

**Second Amendment to the
Declaration of Condominium of
CAMELLIA OAKS CONDOMINIUMS**
(to supplement and revise the survey, including easements
and addition of Surveyor Certificate)

1. Pursuant to the Developer's amendment power under Article IX (§ 9.2.) of the Declaration of Condominium of Camellia Oaks Condominiums, (hereinafter the "Declaration"), which is recorded at Official Records Book 5389, Page 819, and amended at Official Records Book 5567, Page 1926, in the Public Records of Leon County, Florida, the Developer desires to supplement and revise the boundary survey, including the location of easements to match current engineering redesign, which is attached and contained as part of Exhibit "A" of the Declaration, which contains the legal description of the Condominium. The Developer further desires to add the Surveyor Certificate in accordance with § 718.104(4)(e), Florida Statutes. The Surveyor Certificate is included within this Amendment.
2. Accordingly, the Developer hereby amends, supplements, and revises Exhibit "A" for Phase I and Phase II of the Declaration with the attached eighteen (18)

pages, prepared by Meridian Surveying and Mapping, Inc. Said eighteen (18) pages are attached hereto and made a part hereof as "Exhibit A."

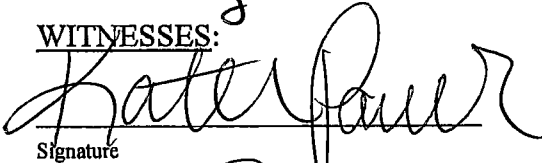
3. This amendment is executed by the Developer for the sole purpose(s) to fix typographical or clerical errors, carry out the project and to add the Surveyor Certificate.

EXECUTION

IN WITNESS WHEREOF, the Developer has hereto affixed its signature this 28th day of

February, 2023.

WITNESSES:


Signature

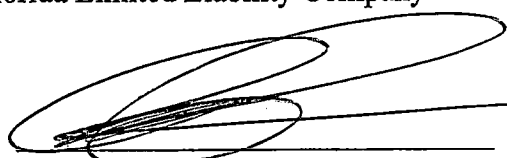
Katie Power
Printed Name


Signature

Jenna Peters
Printed Name

DEVELOPER SIGNATURE:

Camellia Oaks, LLC
a Florida Limited Liability Company

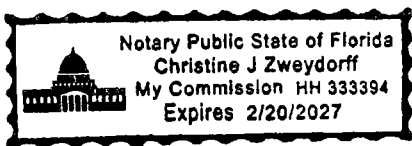
By: 
JASON C. NAUMANN, as Manager

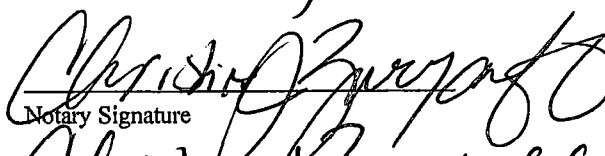
NOTARY**STATE OF FLORIDA
COUNTY OF LEON**

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared JASON C. NAUMANN, as the Manager of Camellia Oaks, 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. He signed in my physical presence.

WITNESS my hand and seal this 18 day of February, 2023.

Stamp or Seal:




Notary Signature
Christine J Zweydrorff
Notary Printed Name

Surveyor Certificate

(in accordance with § 718.104(4)(e), Florida Statutes)

I, KEVIN O'NEAL, a Florida Professional Surveyor & Mapper, who is authorized to practice in the State of Florida, hereby certify that the construction of the improvements of Camellia Oaks Condominium Phase 1&2 is substantially complete so that the material, together with the provisions of the declaration describing the condominium property, is an accurate representation of the location and dimensions of the improvements and so that the identification, location, and dimensions of the common elements and of each unit can be determined from these materials.

I further certify that the survey of said Condominium meets the Standards of Practice for Land Surveying in the State of Florida as set forth by the Board of Professional Surveyors and Mappers pursuant to § 472.027, Florida Statutes.

K. O'Neal 3/01/23

Kevin C. O'Neal
Florida Professional Surveyor and Mapper No. 6413
Meridian Surveying & Mapping, Tallahassee, Florida
Licensed Business No. 7834

Engineer Certificate

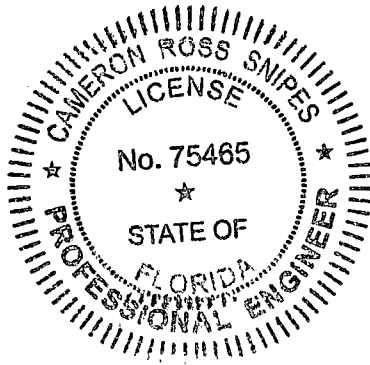
(in accordance with § 718.104(4)(c), Florida Statutes)

I, CAMERON SNIPE, a registered land surveyor or engineer, authorized to practice in the State of Florida, hereby certify that the construction of the improvements described in this exhibit to the Declaration of Camellia Oaks Condominiums, and all amendments thereto referenced above, to which this certificate is attached, is substantially complete, so that the material, together with the provisions of the Declaration describing all of the condominium property in Phases I and II, is an accurate representation of the location and dimensions of the improvements, and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials, and that improvements, including but not limited to, landscaping, utility services and access to the unit and common elements and common element facilities serving the units have been substantially completed.

Engineer Signature: _____

Date: 3-2-23

Official Raised Seal:



PHASE-1 LINE TABLE

EXHIBIT "A"

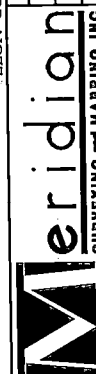
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	19.50	90° 35' 14"	30.83'	N67° 14' 52" V
C2	19.50	90° 00' 00"	30.63'	S28° 13' 34" V
C3	310.50	23° 49' 51"	129.15'	S10° 51' 31" E
C4	410.50	13° 13' 26"	44.59'	S04° 10' 08" V
C5	189.50	13° 04' 41"	43.25'	S00° 44' 30" V
C6	19.50	85° 56' 51"	25.25'	S48° 46' 16" E
C7	489.63	14° 59' 17"	128.08'	S80° 56' 01" V
C8	110.50	44° 32' 50"	65.91'	N84° 17' 16" V

NOTE:
PHASE-1 BOUNDARY REVISIONS
ARE TO LINES R65 - R70 AND R112

LINE TABLE		
LINE	BEARING	LENGTH
L89	N19° 15' 39" E	250.00'
L90	N65° 29' 27" V	102.83'
L91	N74° 52' 51" V	104.51'
L92	N22° 03' 43" V	109.38'
L93	S84° 14' 38" V	197.81'
L94	N64° 14' 03" V	28.10'
L95	N80° 36' 08" V	127.65'
L96	S88° 49' 52" V	31.20'
L97	S67° 33' 49" V	99.71'
L98	S48° 03' 29" V	72.49'
L99	S09° 00' 38" V	101.78'
L100	S34° 00' 11" V	56.24'
L101	S11° 55' 40" E	69.23'
L102	S87° 45' 12" V	202.59'
L103	N69° 18' 32" V	103.17'
L104	N32° 46' 40" V	103.56'
L105	N00° 37' 15" V	110.77'
L106	N30° 31' 07" V	143.85'
L107	N20° 38' 09" V	141.65'
L108	N65° 00' 04" E	78.75'
L109	N67° 14' 44" E	1084.42'
L110	N67° 20' 41" E	150.03'
L111	N67° 14' 24" E	584.93'
R112	N67° 14' 24" E	534.98'

LINE TABLE		
LINE	BEARING	LENGTH
R65	S67° 14' 24" V	1080.69'
R66	S22° 46' 26" E	13.88'
R67	S18° 57' 36" E	15.03'
R68	S22° 46' 26" E	125.30'
R69	S27° 26' 33" E	11.39'
R70	S65° 27' 07" V	32.52'
L71	S67° 13' 34" V	228.62'
L72	S22° 46' 26" E	73.52'
L73	S01° 03' 25" V	81.81'
L74	S07° 16' 50" V	117.81'
L75	S05° 47' 51" E	38.02'
L76	S01° 44' 42" E	21.00'
L77	S73° 26' 19" V	113.67'
L78	N62° 00' 51" V	84.41'
L79	S16° 37' 02" V	94.50'
L80	N70° 23' 36" V	95.00'
L81	N88° 45' 48" V	21.14'
L82	S54° 49' 39" V	27.35'
L83	S37° 26' 25" V	130.09'
L84	S12° 32' 20" V	65.96'
L85	S16° 40' 42" V	301.84'
L86	N70° 44' 21" V	22.06'
L87	S19° 15' 39" V	250.00'
L88	N70° 44' 21" V	25.00'

