

Prepared by:
Crystal Lake Properties, LLC
300 S. Pine Island Road Suite 110
Plantation, FL 33324



Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street / Highway 100 West
Palatka, FL 32177

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 01/17/2008 02:06:02 PM

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RECORDING FEES 163.00

DEED DOC TAX 0.70

CDP

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 2nd day of January, 2008 by CRYSTAL LAKE PROPERTIES, LLC. having an address at 300 S. Pine Island Road Suite 110 Plantation, FL 33324 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street / Highway 100 West, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in Marion County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of Department of the Army Permit SAJ-2006 -4306 and Permit No. 4-083-19504-22 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removing or destroying trees, shrubs, or other vegetation.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Marion County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in

the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered

GRANTOR:

Crystal Lake Properties, LLC
a Florida limited liability company,
by its managing member:

Executive Land Development, LLC
a Florida limited liability company
by its managing member:

Executive Land Development, Inc.
a Florida corporation,

By: [Signature]
Steven P. Fischer, President

Signature: [Signature]

Printed Name: Judith E. NAVARRA

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of Jan, 2008, by Steven P. Fischer, who did not take an oath.



Judith E Navarra
My Commission DD372689
Expires November 17 2008

[Signature]
Notary Public, State of Florida
at Large.

My Commission Expires: _____

Serial No. _____

Personally known [initials] OR produced identification _____. Identification produced _____

EXHIBIT "A"**DESCRIPTION OF: TRACT F**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 132.91 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.90°00'00"W. 67.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE, N.54°26'37"E. 549.24 FEET; THENCE, S.31°18'21"E. 41.48 FEET; THENCE, S.18°34'19"E. 43.04 FEET; THENCE, S.11°55'31"W. 38.10 FEET; THENCE, S.17°15'31"W. 40.50 FEET; THENCE, S.27°09'10"W. 67.94 FEET; THENCE, S.35°54'38"E. 169.29 FEET; THENCE, S.02°02'07"E. 61.20 FEET; THENCE, S.07°55'21"W. 24.52 FEET; THENCE, S.28°07'03"E. 21.07 FEET; THENCE, N.74°16'44"E. 45.94 FEET; THENCE, S.07°45'02"W. 15.70 FEET; THENCE, N.81°45'42"E. 69.09 FEET; THENCE, S.16°39'45"E. 334.42 FEET; THENCE, S.65°30'05"W. 183.58 FEET; THENCE, S.64°15'09"W. 13.97 FEET; THENCE, S.67°28'12"W. 64.53 FEET; THENCE, N.50°07'38"W. 90.53 FEET; THENCE, S.65°35'43"W. 32.55 FEET; THENCE, S.50°50'21"W. 30.78 FEET; THENCE, S.00°43'04"W. 17.48 FEET; THENCE, S.07°28'06"E. 76.79 FEET; THENCE, S.16°30'37"E. 49.42 FEET; THENCE, S.23°04'33"E. 73.86 FEET; THENCE S.09°49'50"E. 36.47 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 7.71 ACRES MORE OR LESS

EXHIBIT "A" CONTINUED**DESCRIPTION OF: TRACT G**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 81.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE, N.41°31'22"E. 358.07 FEET; THENCE, N.63°52'37"E. 57.23 FEET; THENCE, S.64°47'09"E. 33.79 FEET; THENCE, S.77°22'26"E. 27.02 FEET; THENCE, N.32°04'11"E. 50.03 FEET; THENCE, S.84°11'52"E. 36.01 FEET; THENCE, S.76°23'04"E. 29.19 FEET; THENCE, S.07°55'43"E. 43.46 FEET; THENCE, S.62°09'51"E. 21.71 FEET; THENCE, S.11°08'13"E. 2.59 FEET; THENCE, N.74°17'27"E. 29.14 FEET; THENCE, N.78°35'12"E. 90.08 FEET; THENCE, S.05°15'56"E. 45.20 FEET; THENCE, S.48°55'57"E. 52.23 FEET; THENCE, S.31°36'48"E. 47.90 FEET; THENCE, S.11°36'57"E. 79.44 FEET; THENCE, S.16°45'43"W. 51.43 FEET; THENCE, S.22°11'28"W. 52.26 FEET; THENCE, S.10°50'54"W. 67.55 FEET; THENCE, S.02°20'04"W 17.83 FEET; THENCE, S.00°37'27"E. 62.31 FEET; THENCE, S.18°31'15"W 83.24 FEET; THENCE, S.44°47'34"W 71.51 FEET; THENCE, S.52°49'51"W 59.71 FEET; THENCE, N.89°43'22"W 89.75 FEET; THENCE, N.64°15'18"W 48.90 FEET; THENCE, N.55°57'12"W 80.70 FEET; THENCE, N.42°59'10"W 47.04 FEET; THENCE, N.23°53'28"W. 82.19 FEET; THENCE, N.48°31'47"W. 48.47 FEET; THENCE, N.41°28'13"E. 16.97 FEET; THENCE, N.30°23'35"W. 14.77 FEET; THENCE, N.43°33'49"W. 44.66 FEET; THENCE, N.27°53'35"W. 32.88 FEET; THENCE, N.73°18'05"W. 100.58 FEET; THENCE, S.77°12'49"W. 41.63 FEET; THENCE, N.28°33'19"W. 20.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.10 ACRES MORE OR LESS

