

This instrument prepared by:
Sean Murrell, Esq.
MURRELL LAW, LLC
152 Roberts Drive
Jacksonville Beach FL 32250

**NOTICE OF PRESERVATION OF THE
“DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR
VILLAGES OF FIRESIDE”, RECORDED IN OFFICIAL RECORDS BOOK 1192, PAGE
583, PUBLIC RECORDS OF CLAY COUNTY, FLORIDA**

The undersigned authority hereby certifies that at least two-thirds of all directors of the Association of Villages of Fireside, Inc., address being c/o The CAM Team, 1008-120 Park Avenue, Orange Park, FL 32073, approved the preservation of the “Declaration of Covenants, Restrictions and Easements for Villages of Fireside”, as recorded on November 21, 1988, in Official Records Book 1192, Page 583; as amended and recorded on December 1, 1988, in Official Records Book 1195, Page 040; as amended and recorded on July 31, 1989, in Official Records Book 1251, Page 747; as amended and recorded on February 1, 1990, in Official Records Book 1296, Page 364; as amended and recorded on March 15, 1990, in Official Records Book 1306, Page 334; as amended and recorded on January 11, 1995, in Official Records Book 1536, Page 1227; as amended and recorded on May 9, 1997, in Official Records Book 1655, Page 1553; as amended and recorded on January 16, 1998, in Official Records Book 1696, Page 1439; as amended and recorded on February 23, 1999, in Official Records Book 1775, Page 1801; as amended and recorded on February 23, 1999, in Official Records Book 1775, Page 1805, of the Public Records of Clay County, Florida, which encumbers the land described in “Composite Exhibit A” attached hereto.

The undersigned further certifies and attests that the aforementioned preservation vote took place at a meeting for which a notice, stating the meeting’s time and place and containing the statement of marketable title action described in Fla. Stat. 712.06(1)(b), was mailed or hand delivered to all members of the association not less than fourteen days (14) before the meeting date.

Witness my hand and seal this 10th day of May, 2018.

WITNESSES:

Association of Villages of Fireside, Inc.

Donald Hanstun
Name:

By Jim Link
Jim Link, its President

Sean Murrell
Name:

<NOTARIZATION ON FOLLOWING PAGE>

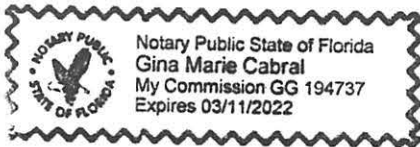
STATE OF FLORIDA
COUNTY OF Clay

Before me, the undersigned authority, personally appeared Jim Link, President of Association of the Villages of Fireside, Inc., who is personally known to me [] or produced _____ as identification, and acknowledged before me that he freely and voluntarily executed the same as an officer under authority vested in him by said Association.

Witness my hand and official seal in the State and County aforesaid, this 10th day of May, 2018.

My Commission Expires:

Gina Marie Cabral
NOTARY PUBLIC, STATE OF FLORIDA
Name: Gina M. Cabral



That certain tract of land, consisting of Section 44 and a portion of Sections 4, 5 and 45, all in Township 5 South, Range 25 East, Clay County, Florida, together with and including a portion of Tract "A" and a portion of Lots 1, 2, 3, 4 and 5 Block 9, Ridgetown Landing Unit 7, according to map thereof as recorded in Plat Book 18, Pages 14 and 15 of the public records of said Clay County, Florida, said tract of land being more particularly described as follows:

