

6/18
City of Green Cove Springs
224 Woodbury St
Green Cove Springs FL
P/R

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, RATIFYING THE TERMS OF THAT CERTAIN ANNEXATION AGREEMENT BETWEEN FORBESTRUST, LTD, INC., AND THE CITY; SETTING FORTH THE ENTIRE AGREEMENT, INCLUDING TERMS FOR EXTENSION OF UTILITIES, APPROVING A PASSIVE PARK, PLACING LIENS ON REAL PROPERTY, ACCEPTING COUNTY ZONING, AND, AS TO THIS PROJECT ONLY, AMENDING ORDINANCES IN CONFLICT HERewith; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City is voluntarily annexing the real property described in Exhibit "A" attached hereto, and

WHEREAS, the City and the property owner, FORBESTRUST, LTD., INC., are in agreement to the terms of that certain Annexation Agreement attached hereto,

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA AS FOLLOWS:

Section 1.

The City hereby ratifies the terms and conditions of that certain Annexation Agreement dated ~~October~~ November, 1985, attached hereto and by reference made a part hereof.

Section 2.

As to this project only, all prior Ordinances or parts thereof in conflict herewith are hereby amended to be consistent with this Ordinance.

Section 3.

This Ordinance shall take effect immediately upon final passage by the City Council.

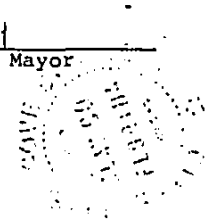
INTRODUCED AND PASSED AS TO FORM ON THE FIRST READING BY THE CITY COUNCIL OF GREEN COVE SPRINGS, FLORIDA, IN REGULAR SESSION, THIS 9th DAY OF November, 1985.

CITY OF GREEN COVE SPRINGS,
FLORIDA

BY: M. Calvin Wilcox
M. CALVIN WILCOX, Mayor

ATTEST:

Marjorie Robertson
Marjorie Robertson, City Clerk



0917-487

PASSED ON THE SECOND AND FINAL READING BY THE CITY
COUNCIL OF GREEN COVE SPRINGS, FLORIDA THIS 2nd day of
December, 1985.

CITY OF GREEN COVE SPRINGS,
FLORIDA

BY: M. Calvin Wilcox
M. CALVIN WILCOX, Mayor

ATTEST:

Marjorie Robertson
Marjorie Robertson, City Clerk

City Copy

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, entered into in duplicate this 6th day of ~~October~~ January, 1986 by and between THE CITY OF GREEN COVE SPRINGS, FLORIDA (CITY), and FORBESTRUST LTD, INC., a Florida Corporation, and JOHN FORBES, individually, hereinafter both referred to "FORBESTRUST" and provides:

W I T N E S S E T H:

WHEREAS, FORBESTRUST is the owner of approximately 1,000 acres (real estate) located in Clay County, Florida, which is adjacent to the northerly city limit line of the CITY; and,

WHEREAS, the FORBESTRUST real property provides a substantial opportunity for expansion of the real estate tax base for the CITY and extension of the market for the distribution and sale of various CITY utilities; and,

WHEREAS, the CITY and FORBESTRUST desire that the real property owned by FORBESTRUST and not heretofore located in the CITY be annexed by the CITY, subject to the terms and conditions hereof; and,

WHEREAS, FORBESTRUST, as the sole owner of all of the real estate (as hereinafter defined) proposed to be annexed, has, or does by this agreement petition the CITY to annex the real estate, pursuant to Florida Statutes, Section 171.044; and,

WHEREAS, the request for annexation in this agreement bears the signatures of all of the owners in the area to be annexed; and,



0917-1489

WHEREAS, the area proposed to be annexed is contiguous to the CITY, reasonably compact, and its annexation will not create an enclave.

NOW, THEREFORE, in consideration of the premises hereinabove stated and mutual promises hereinafter set forth, the parties agree as follows:

1. FORBESTRUST agrees and hereby consents to and petitions the CITY to approve the annexation by the CITY of the real property, as described by metes and bounds, on Exhibit "A" attached hereto and by reference incorporated herein.

2. The CITY shall be responsible for taking the necessary action to pass applicable ordinances to effect the annexation of the real estate.

