

This Easement was prepared by:

Angel Granger

Bureau of Public Land Administration

Division of State Lands

Department of Environmental Protection, MS 130

3900 Commonwealth Boulevard,

Tallahassee, Florida 32399-3000

AID# 40469

PPE1

[38.114 (+/-) acres]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA**

EASEMENT

Easement Number 33305

THIS EASEMENT, made and entered into this 17th day of November 2020, between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, acting pursuant to its authority set forth in Section 253.03, Florida Statutes, hereinafter referred to as "GRANTOR", and **GULF POWER COMPANY**, a Florida corporation, its successors and assigns, hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of the hereinafter described real property, which are managed by the State of Florida Department of Environmental Protection, Division of Recreation and Parks ("DRP") under GRANTOR'S Lease Numbers 4015 and 3645, the State of Florida Department of Agriculture and Consumer Services, Florida Forest Service ("FFS") under GRANTOR'S Lease Numbers 4806, 2346 and 3971, the State of Florida Fish and Wildlife Conservation Commission ("FWCC") under GRANTOR'S Lease Number 3949, and The University of Florida Board of Trustees ("UF") under GRANTOR'S Lease Number 2790 (collectively, the "managing agencies"); and

WHEREAS, GRANTEE desires an easement across the hereinafter described real property for the construction and maintenance of an overhead 161-kV transmission line, known as the North Florida Resiliency Connection ("NFRC"); and

WHEREAS, the managing agencies have agreed to the proposed use of the land subject to this easement.

NOW THEREFORE, GRANTOR, for good and valuable consideration and mutual covenants and agreements hereinafter contained, has granted, and by these presents does grant, a non-exclusive easement unto GRANTEE over and across the following described real property in **Gadsden, Leon, and Jefferson** Counties, Florida, to wit:

(See Exhibit "A" Attached) (the "Easement Area")

subject to the following terms and conditions:

1. **DELEGATIONS OF AUTHORITY:** GRANTOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.

2. **TITLE DISCLAIMER:** GRANTOR does not warrant or guarantee any title, right or interest in or to the property described in Exhibit "A" attached hereto.

3. **TERM:** The term of this easement shall be for a period of 50 years commencing on November 17, 2020, and ending on November 16, 2070, unless sooner terminated pursuant to the provisions of this easement.

4. **USE OF PROPERTY AND UNDUE WASTE:** This easement shall be limited to construction and maintenance of an overhead 161-kV transmission line, also known as the NFRC, upon and across the Easement Area during the term of this easement. This easement shall be non-exclusive. GRANTOR retains the right to engage in any activities on, over, below or across the Easement Area which do not unreasonably interfere with GRANTEE'S exercise of this easement and further retains the right to grant compatible uses to third parties during the term of this easement.

GRANTEE shall dispose of, to the satisfaction of GRANTOR, all brush and refuse resulting from the clearing of the Easement Area for the uses authorized hereunder. If timber is removed in connection with clearing this easement, the net proceeds derived from the sale of such timber shall accrue to GRANTOR. GRANTEE shall take all reasonable precautions to control soil erosion and to prevent any other degradation of the Easement Area and adjacent land during the term of this easement. GRANTEE shall not remove water from any source on this easement including, but not limited to, a water course, reservoir, spring, or well, without the prior written approval of GRANTOR. GRANTEE shall clear, remove and pick up all debris including, but not limited to, containers, papers, discarded tools and trash foreign to the work locations and dispose of the same in a satisfactory manner as to leave the work locations clean and free of any such debris. GRANTEE, its agents, successors, or assigns, shall not dispose of any contaminants including, but not limited to, hazardous or toxic substances, chemicals or other agents produced or used in GRANTEE'S operations on this easement or on any adjacent state land or in any manner not permitted by law. GRANTEE shall be liable for all costs associated with any cleanup of the Easement Area and adjacent land which is a result of GRANTEE'S operations and use of the Easement Area.

Upon termination or expiration of this easement GRANTEE shall restore the Easement Area to substantially the same condition it was upon the Effective Date. GRANTEE agrees that upon termination or expiration of this easement all authorization granted hereunder shall cease and terminate. If the Easement Area is under lease to another agency, GRANTEE shall obtain the consent of such agency prior to engaging in any use of the Easement Area.

5. **PAYMENT**: The easement fee is \$71,900.00, and GRANTEE shall pay this fee to GRANTOR by certified or cashier's check payable to the State of Florida Department of Environmental Protection prior to final execution of this easement.
6. **ASSIGNMENT**: This easement shall not be assigned in whole or in part without the prior written consent of GRANTOR. Any assignment made either in whole or in part without the prior written consent of GRANTOR shall be void and without legal effect.
7. **RIGHT OF INSPECTION**: GRANTOR or its duly authorized agents, representatives or employees shall have the right at any and all times to inspect the easement and the works and operations of GRANTEE in any matter pertaining to this easement.
8. **BINDING EFFECT AND INUREMENT**: This easement shall be binding on and shall inure to the benefit of the heirs, executors, administrators and assigns of the parties hereto, but nothing contained in this paragraph shall be construed as a consent by GRANTOR to any assignment of this easement or any interest therein by GRANTEE.
9. **NON-DISCRIMINATION**: GRANTEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, or marital status with respect to any activity occurring within this easement or upon lands adjacent to and used as an adjunct of this easement.
10. **INDEMNITY**: In consideration of the privileges herein granted, GRANTEE hereby covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, save and hold harmless GRANTOR and the State of Florida from any and all claims, actions, costs, expenses, attorney's fees, damages, claims bills, lawsuits, liabilities and demands of any kind or nature arising out of this easement. GRANTEE shall contact GRANTOR regarding the legal action deemed appropriate to remedy such damage or claims. GRANTOR shall have the absolute right to choose its own legal counsel in connection with all matters indemnified for and defended against herein at GRANTEE's expense.
11. **COMPLIANCE WITH LAWS**: GRANTEE agrees that this easement is contingent upon and subject to GRANTEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.
12. **VENUE PRIVILEGES**: GRANTOR and GRANTEE agree that GRANTOR has venue privilege as to any litigation arising from matters relating to this easement. Any such litigation between GRANTOR and GRANTEE shall be initiated and maintained only in Leon County, Florida.
13. **ARCHAEOLOGICAL AND HISTORIC SITES**: Execution of this easement in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic

sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources.

14. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES:** Fee title to the lands underlying this easement is held by GRANTOR. GRANTEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property of GRANTOR including, but not limited to, mortgages or construction liens against the real property described in Exhibit "A" or against any interest of GRANTOR therein.
15. **PARTIAL INVALIDITY:** If any term, covenant, condition or provision of this easement shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.
16. **SOVEREIGNTY SUBMERGED LANDS:** This easement does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.
17. **ENTIRE UNDERSTANDING:** This easement sets forth the entire understanding between the parties and shall only be amended with the prior written approval of GRANTOR.
18. **TIME:** Time is expressly declared to be of the essence of this easement.
19. **CONVICTION OF FELONY:** If GRANTEE or any principal thereof is convicted of a felony during the term of this easement, such conviction shall constitute, at the option of GRANTOR, grounds for termination of this easement agreement.
20. **DEFAULT AND FORFEITURE:** Should GRANTEE, at any time during the term of this easement, suffer or permit to be filed against it an involuntary, or voluntary, petition in bankruptcy or institute a composition or an arrangement proceeding under Chapters 10 or 11 of the Bankruptcy Reform Act of 1978, as amended; or make any assignments for the benefit of its creditors; or should a receiver or trustee be appointed for GRANTEE'S property because of GRANTEE'S insolvency, and the said appointment not vacated within thirty days thereafter; or should GRANTEE'S easement interest be levied on and the lien thereof not discharged within thirty days after said levy has been made; or should GRANTEE fail promptly to make the necessary returns and reports required of it by state and federal law; should GRANTEE fail promptly to comply with all governmental regulations, both state and federal; should GRANTEE fail to comply with any of the terms and conditions of this easement and such failure continues for thirty (30) days after GRANTEE'S receipt of written notice of the failure from GRANTOR; then, in such event, and upon the happening of either or any of said events, GRANTOR shall have the right, at its discretion, to consider the same a default on the part of GRANTEE of the terms and provisions hereof, and, in the event of such default, GRANTOR

shall have the option of either declaring this easement terminated, and the interest of GRANTEE forfeited, or maintaining this easement in full force and effect and exercising all rights and remedies herein conferred upon GRANTOR. The pendency of bankruptcy proceedings or arrangement proceedings to which GRANTEE shall be a party shall not preclude GRANTOR from exercising either option herein conferred upon GRANTOR. In the event GRANTEE, or the trustee or receiver of GRANTEE'S property, shall seek an injunction against GRANTOR'S exercise of either option herein conferred, such action on the part of GRANTEE, its trustee or receiver, shall automatically terminate this easement as of the date of the making of such application, and in the event the court shall enjoin GRANTOR from exercising either option herein conferred, such injunction shall automatically terminate this easement.

21. **RIGHT OF AUDIT:** GRANTEE shall make available to GRANTOR all financial and other records directly relating to this easement and GRANTOR shall have the right to audit such records at any reasonable time. This right shall be continuous until this easement expires or is terminated. This easement may be terminated by GRANTOR should GRANTEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this easement, pursuant to Chapter 119, Florida Statutes.

22. **PAYMENT OF TAXES AND ASSESSMENTS:** GRANTEE shall assume full responsibility for and shall pay all liabilities that accrue to the Easement Area or to the improvements thereon including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against this easement.

23. **AUTOMATIC REVERSION:** This easement is subject to automatic termination and reversion to GRANTOR when, in the opinion of GRANTOR, this easement is not used for the purposes outlined herein, and any costs or expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by GRANTEE.

24. **RECORDING OF EASEMENT:** GRANTEE, at its own expense, shall record this fully executed easement in its entirety in the public records of each county within which the easement site is located within forty-five (45) days after receipt, and shall provide to the GRANTOR within ten days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and Pages at which the easement is recorded. Failure to comply with this paragraph shall constitute grounds for immediate termination of this easement agreement at the option of the GRANTOR.

25. **GOVERNING LAW:** This easement shall be governed by and interpreted according to the laws of the State of Florida.

26. **SECTION CAPTIONS:** Articles, subsections and other captions contained in this easement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this easement or any provisions thereof.

27. **ADDITIONAL COMPENSATION:** GRANTEE shall fully satisfy GRANTEE'S "Additional Compensation" obligation pursuant to Section 253.02(2)(b)4, F.S., no later than 180 days from the date of execution of this easement. For any monetary obligation owed to FFS, GRANTEE agrees to pay the Friends of the Florida State Forests, Inc. (FFSF), a Florida non-profit organization organized under Section 501(c)(3) of the Internal Revenue Code, of which 5% may be used for administrative costs by FFSF.

28. **SPECIAL CONDITIONS:**

A. GRANTEE shall pay maintenance, repair, and/or replacement costs for any adverse impacts the proposed activities may have on the park resources, facilities, infrastructure or other improvements should DRP determine such impacts are a result of GRANTEE'S actions pertaining to this easement. Further, GRANTEE acknowledges and agrees that any repair or replacement work shall not count toward its satisfaction of Additional Compensation.

B. GRANTEE shall contact the appropriate park manager to coordinate all scheduled maintenance activities with the park manager, or his/her designee, and obtain his/her prior approval. At the discretion of the park manager, or his/her designee, such coordination may require an on-site meeting. In the event of any emergency repairs or maintenance activities, GRANTEE shall inform the park manager, or his/her designee, of such emergency within an hour of addressing the emergency. Contact the park manager of Torreya State Park at (850) 643-2674 and the park manager of the Tallahassee-St. Marks Historic Railroad State Trail at (850) 922-6007.

C. GRANTEE acknowledges and understands that prescribed burning is a land management practice used by DRP to effectively manage natural resources. Prescribed burning may result in fire or smoke within or surrounding the Easement Area. GRANTEE assumes all responsibility for ensuring that the GRANTEE'S improvements within the Easement Area are designed, constructed, operated and maintained in a manner compatible with prescribed burning practices on lands managed by DRP. GRANTEE agrees to cooperate fully with the park managers, or designees, to ensure that the design, maintenance, and use of the Easement Area doesn't prevent or adversely affect the park managers', or designees', ability to conduct periodic prescribed fires on lands managed by DRP. This includes, but may not be limited to, all measures necessary to maximize safety such as not interfering with posted smoke signage, traffic control, and possible temporary closure of

the Easement Area to pedestrian and vehicular traffic. The park managers, or designees, will notify the GRANTEE prior to any prescribed fire activity on or near the area and limit all temporary closures to the minimum duration possible for public safety.

D. GRANTEE understands and agrees that it shall avoid placement of any utility poles in the trail bed corridor of the Tallahassee-St. Marks Historic Railroad State Trail.

E. GRANTEE'S line and access thereto shall not negatively impact FWCC's various land management activities. Though not anticipated, GRANTEE shall be responsible for any gate or fencing that become necessary.

F. GRANTEE agrees to work with FWCC in the management and control of vegetation along and within the Easement Area. This includes, but is not limited to prescribed burns, mechanical and herbicide treatments and plantings. Further, GRANTEE will be required to restore the Easement Area to its natural state to FWCC's satisfaction, should GRANTEE no longer need this easement.

G. GRANTEE will need the approval of FWCC in the trimming or cutting of any trees located outside of the Easement Area. Should GRANTEE receive the right to trim/remove any trees outside of the Easement Area that may be hazardous to its electric line, then GRANTEE shall be required to mitigate that potential additional impact.

H. GRANTEE shall provide FFS thirty (30) days written notice of the date on which construction of the proposed energy infrastructure will commence on lands managed by FFS.

I. GRANTEE shall repair any damage to ditches, streams, or water bodies that may arise from the construction of the utility infrastructure.

J. Upon completion of construction, GRANTEE shall restore native ground cover within upland areas managed by FFS. The Easement Area will be reseeded with regionally appropriate groundcover seed from the same region or with wiregrass plugs in areas with slopes to prevent erosion or to prevent invasion of bahia grass. The restoration will begin following construction and be funded by GRANTEE using contractors approved by FFS.

K. Within thirty (30) days prior to construction on lands managed by FFS, GRANTEE shall develop a gopher tortoise conservation plan in conformance with FWC guidelines and provide it to FWC for its review and approval prior to construction. A copy of GRANTEE'S gopher tortoise conservation plan shall be provided to FFS upon request.

L. GRANTEE shall be responsible for ensuring that no non-native invasive plant species becomes established within, or adjacent to, lands managed by FFS. For purposes of this easement, non-native invasive plant species are defined as those species listed as Category I and II by the most current version of these lists as prepared by the Florida Exotic Pest Plant

Council. For the first three years following construction, GRANTEE shall conduct easement inspections within the Easement Area during the growing season each year to identify any non-native invasive plant species and provide the results of that inspection to FFS in the form of a report that identifies the species, GPS location, extent of infestation, date of inspection and proposed treatment plan for control of the non-native invasive species. Treatment plans, methods and materials shall be approved by the FFS prior to treatment. Treatments must be implemented by GRANTEE within the same growing season the non-native invasive species are found. GRANTEE shall be responsible for treatment of infestations on state-owned lands that have migrated from the Easement Area onto the surrounding state-owned lands using the same program of identification, reporting and treatment as described above. Following the initial three-year monitoring and treatment period, GRANTEE shall continue annual inspections and develop and implement a FFS approved treatment plan as necessary to maintain the land manage by FFS such that non-native invasive species do not become established in lands managed by FFS, and/or migrate onto adjacent state owned lands. In the event FFS identifies non-native, invasive species within lands managed by FFS, the GRANTEE shall coordinate with FFS to implement a treatment plan that adequately treats the non-native, invasive species..

M. GRANTEE shall retain the services of a consulting forester to mark and total 100% of all merchantable timber (≥ 5 " DBH) within lands managed by FFS and calculate the volume and product class of timber to be removed. Product class determination will be based upon FFS'S timber inventory specifications. Timber volume and product class data shall be provided to FFS for review and calculation of stumpage values. GRANTEE shall pay double stumpage value for timber volumes in to FFS within 30 days following notification of the value by FFS. Upon receipt by FFS of the double stumpage payment, GRANTEE can remove and dispose of all timber in lands managed by FFS. Timber removed from lands managed by FFS must be hauled off-site by the GRANTEE. GRANTEE shall pay double stumpage value for timber damaged adjacent to lands managed by FFS.

[Remainder of page intentionally left blank; Signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Easement Number 33305 to be executed on the day and year first above written.

