

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR LAKE BONNET FARMS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1768992 11 PGS
2001 JUN 15 11:34 AM BK 2364 PG 196
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#055775

THIS DECLARATION, made on the date hereinafter set forth by Parker Land Co., Chivas Inc., and Florida Timber Co. hereinafter referred to as "Declarant"

WITNESSETH

WHEREAS, Declarant is the owner of certain property in the County of Alachua, State of Florida, which is more particularly described as follows:

See legal descriptions attached hereto and made a part hereof.

NOW THEREFORE, Declarant hereby declares that all of the properties above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

- 1 **BUILDING STRUCTURES:** Any building structure on a lot must be approved by declarant prior to being built or placed on any lot. This approval must be in writing.
- 2 **LIVESTOCK:** No swine shall be permitted on any portion of a lot
- 3 **NUISANCE:** No lot shall be maintained nor shall any activity be carried on upon any lot which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.
- 4 **PROPERTY MAINTENANCE:** All lots and improvements thereon shall, at all times, be maintained in a clean and neat condition. No lot shall be used for a junk yard, dumping ground, or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. If the owner fails to remove any trash, junk or otherwise maintain his property after thirty (30) days written notice from Declarant (or any successors to Declarant), Declarant (or successor) shall have the right to remove any trash or clean up the lot at the expense of the owner.
- 5 **HUNTING PROHIBITED:** No hunting or discharge of firearms shall be permitted within the development.
- 6 **SETBACK:** All building structures must be setback off front lot line at least 150 feet.
- 7 **TERM:** These Protective Covenants run with the title to all lots in the Development, and are binding upon Declarant and all persons claiming by, through or under Declarant until January 1, 2021, at which time they shall be automatically extended for successive periods of ten (10) years unless, by a majority of the then owners of the lots, the owners agree to change, modify or rescind them. Any change, modification or amendment shall be in writing.
- 8 **VIOLATION:** The violation of these Protective Covenants shall grant Declarant or any owner, in addition to all other remedies, the right to bring legal action to enjoin such violation or compel compliance with the terms hereof. All costs of such litigation, including a reasonable attorney's fee to the prevailing party's attorney, shall be paid by the owner found to be in violation.
- 9 **AMENDMENT, RELEASE, AND WAIVER:** This declaration may be amended at any time to change, alter or rescind any of the Protective covenants by written amendment executed by the then owners of not less than two-thirds (2/3) of the lots, provided, that no amendment shall be effective without Declarant's written consent, if Declarant is then an owner of a lot. So long as Declarant is the owner of any lot, Declarant reserves the right, without the consent of any other owner, to release, in writing, any of the Protective Covenants, or grant a waiver, in writing, of a violation thereof.
- 10 **INVALIDATION:** Invalidation of any one of the restrictions in this declaration, by judgment or court order, shall not affect any of the other restrictions, which shall remain in full force and effect.
- 11 **EFFECTIVE DATE:** This declaration shall become effective upon its recordation in the public records of Alachua County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of

Nicole H. Hall
NICOLE H. HALL
Elli Pilnik
ELLI PILNIK

Parker Land Co., Chivas Inc. and Florida Timber Co.

By:

Eric J. Parker
ERIC J. PARKER, President

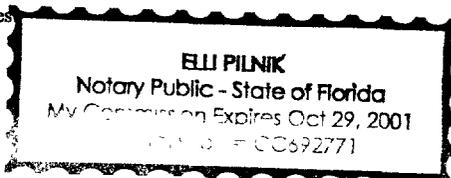
STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to take acknowledgements, personally appeared ERIC J. PARKER, well known to me to be the President of Parker Land Co., Chivas Inc. and Florida Timber Co. the corporations described in the foregoing instrument, and that he severally acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the county and state aforesaid this 27 day of APRIL, 2001

Elli Pilnik
Notary Public
My commission expires

READ AND RECEIVED BY:



Lot 1, Lake Bonnet Farms:

A parcel of land located in the he Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and the Point of Beginning. Thence along the South line of said Section, North 89°49'31" West, a distance of 560.08 feet to a set iron pin (#3524); thence North 06°04'20" East, a distance of 639.52 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac at the end of an 80.00 foot wide ingress and egress easement; thence North 60°35'10" East, a distance of 684.20 feet to a set iron pin (#3524); thence South 06°04'20" West, a distance of 979.16 feet to the Point of Beginning.