3. Prior to the effective date of the annexation ordinance, FORBESTRUST shall submit to the CITY, on a form acceptable to the City Attorney, a current fee title insurance policy indicating its sole ownership of the real property described in Exhibit "A" and showing all liens and encumbrances.

4. Prior to the effective date of the annexation ordinance, FORBESTRUST shall submit to the CITY a written consent to such annexation by any and all persons, corporations, partnerships or other legal institutions holding a property interest in the subject property, whether they are owners, lien holders, mortgagees or otherwise.

5. If applicable, on or before the effective date of the annexation ordinance, FORBESTRUST shall submit to the CITY written documentation of the approval of Clay County, Florida, to such annexation by the CITY.

6. The request for annexation by FORBESTRUST, as outlined above, shall be irrevocable, unless the CITY Council consents in writing to a withdrawal by FORBESTRUST.

7. FORBESTRUST hereby irrevocably consents to and requests the City of Green Cove Springs to furnish its entire real property with electrical, wastewater, garbage collection, water to other CITY utilities.

Subject to applicable City, County and State laws, the CITY agrees to furnish the aforementioned services and also all other City services normally furnished to all City residents.

8. By execution of this Agreement, FORBESTRUST hereby grants and conveys unto the CITY an undesignated easement and right-of-way over, under and across the real estate, at such locations as shall not cause damage to the improvements located on said real estate, for the purpose of operating, maintaining, removing or replacing wastewater, water and electric systems and related equipment. More specific easements shall be granted by FORBESTRUST to the CITY on all lands necessary for the CITY to furnish such utilities to FORBESTRUST. Said written easements shall be furnished by FORBESTRUST, on a form to be approved by the City Attorney, within 30 days from request of same by the City. Said easements shall not be inferior to any liens or mortgages of record.

9. FORBESTRUST grants to the CITY an exclusive right for the collection of all solid waste to be collected from the real property. The CITY agrees to abide by the various covenants and restrictions imposed upon all real property owners within the subject property, and FORBESTRUST recognizes that City ordinances may have to be adjusted accordingly, as to the cost of service, depending upon the method and manner of pickup of such solid waste by the CITY.

10. FORBESTRUST grants the City police and fire departments and public safety personnel the right to travel the private roads located within the real property at all times necessary to furnish said services to the property.

11. The CITY agrees to allow FORBESTRUST to beautify that certain real estate area owned by the CITY, being a strip of land 40 feet wide and immediately adjacent to the south side of the Harbor Industrial Park Road, except that portion immediately in front of the City electrical building. Said use shall be non-exclusive and open to the public on terms and conditions to be set by the City Council. The CITY specifically reserves the right to review and approve all plans for such beautification and construction, prior



to the same being installed. Furthermore, the CITY reserves the right, upon two year's notice to FORBESTRUST, to discontinue such nonexclusive easement herein granted to FORBESTRUST. In exchange, and during the nonexclusive easement time period, FORBESTRUST agrees to berme up and install a passive park, complete with shrubs and other beautification amenities, and to maintain the same in as good a condition as the front entrance of the subject subdivision, including the timely cutting of grass, fertilizing, mulching and other necessary upkeep, including the installation of irrigation. All of said construction and upkeep shall be at the expense of FORBESTRUST, and all personal property or planting shall become City property, when placed upon the subject strip of land. In addition, that certain land at the western-most section of the Harbor Road, as it meanders to the south, is desired to be used by FORBESTRUST.

The CITY grants to the public, a permanent, passive-recreation area in the area described as follows:
Per Exhibit "B" attached hereto.

FORBESTRUST and the Homeowner's Association of lot owners in the subject subdivision shall be obligated to maintain said area in the same condition as the aforementioned 40' buffer strip. Failing to so maintain and after being given 60 days notice to correct said conditions, the CITY shall allow said area to revert to general CITY use for purposes as its sees fit.