PHASE-1 BOUNDARY SURVEY
REVISION TO SHEET 3 OF 27
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO	CHECKED BY:	SHEET NO.
DATE: 10/06/18	DATE: 10/06/18	R-2
REVISED: 07/20/23 - R2	REVISED: BOUNDARY REVISIONS	JOB NO.
SCALE 1" = N/A	FIELD BOOK: 1803	22311.11
DATE OF SURVEY: 03/24/18	PAGE 1-4	

SURVEYOR'S NOTES:

- THIS BOUNDARY SURVEY IS BASED ON OFFICIAL RECORDS BOOK 5250, PAGE 686 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- THE PURPOSE OF THIS MAP IS TO REVISE THE PHASE-1 BOUNDARY FOUND IN THE ABOVE REFERENCED DOCUMENT.
- THE SURVEY BEARINGS SHOWN HEREIN ARE BASED ON FLORIDA STATE PLANE COORDINATES NAD 83. PUBLISHED NGS CONTROL POINTS: (TLC 2-27-INIE & TLC-102D).
- NO IMPROVEMENTS ARE SHOWN.
- ALL MEASUREMENTS ARE IN US FEET.
- THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SURVEY NOT COMPLETE WITHOUT SHEETS R-1, R-2 AND R-3

JUNIOR, FLORIDA		SHEET NO.
DRAWN BY: KO		
CHECKED BY:		
DATE: 10/06/18		R-3
REVISED: BOUNDARY REVISIONS		
REVISED: 01/30/23 - KO		
SCALE 1" = N/A		JOB NO.
FIELD BOOK: 1803	PAGE: 1-4	22311.11
DATE OF SURVEY: 03/04/18		

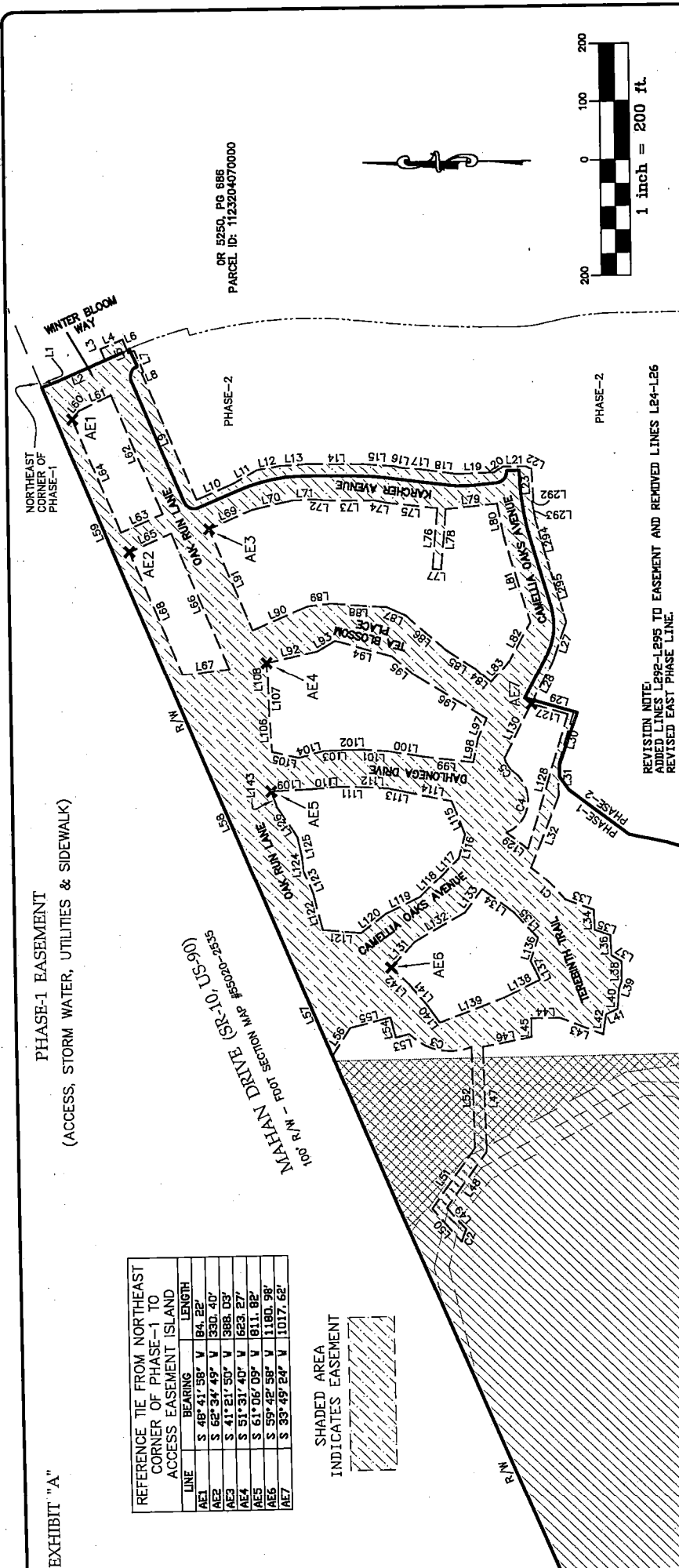
EXHIBIT "A"

PHASE-1 EASEMENT
(ACCESS, STORM WATER, UTILITIES & SIDEWALK)

LINE	BEARING	LENGTH
AE1	S 48° 41' 58" V	84.22'
AE2	S 62° 34' 49" V	330.40'
AE3	S 41° 21' 50" V	368.03'
AE4	S 51° 31' 40" V	623.27'
AE5	S 61° 06' 09" V	811.82'
AE6	S 59° 42' 58" V	1180.98'
AE7	S 33° 49' 24" V	1017.66'

REFERENCE TIE FROM NORTHEAST CORNER OF PHASE-1 TO ACCESS EASEMENT ISLAND

SHADED AREA INDICATES EASEMENT



OR 5250, PG 888
PARCEL ID: 1123204070000

1 inch = 200 ft.

PHASE-1 EASEMENT REVISION TO SHEET 5 OF 27

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian
SURVEYING and MAPPING, INC.
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO	REVISION #
CHECKED BY:	R-4
DATE: 08/15/19	
REVISED: 01/30/23 - KO	
SCALE: 1" = 200'	JOB NO.
FIELD BOOK: N/A PAGE: N/A	22311.11
DATE OF SURVEY: N/A	

PHASE-1 EASEMENT LINE & CURVE TABLE

EXHIBIT "A"

