thence S 0 deg. 35' 01" E 217.80 feet to the POB.

AND,

Lot 24, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 2010.29 feet to the SE corner of SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 550.11 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W along said South line, a distance of 200 feet; thence N 0 deg. 35' 01" W 217.80 feet; thence N 89 deg. 24' 59" E parallel to said South line, a distance of 200 feet; thence S 0 deg. 35' 01" E 217.80 feet to the POB.

AND,

Lot 25, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 2010.29 feet to the SE corner of SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 250 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W along said South line, a distance of 300.11 feet; thence N 0 deg. 35' 01" W 217.80 feet; thence N 89 deg. 24' 59" E parallel to said South line, a distance of 100 feet; thence S 43 deg. 09' 36" E 295.77 feet to the POB.

AND,

Lot 27, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 1695.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 200 feet; thence N 69 deg. 29' 51" W 375.07 to a point on a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 174.93 feet; thence Northeasterly, along the arc of said curve, a distance of 87.52 feet to a point (chord bearing and distance between said points being N 40 deg. 10' 32" E 86.61 feet); thence N 89 deg. 31' 22" E 293.32 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 28, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 1535.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 293.32 feet to a point on a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 174.93 feet; thence Northeasterly, along the arc of said curve, a distance of 80.76 feet to the P.T. of said curve (chord bearing and distance between said points being N 12 deg. 36' 57" E 80.05 feet); thence N 0 deg. 36' 37" W parallel to said East line, a distance of 82.03 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 29, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 1375.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 275 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 160 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 30, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 1215.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 275 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 160 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 31, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 1055.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 275 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 160 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 32, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 895.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 275 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 160 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 33, Block A: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 160 feet; thence S 89 deg. 31' 22" W 275 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 160 feet; thence N 89 deg. 31' 22" E 275 feet to the POB.
SUBJECT TO a 30 foot wide easement along the East boundary thereof.

AND,

Lot 1, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 161.66 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 269.46 feet; thence N 89 deg. 31' 22" E 161.66 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 269.46 feet to the POB.

AND,

Lot 2, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 486.66 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 161.66 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 269.46 feet; thence N 89 deg. 31' 22" E 161.66 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 269.46 feet to the POB.

AND,

Lot 3, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 648.32 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 161.66 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 269.46 feet; thence N 89 deg. 31' 22" E 161.66 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 269.46 feet to the POB.

AND,

Lot 4, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 454.46 feet; thence S 89 deg. 31' 22" W 235.46 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 225.85 feet to a point on a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 348.27 feet; thence Northwesterly along the arch of said curve, a distance of 129.12 feet to the P.T. of said curve (chord bearing and distance between said points being N 11 deg. 13' 53" W 128.38 feet); thence N 0 deg. 36' 37" W parallel to said East line, a distance of 58.88 feet; thence N 89 deg. 31' 22" E 249.52 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 185 feet to the POB.

AND,

Lot 5, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet;

thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 269.46 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E parallel to said East line, a distance of 185 feet; thence S 89 deg. 31' 22" W 235.46 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 185 feet; thence N 89 deg. 31' 22" E 235.46 feet to the POB.

AND,

Lot 6, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 454.46 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E parallel to said East line, a distance of 210.50 feet; thence S 89 deg. 31' 22" W 206.94 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 210.50 feet; thence N 89 deg. 31' 22" E 206.94 feet to the POB.

AND,

Lot 7, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 664.96 feet; thence S 89 deg. 31' 22" W 206.94 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 187.48 feet to a point on a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 175 feet; thence Northeasterly and Northwesterly along the arc of said curve, a distance of 144 feet to the P.T. of said curve (chord bearing and distance between said points being N 12 deg. 00' 37" W 139.97 feet), said point also being the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 348.27 feet; thence Northwesterly along the arc of said curve, a distance of 83.46 feet to a point (chord bearing and distance between said points being N 28 deg. 43' 05" W 83.26 feet); thence N 89 deg. 31' 22" E 254.37 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 210.50 feet to the POB.

AND,

Lot 8, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 664.96 feet; thence S 89 deg. 31' 22" W 206.94 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 187.48 feet to a point on a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 175 feet; thence Southwesterly along the arc of said curve, a distance of 130.89 feet to the P.T. of said curve (chord bearing and distance between said points being S 32 deg. 59' 23" W 127.86 feet); thence S 54 deg. 24' 59" W 134.94 feet; thence S 86 deg. 22' 09" E 290.02 feet; thence N 20 deg. 37' 09" E 219.77 feet to the POB.

AND,

Lot 9, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 664.96 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E parallel to said East line, a distance of 217.19 feet; thence N 76 deg. 06' 17" W 273.60 feet; thence N 20 deg. 37' 09" E 160 feet; thence S 89 deg. 31' 22" W 206.94 feet to the POB.

AND,

Lot 10, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 882.15 feet to the POINT OF BEGINNING, said point being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 124.93 feet; thence Southwesterly along the arc of said curve, a distance of 196.30 feet to the P.T. of said curve; thence S 89 deg. 24' 59" W 215 feet; thence N 20 deg. 37' 09" E 207.44 feet; thence S 76 deg. 06' 17" E 273.60 feet to the POB.