12. Not later than 150 days from the date of the execution of this agreement, the CITY shall pay for, obtain permits for, install and make operational that certain wastewater and water utility system serving the first 197 lots on the real estate, as more particularly described in Exhibit "C" (engineers, drawings). In consideration of the aforementioned utility installations, FORBESTRUST agrees to repay the CITY the entire cost incurred by the CITY for said above-described wastewater and water installations. Entire Cost is defined as \$1,500.00 per lot (\$295,500.00 total) with CITY furnishing labor, materials, and machinery only with developer furnishing timely engineering services, as required by the CITY.

The method of payment by FORBESTRUST to the CITY shall be on a per lot assessment basis. As FORBESTRUST closes the sale on each lot in the subject real property, he shall repay the CITY immediately the sum of \$1,500.00 per lot. The CITY shall prepare a "lot assessment release" for presentation to FORBESTRUST at each closing. Regardless of the rate at which lots are sold and the CITY reimbursed, the then remaining unpaid sum due the CITY by FORBESTRUST shall become due and owing no later than three years from the date of installation and operation of said portion of the utilities. In the event the CITY grants an extension of time for said repayment by FORBESTRUST, and provided said extension is granted by subsequent ordinance of the City Council, then at such time interest shall begin to accrue on all sums due for three years or longer at the rate of nine percent per annum until paid in full. The maximum repayment period, together with accrued interest, shall in no event exceed five years from the date of installation and operation. Unless released by the CITY, this expenditure of funds by the CITY shall constitute a special lien and assessment upon the individual lots which are to be served by said wastewater and water extensions. This agreement shall be recorded in the public records and serve notice of such lien. FORBESTRUST shall be immediately responsible for the amount of any extra costs of installing the utility system occasioned by its actions, to wit: removing, altering or relocating improvements to the real estate prior to the CITY'S installation of utilities, or material purchases not disclosed in Exhibit "D" attached hereto.

The CITY agrees to purchase those materials and supplies in Exhibit "D" from FORBESTRUST or the supplier, at the CITY'S option. Furthermore, should the CITY determine that any of the listed materials can be purchased by the CITY for a lesser amount, then, in that event, the CITY shall have the option to purchase said materials from such alternate source, with or without the necessity for competitive bidding.

As to future, contiguous phases of the development, the CITY and FORBESTRUST shall enter into a mutual agreement, as to the method and cost of further utility expansions.

13. FORBESTRUST and its sole stockholder, John Forbes, individually, shall and do hereby guarantee all monies and duties owed to the City of Green Cove Springs under the terms of this agreement.

14. This agreement shall in no way prohibit or lessen the collection of those fees required for connections to the City wastewater, water and electric systems, including, but not limited to, tap fees, connection fees, trust fund charges and other applicable requirements.

15. ZONING

The City of Green Cove Springs agrees to and does hereby accept the subject real property, as presently zoned, for a planned unit development (PUD). Said zoning has heretofore been approved by the Clay County Commission and the CITY accepts the requirements of the planned unit development and FORBESTRUST agrees to comply with all applicable requirements of the County PUD approval. FORBESTRUST will not build in excess of 550 dwelling units on the subject site without further City Council ordinance approval. FORBESTRUST also agrees to obtain a phase by phase site plan and subdivision approval from the City Council pursuant to the then existing site plan and subdivision Ordinances, as the development progresses. The CITY hereby accepts phase one of the entire development (197 lots), as far as the site plan approval process is concerned. (See Exhibit "E" attached hereto and by reference made a part hereof.) If applicable, the CITY approves phase one for subdivision platting purposes, provided the same conforms to the PUD previously approved by Clay County.

16. All wastewater and water utility components constructed by the City of Green Cove Springs up to and including the various meters, shall remain the property of the City of Green Cove Springs, Florida.

17. The developer represents, as a key element and requirement of his site plan and PUD approval of phase one, that he

will construct and have operational the clubhouse, golf course, and other related amenities no later than September, 1986.

18. In agreeing to furnish the aforementioned utilities, the CITY represents that it has sufficient capacity to serve said utilities to the entire planned unit development on the subject real property.

19. Simultaneous with the execution of this agreement, the attorney for FORBESTRUST, Glen Cohen, shall submit to the CITY his legal opinion indicating that FORBESTRUST has the full right and authority to enter into this agreement, and that the fact that various individuals or business entities may have entered into binding real estate contracts to purchase parcels of land within the subject property does not legally prevent FORBESTRUST from petitioning the CITY for voluntary annexation or executing this agreement.