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L121	N05°32'09"E	66.47'	L121	N05°32'09"E	66.47'
L122	N76°02'47"E	65.68'	L122	N76°02'47"E	65.68'
L123	N67°41'23"E	42.45'	L123	N67°41'23"E	42.45'
L124	N85°03'08"E	24.81'	L124	N85°03'08"E	24.81'
L125	N78°05'28"E	35.00'	L125	N78°05'28"E	35.00'
L126	N56°56'27"E	62.89'	L126	N56°56'27"E	62.89'
L127	S16°37'02"W	66.28'	L127	S16°37'02"W	66.28'
L128	N72°33'17"W	243.38'	L128	N72°33'17"W	243.38'
L129	N37°56'46"E	47.24'	L129	N37°56'46"E	47.24'
L130	S69°07'00"E	105.12'	L130	S69°07'00"E	105.12'
L131	S46°25'57"E	60.47'	L131	S46°25'57"E	60.47'
L132	S23°23'55"E	100.43'	L132	S23°23'55"E	100.43'
L133	S25°54'18"E	50.00'	L133	S25°54'18"E	50.00'
L134	S27°05'42"W	68.08'	L134	S27°05'42"W	68.08'
L135	S47°09'15"W	61.01'	L135	S47°09'15"W	61.01'
L136	N71°13'40"W	41.97'	L136	N71°13'40"W	41.97'
L137	S64°11'49"W	36.00'	L137	S64°11'49"W	36.00'
L138	N25°48'11"W	67.00'	L138	N25°48'11"W	67.00'
L139	N20°14'49"W	121.49'	L139	N20°14'49"W	121.49'
L140	N54°28'19"E	36.46'	L140	N54°28'19"E	36.46'
L141	N50°16'32"E	47.75'	L141	N50°16'32"E	47.75'
L142	N43°34'03"E	43.17'	L142	N43°34'03"E	43.17'
L143	N69°52'03"E	29.46'	L143	N69°52'03"E	29.46'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L91	N67°13'34"E	190.00'	L91	N67°13'34"E	190.00'
L92	S11°43'15"E	39.99'	L92	S11°43'15"E	39.99'
L93	S30°08'09"E	36.00'	L93	S30°08'09"E	36.00'
L94	S16°09'09"W	103.22'	L94	S16°09'09"W	103.22'
L95	S40°56'14"W	50.00'	L95	S40°56'14"W	50.00'
L96	S32°07'16"W	146.37'	L96	S32°07'16"W	146.37'
L97	N65°31'49"W	37.61'	L97	N65°31'49"W	37.61'
L98	N07°41'36"W	42.43'	L98	N07°41'36"W	42.43'
L99	N09°26'04"E	58.49'	L99	N09°26'04"E	58.49'
L100	N04°35'36"E	44.98'	L100	N04°35'36"E	44.98'
L101	N00°14'52"W	35.66'	L101	N00°14'52"W	35.66'
L102	N02°15'34"W	42.88'	L102	N02°15'34"W	42.88'
L103	N14°57'05"W	48.00'	L103	N14°57'05"W	48.00'
L104	N13°06'30"E	75.51'	L104	N13°06'30"E	75.51'
L105	N86°45'25"E	35.88'	L105	N86°45'25"E	35.88'
L106	N89°13'30"E	40.12'	L106	N89°13'30"E	40.12'
L107	N86°31'03"E	71.76'	L107	N86°31'03"E	71.76'
L108	S02°15'34"E	50.04'	L108	S02°15'34"E	50.04'
L109	S03°48'04"E	39.60'	L109	S03°48'04"E	39.60'
L110	S02°15'42"W	41.67'	L110	S02°15'42"W	41.67'
L111	S03°25'37"W	35.47'	L111	S03°25'37"W	35.47'
L112	S12°24'24"W	77.11'	L112	S12°24'24"W	77.11'
L113	S12°15'09"W	68.09'	L113	S12°15'09"W	68.09'
L114	S69°38'33"W	48.48'	L114	S69°38'33"W	48.48'
L115	N74°50'16"W	38.08'	L115	N74°50'16"W	38.08'
L116	N45°12'14"W	57.55'	L116	N45°12'14"W	57.55'
L117	N43°47'48"W	65.41'	L117	N43°47'48"W	65.41'
L118	N25°32'53"W	54.73'	L118	N25°32'53"W	54.73'
L119	N36°29'10"W	104.36'	L119	N36°29'10"W	104.36'
L120	N22°46'26"W	18.87'	L120	N22°46'26"W	18.87'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L61	S24°35'58"E	61.95'	L61	S24°35'58"E	61.95'
L62	S67°13'34"W	254.39'	L62	S67°13'34"W	254.39'
L63	N22°46'26"W	78.90'	L63	N22°46'26"W	78.90'
L64	N67°13'34"E	213.42'	L64	N67°13'34"E	213.42'
L65	S22°46'26"E	78.90'	L65	S22°46'26"E	78.90'
L66	S67°13'34"W	254.76'	L66	S67°13'34"W	254.76'
L67	N06°10'01"W	81.92'	L67	N06°10'01"W	81.92'
L68	N67°13'34"E	231.35'	L68	N67°13'34"E	231.35'
L69	S22°46'26"E	82.00'	L69	S22°46'26"E	82.00'
L70	S12°12'42"E	40.00'	L70	S12°12'42"E	40.00'
L71	S01°26'57"E	13.21'	L71	S01°26'57"E	13.21'
L72	S07°32'35"W	90.00'	L72	S07°32'35"W	90.00'
L73	S01°03'25"W	17.83'	L73	S01°03'25"W	17.83'
L74	S11°32'40"W	90.32'	L74	S11°32'40"W	90.32'
L75	S07°16'50"W	103.51'	L75	S07°16'50"W	103.51'
L76	N84°11'15"W	15.00'	L76	N84°11'15"W	15.00'
L77	S05°18'45"W	103.51'	L77	S05°18'45"W	103.51'
L78	S84°41'15"E	88.78'	L78	S84°41'15"E	88.78'
L79	S05°22'53"E	57.73'	L79	S05°22'53"E	57.73'
L80	S78°58'36"W	154.32'	L80	S78°58'36"W	154.32'
L81	S73°26'19"W	75.29'	L81	S73°26'19"W	75.29'
L82	N60°57'26"W	36.00'	L82	N60°57'26"W	36.00'
L83	N48°19'34"W	59.06'	L83	N48°19'34"W	59.06'
L84	N41°40'26"E	92.89'	L84	N41°40'26"E	92.89'
L85	N33°40'49"E	57.18'	L85	N33°40'49"E	57.18'
L86	N00°56'14"E	36.00'	L86	N00°56'14"E	36.00'
L87	N24°46'14"E	559.46'	L87	N24°46'14"E	559.46'
L88	N04°25'43"E	934.90'	L88	N04°25'43"E	934.90'
L89	N05°25'42"W	18.87'	L89	N05°25'42"W	18.87'
L90	N22°46'26"W	104.36'	L90	N22°46'26"W	104.36'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L31	N89°38'04"W	53.66'	L31	N89°38'04"W	53.66'
L32	N68°07'08"W	132.81'	L32	N68°07'08"W	132.81'
L33	S20°25'57"W	52.22'	L33	S20°25'57"W	52.22'
L34	S87°32'56"W	35.00'	L34	S87°32'56"W	35.00'
L35	S19°51'13"W	28.50'	L35	S19°51'13"W	28.50'
L36	S87°32'56"W	35.00'	L36	S87°32'56"W	35.00'
L37	S32°09'18"W	19.65'	L37	S32°09'18"W	19.65'
L38	N89°04'09"W	35.00'	L38	N89°04'09"W	35.00'
L39	N84°25'04"W	12.67'	L39	N84°25'04"W	12.67'
L40	N24°58'06"W	21.79'	L40	N24°58'06"W	21.79'
L41	S29°03'30"E	35.00'	L41	S29°03'30"E	35.00'
L42	N61°18'40"W	80.51'	L42	N61°18'40"W	80.51'
L43	N21°46'11"E	50.00'	L43	N21°46'11"E	50.00'
L44	N00°15'10"W	32.00'	L44	N00°15'10"W	32.00'
L45	S89°44'50"W	85.87'	L45	S89°44'50"W	85.87'
L46	N10°06'37"W	181.81'	L46	N10°06'37"W	181.81'
L47	S89°00'27"W	118.90'	L47	S89°00'27"W	118.90'
L48	N53°51'12"W	49.67'	L48	N53°51'12"W	49.67'
L49	S49°44'29"E	71.44'	L49	S49°44'29"E	71.44'
L50	S53°51'12"E	127.92'	L50	S53°51'12"E	127.92'
L51	N89°00'27"E	175.09'	L51	N89°00'27"E	175.09'
L52	N13°53'50"W	23.98'	L52	N13°53'50"W	23.98'
L53	N76°06'10"E	36.00'	L53	N76°06'10"E	36.00'
L54	N57°19'43"E	71.75'	L54	N57°19'43"E	71.75'
L55	N67°14'24"E	165.74'	L55	N67°14'24"E	165.74'
L56	N57°14'24"E	559.46'	L56	N57°14'24"E	559.46'
L57	N67°14'24"E	934.90'	L57	N67°14'24"E	934.90'
L58	S51°15'51"E	18.87'	L58	S51°15'51"E	18.87'
L59	S51°15'51"E	18.87'	L59	S51°15'51"E	18.87'
L60	S51°15'51"E	18.87'	L60	S51°15'51"E	18.87'

