

Prepared by and after
recording return to:
Ryan C. Curtis, Esq.
Curtis Law Firm, LLC
175 NW 138th Ter., Suite 100
Jonesville, Florida 32669

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3543190 5 PG(S)
3/1/2024 2:19 PM
BOOK 5147 PAGE 3043
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1192811
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$0.00
Intang. Tax: \$0.00

**SECOND AMENDMENT TO DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR BARRINGTON**

THIS AMENDMENT TO DECLARATION is made this 1st day of March, 2024, by **HAWLEY FAMILY HOLDINGS, LLC**, a Florida limited liability company, whose address is 14107 NW 21st Lane, Gainesville, Florida 32606 ("Declarant").

RECITALS:

- A. As of November 14, 2022, Declarant encumbered certain real property located in Alachua County, Florida by that certain Declaration of Covenants, Restrictions and Easements for Barrington dated November 10, 2022 (the "Declaration"), recorded at O.R. Book 5051, Page 1267, public records of Alachua County, Florida.
- B. Declarant has completed the front entrance including but not limited to the walls, landscaping and gates serving Barrington of which a portion thereof lies upon Lot 25 of Barrington and therefore the Association needs an easement over and across said portion.
- C. Article XI, Section 1 of the Declaration allows the Declarant to amend the Declaration.

NOW, THEREFORE, the Declarant hereby amends the Declaration as hereinafter provided.

1. The definition of "Common Areas" as set forth in the Declaration shall be modified to include those portions of Lot 25 Barrington as more particularly set forth on Exhibit "A" attached hereto and made a part hereof (the "Lot 25 Easement").
2. The Declarant, as owner of Lot 25 Barrington, hereby grants to the Association for the benefit of all Lot owners an easement for ingress, egress, maintenance, landscaping, irrigation, entrance walls and gates and related facilities, drainage, and utilities over, under and across the Lot 25 Easement.

[REMAINDER LEFT BLANK]

IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first above written.

Signed, sealed and delivered in our presence as witnesses:

HAWLEY FAMILY HOLDINGS, LLC, a Florida limited liability company

Virginia McCormac

Witness: Virginia McCormac
Address: 175 NW 138th Ter., Suite 100
Newberry, FL 32669

By:

Phillip L. Hawley

Phillip L. Hawley
Its: Authorized Member

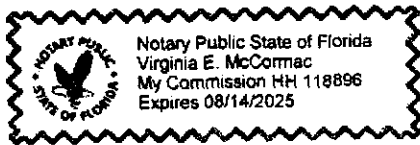
Ryan C. Curtis

Witness: Ryan C. Curtis
Address: 175 NW 138th Ter., Suite 100
Newberry, FL 32669

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of March, 2024, by Phillip L. Hawley, as Authorized Member of Hawley Family Holdings, LLC, who is personally known to me or produced _____ as identification.

(Seal)



