

R990074564  
RECORDED IN CNTY FL  
PUBLIC RECORDS LEON 81647  
BOOK: R2296 PAGE  
SEP 14 1999 04:19 PM  
DAVE LANG, CLERK OF COURTS

This instrument was prepared by  
and should be returned to  
Nancy G Linnan  
Caulton Fields  
P O Drawer 190  
Tallahassee, Florida 32302  
(850) 224-1585



BK: R2296 PG: 01047


**NOTICE OF ESTABLISHMENT OF THE  
PINEY Z COMMUNITY DEVELOPMENT DISTRICT**

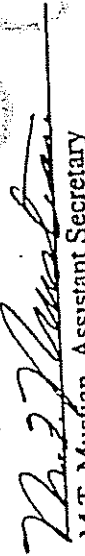
This Notice is recorded pursuant to the requirements of Section 190.0485, Florida Statutes, (1999). The Piney Z Community Development District was in existence prior to July 1, 1999.

The legal description of the Piney Z Community Development District is attached hereto and incorporated by reference herein as Exhibit "A".

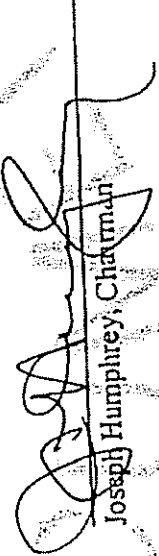
**THE PINEY Z COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

ATTEST

  
Ed Livingston, Assistant Secretary

  
M T Mustian, Assistant Secretary

**BOARD OF SUPERVISORS OF THE  
PINEY Z COMMUNITY DEVELOPMENT  
DISTRICT**

  
Joseph Humphrey, Chairman

Approved as to form and legal sufficiency.

  
Nancy G Linnan, District Counsel



R990074564  
 PUBLIC RECORDS IN  
 BOOK: 2226 PAGE: 01440  
 SEP 14 1999 04:19 PM  
 DAVE L.H.C. CLERK OF COURTS

BK: R2296 PG: 01048

State of Florida  
 County of Leon

The foregoing instrument was acknowledged before me this 13 day of September 1999 by Joseph Humphrey as Chairman of the Piney Z Community Development District. He (check one).

- Is personally known to me, or
- Produced the following identification

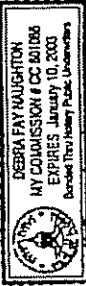
Debra Fay Naughton

Signature of Notary Public

Debra Fay Naughton

Printed Name of Notary

Notary Public - State of Florida



(SEAL)

State of Florida  
 County of Leon

The foregoing instrument was acknowledged before me this 13 day of September 1999 by Ed Livingston as Assistant Secretary of the Piney Z Community Development District. He (check one)