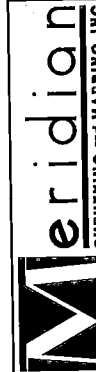
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S67°14'24"W	0.07'	L1	S67°14'24"W	0.07'
L2	S21°51'29"E	120.28'	L2	S21°51'29"E	120.28'
L3	N67°13'34"E	21.65'	L3	N67°13'34"E	21.65'
L4	S22°46'26"E	41.97'	L4	S22°46'26"E	41.97'
L5	S67°13'34"W	25.56'	L5	S67°13'34"W	25.56'
L6	S22°46'26"E	10.70'	L6	S22°46'26"E	10.70'
L7	S67°13'34"W	40.04'	L7	S67°13'34"W	40.04'
L8	N22°46'26"W	3.67'	L8	N22°46'26"W	3.67'
L9	S67°13'34"W	240.00'	L9	S67°13'34"W	240.00'
L10	S22°46'26"E	46.52'	L10	S22°46'26"E	46.52'
L11	S11°06'57"E	42.59'	L11	S11°06'57"E	42.59'
L12	S02°54'53"E	47.98'	L12	S02°54'53"E	47.98'
L13	S04°30'09"W	52.99'	L13	S04°30'09"W	52.99'
L14	S15°25'28"W	10.10'	L14	S15°25'28"W	10.10'
L15	S07°16'50"W	40.00'	L15	S07°16'50"W	40.00'
L16	S08°22'32"W	66.00'	L16	S08°22'32"W	66.00'
L17	S01°44'42"E	17.95'	L17	S01°44'42"E	17.95'
L18	S35°02'56"E	39.24'	L18	S35°02'56"E	39.24'
L19	S01°02'56"E	11.15'	L19	S01°02'56"E	11.15'
L20	S27°05'02"W	56.42'	L20	S27°05'02"W	56.42'
L21	S86°44'38"W	2.98'	L21	S86°44'38"W	2.98'
L22	S89°14'50"W	32.47'	L22	S89°14'50"W	32.47'
L23	S74°41'11"W	55.20'	L23	S74°41'11"W	55.20'
L24	S73°31'50"W	128.26'	L24	S73°31'50"W	128.26'
L25	N70°33'34"W	72.37'	L25	N70°33'34"W	72.37'
L26	N62°00'51"W	76.04'	L26	N62°00'51"W	76.04'
L27	S16°37'02"W	73.97'	L27	S16°37'02"W	73.97'
L28	N72°33'17"W	96.23'	L28	N72°33'17"W	96.23'

CURVE TABLE			CURVE TABLE		
CURVE	LENGTH	RADIUS	CHORD	CH LENGTH	CH LENGTH
C1	81.80'	329.00'	S44°32'18"W	81.59'	81.59'
C2	23.36'	155.49'	N71°16'27"W	23.34'	23.34'
C3	116.22'	102.00'	N12°36'29"E	110.04'	110.04'
C4	127.38'	60.00'	S81°34'12"E	104.77'	104.77'
C5	30.08'	45.00'	N56°45'29"E	29.52'	29.52'

REVISION NOTE:
ADDED LINES L292-L295 TO EASEMENT AND REMOVED LINES L24-L26
REVISED EAST PHASE LINE.

PHASE-1 EASEMENT REVISION TO SHEET 6 OF 27

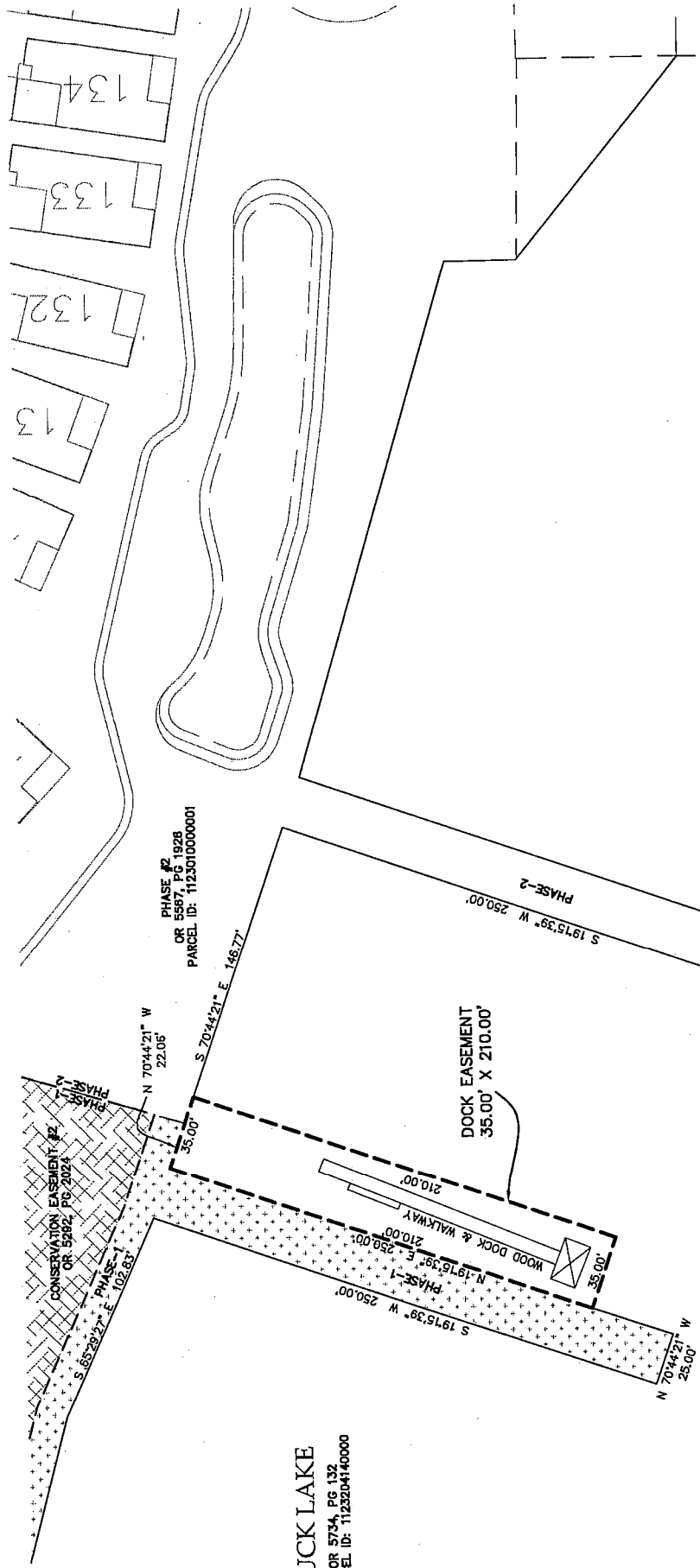
CAMELLIA OAKS CONDOMINIUMS
 SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
 LEON COUNTY, FLORIDA



3201 Shamrock Street South, Suite #102
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 Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY :	KO	REVISION #
CHECKED BY :		
DATE :	08/15/19	
REVISED:	01/30/23	- KO
SCALE	1" = N/A	JOB NO.
FIELD BOOK:	N/A	PAGE: N/A
DATE OF SURVEY:	N/A	22311.11

EXHIBIT "A"



PHASE-1 ADDED DOCK EASEMENT

= EASEMENT (ACCESS, STORM WATER, UTILITIES & SIDEWALK), ROADWAYS (included as common elements).

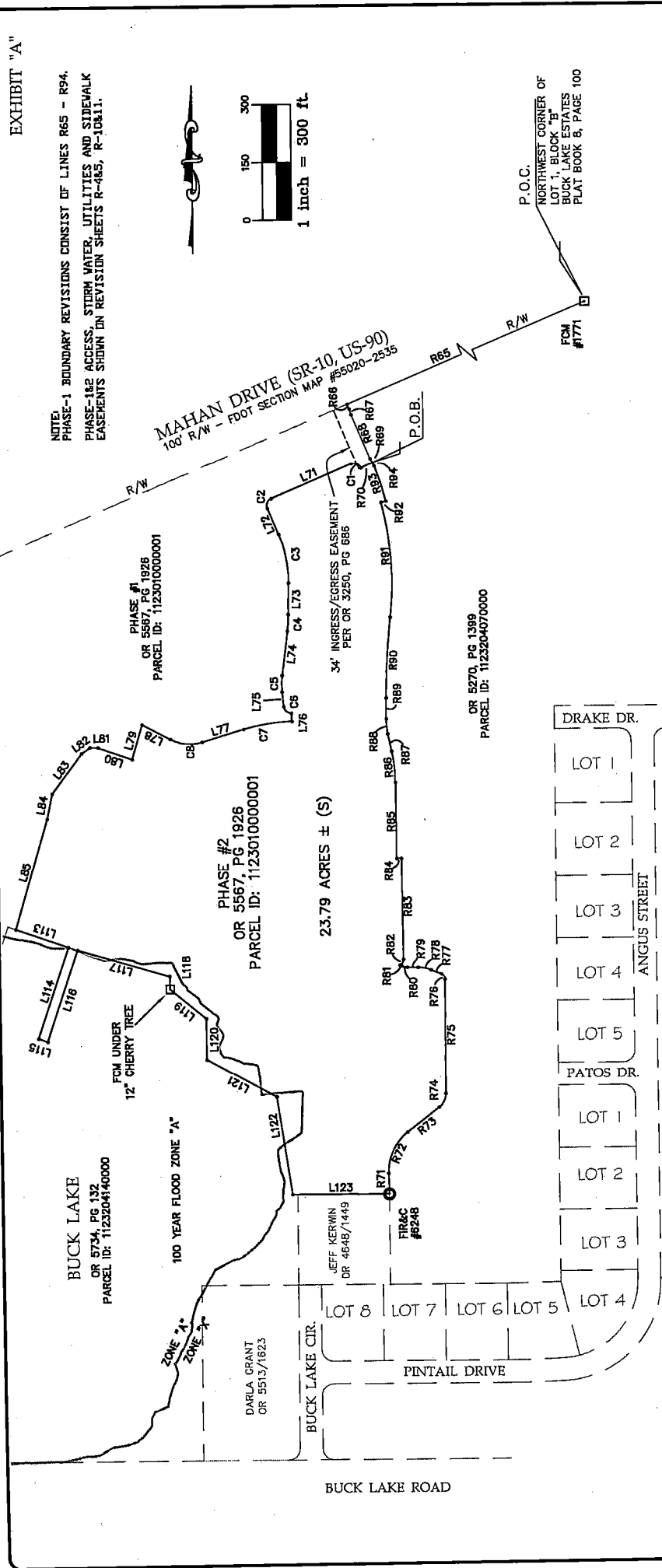
= (OTHER) LIMITED COMMON ELEMENT AS STATED IN 5.2 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