EXHIBIT "A" CONTINUED**DESCRIPTION OF: TRACT H**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44"E. 892.21 FEET; THENCE S.00°28'16"E. 37.27 FEET TO THE **POINT OF BEGINNING** THENCE, S.33°44'56"E. 55.81 FEET; THENCE, S.23°26'52"E. 66.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY 26.14 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 29°57'20" AND A CHORD BEARING AND DISTANCE OF S.19°32'40"W. 25.84 FEET TO A POINT OF TANGENCY; THENCE, S.04°34'00"W. 50.59 FEET; THENCE, S.21°21'16"E. 30.49 FEET; THENCE, S.10°27'56"E. 60.70 FEET; THENCE, S.11°26'37"W. 66.31 FEET; THENCE, S.52°29'47"W. 32.70 FEET; THENCE, S.63°21'23"W. 55.78 FEET; THENCE, S.47°55'13"W. 21.70 FEET; THENCE, S.58°35'09"W. 44.99 FEET; THENCE, S.81°47'29"W. 32.50 FEET; THENCE, N.69°49'57"W. 22.44 FEET; THENCE, N.61°17'09"W. 55.63 FEET; THENCE, N.41°25'21"W. 35.35 FEET; THENCE, N.32°42'45"W. 51.79 FEET; THENCE, N.32°04'03"W. 22.66 FEET; THENCE, N.73°28'02"W. 15.12 FEET; THENCE, N.71°36'46"W. 99.69 FEET; THENCE, N.53°29'49"W. 29.49 FEET; THENCE, N.19°30'50"W. 5.45 FEET; THENCE, N.82°36'08"W. 28.55 FEET; THENCE, N.09°09'05"W. 51.05 FEET; THENCE, N.78°38'40"E. 42.58 FEET; THENCE, N.04°44'21"E. 7.80 FEET; THENCE, N.50°25'45"E. 31.46 FEET; THENCE, S.86°46'50"E. 28.62 FEET; THENCE, N.55°23'59"E. 92.57 FEET; THENCE, N.43°35'00"E. 45.46 FEET; THENCE, N.49°03'55"E. 74.03 FEET; THENCE, N.57°29'39"E. 79.26 FEET; THENCE S.74°24'25"E. 90.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.93 ACRES MORE OR LESS