WITNESSES:

Kathy C. Enright
Original Signature

Kathy C. Enright
Print/Type Name of Witness

David Lee Fewell
Original Signature

DAVE FEWELL
Print/Type Name of Witness

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

BY: [Signature]

Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund of the State of
Florida

"GRANTOR"

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before by means of physical presence this 17th day of NOVEMBER, 2020, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

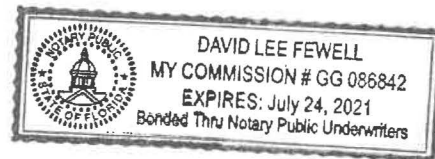
[Signature] 11-10-2020
DEP Attorney Date

David Lee Fewell
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____



WITNESSES:

GULF POWER COMPANY, a Florida corporation

(SEAL)

Gina S. Naar
Original Signature

GINA S. NAAR
Print/Type Name of Witness

Giovanni Christopher
Original Signature

Giovanni Christopher
Print/Type Name of Witness

BY: Mitchell P. Goldstein
Mitchell P. Goldstein, Vice President of Finance

“GRANTEE”

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11th day of NOVEMBER, 20 20, by Mitchell P. Goldstein, as Vice President of Finance, for Gulf Power Company, a Florida corporation. He is personally known to me or has produced _____, as identification.

Gina S. Naar
Notary Public, State of Florida

GINA S. NAAR
Printed, Typed or Stamped Name

My Commission Expires: 04/07/2024

Commission/Serial No. GG951933



EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-120.000, LOCATED IN SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP, STAMPED 'BANNERMAN SURVEYORS INC. LB5106' FOUND, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF SAID OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-121.000, THENCE SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH THE WEST LINE OF SAID SECTION 25, AND WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000, A DISTANCE OF 603.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET FOR THE POINT OF BEGINNING;

THENCE OVER AND ACROSS SAID GULF POWER TRACT NUMBER GA-120.000 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

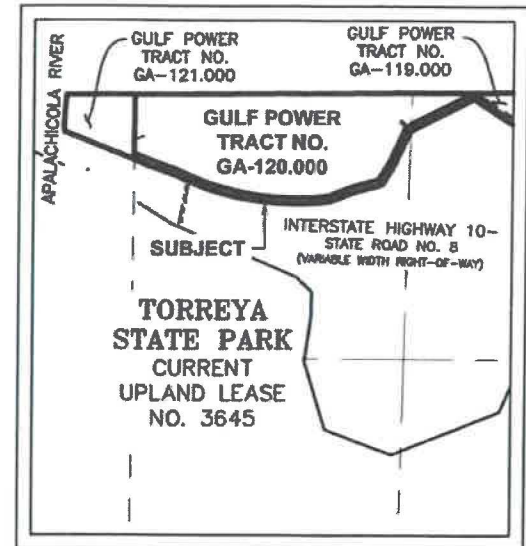
- 1) SOUTH 68 DEGREES 12 MINUTES 44 SECONDS EAST, A DISTANCE OF 206.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 2) SOUTH 69 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 55.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 3) SOUTH 69 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 231.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 4) SOUTH 64 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 67.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 5) SOUTH 66 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 39.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 6) SOUTH 65 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 25.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET, SAID POINT BEING A POINT OF NON-TANGENT CURVE CONCAVE NORTHERLY,
- 7) WITH SAID CURVE, HAVING A RADIUS OF 2629.21 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 50 MINUTES 09 SECONDS, AN ARC LENGTH OF 1414.99 FEET, AND A CHORD WHICH BEARS SOUTH 81 DEGREES 43 MINUTES 09 SECONDS EAST 1397.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 8) NORTH 69 DEGREES 24 MINUTES 24 SECONDS EAST, A DISTANCE OF 275.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 9) NORTH 74 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 273.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 10) NORTH 30 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 217.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 11) NORTH 23 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 39.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 12) NORTH 25 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 13) NORTH 25 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 331.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET FOR POINT OF REFERENCE "A", AND
- 14) NORTH 62 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 757.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET ON THE COMMON NORTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND THE NORTH LINE OF SAID SECTION 25, FROM WHICH A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP, STAMPED 'BANNERMAN SURVEYORS INC. LB5106' FOUND, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, BEARS SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 618.06 FEET;

CONTINUE ON SHEET 02 OF 07

Torrey State Park (Gadsden County)

BSM: *May 15*

DATE: June 11, 2020



LOCATION MAP

SURVEYOR CERTIFICATION TO:

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

GULF POWER

M. Kevin Mears 06/11/2020
M. KEVIN MEARS DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER

SEE SHEET 03 OF 07 FOR SURVEYOR'S NOTES

*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT
DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED
COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND
TOGETHER*

SHEET 01 OF 07

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: NONE

TRACT ID: GA-120.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32818
PH: (407) 484-8345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

LEGAL DESCRIPTION CONTINUED FROM SHEET 01 OF 07

THENCE NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST, WITH THE COMMON LINE OF THE NORTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 14.77 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 759, PAGE 908, OF SAID OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-119.000;

THENCE SOUTH 00 DEGREES 23 MINUTES 08 SECONDS EAST, WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-119.000, A DISTANCE OF 59.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND, ADJACENT TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106 REF MON" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, ALSO KNOWN AS STATE ROAD 8 (VARIABLE WIDTH RIGHT-OF-WAY), AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-119.000;

THENCE WITH THE COMMON LINE OF THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10 AND THE SOUTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) SOUTH 62 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 723.77 FEET TO A 5/8-INCH IRON ROD WITH DESTROYED CAP, FOUND,
- 2) SOUTH 25 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 311.20 FEET TO A 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106", FOUND,
- 3) SOUTH 25 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.26 FEET TO A 2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106", FOUND,
- 4) SOUTH 23 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 42.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T", FOUND,
- 5) SOUTH 30 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF 246.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T", FOUND,
- 6) SOUTH 74 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 294.65 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPING ILLEGIBLE, FOUND,
- 7) SOUTH 69 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 279.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T", FOUND ON A POINT OF NON-TANGENT CURVE CONCAVE NORTHERLY,
- 8) WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2689.21 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 59 MINUTES 32 SECONDS, AN ARC LENGTH OF 1454.65 FEET, AND A CHORD WHICH BEARS NORTH 81 DEGREES 47 MINUTES 32 SECONDS WEST 1436.98 FEET TO A 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND,
- 9) NORTH 65 DEGREES 49 MINUTES 32 SECONDS WEST, A DISTANCE OF 25.68 FEET TO A 2-INCH IRON ROD WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106" FOUND,
- 10) NORTH 66 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 40.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 11) NORTH 64 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 66.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND,
- 12) NORTH 69 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 229.33 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106", FOUND,
- 13) NORTH 69 DEGREES 26 MINUTES 25 SECONDS WEST, A DISTANCE OF 56.45 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106" FOUND, AND
- 14) NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 183.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000;

THENCE NORTH 00 DEGREES 15 MINUTES 57 SECONDS EAST, WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000, A DISTANCE OF 64.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 238,770 SQUARE FEET OR 5.481 ACRES OF LAND, MORE OR LESS.

BSM *Day Law*

DATE: June 11, 2020

EXHIBIT 'A'

SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE

SEE SHEETS 01, 02 AND 03 OF 07 FOR LEGAL DESCRIPTION

SEE SHEET 03 OF 07 FOR SURVEYOR'S NOTES AND ENCUMBRANCES / RESTRICTIONS

SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER

SHEET 02 OF 07

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: NONE

TRACT ID: GA-120.000

DRAWN BY: JSD

**BOUNDARY SURVEY
GULF POWER**

TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power®



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LICENSED BUSINESS NO. 7800

EXHIBIT 'A'

LEGAL DESCRIPTION CONTINUED FROM SHEET 02 OF 08

TOGETHER WITH EASEMENT 'A' DESCRIBED AS FOLLOWS:

BEGIN AT POINT OF REFERENCE "A", DESCRIBED HEREIN, THENCE SOUTH 25 DEGREES 26 MINUTES 34 SECONDS WEST, OVER AND ACROSS SAID GULF POWER TRACT NUMBER GA-120.000, 60 FEET FROM AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF INTERSTATE 10, A DISTANCE OF 7.91 FEET;

THENCE OVER AND ACROSS SAID TRACT NUMBER GA-120.000 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.) NORTH 45 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 82.52 FEET,
- 2.) NORTH 44 DEGREES 01 MINUTE 28 SECONDS EAST, A DISTANCE OF 15.00 FEET,
- 3.) SOUTH 45 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 82.52 FEET, AND
- 4.) SOUTH 62 DEGREES 36 MINUTES 41 SECONDS WEST WITH THE AFORESAID PARALLEL LINE, A DISTANCE OF 7.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,219 SQUARE FEET OR 0.028 OF AN ACRE, MORE OR LESS.

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
335 - 100	NOT AFFECT	NOT PLOTTED	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
554 - 1623	NOT AFFECT	PLOTTED	EASEMENT AGREEMENT TO THE NATURE CONSERVANCY
615 - 615	NOT AFFECT	PLOTTED	EASEMENT FOR INGRESS AND EGRESS (UNDER I-10 BRIDGE)

SURVEYORS NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.

2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.

3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.

4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.

5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.

6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE

SEE ALSO SHEETS 01 AND 02 OF 07 FOR LEGAL DESCRIPTION

SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER

SHEET 03 OF 07

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: NONE

TRACT ID: GA-120.000

DRAWN BY: JSD

BOUNDARY SURVEY GULF POWER

TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



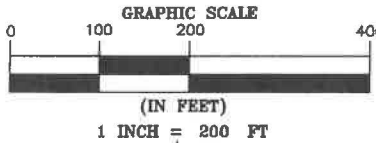
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LICENSED BUSINESS NO. 7808

EXHIBIT 'A'

P.O.C.
4-INCH SQUARE CONCRETE MONUMENT
WITH ALUMINUM CAP STAMPED
"BANNERMAN SURVEYORS INC. LB5106"
MARKING THE NORTHWEST CORNER OF
SECTION 25, TOWNSHIP 03 NORTH,
RANGE 07 WEST, GADSDEN COUNTY,
FLORIDA
N: 594705.93
E: 1842385.92
NAD 83(2011) FL. N.



BSM. *Lucy Lewis*

DATE: June 11, 2020

TORREYA STATE PARK
CURRENT UPLAND LEASE NO. 3645

GULF POWER TRACT NO.
GA-121.000
PARCEL ID NO.
2-26-3N-7W-0000-00111-0000
BOOK 615, PAGE 334
O.R.G.C.FL.

P.O.B.
N: 594102.02
E: 1842383.12
NAD 83(2011) FL. N.

GULF POWER TRACT NO.
GA-120.000
PARCEL ID NO.
2-25-3N-7W-0000-00200-0000
BOOK 615, PAGE 334
O.R.G.C.FL.

SECTION 25
TOWNSHIP 03 NORTH
RANGE 07 WEST

PROPOSED 60'
WIDE EASEMENT
5.481 ACRES
(238,770 S.F.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S68°12'44"E	206.83'
L2	S69°26'25"E	55.96'
L3	S69°08'23"E	231.74'
L4	S64°49'40"E	67.95'
L5	S66°20'13"E	39.65'
L6	S65°49'32"E	25.70'

GOVERNMENT LOT 1

S00°15'57"W 603.92'

4-INCH SQUARE
CONCRETE MONUMENT
WITH ALUMINUM CAP
STAMPED "BANNERMAN
SURVEYORS INC. LB5106"

5/8-INCH
IRON ROD WITH CAP
STAMPED "FLA DOT 5/8 T"

5/8-INCH IRON ROD WITH
2-INCH ALUMINUM CAP
STAMPED "BANNERMAN
SURVEYORS INC. LB5106"

5/8-INCH IRON ROD WITH
2-INCH ALUMINUM CAP
STAMPED "BANNERMAN
SURVEYORS INC. LB5106"

INTERSTATE 10 - STATE ROAD 8
(VARIABLE WIDTH RIGHT OF WAY)
F.D.O.T. MAP SECTION 53002-2401

25' EASEMENT FOR
INGRESS AND EGRESS
O.R. BOOK 615, PAGE 329

CREEK
EDGE

C2

MATCH LINE - SHEET 05

LEGEND

- O.R.G.C.FL. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
4-INCH SQUARE CONCRETE MONUMENT FOUND
(AS NOTED)
5/8-INCH IRON ROD WITH 2" ALUMINUM CAP STAMPED
"BANNERMAN SURVEYORS INC. LB5106" FOUND
5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
5/8-INCH IRON ROD FOUND (AS NOTED)

- CREEK EDGE
— PROPERTY / RIGHT-OF-WAY LINE
— RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- - - SUBJECT EASEMENT
- - - EXISTING EASEMENT
- - - SECTION LINE

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°50'09"	2629.21'	1414.99'	S81°43'09"E	1397.97'
C2	30°59'32"	2689.21'	1454.65'	N81°47'32"W	1436.98'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L24	N65°49'32"W	25.68'
L25	N66°20'13"W	40.18'
L26	N64°49'40"W	66.49'
L27	N69°08'23"W	229.33'
L28	N69°26'25"W	56.45'
L29	N68°12'44"W	183.81'
L30	N00°15'57"E	64.50'

SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE
SEE SHEETS 01, 02 AND 03 OF 07 FOR LEGAL DESCRIPTION
SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS
SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING
THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER

SHEET 04 OF 07

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: 1"=200'

TRACT ID: GA-120.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



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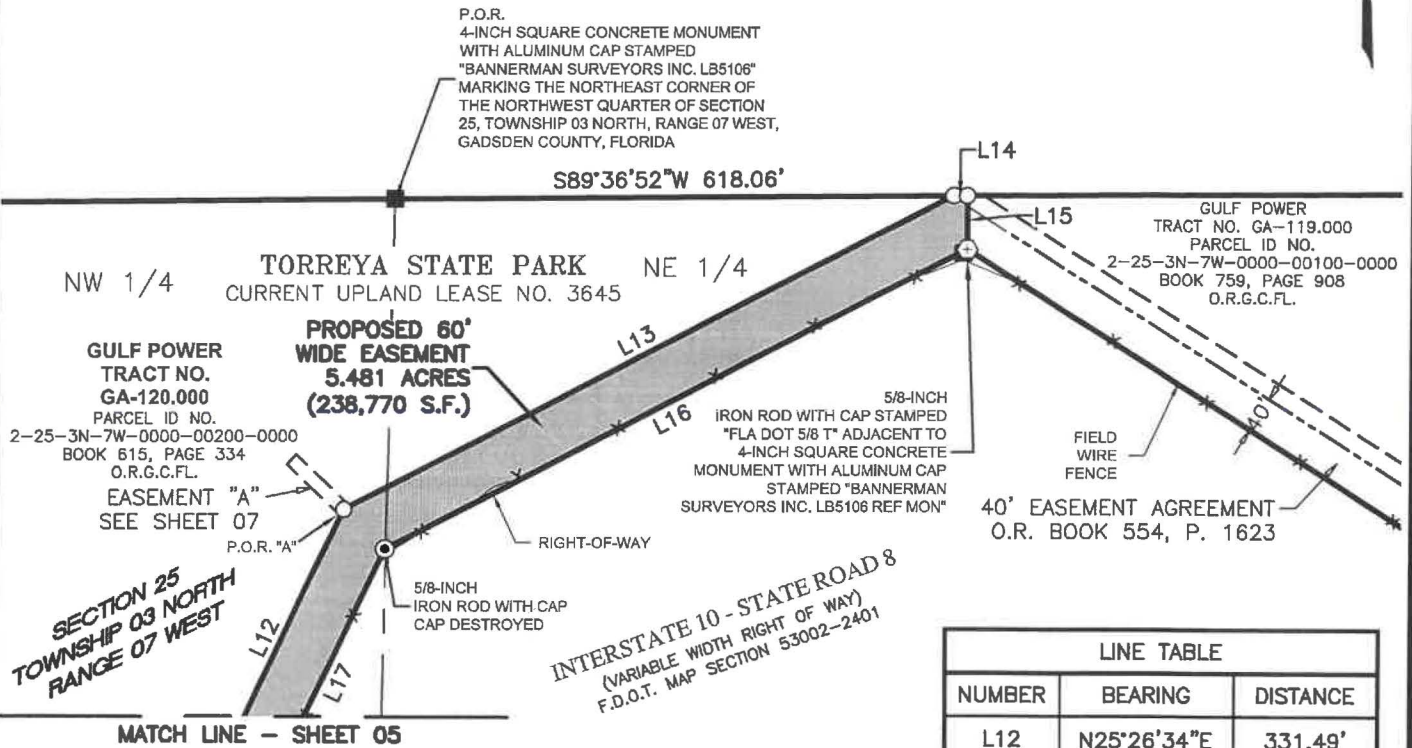
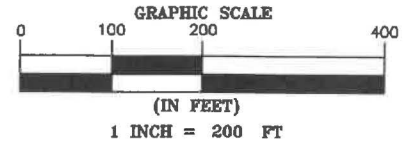
EXHIBIT 'A'

LEGEND

O.R.G.C.F.L.	OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
■	4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
●	5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP
○	STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
○	5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
⊕	5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
⊙	5/8-INCH IRON ROD FOUND (AS NOTED)
—	STREAM AND DITCH CENTERLINE
—	PROPERTY / RIGHT-OF-WAY LINE
—	RIGHT-OF-WAY LINE
---	PROPOSED EASEMENT
---	SUBJECT EASEMENT
---	EXISTING EASEMENT
---	QUARTER SECTION LINE
-x-x-	FIELD WIRE FENCE