= COMMON ELEMENT AS STATED IN 5.3 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.



CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian SURVEYING and MAPPING INC. 3201 Shannock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY: KO	REVISION #
	CHECKED BY:	R-6
	DATE: 01/30/23	
	REVISED:	
SCALE 1" = 60'		JOB NO.
FIELD BOOK: N/A PAGE: N/A		22311.11
DATE OF SURVEY: N/A		



PHASE-2 BOUNDARY SURVEY
REVISION TO SHEET 2 OF 28
 CAMELLIA OAKS CONDOMINIUMS
 SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
 LEON COUNTY, FLORIDA

Meridian
 SURVEYING and MAPPING, INC.
 3201 Shantrock Street South, Suite #102
 Tallahassee, Florida 32309
 Office: (850) 668-7641 Fax: (850) 668-7648

DATE: 10/05/18
REVISIONS: 01/30/23 - NO
SCALE: 1" = 300'
FIELD BOOK: 1603 PAGE: 1-4
DATE OF SURVEY: 03/24/18

SHEET NO. R-7
JOB NO. 22324.11

SURVEYOR'S NOTES:
 1) THIS BOUNDARY SURVEY IS BASED ON OFFICIAL RECORDS BOOK 5250, PAGE 686 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
 2) THE PURPOSE OF THIS MAP IS TO REVISE THE PHASE-2 BOUNDARY FOUND IN THE ABOVE REFERENCED RECORDS.
 3) THE PUBLISHED RECORDS SHOWN HEREIN ARE BASED ON FLORIDA STATE PLANE COORDINATES NAD 83.
 4) ALL IMPROVEMENTS ARE IN US FEET.
 5) THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

LEGEND:
 (ID) DEED
 FIP FOUND IRON PIPE
 FIR FOUND IRON ROD 5/8"
 FIRC FOUND IRON ROD & CAP
 SIRC SET IRON & CAP 5/8" (#7834)

POB - POINT OF BEGINNING
(S) - PLAT MEASUREMENTS
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT OF WAY
OR - OFFICIAL RECORDS BOOK/PAGE
FCM - FOUND CONCRETE MONUMENT

SURVEY NOT COMPLETE WITHOUT SHEETS R-7, R-8 AND R-9

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 34-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

KEVIN O'NEAL
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6413
 FLORIDA LICENSED BUSINESS No. 7834

EXHIBIT "A"

PHASE-2 LINE TABLE

LINE	BEARING	LENGTH
R65	S67° 14' 24" V	1080.69'
R66	S62° 46' 26" E	13.88'
R67	S18° 57' 36" E	15.03'
R68	S22° 46' 26" E	126.30'
R69	S27° 26' 33" E	11.39'
R70	S65° 27' 07" V	32.52'
L71	S67° 13' 34" V	228.62'
L72	S22° 46' 26" E	73.58'
L73	S01° 03' 25" V	81.81'
L74	S07° 16' 50" V	117.81'
L75	S05° 47' 51" E	38.02'
L76	S01° 44' 42" E	21.00'
L77	S73° 26' 19" V	113.67'
L78	N62° 00' 51" V	84.41'
L79	S16° 37' 02" V	94.50'
L80	N70° 23' 36" V	95.00'
L81	N88° 45' 48" V	21.14'
L82	S34° 49' 39" V	27.35'
L83	S37° 26' 25" V	130.09'
L84	S12° 32' 20" V	65.96'
L85	S16° 40' 42" V	301.84'
L113	S70° 44' 21" E	146.77'
L114	S19° 15' 39" V	250.00'
L115	S70° 44' 21" E	25.00'
L116	S19° 15' 39" E	250.00'
L117	S73° 30' 30" E	252.21'
L118	S00° 24' 34" E	33.73'
L119	S50° 48' 30" E	121.35'
L120	S00° 13' 38" E	106.98'
L121	S60° 56' 13" E	208.28'
L122	S08° 17' 09" E	258.37'
L123	S89° 35' 02" E	254.58'

LINE	BEARING	LENGTH
R71	N01° 24' 15" V	53.89'
R72	N52° 40' 13" E	105.61'
R73	N00° 22' 27" E	239.65'
R77	N67° 38' 57" V	28.46'
R79	N88° 52' 31" V	28.94'
R81	N63° 39' 48" V	6.09'
R83	N00° 24' 48" V	264.79'
R84	S89° 35' 12" V	12.00'
R85	N00° 24' 48" V	200.08'
R87	N11° 41' 55" V	46.20'
R89	N00° 32' 08" E	54.48'
R92	N74° 04' 13" E	13.00'
R94	N27° 26' 33" V	10.09'

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CHORD LENGTH
C1	19.50	90° 35' 14"	30.83'	N67° 14' 52" V	27.72'	
C2	19.50	90° 00' 00"	30.63'	S22° 13' 34" V	27.58'	
C3	310.50	23° 49' 51"	129.15'	S10° 51' 31" E	128.22'	
C4	410.50	6° 13' 26"	44.59'	S04° 10' 08" V	44.57'	
C5	189.50	13° 04' 41"	43.25'	S00° 44' 30" V	43.16'	
C6	19.50	83° 56' 51"	25.25'	S48° 46' 16" E	26.58'	
C7	485.63	14° 59' 17"	128.08'	S80° 56' 01" V	127.72'	
C8	110.50	44° 32' 50"	85.91'	N84° 17' 16" V	83.77'	
C9	130.50	54° 04' 28"	123.16'	N25° 37' 59" E	118.64'	
R72	44.50	52° 17' 46"	40.62'	N26° 31' 20" E	39.22'	
R76	14.50	68° 01' 25"	17.21'	N33° 38' 15" V	16.22'	
R78	94.50	21° 13' 33"	95.01'	N78° 15' 44" V	94.81'	
R80	30.50	25° 12' 42"	13.42'	N76° 16' 10" V	13.31'	
R82	17.00	63° 02' 09"	18.70'	N31° 06' 17" E	17.77'	
R86	410.00	11° 17' 08"	80.78'	N06° 03' 22" V	80.63'	
R88	190.00	12° 14' 04"	40.57'	N03° 34' 53" V	40.49'	
R90	1990.00	6° 07' 59"	213.01'	N03° 36' 08" E	212.91'	
R91	810.00	21° 15' 23"	300.51'	N03° 57' 35" V	298.79'	
R93	923.00	6° 44' 54"	96.93'	N17° 58' 59" V	96.88'	

NOTE:
PHASE-2 BOUNDARY REVISIONS CONSIST OF LINES R65 - R94.

PHASE-2 BOUNDARY SURVEY
REVISION TO SHEET 3 OF 28
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian
SURVEYING & MAPPING, INC.