EXHIBIT "A" CONTINUED**DESCRIPTION OF: TRACT I**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 378.55 FEET TO THE **POINT OF BEGINNING**. THENCE CONTINUE S.41°14'54"E. 590.87 FEET; THENCE, S.21°20'35"W. 36.45 FEET; THENCE, S.24°28'09"W. 40.75 FEET; THENCE, S.51°54'46"W. 43.61 FEET; THENCE, S.08°02'51"W. 37.40 FEET; THENCE, S.28°39'44"W. 77.57 FEET; THENCE, S.36°09'53"W. 49.75 FEET; THENCE, S.61°54'20"W. 66.24 FEET; THENCE, S.83°55'52"W. 38.31 FEET; THENCE, N.05°11'18"W. 6.79 FEET; THENCE, S.82°07'01"W. 51.78 FEET; THENCE, N.00°25'57"E. 49.67 FEET; THENCE, N.05°15'03"W. 74.42 FEET; THENCE, N.01°06'42"W. 69.45 FEET; THENCE, N.24°07'15"W. 73.29 FEET; THENCE, N.28°58'36"W. 58.17 FEET; THENCE, N.47°16'37"W. 85.32 FEET; THENCE, N.58°30'39"W. 110.46 FEET; THENCE, N.50°26'58"W. 56.27 FEET; THENCE, N.46°30'06"W. 61.14 FEET; THENCE, N.41°00'42"W. 56.62 FEET; THENCE, N.48°37'38"W. 47.84 FEET; THENCE, N.47°14'52"W. 44.86 FEET; THENCE, N.62°28'40"W. 7.01 FEET; THENCE, N.21°56'30"W. 15.39 FEET; THENCE, N.62°28'40"W. 25.35 FEET THENCE, S.67°07'18"W. 14.68 FEET; THENCE, N.78°53'51"W. 75.46 FEET; THENCE, N.58°45'12"W. 52.91 FEET; THENCE, N.44°29'43"W. 44.43 FEET; THENCE N.34°20'33"W. 11.75 FEET TO A POINT OF CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY 35.65 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 13°10'34" AND CHORD BEARING AND DISTANCE OF N.27°45'16"W. 35.57 FEET; THENCE DEPARTING NON-TANGENT, N.50°23'14"E. 62.66 FEET; THENCE, N.76°02'20"E. 56.46 FEET; THENCE, N.33°59'08"E. 3.97 FEET; THENCE, S.78°42'46"E. 39.38 FEET; THENCE, S.53°36'58"E. 67.55 FEET; THENCE, S.38°57'49"E. 40.45 FEET; THENCE, S.85°33'01"E. 44.01 FEET; THENCE, S.80°58'19"E. 36.52 FEET; THENCE, N.79°01'50"E. 40.14 FEET; THENCE, N.89°07'58"E. 63.47 FEET; THENCE, S.88°36'37"E. 56.86 FEET; THENCE, S.81°47'55"E. 39.52 FEET; THENCE N.80°12'13"E. 31.20 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 5.76 ACRES MORE OR LESS

EXHIBIT "A" CONTINUED**DESCRIPTION OF: TRACT J**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 1606.50 FEET; THENCE S.37°16'32"W. 173.28 FEET TO THE **POINT OF BEGINNING**; THENCE, S.37°16'32"W. 64.02 FEET; THENCE, N.90°00'00"W. 161.21 FEET; THENCE, N.00°00'00"E. 7.66 FEET; THENCE, N.90°00'00"W. 110.00 FEET; THENCE, S.00°00'00"W. 125.00 FEET; THENCE, N.90°00'00"W. 240.00 FEET; THENCE, N.00°00'00"E. 125.00 FEET; THENCE, N.90°00'00"W. 4.83 FEET; THENCE, N.01°14'18"W. 35.23 FEET; THENCE, N.36°24'39"E. 35.70 FEET; THENCE, N.45°48'59"E. 15.49 FEET; THENCE, N.00°00'00"E. 74.05 FEET; THENCE, N.84°48'42"E. 78.36 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY 21.69 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 06°54'14" AND CHORD BEARING AND DISTANCE OF N.88°15'49"E. 21.68 FEET TO A POINT OF TANGENCY, THENCE S.88°17'05"E. 76.25 FEET; THENCE, S.04°51'30"W. 7.87 FEET; THENCE, S.85°08'30"E. 58.47 FEET; THENCE, S.04°51'30"W. 25.88 FEET; THENCE, S.77°26'02"E. 164.16 FEET; THENCE, S.32°59'13"E. 26.28 FEET; THENCE, S.32°30'49"E. 20.89 FEET; THENCE, S.75°37'44"E. 20.41 FEET; THENCE N.84°41'11"E. 86.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.04 ACRES MORE OR LESS

PRELIMINARY PLAT OF

VICINITY MAP

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP
 PLAT 333 OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES
 231-233 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST
 ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH
 ALONG SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH
 RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; SAID POINT BEING THE POINT OF BEGINNING;
 THENCE WEST, A DISTANCE OF 200.00 FEET; TO THE P.C. OF A CURVE, CONCAVE
 TOWARD THE WEST, HAVING AN ARC LENGTH OF 100.00 FEET, A CHORD BEING 100.00 FEET;
 THENCE ALONG SAID CURVE TO THE P.T. OF CURVE, A DISTANCE OF 100.00 FEET; THENCE
 NORTH ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET TO THE
 POINT OF BEGINNING.