BSM *Hayden*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	N25°26'34"E	331.49'
L13	N62°36'21"E	757.94'
L14	N89°36'52"E	14.77'
L15	S00°23'08"E	59.81'
L16	S62°36'21"W	723.77'
L17	S25°26'34"W	311.20'

SHEET 06 OF 07

SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE

SEE SHEETS 01, 02, AND 03 OF 07 FOR LEGAL DESCRIPTION

SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS

SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: 1"=200'

TRACT ID: GA-120.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



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LICENSED BUSINESS NO. 7808

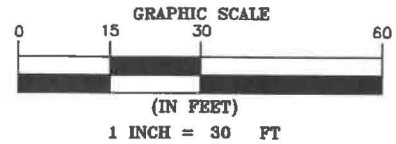
EXHIBIT 'A'

LEGEND

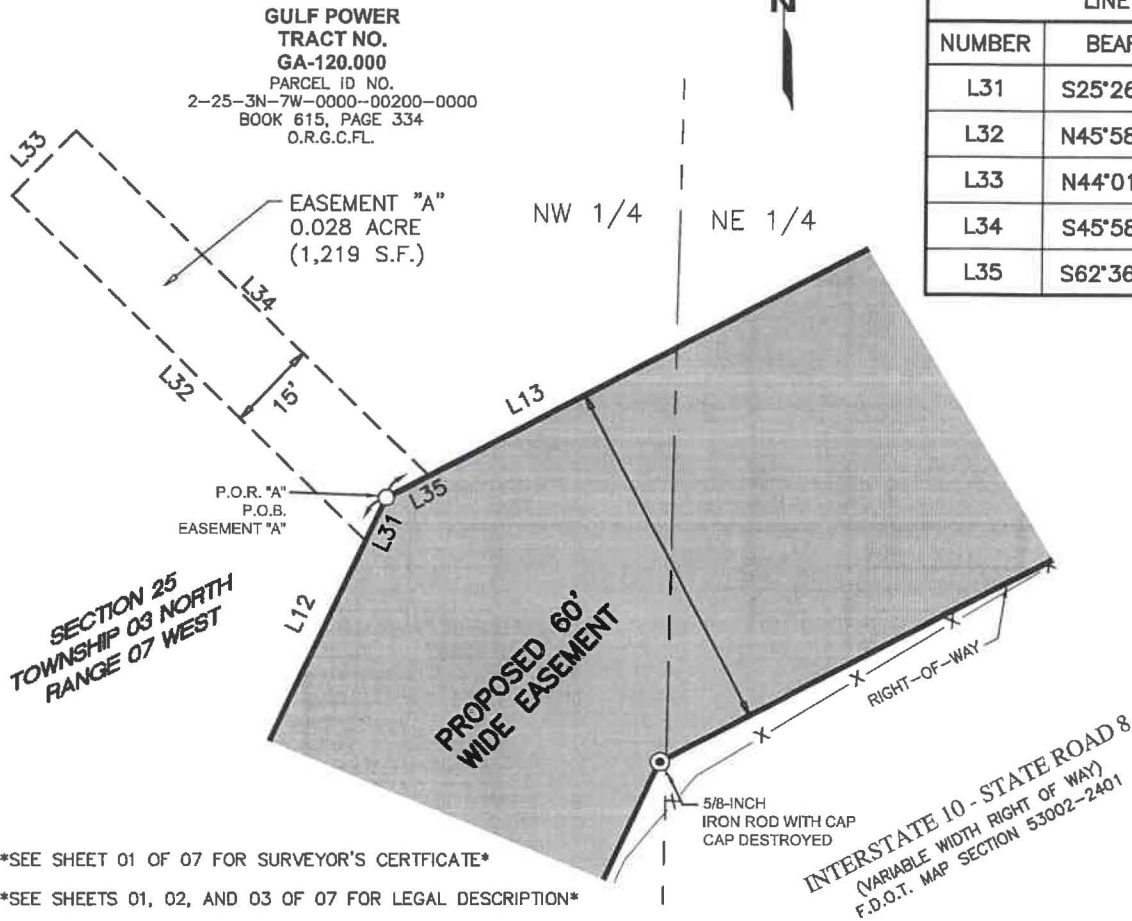
O.R.G.C.F.L.	OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
■	4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
●	5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
○	5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
⊕	5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
⊙	5/8-INCH IRON ROD FOUND (AS NOTED)
—	STREAM AND DITCH CENTERLINE
—	PROPERTY / RIGHT-OF-WAY LINE
---	RIGHT-OF-WAY LINE
---	PROPOSED EASEMENT
---	SUBJECT EASEMENT
---	EXISTING EASEMENT
---	QUARTER SECTION LINE
-x-x-	FIELD WIRE FENCE

BSM: *Hayden*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S25°26'34"W	7.91'
L32	N45°58'32"W	82.52'
L33	N44°01'28"E	15.00'
L34	S45°58'32"E	82.52'
L35	S62°36'21"W	7.91'



- *SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE*
- *SEE SHEETS 01, 02, AND 03 OF 07 FOR LEGAL DESCRIPTION*
- *SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS*
- *SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING*
- *THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER*

SHEET 07 OF 07

JOB NUMBER: 47322

DATE: 06/11/2020

SCALE: 1"=30'

TRACT ID: GA-120.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER
TRACT NO. GA-120.000

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power



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LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-121.000, LOCATED IN FRACTIONAL SECTION 26, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 26, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AT A COMMON CORNER WITH SAID TRACT NUMBER GA-121.000 AND A TRACT OF LAND IN DEED RECORDED IN THE OFFICIAL RECORDS BOOK 615, PAGE 334 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-120.000, THENCE SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH THE THE EAST LINE OF SAID SECTION 26, THE EAST LINE OF SAID TRACT NUMBER GA-121.000, AND THE WEST LINE OF SAID TRACT NUMBER GA-120.000, A DISTANCE OF 603.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET, FOR THE **POINT OF BEGINNING**;

THENCE SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH SAID COMMON LINES, A DISTANCE OF 64.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, ALSO KNOWN AS STATE ROAD 8 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE SOUTHEAST CORNER OF SAID TRACT NUMBER GA-121.000, FROM WHICH A 4-INCH CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, BEARS SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 2033.07 FEET;

THENCE NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF SAID TRACT NUMBER GA-121.000 AND THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 768.04 FEET TO THE ORDINARY HIGH WATER LINE ON THE EAST BANK OF THE APALACHICOLA RIVER, REFERENCED BY A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET, FOR THE SOUTHWEST CORNER OF SAID TRACT NUMBER GA-121.000, FROM WHICH A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, BEARS NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 23.78 FEET;

THENCE WITH THE WEST LINE OF SAID TRACT NUMBER GA-121.000 AND THE ORDINARY HIGH WATER LINE OF THE APALACHICOLA RIVER THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 15 DEGREES 36 MINUTES 50 SECONDS WEST, A DISTANCE OF 21.22 FEET TO A CALCULATED POINT,
- 2) NORTH 06 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 7.81 FEET TO A CALCULATED POINT,
- 3) NORTH 03 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 24.69 FEET TO A CALCULATED POINT,
- 4) NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 14.30 FEET TO A CALCULATED POINT,
- 5) NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 31.91 FEET TO A CALCULATED POINT, AND
- 6) NORTH 04 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 21.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

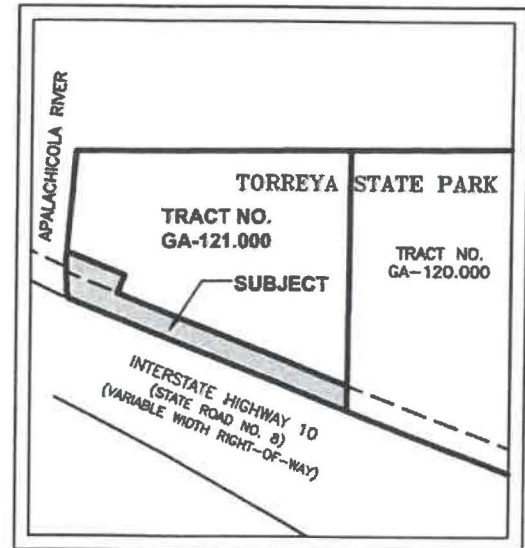
THENCE OVER AND ACROSS SAID TRACT GA-121.000 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 158.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET,
- 2) SOUTH 21 DEGREES 47 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AND,
- 3) SOUTH 68 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 634.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 53,930 SQUARE FEET OR 1.238 ACRES, MORE OR LESS.

BSM: *May 10*

DATE: June 11, 2020



LOCATION MAP

SURVEYOR'S CERTIFICATION TO:

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

GULF POWER

M. Kevin Mears 08/02/2019
M. KEVIN MEARS DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER

SEE SHEET 02 OF 04 FOR SURVEYOR'S NOTES

*SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT
DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED
COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND
TOGETHER*

SHEET 01 OF 04

JOB NUMBER: 47322

DATE: 08/02/2019

SCALE: NONE

TRACT ID: GA-121.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. GA-121.000

PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7904

EXHIBIT 'A'

BSM: *Hayden*

DATE: June 11, 2020

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

<u>O.R. - PG.</u>	<u>AFFECT/NOT AFFECT</u>	<u>EASEMENT</u>	<u>DESCRIPTION</u>
554 - 1623	NOT AFFECT	NOT PLOTTED	EASEMENT AGREEMENT TO THE NATURE CONSERVANCY
615 - 218	NOT AFFECT	NOT PLOTTED	EASEMENT FOR INGRESS AND EGRESS (UNDER I-10 BRIDGE)

SURVEYOR'S NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

SEE SHEET 01 OF 04 FOR SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION

SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 02 OF 04

JOB NUMBER: 47322

DATE: 08/02/2019

SCALE: NONE

TRACT ID: GA-121.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. GA-121.000

PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power

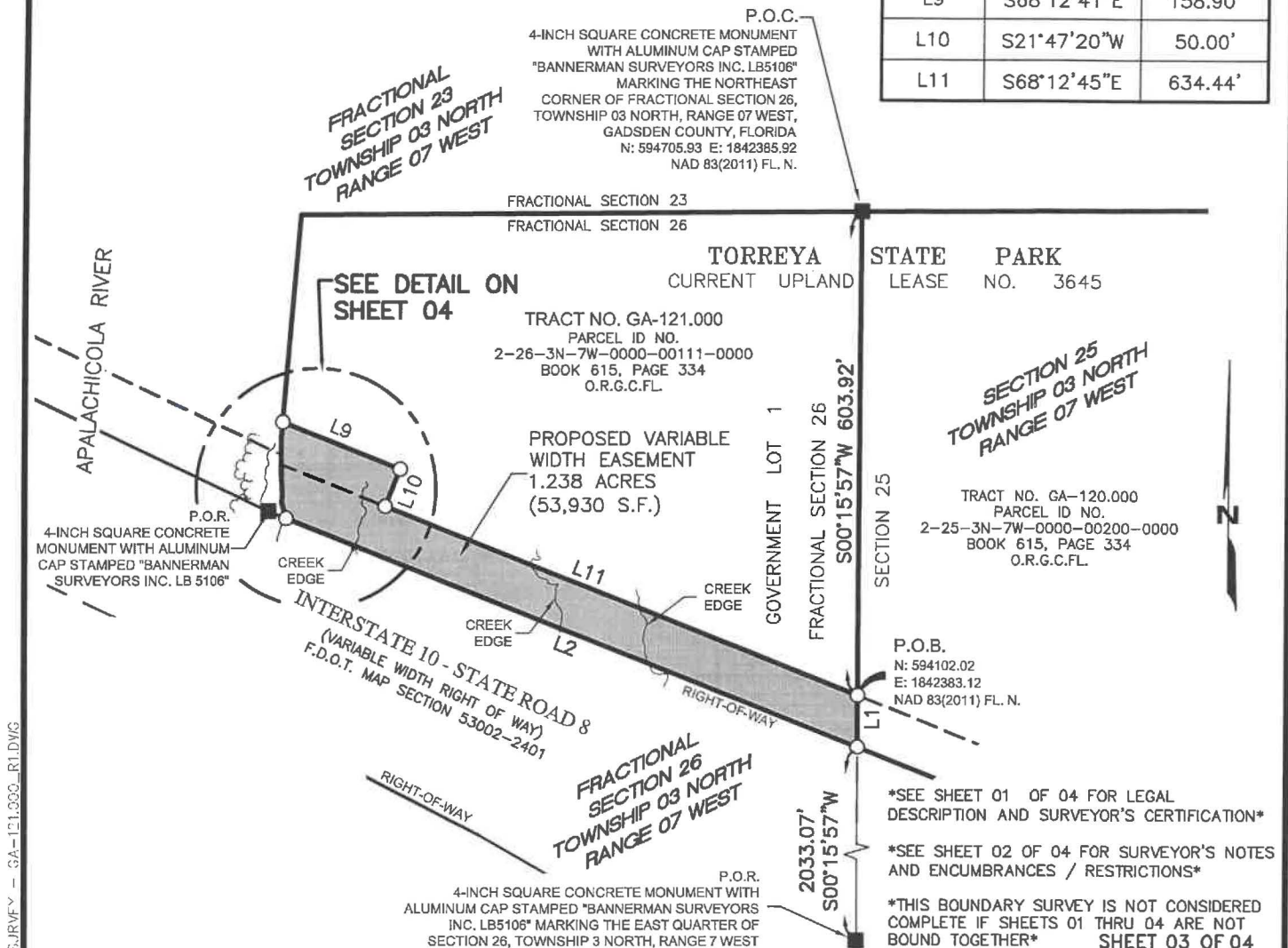


SAM SURVEYING AND MAPPING, LLC
8529 SOUTHPARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

BSM: Day 10

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°15'57"W	64.50'
L2	N68°12'44"W	768.04'
L9	S68°12'41"E	158.90'
L10	S21°47'20"W	50.00'
L11	S68°12'45"E	634.44'

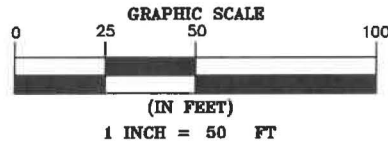


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Ph: (407) 484-9345
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LICENSED BUSINESS NO. 790A

EXHIBIT 'A'