3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

SHEET NO.
R-8
JOB NO.
22324.11

SURVEYOR'S NOTES:
1) THIS BOUNDARY SURVEY IS BASED ON OFFICIAL RECORDS BOOK 5250, PAGE 686 RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
2) REVISION TO SHEET 3 OF 28 OF THIS MAP IS TO REVISE THE PHASE-2 BOUNDARY FOUND IN THE ABOVE REFERENCE DOCUMENT.
3) THE SURVEY BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES NAD 83 PUBLISHED NGS CONTROL POINTS (TLC 2-27-INIE & TLC-1020)

4) NO IMPROVEMENTS SHOWN.
5) ALL MEASUREMENTS ARE IN US FEET.
6) THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SURVEY NOT COMPLETE WITHOUT SHEETS R-7, R-8 AND R-9

EXHIBIT "A"

PHASE-2 EASEMENT

(ACCESS, STORM WATER, UTILITIES & SIDEWALK)

PHASE 1 EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°14'24"E	1080.76'
L2	S21°51'29"E	120.26'
L3	S67°13'34"E	21.65'
L4	S22°46'26"E	41.97'
L5	S67°13'34"E	25.56'
L6	S22°46'26"E	10.70'
L7	S67°13'34"E	40.04'
L8	S22°46'26"E	240.00'
L9	S67°13'34"E	70.00'
L10	S22°46'26"E	46.52'
L11	S29°03'30"E	42.53'
L12	S11°06'57"E	47.98'
L13	S02°54'53"E	97.69'
L14	S01°03'25"E	52.99'
L15	S04°30'09"E	10.10'
L16	S15°25'28"E	40.00'
L17	S07°16'50"E	57.38'
L18	S08°22'32"E	66.00'
L19	S35°02'26"E	17.95'
L20	S01°44'42"E	39.24'
L21	S01°02'50"E	11.15'
L22	S27°05'02"E	56.42'
L23	S86°44'38"E	2.58'
L292	N09°45'10"E	32.47'
L293	S80°14'50"E	55.20'
L294	S74°41'11"E	128.26'
L295	S73°31'50"E	72.37'
L27	N70°33'34"E	76.04'
L28	N62°00'51"E	73.97'
L29	S16°37'02"E	96.23'
L30	N72°33'17"E	

PHASE 2 EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L201	S00°32'08"E	66.00'
L202	S17°03'48"E	33.89'
L203	S01°06'38"E	26.61'
L204	S07°55'59"E	18.06'
L205	S00°24'48"E	305.82'
L206	S89°35'38"E	71.00'
L207	N79°09'23"E	99.28'
L208	N82°11'02"E	69.00'
L209	N07°38'58"E	96.63'
L210	N18°56'56"E	17.80'
L211	N00°59'19"E	69.25'
L212	N05°47'51"E	69.25'
L213	N16°33'42"E	70.45'
L214	N01°44'42"E	64.00'
L215	N88°19'18"E	64.00'
L216	N87°35'41"E	64.00'
L217	N89°49'44"E	64.00'
L218	S88°10'01"E	10.82'
L219	S89°27'52"E	21.00'
L220	S10°41'22"E	26.42'
L221	S14°04'07"E	81.82'
L222	S05°47'51"E	11.80'
L223	S00°59'19"E	60.13'
L224	S18°26'56"E	20.13'
L225	S08°39'37"E	106.65'
L226	N81°05'21"E	77.42'
L227	N87°08'34"E	87.77'
L228	N02°51'26"E	18.84'
L229	N24°58'16"E	34.00'
L230	N01°21'58"E	34.00'
L231	N43°57'57"E	22.97'
L232	N05°38'58"E	91.50'
L233	N11°05'26"E	34.80'
L234	N78°54'34"E	50.00'
L235	N73°33'49"E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L236	N73°26'19"E	50.00'
L237	N73°26'19"E	10.00'
L238	N73°26'19"E	50.00'
L239	N77°37'37"E	12.46'
L240	N79°18'38"E	25.00'
L241	S02°08'57"E	98.87'
L242	N15°43'14"E	16.89'
L243	S73°55'24"E	80.82'
L244	S22°46'26"E	66.33'
L245	S67°13'34"E	10.54'
L246	S02°17'11"E	13.54'
L247	S00°32'08"E	66.00'
L248	N89°27'52"E	63.50'
L249	N88°17'45"E	11.96'
L250	S89°37'21"E	63.00'
L251	S89°27'31"E	11.27'
L252	S88°15'18"E	63.50'
L253	S67°13'34"E	13.89'
L254	S01°14'17"E	101.81'
L255	S88°34'49"E	12.42'
L256	S29°14'48"E	17.53'
L257	S00°24'48"E	34.00'
L258	S20°39'12"E	23.52'
L259	S00°24'48"E	440.38'
L260	S52°21'44"E	22.47'
L261	S02°36'43"E	29.53'
L262	S61°38'31"E	35.07'
L263	S01°58'53"E	91.01'
L264	N88°00'47"E	84.00'
L265	N01°58'53"E	94.00'
L266	N81°20'23"E	452.18'
L267	N68°31'34"E	37.43'
L268	S67°02'29"E	72.35'
L269	N45°19'28"E	39.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE
C501	19°26'14"	230.00'	78.03'	N08°43'49"E 78.03'
C502	4°48'32"	500.00'	44.48'	N03°23'35"E 44.48'
C503	4°48'32"	470.00'	39.45'	S03°23'35"E 39.45'
C504	19°26'14"	170.00'	57.67'	S08°43'49"E 57.67'
C505	9°47'19"	230.00'	39.29'	S13°33'16"E 39.29'
C506	11°29'28"	486.55'	97.02'	N70°46'39"E 97.02'
C507	49°20'41"	73.00'	62.87'	N40°23'35"E 62.87'
C508	121°47'30"	25.00'	53.14'	N45°10'41"E 53.14'
C509	11°40'37"	117.00'	23.84'	S79°45'43"E 23.84'
C510	23°15'10"	770.00'	312.50'	S04°31'41"E 312.50'
C511	4°16'52"	2030.00'	430.52'	S07°50'45"E 430.52'
C512	29°01'45"	830.00'	96.12'	S05°16'15"E 96.12'
C513	2°47'44"	430.00'	47.89'	N84°31'49"E 47.89'
C514	6°22'52"	430.00'	96.17'	N74°55'58"E 96.17'
C515	12°48'49"	430.00'	24.93'	N63°01'59"E 24.93'

NOTE:
PHASE-2 EASEMENT REVISIONS ADDED L292-303,
REMOVED L24-L26, (03/12/22 - KD
REVISED PHASE-1&2 EAST BOUNDARY.

PHASE-2 EASEMENT
REVISION TO SHEET 6 OF 28

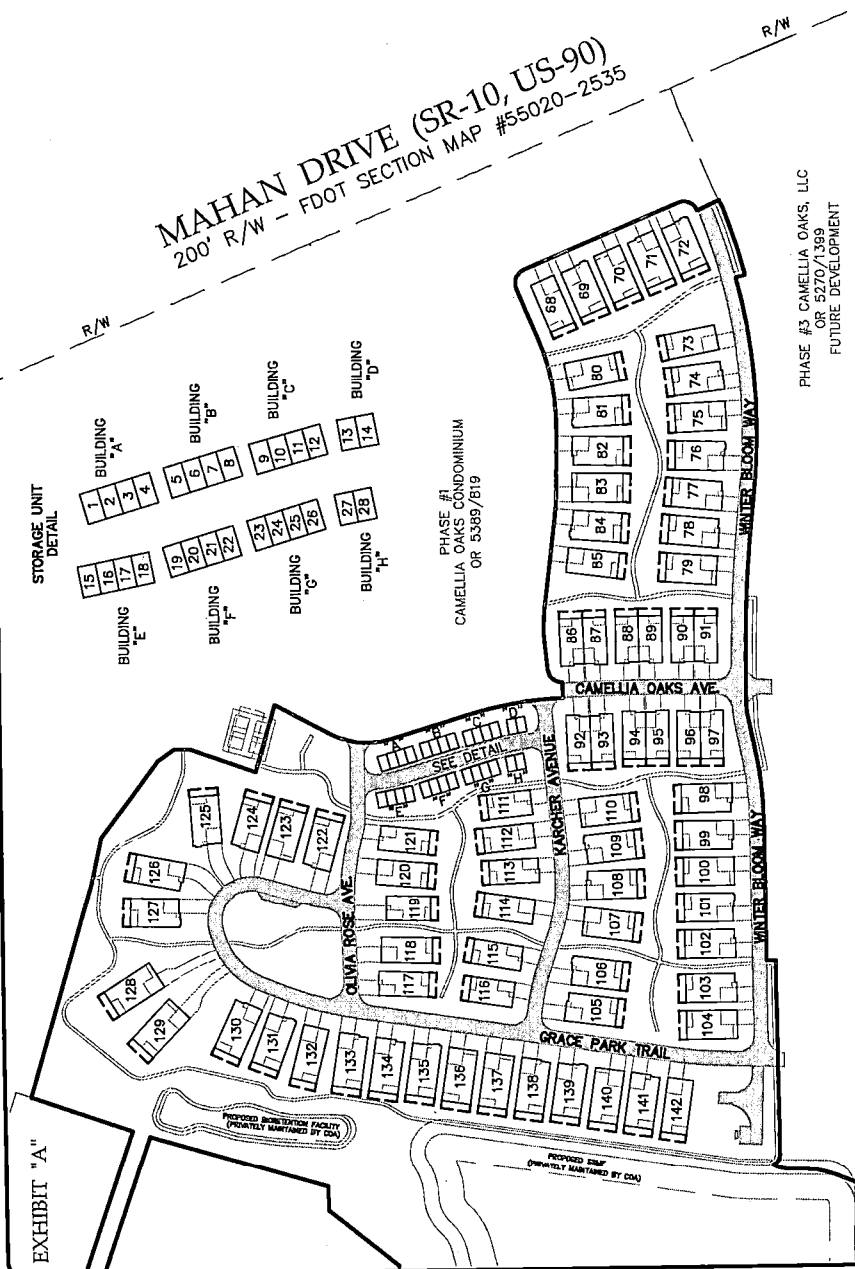
CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian
SURVEYING AND MAPPING INC.