- Is personally known to me, or
- Produced the following identification

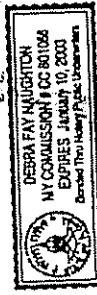
Debra Fay Naughton

Signature of Notary Public

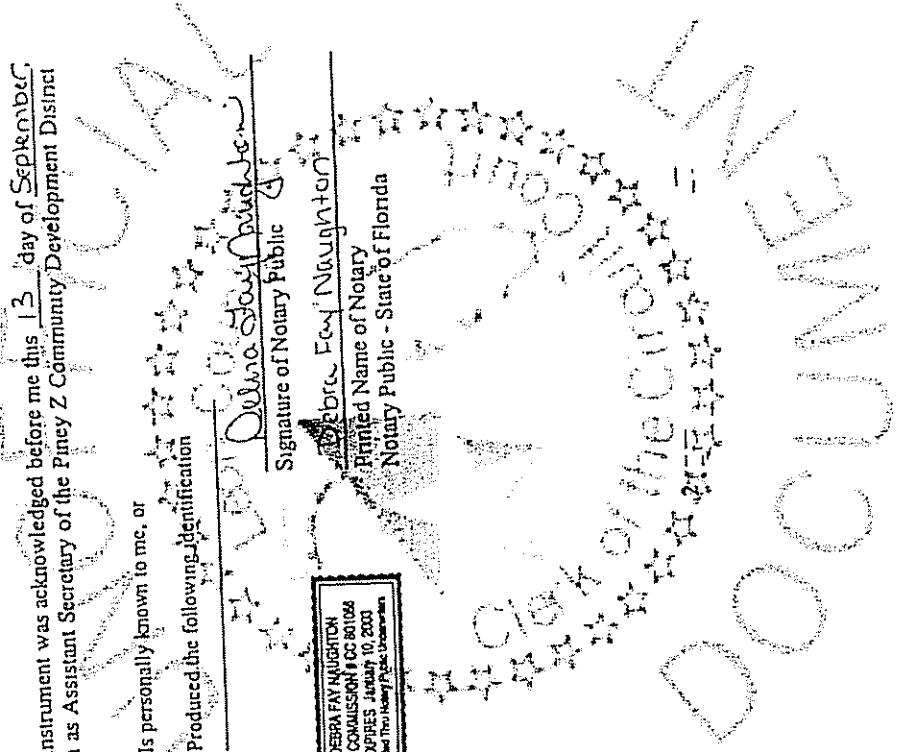
Debra Fay Naughton

Printed Name of Notary

Notary Public - State of Florida



(SEAL)





R990074564

RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK R2296 PAGE 01049  
SEP 14 1999 04:19 PM  
DAVE LANG, CLERK OF COURTS

BK: R2296 PG: 01049

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 13 day of September,  
1999 by M.T Mustian as Assistant Secretary of the Piney Z Community Development District  
He (check one)

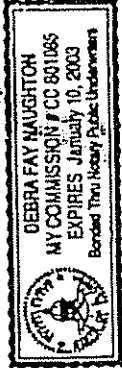
[  ] Is personally known to me, or

[  ] Produced the following identification

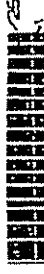
Debra Fay Naughton  
Signature of Notary Public

Debra Fay Naughton  
Printed Name of Notary  
Notary Public - State of Florida

(SEAL)



State of the Circuit Clerk  
DOCCUMENT



R990074564  
 RECORDED IN  
 PUBLIC RECORDS LEON COUNTY FL  
 BOOK 0228E PAGE 0185E  
 SEP 14 1999 04:19 PM  
 PUBLIC LANDS CLERK OF COURTS  
 PINEY-Z PLANTATION PUD  
 345.56 Acres, more or less

BK: R2296 PG: 01050

Commence at a terra cotta monument marking the Southwest corner of Section 35, Township 1 North, Range 1 East, Leon County, Florida, and thence run North 01 degrees 19 minutes 57 seconds West along the Section Line 1839.30 feet to a point on the Southerly boundary of the proposed 300-foot wide right of way of the extension of Conner Boulevard for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 01 degrees 19 minutes 57 seconds West along the Section Line 610.06 feet, thence North 01 degrees 19 minutes 03 seconds East 545.12 feet, thence run North 18 degrees 01 run South 88 degrees 40 minutes 03 seconds East 1890.63 feet, thence run South 78 degrees 01 degrees 39 minutes 56 seconds East 1455.21 feet, thence run South 55 degrees 33 minutes 24 minutes 34 seconds East 841.17 feet, thence run South 71 degrees 14 minutes 32 seconds East 208.00 feet, thence run South 71 degrees 55 minutes 17 seconds East 1729.94 feet, thence run South 06 degrees 59 minutes 15 seconds East 342.79 feet, thence run South 23 degrees 37 minutes 43 seconds East 134.73 feet, thence run South 00 degrees 23 minutes 03 seconds East 2376.43 feet to the South Boundary of Section 36, Township 1 North, Range 1 East, Leon County, Florida, thence run North 89 degrees 30 minutes 48 seconds West along the South Boundary of said Sections 36 and 35 a distance of 2283.52 feet, thence run South 00 degrees 22 minutes 34 seconds West 817.44 feet, thence run North 89 degrees 35 minutes 19 seconds West 200.00 feet, thence run South 00 degrees 09 degrees 31 seconds West 172.15 feet, thence run South 89 degrees 53 minutes 09 seconds West 181.20 feet, thence run South 00 degrees 12 minutes 53 seconds West 523.23 feet, thence run North 89 degrees 47 minutes 05 seconds West 165.64 feet, thence run South 00 degrees 12 minutes 53 seconds East 84.14 feet, thence run South 89 degrees 47 minutes 05 seconds East 70.00 feet, thence run South 00 degrees 12 minutes 53 seconds West 321.13 feet to the Northerly right of way boundary of State Road No. 20 (Apalachee Parkway, U.S. Highway 27, or Perry Highway), thence run South 85 degrees 34 minutes 05 seconds West along said Northerly right of way boundary 300 foot wide right West boundary of the proposed extension of Doyle Conner Boulevard (300 foot wide right of way), said point lying on a curve concave to the Easterly, thence run Northerly along said proposed right of way curve with a radius of 1800.00 feet, through a central angle of 18 degrees 48 minutes 37 seconds for an arc distance of 590.94 feet (the chord of said arc being North 05 degrees 49 minutes 53 seconds East 588.28 feet), thence run North 15 degrees 14 minutes 11 seconds East along said proposed right of way boundary curve to a point of curve to the left, thence along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 26 degrees 43 minutes 44 seconds, for an arc distance of 689.84 feet, thence run North 11 degrees 29 minutes 44 seconds West 77.15 feet to a point of curve to the left, thence run along said proposed right of way boundary curve with a radius of 1500.00 feet, through a central angle of 65 degrees 14 minutes 02 seconds, for an arc distance of 1707.82 feet to a point of compound curve, thence run along said proposed right of way boundary curve with a

