

GWEN KNIGHT, CLERK OF COURTS

DECLARATION OF CONDOMINIUM

of

OAK HAVEN CONDOMINIUMS

Camellia Oaks Development, LLC, a Florida limited liability company, herein referred to as "developer", for itself, its successors, grantees, transferees, and assigns, does hereby, on this 26th day of May, 2026, make, declare and publish its intention to submit, and does hereby submit, in fee simple the real property, together with all buildings, units, and improvements thereon, hereinafter described to condominium ownership and use in accordance with Chapter 718, Florida Statutes, known and cited as the "Condominium Act", as follows:

ARTICLE I

NAME & LEGAL DESCRIPTION

§ 1.1. **NAME.** The name of this condominium is to be Oak Haven Condominiums, hereinafter referred to as the "condominium."

§ 1.2. **LEGAL DESCRIPTION.** The legal description of the land to be included, which is submitted hereby to condominium ownership, is as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

§ 1.3. **TIMESHARE ESTATES.** Timeshare estates will not be created by the Developer.

§ 1.4. **RECREATIONAL FACILITIES.** There is a Club House to be included as a recreational facility for use by owners of Units as defined in this Declaration. The recreational facilities may include the following: pool, pickleball courts, etc. This may not be an all-inclusive list. No additional recreational facilities will be developed other than those stated above. The Developer is not committed to furnish any items of personal property for the recreational facilities, and the developer does not intend to expend any funds for the purchase of personal property for recreational facilities.

ARTICLE II

INCORPORATION OF CONDOMINIUM ACT AND DEFINITIONS

The terms used in the condominium documents shall have the meanings stated in the Condominium Act, or as stated below, unless the context requires otherwise. Capitalization, or lack thereof, throughout this declaration, shall not change the meanings of the words defined below.

- § 2.1. **"Assessment"** means a share of the funds which are required for the payment of common expenses, which from time to time is assessed against the unit owner.
- § 2.2. **"Association"** means Oak Haven Condominiums Association, Inc., a non-profit Florida corporation, or its assigns, which is and shall be responsible for the operation, administration and management of the condominium. Each unit owner is a member, and has voting rights, in the association, as specifically provided in the Bylaws that are attached hereto as Exhibit "C".
- § 2.3. **"Board of Administration" or "board"** means the board of directors or other representative body which is responsible for administration of the association.
- § 2.4. **"Bylaws"** means the bylaws of the association as they are amended from time.
- § 2.5. **"Common Elements"** means the portions of the condominium property not included within any units, and as further defined in this declaration and Chapter 718, Florida Statutes. The Common Elements are hereby conveyed in fee simple by the Developer to the Association. The term common elements is interchangeable with the term common areas, as depicted on the condominium survey and/or survey of the land.
- § 2.6. **"Common Expenses"** shall include:
- (a) Expenses of administration and management of the Condominium Property and of the Association including, but not limited to, compensation paid by the Association to a manager, accountant, attorney or other employee or independent contractor.
 - (b) Expenses of maintenance, operation, repair and replacement of the Common Elements as specified in this Declaration.
 - (c) Expenses declared Common Expenses by the provisions of this Declaration or the Condominium Documents or Chapter 718.
 - (d) Any valid charge against the Condominium Property as a whole.
 - (e) All costs and expenses incurred by the Association in connection with regulatory compliance.

- (f) All reserves for replacement and maintenance of the Condominium Property as required by Chapter 718.
- (g) Casualty and/or liability insurance on the Condominium Property and fidelity bonds. The association shall maintain insurance or fidelity bonding of all persons who control or disburse funds of the association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the association or its management agent at any one time. As used in this paragraph, the term “persons who control or disburse funds of the association” includes, but is not limited to, those individuals authorized to sign checks on behalf of the association, and the president, secretary, and treasurer of the association. The association shall bear the cost of any such bonding;
- (h) Utility Services for the Condominium Property not attributable to individual Units;
- (i) Taxes on Association Property; Common Expenses shall not include Ad Valorem Real Estate Taxes assessed against each Condominium Parcel but shall include any and all taxes assessed against Association Property.
- (j) Any other expenses incurred in the normal operation and maintenance of the Condominium which cannot be attributed to a particular Owner.

§ 2.7. **“Common Surplus”** means the amount of all receipts or revenues, including assessments, rents, or profits, collected by a condominium association which exceeds common expenses.

§ 2.8. **“Condominium”** shall mean and refer to Oak Haven Condominiums.

§ 2.9. **“Condominium Act” or “Chapter 718”** shall mean the provisions of Chapter 718, Florida Statutes, as the same is constituted on the date of the recording of this Declaration.

§ 2.10. **“Condominium Documents”** means this Declaration together with all exhibits attached to this Declaration and all other documents expressly incorporated in this Declaration by reference, as the same may be amended from time to time.

§ 2.11. **“Declaration”** shall mean this Declaration of Condominium of Oak Haven Condominiums, and all subsequent amendments.

§ 2.12. **“Developer”** shall mean Camellia Oaks Development, LLC, a Florida limited liability company, its successors and assigns. No party other than Camellia Oaks Development, LLC, a Florida limited liability company shall exercise the rights and privileges reserved herein to the Developer unless such party shall receive and record in the Public Records of Leon County, Florida, a written assignment from Camellia Oaks Development, LLC, a Florida limited liability company, of all or a portion of such rights and privileges.

- § 2.13. **"Division"** means The Division of Florida Condominiums, Timeshares, and Mobile Homes of the Department of Business and Professional Regulation.
- § 2.14. **"Limited Common Elements"** means and includes those Common Elements which are reserved for the use of a certain Unit to the exclusion of other Units, and as further defined in this declaration and Chapter 718, Florida Statutes. The term limited common elements is interchangeable with the term limited common areas.
- § 2.15. **"Special Assessment"** means any assessment levied against a unit owner other than the assessment required by a budget adopted annually.
- § 2.16. **"Units"** means and includes all parcels as depicted by the condominium survey(s) reserved by the Developer and its assigns for sale, lease, or any other disposition of real property allowed by law. Units shall be permitted an extension of the yard up to a minimum of four (4) feet on two (2) sides, beginning from the back porch/patio and front porch/patio of the unit, which may extend into the Limited Common Elements of the Association. The purpose of this definition is to evidence compliance with the Florida Building Code as it applies to single family dwellings, and in order to carry out the purposes of this project.
- § 2.17. **"Utility Services"** shall include, but not be limited to, electric power, cable television, internet, water, garbage and sewage disposal and telephone service, and all other public service and convenience facilities.
- § 2.18. **"Voting Interest"** means the voting rights distributed to the association members pursuant to s. 718.104(4)(j). In a multicondominium association, the voting interests of the association are the voting rights distributed to the unit owners in all condominiums operated by the association. On matters related to a specific condominium in a multicondominium association, the voting interests of the condominium are the voting rights distributed to the unit owners in that condominium.

ARTICLE III

EXHIBITS

The Exhibits referred to in this Declaration consist of and include the following:

- § 3.1. **Exhibit "A"**. A legal description, survey of the land and a graphic description of the improvements in which units are located and a plot plan thereof that, together with this Declaration, are in sufficient detail to identify the Common Elements and each unit and their relative locations and approximate dimensions, and sufficiently contain an identification of each unit by letter, name, or number, or combination thereof, so that no unit bears the same designation as any other unit. Developer reserves the right to mirror image floor plan and/or limited common elements for building and aesthetic purposes.
- § 3.2. **Exhibit "B"**. The Articles of Incorporation of the Association.
- § 3.3. **Exhibit "C"**. The Bylaws of the Association.

§ 3.4. **Exhibit “D”**. Percentage Interest in the Common Elements.

§ 3.5. **Exhibit “E”**. The Condominium Rules and Regulations.

These Exhibits and any permitted amendments that may be made to them from time to time are incorporated into this Declaration and made a part of this Declaration by this reference.

ARTICLE IV EASEMENTS

The following easements are hereby expressly reserved or have been granted:

§ 4.1. GENERAL EASEMENTS. Nonexclusive easements over, across and under the condominium property are expressly provided for and reserved in favor of the developer and the owners and their respective lessees, guests and invitees as follows:

- (a) **Utilities.** Easements are reserved over, across and under the condominium property as may be required for utility service in order to serve the condominium adequately; including, but not limited to, easements for the purpose of allowing such access rights as are necessary to utilize and service any lift station or utility transformer boxes located within the condominium property. Specific utility easements that presently exist and/or are to be determined on the condominium property, if any, are set forth and to be located in Exhibit “A”.

The Association has a right of access to each Unit to maintain, repair, or replace the pipes, wires, ducts, vents, cables, conduits, and other Utility Services, hot water heaters, service and drainage facilities contained in the Unit, and to remove any improvements interfering with or impairing such facilities or easements reserved in this Declaration. Exercise of the easements and right of access set forth herein, will not unreasonably interfere with the Owner’s permitted use of the Unit, and that except in the event of an emergency, entry may be made only upon three (3) day’s advance written notice. Notwithstanding this paragraph, the Association shall take reasonable efforts to provide reasonable prior notice prior to any entry into any Unit in an emergency situation.

- (b) **Encroachments.** In the event that any unit shall encroach upon any of the common elements or upon any other unit, or in the event any common element shall encroach upon any unit, than an easement shall exist to permit such encroachment so long as the same shall exist.

However, in no event shall an easement for encroachment exist if such encroachment occurred due to willful and knowing conduct on the part of, or with the knowledge and consent of, an Owner, occupant or the Association.

- (c) **Traffic.** An easement shall exist for pedestrian traffic over, through, and across sidewalks, paths, walks, halls, lobbies, and other portions of the common elements as may be from time to time intended and designated for such purpose and use. An easement shall exist for vehicular and pedestrian traffic over, through, and across such portions of the common elements as may from time to time be paved and intended for such purposes, and such easements shall be for the use and benefit of the owners within the condominium and those claiming by, through, or under the aforesaid; provided, however, nothing herein shall be construed to give or create in any person the right to park any vehicle upon any portion of the condominium property, except to the extent that space may be specifically designated and assigned for parking purposes. Furthermore, easements shall exist for ingress and egress over such streets, walks, and other rights-of-way serving the units as shall be necessary to provide for reasonable access to the public rights-of-way. Specific ingress/egress easements that presently exist on the condominium property, if any, are set forth in Exhibit "A".
- (d) **Maintenance.** Non-exclusive easements are reserved for the benefit of each Owner over, across, and under the Condominium Property as may be required or allowed for maintenance, replacement or reconstruction as may be required to be performed (or elected to be performed) by an Owner or Association pursuant to the Owner's or Association's obligations under this Declaration; provided that all repair, replacement, maintenance or reconstruction shall be done upon three (3) days advance written notice to the Owner whose Unit is affected, or to Association for Common Elements that are affected, and shall be done in a manner so as to minimize, to the extent reasonably possible, any interruption and interference to the Owners in the normal operation of their Units and the Improvements thereon. After the completion of any such repair, replacement, maintenance or reconstruction, the Unit or Common Elements on, over, under or through which such Work was done, shall be left in a clean and good condition, with all debris removed therefrom, and returned to its original condition or then approved condition.

§ 4.2. ASSOCIATION EASEMENTS. Except as limited by Section 718.111(10), Florida Statutes, the association may grant easements from time to time over the common elements. The Association has the irrevocable right of access to each Unit and the Limited Common Elements appurtenant thereto whenever necessary for maintaining the Common Elements, for making emergency repairs necessary to prevent damage to the Common Elements or to another Unit and for servicing and reading utility lines, valves, conduits and meters.

The Association's access to units for maintenance shall be utilized only in emergencies, or if accessing the units for maintenance not performed by the Owner, then the Association shall give the Owner three (3) days advance written notice.

§ 4.3. DEVELOPER EASEMENTS. As long as the Developer holds units for sale in the ordinary course of business, the developer hereby reserves the following exclusive easements and rights to grant easements:

- (a) **Marketing, Sales, and Rental.** The developer reserves exclusive easement rights over and across the condominium property, for the purposes of marketing, sales, design, and rental of units. Upon the sale or transfer of the last remaining Unit, the developer's rights shall expire. The developer shall not utilize any units, limited common areas, or any area in any manner that unreasonably conflicts with the use of units that have been sold.
- (b) **Government Requirements.** The developer hereby reserves the right to grant such easements from time to time as may be required by any government agency. Such easements shall specifically include, but not be limited to, any environmental easements required by state or federal environmental agencies for so long as the developer holds any interest in any unit subject to this declaration. The developer's right to act according to this section shall end when the Developer no longer holds a unit for sale in the ordinary course of business.
- (c) **Developer Easements.** The developer reserves unto itself, for so long as it holds any interest in any unit (including leaseholds), specific easement rights over and across the condominium property as it may deem necessary for its use from time to time. The developer's right to act according to this section shall end when the Developer no longer holds a unit for sale in the ordinary course of business. This easement provision is intended and is to be used only as reasonably necessary for the common areas, parking areas, and any area that has not been sold or transferred by the Developer. The developer shall not utilize or otherwise enforce easements to any units, limited common areas, or any area in any manner that unreasonably conflicts with the use of units that have been sold.
- (d) **Construction Easements.** The developer, hereby reserves easement rights over, under, and across the condominium property as is necessary from time to time for the purpose of constructing improvements according to the condominium plot plan and survey and to accomplish the development according to the Condominium Declaration and the developer's plans of construction, and to provide units or common areas with utility services, phone lines, cable, water, internet, sewer, or other services. From time to time during construction, third party utility or other service providers may request specific easements necessary to provide the services to the units or common areas, and the developer reserves the right, without joinder from unit owners, to grant any easements necessary to accomplish the development plan. The developer's right to act according to this section shall end when the Developer no longer holds a unit for sale in the ordinary course of business. The developer's right to act according to this section shall end as to any individual units when such unit construction is complete and the unit has been sold by the Developer.

- (e) **Application Fee.** No charge shall be made by the association or any body thereof in connection with the sale, mortgage, lease, sublease, or other transfer of a unit unless the association is required to approve such transfer. Any such fee may be preset, but in no event may such fee exceed \$100 per applicant other than husband/wife or parent/dependent child, which are considered one applicant. However, if the lease or sublease is a renewal of a lease or sublease with the same lessee or sublessee, no charge shall be made. The foregoing notwithstanding, an association may, if the authority to do so appears in the declaration or bylaws, require that a prospective lessee place a security deposit, in an amount not to exceed the equivalent of 1 month's rent, into an escrow account maintained by the association. The security deposit shall protect against damages to the common elements or association property. Payment of interest, claims against the deposit, refunds, and disputes under this paragraph shall be handled in the same fashion as provided in part II of chapter 83.

§ 4.4. EASEMENTS. As long as the Developer holds units for sale in the ordinary course of business, the developer, for itself, its successors and assigns, hereby reserves a perpetual nonexclusive easement over, under, across, and through all of those portions of the condominium property, association property, and the common elements which are used as driveways, entry roads, parking areas, or for pedestrian or vehicular traffic, ingress and egress or loading, or otherwise generally intended for ingress and egress to and from a publicly dedicated right-of-way. The intent of this easement is to afford access, ingress and egress to the nearest publicly dedicated right-of-way and the non-exclusive right to share parking with the condominium property, regardless of whether such rights are ever otherwise declared for condominium use or made a part of the condominium in any other separate document recorded in the public records. Developer further reserves for itself, its successors and assigns, a perpetual nonexclusive easement over the condominium and common elements, necessary to provide utility services, including the right to drain storm water into any retention or detention ponds located upon the common elements, to utilize any storm water management facilities and structures, and to tap into and connect with any water, sanitary sewer, or other utility lines located within the condominium and common elements, including the right to tap into and connect with any sanitary sewer lift station located thereon.

§ 4.5. Unit Owner Easement Rights. In addition to all appurtenances, easements, and other benefits passing with Units as provided in this Declaration, Units shall each have as an appurtenance thereto the following perpetual nonexclusive easements for the use and benefit of the Owners, their successors and assigns, social guests, lessees, licensees and invitees; an easement for vehicular and pedestrian ingress and egress over all Common Elements of the Condominium (but limited to the Owners of Units, their successors and assigns, social guests, lessees, licensees, and invitees, as to Limited Common

Elements appurtenant to their Units), as the same may exist from time to time, for such purposes as permitted by law and including such lawful and non-nuisance activities (as permitted by the rules and regulations of the condominium) that the Owner may engage in from time to time.

§ 4.6. OTHER EASEMENTS. Other easements, if any, may have been granted over the condominium property as set forth in the survey contained in Exhibit “A” attached hereto. The Developer reserves the right to execute all necessary easement documents, without joinder of other unit owners, and without joinder of mortgagees or any other lien holders, to create, procure, or otherwise effectuate the easements intended and/or necessitated by the development plan.

§ 4.7. DISPLAY OF FLAGS AND OTHER ACCOMODATIONS FOR UNIT OWNERS. Unit owners are permitted to display the United States and official flags and have reasonable accommodation of the attachment of a religious object on the mantle and/or door frame. Please see Sections 7 and 12 of the Rules and Regulations for further detail as provided therein.

ARTICLE V UNITS
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§ 5.1. DESCRIPTION OF UNITS. Each Unit shall include that part of a building containing the Unit that lies within the boundaries of the Unit, as particularly shown on the plot plan, floor plans, and any other applicable exhibits defining the boundaries. The boundaries are otherwise generally defined as follows:

- (a) **Upper and Lower Boundaries.** The upper and lower boundaries of the Unit shall be the following boundaries extended to an intersection with the perimeter boundaries:
 - (1) **Upper Boundaries.** The plane of the outermost surface of the finished exterior roof surfacing material (i.e. shingles).
 - (2) **Lower Boundaries.** The plane of the lowest surface of the bottom of the floor slab.
- (b) **Perimeter Boundaries.** The perimeter boundaries of the Unit shall be the following boundaries extended to an intersection with the upper and lower boundaries:

- (1) **Exterior Building Walls.** The intersecting vertical plane(s) of the outermost finished surface of the exterior wall, coating, siding, or other such outermost exterior surface of the building bounding such Unit, including therewith, all windows, doors, hardware, chimneys, vents, and other fixtures in (or adjacent to) those exterior walls.
- (2) **Exterior Components.** A perimeter boundary sufficient to include all exterior components that are attached, fixed, or otherwise adjacent to the exterior building walls and that serve only one unit, including but not limited to, HVAC compressor, lines, and system component(s), and any utility, telephone, internet, and cable lines, boxes, equipment, or systems that are not owned or reserved by the utility or serve provider companies.

Each building in the Condominium contains one (1) Unit. Each Unit is one (1) single family home. Therefore, the intent of the general description of the Units is that each Unit Owner has an insurable ownership interest in all constructed improvements, including all interior and exterior components, so that no part of the constructed building improvements, and no part of the systems serving an individual building, is included within the Common Areas owned or maintained by the Association.

§ 5.2. LIMITED COMMON ELEMENTS. Limited Common Elements means and includes those Common Elements which are reserved for the use of a certain Unit to the exclusion of other Units. Limited Common Elements include, but are not limited to, driveway, walkway, balcony, courtyard, deck, patio, and/or porch/stoop appurtenant and applicable to any Unit and that is used by only one (1) Unit. Other areas may be designated in the survey contained in Exhibit "A" attached hereto. The term Limited Common Elements is interchangeable with the term Limited Common Areas.

§ 5.3. COMMON ELEMENTS. Common Elements means the portions of the condominium property not included within any Units and not included within any Limited Common Elements. The term Common Elements is interchangeable with the term Common Areas.

ARTICLE VI WARRANTY

EXCEPT FOR THOSE WARRANTIES SPECIFICALLY REQUIRED BY CHAPTER 718, FLORIDA STATUTES, THE DEVELOPER DOES NOT MAKE ANY WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AND THE DEVELOPER HEREBY DISCLAIMS ANY SUCH WARRANTIES OF

ANY KIND OR TYPE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND THE OWNERS AND THE ASSOCIATION ACKNOWLEDGE, ACCEPT, AND AGREE TO THE DEVELOPER'S DISCLAIMER AND ASSUME ALL RISK AND LIABILITY RESULTING FROM THE PURCHASE AND USE OF THIS PROPERTY.

Any existing builder or manufacturer warranties shall be deemed assigned to the applicable Unit Owner(s) when the pertinent Unit(s) is transferred from the Developer to said Unit Owner(s).

ARTICLE VII APPURTENANCES

§ 7.1. APPURTENANT INTERESTS. Each Unit shall have as an appurtenance thereto an equal undivided share of the Common Elements and Common Surplus as more specifically described on Exhibit "D" attached hereto and by this reference incorporated herein.

§ 7.2. FRACTIONAL LIABILITY FOR COMMON EXPENSES. The percentage or fractional shares of liability for common expenses is the same as the undivided shares of ownership of the common elements and common surplus appurtenant to each unit as provided in Exhibit "D" attached hereto.

§ 7.3. PARTITION OF COMMON ELEMENTS. The share of the undivided percentage interest in the Common Elements appurtenant to each Unit shall remain undivided, and no Owner shall bring, or have any right to bring, any action for partition or division of same.

§ 7.4. MAINTENANCE OF COMMON ELEMENTS. The Association is responsible for the maintenance of the Common Elements. This includes, but is not limited to, maintenance of the roadways within the Condominium property, Storm Water Management Facilities and associated conveyance system(s), maintenance of all items for which assessments are collected from unit owners as set forth in the budget, and maintenance of all items and areas that are defined as Common Elements in the Condominium Documents and Condominium Act.

Specific Maintenance Exclusion: The association is not responsible for the maintenance of any constructed improvements that comprise each single family home/structure, which may include decks. Each building in the condominium contains one (1) unit. Each unit is one (1) single family home. Therefore, the intent of the general description of the units is that each unit owner has an insurable ownership interest in all constructed improvements, including all interior and exterior components, so that no part of the constructed building improvements, and no part of the systems serving an individual building, is included within the common areas owned or maintained by the association.

The association has the authority to enforce all provisions, rules, and regulations regarding the exterior appearances of the units, even though the owner of each unit is financially responsible for all unit maintenance.