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Commence at the Northwest corner of Lot 5, Block 1, Ridgetown Landing, according to map thereof as recorded in Plat Book 18, Pages 14 and 15 of said public records of Clay County, Florida; thence South 89° 25' 00" East on the North line of said Section 4, Township 5 South, Range 25 East, a distance of 165.00 feet to the Northwest corner of lands described and recorded in Official Records Volume 313, Page 174 of said public records of Clay County, Florida, said Northwest corner being the point of beginning of lands described hereinafter thence South 00° 29' 22" West, on the East line of said lands described in Official Records Volume 313, Page 174, a distance of 230.00 feet; thence South 09° 20' 33" East a distance of 35.00 feet; thence South 44° 30' 33" East a distance of 70.00 feet; thence South 89° 20' 33" East a distance of 150.00 feet; thence South 37° 11' 53" East a distance of 339.10 feet; thence South 34° 45' 10" East a distance of 317.04 feet; thence South 47° 29' 05" East a distance of 437.18 feet; thence South 35° 36' 03" East a distance of 456.36 feet; thence South 24° 26' 38" East a distance of 60.42 feet; thence North 62° 06' 10" East a distance of 66.18 feet; thence North 25° 31' 50" East a distance of 144.31 feet; thence South 68° 50' 19" East a distance of 337.43 feet; thence North 34° 41' 43" East a distance of 79.05 feet; thence North 69° 13' 19" East a distance of 181.77 feet; thence South 60° 30' 37" East a distance of 196.46 feet; thence South 35° 29' 29" East a distance of 87.00 feet; thence South 11° 53' 18" East a distance of 97.00 feet; thence South 41° 38' 01" East a distance of 128.47 feet; thence South 21° 48' 05" West a distance of 161.53 feet; thence South 54° 13' 41" West a distance of 180.35 feet; thence South 04° 02' 05" East a distance of 139.33 feet; thence South 14° 09' 15" West a distance of 144.31 feet; thence South 21° 34' 17" East a distance of 231.19 feet; thence South 66° 48' 05" East a distance of 74.16 feet; thence South 12° 31' 30" West a distance of 192.33 feet; thence South 61° 35' 14" West a distance of 473.54 feet; thence North 48° 33' 34" West a distance of 709.33 feet; thence North 89° 29' 22" West a distance of 1430.00 feet to the Northeast corner of APALACHICOLA SWAMP, an 80 foot wide right-of-way (as now established), according to aforesaid map of Ridgetown Landing Unit 7, as recorded in Plat Book 18, Pages 14 and 15 of said public records of Clay County, Florida; thence South 00° 29' 22" West on the East line of said Ridgetown Landing Unit 7, a distance of 710.30 feet; thence South 41° 29' 17" West on a southeasterly line of said Ridgetown Landing Unit 7, a distance of 347.55 feet to the West Easterly corner of aforesaid Lot 5, Block 9, Ridgetown Landing Unit 7, a distance of 91.43 feet; thence North 78° 16' 41" West, a distance of 134.03 feet to the point of a curve to the left, said curve being concave to the South and having a radius of 530.00 feet and a central angle of 26° 14' 39"; thence West along and around said curve an arc distance of 251.00 feet to the point of tangency of said curve, said arc of curve being subtended by a chord bearing of South 00° 03' 24" West and a chord distance of 749.73 feet; thence South 74° 38' 37" West, a distance of 109.43 feet to the point of a curve to the right, said curve being concave to the North and having a radius of 430.00 feet; thence West along and around said curve an arc distance of 35.57 feet to a point on the West line of aforesaid Tract "A", Ridgetown Landing Unit Two, said arc of curve being subtended by a central angle of 04° 32' 03" and a chord bearing of South 71° 14' 40" West and a chord distance of 35.61 feet; thence North 00° 29' 22" East on said West line of Tract "A" and the Northerly prolongation thereof a distance of 301.00 feet to the Southwest corner of lands described and recorded in Official Records Volume 313, Page 174 of said public records of Clay County, Florida; thence North 89° 40' 00" West, on the South line of said lands, a distance of 1277.77 feet to the East right-of-way line of County Road No. C-209 (formerly State Road No. 209), a 100 foot wide right-of-way (as now established); thence South 00° 21' 00" West, on said East right-of-way line, a distance of 555.70 feet; thence South 81° 40' 00" East, a distance of 1778.24 feet to a point on said West line of Tract "A", Ridgetown Landing Unit Two; thence South 00° 29' 22" West on said West line and the Southerly prolongation thereof a distance of 300.0 feet; thence North 89° 40' 00" East, a distance of 477.12 feet to the Northeast corner of HIGHLAND OAKS, a proposed subdivision thence run the following four (4) courses on the East and South line of said proposed HIGHLAND OAKS SUBDIVISION: (COURSE NO. 1) thence South 00° 21' 00" West, a distance of 437.78 feet; (COURSE NO. 2) thence North 89° 29' 00" West, a distance of 230.00 feet; (COURSE NO. 3) thence South 00° 21' 00" West, a distance of 600.0 feet; (COURSE NO. 4) thence North 89° 29' 00" West, a distance of 375.00 feet to the East right-of-way line of said County Road No. C-209; a 100 foot wide right-of-way (as now established); thence South 00° 21' 00" West, on said East right-of-way line, a distance of 1149 feet more or less to the waters of Black Creek; thence Southerly, Northerly, Northwesterly, Northeasterly, Southeasterly and Easterly along and around the meanderings of said waters of Black Creek, a distance of 10,160 feet more or less to the intersection of said waters with the waters of Little Black Creek; thence Northeasterly, Northerly and Northwesterly along and around the meanderings of said waters of Little Black Creek, a distance of 8,980 feet more or less to the intersection of said waters with the aforesaid North line of Section 4, Township 5 South, Range 25 East, said intersection being South 89° 25' 00" East and at a distance of 675 feet more or less from the point of beginning; thence North 89° 25' 00" West on said North line of Section 4, a distance of 675 feet more or less to the point of beginning.