Said parcel being subject to a 60.00 foot wide ingress and egress easement, over and across the West 60.00 feet of the North 60.00 feet thereof.

Lot 2, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; thence along the South line of said Section North 89°49'31" West, a distance of 560.08 feet to a set iron pin (#3524) and the Point of Beginning. Thence continue along said South line North 89°49'31" West a distance of 704.12 feet to a set iron pin (#3524); thence North 06°04'20" East a distance of 648.78 feet to a set iron pin (#3524), marking a point on the centerline of a 80.00 foot wide ingress and egress easement; thence along said centerline South 89°04'30" East a distance of 703.23 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac; thence South 06°04'20" West a distance of 639.52 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet and the East 60.00 feet of the North 60.00 feet thereof.

Lot 3, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; thence along the South line of said Section North 89°49'31" West, a distance of 1264.20 feet to a set iron pin (#3524) and the Point of Beginning. Thence continue along said South line North 89°49'31" West, a distance of 685.00 feet to a set iron pin (#3524), thence North 06°04'20" East, a distance of 657.78 feet to a set iron pin (#3524), marking the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 89°04'30" East, a distance of 684.14 feet to a set iron pin (#3524), thence leaving said easement South 06°04'20" West, a distance of 648.78 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet thereof.

Lot 4, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; thence along the South line of said Section North 89°49'31" West, a distance of 1949.20 feet to a set iron pin (#3524) and the Point of Beginning. Thence continue along said South line North 89°49'31" West, a distance of 665.00 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459, thence along said line North 06°04'20" East, a distance of 333.27 feet to a set iron pin (#3524), thence South 89°23'34" East, a distance of 664.50 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 328.22 feet to the Point of Beginning.

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Lot 5, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459, thence along said line North 06°04'20" East, a distance of 333.27 feet to a set iron pin (#3524) and the Point of Beginning. Thence continue along said line North 06°04'20" East, a distance of 333.26 feet to a set iron pin (#3524), marking the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 89°04'30" East, a distance of 664.16 feet to a set iron pin (#3524), thence leaving said easement South 06°04'20" West, a distance of 329.56 feet, thence North 89°23'34" West, a distance of 664.50 feet to a set iron pin (#3524) and the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet thereof.

Lot 6, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459, thence along said line North 06°04'20" East, a distance of 666.53 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement and the Point of Beginning. Thence continue North 06°04'20" East, a distance of 700.53 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said easement South 86°29'57" East, a distance of 319.03 feet to a set iron pin (#3524), thence leaving said easement South 06°04'20" West, a distance of 686.14 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline North 89°04'30" West, a distance of 320.00 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet and the South 40.00 feet thereof.

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459; thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement; thence along said centerline South 86°29'57" East, a distance of 319.03 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said centerline South 86°29'57" East, a distance of 676.92 feet to a set iron pin (#3524), thence leaving said easement South 06°04'20" West, a distance of 655.59 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline North 89°04'30" West, a distance of 678.98 feet to a set iron pin (#3524), thence leaving said easement North 06°04'20" East, a distance of 686.14 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet and the South 40.00 feet thereof.

Lot 8, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; thence North 06°04'20" East, a distance of 1215.24 feet to a set iron pin (#3524); thence North 89°29'5" West, a distance of 914.08 feet to a set iron pin (#3524), marking a point on the centerline of an 80.00 foot wide ingress and egress easement, and the Point of Beginning. Thence South 06°04'20" West, a distance of 624.32 feet to a set iron pin (#3524), marking a point on a centerline of a 80.00 foot wide ingress and egress easement; thence along said easement South 89°04'30" West, a distance of 695.07 feet to a set iron pin (#3524), thence leaving said easement North 06°04'20" East, a distance of 655.59 feet to a set iron pin (#3524), marking a point on a centerline of 80.00 foot wide ingress and egress easement, thence along the centerline of said easement South 86°29'57" East, a distance of 692.96 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the North 40.00 feet and the South 40.00 feet thereof.