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DRAWN BY: KO
CHECKED BY: R-11
DATE: 02/23/21
REVISED: 01/30/23 - KO
SCALE 1" = N/A
FIELD BOOK: N/A PAGE: N/A
DATE OF SURVEY: N/A
JOB NO. 22324.11

PHASE-2 UNIT LOCATION MAP



MAHAN DRIVE (SR-10, US-90)
200' R/W - FDOT SECTION MAP #55020-2535

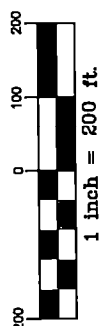
PHASE #1
CAMELLIA OAKS CONDOMINIUM
OR 5389/819

PHASE #3 CAMELLIA OAKS, LLC
OR 5270/1399
FUTURE DEVELOPMENT

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

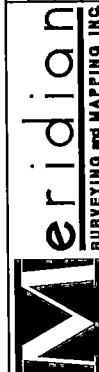
CONDOMINIUM TABLE

UNIT TYPE	UNIT NUMBERS
AVERY	69, 72, 76, 81, 84, 101, 106, 109, 125, 127
LG AZALEA	111, 116, 119
LG AVERY	131, 135, 139
LG OLIVIA	126, 132
LG STEWART 1	136, 139, 140
LG STEWART 2	139, 137
LG WILLOW 1	133
LG WILLOW 2	130, 134, 138, 141
OLIVIA	68, 73, 85, 112, 114, 118, 120
RED OAK	113, 115, 117, 121
SHUMARD 1	86-97
STEWART 1	70, 79, 83, 104, 107, 123
STEWART 2	75, 80, 100, 110
WILLOW 1	74, 77, 99, 102, 105, 122, 126
WILLOW 2	71, 78, 82, 98, 103, 108, 124



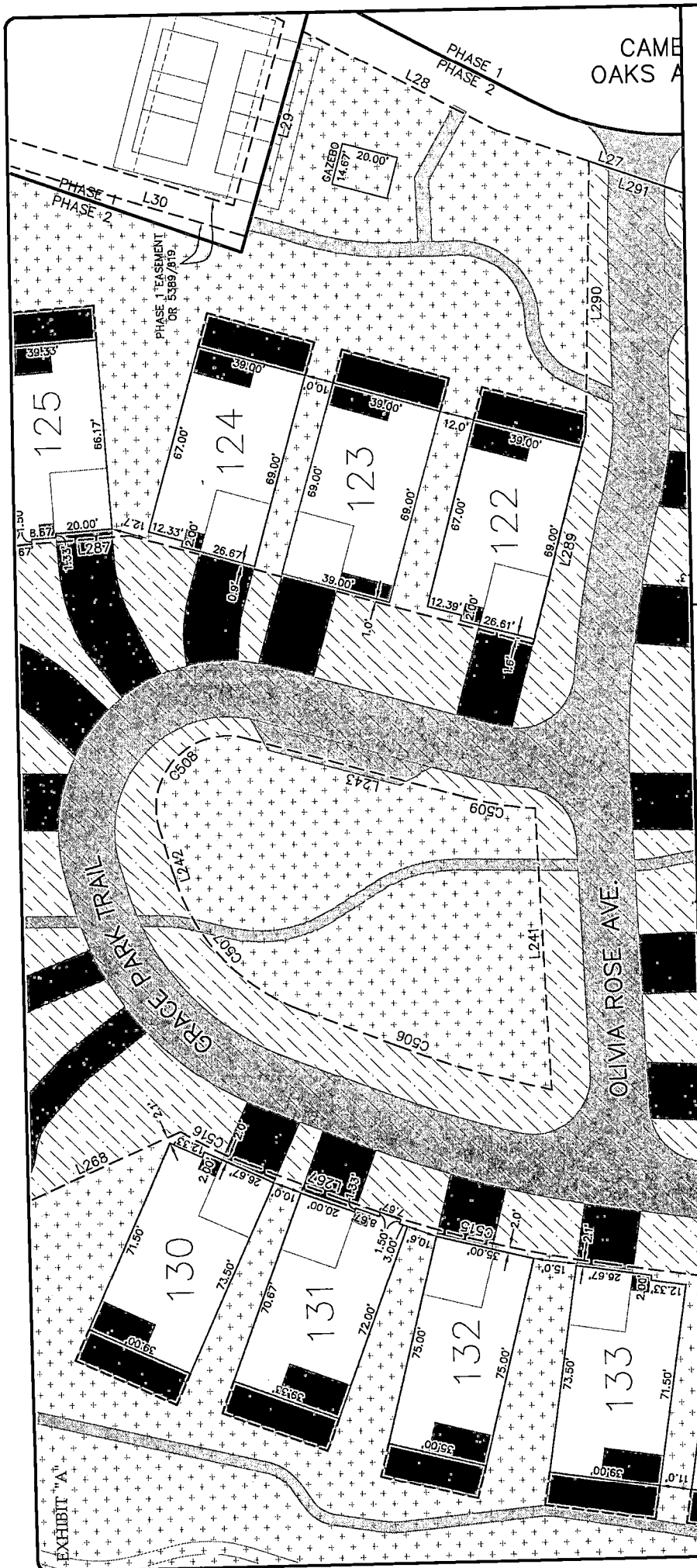
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

PHASE-2 UNIT LOCATION MAP
REVISION TO SHEET 7 OF 28



3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO	REVISION #
CHECKED BY:	R-12
DATE: 02/23/21	
REVISED: 05/12/22	
REVISED: 05/12/22	
SCALE: 1" = 200'	JOB NO.
FIELD BOOK: N/A	22324.11
DATE OF SURVEY: N/A	



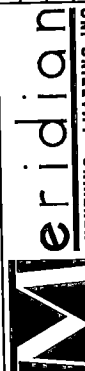
PHASE-2 UNIT DIMENSION DETAIL
REVISION TO SHEET 16 OF 28

= EASEMENT (ACCESS, STORM WATER, UTILITIES & SIDEWALK), ROADWAYS (included as common elements).

= (OTHER) LIMITED COMMON ELEMENT AS STATED IN 5.2 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

= COMMON ELEMENT AS STATED IN 5.3 OF THE DECLARATION OF CONDOMINIUM OF CAMELLIA OAKS CONDOMINIUMS.