ARTICLE VIII

ASSESSMENTS

§ 8.1 ASSESSMENTS. The Association has the responsibility, duties, and powers, to collect all Condominium assessments pursuant to Section 718.116, Florida Statutes, as provided below and as specified in the Bylaws.

(a) Assessments and installments on assessments which are not paid when due bear interest at the rate of 18 percent per year. The association may, in addition to such interest, charge an administrative late fee of up to the greater of \$25 or 5 percent of each delinquent installment for which the payment is late. A fine may not exceed \$100.00 per violation or \$1,000.00 in the aggregate. Any payment received by an association must be applied first to any interest accrued by the association, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment. The foregoing is applicable notwithstanding s. 673.3111, any purported accord and satisfaction, or any restrictive endorsement, designation, or instruction placed on or accompanying a payment. The preceding sentence is intended to clarify existing law. A late fee is not subject to chapter 687 or s. 718.303(4).

(b) If the association is authorized by the declaration or bylaws to approve or disapprove a proposed lease of a unit, the grounds for disapproval may include, but are not limited to, a unit owner being delinquent in the payment of an assessment at the time approval is sought.

(c)(i) The association has a lien on each condominium parcel to secure the payment of assessments. Except as otherwise provided in subsection (1) and as set forth below, the lien is effective from and shall relate back to the recording of the original declaration of condominium. However, as to first mortgages of record, the lien is effective from and after recording of a claim of lien in the public records of the county in which the condominium parcel is located. Nothing in this subsection shall be construed to bestow upon any lien, mortgage, or certified judgment of record on April 1, 1992, including

the lien for unpaid assessments created herein, a priority which, by law, the lien, mortgage, or judgment did not have before that date.

(ii) To be valid, a claim of lien must state the description of the condominium parcel, the name of the record owner, the name and address of the association, the amount due, and the due dates. It must be executed and acknowledged by an officer or authorized agent of the association. The lien is not effective 1 year after the claim of lien was recorded unless, within that time, an action to enforce the lien is commenced. The 1-year period is automatically extended for any length of time during which the association is prevented from filing a foreclosure action by an automatic stay resulting from a bankruptcy petition filed by the parcel owner or any other person claiming an interest in the parcel. The claim of lien secures all unpaid assessments that are due and that may accrue after the claim of lien is recorded and through the entry of a final judgment, as well as interest, administrative late fees, and all reasonable costs and attorney fees incurred by the association incident to the collection process. Upon payment in full, the person making the payment is entitled to a satisfaction of the lien.

(iii) By recording a notice in the form provided by Section 718.116(5)(c), a unit owner or the unit owner's agent or attorney may require the association to enforce a recorded claim of lien against his or her condominium parcel.

(iv) A release of lien must be in the form provided by Section 718.116(5)(d).

(d)(i) The association may bring an action in its name to foreclose a lien for assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien. The association is entitled to recover its reasonable attorney's fees incurred in either a lien foreclosure action or an action to recover a money judgment for unpaid assessments.

(ii) No foreclosure judgment may be entered until at least 30 days after the association gives written notice to the unit owner of its intention to foreclose its lien to collect the unpaid assessments. The notice must be in the form provided by and pursuant to Section 718.116(6)(b).

(iii) If the unit owner remains in possession of the unit after a foreclosure judgment has been entered, the court, in its discretion, may require the unit owner to pay a reasonable rental for the unit. If the unit is rented or leased during the pendency of the foreclosure action, the association is entitled to the appointment of a receiver to collect the rent. The expenses of the receiver shall be paid by the party which does not prevail in the foreclosure action.

(iv) The association has the power to purchase the condominium parcel at the foreclosure sale and to hold, lease, mortgage, or convey it.

§ 8.2 ASSESSMENT SHARES. The percentage or fractional shares of liability for assessments is the same as the undivided shares of ownership of the common elements and common surplus appurtenant to each unit as provided in Exhibit "D" attached hereto. Each unit owner's liability for assessments is based on a fractional share of the total overall budget as apportioned in Exhibit "D" attached hereto.

§ 8.3 DEVELOPER EXCUSAL FROM ASSESSMENTS AND DEVELOPER GUARANTEE. The Developer, while offering units for sale, is excused from payment of assessments against all unsold units for a period of time until termination as stated in § 8.4 below, and during this period of excusal the Developer guarantees to all purchasers and unit owners of the condominium that assessments will not exceed \$897.00 per Quarter (which is equivalent to \$299.00 per month), and the Developer will pay any common expenses that exceed the guaranteed amount.

§ 8.4 DURATION OF DEVELOPER EXCUSAL AND GUARANTEE. The excusal and guarantee period will commence upon the creation of the condominium, and end at the first occurrence of any of the following events:

- (a) The date at which the Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the association according to the terms of the Bylaws and as required by Chapter 718 Florida Statutes;
- (b) The time at which the Developer has sold all its units so that the Developer holds no units for sale.

§ 8.5 OPTIONAL EXTENSION OF DEVELOPER EXCUSAL AND GUARANTEE. The Developer may extend the guarantee for one or more stated periods, consistent with Chapter 718, Florida Statutes.

ARTICLE IX AMENDMENTS
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§ 9.1. BY OWNERS. Unit Owners may vote to amend this Declaration as provided by Chapter 718, Florida Statutes. Amendments by a vote of the Unit Owners shall be governed by the same procedures for proposal and adoption as set forth in the Bylaws.

Each amendment shall be attached to or shall contain a certificate certifying that the amendment was duly adopted, and the certificate shall be executed by the president of the Association and attested by the secretary with the formalities of a deed, and said amendment shall be effective upon recordation of the amendment and certificate in the Public Records of Leon County, Florida.

§ 9.2. BY THE DEVELOPER. Except for amendments restricted by § 718.110(4) and § 718.110(8), the Developer reserves the right at any time, so long as the Developer holds units for sale in the ordinary course of business, to unilaterally amend this Declaration as it may deem appropriate, in its sole discretion, to carry out the purposes of the project, or as may be required by any lending institution, FHA, VA, FHLMC, FNMA, title insurance company or public body, or as may be necessary to conform the same to the requirements of law or to facilitate the operation and management of the Condominium or the sale of Units in an FHA/VA approved condominium. The Developer may also unilaterally make amendments to fix typographical or clerical errors. The Developer may also unilaterally make amendments to add the surveyor's certificate(s) required by § 718.104(4)(e). Any amendments to this Declaration which may be unilaterally made by the Developer shall become effective upon the recording in the Public Records of Leon County, Florida, of an instrument executed solely by the Developer with the formalities of a deed, setting forth the text of such amendment in full, together with the appropriate recording data of this Declaration.

Amendments restricted by § 718.110(4) and § 718.110(8) are not valid unless the record owner of each unit of the condominium and the record owners of liens on each unit of the condominium join in the execution of the amendment.

§ 9.3. RESTRICTIONS ON AMENDMENTS. No amendment to this Declaration shall be permitted if such amendment would:

- (a) change the configuration, size, or boundaries of any Unit in any material fashion;
- (b) materially alter or modify the appurtenances to any Unit;
- (c) change the proportion or percentage by which the Owners share the Common Expenses and own the Common Surplus; or
- (d) permit timeshare estates to be created in any unit of the condominium;

unless the record owner of each unit of the condominium and the record owners of liens on each unit of the condominium join in the execution of the amendment.

§ 9.4. CONSENT OF MORTGAGEES TO AMENDMENTS. The provisions of § 718.110(11), Florida Statutes, govern and control the procedures and requirements regarding the consent or joinder of mortgagees to or in amendments to the condominium documents. All of the provisions of

§ 718.110(11), Florida Statutes, are incorporated herein by reference, and accordingly, the consent or joinder of mortgagees to or in amendments to the condominium documents shall be enforceable only as to the following matters:

- (a) Those matters described in § 718.110(4) and 718.110(8), Florida Statutes; and
- (b) Amendments to the declaration, articles of incorporation, or bylaws that adversely affect the priority of the mortgagee's lien or the mortgagee's rights to foreclose its lien or that otherwise materially affect the rights and interests of the mortgagees.

Any required consent or joinder of mortgagees may not be unreasonably withheld.

§ 9.5. NOTICE TO MORTGAGEES. In order to meet the requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, FHA, VA, "Fannie Mae", "Freddie Mac", etc., so that units in the condominium can meet said underwriting standards and be mortgaged with those types of loans, mortgagees and guarantors of the mortgages on any unit shall have the right to timely written notice of:

- (a) Any condemnation or casualty loss that affects either a material portion of the project or the unit securing its mortgage;
- (b) Any 60-day delinquency in the payment of assessments or charges owed by the owner of any unit on which it holds the mortgage;
- (c) A lapse, cancellation, or material modification of any insurance policy maintained by the owners' association;
- (d) Any proposed action that requires the consent of a specified percentage of mortgagees;
- (e) Those matters described in § 718.110(4) and 718.110(8); and

- (f) Any matters that adversely affect the priority of the mortgagee's lien or the mortgagee's rights to foreclose its lien or that otherwise materially affect the rights and interests of the mortgagees.

ARTICLE X SEVERABILITY

§ 10.1. SEVERABILITY. The invalidity in whole or in part of any covenant or restriction, or any article, section, subsection, sentence, clause, phrase or word, or other provision of the Condominium Documents and the Condominium Rules and Regulations shall not affect the validity of the remaining portions.

ARTICLE XI MEMBERSHIP and VOTES

§ 11.1. MEMBERSHIP. The owners of the condominium units shall be members in the Association pursuant to the provisions of the Articles of Incorporation and Bylaws of the Association.

§ 11.2. VOTES. Each Unit shall have one (1) vote in the Association. See the Bylaws for more detail regarding the voting process and procedure.

ARTICLE XII TERMINATION

§ 12.1. TERMINATION. The Condominium may be terminated as provided in Article XX of the Bylaws, in addition to the manner as provided in Chapter 718.117, Florida Statutes.

ARTICLE XIII HURRICANE PROTECTION

§ 13.1. HURRICANE PROTECTION. To protect the health, safety, and welfare of the people of the state and to ensure uniformity and consistency in the hurricane protections installed by condominium associations and unit owners, this subsection applies to all residential and mixed-use

condominiums in the state, regardless of when the condominium is created pursuant to the declaration of condominium. Each board of administration of a residential condominium or mixed-use condominium must adopt hurricane protection specifications for each building within each condominium operated by the association which may include color, style, and other factors deemed relevant by the board. All specifications adopted by the board must comply with the applicable building code. The installation, maintenance, repair, replacement, and operation of hurricane protection in accordance with this subsection is not considered a material alteration or substantial addition to the common elements or association property within the meaning of this section.

(a) The board may, subject to s. 718.3026 and the approval of a majority of voting interests of the residential condominium or mixed-use condominium, install or require that unit owners install hurricane protection that complies with or exceeds the applicable building code. A vote of the unit owners to require the installation of hurricane protection must be set forth in a certificate attesting to such vote and include the date that the hurricane protection must be installed. The board must record the certificate in the public records of the county in which the condominium is located. Once the certificate is recorded, the board must mail or hand deliver a copy of the recorded certificate to the unit owners at the owners' addresses, as reflected in the records of the association. The board may provide to unit owners who previously consented to receive notice by electronic transmission a copy of the recorded certificate by electronic transmission. The failure to record the certificate or send a copy of the recorded certificate to the unit owners does not affect the validity or enforceability of the vote of the unit owners. A vote of the unit owners under this paragraph is not required if the installation, maintenance, repair, and replacement of the hurricane protection, or any exterior windows, doors, or other apertures protected by the hurricane protection, is the responsibility of the association pursuant to the declaration of condominium as originally recorded or as amended, or if the unit owners are required to install hurricane protection pursuant to the declaration of condominium as originally recorded or as amended. If hurricane protection that complies with or exceeds the current applicable building code has been previously installed, the board may not install the same type of hurricane protection or require that unit owners install the same type of hurricane protection unless the installed hurricane protection has reached the end of its useful life or unless it is necessary to prevent damage to the common elements or to a unit.

(b) The board may operate hurricane protection without permission of the unit owners only if such operation is necessary to preserve and protect the condominium property or association property.

(c) Notwithstanding any other provision in the residential condominium or mixed-use condominium documents, if approval is required by the documents, a board may not refuse to approve the installation or replacement of hurricane protection by a unit owner which conforms to the specifications adopted by the board. However, a board may require the unit owner to adhere to an existing unified building scheme regarding the external appearance of the condominium.

(d) A unit owner is not responsible for the cost of any removal or reinstallation of hurricane protection, including exterior windows, doors, or other apertures, if its removal is necessary for the maintenance, repair, or replacement of other condominium property or association property for which the association is responsible. The board shall determine if the removal or reinstallation of hurricane protection must be completed by the unit owner or the association. If such removal or reinstallation is completed by the association, the costs incurred by the association may not be charged to the unit owner. If such removal or reinstallation is completed by the unit owner, the association must reimburse the unit owner for the cost of the removal or reinstallation or the association must apply a credit toward future assessments in the amount of the unit owner's cost to remove or reinstall the hurricane protection.

(e) If the removal or reinstallation of hurricane protection, including exterior windows, doors, or other apertures, is the responsibility of the unit owner and the association completes such removal or reinstallation and then charges the unit owner for such removal or reinstallation, such charges are enforceable as an assessment and may be collected in the manner provided under s. 718.116.

ARTICLE XIV ALTERNATIVE DISPUTE RESOLUTION

§ 14.1. ALTERNATIVE DISPUTE RESOLUTION. The alternative dispute resolution procedures set forth in Fla. Stat. § 718.1255 shall be followed.

[Remainder of page left intentionally blank]

EXECUTION

IN WITNESS WHEREOF, the Developer has executed this Declaration this 21st day of May, 2026.

WITNESSES:

[Signature]
Signature
Cooper Ferrell

Printed Name

Address: 3520 Thomasville Rd, 4th Flr Tallahassee FL 32309

[Signature]
Signature
Shannon Merritt

Printed Name

Address: 3520 Thomasville Rd, 4th Flr Tallahassee FL 32309

DEVELOPER SIGNATURE:

Camellia Oaks Development, LLC,
a Florida limited liability company

By: [Signature]
Printed Name: **COLLINS PACE**
Its: Manager

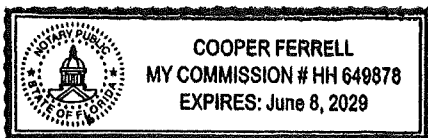
NOTARY

STATE OF Florida
COUNTY OF Leon

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared COLLINS PACE, as the Manager of Camellia Oaks Development, 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 21st day of May, 2026.

Stamp or Seal:



[Signature]
Notary Signature
Cooper Ferrell
Notary Printed Name

JOINDER AND CONSENT OF MORTGAGEE
to the
Declaration of Condominium of Oak Haven Condominiums

COMES NOW, THOMASVILLE NATIONAL BANK, by and through its undersigned officer, the mortgagee of the real property submitted to the *Declaration of Condominium of Oak Haven Condominiums*, and does hereby consent to the recording of the aforesaid Declaration of Condominium and agrees to the submittal of said real property to the condominium form of ownership in accordance with the aforesaid Declaration of Condominium.

DONE AND EXECUTED this 20th day of May, 2026.

WITNESSES:

Rebecca Brunson
Signature
Rebecca Brunson
Print Name
Address: 301 N. Broad St. Thomasville, GA
31792

Kim Alligood
Signature
KIM Alligood
Printed Name
Address: 301 N Broad St
THOMASVILLE GA 31792

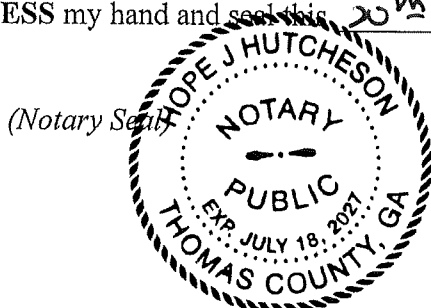
MORTGAGEE:

THOMASVILLE NATIONAL BANK
Signature: [Signature]
Printed Name: Hank A Stone
Title: COO

STATE OF Georgia
COUNTY OF Thomas

BEFORE ME, the undersigned authority authorized to take acknowledgments in the state and county aforesaid, appeared Hank A. Stone, as the COO of THOMASVILLE NATIONAL BANK, and he or she acknowledged that he or she executed the foregoing instrument on behalf of the company pursuant to due authority. He or she is personally known to me or has produced sufficient identification and did take an oath or made appropriate acknowledgment. He/she signed in my physical presence.

WITNESS my hand and seal this 20th day of May, 2026.



[Signature]
Notary Signature

Hope J. Hutcheson
Notary Printed Name

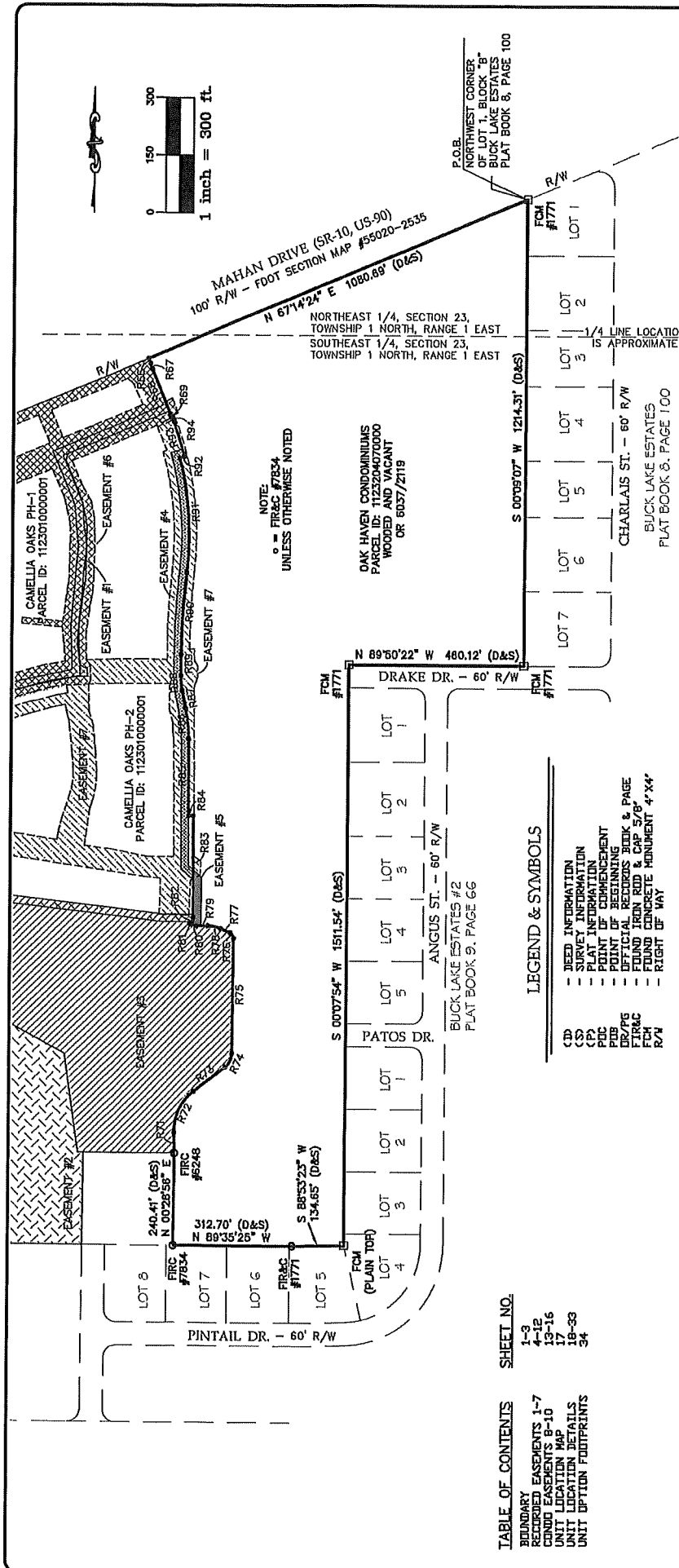


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LEGEND & SYMBOLS

- BEED INFORMATION
- SURVEY INFORMATION
- PLAT INFORMATION
- POINT OF BEGINNING
- POINT OF BEGINNING
- OFFICIAL RECORDS BOOK & PAGE
- FOUND IRON ROD & CAP 3/8"
- FOUND CONCRETE MONUMENT 4" X 4"
- RIGHT OF WAY

BOUNDARY SURVEY

OAK HAVEN CONDOMINIUMS

SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST

LEON COUNTY, FLORIDA

BOUNDARY SURVEY NIT COMPLETE WITHOUT SHEETS 1-12

DRAWN BY: K. O'NEAL

CHECKED BY: E. WILLS

DATE: 03/05/25

REVISED: 02/02/25

SCALE: 1" = 300'

FIELD BOOK: 2408

PAGE: 44-45, 68

DATE OF SURVEY: 02/20/25

Meridian

SURVEYING & MAPPING INC.

3201 Shamrock Street South, Suite #102

Tallahassee, Florida 32309

Office: (850) 688-7641 | Fax: (850) 688-7648

SURVEYOR'S NOTES

- THIS BOUNDARY SURVEY IS BASED IN AN ALTA/NSPS SURVEY COMPLETED BY THIS FIRM ON 03/05/25, JOB #347148.10 AND WAS PREVIOUSLY KNOWN AS CAMELLIA OAKS PH-3, CONTAINING 34.93 ACRES.
- THE LEGAL DESCRIPTION USED WAS BASED IN THE ABOVE REFERENCED PROJECT AND WAS RECORDED IN OFFICIAL RECORDS BOOK 6037, PAGE 2119 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
- THE SURVEY BEARINGS SHOWN HEREIN ARE BASED ON FLORIDA STATE PLANE COORDINATES NAD 83 PUBLISHED NGS CONTROL POINTS (TLC 2-27-INIE & TLC-1020).
- THIS SITE IS CURRENTLY UNDER CONSTRUCTION AND NO IMPROVEMENTS OR FEATURES HAVE BEEN LOCATED OR SHOWN FOR THE PURPOSE OF THIS SURVEY.
- ADJOINING PROPERTY LINES ARE BASED ON FOUND MONUMENTATION, BEEDS AND PLAT INFORMATION ONLY.
- ALL DISTANCES ARE IN U.S. SURVEY FEET ONLY.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Kevin C. O'Neal

Florida Professional Surveyor & Mapper #6413

Licensed Business #7834

SHEET NO.