20. FORBESTRUST shall only be liable for that prorata share of all City taxes, license fees, permit fees or any other financial charges which the remaining portion of any applicable calendar or fiscal year in which this annexation occurs bears to the full calendar year or fiscal year upon which the financial charge is based.

21. FORBESTRUST warrants and represents that it has no knowledge of any law, regulation, or pending or threatened litigation to which it is a party or may become a party, which would or could have an adverse effect upon the present or future operation of the development or could in any way prevent the subject property from being annexed into the CITY per the terms of this agreement.

22. Except as otherwise mentioned herein, all new construction on the subject property shall conform to applicable City ordinances and building codes. If a building permit fee was paid to Clay County, they shall be allowed to inspect the construction for which said fee was paid. All other construction shall be subject to CITY inspection and permitting requirements.

23. On or before the effective date of this agreement, FORBESTRUST shall provide the CITY with an opinion of counsel that

the subject real estate is owned by FORBESTRUST, and that FORBESTRUST is a Florida Corporation in good standing, authorized to do business in the State of Florida, and has authorized John Forbes, it's president, to execute this agreement in its behalf.

24. This agreement shall be irrevocable on both parties and shall become fully effective on the day that the ordinances are adopted by the governing body of the City in accordance with Florida Statutes Annotated Section 171.044 approving this agreement and providing for the annexation of the real estate. Should the City Council fail to adopt said ordinances, this agreement shall be null and void and the CITY shall be entitled to an immediate and full refund from FORBESTRUST, as to any funds expended in extending the subject utility system.

25. To the extent that any provision of this agreement is inconsistent or in conflict with any ordinance, rule or regulation of the City, but not inconsistent or in conflict with the Statutes of Florida, the Constitution of Florida or the Constitution of the United States, the provisions of the ordinance adopting and approving this agreement shall repeal such prior ordinances or portions thereof in conflict herewith, but only as to such conflicting portions and the remaining non-conflicting portions or such prior ordinances shall remain in full force and effect. This agreement shall become an ordinance of the CITY and be binding, as to the subject property only.

26. The prevailing party in any litigation arising out of this agreement, shall be entitled to recover a reasonable attorney's fees and costs.

27. This instrument expresses the entire understanding and agreement of the parties with respect to the subject matter hereof and may be changed only by a writing executed by an officer of FORBESTRUST and an authorized representative of the City acting pursuant to authority granted by the City Council.

28. This agreement shall be binding upon all successors in interest or assigns of the parties hereto.

(a) Reasonable delays by the CITY in the performance of its duties herein, shall not entitle FORBESTRUST or any other person relying on this agreement to damages from said CITY.

(b) Each party shall be entitled to all available remedies at law, except that the CITY shall not be responsible for damages for alleged loss of profit or like damages. The CITY shall have the right to the remedy of judicial foreclosure on the liens created herein.

(c) Should the annexation be successfully challenged by an affected party, then FORBESTRUST shall immediately refund to the CITY all monies expended by the CITY on the utility extensions contemplated herein.

WITNESS the following signatures and seals on the date above written.

WITNESSES:

CITY OF GREEN COVE SPRINGS, FLORIDA

Mary E. Nelson

BY: M. Calvin Wilcox
M. Calvin Wilcox, Mayor

Cynthia L. Hunter
AS TO CITY

ATTEST: Margie Robertson
Margie Robertson, City Clerk

APPROVED AS TO FORM:
L. J. Arnold, III 1-6-86
L. J. ARNOLD, III, City Attorney

WITNESSES:

FORBESTRUST LTD., INC., a Florida Corporation

Glen E. Cohen

John Forbes
John Forbes, President

Judy Payne
AS TO FORBESTRUST

ATTEST: _____
Secretary

John Forbes, Individually
(CORPORATE SEAL)

Approved as to Form and Legal Sufficiency

Glen E. Cohen
GLEN COHEN, Esquire

STATE OF FLORIDA

COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me,
an officer duly authorized in the State aforesaid and in the
County aforesaid to take acknowledgments, personally appeared:

M. CALVIN WILCOX and MARGIE ROBERTSON,
to me known to be the Mayor and Clerk of the CITY OF GREEN COVE
SPRINGS respectivley and who executed the foregoing instrument and
they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 17 day of December, 1985.