WCT CIVIL SERVICES DOCUMENT S02PLEGAL.WPD  
 L371 Revision, August 14, 1998

of the circuit court  
 DOCUMENT

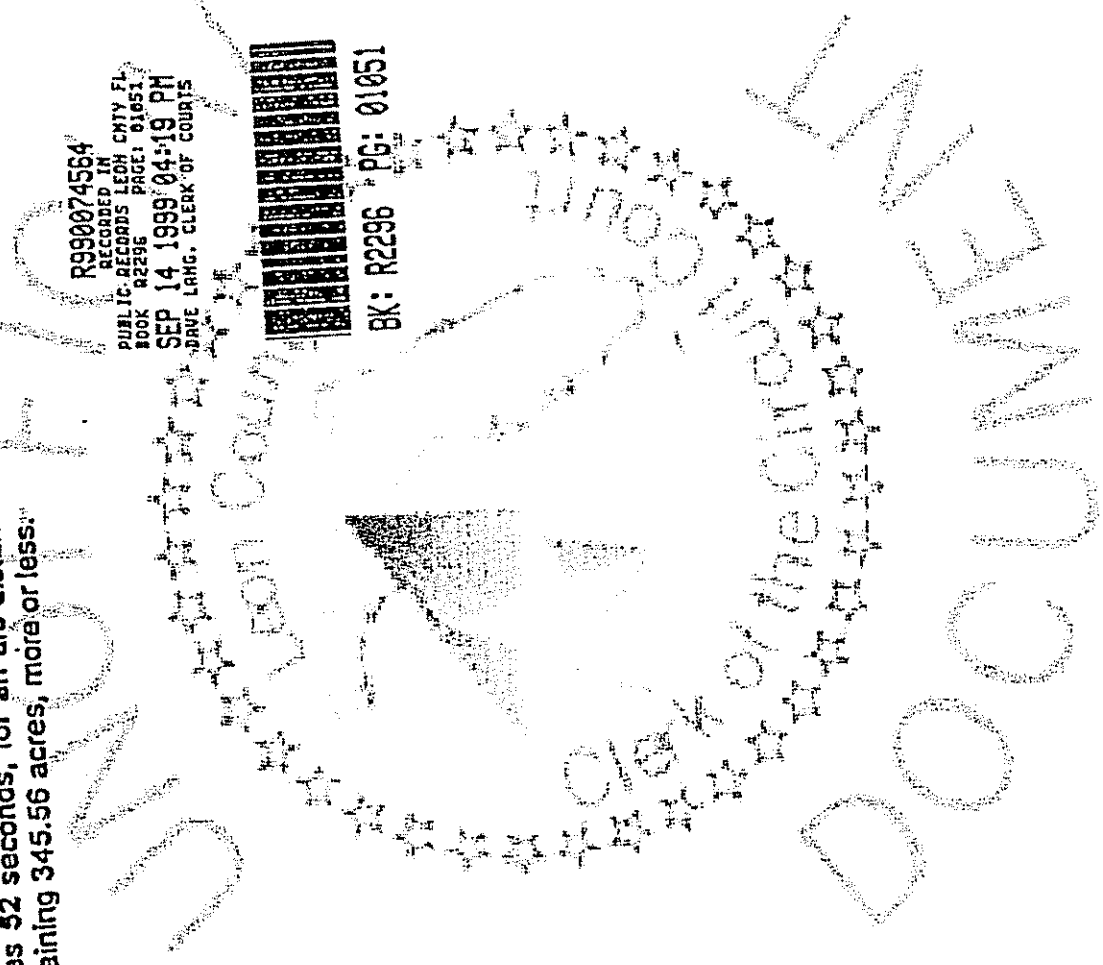
radius of 850.00 feet, through a central angle of 48 degrees 33 minutes 10 seconds, for an arc distance of 720.30 feet to a point of reverse curve, thence run along said proposed right of way boundary curve with a radius of 650.00 feet, through a central angle of 36 degrees 36 minutes 52 seconds, for an arc distance of 415.38 feet to the POINT OF BEGINNING, containing 345.56 acres, more or less.

