

Return recorded copy to:
Chimney Lakes Investment Company
2021 Art Museum Drive, Suite 210
Jacksonville, FL 32207

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DUVAL COUNTY
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CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 21st day of JUNE, 2003 by Chimney Lakes Investment Company having an address at 2021 Art Museum Drive, Suite 210, Jacksonville, FL 32207 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at P. O. Box 1429, Palatka, Florida 32178-1429 ("Grantee").

WITNESSETH:

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

WHEREAS, Grantor grants this conservation easement as a condition of permit # 4-031-64986-1 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

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

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and

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character and to the extent hereinafter set forth (the "Conservation Easement").

Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation

Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

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

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

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

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

IN WITNESS WHEREOF, Grantor has executed this Conservation

Easement on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR:

Chimney Lakes Investment Company

Signature: [Signature]

Signature: [Signature]
Wirt A. Beard, Jr.
Pres.

Printed Name: JAMES M. CRAIG II

Signature: [Signature]

Printed Name: Delia Boales Gilreath

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of June, 2003, by Wirt A. Beard, Jr., President of Chimney Lakes Investment Company, who did not take an oath.

[Signature]
Notary Public, State of Florida
at Large. **Delia Boales-Gilreath**

My Commission Expires:

Serial No. _____



Delia Boales-Gilreath
MY COMMISSION # DD024925 EXPIRES
May 13, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Exhibit "A"

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CONSERVATION EASEMENT NO. 10A:

A portion of the Southeast $\frac{1}{4}$ of Section 32, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of Tract "A" as shown on the plat of Watermill Unit Two, as recorded in Plat Book 54, Pages 47, 47A, 47B, 47C, 47D, 47E and 47F, of the Current Public Records of said County, said point lying on the Southerly right of way line of Argyle Forest Boulevard (a 200 foot right of way as presently established), said right of way line being a curve concave Northerly and having a radius of 2,100.00 feet; thence Westerly along the arc of said curved Southerly right of way line, a distance of 661.70 feet, said arc being subtended by a chord bearing and distance of North 89°29'39" West, 668.84 feet to the point of tangency of said curve; thence North 80°19'49" West, continuing along last said line, 384.96 feet; thence South 17°39'55" West, 280.41 feet to the POINT OF BEGINNING; thence continue South 17°39'55" West, 78.68 feet; thence South 18°19'58" West, 99.49 feet; thence South 68°22'45" West, 103.92 feet; thence South 85°56'09" West, 144.60 feet; thence North 87°37'14" West, 100.95 feet; thence North 53°21'49" West, 115.96 feet; thence North 37°19'44" West, 84.99 feet; thence South 78°39'58" West, 85.36 feet; thence South 78°33'55" West, 92.50 feet; thence South 58°38'18" West, 71.40 feet; thence South 54°55'15" West, 138.84 feet; thence South 41°47'55" West, 134.21 feet; thence South 20°10'57" West, 181.05 feet; thence North 37°57'25" West, 210.08 feet; thence North 25°03'07" West, 130.55 feet; thence North 55°07'13" West, 67.06 feet; thence North 02°06'08" West, 134.61 feet; thence North 33°30'35" East, 81.52 feet; thence North 01°18'12" East, 128.79 feet; thence North 45°14'02" East, 103.25 feet; thence North 34°48'54" East, 112.69 feet; thence North 86°52'38" East, 91.49 feet; thence North 88°47'08" East, 48.20 feet; thence South 78°24'42" East, 107.42 feet; thence South 76°55'07" East, 181.84 feet; thence South 73°37'37" East, 154.30 feet; thence South 88°47'47" East, 182.45 feet; thence South 84°34'05" East, 148.68 feet; thence South 73°32'20" East, 111.86 feet; thence South 33°30'57" East, 92.26 feet; thence South 27°34'31" East, 130.73 feet to the POINT OF BEGINNING.

Containing 13.8112 acres, more or less.