AND,

Lot 11, Block B: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 325 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 882.15 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 124.93 feet; thence Southwesterly along the arc of said curve, a distance of 196.30 feet to the P.T. of said curve; thence S 89 deg. 24' 59" W 215 feet to the POINT OF BEGINNING; thence continue S 89 deg. 24' 59" W 292.17 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 53.83 feet; thence Northwesterly and Northeasterly along the arch of said curve, a distance of 136.22 feet to the P.T. of said curve; thence N 54 deg. 24' 59" E 106.47 feet; thence S 86 deg. 22' 09" E 290.02 feet; thence S 20 deg. 37' 09" W 147.67 feet to the POB.

TOGETHER WITH an easement for ingress and egress to be used in common with others.

AND,

TOGETHER WITH an undivided 1/44 interest with the right of ingress and egress to be used in common with other more particularly described as follows:

50 foot wide road easement in a subdivision in Section 26, Township 19 South, Range 20 East, further described as follows:
Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 201.45 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 50 feet; thence S 89 deg. 31' 22" W 463.54 feet to a point on a cul-de-sac, concaved Easterly, having a central angle of 300 deg. and a radius of 50 feet; thence Southwesterly, Northwesterly, Northeasterly and Southeasterly along the arc of said cul-de-sac, a distance of 261.80 feet to a point (chord bearing and distance between said points being N 0 deg. 28' 38" W 50 feet); thence N 89 deg. 31' 22" E 463.42 feet to the POB.

50 foot wide road easement in a subdivision in Section 26, Township 19 South, Range 20 East, further described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 685.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 50 feet; thence S 89 deg. 31' 22" W 865.04 feet to a point on a cul-de-sac, concaved Northeasterly, having a central angle of 270 deg. and a radius of 50 feet; thence Southwesterly, Northwesterly, and Northeasterly along the arc of said cul-de-sac, a distance of 235.62 feet to a point (chord bearing and distance between said points being N 45 deg. 28' 38" W 92.39 feet); thence N 89 deg. 31' 22" E 914.92 feet to the POB.

AND,

50 foot wide road easement in a subdivision in Section 26, Township 19 South, Range 20 East, further described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet; thence S 89 deg. 31' 22" W 275 feet to the POINT OF BEGINNING; thence continue S 89 deg. 31' 22" W 50 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 882.15 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 124.93 feet; thence Southwesterly along the arc of said curve, a distance of 196.30 feet to the P.T. of said curve; thence S 89 deg. 24' 59" W 507.17 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 53.83 feet; thence Northwesterly and Northeasterly along the arc of said curve, a distance of 136.22 feet to the P.T. of said curve; thence N 54 deg. 24' 59" E 241.41 feet to the P.C. of a curve, concaved Northwesterly having a central angle of 90 deg. and a radius of 175 feet; thence Northeasterly and Northwesterly along the arc of said curve, a distance of 274.89 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 348.27 feet; thence Northwesterly along the arc of said curve, a distance of 212.58 feet to the P.T. of said curve; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 328.34 feet; thence S 89 deg. 31' 22" W 50 feet; thence S 0 deg. 36' 37" E parallel to said East line, a distance of 328.45 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 34 deg. 58' 24" and a radius of 398.27 feet; thence Southeasterly along the arc of said curve, a distance of 243.10 feet to the P.T. of said curve, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. and a radius of 125 feet; thence Southeasterly and Southwesterly along the arc of said curve, a distance of 196.35 feet to the P.T. of said curve; thence S 54 deg. 24' 59" W 241.41 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 145 deg. and a radius of 103.83 feet; thence Southwesterly and Southeasterly along the arc of said curve, a distance of 262.76 feet to the P.T. of said curve; thence N 89 deg. 24' 59" E 507.17 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 90 deg. 01' 36" and a radius of 174.93 feet; thence Northeasterly along the arc of said curve, a distance of 274.86 feet to the P.T. of said curve; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 882.03 feet to the POB.

AND,

30 foot wide road easements in a subdivision in Section 26, Township 19 South, Range 20 East, further described as follows:
Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 201.45 feet; thence S 89 deg. 31' 22" W parallel to the North line of said SE 1/4 of the NE 1/4 of the SW 1/4, a distance of 30 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 201.45 feet to a point on said North line; thence N 89 deg. 31' 22" E along said North line, a distance of 30 feet to the POB.

AND,

Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 251.45 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 434.50 feet; thence S 89 deg. 31' 22" W 30 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 434.50 feet; thence N 89 deg. 31' 22" E 30 feet to the POB.

AND,

Commence at the NE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 20 East; thence S 0 deg. 36' 37" E along the East line of the SW 1/4 of said Section 26, a distance of 735.95 feet to the POINT OF BEGINNING; thence continue S 0 deg. 36' 37" E along said East line, a distance of 1274.34 to the SE corner of the SE 1/4 of the SW 1/4 of said Section 26; thence S 89 deg. 24' 59" W along the South line of said SE 1/4 of the SW 1/4, a distance of 30 feet; thence N 0 deg. 36' 37" W parallel to said East line, a distance of 1274.40 feet; thence N 89 deg. 31' 22" E 30 feet to the POB.