R990074564  
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PUBLIC RECORDS LEON CNTY FL  
BOOK R2296 PAGE 01051

SEP 14 1998 04:19 PM  
DAVE LANG, CLERK OF COURTS



BK: R2296 PG: 01051



DOCUMENT

OR 1950 PG 1195

1488617

PREPARED BY AND RETURN TO:  
Nancy O. Linsen, Esq.  
Cetlco, Fielder, Ward,  
Emmanuel, Smith & Culler, P.A.  
Post Office Drawer 194  
Tallahassee, FL 32302  
(904)224-1485

RECORDED IN THE COUNTY  
CLERK'S OFFICE  
JUL 11 4 38 PM '96  
TALLAHASSEE, FLORIDA

**MEMORANDUM OF CORRECTION  
OF SCRIVENER'S ERROR  
IN PINEY-Z FARMS  
DEVELOPMENT AGREEMENT**

On August 28, 1996, PINEY-Z LTD., a Florida limited partnership, APALACHEE PARTNERS LTD., a Florida limited partnership, and the CITY OF TALLAHASSEE, a Florida municipality, entered into the Piney-Z Farms Development Agreement, pursuant to Section 163.3220 - .3243, Florida Statutes. This Development Agreement is recorded in the Official Records of Leon County at Book 1943, Page 0955.

This Development Agreement contains an EXHIBIT 2, which consists of a sketch and legal description of property owned by Apalachee Partners, Ltd. It has been discovered that the first page--the sketch--which was recorded was neither agreed to by the parties nor adopted by the City Commission. The incorrect version was inadvertently attached in place of the correct version. The attached page with the legend CORRECTED EXHIBIT 2 on the bottom should be substituted for that in the recorded document. The only difference in the sketch is that the first page of EXHIBIT 2 which was accidentally recorded contains a configuration of a proposed relocated pedestrian and bicycle path and proposed additional pedestrian and bicycle path that was deleted from the correct document which is attached.

The undersigned have determined that the recording of the incorrect sketch that is part of EXHIBIT 2 was a scrivener's error. CORRECTED EXHIBIT 2 attached, and not the sketch that was attached as EXHIBIT 2 and recorded, was the document the City Commission voted upon. CORRECTED EXHIBIT 2 is the document that was submitted to

the parties for review of the final document before execution. A memorandum in the files of all parties reflects that the recorded EXHIBIT 2 was rejected by the parties and thereafter CORRECTED EXHIBIT 2 was substituted. Somehow, when the document was executed, a copy of the incorrect EXHIBIT 2 was inadvertently attached and no one caught the error. However, that document was neither adopted nor agreed to by the parties, and the fact that it was inadvertently attached is in the nature of a scrivener's error.

Accordingly, the attached sketch depicted as CORRECTED EXHIBIT 2 is hereby substituted for the first page of EXHIBIT 2 recorded with the Piney-Z Farms Development

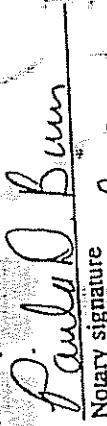
Agreement.