Virginia McCormac

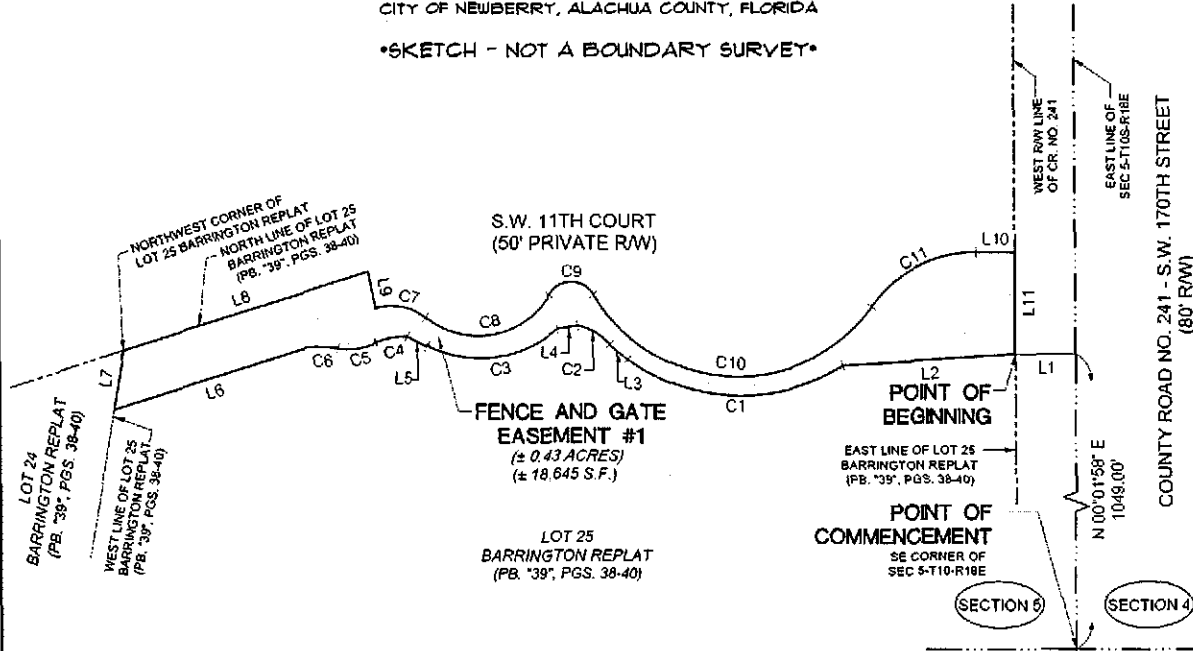
Notary Public
My Commission Expires: _____

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

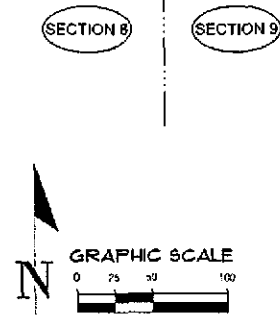
SITUATED IN SECTION 5, TOWNSHIP 18 SOUTH, RANGE 18 EAST,
CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA

•SKETCH - NOT A BOUNDARY SURVEY•



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°58'02" W	40.00'
L2	S 86°11'49" W	115.29'
L3	N 46°53'03" W	14.97'
L4	S 80°32'43" W	13.79'
L5	N 63°17'35" W	14.95'
L6	S 72°13'14" W	134.61'
L7	N 9°24'23" E	39.98'
L8	N 72°03'34" E	170.96'
L9	S 11°45'10" E	25.15'
L10	N 90°00'00" E	25.65'
L11	S 0°01'53" W	68.15'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	152.32'	127.43'	69°29'12"	143.41'	N 88°10'35" W
C2	25.23'	39.74'	36°21'51"	24.80'	N 59°27'33" W
C3	92.40'	78.26'	67°38'56"	87.13'	S 82°29'54" W
C4	21.33'	43.09'	28°21'36"	21.11'	S 78°37'35" W
C5	25.76'	40.61'	36°20'39"	25.33'	S 81°03'57" W
C6	21.42'	110.52'	11°06'25"	21.39'	N 88°09'38" W
C7	35.02'	35.00'	57°19'18"	33.57'	S 79°16'47" E
C8	95.29'	55.00'	99°15'54"	83.61'	N 79°44'55" E
C9	35.55'	17.00'	119°49'53"	29.42'	S 89°58'05" E
C10	220.58'	110.00'	114°53'35"	185.44'	S 87°29'56" E
C11	81.51'	85.00'	54°56'43"	78.43'	N 62°31'39" E



LEGEND:
 PB. = PLAT BOOK
 PG. = PAGE
 S.F. = SQUARE FEET
 RW = RIGHT OF WAY

SURVEYOR'S NOTES:
 1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 89°50'33" E, FOR THE SOUTH LINE OF LOT 23, BARRINGTON REPLAT, PER PLAT BOOK 39, PAGE 38-40, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:
 (SEE ATTACHED)

CORRECTED TO
 P.B. MAINLEY

1 OF 1	This map prepared by: AUSTIN BLAZS	DATE 02-22-2024	SCALE 1" = 100'
	Certificate of Authorization No. L.S. 5675 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PAPER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	TECHNICIAN BLAZS CREATED BY: AB PROJECT NUMBER 21-0539-255	Professional Surveyor License No. 7281

EXHIBIT "A" CONT.

