

OR1196PC1351

THIS INSTRUMENT PREPARED BY
JAMES C. CONNER, JR.
ATTORNEY AT LAW
325 JOHN KNOX ROAD
SUITE F-120
TALLAHASSEE, FL 32303

VARIANCE

THIS VARIANCE made and given this 25th day of February, 1986, by NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, to CHARLES E. WALTERS, the owner of the four (4) parcels of real property described in Exhibit "A" attached hereto;

W I T N E S S E T H :

WHEREAS, NATURAL WELLS HOMEOWNER'S ASSOCIATION, caused to be recorded in the Public Records of Leon County, Florida, a "Declaration of Covenants and Restrictions" in Official Records Book 1117, Page 1261; and

WHEREAS, paragraph 4 of said covenants and restrictions required that the minimum width of any mobile home be 24 feet; and

WHEREAS, the minimum width of the mobile homes presently on the lots described in Exhibit "A" attached hereto failed to meet said minimum width of 24 feet by 6 inches or less; and

WHEREAS, NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, desires to grant a variance as follows:

1. NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, hereby grants a variance to the "Declaration of Covenants and Restrictions" previously recorded in Official Records Book 1117, Page 1261, of the Public Records of Leon County, Florida. The variance is to paragraph 4 of said covenants and restrictions and would allow the minimum width of mobile homes placed on these lots to be 23 feet rather than 24 feet.

2. All other provisions of said "Declaration of Covenants and Restrictions" remain in full force and effect.

IN WITNESS WHEREOF, NATURAL WELLS HOMEOWNER'S ASSOCIATION, INC., has caused these presents to be executed in its corporate name and its seal to be affixed hereto on the day and year first above written.

Witnesses:

Geraldine S. Miller

NATURAL WELLS HOMEOWNER'S ASSOCIATION
INC.

By: *Charles E. Walters*
Charles E. Walters, Vice President

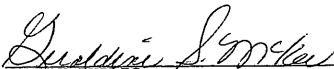
(SEAL)

753032
RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
FEB 27 2 10 PM '86
PAUL F. HARRIS, JR.
CLERK OF COUNTY COURT

STATE OF FLORIDA
COUNTY OF LEON.

OR 119671352

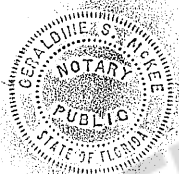
THE FOREGOING INSTRUMENT was acknowledged before me
on this 25th day of February, 1986, by Charles E. Walters,
Vice President of Natural Wells Homeowner's Association, Inc.,
a Florida corporation, on behalf of said corporation.



NOTARY PUBLIC

My commission expires:

Notary Public, State of Florida
My Commission Expires March 5, 1986
Bonded thru Tracy Title Insurance, Inc.

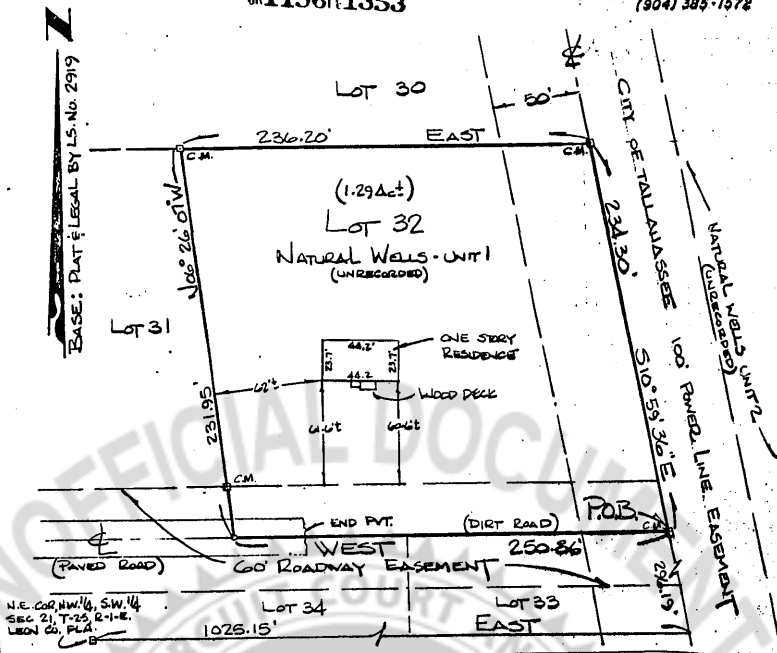


NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING · FLORIDA & GEORGIA

1641-B METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
(904) 385-1572

OR1196PC1353



N.E. COR. NW 1/4, SW 1/4
SEC 21, T.25, R.1-E.
LEON CO., FLA.

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida and thence run East 1025.15 feet to the center line of a 100.00 foot City of Tallahassee power line easement, thence run North 10 degrees 59 minutes 36 seconds West along the center line of said power line 296.19 feet to the center line of a 60.00 foot roadway for the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said power line run West along said center line of 60.00 foot roadway 250.86 feet, thence leaving said center line of 60.00 foot roadway, run North 06 degrees 26 minutes 07 seconds West 231.95 feet, thence run East 236.20 feet to the center line of said power line easement, thence run South 10 degrees 59 minutes 36 seconds East along said center line of power line easement 234.30 feet to the POINT OF BEGINNING containing 1.29 acres, more or less.