1

OF

34

JOB NO.

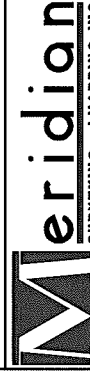
347148.11

LINE TABLE		
LINE	BEARING	LENGTH
R66	N22° 46' 26" W	13.88'
R67	N18° 57' 36" W	15.03'
R68	N22° 46' 26" W	126.30'
R69	N27° 26' 33" W	11.39'
R71	N01° 24' 15" W	53.89'
R73	N52° 40' 13" E	105.61'
R75	N00° 22' 27" E	299.65'
R77	N67° 38' 57" W	28.46'
R79	N88° 52' 31" W	28.94'
R81	N63° 39' 48" W	6.09'
R83	N00° 24' 48" W	264.79'
R84	S89° 35' 12" W	12.00'
R85	N00° 24' 48" W	200.08'
R87	N11° 41' 55" W	46.20'
R89	N00° 32' 08" E	54.48'
R92	N74° 04' 13" E	13.00'
R94	N27° 26' 33" W	10.09'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
R72	130.50	54° 04' 29"	123.16'	N25° 37' 59" E 118.64'
R74	44.50	52° 17' 46"	40.62'	N26° 31' 20" E 39.22'
R76	14.50	68° 01' 25"	17.21'	N33° 38' 15" W 16.22'
R78	94.50	21° 13' 33"	35.01'	N78° 15' 44" W 34.81'
R80	30.50	25° 12' 42"	13.42'	N76° 16' 10" W 13.31'
R82	17.00	63° 02' 09"	18.70'	N31° 06' 17" E 17.77'
R86	410.00	11° 17' 08"	80.76'	N06° 03' 22" W 80.63'
R88	190.00	12° 14' 04"	40.57'	N05° 34' 53" W 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" W 298.79'
R93	823.00	6° 44' 54"	96.93'	N17° 58' 59" W 96.88'

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

BOUNDARY SURVEY
OAK HAVEN 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 : K. O'NEAL	SHEET NO.
CHECKED BY : E. WILLS	2
DATE : 03/05/25	OF 34
REVISED: 02/02/26 Condo	
SCALE 1" = N/A	JOB NO.
FIELD BOOK: 2408 PAGE: 44-45,68	347148.11
DATE OF SURVEY: 02/20/25	

PROPERTY DESCRIPTION

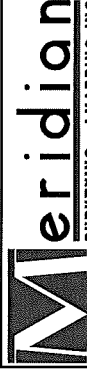
OFFICIAL RECORDS BOOK 6037, PAGE 2119

Begin at found 4"x4" concrete monument (#1771) lying on the Southerly right-of-way of 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. From said POINT OF BEGINNING run South 00 degrees 09 minutes 07 seconds West along the West boundary of said Buck Lake Estates 1214.31 feet to a found 4"x4" concrete monument (#1771) marking the southwest corner of Lot 7, Block "B" of said Buck Lake Estates and lying on the North boundary of the 60 foot wide right-of-way for Drake Drive, said concrete monument also marking the northeast corner of Buck Lake Estates Unit 2 recorded in Plat Book 9, Page 66 of the Public Records of Leon County, Florida; thence along the North boundary of said right-of-way and Buck Lake Estates Unit 2 run North 89 degrees 50 minutes 22 seconds West, 460.12 feet to a found 4"x4" concrete monument (#1771) marking the northwest corner of said Buck Lake Estates Unit 2; thence leaving said North right-of-way run South 00 degrees 07 minutes 54 seconds West along the West boundary of said Buck Lake Estates Unit 2, 1511.54 feet to a found 4"x4" concrete monument (plain top) marking the northeast corner of Lot 5, Block "B" of said Buck Lake Estates Unit 2; thence South 88 degrees 53 minutes 23 seconds West, 134.65 feet along the North boundary of said Block "B" to a found 5/8" iron rod & cap (#1771); thence continue North 89 degrees 35 minutes 25 seconds West along said Block "B", 312.70 feet to a found 5/8" iron rod & cap (#7834) marking the southeast corner of lands described in official records book 4648, page 1449; thence North 00 degrees 28 minutes 56 seconds East along the east boundary of said lands 240.41 feet to a found 5/8" iron rod & cap (#6248) marking the northeast corner of said lands described in official records book 4648, page 1449; thence North 01 degrees 15 seconds West, 53.89 feet to a point of curve to the right; thence along said curve with a radius of 130.50 feet through a central angle of 54 degrees 04 minutes 29 seconds for an arc distance of 123.16 feet (chord bearing of North 25 degrees 37 minutes 59 seconds East, 118.64 feet); thence North 52 degrees 40 minutes 13 seconds East, 105.61 feet to a point of curve to the left; thence along said curve with a radius of 44.50 feet through a central angle of 52 degrees 17 minutes 46 seconds for an arc distance of 40.62 feet (chord bearing of North 26 degrees 31 minutes 20 seconds East, 39.22 feet); thence North 00 degrees 22 minutes 27 seconds East, 299.65 feet to a point of curve to the left; thence along said curve with a radius of 14.50 feet through a central angle of 68 degrees 01 minutes 25 seconds for an arc distance of 17.21 feet (chord bearing of North 33 degrees 38 minutes 15 seconds West, 16.22 feet); thence North 67 degrees 38 minutes 57 seconds West, 28.46 feet to a point of curve to the left; thence along said curve with a radius of 94.50 feet through a central angle of 21 degrees 13 minutes 33 seconds for an arc distance of 35.01 feet (chord bearing of North 78 degrees 15 minutes 44 seconds West, 34.81 feet); thence North 88 degrees 52 minutes 31 seconds West, 28.94 feet to a point of curve to the right; thence along said curve with a radius of 30.50 feet through a central angle of 25 degrees 12 minutes 42 seconds for an arc distance of 13.42 feet (chord bearing of North 76 degrees 16 minutes 10 seconds West, 13.31 feet); thence North 63 degrees 39 minutes 48 seconds West, 6.09 feet to a non-tangent curve concave to the northwest; thence along said curve with a radius of 17.00 feet through a central angle of 63 degrees 02 minutes 09 seconds for an arc distance of 18.70 feet (chord bearing of North 31 degrees 06 minutes 17 seconds East, 17.77 feet); thence North 00 degrees 24 minutes 48 seconds West, 264.79 feet; thence South 89 degrees 35 minutes 12 seconds West, 12.00 feet; thence North 00 degrees 24 minutes 48 seconds West, 200.08 feet to a point of curve to the left; thence along said curve with a radius of 410.00 feet through a central angle of 11 degrees 17 minutes 08 seconds for an arc distance of 80.76 feet (chord bearing of North 06 degrees 03 minutes 22 seconds West, 80.63 feet); thence North 11 degrees 41 minutes 55 seconds West, 46.20 feet to a point of curve to the right; thence along said curve with a radius of 190.00 feet through a central angle of 12 degrees 14 minutes 04 seconds for an arc distance of 40.57 feet (chord bearing of North 05 degrees 53 minutes 53 seconds West, 40.49 feet); thence North 00 degrees 32 minutes 08 seconds East, 54.48 feet to a point of curve to the right; thence along said curve with a radius of 1990.00 feet through a central angle of 06 degrees 07 minutes 59 seconds for an arc distance of 213.01 feet (chord bearing of North 03 degrees 36 minutes 08 seconds East, 212.91 feet) to a point of reverse curve; thence along said curve with a radius of 810.00 feet through a central angle of 21 degrees 15 minutes 23 seconds for an arc distance of 300.51 feet (chord bearing of North 03 degrees 57 minutes 35 seconds West, 298.79 feet); thence North 74 degrees 04 minutes 13 seconds East, 13.00 feet to a point of a non-tangent curve concave to the southwest; thence along said curve with a radius of 823.00 feet through a central angle of 06 degrees 44 minutes 54 seconds for an arc distance of 96.93 feet (chord bearing of North 17 degrees 58 minutes 59 seconds West, 96.88 feet); thence North 27 degrees 26 minutes 33 seconds West, 10.09 feet; thence North 27 degrees 26 minutes 33 seconds West, 11.39 feet; thence North 22 degrees 46 minutes 26 seconds West, 126.30 feet; thence North 18 degrees 57 minutes 36 seconds West, 15.03 feet; thence North 22 degrees 46 minutes 26 seconds West, 13.88 feet to the Southerly right-of-way of State Road 10 (US 90); thence along said right-of-way run North 67 degrees 14 minutes 24 seconds East, 1080.69 feet to the POINT OF BEGINNING. Containing 34.93 acres more or less.

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

BOUNDARY SURVEY

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 868-7644 Fax: (850) 868-7648

DRAWN BY : K. O'NEAL

CHECKED BY : E. WILLS

DATE : 03/05/25

REVISER: 02/02/26 Condo

SCALE 1" = N/A

FIELD BOOK: 2408 PAGE: 44-45,68
DATE OF SURVEY: 02/20/25

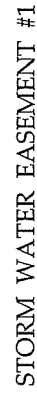
SHEET NO.

3

OF 34

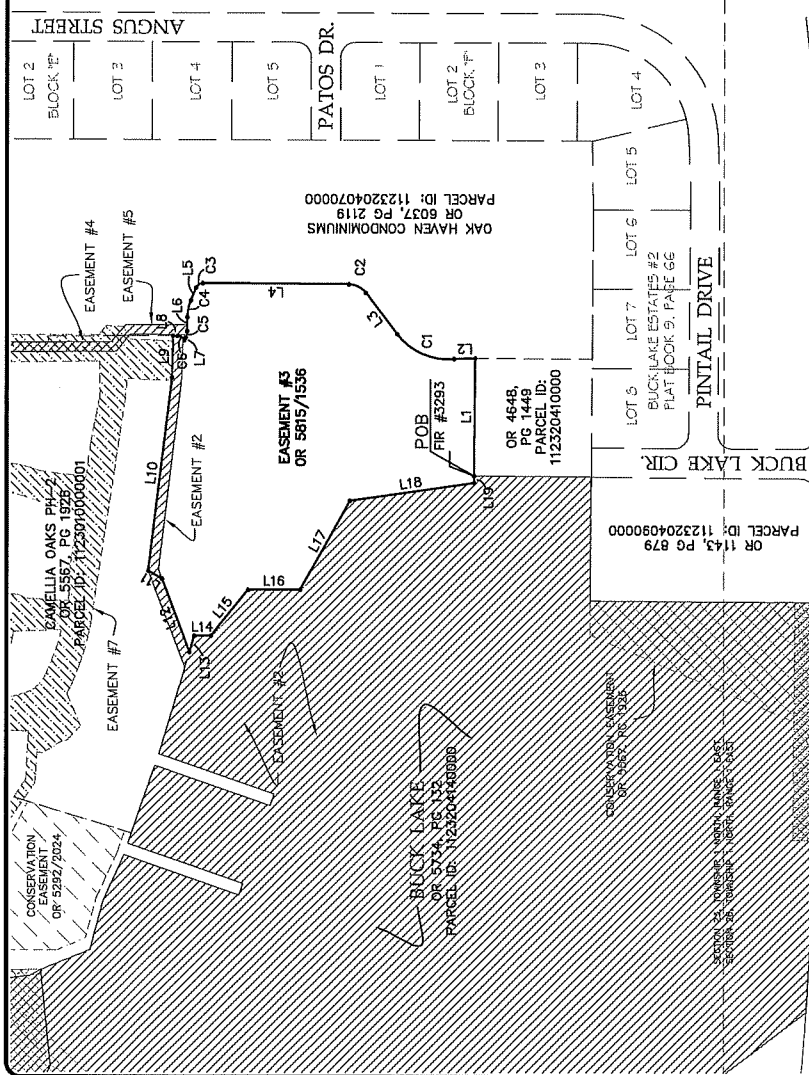
JOB NO.

347148.11



OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

 Meridian SURVEYING and MAPPING INC.	DRAWN BY: K. O'NEAL		SHEET NO.
	CHECKED BY: E. WILLS		4
	DATE: 03/05/25		
	REVISED: 02/02/26 Condo		OF 34
	SCALE 1" = 300'		JOB NO.
3201 Shamrock Street South, Suite #02 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648 3/27/48; 11			



LINE		LINE TABLE	
L1	S89° 35' 02"E	240. 75'	
L2	N01° 24' 13"W	43. 17'	
L3	N52° 40' 15"E	106. 12'	
L4	N00° 22' 27"E	299. 65'	
L5	N67° 38' 57"E	28. 46'	
L6	N88° 52' 31"W	28. 94'	
L7	N63° 39' 48"W	6. 09'	
L8	N88° 50' 33"W	7. 84'	
L9	N88° 50' 33"W	85. 84'	
L10	N83° 10' 31"W	397. 87'	
L11	S31° 16' 14"E	32. 28'	
L12	S63° 33' 02"E	160. 23'	
L13	S73° 30' 30"E	34. 73'	
L14	S50° 40' 34"E	33. 73'	
L15	S50° 48' 30"E	121. 35'	
L16	S50° 13' 38"E	106. 98'	
L17	S60° 56' 13"E	208. 28'	
L18	S80° 17' 09"E	258. 37'	
L19	S89° 35' 02"E	13. 83'	

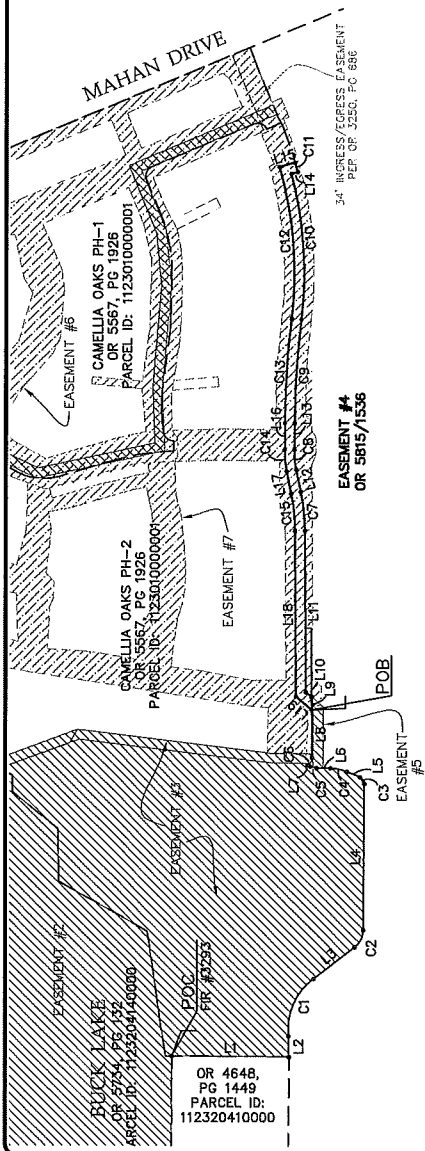
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	LENGTH
C1	58° 57' 46"	361.50'	135.35'	N62° 50' 51"E	127.83'
C2	59° 37' 46"	44.50'	17.81'	N63° 38' 15"E	38.52'
C3	21° 13' 33"	94.50'	35.01'	N78° 15' 44"E	34.61'
C4	25° 12' 42"	30.50'	13.42'	N76° 16' 10"E	13.71'
C5	38° 02' 48"	17.00'	18.70'	N31° 05' 12"E	17.77'

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

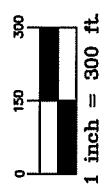
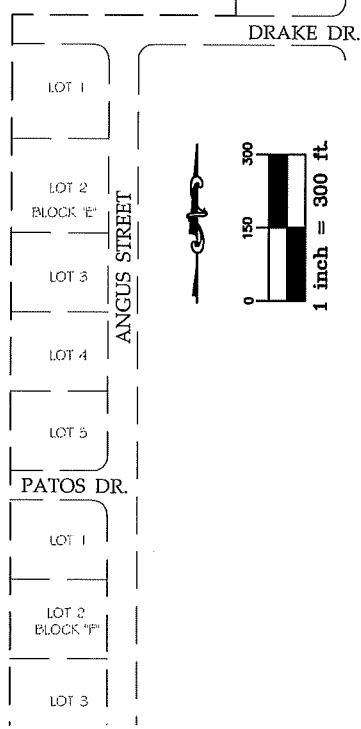
STORM WATER EASEMENT #3

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

 Meridian SURVEYING and MAPING INC.	3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	
	DRAWN BY: K. O'NEAL CHECKED BY: E. WILLS DATE: 03/05/25 REVISED: 02/02/26 Condo SCALE 1" = 300' FIELD BOOK: 2408 PAGE: 44-45,68 DATE OF SURVEY: 02/20/25	
	SHEET NO. 6 OF 34 JOB NO. 347148.11	



OAK HAVEN CONDOMINIUMS
OR 6037, PG 2119
PARCEL ID: 1123204070000



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°35'02"E	240.75'
L2	N01°24'15"W	43.17'
L3	N02°40'13"E	106.12'
L4	N07°22'27"E	299.65'
L5	N67°38'57"W	28.45'
L6	N88°52'31"W	28.94'
L7	N63°39'48"W	6.09'
L8	N00°24'48"W	58.20'
L9	N00°24'48"W	26.31'
L10	N49°53'18"W	15.79'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N00°24'48"W	330.10'
L12	N11°41'55"W	46.20'
L13	N00°32'08"E	54.48'
L14	N74°04'13"E	13.00'
L15	S74°04'13"W	33.00'
L16	S00°32'08"W	54.48'
L17	S11°41'55"E	46.20'
L18	S00°24'48"E	339.31'
L19	S49°53'18"E	42.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING
C1	58°39'06"	130.50'	N23°20'41"E
C2	52°17'46"	44.50'	N65°31'20"E
C3	68°01'25"	14.50'	N33°38'15"W
C4	21°13'33"	94.50'	N78°15'44"W
C5	25°12'42"	30.50'	N76°16'10"W
C6	63°02'09"	17.00'	N31°06'17"E
C7	11°17'08"	410.00'	N05°34'53"W
C8	12°14'04"	190.00'	N05°34'53"W
C9	6°07'59"	1990.00'	N03°36'08"E
C10	21°15'23"	810.00'	N03°36'08"E
C11	1°23'33"	823.00'	N15°18'19"W
C12	22°40'23"	790.00'	S04°40'05"E
C13	6°07'59"	2010.00'	S03°36'08"W
C14	12°14'04"	210.00'	S05°24'53"E
C15	11°17'08"	390.00'	S05°03'22"E

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

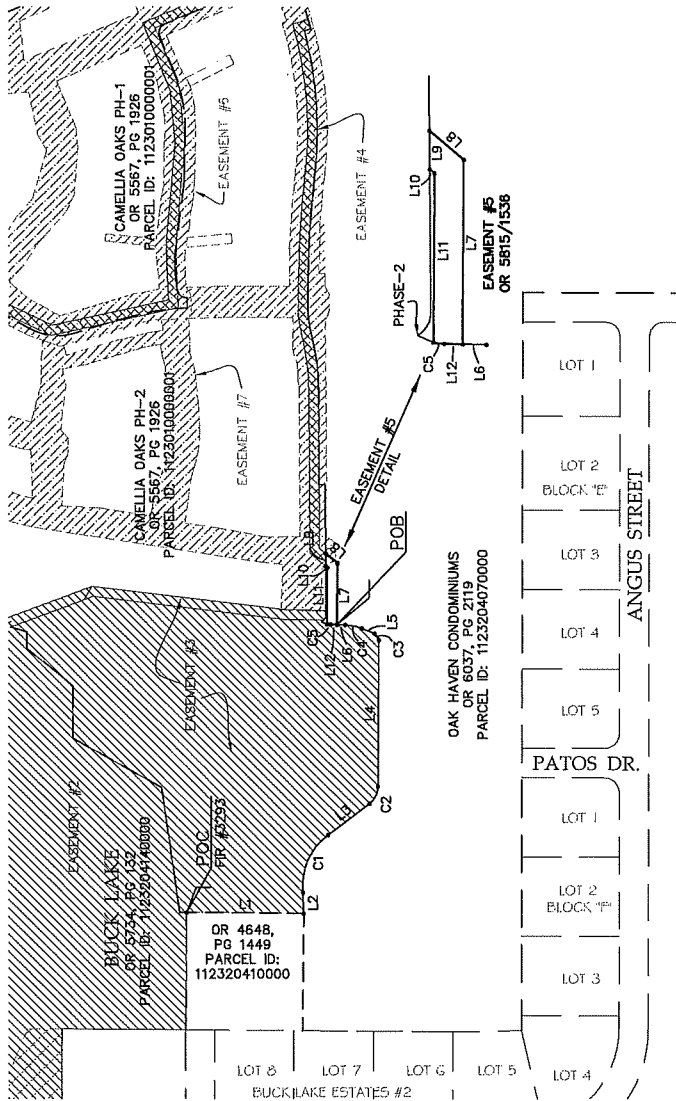
STORM WATER EASEMENT #4

OAK HAVEN 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

DRAWN BY: K. O'NEAL
CHECKED BY: E. WILLS
DATE: 03/05/25
REVISED: 02/02/26 Condo
SCALE 1" = 300'
FIELD BOOK: 2408 PAGE: 44-45, 68
DATE OF SURVEY: 02/20/25

SHEET NO. 7
OF 34
JOB NO. 347148.11



0 150 300
1 inch = 300 ft.