Finally, this Memorandum of Correction of Scrivener's Error shall be recorded in the Official Records of Leon County.

Dated this 11th day of October, 1996.

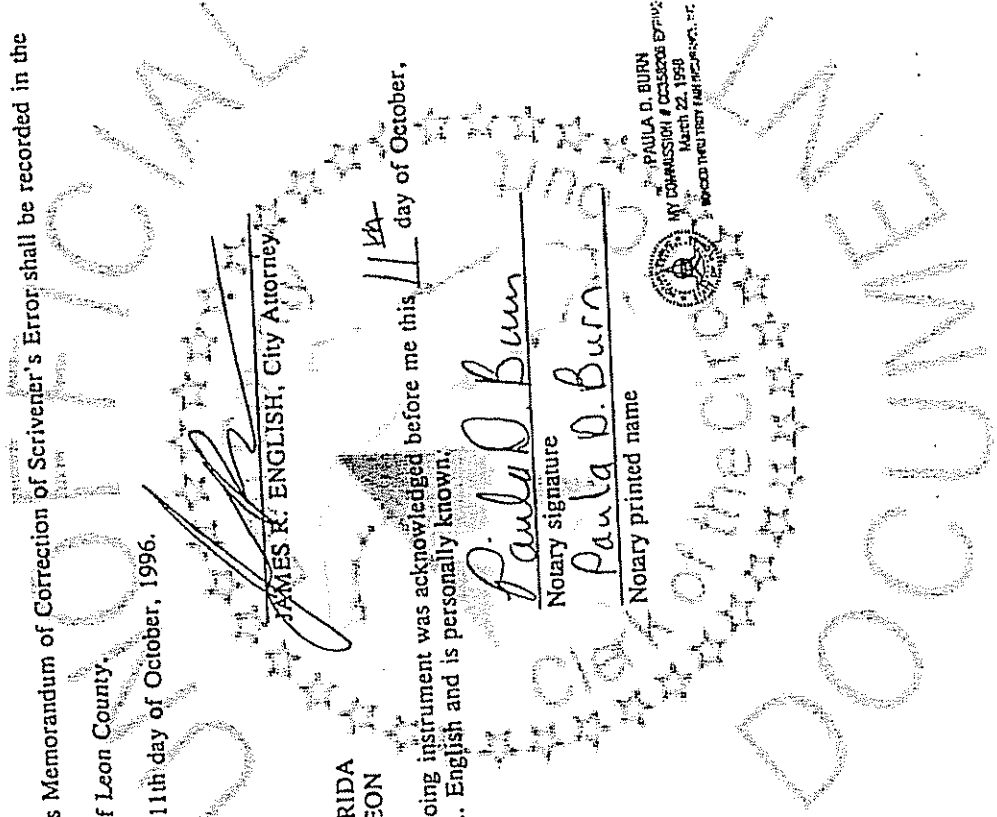
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 11th day of October, 1996 by James R. English and is personally known.

  
Notary signature

Paula D. Burn  
Notary printed name

PAULA D. BURN  
MY COMMISSION # 0033008 EXPIRES  
March 22, 1998  
I SPOKE THEM THEY PARTICIPATED, ETC.



OR 1950 PG 1197

540 F10  
STATE OF FLORIDA  
COUNTY OF LEON

*Diane G. Martin-Johnson*  
NANCY G. LINNAN, Authorized Representative of  
PINEY-Z LTD. and APALACHEE PARTNERS LTD.

STATE OF FLORIDA  
COUNTY OF LEON

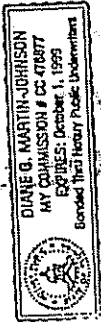
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of October, 1996 by Nancy G. Linnan, authorized representative for Piney-Z Ltd. and Apalachee Partners Ltd. and is personally known

*Diane G. Martin-Johnson*

Notary signature

*Diane G. Martin-Johnson*

Notary printed name



STATE OF THE CIRCUIT COURT IN AND FOR THE COUNTY OF LEON  
DOCUMENT #

#47685