Subject to a roadway easement over and across the Southerly 30.00 feet thereof.

Also subject to a City of Tallahassee power line easement over and across the Easterly 50.00 feet thereof.

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LANDS SURVEYED AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Allen K. Nobles
ALLEN K. NOBLES
FLORIDA R.L.S. NO. 3562

SURVEY FOR:

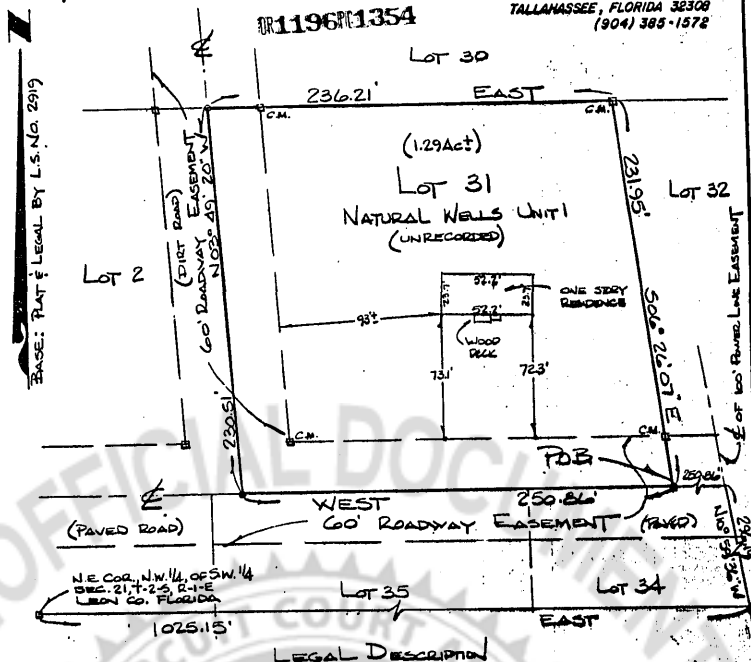
Woodland Ham

SCALE: 1" = 60'	JOB NO: 456	SHEET
DATE: JAN 25, 1985	R.B. NO:	1
DRN. BY: D. PROUD	TAPE & FILE:	OP
REVISED: JAN 24, 1984	DISK NO:	1

NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING - FLORIDA & GEORGIA

1641-B METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
(904) 385-1578



Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida and thence run East 1025.15 feet to the center line of a 100.00 foot City of Tallahassee power line easement, thence run North 10 degrees 59 minutes 36 seconds West along the center line of said power line 296.19 feet to the center line of a 60.00 foot roadway, thence leaving said power line run West along said center line of 60.00 foot roadway 250.86 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue West along said center line of 60.00 foot roadway 250.86 feet to the center line of another 60.00 foot roadway, thence run North 03 degrees 49 minutes 20 seconds West along said center line of 60.00 foot roadway 230.51 feet, thence leaving said center line of 60.00 foot roadway run East 236.21 feet, thence run South 06 degrees 26 minutes 07 seconds East 231.95 feet to the POINT OF BEGINNING containing 1.29 acres, more or less.

Subject to a roadway easement over and across the Southerly 30.00 feet and Westerly 30.00 feet thereof.

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LANDS SURVEYED AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Allen K. Nobles
ALLEN K. NOBLES
FLORIDA R.L.S. NO. 3562

SURVEY FOR:

WOODLAND HOMES

SCALE: 1" = 60'	JOB NO: 456	SHEET
DATE: JAN 25, 1985	R.L.S. NO:	1
DRAWN BY: D. PROUD	TAPE & FILE:	OF
REVISED: JAN 24, 1986	DRAW NO:	1

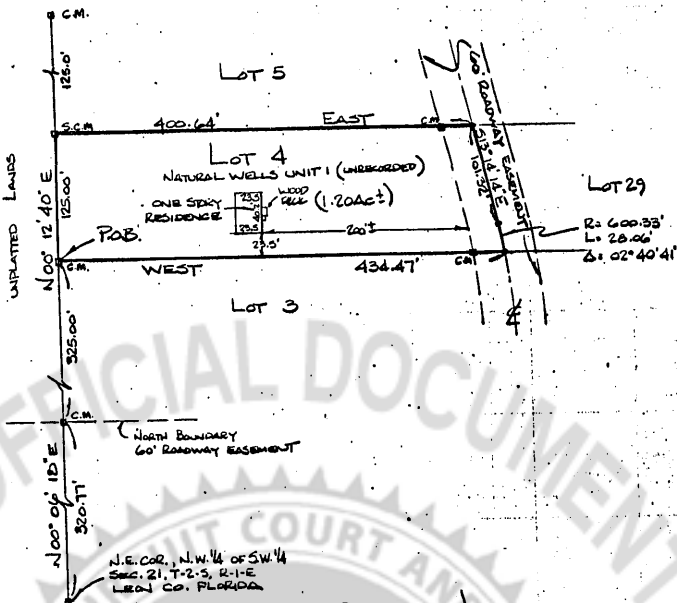
NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING - FLORIDA & GEORGIA