[illegible][illegible][illegible]

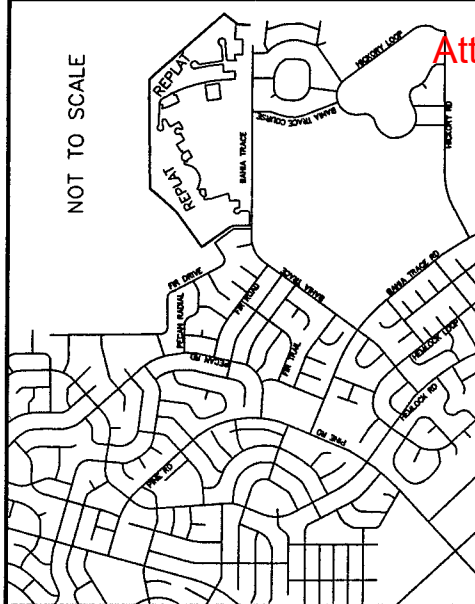
A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible]

1. THE PROJECT FALLS WITHIN FLOOD ZONES A AND C AS SHOWN BY THE FIRM MAP. THE PROJECT AREA IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE. THE PROJECT AREA IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE. THE PROJECT AREA IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

NOT TO SCALE



SECTION 33, TWP. 15 S., RGE. 23 E.
MARION COUNTY, FLORIDA

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH.

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH SPEED LIMIT. BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE HAVE 20 MPH POSTED CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL AND SIGHT DISTANCE AT INTERSECTIONS SHALL BE MAINTAINED. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR STORM EVENT FLOOD LEVEL.

THIS ALSO CERTIFIES THAT ALL DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.
REG. NO. 17547

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 21 HH-6, MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.

REMOVED: 02-22-2007

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC.

STEPHEN P. FISCHER - PRESIDENT

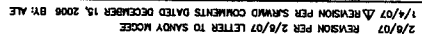
CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYS

200 E. 5TH ST. SUITE 100
DALLAS, TEXAS 75201
DIAL 534-1100 FAX 534-0200

DATE	05-06-83	1
BY	PPI/JMG	10
11-10-2008		
1"=1'		1/14/21

Attachment G



DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

STEPHEN P. FISCHER — PRESIDENT

Countryside Engineering, Inc.
FL LICENSE NO. LB-0007556
26224 LAKE LINDSEY ROAD
BROOKSVILLE, FL 34601
TEL. (352) 544-5627 FAX (352) 799-8852

PRELIMINARY PLAT OF

CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA

MARSHALL SWAMP

DRAFT "B"

CONSERVATION EAS
TRACT "G"

TRACT "G"

Attachment G

DRAFT "A"
TRACT

MATCH LINE
SHEET 3
CONSERVATION EASEMENT
TRACT "F"

OWNER:
CRYSTAL LAKE PROPERTIES
300 SOUTH PINE ISLAND
SUITE 110
PLANTATION, FL 33324

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC.
100 SOUTH PINE ISLAND ROAD
SUITE 110

1

BAHIA
TRACE
WAY

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC
3700 WEST PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

STEPHEN P. R

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS
MORTGAGE SURVEYS
LAND SURVEYING

STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

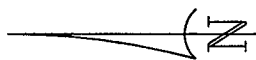
CONSTRUCTION SURVEYS **MORTGAGE SURVEYS** **LAND SURVEYING**

05-6838
PP4.DWG
05-16-06
1°=50'

G-13

PRELIMINARY PLAT OF

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA



LINE LEGEND

_____	JURISDICTION LINE
_____	EASEMENT
_____	BUILDING SETBACK
_____	PLATTED LOTS
_____	10' EASEMENT TO COUNTY
_____	REPLAT BOUNDARY
_____	TRACT BOUNDARY

Attachment G

ENGINEER

[illegible]

RICHARD S. OLSON, P.E.

SURVEYOR

NEEDY COPY THAT THE PRELIMINARY PLAT WAS PREPARED UNDER BY DIRECT ORDER OF THE BOARD OF SURVEY AND THAT THE INFORMATION SHOWN THEREON WAS BASED ON THE BEST OF MY KNOWLEDGE AND BELIEF.

WILCOX, E. DAVIS, R.L.S.

REVISÉ: 02-22-2007

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

OWNER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