Lot 9, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence North $06^{\circ}04'20''$ East, a distance of 979.16 feet to a set iron pin (#3524) and the Point of Beginning. Thence South $60^{\circ}35'10''$ West, a distance of 684.20 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac at the end of a 80.00 foot wide ingress and egress easement; thence continue along the centerline of said easement North $89^{\circ}04'30''$ West, a distance of 357.48 feet to a set iron pin (#3524); thence leaving said easement North $06^{\circ}04'20''$ East, a distance of 624.32 feet to a set iron pin (#3524), marking the intersection with the centerline of a 80.00 foot wide ingress and egress easement; thence along the centerline of said easement South $86^{\circ}29'57''$ East, a distance of 350.00 feet to the end of said easement; thence continue along the Easterly projection of said centerline South $86^{\circ}29'57''$ East, a distance of 564.08 feet to a set iron pin (#3524); thence South $06^{\circ}04'20''$ West, a distance of 236.08 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of Ingress and Egress over and across the North 40.00 feet of the West 350.00 feet and the South 40.00 feet of the West 310.00 feet and the South 60.00 feet of the East 150.00 feet of the West 405.00 thereof.

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida; Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459, thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement and the Point of Beginning. Thence continue along said East Right-of-Way line, North 06°04'20" East, a distance of 313.76 feet to a set iron pin (#3524), thence South 87°28'50" East, a distance of 685.63 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 325.52 feet to a set iron pin (#3524), marking a point on the centerline of a 80.00 foot wide ingress and egress easement, thence along said centerline, North 86°29'57" West, a distance of 685.00 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the South 40.00 feet thereof.

Lot 11, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1459, thence along said line North 06°04'20" East, a distance of 1580.82 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said East Right-of-Way line North 05°04'20" East, a distance of 313.76 feet to a set iron pin (#3524), thence South 88°27'37" East, a distance of 686.46 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 325.52 feet to a set iron pin (#3524), thence North 87°28'50" West, a distance of 685.63 feet to the Point of Beginning.

Lot 12, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469, thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 86°29'57" East, a distance of 685.00 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said centerline South 86°29'57" East, a distance of 660.00 feet to a set iron pin (#3524), thence continue along said centerline North 06°04'20" East, a distance of 673.70 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac at the end of an 80.00 foot wide ingress and egress easement, thence North 88°27'38" West, a distance of 661.40 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 651.04 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the South 40.00 feet and the East 40.00 feet and the North 60.00 feet of the East 60.00 feet thereof.

Lot 13, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida, thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469, thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 86°29'57" East, a distance of 1345.00 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said centerline North 06°04'20" East, a distance of 673.70 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac at the end of an 80.00 foot wide ingress and egress easement, thence South 88°27'38" East, a distance of 641.68 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 695.68 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline North 86°29'57" West, a distance of 640.31 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the South 40.00 feet and the West 40.00 feet and the North 60.00 feet of the West 60.00 feet thereof.

Lot 14, Lake Bonnet Farms:

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A parcel of land lying in Sections 9 and 10 of Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 9 South, Range 22 East, thence North 06°04'20" East, along the West line of said Section 10, a distance of 1,215.24 feet to the Point of Beginning. Thence North 86°29'57" West, a distance of 617.68 feet to a point; thence North 06°04'20" East, a distance of 571.84 feet to a point; thence South 88°19'26" East, a distance of 650.00 feet more or less to the water's edge of Lake Bonnet and Point of Terminus "C"; thence return to the Point of Beginning and proceed North 46°06'10" East, a distance of 357.00 feet more or less to a point on the water's edge of Lake Bonnet; thence Northwesterly along said water's edge to the Point of Terminus "C".

Said parcel being subject to a Forty (40) foot wide ingress, egress and Utility easement along the South and West Forty (40) feet thereof.