Excepting therefrom a portion of Section 45, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Commence at the intersection of the 1/4 corner with the North line of Section 4, Township 5 South, Range 25 East of said County, said point also being the Northwest corner of the East 1/2 of said Section 4, run thence South 00° 29' 22" West along the West line of the East 1/2 of said Section 4, 2656.64 feet; thence North 76° 13' 48" East, 4276.74 feet for the point of beginning thence North 00° 29' 22" West, 710 feet; thence South 73° 28' East, 342 feet; thence South 00° 29' East, 63 feet; thence South 77° 36' East, 420 feet; thence South 46° 50' East, 600 feet; thence South 68° 38' East, 103 feet; thence South 37° 04' East, 145 feet; thence South 01° 31' East, 284 feet; thence South 28° 17' West, 90.35 feet; thence South 11° 36' East, 136 feet; thence South 18° 05' West, 136 feet; thence North 71° 34' West, 334 feet; thence North 03° 14' West, 216 feet; thence North 11° 37' East, 225 feet; thence North 61° 25' West, 278 feet; thence North 01° 00' West, 343 feet to the point of beginning.

Containing 22 acres more or less.

"Exception above described and recorded in Official Records Volume 313, Page 174 of the public records of Clay County, Florida."

Also excepting from the above described tract of land a portion of Section 45, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Begin at the Northwest corner of lands excepted and described above, said excepted lands being described and recorded in Official Records Volume 313, Page 174 of said public records of Clay County, Florida; thence run the following four (4) courses on the Northerly and Easterly lines of said lands: (COURSE NO. 1) thence South 73° 28' East a distance of 342 feet; (COURSE NO. 2) thence South 00° 29' East, a distance of 63 feet; (COURSE NO. 3) thence South 77° 36' East, a distance of 420 feet; (COURSE NO. 4) thence South 46° 50' East, a distance of 600 feet; (COURSE NO. 5) thence South 68° 38' East, a distance of 103 feet; (COURSE NO. 6) thence South 37° 04' East, a distance of 145 feet; (COURSE NO. 7) thence South 01° 31' East, a distance of 284 feet; (COURSE NO. 8) thence South 28° 17' West, a distance of 90.35 feet; (COURSE NO. 9) thence South 11° 36' East, a distance of 136 feet; (COURSE NO. 10) thence South 18° 05' West, a distance of 136 feet to the Southwest corner of said land; thence South 71° 34' East, a distance of 334 feet more or less to the waters of LITTLE BLACK CREEK; thence Northwesterly along and around the meanderings of said waters of LITTLE BLACK CREEK, a distance of 2780 feet more or less to a point which bears North 00° 29' West and is a distance of 203 feet more or less from the point of beginning; thence South 00° 29' East, a distance of 203 feet more or less to the point of beginning.