LEGEND

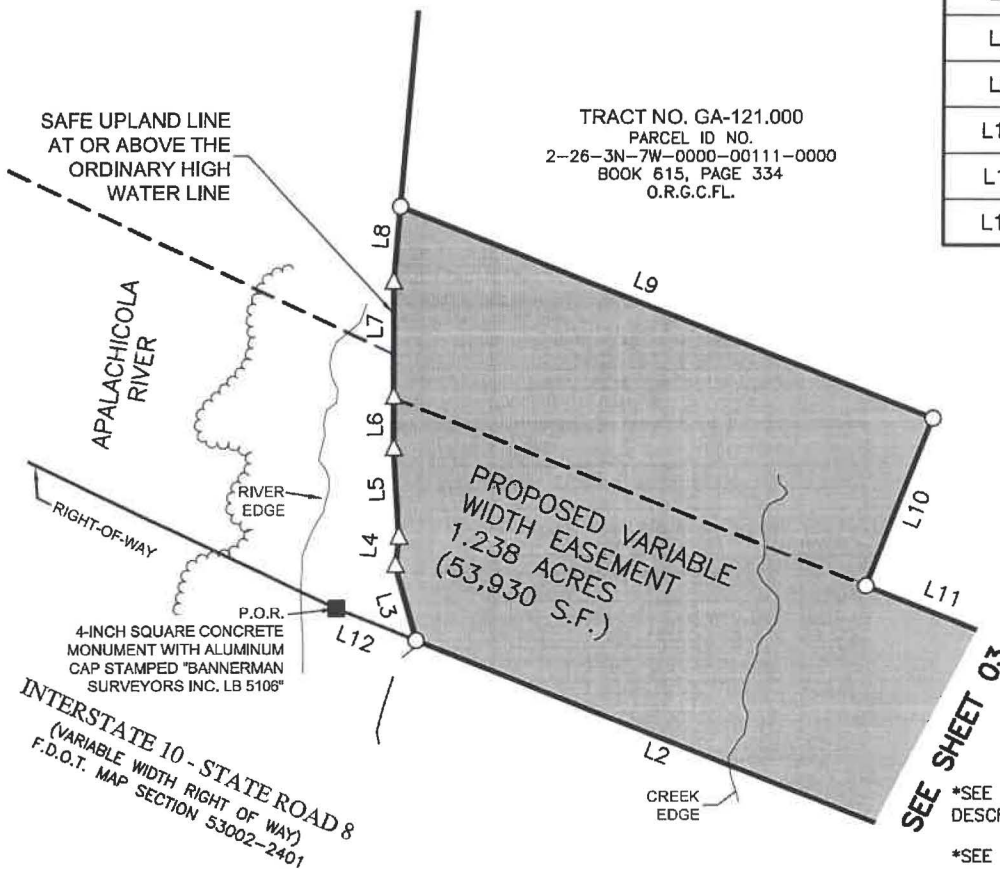
O.R.G.C.F.L.	OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
■	4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP "BANNERMAN SURVEYORS INC. LB 5106" FOUND
○	5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
△	CALCULATED POINT
—	WATERS EDGE
—	PROPERTY / RIGHT-OF-WAY LINE
—	RIGHT-OF-WAY LINE
- - -	PROPOSED EASEMENT
—	SECTION LINE
—	SUBJECT EASEMENT
~~~~~	TREE CANOPIES



BSM: *Hayden*

DATE: June 11, 2020

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	N68°12'44"W	768.04'
L3	N15°36'50"W	21.22'
L4	N06°37'28"E	7.81'
L5	N03°26'27"W	24.69'
L6	N00°09'29"W	14.30'
L7	N00°09'29"W	31.91'
L8	N04°48'18"E	21.33'
L9	S68°12'41"E	158.90'
L10	S21°47'20"W	50.00'
L11	S68°12'45"E	634.44'
L12	N68°12'44"W	23.78'



*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION*

*SEE SHEET 02 OF 04 FOR SURVEYOR'S NOTES AND ENCUMBRANCES / RESTRICTIONS*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER* SHEET 04 OF 04

JOB NUMBER: 47322

DATE: 08/02/2019

SCALE: 1"=50'

TRACT ID: GA-121.000

DRAWN BY: JSD

BOUNDARY SURVEY  
GULF POWER

TRACT NUMBER GA-121.000

PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000  
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA



Gulf Power



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Ph: (407) 484-9345  
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LICENSED BUSINESS NO. 7808



**EXHIBIT 'A'****LEGAL DESCRIPTION**

BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 131, PAGE 164, AND IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 145, PAGE 222, ALL OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-49.000, LOCATED IN SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1 1/4-INCH IRON PIPE FILLED WITH CONCRETE, ENCASED IN 8-INCH DIAMETER POURED IN PLACE CONCRETE, MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25 FOR A COMMON CORNER OF SAID TRACT NUMBER GA-49.000 AND A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 261, PAGE 566 AND OFFICIAL RECORDS BOOK 824, PAGE 1396, ALL OF SAID OFFICIAL RECORDS, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-48.000, THENCE SOUTH 02 DEGREES 23 MINUTES 01 SECONDS EAST WITH THE COMMON LINE OF SAID TRACT NUMBER GA-49.000 AND SAID TRACT NUMBER GA-48.000, A DISTANCE OF 2555.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 10 (STATE ROAD 8) (VARIABLE WIDTH RIGHT-OF-WAY), FOR A COMMON CORNER OF SAID TRACT NUMBER GA-49.000 AND SAID TRACT NUMBER GA-48.000, AND THE **POINT OF BEGINNING**;

**THENCE** WITH THE COMMON LINE OF SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 10 AND THE SOUTH LINE OF SAID TRACT NUMBER GA-49.000 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) NORTH 70 DEGREES 52 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND,
- 2) NORTH 56 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 308.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 3) NORTH 70 DEGREES 54 MINUTES 43 SECONDS WEST, A DISTANCE OF 899.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 4) NORTH 79 DEGREES 24 MINUTES 43 SECONDS WEST, A DISTANCE OF 505.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 5) NORTH 70 DEGREES 52 MINUTES 52 SECONDS WEST, A DISTANCE OF 1299.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND,
- 6) NORTH 66 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 442.20 FEET TO A 5/8-INCH IRON ROD, NO IDENTIFICATION, FOUND, AND
- 7) NORTH 60 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 794.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR A COMMON CORNER OF SAID TRACT NUMBER GA-49.000 AND A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 400, PAGE 426, AND IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 416, PAGE 1907, ALL OF SAID OFFICIAL RECORDS, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-50.000, FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "REFERENCE LB7070" FOUND AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 267 (PAT THOMAS PARKWAY) (VARIABLE WIDTH RIGHT-OF-WAY), BEARS NORTH 60 DEGREES 25 MINUTES 03 SECONDS WEST, A DISTANCE OF 364.76 FEET;

**THENCE** NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST WITH THE COMMON LINE OF SAID TRACT NUMBER GA-49.000 AND SAID TRACT NUMBER GA-50.000, A DISTANCE OF 69.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, FROM WHICH A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TRACT NUMBER GA-50.000, BEARS NORTH 00 DEGREES 04 MINUTES 22 SECONDS WEST, A DISTANCE OF 220.82 FEET;

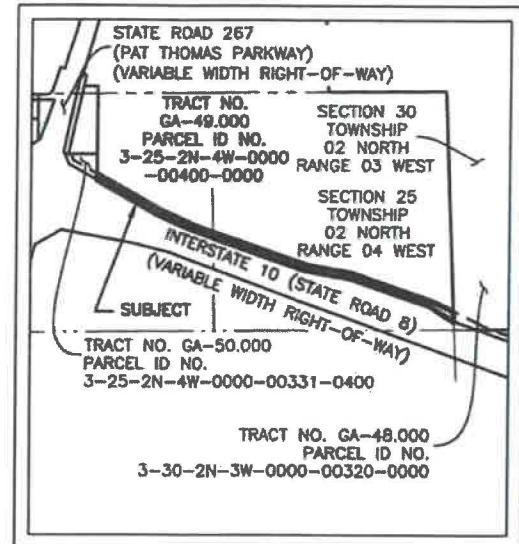
**THENCE** OVER AND ACROSS SAID TRACT NUMBER GA-49.000, AND BEING 60- FEET FROM AND PARALLEL WITH SAID INTERSTATE 10 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 60 DEGREES 25 MINUTES 03 SECONDS EAST, A DISTANCE OF 825.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 2) SOUTH 66 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 436.71 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 3) SOUTH 70 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 1292.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,

(CONTINUE LEGAL DESCRIPTION ON SHEET 02 OF 05)

BSM: *Mary Lee*

DATE: June 12, 2020



**LOCATION MAP**

**SURVEYOR'S CERTIFICATION TO:**

**GULF POWER COMPANY**

*M. Kevin Mears* 01/20/2020  
M. KEVIN MEARS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

*SEE SHEET 02 OF 05 FOR SURVEYOR'S NOTES, LEGEND, ENCUMBRANCES, AND RESTRICTIONS*

*SEE SHEETS 03 THRU 05 FOR EXHIBIT DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 05 ARE NOT BOUND TOGETHER*

SHEET 01 OF 05

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-49.000

DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-49.000**

**PARCEL ID NO. 3-25-2N-4W-0000-00400-0000**  
**SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST**  
**GADSDEN COUNTY, FLORIDA**



Gulf Power



SAM SURVEYING AND MAPPING, LLC  
3529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
PH: (407) 484-0345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906

## EXHIBIT 'A'

### LEGAL DESCRIPTION

(CONTINUED LEGAL DESCRIPTION FROM SHEET 01 OF 05)

- 4) SOUTH 79 DEGREES 24 MINUTES 43 SECONDS EAST, A DISTANCE OF 505.58 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, AND
- 5) SOUTH 70 DEGREES 54 MINUTES 43 SECONDS EAST, A DISTANCE OF 911.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET;

**THENCE** SOUTH 64 DEGREES 36 MINUTES 14 SECONDS EAST LEAVING SAID PARALLEL LINE, A DISTANCE OF 261.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE COMMON LINE OF SAID TRACT NUMBER GA-49.000 AND SAID TRACT NUMBER GA-48.000;

**THENCE** SOUTH 02 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 114.34 FEET TO THE **POINT OF BEGINNING**

CONTAINING 260,578 SQUARE FEET OR 5.982 ACRES, MORE OR LESS.

BSM: *Acary*

DATE: June 12, 2020

### ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

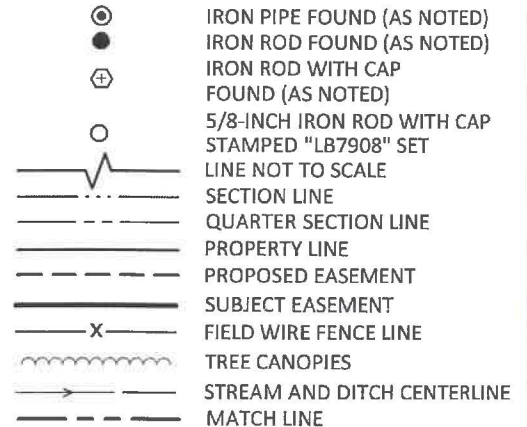
ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
D.B. JJJ - 268	NOT AFFECT	NOT PLOTTED	STATE ROAD DEPARTMENT PERPETUAL EASEMENT
D.B. 118 - 352	NOT AFFECT	NOT PLOTTED	STATE ROAD DEPARTMENT, ROADWAY EASEMENT
O.R. 165 - 155	NOT AFFECT	PLOTTED	F.D.O.T. RIGHT-OF-WAY EASEMENT
O.R. 410 - 548	NOT AFFECT	NOT PLOTTED	F.D.O.T. RIGHT-OF-WAY NON-EXCLUSIVE EASEMENT
O.R. 428 - 1688	NOT AFFECT	NOT PLOTTED	FLORIDA GAS TRANSMISSION COMPANY BLANKET SOVEREIGN SUBMERGED LANDS EASEMENT
O.R. 526 - 1044	NOT AFFECT	NOT PLOTTED	CITY OF QUINCY NON-EXCLUSIVE EASEMENT

### SURVEYOR'S NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED IN SEPTEMBER 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

### LEGEND

O.R.G.C.FL. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA  
O.R. OFFICIAL RECORDS  
D.B. DEED BOOK  
FLA DOT FLORIDA DEPARTMENT OF TRANSPORTATION  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.O.R. POINT OF REFERENCE  
T.I.I.T.F. STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND



*SEE SHEET 01 OF 05 FOR LEGAL DESCRIPTION, AND SURVEYOR'S CERTIFICATION*

*SEE SHEETS 03 THRU 05 FOR EXHIBIT DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 05 ARE NOT BOUND TOGETHER*

SHEET 02 OF 05

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-49.000

DRAWN BY: JSD

BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-49.000

PARCEL ID NO. 3-25-2N-4W-0000-00400-0000  
SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST  
GADSDEN COUNTY, FLORIDA

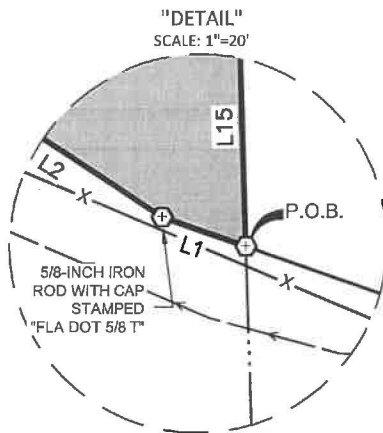


SAM SURVEYING AND MAPPING, LLC  
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EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7308



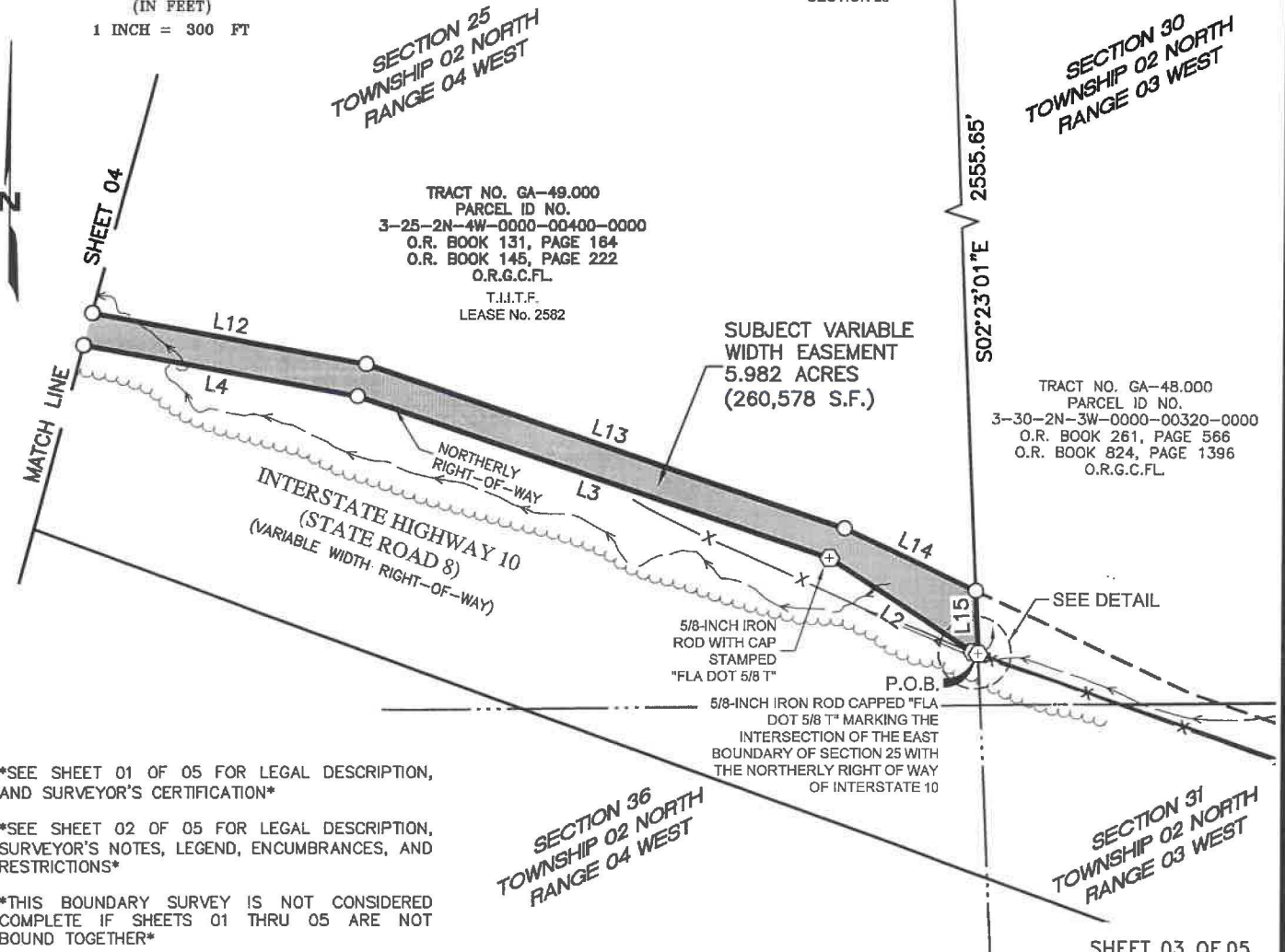
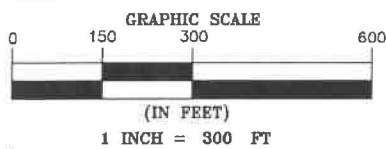
# EXHIBIT 'A'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N70°52'21"W	9.89'
L2	N56°49'48"W	308.98'
L3	N70°54'43"W	899.25'
L4	N79°24'43"W	505.58'
L12	S79°24'43"E	505.58'
L13	S70°54'43"E	911.10'
L14	S64°36'14"E	261.90'
L15	S02°23'01"E	114.34'



BSM: *Andy Tew*

DATE: June 12, 2020



JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: 1"=300'

TRACT ID: GA-49.000

DRAWN BY: JSD

BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-49.000  
PARCEL ID NO. 3-25-2N-4W-0000-00400-0000  
SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST  
GADSDEN COUNTY, FLORIDA



Gulf Power



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EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7304

SHEET 03 OF 05

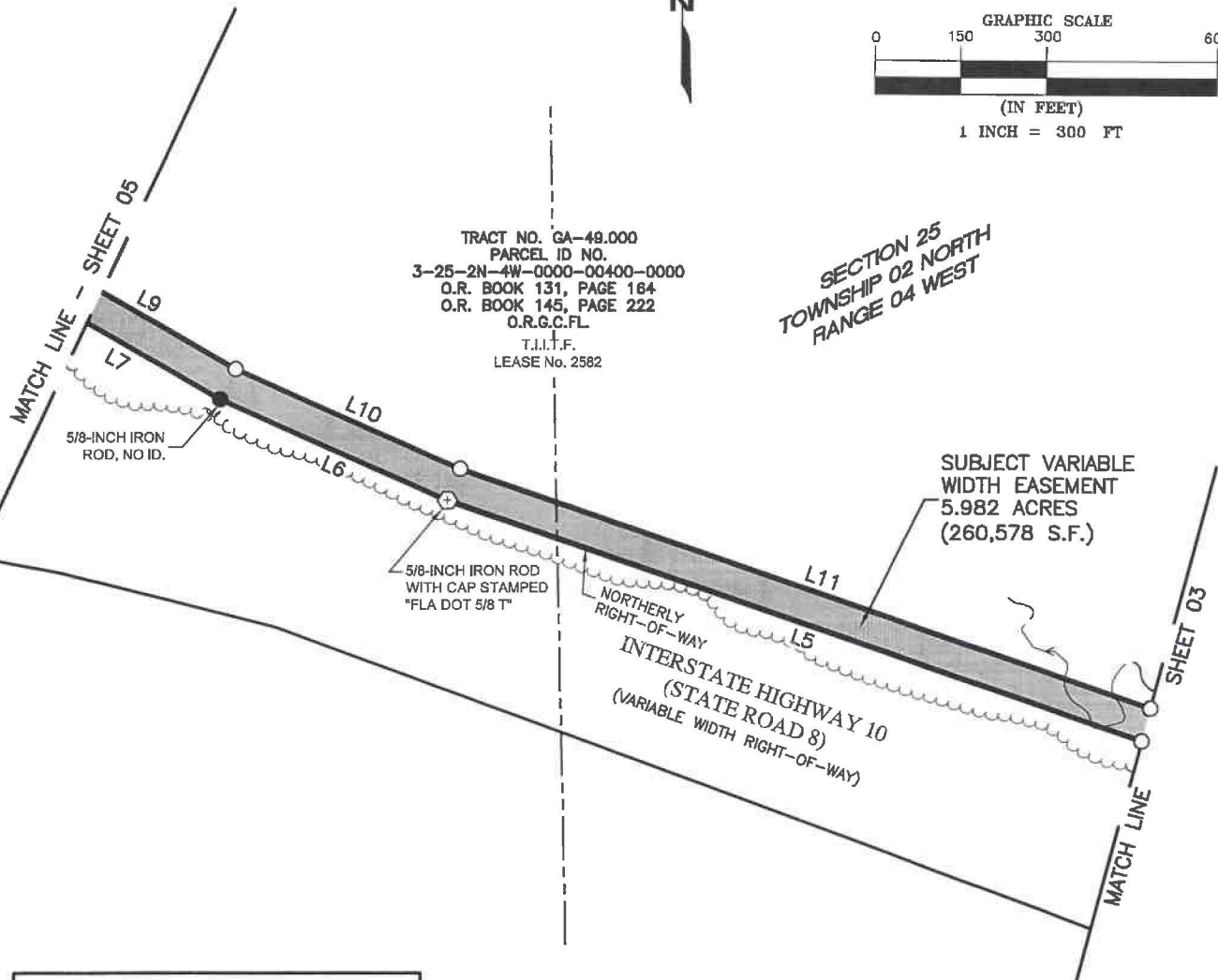
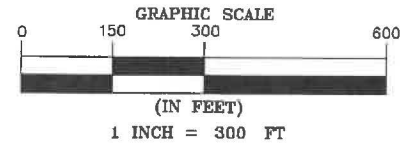
# EXHIBIT 'A'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L9	S60°25'03"E	825.49'
L10	S66°03'58"E	436.71'
L11	S70°52'52"E	1292.96'

BSM *Mary Lewis*

DATE: June 12, 2020

N



LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	N70°52'52"W	1299.96'
L6	N66°03'58"W	442.20'
L7	N60°25'03"W	794.28'

*SEE SHEET 01 OF 05 FOR LEGAL DESCRIPTION, AND SURVEYOR'S CERTIFICATION*

*SEE SHEET 02 OF 05 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND, ENCUMBRANCES, AND RESTRICTIONS*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 05 ARE NOT BOUND TOGETHER*

SHEET 04 OF 05

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: 1"=300'

TRACT ID: GA-49.000

DRAWN BY: JSD

BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-49.000

PARCEL ID NO. 3-25-2N-4W-0000-00400-0000  
SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST  
GADSDEN COUNTY, FLORIDA



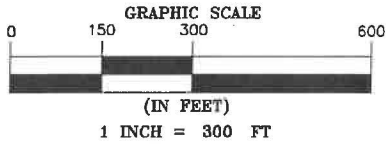
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LICENSED BUSINESS NO. 7308

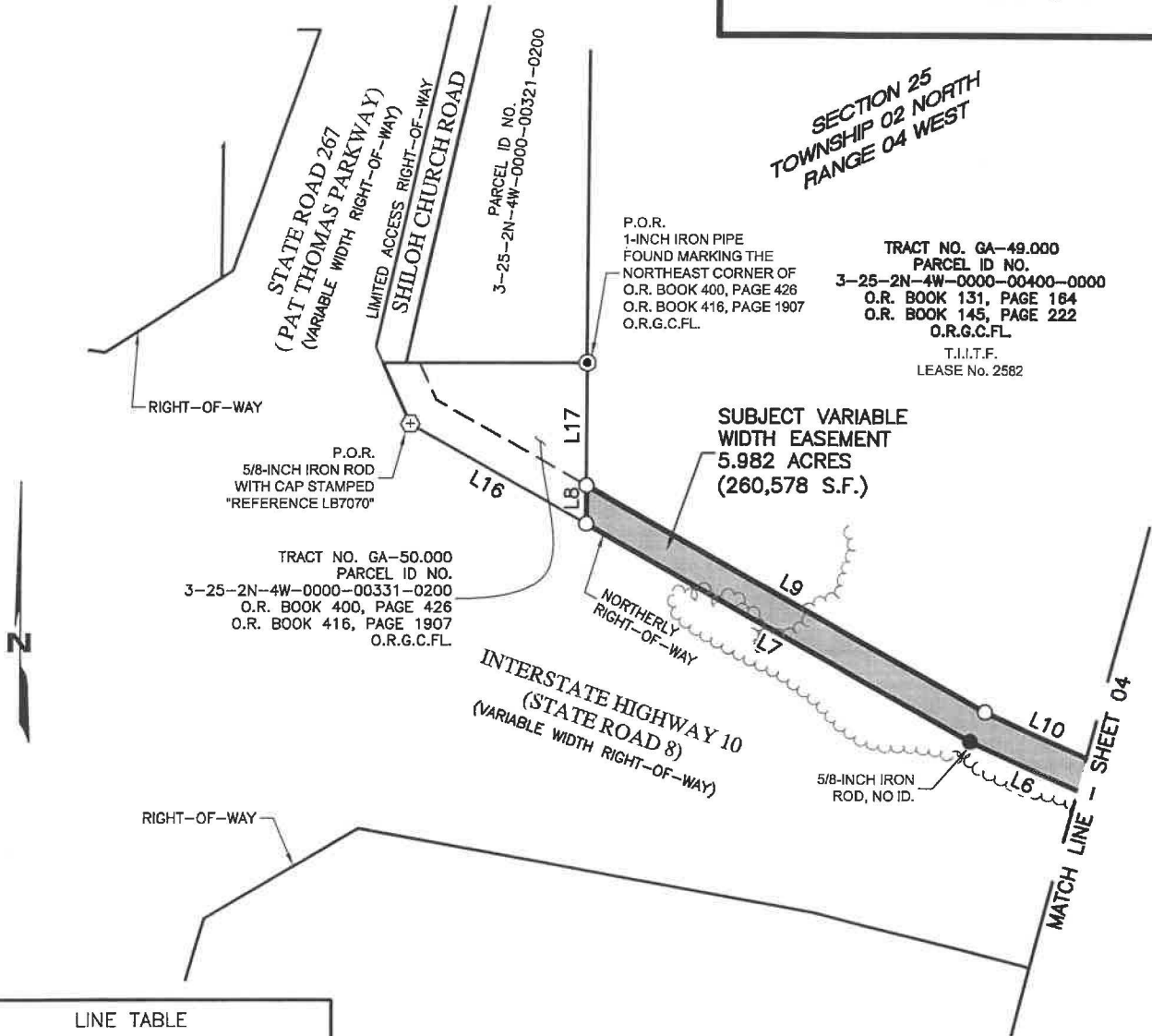


# EXHIBIT 'A'



BSM: *Andy Bous*

DATE: June 12, 2020



LINE TABLE

NUMBER	BEARING	DISTANCE
L6	N66°03'58"W	442.20'
L7	N60°25'03"W	794.28'
L8	N00°04'22"W	69.04'
L9	S60°25'03"E	825.49'

LINE TABLE

NUMBER	BEARING	DISTANCE
L10	S66°03'58"E	436.71'
L16	N60°25'03"W	364.76'
L17	N00°04'22"W	220.82'

*SEE SHEET 01 OF 05 FOR LEGAL DESCRIPTION, AND SURVEYOR'S CERTIFICATION*

*SEE SHEET 02 OF 05 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, LEGEND, ENCUMBRANCES, AND RESTRICTIONS*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 05 ARE NOT BOUND TOGETHER*

SHEET 05 OF 05

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: 1"=300'

TRACT ID: GA-49.000

DRAWN BY: JSD

BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-49.000

PARCEL ID NO. 3-25-2N-4W-0000-00400-0000  
SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST  
GADSDEN COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC  
3529 SOUTHPARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908

47322 - BOUNDARY SURVEY - GA-49.000.DWG

## EXHIBIT 'A'

### LEGAL DESCRIPTION

BEING A PORTION OF A TRACT OF LAND IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 131, PAGE 164 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-53.000, LOCATED IN SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 5-INCH DIAMETER VITRIFIED CLAY PIPE FILLED WITH CONCRETE FOUND MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 11 MINUTES 06 SECONDS EAST, WITH THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER AND THE COMMON LINE OF SAID TRACT NUMBER GA-53.000 AND A TRACT OF LAND IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 833, PAGE 1888 OF SAID PUBLIC RECORDS, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-052.000, A DISTANCE OF 238.63 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS3031" FOUND ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 10 (STATE ROAD NO. 8) (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE COMMON CORNER OF SAID TRACT NUMBER GA-53.000 AND SAID TRACT NUMBER GA-52.000 FOR THE **POINT OF BEGINNING**;

**THENCE** WITH THE COMMON LINE OF SAID NORTHERLY RIGHT-OF-WAY AND THE SOUTHERLY LINE OF SAID TRACT NUMBER GA-53.000, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 74 DEGREES 01 MINUTES 01 SECONDS WEST, A DISTANCE OF 262.12 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 2) NORTH 70 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 891.82 FEET, TO A 1/2-INCH IRON ROD, NO IDENTIFICATION, FOUND, AND
- 3) NORTH 66 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 316.87 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR THE COMMON CORNER OF SAID TRACT NUMBER GA-53.000 AND A TRACT OF LAND IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 460, PAGE 109 OF SAID OFFICIAL RECORDS, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-54.000;

**THENCE** NORTH 00 DEGREES 26 MINUTES 11 SECONDS WEST WITH THE COMMON LINE OF SAID TRACT NUMBER GA-53.000 AND SAID TRACT NUMBER GA-54.000, A DISTANCE OF 65.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON SAID COMMON LINE;

**THENCE** OVER AND ACROSS SAID TRACT NUMBER GA-53.000, AND BEING 60 FEET FROM AND PARALLEL WITH SAID INTERSTATE 10, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

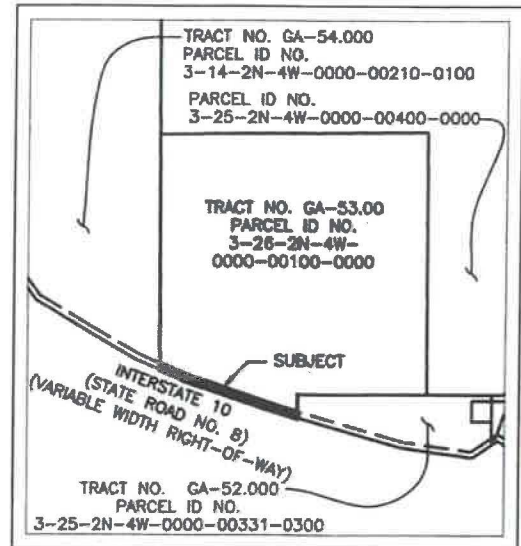
- 1) SOUTH 66 DEGREES 58 MINUTES 02 SECONDS EAST, A DISTANCE OF 340.82 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 2) SOUTH 70 DEGREES 58 MINUTES 37 SECONDS EAST, A DISTANCE OF 888.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, AND
- 3) SOUTH 74 DEGREES 01 MINUTES 01 SECONDS EAST, A DISTANCE OF 243.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE COMMON LINE OF SAID TRACT NUMBER GA-53.000 AND SAID TRACT NUMBER GA-52.000;

**THENCE** SOUTH 00 DEGREES 11 MINUTES 06 SECONDS EAST, WITH SAID COMMON LINE, A DISTANCE OF 62.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 88,286 SQUARE FEET OR 2.027 ACRES OF LAND, MORE OR LESS.

BSM: *Mary Lewis*

DATE: June 12, 2020



**LOCATION MAP**

### SURVEYOR'S CERTIFICATION:

**GULF POWER COMPANY**

*M. Kevin Mears* 06/12/2020

M. KEVIN MEARS  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

*SEE SHEET 02 OF 03 FOR SURVEYOR'S NOTES, ENCUMBRANCES AND RESTRICTIONS*

*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER*

SHEET 01 OF 03

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-53.000

DRAWN BY: JO

**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-53.000**

**PARCEL ID NO. 3-26-2N-4W-0000-00100-0000**  
**SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST**  
**GADSDEN COUNTY, FLORIDA**



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-6345  
EMAIL: INFO@SAM812  
LICENSED BUSINESS NO. 7908

## EXHIBIT 'A'

### ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. -- PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
165 -- 163	NOT AFFECT	NOT PLOTTED	RIGHT-OF-WAY
428 -- 1688	NOT AFFECT	NOT PLOTTED	PIPELINE EASEMENT

BSM: *May 12, 2020*

DATE: June 12, 2020

### SURVEYORS NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED IN OCTOBER 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

*SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION*

*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER*

SHEET 02 OF 03

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-53.000

DRAWN BY: JO

BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-53.000

PARCEL ID NO. 3-26-2N-4W-0000-00100-0000  
SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST  
GADSDEN COUNTY, FLORIDA



Gulf Power®



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LICENSED BUSINESS NO. 7308



# EXHIBIT 'A'

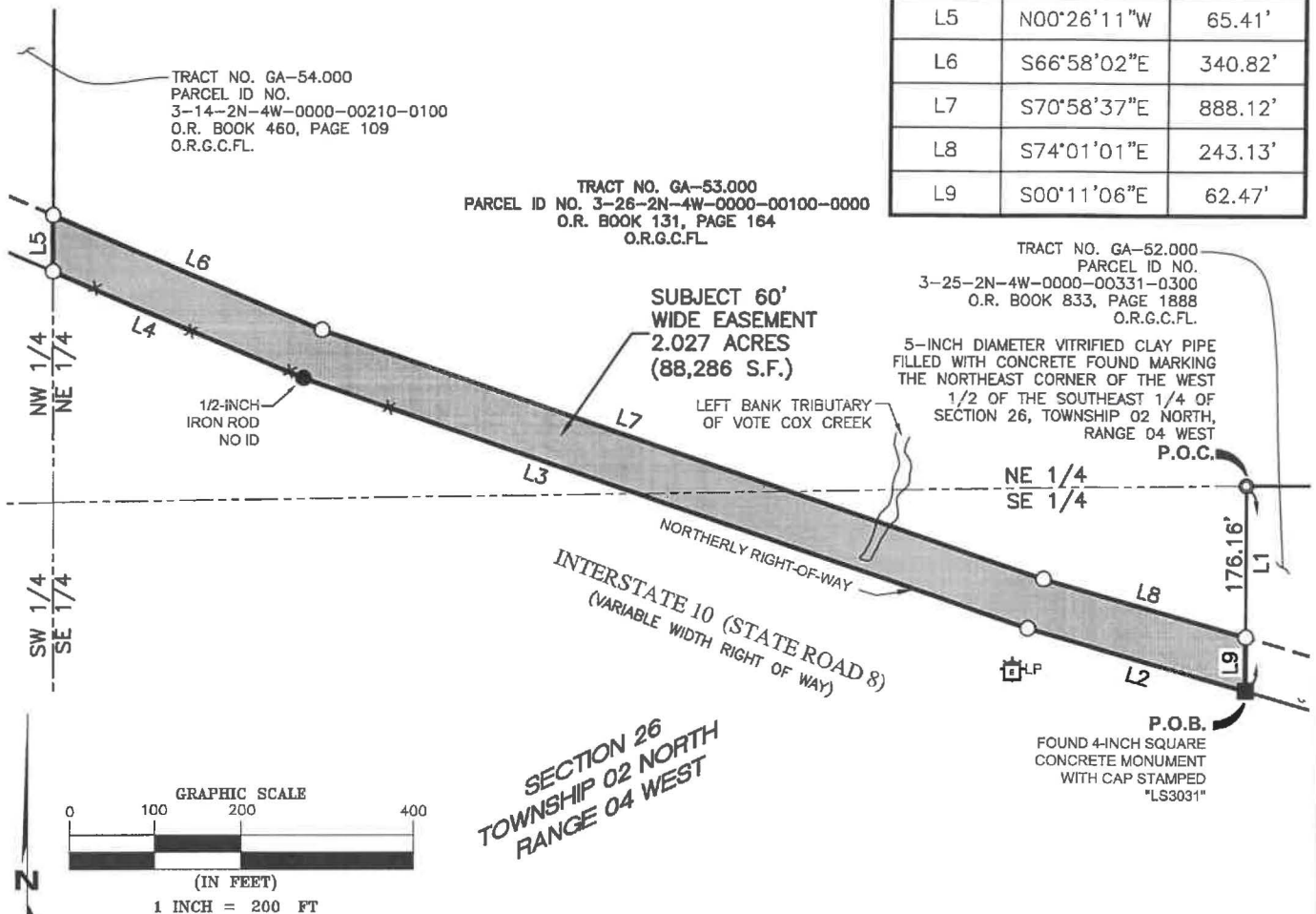
## LEGEND

O.R.G.C.FL.	OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.	OFFICIAL RECORDS
---	QUARTER SECTION LINE
---	PROPERTY LINE
---	SUBJECT EASEMENT
---	PROPOSED EASEMENT
-X-	FIELD WIRE FENCE LINE
→	STREAM AND DITCH CENTERLINE
~~~~~	TREE CANOPIES
●	IRON ROD FOUND (AS NOTED)
○	5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
■	4-INCH CONCRETE MONUMENT (AS NOTES)
⊙-LP	LIGHT POLE
□	WIRE PULL BOX