Lot 15, Lake Bonnet Farms:

A parcel of land lying in Sections 9 and 10 of Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 10, Township 9 South, Range 22 East; thence North 06°04'20" East, along the West line of said Section 10, a distance of 1,215.24 feet to a point; thence North 86°29'57" West, a distance of 617.68 feet to a point; thence North 06°04'20" East, a distance of 571.84 feet to the Point of Beginning. Thence continue North 06°04'20" East, a distance of 819.52 feet to a point marking the intersection with the North Line of Government Lot 9; thence North 89°35'19" East, a distance of 245.00 feet more or less to the water's edge of Lake Bonnet and Point of Terminus "D"; thence returning to the Point of Beginning, proceed South 88°19'26" East, a distance of 650.00 feet more or less to the water's edge of Lake Bonnet; thence Northwesterly along said water's edge to the Point of Terminus "D".

Lot 16, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469; thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 86°29'57" East, a distance of 1345.00 feet to a set iron pin (#3524), thence continue along said centerline North 06°04'20" East, a distance of 673.70 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-del-Sac at the end of an 80.00 foot wide ingress and egress easement and the Point of Beginning. Thence North 06°04'20"

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East, a distance of 673.03 feet to a set iron pin (#3524), thence North 89°37'00" East, a distance of 643.75 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 694.70 feet to a set iron pin (#3524), thence North 88°27'38" West, a distance of 641.68 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the South 60.00 feet of the West 60.00 feet thereof.

Lot 17, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 south, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469, thence along said line North 06°04'20" East, a distance of 1367.06 feet to a set iron pin (#3524), marking the intersection with the centerline of an 80.00 foot wide ingress and egress easement, thence along said centerline South 86°29'57" East, a distance of 1345.00 feet to a set iron pin (#3524), thence continue along said centerline North 06°04'20" East, a distance of 673.70 feet to a set iron pin (#3524), marking the centerline radius point of a 120.00 foot wide Cul-de-Sac at the end of an 80.00 foot wide ingress and egress easement, and the Point of Beginning. Thence North 06°04'20" East, a distance of 673.03 feet to a set iron pin (#3524), thence South 89°37'00" West, a distance of 663.54 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 650.70 feet to a set iron pin (#3524), thence South 88°27'38" East, a distance of 661.40 feet to the Point of Beginning.

Said parcel being subject to an easement for the purpose of ingress and egress over and across the South 60.00 feet of the East 60.00 feet thereof.

Lot 18, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North 89°49'31" West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469. Thence along said line North 06°04'20" East, a distance of 1994.58 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said East Right-of-Way line, North 06°04'20" East, a distance of 313.76 feet to a set iron pin (#3524), thence South 89°26'14" East, a distance of 687.49 feet to a set iron pin (#3524), thence South 06°04'20" West, a distance of 325.52 feet to a set iron pin (#3524), thence North 88°27'37" West, a distance of 686.46 feet to the Point of Beginning.

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Lot 19, Lake Bonnet Farms:

A parcel of land located in the Southeast One Quarter of Section 9, Township 9 South, Range 22 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found concrete monument marking the Southeast corner of Section 9, Township 9 South, Range 22 East, Alachua County, Florida. Thence along the South line of said Section North $89^{\circ}49'31''$ West, a distance of 2614.20 feet to a set concrete monument (#3524), marking the intersection with the East line of the maintained Right-of-Way for County Road No. 1469, thence along said line North $06^{\circ}04'20''$ East, a distance of 2308.34 feet to a set iron pin (#3524), marking the Point of Beginning. Thence continue along said East Right-of-Way line, North $06^{\circ}04'20''$ East, a distance of 313.76 feet to a set iron pin (#3524), thence North $89^{\circ}37'00''$ East, a distance of 688.68 feet to a set iron pin (#3524), thence South $06^{\circ}04'20''$ West, a distance of 325.18 feet to a set iron pin (#3524), thence North $89^{\circ}26'14''$ West, a distance of 687.49 feet to the Point of Beginning.