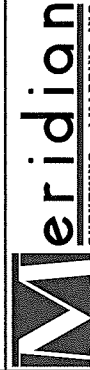
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°35'06"E	240.75'	L7	N00°22'17"E	126.00'
L2	N01°24'15"W	43.17'	L8	N49°53'18"W	30.80'
L3	N52°40'13"E	106.12'	L9	S00°24'48"E	26.31'
L4	N00°22'27"E	299.65'	L10	S49°53'18"E	4.32'
L5	N67°38'27"W	28.46'	L11	S00°22'17"W	115.45'
L6	N88°52'31"W	16.30'	L12	S88°52'31"E	12.64'

CURVE TABLE			CURVE TABLE		
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	LENGTH
C1	S8°39'06"	130.50'	133.59'	N23°20'41"E	127.83'
C2	S2°17'46"	44.50'	40.62'	N26°31'20"E	39.22'
C3	68°01'25"	14.50'	17.21'	N33°38'15"W	16.22'
C4	21°13'33"	94.50'	35.01'	N78°15'44"W	34.81'
C5	13°59'41"	30.50'	7.43'	S81°52'40"E	7.43'

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

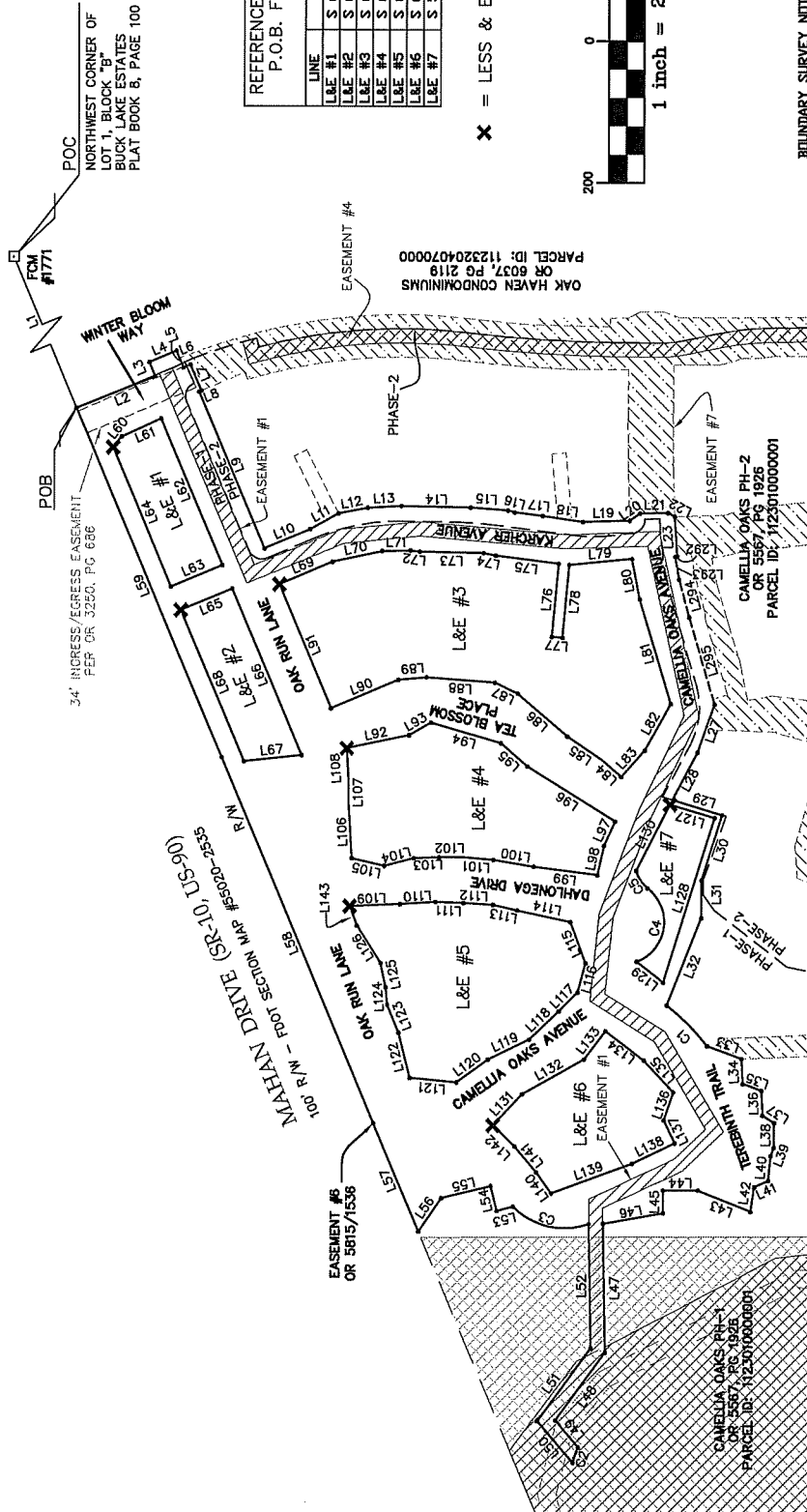
STORM WATER EASEMENT #5

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 669-7641 Fax: (850) 669-7648

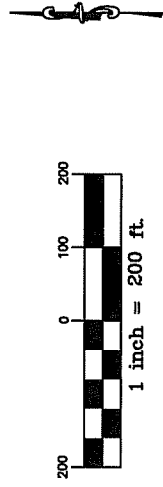
DRAWN BY: K. O'NEAL	SHEET NO.
CHECKED BY: E. WILLS	8
DATE: 03/05/25	OF 34
REVISED: 02/02/26 Condo	
SCALE 1" = 300'	JOB NO.
FIELD BOOK: 2408 PAGE: 44-45, 68	347148.11
DATE OF SURVEY: 02/20/25	



REFERENCE TIES FROM P.O.C. TO
P.O.B. FOR LESS & EXCEPT
ISLANDS

LINE	BEARING	LENGTH
L&E #1	S 65°54'30" W	1152.38'
L&E #2	S 66°08'34" W	1401.79'
L&E #3	S 60°26'44" W	1431.40'
L&E #4	S 61°28'35" W	1680.70'
L&E #5	S 64°35'45" W	1881.39'
L&E #6	S 63°17'46" W	2248.36'
L&E #7	S 50°56'51" W	2001.67'

X = LESS & EXCEPT POINT OF BEGINNING



BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

ACCESS, STORM WATER, UTILITIES
& SIDEWALK EASEMENT #6

OAK HAVEN 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	DRAWN BY: K. O'NEAL	SHEET NO.
	CHECKED BY: E. WILLS	9
	DATE: 03/05/25	OF 34
	REVISED: 02/02/26 Condo	JOB NO.
	SCALE 1" = 200'	347148.11
	FIELD BOOK: 2408 PAGE 44-45.68	
	DATE OF SURVEY: 02/20/25	

EASEMENT #6 LINE & CURVE TABLE

LINE TABLE			
LINE	BEARING	LENGTH	
L1	S67°14'24"E	0.07'	
L2	S21°51'29"E	130.28'	
L3	N67°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	N22°46'26"E	3.67'	
L9	S67°13'34"E	240.00'	
L10	S22°46'26"E	70.00'	
L11	S29°03'30"E	46.52'	
L12	S11°06'57"E	42.53'	
L13	S02°54'53"E	47.98'	
L14	S01°03'25"E	97.69'	
L15	S04°30'09"E	52.99'	
L16	S15°25'28"E	10.10'	
L17	S07°16'50"E	40.00'	
L18	S08°22'32"E	57.38'	
L19	S01°44'42"E	66.00'	
L20	S35°02'26"E	17.95'	
L21	S01°02'50"E	39.24'	
L22	S27°05'02"E	11.15'	
L23	S86°44'38"E	56.42'	
L292	N09°45'10"E	2.58'	
L293	S80°14'50"E	32.47'	
L294	S74°41'11"E	55.20'	
L295	S73°31'50"E	128.26'	
L27	N70°33'34"E	72.37'	
L28	N62°00'51"E	76.04'	
L29	S16°37'02"E	73.97'	
L30	N72°33'17"E	96.23'	

LINE TABLE			
LINE	BEARING	LENGTH	
L31	N89°38'04"E	53.66'	
L32	N68°07'08"E	132.81'	
L33	S20°29'57"E	52.22'	
L34	S87°32'26"E	35.00'	
L35	S19°51'13"E	28.50'	
L36	S87°32'26"E	35.00'	
L37	S32°09'18"E	19.65'	
L38	N89°04'09"E	35.00'	
L39	N69°54'49"E	12.67'	
L40	N84°25'04"E	35.00'	
L41	N24°58'06"E	21.79'	
L42	N81°18'40"E	35.00'	
L43	N21°46'11"E	80.51'	
L44	N00°15'10"E	50.00'	
L45	S89°44'50"E	32.00'	
L46	N10°06'37"E	85.87'	
L47	S89°00'27"E	181.81'	
L48	N53°51'12"E	118.90'	
L49	S49°44'29"E	49.67'	
L50	N49°44'29"E	77.44'	
L51	S53°51'12"E	127.92'	
L52	N89°00'27"E	175.09'	
L53	N13°53'50"E	23.98'	
L54	N76°06'10"E	36.00'	
L55	N13°53'50"E	71.75'	
L56	N55°28'21"E	57.18'	
L57	N67°19'43"E	165.74'	
L58	N67°14'24"E	559.46'	
L59	N67°14'24"E	534.90'	
L60	S51°15'51"E	18.87'	

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	81.80'	329.00'	S44°32'18"E
C2	23.36'	155.49'	N71°16'27"E
C3	116.22'	102.00'	N12°38'25"E
C4	127.38'	60.00'	S81°34'12"E
C5	30.08'	45.00'	N56°45'25"E

LINE TABLE			
LINE	BEARING	LENGTH	
L61	S24°55'58"E	61.95'	
L62	S67°13'34"E	224.39'	
L63	N22°46'26"E	78.30'	
L64	N67°13'34"E	213.42'	
L65	S22°46'26"E	78.50'	
L66	S67°13'34"E	254.76'	
L67	N67°13'34"E	81.92'	
L68	N67°13'34"E	231.35'	
L69	S22°46'26"E	82.00'	
L70	S12°12'42"E	72.36'	
L71	S01°26'57"E	40.00'	
L72	S07°32'35"E	13.21'	
L73	S01°03'25"E	90.00'	
L74	S11°32'40"E	17.83'	
L75	S07°16'50"E	90.32'	
L76	N84°41'15"E	103.51'	
L77	S05°18'45"E	15.00'	
L78	S84°41'15"E	103.51'	
L79	S05°22'53"E	88.78'	
L80	S78°58'36"E	57.73'	
L81	S73°26'19"E	154.32'	
L82	N60°57'26"E	75.29'	
L83	N48°19'34"E	50.00'	
L84	N41°40'26"E	36.00'	
L85	N33°40'49"E	59.06'	
L86	N40°56'14"E	92.89'	
L87	N24°48'14"E	35.00'	
L88	N04°25'43"E	97.00'	
L89	N05°25'42"E	39.84'	
L90	N22°46'26"E	104.36'	

LINE TABLE			
LINE	BEARING	LENGTH	
L91	N67°13'34"E	190.00'	
L92	S11°45'15"E	99.98'	
L93	S30°08'09"E	36.00'	
L94	S16°09'09"E	103.22'	
L95	S40°56'14"E	50.00'	
L96	S32°07'16"E	146.37'	
L97	N65°31'49"E	37.61'	
L98	N77°41'36"E	42.43'	
L99	N07°27'57"E	90.85'	
L100	N09°26'04"E	58.49'	
L101	N04°35'36"E	44.98'	
L102	N00°14'52"E	31.83'	
L103	N02°15'34"E	35.66'	
L104	N14°57'05"E	42.88'	
L105	N13°06'30"E	48.00'	
L106	N86°45'25"E	75.51'	
L107	N89°13'30"E	39.88'	
L108	N86°31'03"E	40.12'	
L109	S02°15'34"E	71.76'	
L110	S03°45'04"E	50.04'	
L111	S02°15'42"E	39.60'	
L112	S03°25'37"E	41.67'	
L113	S12°24'24"E	35.47'	
L114	S12°15'05"E	77.11'	
L115	S69°36'33"E	62.09'	
L116	N74°50'16"E	42.48'	
L117	N45°12'14"E	38.08'	
L118	N43°47'48"E	57.55'	
L119	N25°32'53"E	65.41'	
L120	N35°29'10"E	54.73'	

LINE TABLE			
LINE	BEARING	LENGTH	
L121	N05°32'09"E	66.47'	
L122	N76°02'43"E	65.68'	
L123	N67°41'23"E	42.45'	
L124	N85°03'08"E	24.81'	
L125	N78°06'28"E	35.00'	
L126	N56°56'27"E	62.89'	
L127	S16°37'02"E	66.28'	
L128	N72°33'17"E	243.38'	
L129	N37°56'46"E	47.24'	
L130	S63°07'00"E	105.12'	
L131	S46°25'57"E	60.47'	
L132	S29°23'55"E	100.43'	
L133	S32°54'18"E	50.00'	
L134	S37°05'42"E	68.08'	
L135	S47°09'16"E	61.01'	
L136	N71°13'40"E	41.97'	
L137	S64°11'49"E	36.00'	
L138	N25°48'11"E	67.00'	
L139	N20°14'49"E	121.49'	
L140	N54°28'19"E	36.46'	
L141	N50°16'32"E	47.75'	
L142	N43°34'03"E	43.17'	
L143	N69°52'03"E	29.46'	

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

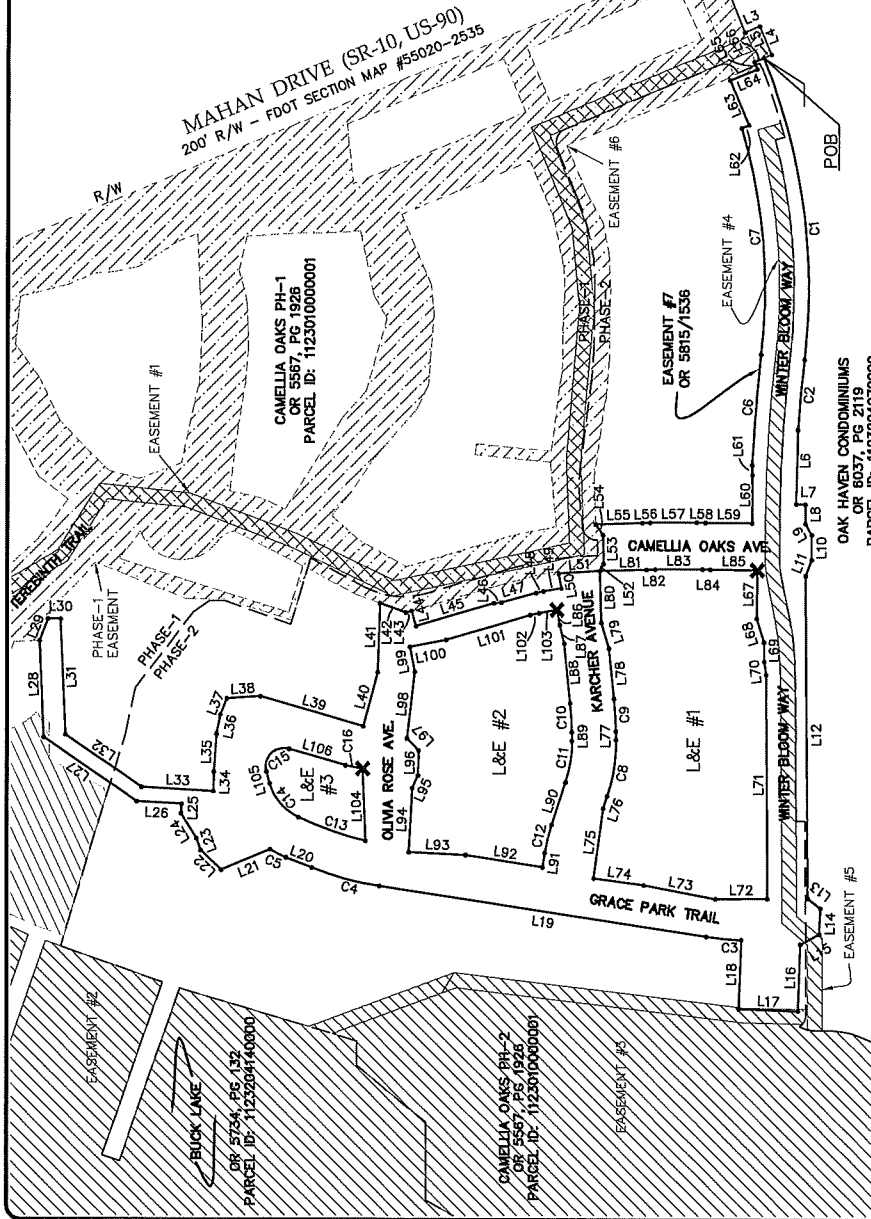
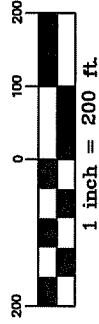
ACCESS, STORM WATER, UTILITIES & SIDEWALK EASEMENT #6

OAK HAVEN 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	DRAWN BY: K. O'NEAL	SHEET NO.
	CHECKED BY: E. WILLS	10
	DATE: 03/05/25	OF 34
	REvised: 02/02/26 Condo	
SCALE 1" = N/A	JOB NO.	
FIELD BOOK: 2408 PAGE: 44-45,68	DATE OF SURVEY: 02/20/25	347148.11

REFERENCE TIES FROM P.O.C. TO P.O.B. FOR LESS & EXCEPT ISLANDS			
LINE	BEARING	LENGTH	
L&E #1	S 36°26'45" V	1571.98'	
L&E #2	S 42°27'54" V	1788.04'	
L&E #3	S 43°47'00" V	2128.16'	

X = LESS & EXCEPT POINT OF BEGINNING



ACCESS, STORM WATER, UTILITIES
& SIDEWALK EASEMENT #7

OAK HAVEN 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) 668-7644 Fax: (850) 668-7648	DRAWN BY: K. O'NEAL	SHEET NO.
	CHECKED BY: E. WILLS	11
	DATE: 03/05/25	OF 34
	REVISED: 02/02/26 Condo	
	SCALE 1" = 200'	JOB NO.
	FIELD BOOK: 2408 PAGE: 44-45, 68	347148.11
	DATE OF SURVEY: 02/20/25	

EASEMENT #7 LINE & CURVE TABLE

LINE	BEARING	LENGTH
L1	S67°14'24"E	1080.76'
L2	S21°51'29"E	120.28'
L3	N67°13'34"E	21.55'
L4	S22°46'26"E	41.37'
L5	S67°13'34"E	11.67'
L6	S01°14'17"E	101.81'
L7	S88°34'49"E	12.42'
L8	S00°24'48"E	26.41'
L9	S29°14'48"E	17.53'
L10	S00°24'48"E	34.00'
L11	S20°39'12"E	23.52'
L12	S00°24'48"E	440.38'
L13	S52°31'44"E	22.47'
L14	S02°36'43"E	25.07'
L15	S61°38'31"E	23.53'
L16	S01°58'53"E	91.01'
L17	N88°00'47"E	81.00'
L18	N01°58'53"E	94.01'
L19	N81°20'23"E	452.18'
L20	N68°31'34"E	37.43'
L21	S67°02'29"E	72.35'
L22	N46°19'28"E	39.00'
L23	N19°31'07"E	17.26'
L24	N32°00'15"E	40.00'
L25	N03°13'49"E	12.87'
L26	N86°48'11"E	61.28'
L27	N55°29'06"E	154.15'
L28	N02°27'34"E	31.75'
L29	N20°29'57"E	31.93'
L30	S89°30'08"E	17.57'
L31	S02°27'34"E	157.79'
L32	S55°29'06"E	126.05'
L33	S86°46'11"E	98.04'
L34	N01°41'58"E	26.65'
L35	N03°49'04"E	51.91'
L36	N11°13'13"E	26.61'
L37	N22°02'03"E	23.65'
L38	N86°17'12"E	46.07'
L39	S73°55'24"E	146.36'
L40	N15°01'45"E	76.73'

LINE	BEARING	LENGTH
L41	N01°41'12"E	94.03'
L42	S70°33'34"E	38.08'
L43	N73°31'50"E	7.83'
L44	S16°33'41"E	21.39'
L45	N73°26'19"E	110.20'
L46	N84°47'26"E	10.16'
L47	N74°41'11"E	50.00'
L48	N78°06'45"E	9.98'
L49	N80°14'50"E	25.19'
L50	N09°45'10"E	20.62'
L51	N85°44'38"E	56.42'
L52	N27°05'02"E	11.15'
L53	N01°02'50"E	39.24'
L54	N35°02'26"E	17.95'
L55	N88°15'18"E	63.50'
L56	N87°22'31"E	11.27'
L57	N89°37'21"E	63.00'
L58	S88°17'45"E	11.96'
L59	S89°27'52"E	63.50'
L60	N00°32'08"E	66.00'
L61	N02°17'11"E	13.54'
L62	N67°13'34"E	10.54'
L63	N22°46'26"E	66.33'
L64	N67°13'34"E	40.04'
L65	N22°46'26"E	10.70'
L66	N67°13'34"E	13.89'
L67	S00°32'08"E	66.00'
L68	S17°03'48"E	33.89'
L69	S01°06'38"E	26.61'
L70	S07°55'59"E	18.02'
L71	S00°24'48"E	305.82'
L72	S89°35'38"E	71.00'
L73	N79°09'23"E	99.28'
L74	N82°21'02"E	68.00'
L75	N07°28'58"E	96.63'
L76	N18°26'36"E	17.38'
L77	N00°59'19"E	11.80'
L78	N05°47'51"E	69.29'
L79	N16°33'42"E	36.56'
L80	N01°44'42"E	70.45'

LINE	BEARING	LENGTH
L81	N88°15'18"E	64.00'
L82	N87°35'41"E	11.84'
L83	N89°49'44"E	64.00'
L84	S88°10'01"E	10.82'
L85	S89°27'52"E	64.00'
L86	S10°41'22"E	21.00'
L87	S14°04'07"E	26.42'
L88	S05°47'51"E	81.82'
L89	S00°59'19"E	11.80'
L90	S18°26'56"E	61.33'
L91	S08°39'37"E	20.13'
L92	N81°05'21"E	106.65'
L93	N87°08'24"E	77.42'
L94	N02°51'26"E	87.77'
L95	N24°58'16"E	18.84'
L96	N01°21'58"E	34.00'
L97	N43°57'57"E	22.97'
L98	N06°38'58"E	91.50'
L99	N11°05'26"E	34.80'
L100	N78°54'34"E	50.00'
L101	N73°26'56"E	120.00'
L102	N77°37'37"E	12.46'
L103	N79°18'38"E	25.00'
L104	S02°06'57"E	98.87'
L105	N15°43'14"E	16.89'
L106	S73°55'24"E	80.62'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	LENGTH
C1	29°01'45"	830.00'	420.52'	S07°50'45"E	416.04'
C2	2°47'44"	1970.00'	96.12'	S05°16'15"E	96.11'
C3	6°22'52"	430.00'	47.89'	N84°31'49"E	47.87'
C4	12°48'49"	430.00'	96.17'	N74°55'58"E	95.97'
C5	10°59'11"	130.00'	24.93'	N63°01'59"E	24.89'
C6	4°16'52"	2030.00'	151.68'	N04°31'41"E	151.65'
C7	23°15'10"	770.00'	312.50'	N04°57'28"E	310.36'
C8	19°26'14"	230.00'	78.03'	N08°43'49"E	77.65'
C9	4°48'32"	530.00'	44.48'	N03°23'35"E	44.47'
C10	4°48'32"	470.00'	39.45'	S03°23'35"E	39.44'
C11	19°26'14"	170.00'	57.67'	S08°43'49"E	57.40'
C12	9°47'19"	230.00'	39.29'	S13°33'16"E	39.25'
C13	11°25'28"	486.55'	97.02'	N70°46'39"E	96.85'
C14	49°20'41"	73.00'	62.87'	N40°23'35"E	60.94'
C15	121°47'30"	25.00'	53.14'	N45°10'41"E	43.69'
C16	11°40'37"	117.00'	23.84'	S79°45'43"E	23.80'

BOUNDARY SURVEY NOT COMPLETE WITHOUT SHEETS 1-12

ACCESS, STORM WATER, UTILITIES
& SIDEWALK EASEMENT #7

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



Meridian
SURVEYING and MAPPING INC.