1641-B METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
(904) 383-1578

OR 119671355

BASE: PLAT LEGAL BY L.S. NO. 2919



LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida; thence run North 00 degrees 06 minutes 18 seconds East 320.77 feet to the Northernly boundary of a 60.00 foot roadway, thence run North 00 degrees 12 minutes 40 seconds East 325.00 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 12 minutes 40 seconds East 125.00 feet, thence run East 400.64 feet to the center line of a 60.00 foot roadway, thence run South 15 degrees 14 minutes 14 seconds East along said center line 101.32 feet to a point of curve to the right, thence run along said center line and along said curve with a radius of 600.33 feet, thru a central angle of 02 degrees 40 minutes 41 seconds for an arc distance of 28.06 feet, thence leaving said center line run West 434.47 feet to the POINT OF BEGINNING containing 1.20 acres, more or less.

Subject to a roadway easement over and across the East 30.00 feet thereof.

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LANDS SURVEYED AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH CHAPTER 211N-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Allen K. Nobles
ALLEN K. NOBLES
FLORIDA R.L.S. NO. 3562

SURVEY FOR:

WOODLAND HOMES

SCALE: 1" = 100'	JOB NO: 456	SHEET
DATE: JAN. 24, 1985	R.S. NO:	1
DRAWN BY: D. PROUD	TAPE & FILE:	OF
REVISED: JAN 24, 1986	DATE NO:	1

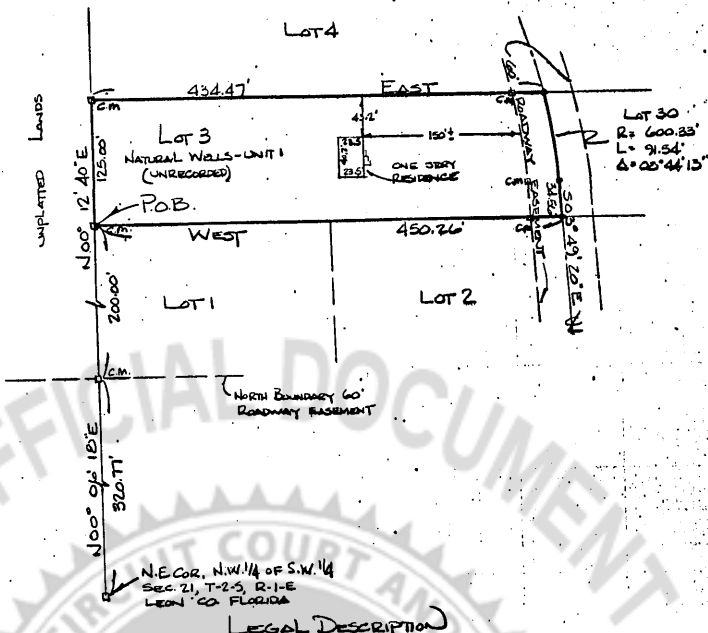
NOBLES, VARNUM & ASSOCIATES, INC.

ENGINEERING & LAND SURVEYING · FLORIDA & GEORGIA

1641-B METROPOLITAN CIRCLE
TALLAHASSEE, FLORIDA 32308
(804) 385-1378

OR 1196 PC 1356

BASE: PLAT LEGAL BY L.S. NO. 2019



LEGAL DESCRIPTION

Commence at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida thence run North 00 degrees 06 minutes 18 seconds East 320.77 feet to the Northernly boundary of a 60.00 foot roadway, thence run North 00 degrees 12 minutes 40 seconds East 125.00 feet, thence run East 200.00 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 12 minutes 40 seconds East 125.00 feet, thence run East 434.47 feet to a point on the center line of a 60.00 foot roadway, said point being on a curve concave to the Westerly, thence run Southerly along said center line and along said curve with a radius of 600.33 feet, thru a central angle of 08 degrees 44 minutes 13 seconds for an arc distance of 91.54 feet, thence run South 03 degrees 49 minutes 20 seconds East along said center line 34.56 feet, thence leaving said center line run 450.26 feet to the POINT OF BEGINNING containing 1.28 acres, more or less.

Subject to a roadway easement over and across the East 30.00 feet thereof.

I HEREBY CERTIFY THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ACCURATELY REPRESENTS LANDS SURVEYED AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH CHAPTER 211N-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Allen K. Nobles
ALLEN K. NOBLES
FLORIDA R.L.S. NO. 3562

SURVEY FOR

WOODLAND HOMES

SCALE: 1" = 100'	JOB NO: 456	SHEET
DATE: Jan. 24, 1984	R.O. NO:	1
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