Shelma H. Hilson

NOTARY PUBLIC

My Commission Expires:

Sept 28, 1987

STATE OF FLORIDA

COUNTY OF CLAY

I HEREBY CERTIFY that on this day, before me,
an officer duly authorized in the State aforesaid and in the
County aforesaid to take acknowledgments, personally appeared:
JOHN FORBES, Individually and JOHN FORBES and _____
_____ to me known to be the President and Secretary of
FORBESTRUST LTD., INC., a Florida corporation respectivley and who
executed the foregoing instrument and they acknowledged before me
that they executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 24 day of October, 1985.

Shelma H. Hilson

NOTARY PUBLIC

My Commission Expires:

Sept 28, 1987

EXHIBIT "A"

L. R. 897 - A. 175

A part of Section 3, 4, 5, 8, 9 and 10, Township 6 South, Range 26 East, Clay County, Florida, being more particularly described as follows: For a point of beginning, commence at the corner common to said sections 3 and 4 and Section 37, said Township and Range; thence North 65°18'30" West, along the Southerly line of said Section 37, a distance of 3884.73 feet; thence North 02°26'35" West, along the Westerly line of said Section 37, a distance of 1296.78 feet; thence South 89°14'40" West a distance of 1682.99 feet to the Westerly line of said Section 4; thence South 89°27'09" West a distance of 2649.63 feet; thence South 00°21'24" East, along the Easterly line of the Westerly 1/2 of said Section 5, a distance of 4739.70 feet; thence South 89°51'54" East, along the Southerly line of said Section 5, a distance of 1324.08 feet; thence South 00°33'02" East, along the Westerly line of the Northwest 1/4 of the Northeast 1/4 of said Section 8, a distance of 1311.20 feet; thence North 89°50'21" East, along the Northerly line of the Southeast 1/4 of the Northeast 1/4 of said Section 8, a distance of 1325.65 feet; thence South 00°31'15" East, along the Easterly line of said Southeast 1/4 of the Northeast 1/4, a distance of 1271.65 feet; thence North 89°28'32" East, along the Northerly line of the Southwest 1/4 of said Section 9, a distance of 1293.08 feet; thence North 00°49'45" West, along the Westerly right of way line of State Road No. 16A as per State Road Department right of way map Section 716100-2602, a distance of 29.82 feet; thence North 89°11'15" East, along the Northerly right of way line of said State Road No. 16A, a distance of 36.00 feet; thence North 00°48'45" West, along the Westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 9, a distance of 1225.45 feet; thence South 87°07'33" West a distance of 34.64 feet; thence North 02°52'27" West a distance of 50.00 feet; thence North 87°07'33" East a distance of 36.44 feet; thence North 00°48'45" West, along said Westerly line of the Southeast 1/4 of the Northwest 1/4, a distance of 16.54 feet; thence North 89°11'15" East, along the Northerly line of Southeast 1/4 of the Northwest 1/4 and along the Northerly line of the Southwest 1/4 of the Northeast 1/4, a distance of 2510 feet, more or less to its intersection with the meanderings of Governors Creek; thence Northeasterly, Easterly and Northerly, along said meanders of Governors Creek, a distance of 4270 feet, more or less to its intersection with a line which bears South 65°18'30" East from the point of beginning, said line being the Northerly line of said Section 3; thence North 65°18'30" West, along last said line, a distance of 700 feet, more or less to a point which lies South 65°18'30" West a distance of 800.00 feet from the point of beginning; thence South 15°19'10" West a distance of 1354.94 feet; thence South 89°20'30" West, along the Northerly line of said Section 10, a distance of 350.00 feet; thence North 00°39'30" West, along the Westerly line of said Section 3, a distance of 1645.10 feet to the point of beginning.

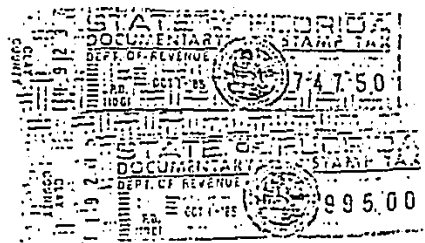
Containing 950 acres, more or less.