DATE: FEBRUARY 23, 2024

PROJECT NAME: BARRINGTON REPLAT LOT 25 EASEMENT

PROJECT NO: 21-0539.255

DESCRIPTION FOR: FENCE AND GATE EASEMENT 1

A TRACT OF LAND BEING A PORTION OF LOT 25, BARRINGTON REPLAT, AS SHOWN IN PLAT BOOK "39", PAGE 38, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 5, TOWNSHIP 10 SOUTH, RANGE 18 EAST, CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID AFOREMENTIONED SECTION 5; THENCE NORTH 00°01'58" EAST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1049.00 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 89°58'02" WEST, A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 - S.W. 170TH STREET (80 FOOT RIGHT OF WAY) AND TO THE EAST LINE OF AFOREMENTIONED LOT 25 AND TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 25, THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 86°11'49" WEST, A DISTANCE OF 115.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 127.43 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°10'35" WEST, 143.41 FEET; (2) THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°29'12", AN ARC LENGTH OF 152.32 FEET TO THE END OF SAID CURVE; (3) NORTH 48°53'03" WEST, A DISTANCE OF 14.97 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 39.74 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°27'33" WEST, 24.80 FEET; (4) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'51", AN ARC LENGTH OF 25.23 FEET TO THE END OF SAID CURVE; (5) SOUTH 80°32'43" WEST, A DISTANCE OF 13.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 78.26 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°29'54" WEST, 87.13 FEET; (6) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°38'56", AN ARC LENGTH OF 92.40 FEET TO THE END OF SAID CURVE; (7) NORTH 63°17'35" WEST, A DISTANCE OF 14.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 43.09 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 78°37'35" WEST, 21.11 FEET; (8) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°21'36", AN ARC LENGTH OF 21.33 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.61 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH

81°03'57" WEST, 25.33 FEET; (9) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°20'39", AN ARC LENGTH OF 25.76 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 110.52 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°09'38" WEST, 21.39 FEET; (10) THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°06'25", AN ARC LENGTH OF 21.42 FEET TO THE END OF SAID; (11) SOUTH 72°13'14" WEST, A DISTANCE OF 134.61 FEET TO THE WEST LINE OF AFOREMENTIONED LOT 25; THENCE NORTH 09°24'23" EAST, ALONG SAID WEST LINE, A DISTANCE OF 39.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE, THE FOLLOWING EIGHT (8) COURSES ALONG THE NORTH LINE OF SAID LOT 25; (1) NORTH 72°03'34" EAST, A DISTANCE OF 170.96 FEET; (2) SOUTH 11°45'10" EAST, A DISTANCE OF 25.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°16'47" EAST, 33.57 FEET; (3) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°19'18", AN ARC LENGTH OF 35.02 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 79°44'55" EAST, 83.81 FEET; (4) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°15'54", AN ARC LENGTH OF 95.29 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 17.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°58'05" EAST, 29.42 FEET; (5) THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 119°49'53", AN ARC LENGTH OF 35.55 FEET TO A REVERSE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 110.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°29'56" EAST, 185.44 FEET; (6) THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 114°53'35", AN ARC LENGTH OF 220.58 FEET TO A REVERSE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 85.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°31'39" EAST, 78.43 FEET; (7) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°56'43", AN ARC LENGTH OF 81.51 FEET TO THE END OF SAID CURVE; (8) NORTH 90°00'00" EAST, A DISTANCE OF 25.65 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 - S.W. 170TH STREET AND EAST LINE OF LOT 25; THENCE SOUTH 00°01'53" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 25, A DISTANCE OF 68.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 18,645 SQUARE FEET (0.43 ACRES), MORE OR LESS.