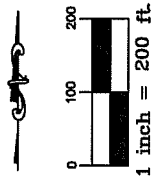
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: K. O'NEAL
CHECKED BY: E. WILLS
DATE: 03/05/25
REVISED: 02/02/26 Condo

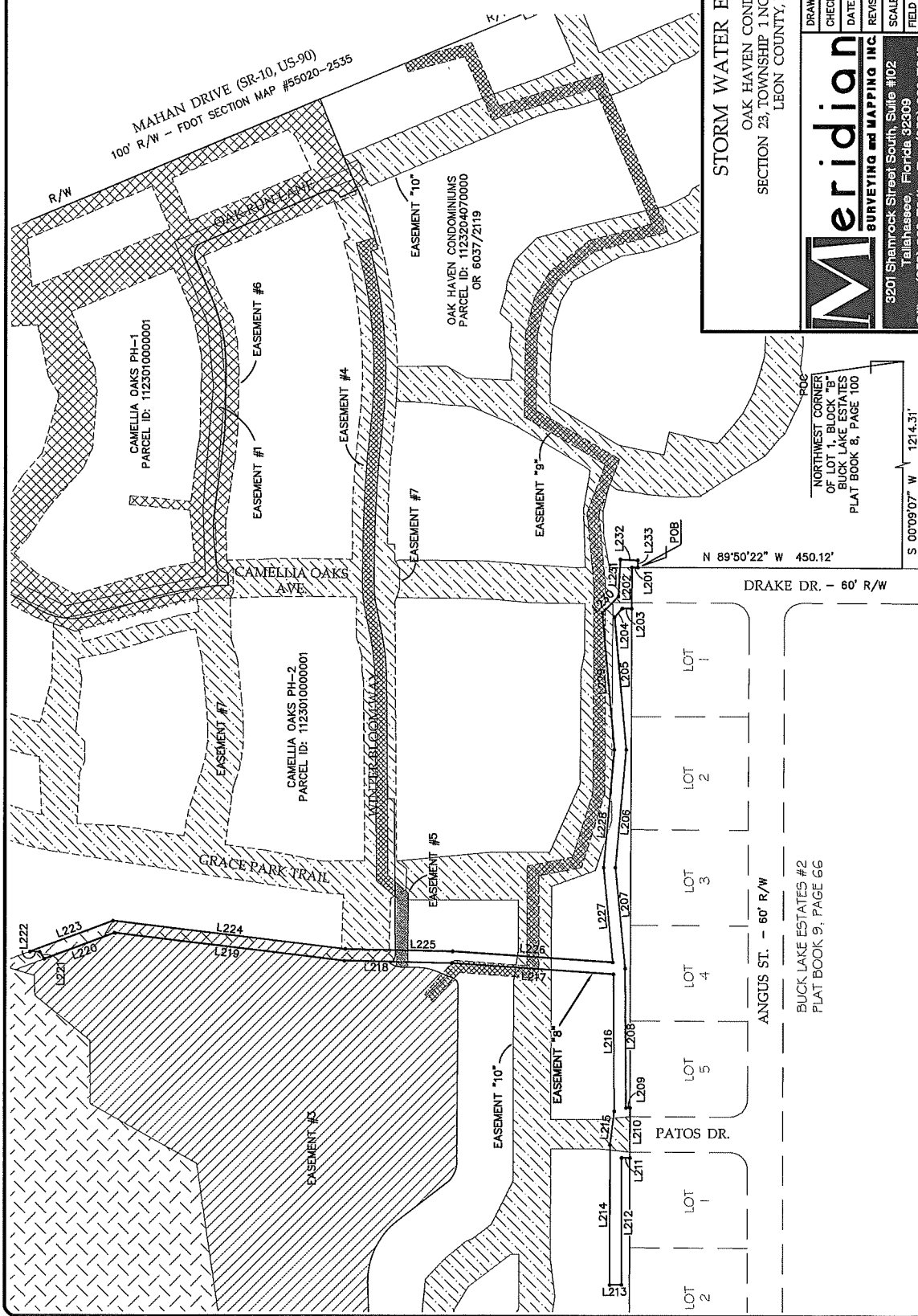
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FIELD BOOK: 2408 PAGE: 44-45,68
DATE OF SURVEY: 02/20/25

SHEET NO.
12
OF 34

JOB NO.
347148.11



LINE TABLE		
LINE	BEARING	LENGTH
L201	N89° 50' 22" W	10.00'
L202	S00° 07' 54" V	70.11'
L203	N89° 50' 36" V	16.19'
L204	S41° 41' 07" V	19.69'
L205	S05° 07' 47" E	226.14'
L206	S05° 08' 39" V	201.28'
L207	S05° 35' 00" E	172.08'
L208	S00° 24' 07" E	236.72'
L209	S89° 50' 36" E	6.76'
L210	S00° 07' 54" V	85.00'
L211	N89° 50' 36" V	13.86'
L212	S00° 07' 18" V	215.55'
L213	S89° 43' 01" V	20.00'
L214	N00° 07' 18" E	237.93'
L215	N07° 19' 48" E	57.15'
L216	N00° 24' 07" V	232.88'
L217	N86° 07' 32" V	275.85'
L218	N86° 50' 33" V	184.34'
L219	N83° 10' 37" V	394.12'
L220	S69° 33' 02" V	127.70'
L221	N33° 00' 31" V	14.22'
L222	N88° 50' 23" V	16.61'
L223	N69° 33' 02" E	151.09'
L224	S83° 10' 37" E	397.99'
L225	S88° 50' 33" E	183.83'
L226	S86° 07' 32" E	273.80'
L227	N05° 35' 00" V	161.70'
L228	N05° 08' 39" E	201.36'
L229	N05° 07' 47" V	233.28'
L230	N44° 22' 35" E	39.49'
L231	N02° 32' 33" E	62.62'
L232	S87° 27' 27" E	29.82'
L233	S00° 07' 54" V	11.84'



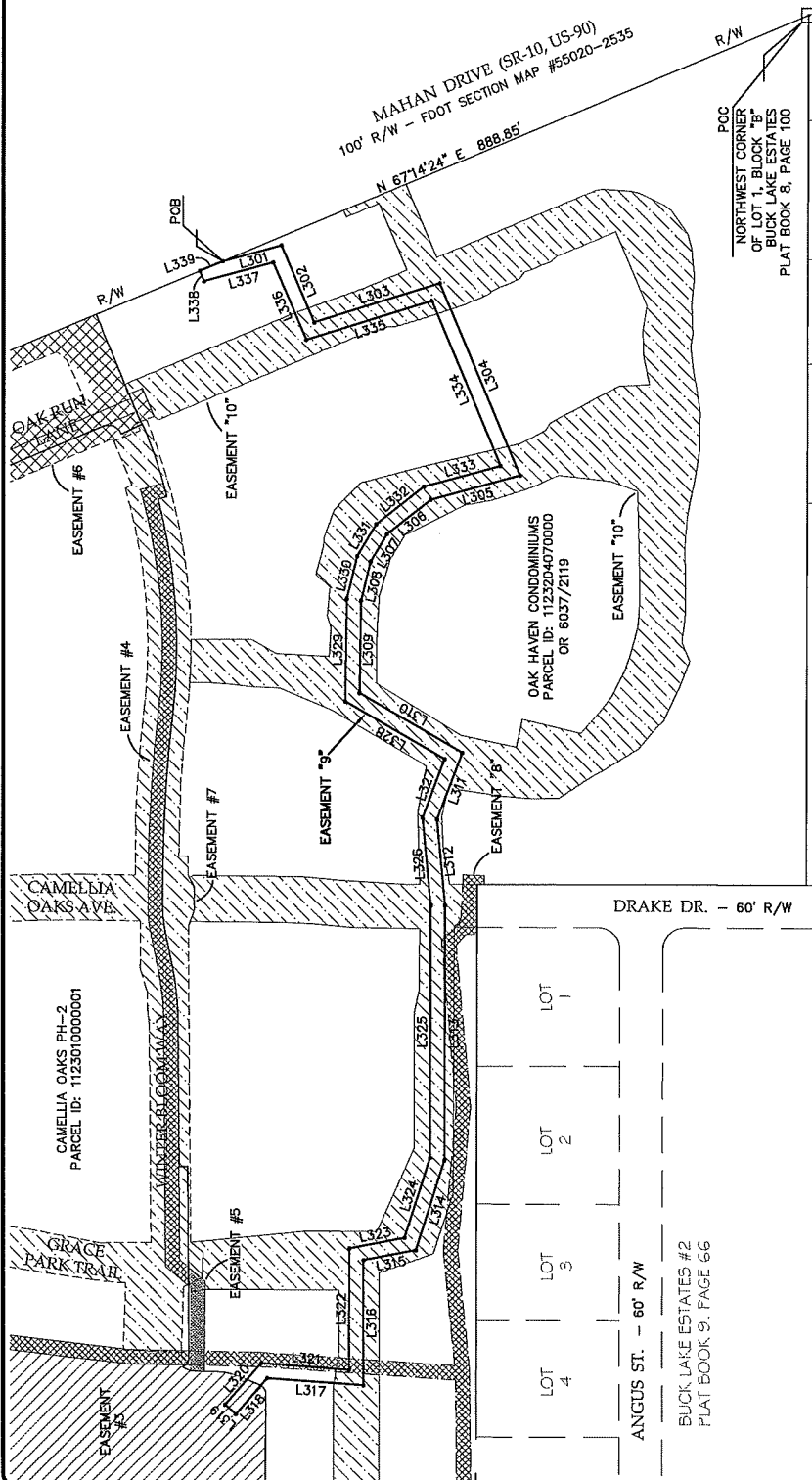
STORM WATER EASEMENT #8
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

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

DRAWN BY: K. O'NEAL
CHECKED BY: E. WILLS
DATE: 02/02/26
REVISED:
SCALE: 1" = 200'
FIELD BOOK: N/A PAGE: N/A
DATE OF SURVEY: N/A

SHEET NO.
13
OF 34
JOB NO.
347148.11

LINE	BEARING	LENGTH
L301	N74°53'16"E	84.91'
L302	S23°23'03"E	116.81'
L303	N72°41'44"E	183.60'
L304	S22°46'26"E	290.91'
L305	S74°30'37"W	130.00'
L306	S51°33'04"W	76.92'
L307	S30°51'14"W	44.91'
L308	S13°48'17"W	56.12'
L309	S00°48'58"W	129.02'
L310	S59°48'46"E	165.47'
L311	S20°50'51"W	99.69'
L312	S05°25'22"E	120.24'
L313	S00°07'54"W	355.33'
L314	S17°36'19"W	131.93'
L315	S79°03'48"W	73.76'
L316	S00°08'08"W	174.51'
L317	N85°45'42"E	135.05'
L318	S41°09'32"E	66.86'
L319	N48°50'28"W	20.00'
L320	N41°09'32"E	76.85'
L321	S65°45'42"E	123.55'
L322	N00°08'08"E	169.49'
L323	N79°03'48"E	78.33'
L324	N17°36'19"E	116.97'
L325	N00°07'54"E	351.29'
L326	N05°25'22"E	123.94'
L327	N20°50'51"E	87.37'
L328	N59°48'46"E	160.19'
L329	N00°48'58"E	142.99'
L330	N13°48'17"E	61.39'
L331	N30°51'14"E	51.56'
L332	N51°33'04"E	84.70'
L333	N74°30'37"E	111.27'
L334	N22°46'26"W	249.88'
L335	S72°41'44"W	183.40'
L336	N29°25'03"W	117.49'
L337	S74°53'16"W	100.19'
L338	N22°45'36"W	15.49'
L339	N67°14'24"E	34.95'



STORM WATER EASEMENT #9
 OAK HAVEN 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
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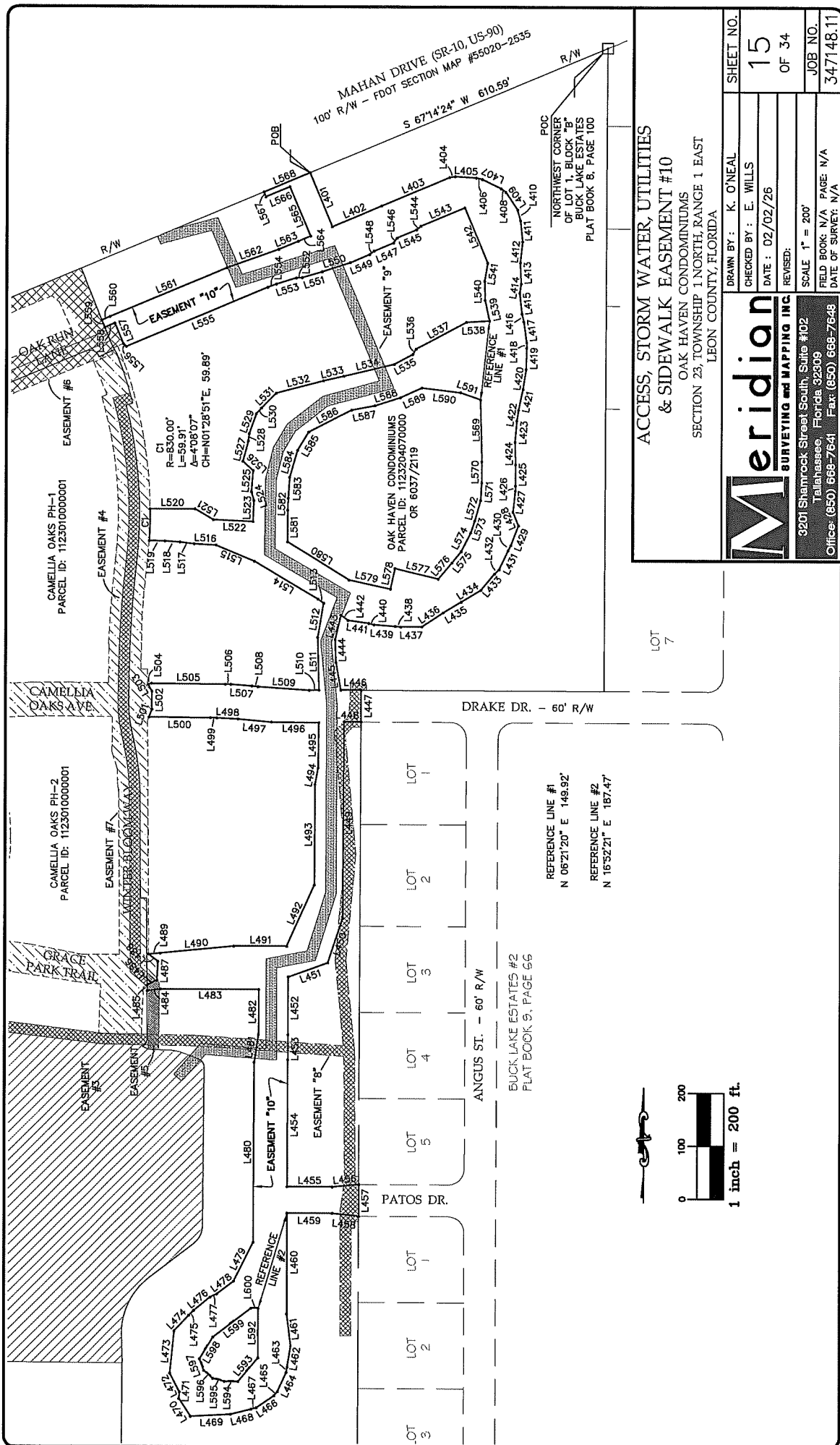
DRAWN BY: K. O'NEAL
 CHECKED BY: E. WILLS
 DATE: 02/02/26
 REVISIONS:
 SCALE: 1" = 200'
 FIELD BOOK: N/A PAGE: N/A
 DATE OF SURVEY: N/A

SHEET NO. 14 OF 34
 JOB NO. 347148.11

LOT 7
 LOT 6
 LOT 5
 LOT 4
 LOT 3

CHARLAIS ST. - 60' R/W
 BUCK LAKE ESTATES
 PLAT BOOK 8, PAGE 100

1 inch = 200 ft.



DRAWN BY :	K. O'NEAL	SHEET NO.	15
CHECKED BY :	E. WILLS	OF	34
DATE :	02/02/26		
REVISOR:			
SCALE	1" = 200'	JOB NO.	347148.11
FIELD BOOK: N/A	PAGE: N/A		
DATE OF SURVEY:	N/A		

EASEMENT #10 LINE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L401	S22° 44' 05" E	110.59'
L402	N65° 38' 41" E	100.77'
L403	N67° 26' 34" E	140.00'
L404	N81° 20' 19" E	10.68'
L405	S86° 11' 58" E	40.00'
L406	S77° 23' 45" E	11.31'
L407	S63° 58' 32" E	40.00'
L408	S52° 23' 05" E	10.88'
L409	S34° 35' 08" E	40.00'
L410	S15° 40' 55" E	21.44'
L411	S05° 18' 34" E	40.00'
L412	S05° 32' 24" E	39.82'
L413	S02° 25' 54" E	17.51'
L414	S03° 45' 50" E	40.00'
L415	S06° 31' 00" E	40.00'
L416	S12° 19' 08" E	14.58'
L417	S08° 32' 05" E	40.00'
L418	S00° 55' 32" E	10.41'
L419	S00° 36' 48" E	40.00'
L420	S08° 45' 32" E	38.91'
L421	S12° 12' 42" E	40.00'
L422	S09° 33' 52" E	20.33'
L423	S04° 24' 15" E	40.00'
L424	S01° 30' 38" E	42.72'
L425	S00° 09' 19" E	40.00'
L426	S01° 35' 08" E	10.07'
L427	S06° 41' 44" E	40.00'
L428	S23° 04' 14" E	27.63'
L429	S21° 07' 27" E	40.00'
L430	S27° 34' 22" E	11.11'
L431	S25° 12' 25" E	40.00'
L432	S47° 18' 11" E	11.70'
L433	S39° 58' 20" E	40.00'
L434	S58° 46' 14" E	43.29'
L435	S59° 22' 36" E	40.00'
L436	S56° 23' 17" E	48.04'
L437	S89° 32' 27" E	40.00'
L438	N84° 23' 38" E	10.68'
L439	N85° 33' 18" E	40.00'
L440	N77° 01' 24" E	10.12'

LINE TABLE		
LINE	BEARING	LENGTH
L441	N81° 26' 02" E	40.00'
L442	N57° 07' 20" E	16.13'
L443	S13° 23' 39" E	47.09'
L444	S02° 21' 52" E	42.84'
L445	S09° 52' 06" E	53.40'
L446	N00° 07' 02" E	38.46'
L447	S00° 07' 54" E	60.11'
L448	N89° 40' 49" E	31.71'
L449	S00° 15' 35" E	371.46'
L450	S18° 25' 43" E	88.27'
L451	S70° 03' 02" E	79.55'
L452	S00° 07' 54" E	108.37'
L453	S00° 07' 54" E	47.51'
L454	S00° 07' 54" E	240.00'
L455	S99° 52' 06" E	85.00'
L456	N84° 25' 16" E	50.25'
L457	S00° 07' 54" E	60.00'
L458	N84° 09' 28" E	50.25'
L459	N89° 52' 06" E	85.00'
L460	S00° 07' 54" E	190.00'
L461	S07° 10' 43" E	61.24'
L462	S09° 14' 10" E	10.15'
L463	S08° 48' 41" E	10.15'
L464	S24° 51' 36" E	40.00'
L465	S40° 20' 53" E	10.71'
L466	S55° 55' 56" E	40.00'
L467	S73° 58' 49" E	10.58'
L468	S76° 11' 32" E	40.00'
L469	S86° 56' 33" E	75.85'
L470	N32° 45' 59" E	40.00'
L471	N05° 03' 57" E	12.43'
L472	N27° 46' 40" E	40.00'
L473	N05° 51' 00" E	80.45'
L474	N43° 12' 57" E	40.00'
L475	N45° 49' 51" E	13.11'
L476	N50° 51' 38" E	40.00'
L477	N64° 56' 16" E	13.98'
L478	N52° 31' 38" E	40.00'
L479	N65° 47' 32" E	82.19'
L480	N00° 07' 54" E	340.00'