FILE NO. _____
 OFFICIAL RECORDS NO. 877
 PAGE 70 RECEIVED



Oct 1 10 10 AM '85 85-20264



0917-499

EXHIBIT "B"

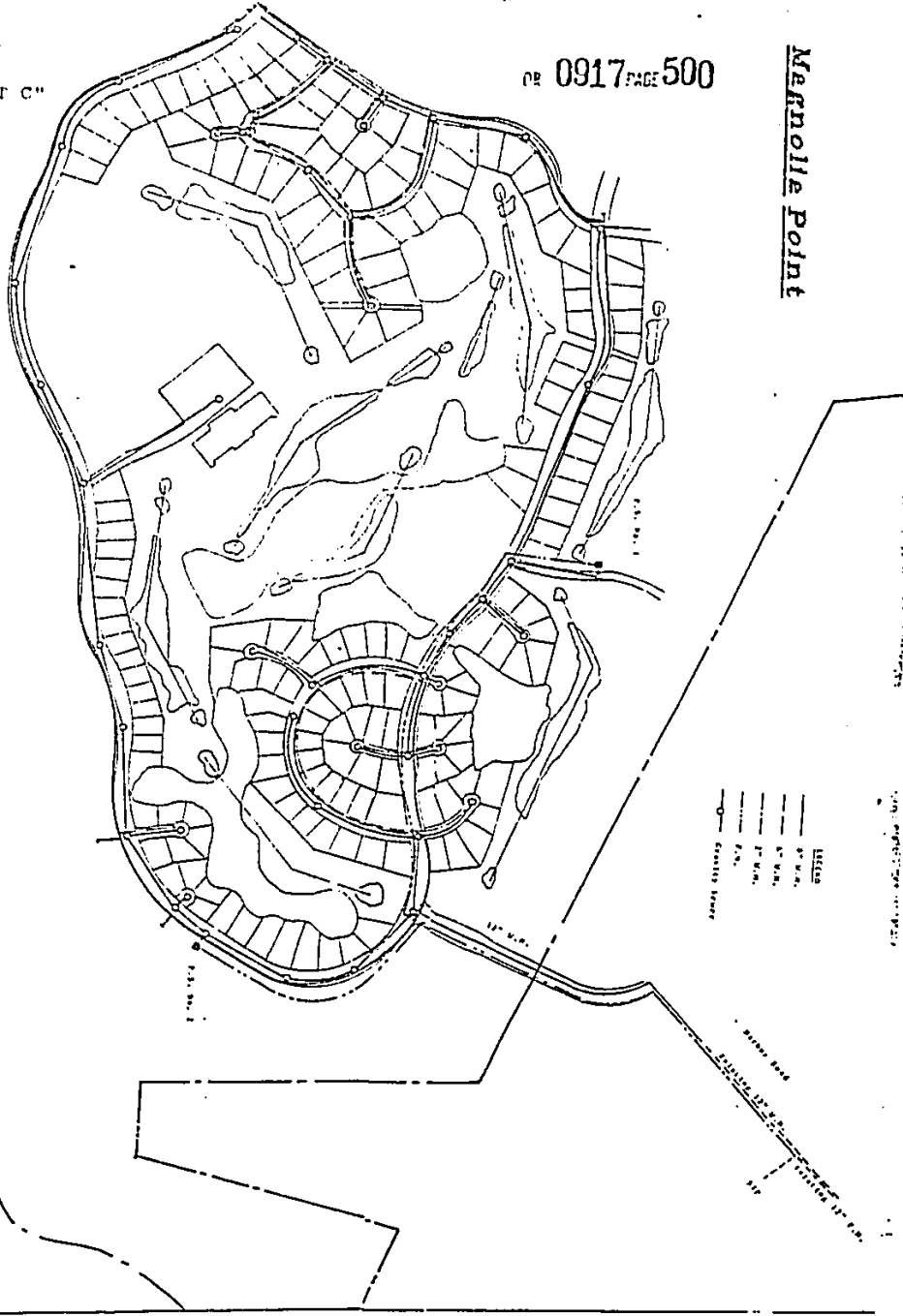
That certain triangular parcel of real property presently owned by the CITY OF GREEN COVE SPRINGS and being located in Clay County, Florida, at the point wherein Harbor Road turns from a southwesterly direction to a southeasterly direction in the area of the old softball field. The northerly line of said triangular parcel is the southerly right-of-way line of Harbor Road from the above-mentioned curve a distance of 445.01 feet. The southerly line of said triangular parcel (call 2) is the northeasterly right-of-way line of Harbor Road and running 600.04 feet in a southerly direction from the above-mentioned curve. The third and final property line of the triangular parcel is a straight line connecting the northernmost point of call 1 above with the southernmost point of call 2 above.