CAMELLIA OAKS CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



BURVEYING and MAPPING, INC.
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO	REVISION #
CHECKED BY:	R-13
DATE: 02/23/21	
REVISED: ADDED GAZEBO 03/12/24 - KO	
SCALE: 1" = 40'	JOB NO.
FIELD BOOK: N/A PAGE: N/A	22324.11
DATE OF SURVEY: N/A	

SEE SHEET 6 FOR LINE & CURVE TABLE
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

EXHIBIT "A"

SEE SHEET 6 FOR LINE & CURVE TABLE
NOTE: ALL INFRASTRUCTURE SHOWN IS PROPOSED

EXHIBIT "A"

LINE TABLE

LINE	BEARING	LENGTH
L43	S89° 59' 23" V	65.48'
L44	N66° 08' 54" V	143.37'
L45	N04° 58' 28" V	63.73'
L46	N68° 07' 37" V	63.62'
L47	N38° 29' 46" V	66.13'
L48	N29° 43' 19" E	163.88'
L49	N19° 42' 23" E	74.44'
L50	N05° 09' 34" V	25.81'
L51	N05° 09' 34" V	70.26'
L52	N17° 14' 53" V	68.76'
L53	N10° 25' 21" E	61.04'
L54	N09° 13' 10" E	60.82'
L55	N66° 48' 43" V	97.35'
L56	N09° 31' 11" V	42.86'
L57	N13° 05' 00" V	12.24'

LINE	BEARING	LENGTH
L87	N19° 15' 39" E	250.00'
L88	S70° 44' 21" E	25.00'
L89	S19° 15' 39" V	250.00'
L90	S65° 29' 27" E	102.83'
L91	S74° 32' 51" E	104.51'
L92	S22° 03' 43" E	109.38'
L93	N84° 14' 38" E	197.81'
L94	S64° 14' 03" E	28.10'
L95	S80° 36' 08" E	127.85'
L96	N88° 49' 52" E	31.20'
L97	N67° 33' 49" E	99.71'
L98	N48° 03' 29" E	72.49'
L99	N09° 00' 39" E	101.78'
L100	N34° 00' 11" E	56.24'
L101	N11° 55' 40" V	69.23'

LINE	BEARING	LENGTH
L114	S19° 15' 39" V	250.00'
L115	S70° 44' 21" E	25.00'
L116	N19° 15' 39" E	250.00'
L117	S73° 30' 30" E	252.81'
L118	S00° 24' 34" E	53.75'
L119	S50° 48' 30" E	121.35'
L120	S00° 13' 38" E	106.98'
L121	S60° 56' 13" E	208.28'
L122	S08° 17' 09" E	258.37'

BOUNDARY SURVEY

5000 GRACE PARK TRAIL, PARCEL ID: 11-23-20-414-000-0
 CAMELLIA OAKS CONDOMINIUMS
 SECTION 23 & 26, TOWNSHIP 1 NORTH, RANGE 1 EAST
 LEON COUNTY, FLORIDA

Meridian
 SURVEYING & MAPPING INC.
 3201 Shamrock Street South, Suite #102
 Tallahassee, Florida 32309
 Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: KO

SHEET NO.

CHECKED BY:

R-17

DATE: 10/06/18

REVISED: BOUNDARY REVISIONS

REVISION: 01/20/23 - KO

SCALE: 1" = 300'

FIELD BOOK: 1803

JOB NO.

PAGES: 1-4

22311.11

DATE OF SURVEY: 03/24/18

SURVEY NOT COMPLETE WITHOUT SHEETS R-16, R-17 AND R-18

EXHIBIT "A"

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 3250, PAGE 686

PARCEL ID: 11-23-20-414-000-0
A PORTION OF LAND LYING IN SECTION 23 TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, CONTAINED WITHIN THE FOLLOWING BOUNDARIES: LOT 1, BLOCK "E" OF THE PRESERVE AT BUCK LAKE, PHASE-1 (PLAT BOOK 21, PAGE 61); OFFICIAL RECORDS BOOK 1409, PAGE 1350 AND OFFICIAL RECORDS BOOK 5057, PAGE 1827. ALL OF THE FOREMENTIONED DOCUMENTS RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

Being further described by a recent survey as follows:

Commence at found 4"x4" concrete monument (#1771) lying on the Southerly right of way State Road 10 (US 90) and marking the Northwest corner of Lot 1, Block "B" of Buck Lake Estates recorded in plat book 8, page 100 of the Public Records of Leon County, Florida. Thence run along said southerly right of way South 67 degrees 14 minutes 24 seconds West, 1615.66 feet to a set 5/8" iron & cap (#7834) marking the Northeast corner of said Lot 1, Block "E"; thence South 00 degrees 24 minutes 34 seconds East, 1283.42 feet along the eastern boundary of said Lot 1, Block "B"; thence continue South 00 degrees 24 minutes 34 seconds East, 33.73 feet to a found 4"x4" concrete monument under a 12" Cherry tree marking the southwest corner of lands described in official records book 1095, page 193; thence South 50 degrees 48 minutes 30 seconds East, 121.35 feet to the northwest corner of lands described in official records book 1409, page 1350; thence South 00 degrees 13 minutes 38 seconds East, 106.98 feet; thence South 60 degrees 56 minutes 13 seconds East, 208.28 feet; thence South 08 degrees 17 minutes 09 seconds East, 258.37 feet; thence South 89 degrees 35 minutes 02 seconds East, 13.83 feet to a found iron rod & cap (#3293) marking the northwest corner of lands described in official records book 4648, page 1449; thence South 00 degrees 28 minutes 56 seconds West, 240.44 feet to a found 4"x4" concrete monument (plain top) marking the southwest corner of said lands; thence North 89 degrees 32 minutes 01 seconds West, 228.74 feet to a found iron rod & cap (#3293) lying on the east boundary of said Lot 1, Block "E" recorded in Plat Book 21, Page 61; thence continue along said east boundary North 89 degrees 03 minutes 11 seconds West, 25.01 feet to a found iron rod & cap (#3293) marking the southeast corner of said Lot 1, Block "E"; thence continue along east boundary of said Lot 1, Block "E" South 00 degrees 19 minutes 56 seconds West, 460.67 feet to a found 4"x4" concrete monument (#3293) lying on the east boundary of said Lot 1, Block "E" and lying on the north right of way Buck Lake road; thence along said north right of way North 89 degrees 37 minutes 32 seconds West, 486.83 feet to a found 4"x4" concrete monument marking a point of curve to the right; thence along said curve with a radius of 5,689.65 feet through a central angle of 03 degrees 33 minutes 16 seconds for an arc distance of 352.97 feet (chord bearing of North: 87 degrees 49 minutes 17 seconds West, 352.91 feet) to a found 4"x4" concrete monument (broken) and marking the southwest corner of said Lot 1, Block "E"; thence run along West boundary of said Lot 1, Block "E" for the following (23) courses: North 37 degrees 07 minutes 07 seconds West, 143.37 feet to a set 5/8" iron rod & cap (#7834); thence North 17 degrees 14 minutes 53 seconds West, 28 seconds West, 63.73 feet to a set 5/8" iron rod & cap (#7834); thence North 26 degrees 08 minutes 54 seconds West, 70.26 feet to a set 5/8" iron rod & cap (#7834); thence North 19 degrees 23 seconds East, 60.82 feet to a set 5/8" iron rod & cap (#7834); thence North 14 degrees 13 minutes 05 minutes 00 seconds East, 101.78 feet; thence North 48 degrees 03 minutes 29 seconds East, 127.65 feet; thence South 22 degrees 03 minutes 43 seconds East, 102.83 feet; thence South 19 degrees 15 minutes 39 seconds East, 250.00 feet; thence South 70 degrees 44 minutes 21 seconds East, 25.00 feet; thence North 19 degrees 15 minutes 39 seconds East, 250.00 feet; thence South 73 degrees 30 minutes 30 seconds East, 252.21 feet to the POINT OF BEGINNING. Containing 42.82 acres more or less.

Together with the following easements:
Conservation Easement "A" per Official Records Book 4625, Page 133
Drainage Easement "B" per Official Records Book 3932, Page 1604
Drainage Easement "C" per Official Records Book 3932, Page 1608

All of the above easement shown in Plat Book 21, Page 61 recorded in the public records of Leon County, Florida.

BOUNDARY SURVEY

5000 GRACE PARK TRAIL, PARCEL ID: 11-23-20-414-000-0
CAMELLIA OAKS CONDOMINIUMS
SECTION 23 & 26, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

	DRAWN BY: KO		SHEET NO.
	CHECKED BY:		R-18
DATE: 10/06/18		REVISIONS	
REVISED: BOUNDARY REVISIONS 01/28/23 -- NO		JOB NO.	
SCALE 1" = 300'		22311.11	
3201 Shantrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648		FIELD BOOK: 1803 PAGE: 1-4 DATE OF SURVEY: 02/24/18	

SURVEY NOT COMPLETE WITHOUT SHEETS R-16, R-17 AND R-18