LINE TABLE		
LINE	BEARING	LENGTH
L481	N08° 37' 13" E	52.82'
L482	N00° 08' 01" E	85.00'
L483	N89° 51' 59" E	186.00'
L484	S82° 39' 56" E	25.19'
L485	N05° 01' 48" E	40.00'
L486	N61° 38' 31" E	21.33'
L487	N02° 36' 43" E	35.07'
L488	N52° 21' 44" E	22.07'
L489	N85° 17' 03" E	22.07'
L490	N84° 27' 04" E	140.00'
L491	S89° 55' 45" E	100.23'
L492	N23° 55' 58" E	127.12'
L493	N00° 07' 54" E	190.00'
L494	N11° 22' 39" E	31.92'
L495	N00° 39' 13" E	85.00'
L496	N89° 20' 47" E	90.00'
L497	N84° 32' 59" E	63.10'
L498	N87° 22' 25" E	40.00'
L499	N89° 14' 50" E	12.55'
L500	N89° 27' 52" E	116.01'
L501	N20° 39' 12" E	15.97'
L502	N00° 24' 48" E	34.00'
L503	N29° 14' 48" E	14.68'
L504	N70° 55' 09" E	6.74'
L505	S89° 27' 52" E	140.00'
L506	S89° 07' 07" E	10.13'
L507	S85° 22' 32" E	40.00'
L508	S83° 12' 07" E	11.75'
L509	S86° 15' 35" E	97.02'
L510	N88° 20' 48" E	18.47'
L511	N01° 44' 14" E	99.49'
L512	N10° 01' 46" E	65.86'
L513	N55° 07' 20" E	13.21'
L514	N59° 28' 59" E	139.99'
L515	N67° 12' 06" E	79.04'
L516	N87° 18' 43" E	41.19'
L517	N82° 50' 31" E	27.00'
L518	N86° 10' 13" E	29.00'
L519	N86° 52' 36" E	29.54'
L520	N69° 51' 22" E	85.00'

LINE TABLE		
LINE	BEARING	LENGTH
L521	S59° 55' 49" E	39.95'
L522	S87° 16' 05" E	75.00'
L523	N02° 43' 55" E	40.00'
L524	N16° 43' 59" E	17.20'
L525	N05° 01' 48" E	40.00'
L526	N47° 50' 41" E	26.38'
L527	N14° 51' 27" E	40.00'
L528	N06° 17' 29" E	13.58'
L529	N19° 41' 45" E	40.00'
L530	N42° 47' 45" E	13.87'
L531	N44° 41' 18" E	40.00'
L532	N75° 12' 17" E	92.29'
L533	N76° 56' 41" E	40.00'
L534	N76° 45' 00" E	97.65'
L535	N61° 49' 33" E	40.00'
L536	N32° 00' 34" E	11.62'
L537	N61° 49' 33" E	108.32'
L538	N86° 43' 02" E	43.47'
L539	N12° 14' 22" E	40.17'
L540	N01° 27' 11" E	35.88'
L541	N09° 20' 01" E	34.71'
L542	N22° 46' 26" E	112.88'
L543	S67° 13' 34" E	90.00'
L544	S49° 41' 41" E	10.49'
L545	S67° 13' 34" E	40.00'
L546	S36° 38' 37" E	11.62'
L547	S67° 13' 34" E	40.00'
L548	S51° 08' 52" E	10.41'
L549	S67° 13' 34" E	40.00'
L550	S71° 53' 53" E	55.58'
L551	S73° 21' 48" E	40.00'
L552	S86° 56' 25" E	10.29'
L553	S73° 21' 48" E	40.00'
L554	S68° 32' 26" E	17.49'
L555	S67° 13' 34" E	290.00'
L556	N48° 00' 05" E	7.77'
L557	N22° 46' 26" E	41.97'
L558	S67° 13' 34" E	20.65'
L559	N22° 46' 26" E	15.00'
L560	N67° 13' 34" E	16.87'

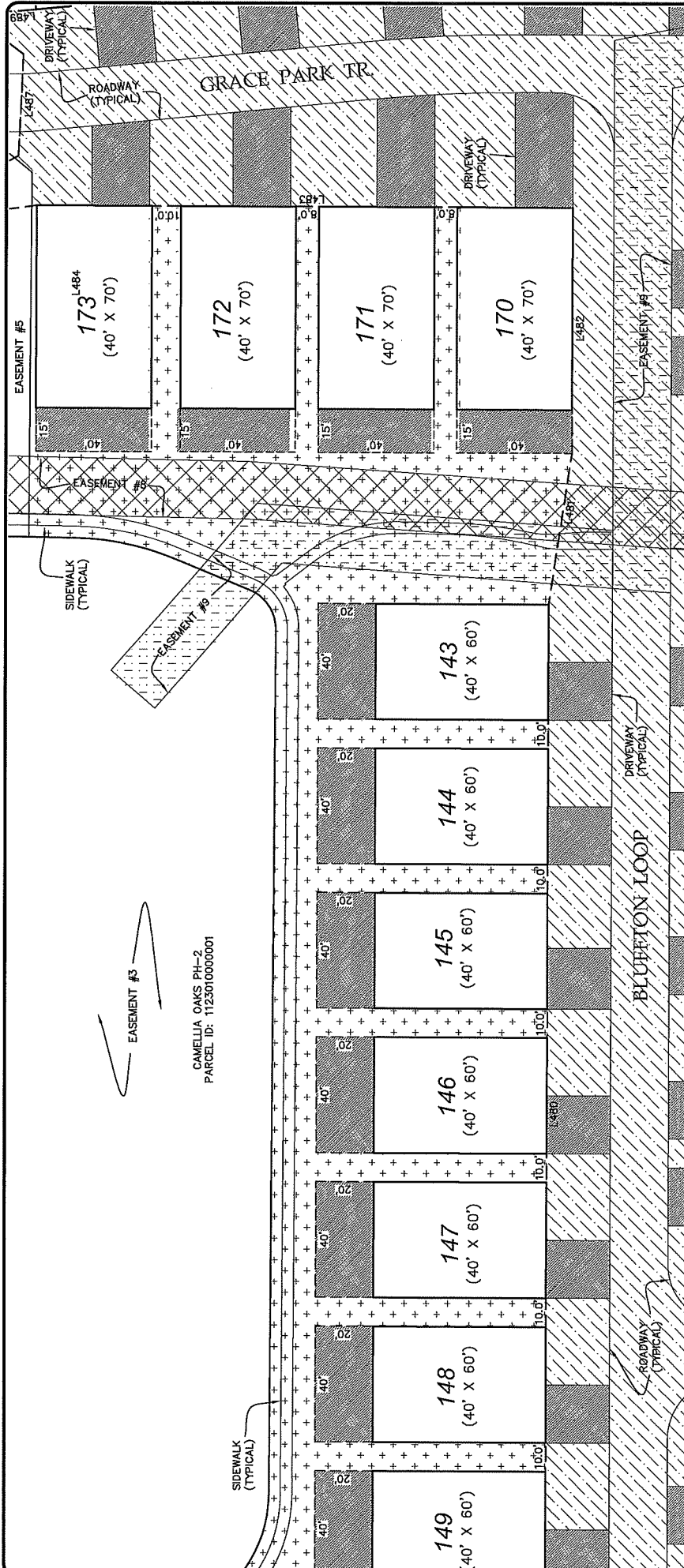
LINE TABLE		
LINE	BEARING	LENGTH
L561	N67° 13' 34" E	240.00'
L562	N70° 25' 26" E	104.33'
L563	N67° 06' 37" E	40.00'
L564	N66° 58' 41" E	24.98'
L565	N22° 44' 05" E	100.80'
L566	S87° 13' 38" E	49.61'
L567	N22° 46' 22" E	10.00'
L568	N67° 14' 19" E	94.62'
L569	S01° 22' 22" E	116.65'
L570	S00° 09' 08" E	40.00'
L571	S03° 39' 10" E	33.27'
L572	S15° 32' 12" E	40.00'
L573	S18° 58' 44" E	23.63'
L574	S26° 36' 16" E	40.00'
L575	S38° 53' 07" E	27.77'
L576	S41° 12' 08" E	40.00'
L577	N76° 25' 19" E	84.08'
L578	S12° 08' 43" E	40.00'
L579	N77° 51' 17" E	80.00'
L580	N58° 21' 26" E	136.89'
L581	N00° 04' 53" E	59.72'
L582	N02° 27' 32" E	22.89'
L583	N03° 51' 26" E	40.00'
L584	N16° 19' 39" E	52.63'
L585	N31° 01' 31" E	40.00'
L586	N62° 49' 57" E	91.55'
L587	N79° 15' 15" E	44.65'
L588	N72° 26' 13" E	50.12'
L589	N65° 37' 49" E	45.07'
L590	S83° 14' 22" E	73.89'
L591	S70° 13' 06" E	40.00'
L592	S00° 07' 54" E	93.60'
L593	S40° 12' 54" E	58.59'
L594	N89° 21' 58" E	25.93'
L595	N75° 37' 06" E	22.81'
L596	N48° 07' 23" E	22.81'
L597	N20° 37' 39" E	22.81'
L598	N31° 44' 16" E	48.42'
L599	N52° 49' 13" E	90.45'
L600	S89° 52' 06" E	13.56'

ACCESS, STORM WATER, UTILITIES
& SIDEWALK EASEMENT #10
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

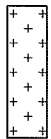


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DRAWN BY :	K. O'NEAL	SHEET NO.
CHECKED BY :	E. WILLS	16
DATE :	02/02/26	OF 34
REVISED:		
SCALE :	1" = 200'	JOB NO.
FIELD BOOK:	N/A	347148.11
DATE OF SURVEY:	N/A	



CAMELIA OAKS PH-2
PARCEL ID: 1123010000001

-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (Included as common elements).

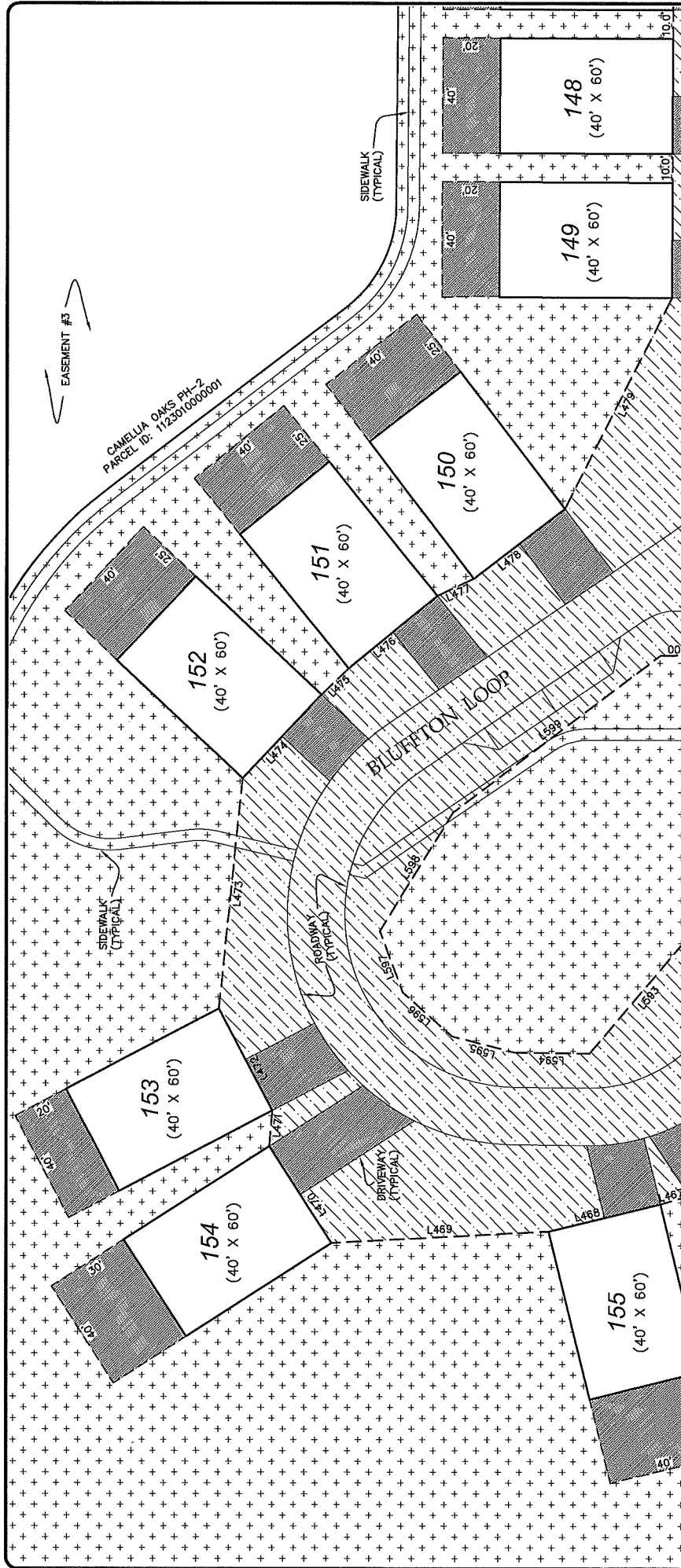
NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

UNIT LOCATION DETAIL
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



Meridian
SURVEYING & MAPPING INC.
3201 Shamrock Street South, Suite #102
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DRAWN BY: K. O'NEAL	SHEET NO. 18
CHECKED BY: E. WILLS	OF 34
DATE: 02/02/26	
REVISION:	
SCALE: 1" = 40'	JOB NO. 347148.11
FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A	



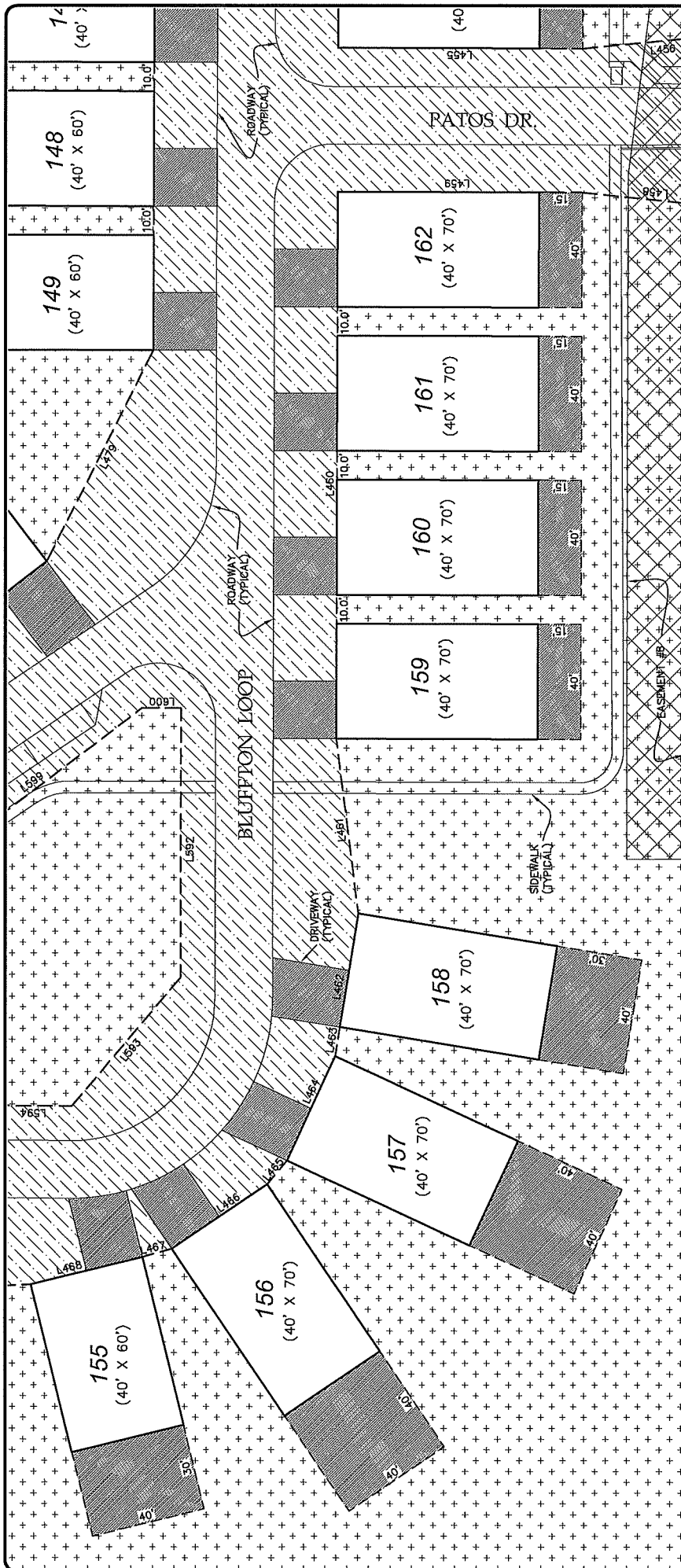
UNIT LOCATION DETAIL
 OAK HAVEN CONDOMINIUMS
 SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
 LEON COUNTY, FLORIDA

-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (included as common elements).



NOTE:
 ALL INFRASTRUCTURE SHOWN IS PROPOSED.
 SEE SHEET 16 FOR LINE TABLE.

 Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY: K. O'NEAL	SHEET NO.
	CHECKED BY: E. WILLS	19
	DATE: 02/02/26	OF 34
	REVISIONS:	
SCALE: 1" = 40'	JOB NO.	347148.11
FIELD BOOK: N/A	PAGE: N/A	
DATE OF SURVEY: N/A		



UNIT LOCATION DETAIL

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



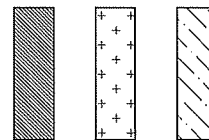
3201 Shamrock Street South, Suite #102
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Office: (850) 669-7644 Fax: (850) 669-7645

DRAWN BY: K. O'NEAL	SHEET NO.
CHECKED BY: E. WILLS	20
DATE: 02/02/26	OF 34
REVISION:	
SCALE 1" = 40'	JOB NO.
FIELD BOOK: N/A PAGE: N/A	347148.11
DATE OF SURVEY: N/A	

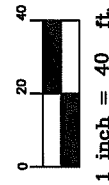
LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

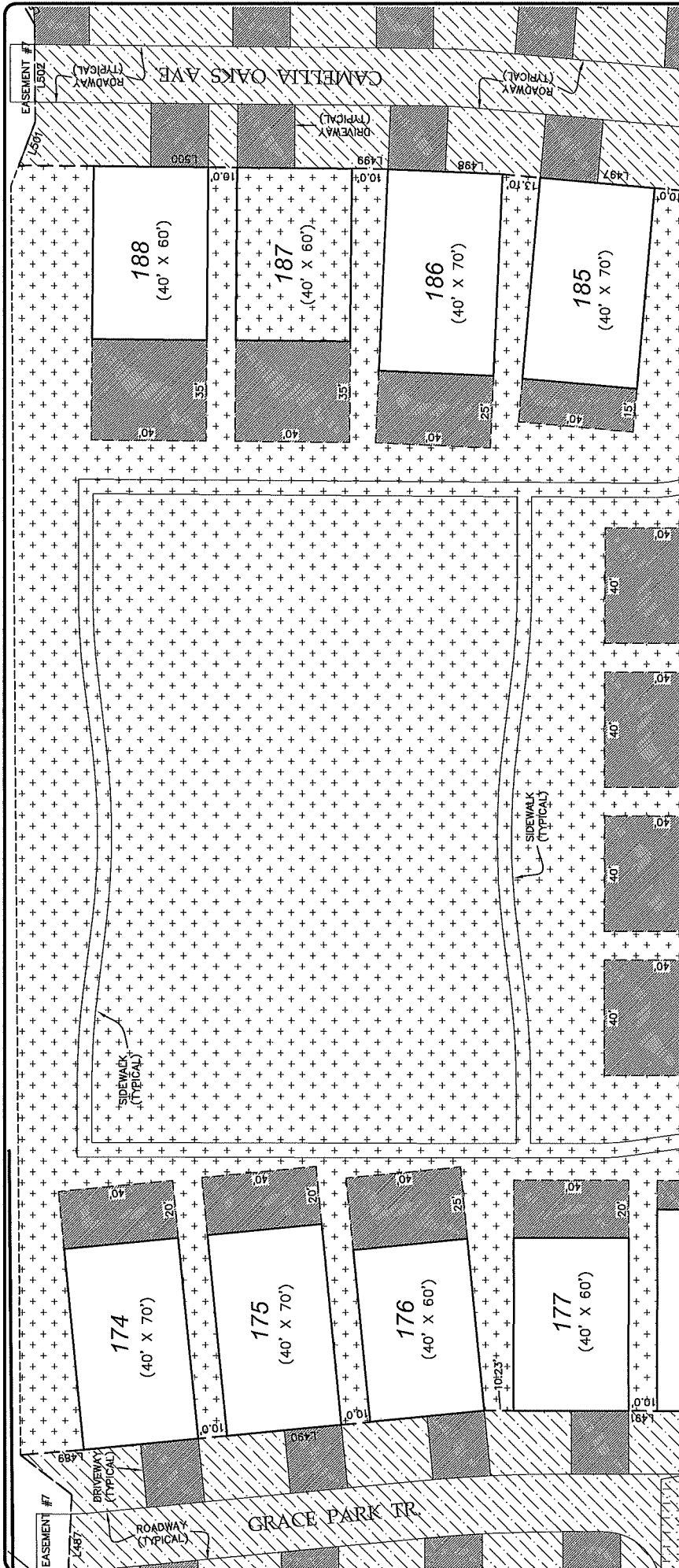
COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK).
(Included as common elements).



NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

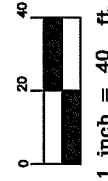




UNIT LOCATION DETAIL

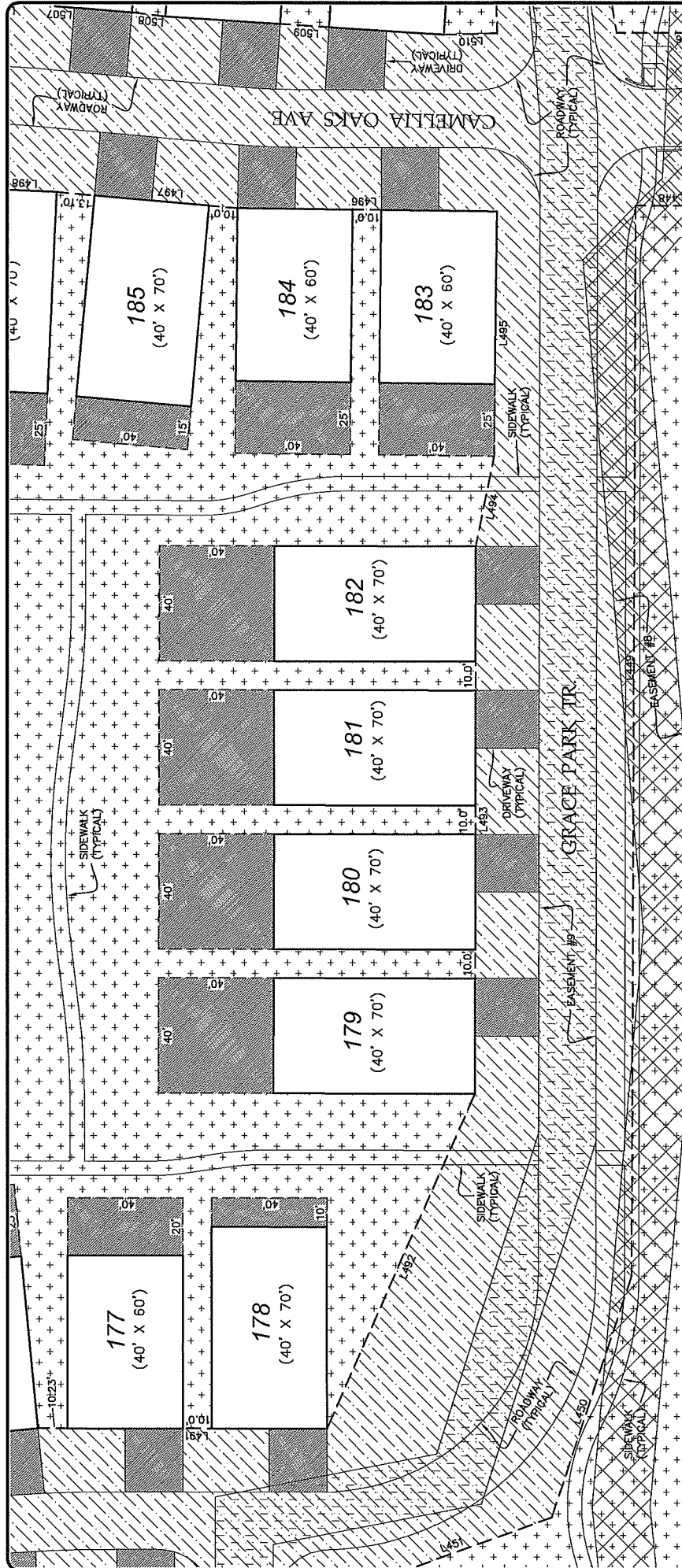
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian SURVEYING & MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY: K. O'NEAL	SHEET NO. 22
	CHECKED BY: E. WILLS	OF 34
	DATE: 02/02/26	JOB NO. 347148.11
	REVISION:	



NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (included as common elements).



UNIT LOCATION DETAIL

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA



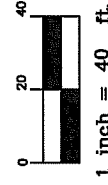
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: K. O'NEAL	SHEET NO. 23
CHECKED BY: E. WILLS	OF 34
DATE: 02/02/26	
REVISION:	
SCALE 1" = 40'	JOB NO. 347148.11
FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A	

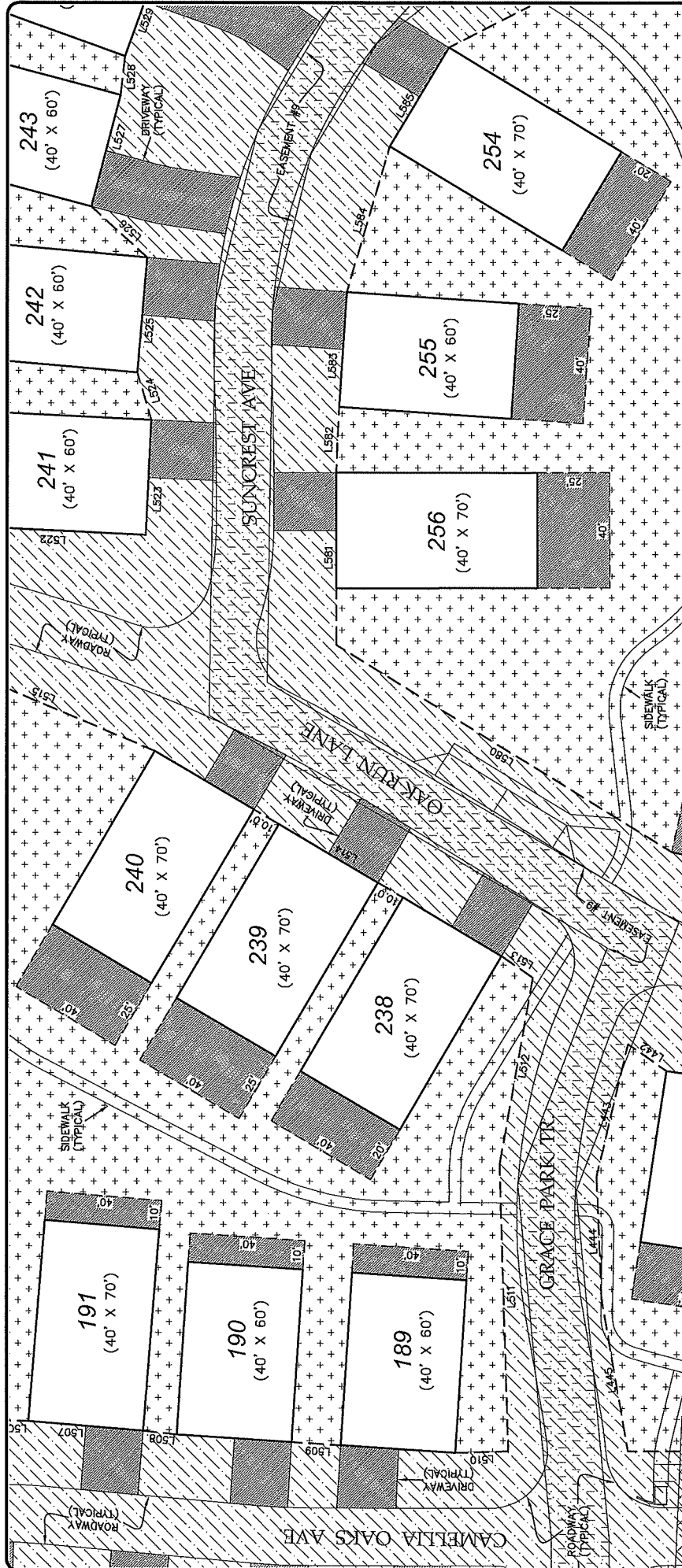
= LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

= COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

= EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK).
(included as common elements).



NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

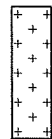


UNIT LOCATION DETAIL

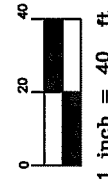
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

Meridian SURVEYING & MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY:	K. O'NEAL	SHEET NO.	24
	CHECKED BY:	E. WILLS	OF	34
	DATE:	02/02/26	JOB NO.	347148.11
	REVISION:			
SCALE 1" = 40'		FIELD BOOK: N/A	PAGE: N/A	
DATE OF SURVEY: N/A				

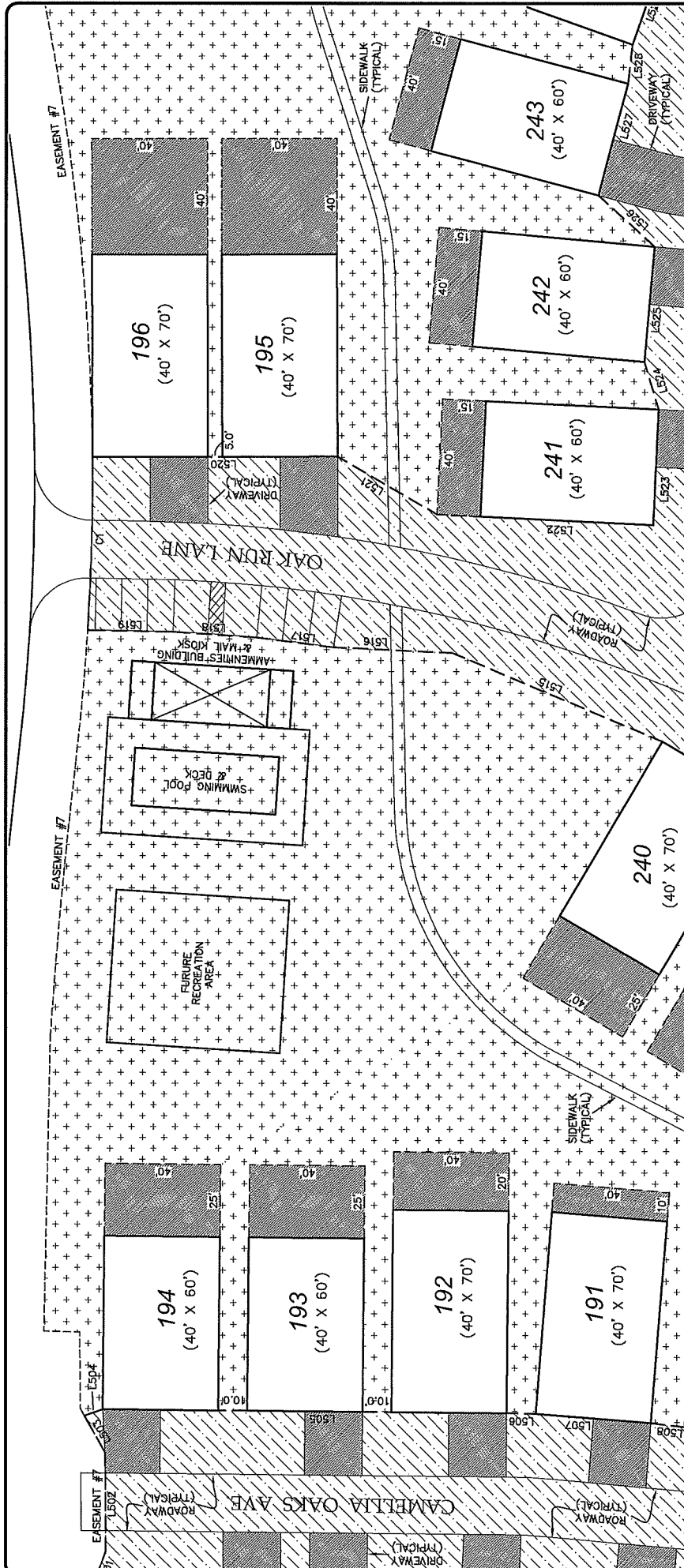
 = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

 = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

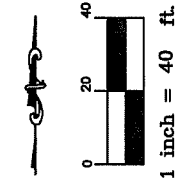
 = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (included as common elements).

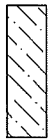


NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.



UNIT LOCATION DETAIL
 OAK HAVEN CONDOMINIUMS
 SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
 LEON COUNTY, FLORIDA



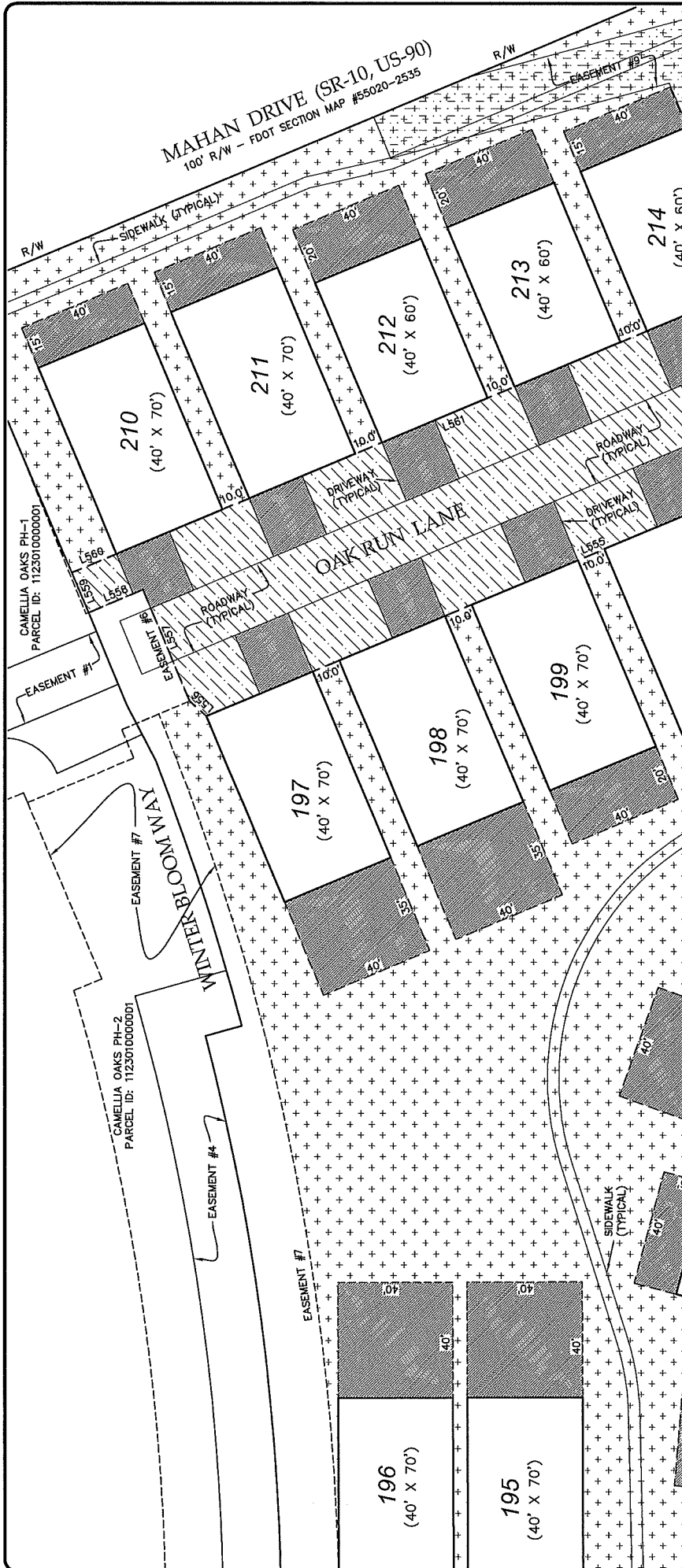
-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (Included as common elements).

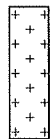
NOTE:
 ALL INFRASTRUCTURE SHOWN IS PROPOSED.
 SEE SHEET 16 FOR LINE TABLE.



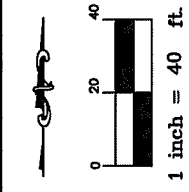
Meridian
 SURVEYING & MAPPING INC.
 3201 Shamrock Street South, Suite #102
 Tallahassee, Florida 32309
 Office: (850) 669-7644 Fax: (850) 669-7648

DRAWN BY : K. O'NEAL	SHEET NO.
CHECKED BY : E. WILLS	25
DATE : 02/02/26	OF 34
REVISIONS:	
SCALE 1" = 40'	JOB NO.
FIELD BOOK: N/A PAGE: N/A	347148.11
DATE OF SURVEY: N/A	



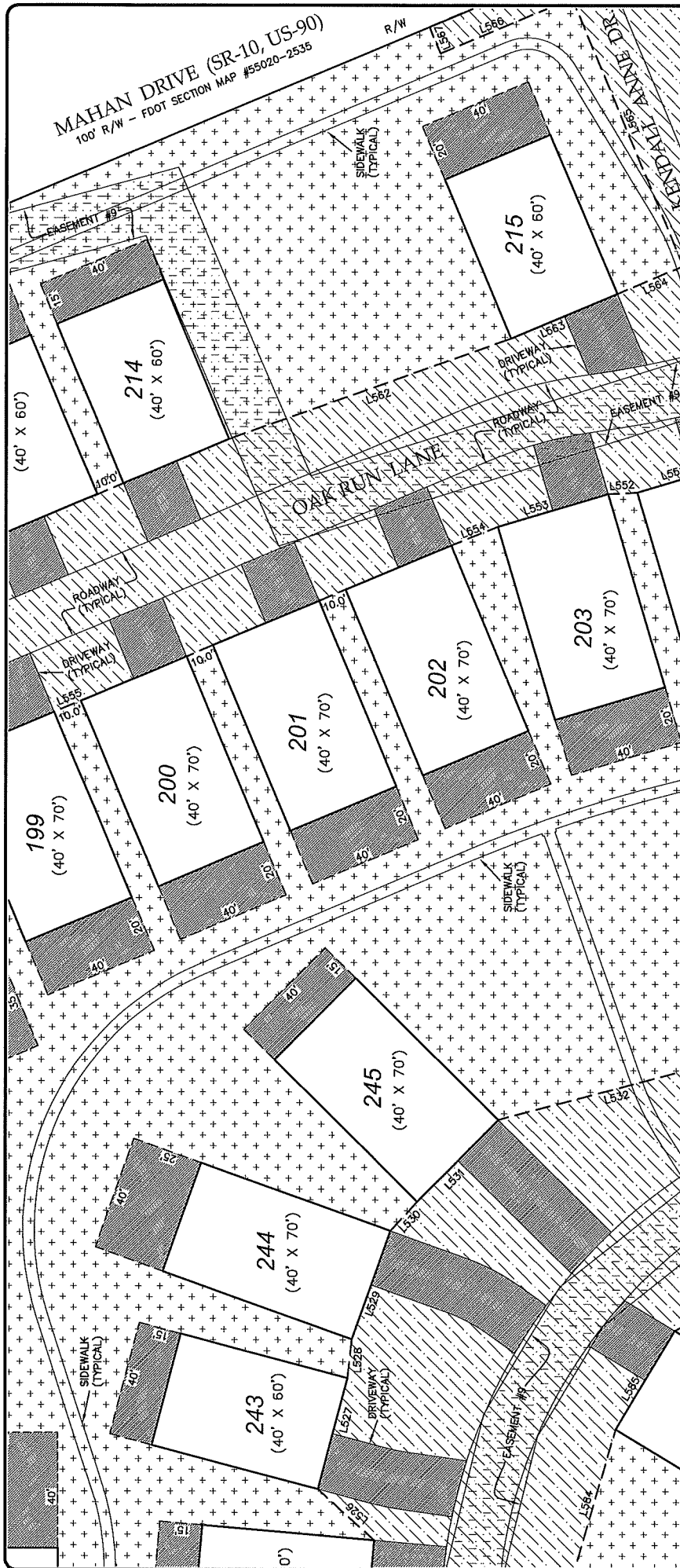
-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (included as common elements).

NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.



UNIT LOCATION DETAIL
OAK HAVEN 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 Offices: (850) 668-7544 Fax: (850) 668-7848	DRAWN BY: K. O'NEAL	SHEET NO. 26
	CHECKED BY: E. WILLS	OF 34
	DATE: 02/02/26	JOB NO. 347148.11
	REVISIONS:	
SCALE: 1" = 40'		
FIELD BOOK: N/A PAGE: N/A		
DATE OF SURVEY: N/A		



- LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
- COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
- EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (included as common elements).

UNIT LOCATION DETAIL

OAK HAVEN 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

DRAWN BY: K. O'NEAL

CHECKED BY: E. WILLS

DATE: 02/02/26

REVISION:

SCALE: 1" = 40'

FIELD BOOK: N/A PAGE: N/A
DATE OF SURVEY: N/A

SHEET NO.

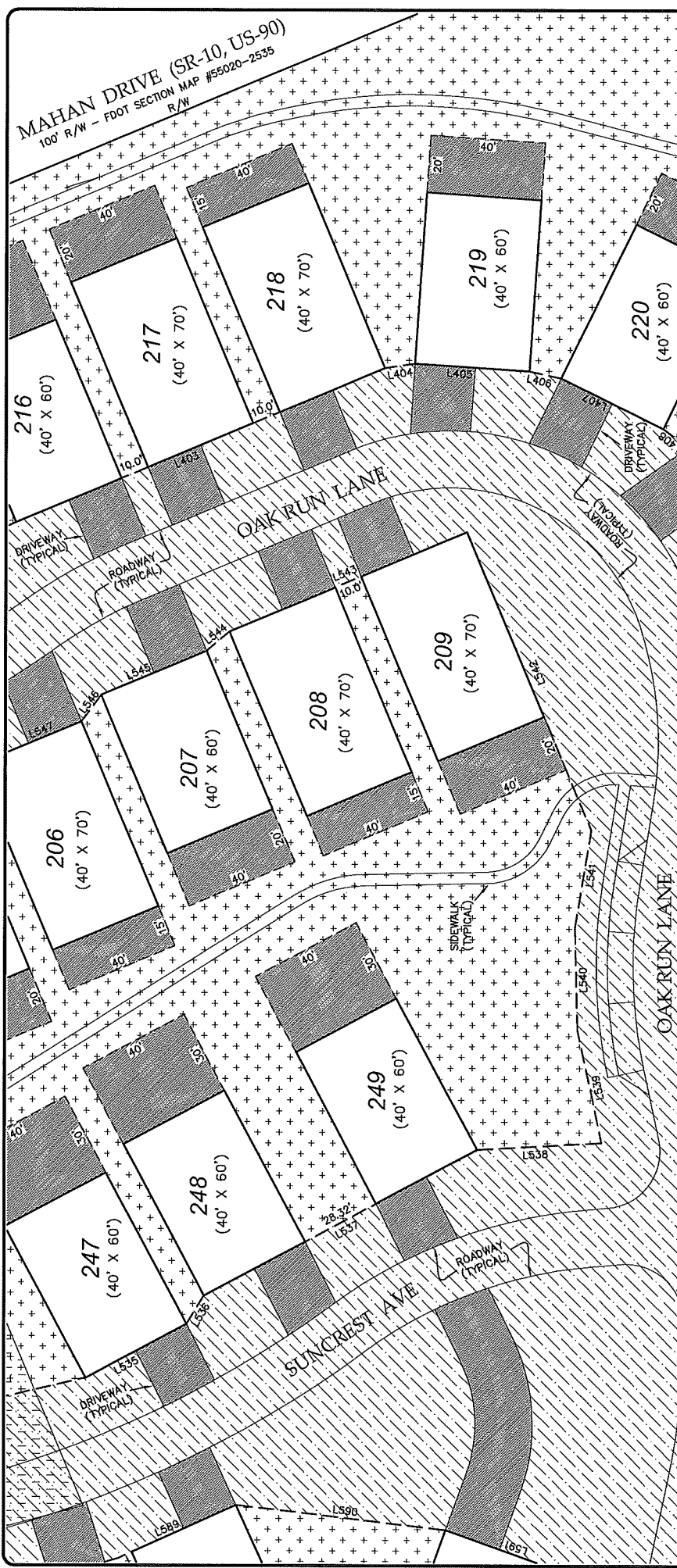
27

OF 34

JOB NO.