Magnolia Point

OR 0917 PAGE 500

"EXHIBIT C"

LIUCAS & ASSOC
ENGINEERS
ARCHITECTS
PLANNERS
1000 N. 10th St.
Portland, Oregon 97227
Phone: 503-228-1100



- LEGEND
- Building Footprint
 - - - - - Path
 - Parking Space
 - Existing Structure

ADAMS & ASSOCIATES

Pipe - Valves & Fittings

OR 0917-501

October 11, 1985

ForbTrust, Inc.
8641 Baypine Rd.
Suite 4
Jacksonville, FL 32216

"EXHIBIT D"

Subject: Water & Sewer Material Cost
Phase One
Magnolia Point Development

Dear Mr. Forbes,

Pursuant to your request for pricing of PHASE ONE WATER & SEWER SYSTEM materials, I submit the following proposal for your consideration:

My proposal is based on information furnished me on J. Lucas & Associates letter to Mr. Bassett dated March 3, 1985, and subsequent conversations with Mr. Lucas.

My proposal is for materials only and is broken down into two parts:

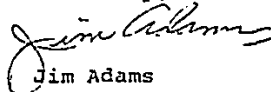
- (1) Water System
- (2) Sewer System

Pricing is firm through November 30, 1985, with placement of order not later than November 1, 1985.

TERMS: FOB, JOB SITE, 1&10, NET 30

Thank you for the opportunity to quote your needs, and if I can be of further assistance, please call.

Sincerely,


Jim Adams

*NOTE: Prices listed for pumps are prices given me this A.M. by Phelps Pump Co., Orlando, Fl., after conversations with Mr. Lucas, and as you see, they are \$5,000.00 higher than Lucas' original estimate. Because I do not have the required technical data on the pumps, I was unable to obtain competitive pricing. I suggest you purchase pumps direct, or if time allows and technical data is obtainable, I will assist in obtaining pricing and procurement.

P. O. Box 16807 • Jacksonville, Fla. 32216 • (904) 642-5412

MAGNOLIA POINT DEVELOPMENT
PHASE ONE MATERIAL COST
WATER AND SEWER SYSTEM

OR 0917 PAGE 502

DESCRIPTION	QUANTITY	MATERIAL COST	EXTENDED COST
<u>WATER SYSTEM:</u>			
<u>Water Mains - DR-25 Class 100 PVC</u>			
12' PVC	1,880'	7.21	13,554.80
8' PVC	12,350'	3.27	40,384.50
6' PVC	2,200'	1.92	4,224.00
2' PVC	1,800'	0.41	738.00
			\$ 58,901.30
<u>Valves - AWWA - Mueller #2380-20</u>			
8"G.V.	12	\$ 370.70	4,448.00
6"G.V.	4	240.90	963.60
2"G.V.	8	139.70	1,117.60
			\$ 6,529.20
<u>Fire Hydrants - 42" Left Turn K-81-A</u>			
Fire Hydrants	28	\$ 600.00	\$ 16,800.00
<u>Services</u>			
3/4" PVC	7,000	\$ 0.13	\$ 910.00
Curb Stops	175	9.00	1,575.00
Meter	175	33.60	5,880.00
Meter Box	175	10.00	1,750.00
			\$ 10,115.00
TOTAL WATER SYSTEM, MATERIAL COST, 5% Florida Tax, if applicable			\$92,275.08