EXHIBIT A

EXHIBIT B

Being a replat of a portion of Tract "A", Lots 1, 2, 3, 4 and 5, Block 2, Straight Landing Unit 2, according to map thereof as recorded in Plat Book 11, pages 14 and 15 of the Public Records of Clay County, Florida, together with a portion of Sections 4 and 42, Township 5 South, Range 23 East, of said Clay County, and being more particularly described as follows:

Begin at the most easterly corner of said Lot 2, Block 2, Straight Landing Unit 2;

Thence on the Southeastery line of said Unit 2, North 21 degrees 20 minutes 27 seconds East, 252.25 feet;

Thence South 53 degrees 00 minutes 00 seconds East, 245.00 feet;

Thence North 23 degrees 00 minutes 00 seconds East, 250.00 feet;

Thence South 52 degrees 40 minutes 00 seconds East, 117.29 feet;

Thence South 40 degrees 42 minutes 14 seconds East, 222.00 feet;

Thence on the arc of a curve concave Southeastery and having a radius of 235.00 feet, a chord distance of 92.05 feet, the bearing of said chord being North 57 degrees 46 minutes 21 seconds East;

Thence South 23 degrees 45 minutes 04 seconds East, 171.72 feet;

Thence South 00 degrees 52 minutes 12 seconds East, 79.00 feet;

Thence South 52 degrees 00 minutes 00 seconds East, 112.00 feet;

Thence South 67 degrees 00 minutes 00 seconds East, 347.27 feet;

Thence South 08 degrees 20 minutes 40 seconds West, 75.41 feet;

Thence South 70 degrees 24 minutes 12 seconds East, 200.00 feet;

Thence South 68 degrees 41 minutes 22 seconds West, 310.00 feet;

Thence North 53 degrees 00 minutes 00 seconds West, 310.00 feet;

Thence South 37 degrees 00 minutes 00 seconds East, 229.00 feet;

Thence South 40 degrees 16 minutes 00 seconds West, 85.00 feet;

Thence South 72 degrees 04 minutes 20 seconds West, 80.00 feet;

Thence North 05 degrees 07 minutes 10 seconds West, 102.00 feet;

Thence North 80 degrees 20 minutes 00 seconds West, 76.00 feet;

Thence North 42 degrees 28 minutes 12 seconds East, 86.00 feet;

Thence North 53 degrees 00 minutes 00 seconds West, 322.00 feet;

Thence South 07 degrees 04 minutes 20 seconds West, 127.00 feet;

Thence South 70 degrees 21 minutes 26 seconds West, 110.00 feet;

Thence South 82 degrees 20 minutes 40 seconds West, 115.00 feet;

Thence South 89 degrees 00 minutes 28 seconds West, 110.00 feet;

Thence North 10 degrees 10 minutes 20 seconds East, 110.00 feet;

Thence North 11 degrees 13 minutes 16 seconds East, 160.00 feet;

Thence North 70 degrees 46 minutes 44 seconds West, 264.21 feet;

Thence on the arc of a curve concave Southerly and having a radius of 470.00 feet, a chord distance of 213.41 feet, the bearing of said chord being South 80 degrees 05 minutes 37 seconds West;

Thence South 74 degrees 50 minutes 37 seconds West, 131.23 feet;

Thence on the arc of a curve concave Southeastery and having a radius of 660.00 feet, a chord distance of 162.60 feet, the bearing of last said chord being South 67 degrees 51 minutes 20 seconds West;

Thence South 60 degrees 44 minutes 10 seconds West, 77.20 feet;

Thence on the arc of a curve concave Northwestery and having a radius of 726.67 feet, a chord distance of 271.16 feet, the bearing of last said chord being South 75 degrees 22 minutes 05 seconds West;

Thence North 02 degrees 40 minutes 00 seconds West, 115.79 feet to the East line of County Road No. C-209 (formerly State Road No. 2-209);

Thence on last said line North 00 degrees 21 minutes 00 seconds East, 210.01 feet;

Thence on the arc of a curve concave Northwestery and having a radius of 20.00 feet, a chord distance of 42.42 feet, the bearing of last said chord being South 44 degrees 20 minutes 34 seconds East;

Thence South 00 degrees 40 minutes 00 seconds East, 70.00 feet;