347148.11

NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.



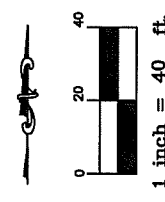
UNIT LOCATION DETAIL

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

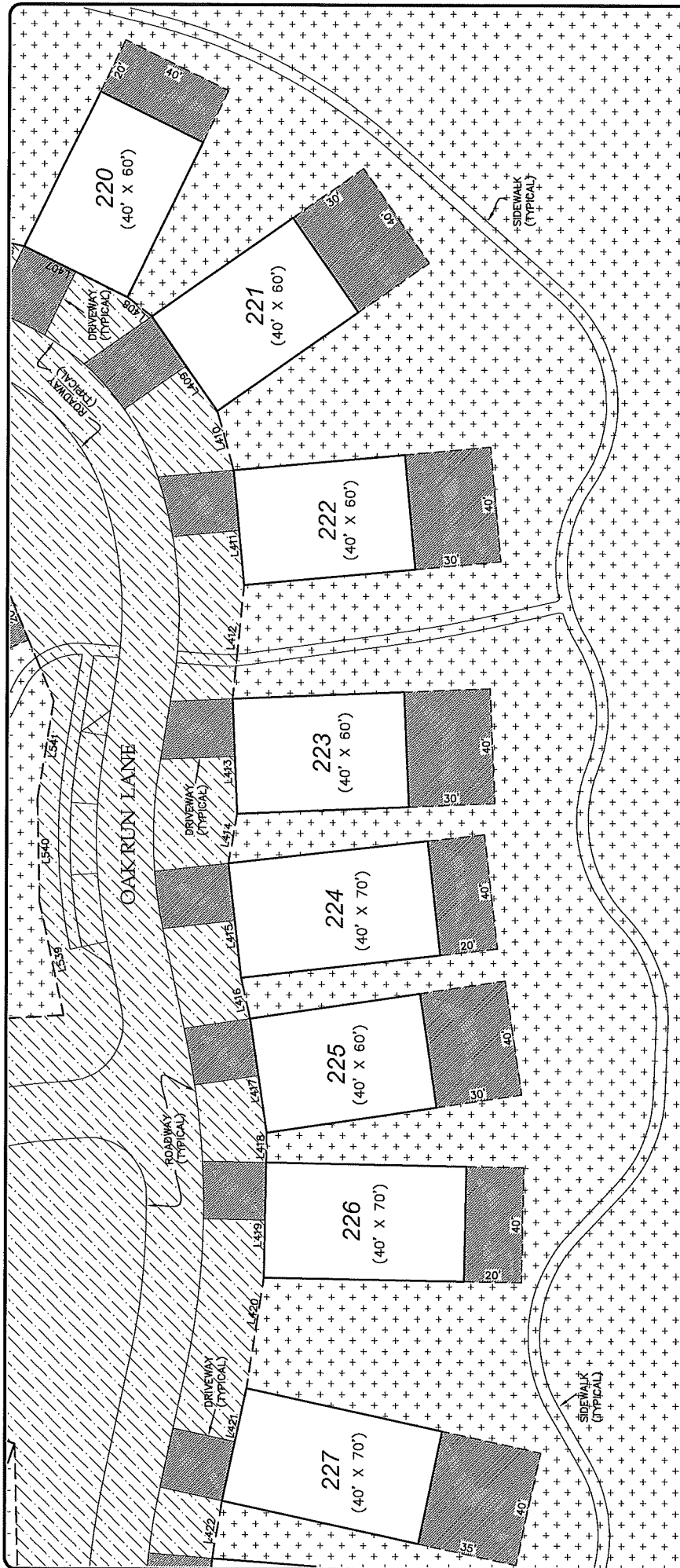
DRAWN BY: K. O'NEAL	SHEET NO.
CHECKED BY: E. WILLS	29
DATE: 02/02/26	OF 34
REVISION:	
SCALE 1" = 40'	JOB NO.
FIELD BOOK: N/A	347148.11
DATE OF SURVEY: N/A	

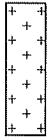
Meridian
SURVEYING & MAPPING INC.
3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7644 Fax: (850) 668-7648

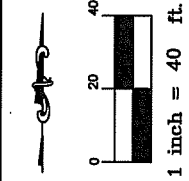
- LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
- COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
- EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (Included as common elements).



NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.



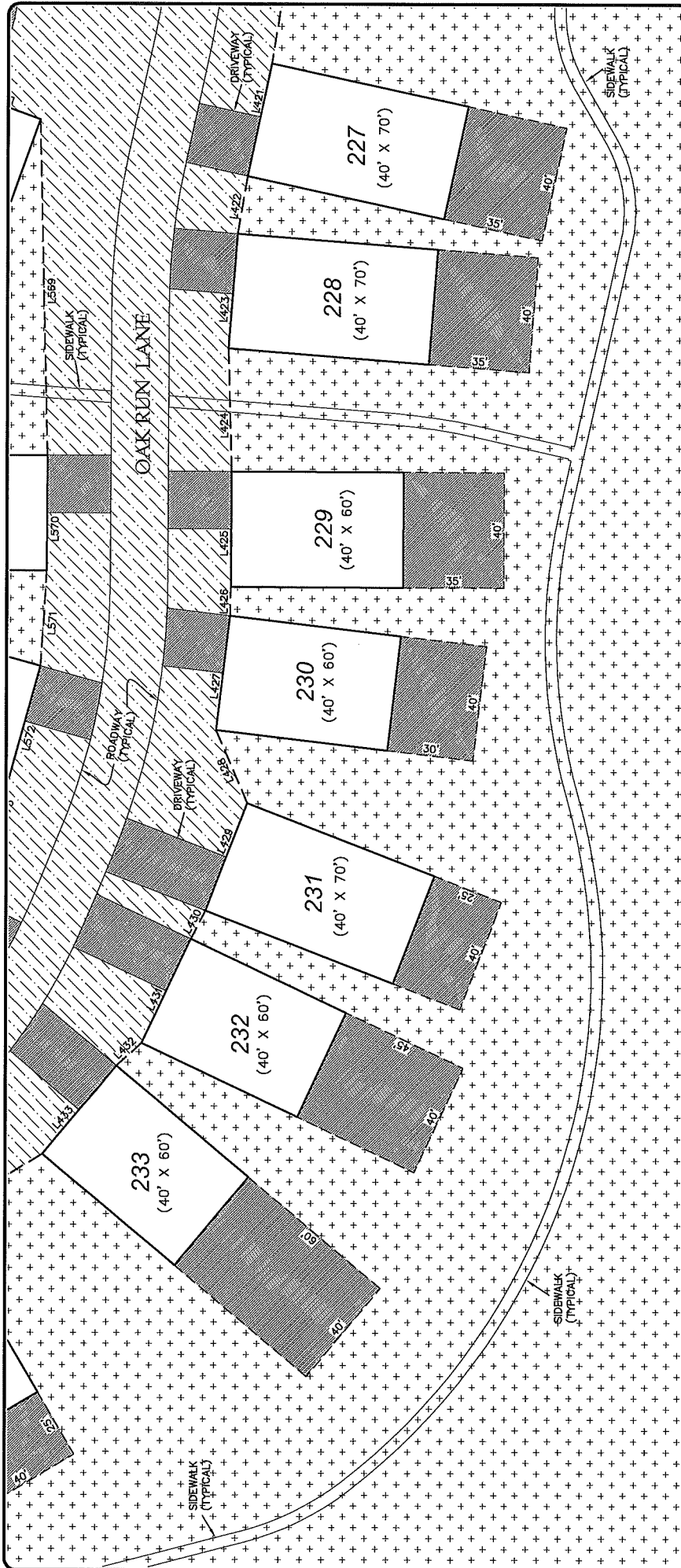
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-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
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SEE SHEET 16 FOR LINE TABLE.

UNIT LOCATION DETAIL
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

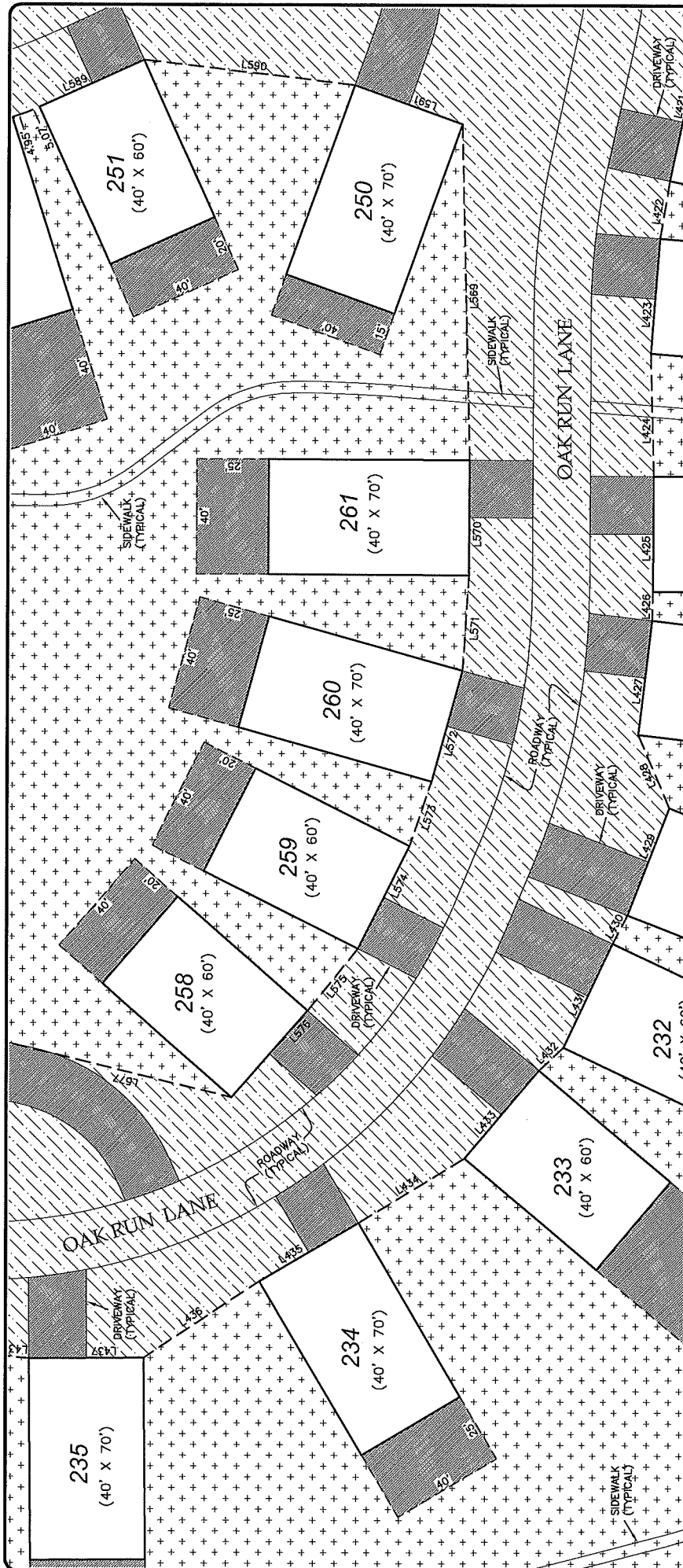
 Meridian SURVEYING & MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY: K. O'NEAL	SHEET NO. 30
	CHECKED BY: E. WILLS	OF 34
	DATE: 02/02/26	
	REVISION:	
SCALE: 1" = 40'	JOB NO. 347148.11	
FIELD BOOK: N/A	PAGE: N/A	
DATE OF SURVEY: N/A		



UNIT LOCATION DETAIL OAK HAVEN CONDOMINIUMS SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST LEON COUNTY, FLORIDA		DRAWN BY: K. O'NEAL	SHEET NO. 31
		CHECKED BY: E. WILLS	OF 34
		DATE: 02/02/26	
		REVISED:	
		SCALE: 1" = 40'	JOB NO. 347148.11
		FIELD BOOK: N/A	PAGE: N/A
		DATE OF SURVEY: N/A	

Meridian
 SURVEYING & MAPPING INC.

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 Tallahassee, Florida 32309
 Office: (850) 668-7641 Fax: (850) 668-7648



= LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

= COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.

= EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (Included as common elements).

UNIT LOCATION DETAIL

OAK HAVEN 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

DRAWN BY: K. O'NEAL

CHECKED BY: E. WILLS

DATE: 02/02/26

REVISIONS:

SCALE 1" = 40'

FIELD BOOK: N/A PAGE: N/A

DATE OF SURVEY: N/A

SHEET NO.

32

OF 34

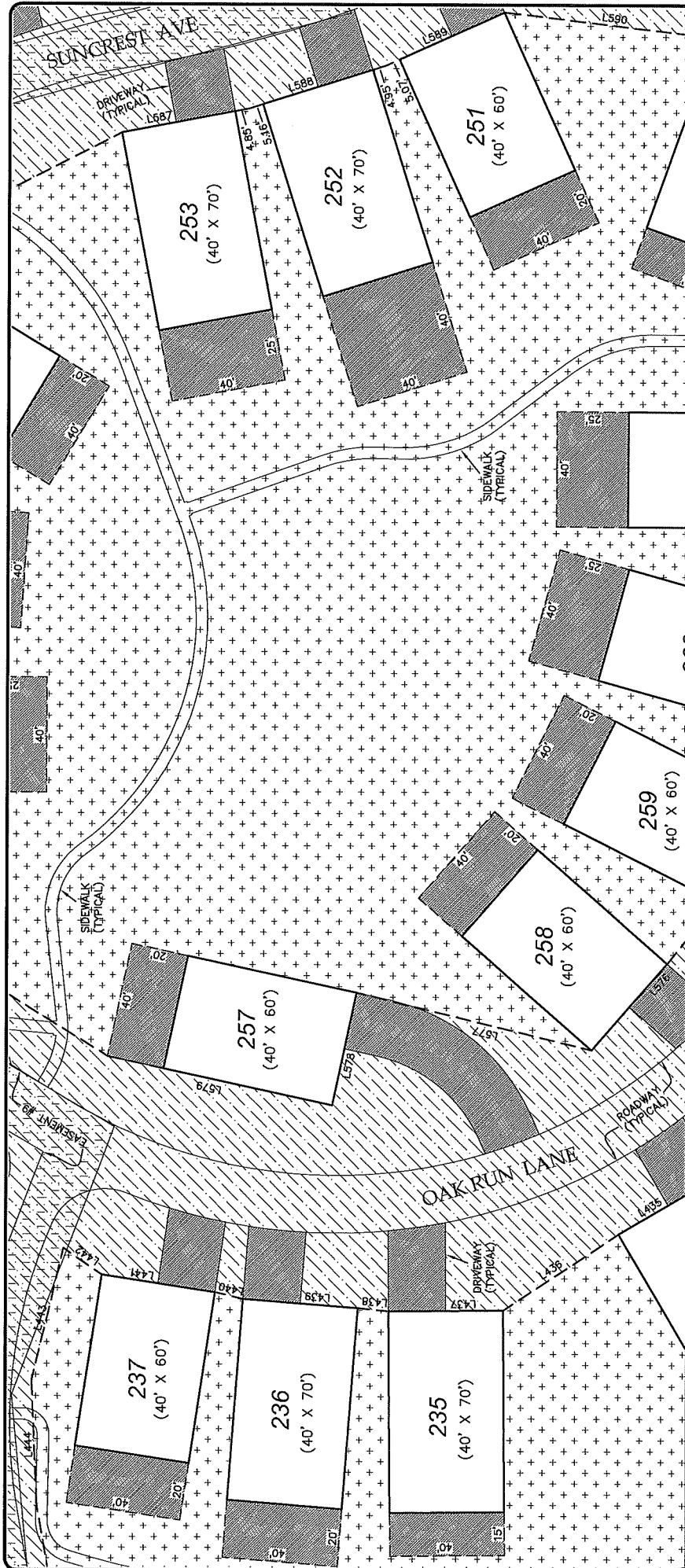
JOB NO.

347148.11

NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

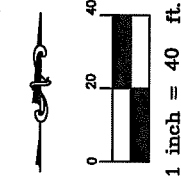


1 inch = 40 ft.



-  = LIMITED COMMON ELEMENT (LCE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = COMMON ELEMENT (CE) AS STATED IN THE DECLARATION OF CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.
-  = EASEMENT #10 (INGRESS/EGRESS, STORM WATER, UTILITIES & SIDEWALK). (Included as common elements).

NOTE:
ALL INFRASTRUCTURE SHOWN IS PROPOSED.
SEE SHEET 16 FOR LINE TABLE.

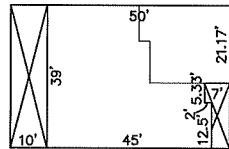
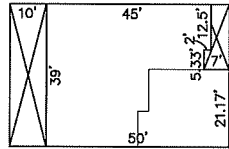


UNIT LOCATION DETAIL

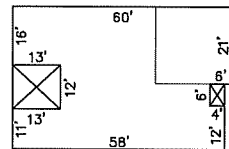
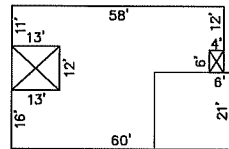
OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

 Meridian SURVEYING & MAPPING INC. 3201 Shamrock Street South, Suite #102 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7643	DRAWN BY: K. O'NEAL	SHEET NO.
	CHECKED BY: E. WILLS	33
	DATE: 02/02/26	OF 34
	REVISION:	
	SCALE 1" = 40'	JOB NO.
	FIELD BOOK: N/A PAGE: N/A	347148.11
	DATE OF SURVEY: N/A	

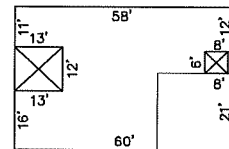
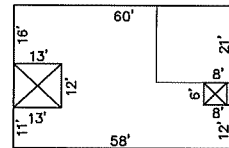
ABNEY 39'X60'
LEFT & RIGHT GARAGE ENTRY



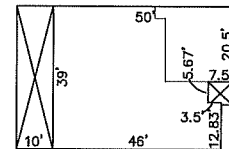
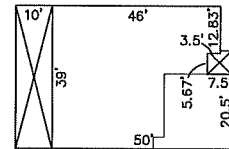
QUINCY 39'X60'
LEFT & RIGHT GARAGE ENTRY



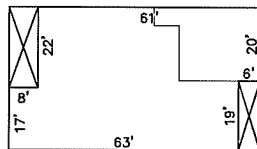
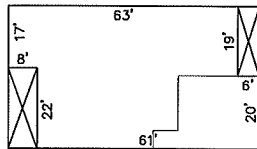
QUINTON 39'X60'
LEFT & RIGHT GARAGE ENTRY



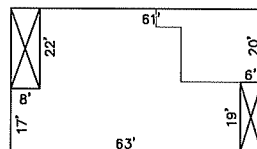
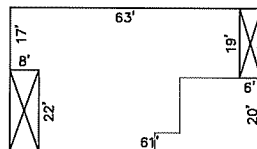
RIVERSIDE 39'X60'
LEFT & RIGHT GARAGE ENTRY



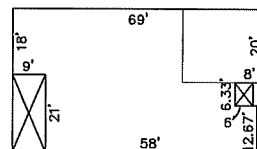
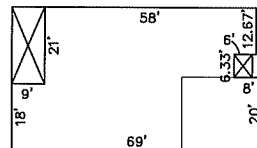
STANWICK 39'X69'
LEFT & RIGHT GARAGE ENTRY



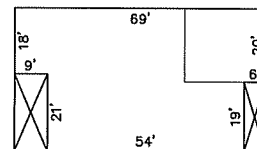
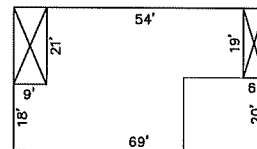
STEWART 39'X69'
LEFT & RIGHT GARAGE ENTRY



WILLOW 39'X69'
LEFT & RIGHT GARAGE ENTRY



WINSLOW 39'X69'
LEFT & RIGHT GARAGE ENTRY



UNIT OPTION FOOTPRINTS

OAK HAVEN CONDOMINIUMS
SECTION 23, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA

NOTE:
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE
FURTHER DEFINED IN THE DECLARATION OF
CONDOMINIUM OF OAK HAVEN CONDOMINIUMS.



3201 Shamrock Street South, Suite #102
Tallahassee, Florida 32309
Office: (850) 668-7644 Fax: (850) 668-7648

DRAWN BY: K. O'NEAL	SHEET NO.
CHECKED BY: E. WILLS	34
DATE: 02/02/26	OF 34
REVISD:	JOB NO.
SCALE 1" = 40'	347148.11
FIELD BOOK: N/A	PAGE: N/A
DATE OF SURVEY: N/A	