TOTAL WATER SYSTEM MATERIAL COST	\$ 92,275.08
TOTAL SEWER SYSTEM MATERIAL COST	115,098.95
TOTAL SYSTEM, PHASE ONE	\$ 207,374.03
*Less pump prices	27,526.00
TOTAL	<u>\$ 179,848.03</u>

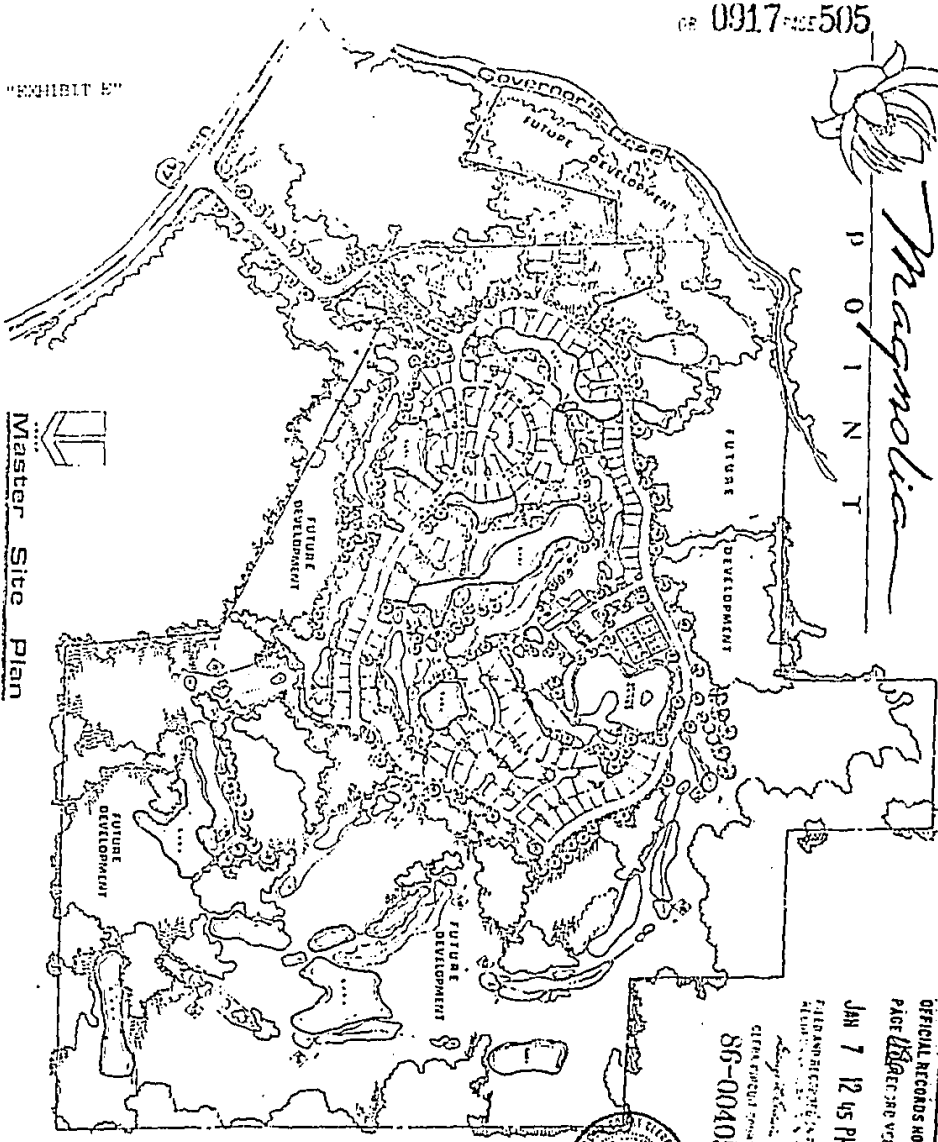
0917-505



Magnolia
P O I N T

"EXHIBIT E"

Master Site Plan
GRAPHIC SCALE



TITLE NO. _____
OFFICIAL RECORDS NO. 917
PAGE 28
JAN 7 12 45 PM '86
FILED AND RECORDED
CITY OF MAGNOLIA, FLORIDA
86-00405