Thence on the arc of a curve concave Southwestery and having a radius of 343.03 feet, a chord distance of 89.78 feet, the bearing of last said chord being South 02 degrees 10 minutes 00 seconds East;

Thence South 74 degrees 40 minutes 00 seconds East, 246.37 feet;

Thence on the arc of a curve concave Northwestery and having a radius of 719.50 feet, a chord distance of 187.83 feet, the bearing of last said chord being South 02 degrees 10 minutes 00 seconds East;

Thence South 00 degrees 40 minutes 00 seconds East, 192.54 feet;

Thence on the arc of a curve concave Northwestery and having a radius of 660.00 feet, a chord distance of 337.11 feet, the bearing of last said chord being North 75 degrees 32 minutes 05 seconds East;

Thence North 60 degrees 44 minutes 10 seconds East, 89.63 feet;

Thence on the arc of a curve concave Southeastery and having a radius of 740.00 feet, a chord distance of 189.43 feet, the bearing of last said chord being North 07 degrees 31 minutes 20 seconds East;

Thence North 74 degrees 50 minutes 37 seconds East, 131.23 feet;

Thence on the arc of a curve concave Southeastery and having a radius of 550.00 feet, a chord distance of 240.73 feet, the bearing of last said chord being North 08 degrees 05 minutes 17 seconds East;

Thence South 70 degrees 46 minutes 44 seconds East, 114.02 feet to said Southeastery line of Straight Landing Unit 2;

Thence on last said line North 41 degrees 20 minutes 27 seconds East, 91.65 feet to the Point of Beginning.

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EXHIBIT C

A parcel of land situated in the Southwest 1/4 of Section 4, Township 5 South, Range 25 East, Clay County, Florida and being more particularly described as follows:

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Commence at the Northwest corner of Highland Oaks, as shown on map thereof, as recorded in Plat Book 21, pages 4 and 5, of the public records of said Clay County, Florida, said Northwest corner being on the East Right-of-Way line of County Road No. C-209 (formerly State Road No. S-209); thence North 00 degrees 21 minutes 00 seconds East, on last said line, 500.00 feet to the South line of Fireside Drive according to Plat Book 22, pages 47 thru 50 of the public records of said county; thence on last said line South 89 degrees 40 minutes 08 seconds East 748.00 feet to the Point of Beginning; thence continue South 89 degrees 40 minutes 08 seconds East, 530.36 feet to the West boundary line of Ridaught Landing Unit 2, as shown on map recorded in Plat Book 18, pages 14 and 15, of said public records; thence South 00 degrees 29 minutes 27 seconds West on last said line, and the Southerly projection thereof, being the East line of the Northeast 1/4 of aforesaid Southwest 1/4 of Section 4; a distance of 350.00 feet; thence North 89 degrees 40 minutes 08 seconds West, 413.55 feet; thence North 17 degrees 58 minutes 52 seconds West, 368.67 feet to the Point of Beginning.

Containing 3.79 acres, more or less.

EXHIBIT C-1

A parcel of land situated in the Southwest 1/4 of Section 4, Township 5 South, Range 25 East, Clay County, Florida and being more particularly described as follows:

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Commence at the Northwest corner of Highland Oaks, as shown on map thereof, as recorded in Plat Book 21, pages 4 and 5, of the public records of said Clay County, Florida, said Northwest corner being on the East Right-of-Way line of County Road No. C-209 (formerly State Road No. S-209); thence North 00 degrees 21 minutes 00 seconds East on last said line 250.00 feet to the Point of Beginning; thence continue North 00 degrees 21 minutes 00 seconds East, 250.00 feet to the South line of Fireside Drive according to Plat Book 22, pages 47 thru 50 of the public records of said county; thence on last said line South 89 degrees 40 minutes 08 seconds East 748.00 feet; thence South 17 degrees 58 minutes 52 seconds East, 368.67 feet; thence North 89 degrees 40 minutes 08 seconds West 113.99 feet; thence North 63 degrees 39 minutes 06 seconds West 227.98 feet; thence North 89 degrees 40 minutes 08 seconds West, 545.04 feet to the Point of Beginning.

Containing 4.99 acres, more or less.