BSM: *Alay Kous*

DATE: June 12, 2020

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°11'06"E	238.63'
L2	N74°01'01"W	262.12'
L3	N70°58'37"W	891.82'
L4	N66°58'02"W	316.87'
L5	N00°26'11"W	65.41'
L6	S66°58'02"E	340.82'
L7	S70°58'37"E	888.12'
L8	S74°01'01"E	243.13'
L9	S00°11'06"E	62.47'



SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION
 SEE SHEET 02 OF 03 FOR SURVEYOR'S NOTES, ENCUMBRANCES AND RESTRICTIONS
 THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER

SHEET 03 OF 03

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: 1"=200'

TRACT ID: GA-53.000

DRAWN BY: JO

BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NO. GA-53.000

PARCEL ID NO. 03-26-2N-4W-0000-00100-0000
SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST
GADSDEN COUNTY, FLORIDA



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ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

LEGAL DESCRIPTION**EXHIBIT 'A'**

BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 884 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-1.000, LOCATED IN SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" MARKING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, GADSDEN COUNTY, FLORIDA, THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 285.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90 (STATE ROAD 10) (VARIABLE WIDTH RIGHT-OF-WAY) MARKED BY A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

THENCE SOUTH 46 DEGREES 00 MINUTES 33 SECONDS EAST WITH SAID RIGHT-OF-WAY, A DISTANCE OF 909.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (120-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (STATE ROAD 10) (VARIABLE WIDTH RIGHT-OF-WAY), AND THE NORTHWEST CORNER OF SAID TRACT NUMBER GA-1.000, FOR THE **POINT OF BEGINNING**

THENCE SOUTH 47 DEGREES 59 MINUTES 42 SECONDS EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 AND THE NORTHERLY LINE OF SAID TRACT NUMBER GA-1.000, AT A DISTANCE OF 969.53 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 984.53 FEET TO A CALCULATED POINT ON THE ORDINARY HIGH WATER LINE OF THE OCHLOCKNEE RIVER, FROM WHICH A 4-INCH SQUARE BROKEN CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 4271, PAGE 1589 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, FOUND ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEARS SOUTH 47 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 922.57 FEET;

THENCE SOUTH 59 DEGREES 24 MINUTES 46 SECONDS WEST, WITH SAID ORDINARY HIGH WATER LINE, A DISTANCE OF 15.72 FEET TO A CALCULATED POINT;

THENCE NORTH 47 DEGREES 59 MINUTES 42 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER GA-1.000, AT A DISTANCE OF 15.00 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 547.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE COMMON LINE OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND THE SOUTHERLY LINE OF SAID TRACT NUMBER GA-1.000;

THENCE NORTH 46 DEGREES 00 MINUTES 33 SECONDS WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND THE SOUTHERLY LINE OF SAID TRACT NUMBER GA-1.000, A DISTANCE OF 432.89 FEET TO THE **POINT OF BEGINNING**

CONTAINING 11,488 SQUARE FEET OR 0.264 OF AN ACRE, MORE OR LESS.

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYOR'S NOTES # 3 BELOW)

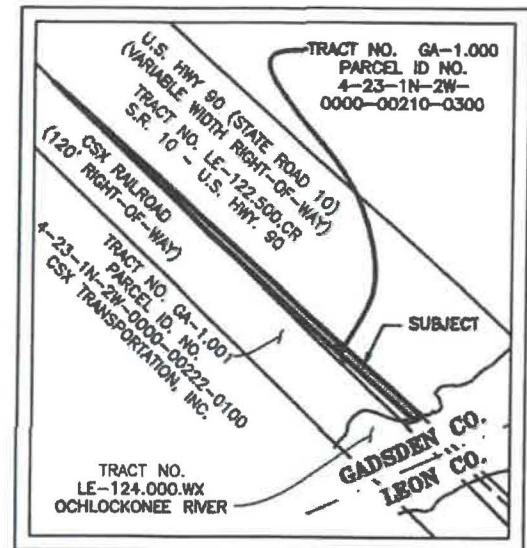
ORR. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
		NONE	

SURVEYOR'S NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

BSM: *Long*

DATE: June 11, 2020

**LOCATION MAP****SURVEYOR'S CERTIFICATION TO:
GULF POWER COMPANY**

M. Kevin Mears 07/31/2019
 M. KEVIN MEARS DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 5459
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 MAPPER

SEE SHEETS 02 AND 03 OF 03 FOR EXHIBIT DRAWING

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE
IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER*

SHEET 01 OF 03

JOB NUMBER: 47322

DATE: 07/25/2019

SCALE: NONE

TRACT ID: GA-1.000

DRAWN BY: EMC

BOUNDARY SURVEY
 GULF POWER COMPANY
 TRACT NO. GA-1.000

PARCEL ID NO. 4-23-1N-2W-0000-00210-0300
 SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
 GADSDEN COUNTY, FLORIDA



Gulf Power

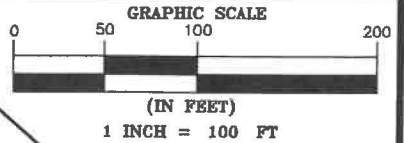


SAM SURVEYING AND MAPPING, LLC
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 ORLANDO, FLORIDA 32819
 PH: (407) 484-9345
 EMAIL: INFO@SAM.BIZ
 LICENSED BUSINESS NO. 7508

EXHIBIT 'A'

BSM: *Mary Lewis*

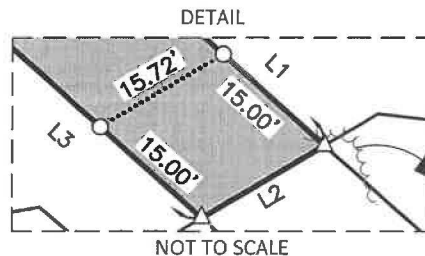
DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S47°59'42"E	984.53'
L2	S59°24'46"W	15.72'
L3	N47°59'42"W	547.20'
L4	N46°00'33"W	432.89'
L5	S47°59'42"E	922.57'

LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.R. POINT OF REFERENCE
- P.O.B. POINT OF BEGINNING
- FLA DOT FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- S.F. SQUARE FEET
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- △ CALCULATED POINT
- 4" X 4" BROKEN CONCRETE MONUMENT
- △ TELEPHONE PEDESTAL
- TRACT LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SUBJECT EASEMENT
- REFERENCE LINE
- X- FIELD WIRE FENCE LINE
- STREAM AND DITCH CENTERLINE
- ~~~~~ TREE CANOPIES
- ROADWAY



SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, ENCUMBRANCES AND RESTRICTIONS, AND SURVEYOR'S CERTIFICATION

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER

SHEET 03 OF 03

JOB NUMBER: 47322

DATE: 07/25/2019

SCALE: 1" = 100'

TRACT ID: GA-1.000

DRAWN BY: EMC

BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NO. GA-1.000

PARCEL ID NO. 4-23-1N-2W-0000-00210-0300
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
GADSDEN COUNTY, FLORIDA

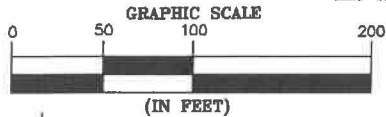


Gulf Power



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EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7305

EXHIBIT 'A'



SECTION 15
SECTION 22

S00°31'29"E
285.56'

P.O.C.
FOUND 5/8-INCH IRON ROD WITH
CAP STAMPED "FLA DOT 5/8 T"
MARKING THE NORTHWEST CORNER
OF SECTION 23, TOWNSHIP 01
NORTH, RANGE 02 WEST, GADSDEN
COUNTY, FLORIDA

BSM *Day Lewis*

DATE: June 11, 2020

U.S. HIGHWAY 90 (STATE ROAD 10)
(VARIABLE WIDTH RIGHT OF WAY)
TRACT NO. LE-122,500-CR
S.R. 10 - U.S. HWY. 90

TRACT NO. GA-1,000
PARCEL ID. NO.
4-23-1N-2W-0000-00210-0300
O.R. BOOK 388, PAGE 884
O.R.G.C.FL.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S47°59'42"E	984.53'
L4	N46°00'33"W	432.89'

LEGEND

- O.R.G.C.FL. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- FLA DOT FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- S.F. SQUARE FEET
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊕ 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND
- △ CALCULATED POINT
- 4" X 4" BROKEN CONCRETE MONUMENT
- △ TELEPHONE PEDESTAL

- TRACT LINE
- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SUBJECT EASEMENT
- FIELD WIRE FENCE LINE
- STREAM AND DITCH CENTERLINE
- TREE CANOPIES
- ROADWAY

SECTION 23
TOWNSHIP 01 NORTH
RANGE 02 WEST

P.O.B.

CSX RAILROAD
(120-FOOT RIGHT OF WAY)
TRACT NO. GA-1,001
PARCEL ID. NO. 4-23-1N-2W-0000-00222-0100
CSX TRANSPORTATION, INC.

SUBJECT VARIABLE
WIDTH EASEMENT
0.264 ACRES
(11,488 S.F.)

MATCH LINE - SHEET 03

*SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION,
SURVEYOR'S NOTES, ENCUMBRANCES AND RESTRICTIONS
AND SURVEYOR'S CERTIFICATION*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE
IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER*

SHEET 02 OF 03

JOB NUMBER: 47322

DATE: 07/25/2019

SCALE: 1"=100'

TRACT ID: GA-1,000

DRAWN BY: EMC

BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NO. GA-1,000

PARCEL ID NO. 4-23-1N-2W-0000-00210-0300
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
GADSDEN COUNTY, FLORIDA



Gulf Power



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ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7808

EXHIBIT 'A'

Lake Talquin State Forest (Leon County)

BSM
BY SK
Date: 1.06.2020

BSM: May 15/20

DATE: June 11, 2020

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST, DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1348 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER LE-117.000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, WITH THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1926.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE CITY OF TALLAHASSEE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS FOR THE POINT OF BEGINNING, SAID POINT LYING SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 3397.96 FEET, OF THE NORTHEAST CORNER OF SAID SECTION 35, AS SHOWN ON THE PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23 OF SAID OFFICIAL RECORDS, LYING NORTH 27 DEGREES 28 MINUTES 43 SECONDS EAST 13.97 FEET OF A 6-INCH SQUARE ST. JOE PAPER COMPANY MONUMENT ON THE SOUTH LINE OF SAID PLAT;

THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 04 SECONDS EAST WITH SAID SECTION LINE, A DISTANCE OF 101.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID CITY OF TALLAHASSEE EASEMENT;

THENCE SOUTH 53 DEGREES 14 MINUTES 27 SECONDS WEST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 1869.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

THENCE SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 743.71 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF STATE ROAD 20 (BLOUNTSTOWN HIGHWAY) AS DEPICTED IN ROAD PLAT BOOK 2, PAGE 142 OF SAID OFFICIAL RECORDS;

THENCE SOUTH 85 DEGREES 55 MINUTES 15 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 19.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

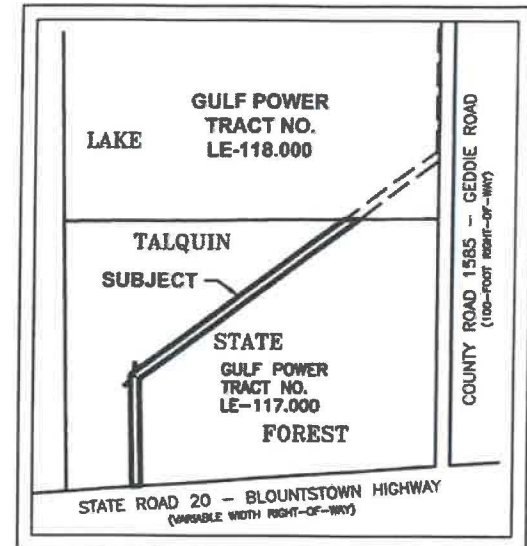
THENCE SOUTH 86 DEGREES 06 MINUTES 42 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 40.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE EASEMENT;

THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST WITH SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 777.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR POINT OF REFERENCE "A";

THENCE NORTH 53 DEGREES 14 MINUTES 27 SECONDS EAST WITH THE NORTHWESTERLY RIGHT-OF-WAY OF SAID EASEMENT, A DISTANCE OF 1818.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 156,253 SQUARE FEET, OR 3.587 ACRES, MORE OR LESS.

(LEGAL DESCRIPTION CONTINUED ON SHEET 02)



LOCATION MAP

SURVEYOR CERTIFICATION TO:

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

GULF POWER

M. Kevin Mears 06/21/2019

M. KEVIN MEARS DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5459
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER

*SEE SHEET 02 FOR SURVEY NOTES,
ENCUMBRANCES / RESTRICTIONS, AND LINE
TABLE*

SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING

*THIS BOUNDARY SURVEY IS NOT CONSIDERED
COMPLETE IF SHEETS 01 THRU 04 ARE NOT
BOUND TOGETHER*

SHEET 01 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-117.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-117.000

PARCEL ID NO. 2235209020000

SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-8345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

(LEGAL DESCRIPTION CONTINUED FROM SHEET 01)

TOGETHER WITH EASEMENT 'A' DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS, WHICH BEARS SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 27.68 FEET FROM POINT OF REFERENCE "A" DESCRIBED HEREIN, THENCE SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST WITH SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 19.61 FEET;

THENCE SOUTH 48 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 52.95 FEET;

THENCE NORTH 41 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 48 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 65.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 889 SQUARE FEET, OR 0.020 OF AN ACRE, MORE OR LESS.

ALSO TOGETHER WITH EASEMENT 'B' DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS, WHICH BEARS NORTH 53 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 28.44 FEET FROM POINT OF REFERENCE "A" DESCRIBED HEREIN, THENCE NORTH 00 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 68.01 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.14 FEET TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY;

THENCE SOUTH 53 DEGREES 14 MINUTES 27 SECONDS WEST WITH SAID RIGHT-OF-WAY, A DISTANCE OF 18.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 939 SQUARE FEET, OR 0.022 OF AN ACRE, MORE OR LESS.

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
299 - 311	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT
764 - 156	AFFECT	PLOTTED	CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT
764 - 182	AFFECT	PLOTTED	CITY OF TALLAHASSEE GUY EASEMENTS
1721 - 509	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT
4100 - 215	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT

SURVEYORS NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON JUNE 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

BSM: *May Lewis*

DATE: June 11, 2020

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N89°26'04"E	101.61'
L2	S53°14'27"W	1869.13'
L3	S01°16'25"E	743.71'
L4	S85°55'15"W	19.79'
L5	S86°06'42"W	40.28'
L6	N01°16'25"W	777.43'
L7	N53°14'27"E	1818.04'
L8	S01°16'25"E	27.68'
L9	S01°16'25"E	19.61'
L10	S48°37'15"W	52.95'
L11	N41°22'45"W	15.00'
L12	N48°37'15"E	65.58'
L13	N53°14'27"E	28.44'
L14	N00°48'35"W	68.01'
L15	N89°11'25"E	15.00'
L16	S00°48'35"E	57.14'
L17	S53°14'27"W	18.53'
L18	S86°06'42"W	98.43'
L19	S85°38'03"W	98.41'
L20	S85°55'15"W	98.45'
L21	S85°55'15"W	77.63'
L22	S85°55'15"W	24.03'

SEE SHEET 01 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.

SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 02 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-117.000

DRAWN BY: JSD

BOUNDARY SURVEY

GULF POWER

TRACT NO. LE-117.000

PARCEL ID NO. 2235209020000

SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



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PH: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

LEGEND

EXHIBIT 'A'

- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- FOUND 6-INCH SQUARE "S.R.D." MONUMENT
- NATURAL GAS LINE MARKER
- GUY ANCHOR

- TRACT LINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- SUBJECT EASEMENT

BSM: *Day Lewis*

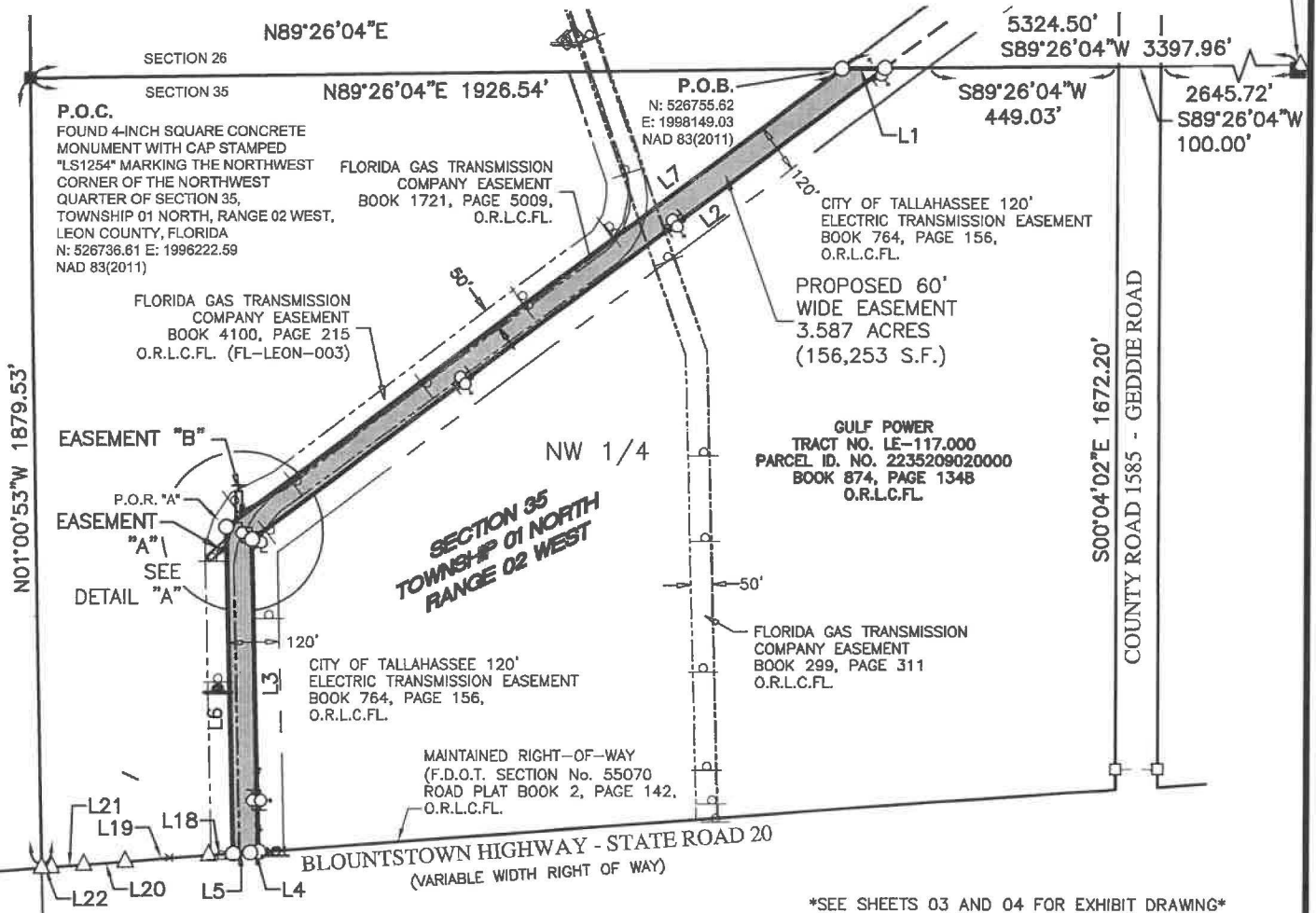
DATE: June 11, 2020



1 INCH = 400 FT

NORTHEAST CORNER OF SECTION 35, TOWNSHIP 01N, RANGE 02W, AS SHOWN ON PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23, O.R.L.C.F.L., N27°28'43"E 13.97' OF 6-INCH SQUARE S.J.P.C. CONCRETE MONUMENT ON THE BOUNDARY OF THE PLAT.

GULF POWER TRACT NO. LE-118.000
PARCEL ID. NO. 2226209010000
BOOK 874, PAGE 1348
O.R.L.C.F.L.



SEE SHEETS 01 AND 02 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.

SEE SHEET 02 FOR SURVEY NOTES, ENCUMBRANCES / RESTRICTIONS, AND LINE TABLE

SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 03 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1"=400'

TRACT ID: LE-117.000

DRAWN BY: JSD

BOUNDARY SURVEY

GULF POWER

TRACT NO. LE-117.000

PARCEL ID NO. 2235209020000

SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



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LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

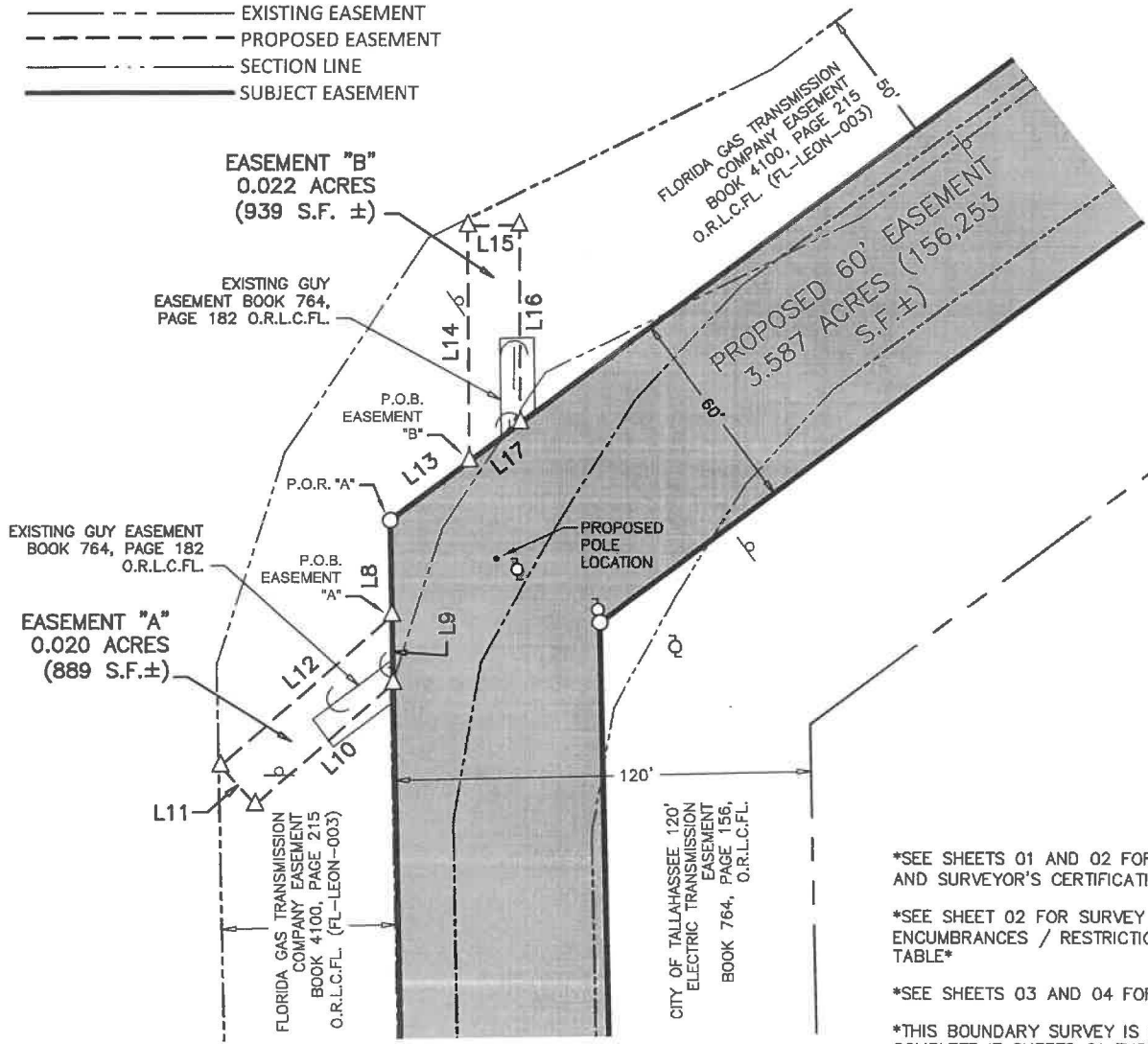
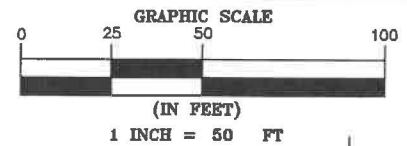
LEGEND

O.R.L.C.FL.	OFFICIAL RECORDS LEON COUNTY, FLORIDA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.	OFFICIAL RECORDS
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
■	FOUND CONCRETE MONUMENT AS NOTED
○	5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
□	FOUND 6-INCH SQUARE "S.R.D." MONUMENT
P	NATURAL GAS LINE MARKER
—	GUY ANCHOR

—	TRACT LINE
—	PROPERTY / RIGHT-OF-WAY LINE
—	RIGHT-OF-WAY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	SECTION LINE
---	SUBJECT EASEMENT

BSM. *Day Lewis*

DATE: June 11, 2020



DETAIL "A"

SEE SHEETS 01 AND 02 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.

SEE SHEET 02 FOR SURVEY NOTES, ENCUMBRANCES / RESTRICTIONS, AND LINE TABLE

SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 04 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1" = 50'

TRACT ID: LE-117.000

DRAWN BY: JSD

BOUNDARY SURVEY

GULF POWER

TRACT NO. LE-117.000

PARCEL ID NO. 2235209020000

SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



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ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
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LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTHWEST QUARTER, THE SOUTH-HALF OF THE NORTHWEST QUARTER, AND THE NORTH-HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST, DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1348 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER LE-118.000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 26 MINUTES 04 SECONDS EAST, WITH THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1926.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE CITY OF TALLAHASSEE 120 FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 156, OF SAID OFFICIAL RECORDS, FOR THE POINT OF BEGINNING, SAID POINT OF BEGINNING LYING SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 3397.96 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 26, AS SHOWN ON THE PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23 OF SAID OFFICIAL RECORDS, LYING NORTH 27 DEGREES 28 MINUTES 43 SECONDS EAST 13.97 FEET OF A 6-INCH SQUARE ST. JOE PAPER COMPANY MONUMENT ON THE SOUTH LINE OF SAID PLAT;

THENCE NORTH 53 DEGREES 14 MINUTES 28 SECONDS EAST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, WITH SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 794.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, 15 FEET WEST OF THE WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD - 100 FOOT RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, 15 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2194.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE CONTINUE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, 15 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2663.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE NORTH 89 DEGREES 12 MINUTES 44 SECONDS EAST WITH SAID NORTH LINE, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON SAID WEST RIGHT-OF-WAY, SAID POINT LYING SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 2742.19 FEET FROM A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254", MARKING THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2663.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26;

THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2257.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT;

THENCE SOUTH 53 DEGREES 14 MINUTES 28 SECONDS WEST, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 686.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE AFORESAID SOUTH LINE OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 101.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,786 SQUARE FEET, OR 2.704 ACRES, MORE OR LESS.

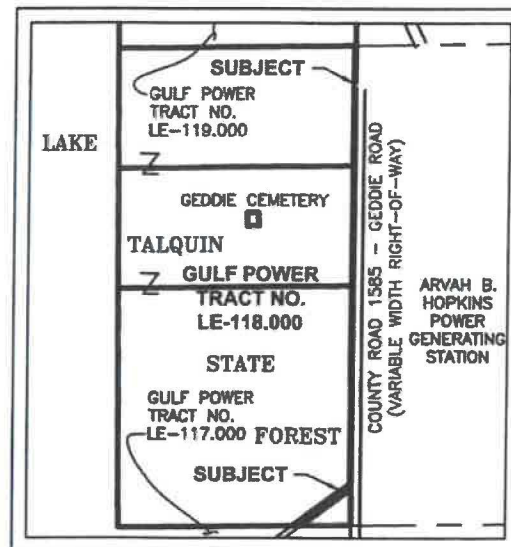
BSM

BY SK

Date: 1.06.2020

BSM: Any law

DATE: June 11, 2020



LOCATION MAP

SURVEYOR CERTIFICATION TO:

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

GULF POWER

M. Kevin Mears 06/21/2019
M. KEVIN MEARS DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5439

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SEE SHEET 02 OF 04, FOR SURVEY NOTES, AND ENCUMBRANCES / RESTRICTIONS.

SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 01 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-118.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-118.000

PARCEL ID. NO. 2226209010000

SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
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ORLANDO, FLORIDA 32819
PH: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7904

EXHIBIT 'A'

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

O.R. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
299 - 311	NOT AFFECT	FLORIDA GAS TRANSMISSION COMPANY EASEMENT	
340 - 75	AFFECT - PLOTTED	CITY OF TALLAHASSEE DRAINAGE EASEMENT	
340 - 79	AFFECT - PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT	
764 - 156	AFFECT - PLOTTED	CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT	

BSM: *Hayden*

DATE: June 11, 2020

SURVEYORS NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION

SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER

SHEET 02 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-118.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-118.000

PARCEL ID. NO. 2226209010000

SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



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ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7808

LEGEND

EXHIBIT 'A'

- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- ⊕ 5/8" IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊙ NATURAL GAS LINE MARKER

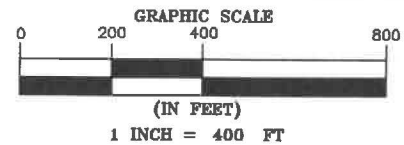
MATCH LINE -
SHEET 04

BSM: *Hayden*

DATE: June 11, 2020

- TRACT LINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- X FIELD WIRE FENCE LINE
- SUBJECT EASEMENT

NORTH LINE
OF SW1/4 OF
SECTION 26



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N53°14'28"E	794.68'
L2	N00°04'02"W	2194.09'
L3	N00°04'02"W	2663.41'
L4	N89°12'44"E	15.00'
L5	S00°04'02"E	2663.44'
L6	S00°04'02"E	2257.90'
L7	S53°14'28"W	686.67'
L8	S89°26'04"W	101.61'

LAKE TALQUIN STATE FOREST

GULF POWER TRACT NO.
LE-118.000

PARCEL ID NO. 2226209010000
BOOK 874, PAGE 1348 (ON 1352)
O.R.L.C.F.L.

SW1/4 S26, T01N, R02W

UTILITIES EXIST
WITHIN THE
RIGHT-OF-WAY
OF GEDDIE
ROAD AND ARE
NOT SHOWN.

FLORIDA GAS TRANSMISSION
COMPANY 50-FOOT
EASEMENT
BOOK 340, PAGE 79,
O.R.L.C.F.L.

GAS LINE
MARKERS

SECTION 26
TOWNSHIP 01 NORTH
RANGE 02 WEST

CITY OF TALLAHASSEE
60-FOOT DRAINAGE
EASEMENT
BOOK 340, PAGE 75
O.R.L.C.F.L.

PROPOSED VARIABLE
WIDTH EASEMENT
2.704 ACRES
(117,786 S.F.)

P.O.C.

FOUND 4-INCH SQUARE CONCRETE
MONUMENT WITH CAP STAMPED
"LS1254" MARKING THE SOUTHWEST
CORNER OF THE SOUTHWEST
QUARTER OF SECTION 26,
TOWNSHIP 01 NORTH, RANGE 02
WEST, LEON COUNTY, FLORIDA
N: 526738.61 E: 1996222.59
NAD 83(2011)

CITY OF TALLAHASSEE 120-FOOT
ELECTRIC TRANSMISSION EASEMENT
BOOK 764, PAGE 156, O.R.L.C.F.L.

P.O.B.

N: 526755.62
E: 1998149.03
NAD 83(2011)

SECTION 26
N89°26'04"E 1926.54'

SECTION 27
GULF POWER TRACT NO.
LE-117.000

CITY OF TALLAHASSEE
ELECTRIC TRANSMISSION EASEMENT
BOOK 764, PAGE 156, O.R.L.C.F.L.

COUNTY ROAD 1585
GEDDIE ROAD
RIGHT-OF-WAY

N

GAS LINE
MARKERS

CITY OF TALLAHASSEE
ARVAH B. HOPKINS GENERATING STATION
PLAT BOOK 11, PAGE 23
O.R.L.C.F.L.

*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION AND
SURVEYOR'S CERTIFICATE*

*SEE SHEET 02 OF 04 SURVEY NOTES, AND
ENCUMBRANCES / RESTRICTIONS.*

EXHIBIT DRAWING CONTINUED ON SHEET 04 OF 04

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE
IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER*

SOUTHEAST CORNER OF SECTION 26,
TOWNSHIP 01N, RANGE 02W, AS SHOWN ON
PLAT OF ARVAH B. HOPKINS PLANT, RECORDED
IN PLAT BOOK 11, PAGE 23, O.R.L.C.F.L.,
N27°28'43"E 13.97' OF 6-INCH SQUARE S.J.P.C.
CONCRETE MONUMENT ON THE BOUNDARY OF
THE PLAT.

100.00' 2645.72'
3397.96'

SHEET 03 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1"=400'

TRACT ID: LE-118.000

DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-118.000

PARCEL ID. 2226209010000

SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7906

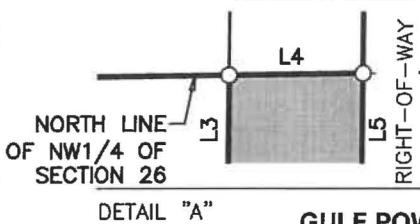
47322 - BOUNDARY SURVEY - LE-118.000.DWG

EXHIBIT 'A'

LEGEND

O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
O.R. OFFICIAL RECORDS
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT
⊕ 5/8" IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
■ FOUND CONCRETE MONUMENT AS NOTED
○ 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
A NATURAL GAS LINE MARKER

TRACT LINE
PROPERTY / RIGHT-OF-WAY LINE
RIGHT-OF-WAY LINE
EXISTING EASEMENT
PROPOSED EASEMENT
SECTION LINE
SUBJECT EASEMENT



DETAIL "A"

GULF POWER TRACT NO. LE-118.000

PARCEL ID NO. 2226209010000
BOOK 874, PAGE 1348 (ON 1352)
O.R.L.C.F.L.
N1/2 OF NW1/4 S26, T01N, R02W

SECTION 26
TOWNSHIP 01 NORTH
RANGE 02 WEST

**PROPOSED
VARIABLE WIDTH
EASEMENT
2.704 ACRES
(117,786 S.F.)**

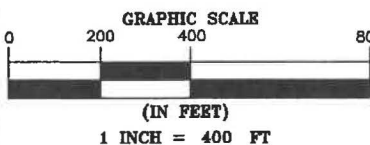
LAKE TALQUIN STATE FOREST

GULF POWER TRACT NO. LE-118.000

PARCEL ID NO. 2226209010000
BOOK 874, PAGE 1348 (ON 1352)
O.R.L.C.F.L.
S1/2 OF NW1/4 S26, T01N, R02W

PRIVATE CEMETERY RESERVATION
PARCEL ID. NO. 2226202040000
DEED BOOK 23, PAGE 214
O.R.L.C.F.L.

PRIVATE INGRESS AND EGRESS
EASEMENT TO CEMETERY
DEED BOOK 23, PAGE 214
O.R.L.C.F.L.



NORTH LINE OF SW1/4
OF SECTION 26

MATCH LINE -

SHEET 03

SEE
DETAIL "A"

FRACTIONAL SECTION 23

S89°12'44"W 2742.19'

SECTION 26

FOUND 4-INCH SQUARE
CONCRETE MONUMENT WITH
CAP STAMPED "LS1254" MARKING
THE NORTHEAST CORNER OF
SECTION 26, TOWNSHIP 01
NORTH, RANGE 02 WEST, LEON
COUNTY, FLORIDA

GULF POWER TRACT NO. LE-119.000
PARCEL ID. NO. 2223209020000
STATE OF FLORIDA, BOARD OF TRUSTEES
OF
THE INTERNAL IMPROVEMENT TRUST FUND
BOOK 874, PAGE 1348 (ON 1351)
O.R.L.C.F.L.

CITY OF TALLAHASSEE
ARVAH B. HOPKINS GENERATING STATION
PLAT BOOK 11, PAGE 23
O.R.L.C.F.L.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N53°14'28"E	794.68'
L2	N00°04'02"W	2194.09'
L3	N00°04'02"W	2663.41'
L4	N89°12'44"E	15.00'
L5	S00°04'02"E	2663.44'
L6	S00°04'02"E	2257.90'
L7	S53°14'28"W	686.67'
L8	S89°26'04"W	101.61'

*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION AND
SURVEYOR'S CERTIFICATE*

*SEE SHEET 02 OF 04 SURVEY NOTES, AND
ENCUMBRANCES / RESTRICTIONS.*

EXHIBIT DRAWING CONTINUED FROM SHEET 03 OF 04

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE
IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER*

SHEET 04 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1"=400'

TRACT ID: LE-118.000

DRAWN BY: JSD

**BOUNDARY SURVEY
GULF POWER**

TRACT NO. LE-118.000

PARCEL ID. 2226209010000

SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7904

47322 - BOUNDARY SURVEY - LE-118.000.DWG

EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 5, OF FRACTIONAL SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1348, OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER LE-119.000, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE SOUTHEAST CORNER OF FRACTIONAL SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, THENCE SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, WITH THE SOUTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 2742.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD 100-FOOT RIGHT-OF-WAY), FOR THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

THENCE RUN NORTHERLY, OVER AND ACROSS, SAID GULF POWER TRACT NUMBER LE-119.00, ALONG A LINE 15-FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 689.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1497.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 261.40 FEET, AND A CHORD WHICH BEARS NORTH 04 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 261.07 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR THE POINT OF TANGENCY, AND
- 3) NORTH 09 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 312.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION OF SAID PARALLEL LINE, WITH THE SOUTHWESTERLY BOUNDARY OF THE CSX RAILROAD (120-FOOT WIDE);

THENCE SOUTH 24 DEGREES 52 MINUTES 59 SECONDS EAST, OVER AND ACROSS SAID GULF POWER TRACT NUMBER LE-119.000, WITH SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 26.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD);

THENCE RUN SOUTHERLY, WITH SAID WEST RIGHT-OF-WAY, THE FOLLOWING THREE COURSES AND DISTANCES:

- 1) SOUTH 09 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 291.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE LEFT, SAID POINT LYING NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 100.00 FEET, FROM A 6-INCH SQUARE CONCRETE MONUMENT WITH "X" INCISED IN TOP AND "SRD" ON SIDE, ON THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1482.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 258.78 FEET, AND A CHORD WHICH BEARS SOUTH 04 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 258.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR THE POINT OF TANGENCY, AND
- 3) SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 689.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18,768 SQUARE FEET, OR 0.431 OF AN ACRE OF LAND, MORE OR LESS.

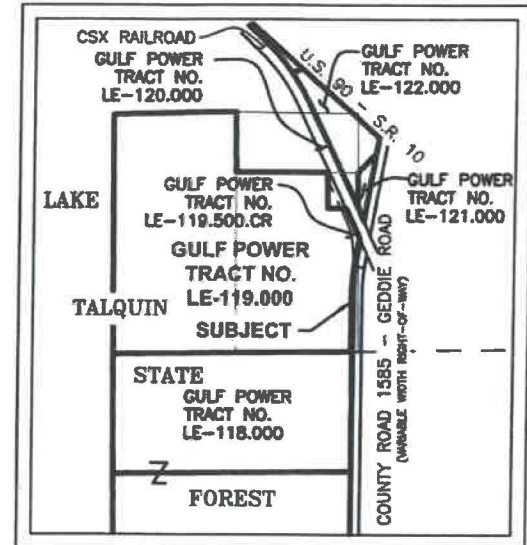
BSM

BY SK

Date: 1.06.2020

BSM: May 10

DATE: June 11, 2020



LOCATION MAP

SURVEYOR CERTIFICATION TO:

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

GULF POWER

M. Kevin Mears 06/24/2019

M. KEVIN MEARS, DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER

*SEE SHEET 02 OF 03, FOR SURVEY NOTES, LEGEND AND
ENCUMBRANCES / RESTRICTIONS.*

SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING

*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF
SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER*

SHEET 01 OF 03

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-119.000

DRAWN BY: MKM

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-119.000

PARCEL ID. NO. 2223209020000

SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
6529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-6345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7500

EXHIBIT 'A'

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB.	PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
NONE PROVIDED				

BSM: *Amy Lewis*

DATE: June 11, 2020

SURVEYORS NOTES:

1. BEARINGS ARE GRID BEARINGS DERIVED FROM STATE PLANE COORDINATES, FLORIDA NORTH ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE AVERAGE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999969028. HORIZONTAL RELATIONSHIPS AND THEIR DERIVATIVES SHOWN HEREON ARE GRID VALUES.
2. THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
3. ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
4. THIS IS A BOUNDARY SURVEY OF A PROPOSED UTILITY EASEMENT FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE PROPOSED UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.
6. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

LEGEND

O.R.L.C.FL.	OFFICIAL RECORDS LEON COUNTY, FLORIDA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.	OFFICIAL RECORDS
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
⊕	5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
■	FOUND CONCRETE MONUMENT AS NOTED
○	5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET

—————	TRACT LINE
=====	PROPERTY / RIGHT-OF-WAY LINE
—————	RIGHT-OF-WAY LINE
- - - - -	EXISTING EASEMENT
- - - - -	PROPOSED EASEMENT
—————	SECTION LINE
—————	SUBJECT EASEMENT

*SEE SHEET 01 OF 03, FOR LEGAL DESCRIPTION *

SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER

SHEET 02 OF 03

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-119.000
DRAWN BY: MKM

BOUNDARY SURVEY
GULF POWER
TRACT NO. LE-119.000
PARCEL ID. NO. 2223209020000
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC
8529 SOUTHPARK CIRCLE, BLDG 100, STE 150
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PH: (407) 484-8345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7804

EXHIBIT 'A'

GULF POWER TRACT NO. LE-121.000
PARCEL ID. NO. 2223204180000
BOOK 1511, PAGE 1898
O.R.L.C.F.L.

HOUSTON ROAD
(VARIABLE WIDTH RIGHT OF WAY)

GULF POWER TRACT NO. LE-119.500.CR
LEON COUNTY EASEMENT
FROM THE BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
BOOK 1976, PAGE 0971 (ON 0976)
O.R.L.C.F.L.

GULF POWER TRACT NO.
LE-119.000

PARCEL ID. NO. 2223209020000
STATE OF FLORIDA, BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT TRUST FUND
BOOK 874, PAGE 1348 (ON 1351)
O.R.L.C.F.L.

S1/2 AND S1/2 OF N 1/4 OF LOT 5 IN SW1/4
LESS 3 AC. DESCRIBED IN D.B. 23, P. 164
S23, T1N, R2W

FRACTIONAL SECTION 23
TOWNSHIP 01 NORTH
RANGE 02 WEST

PROPOSED 15'
WIDE EASEMENT
0.431 ACRES
(18,768 S.F.)

GULF POWER TRACT NO. LE-118.000
PARCEL ID NO. 2226209010000
STATE OF FLORIDA, BOARD OF TRUSTEES
OF
THE INTERNAL IMPROVEMENT TRUST FUND
BOOK 874, PAGE 1348 (ON 1352)
O.R.L.C.F.L.
N1/2 OF NW1/4 S26, T01N, R02W

SOUTH LINE
OF S1/2 OF
LOT 5

GOVERNMENT LOT 5
COUNTY ROAD 1585 - GEDDIE ROAD
(100-FOOT RIGHT-OF-WAY)

GOVERNMENT LOT 6

FOUND 6-INCH
SQUARE CONCRETE
MONUMENT WITH "X"
INCISED IN TOP
AND "SRD" ON SIDE

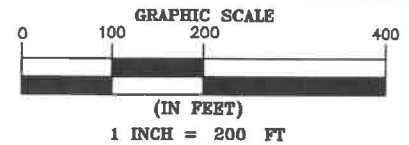
P.O.B.
N: 532088.91 E: 1998795.00
NAD 83 (2011) FL. N.

P.O.C.
FOUND 4-INCH SQUARE CONCRETE
MONUMENT WITH CAP STAMPED
"LS1254" MARKING THE SOUTHEAST
CORNER OF FRACTIONAL SECTION 23,
TOWNSHIP 01 NORTH, RANGE 02 WEST,
LEON COUNTY, FLORIDA
N: 532126.61 E: 2001536.93
NAD 83(2011)

FRACTIONAL SECTION 23
SECTION 26
S89°12'44"W 2742.19'

BSM. *Any low*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°12'44"W	15.00'
L2	N00°04'02"W	689.37'
L3	N09°55'58"E	312.61'
L4	S24°52'59"E	26.27'
L5	S09°55'58"W	291.04'
L6	S00°04'02"E	689.18'
L7	N80°04'02"W	100.00'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	10°00'00"	1497.71'	261.40'	N04°55'58"E	261.07'
C2	10°00'00"	1482.71'	258.78'	S04°55'58"W	258.45'

*SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION *
*SEE SHEET 02 OF 03, FOR SURVEY NOTES,
LEGEND AND ENCUMBRANCES / RESTRICTIONS.*

*THIS BOUNDARY SURVEY IS NOT CONSIDERED
COMPLETE IF SHEETS 01 THRU 03 ARE NOT
BOUND TOGETHER*

SHEET 03 OF 03

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1" = 200'

TRACT ID: LE-119.000

DRAWN BY: MKM

BOUNDARY SURVEY
GULF POWER

TRACT NO. LE-119.000

PARCEL ID. 2223209020000

SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST
LEON COUNTY, FLORIDA



Gulf Power



SAM SURVEYING AND MAPPING, LLC
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Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7308

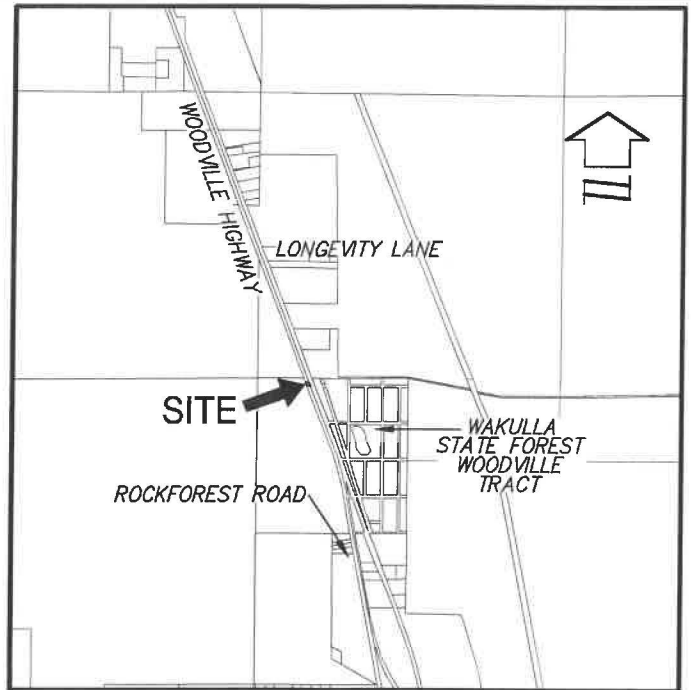
BSM
BY SK
Date: 1.06.2020

BSM: May 10/20

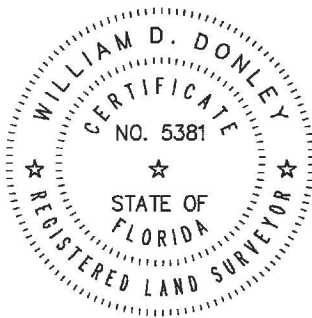
DATE: June 12, 2020

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE RELATIVE TO THE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N89°49'27"W ALONG THE NORTH LINE OF WOODVILLE TERRACE PER PLAT BOOK 2, PAGE 24.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



VICINITY MAP
(NOT TO SCALE)



William D. Donley 06/27/2019
WILLIAM D. DONLEY DATE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—
**STATE LAND EASEMENT
WITHIN ST. MARKS
TRAIL**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**GULF POWER
&
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/20/19
REV DATE:
SCALE 1" = N/A

PROJ: 5011203
DRAWN BY: MRP
CHECKED BY: WDD

BSM: *Mary Jones*

DATE: June 12, 2020

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 02 SOUTH, RANGE 01 EAST, LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF WOODVILLE TERRACE PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE N89°49'27" W ALONG THE NORTH LINE OF SAID WOODVILLE TERRACE, A DISTANCE OF 1705.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODVILLE HIGHWAY (SR 363) (66.00 FOOT RIGHT OF WAY PER FDOT MAP PROJECT NO. 728); THENCE CONTINUE N89°49'27" W, A DISTANCE OF 70.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID WOODVILLE HIGHWAY; THENCE S20°59'27" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 88.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S20°59'27" E, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN N80°33'15" W, A DISTANCE OF 69.59 FEET TO A POINT ON THE WESTERLY LINE OF ST. MARKS TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 3629, PAGE 1450 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE N20°59'27" W ALONG SAID WESTERLY LINE, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN S80°33'15" E, A DISTANCE OF 69.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,181.76 SQUARE FEET OR 0.096 ACRES MORE OR LESS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—
**STATE LAND EASEMENT
WITHIN ST. MARKS
TRAIL**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

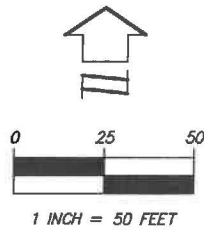
**GULF POWER
&
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/20/19
REV DATE:
SCALE 1" = N/A

PROJ: 50111203
DRAWN BY: MRP
CHECKED BY: WDD

LEGEND:

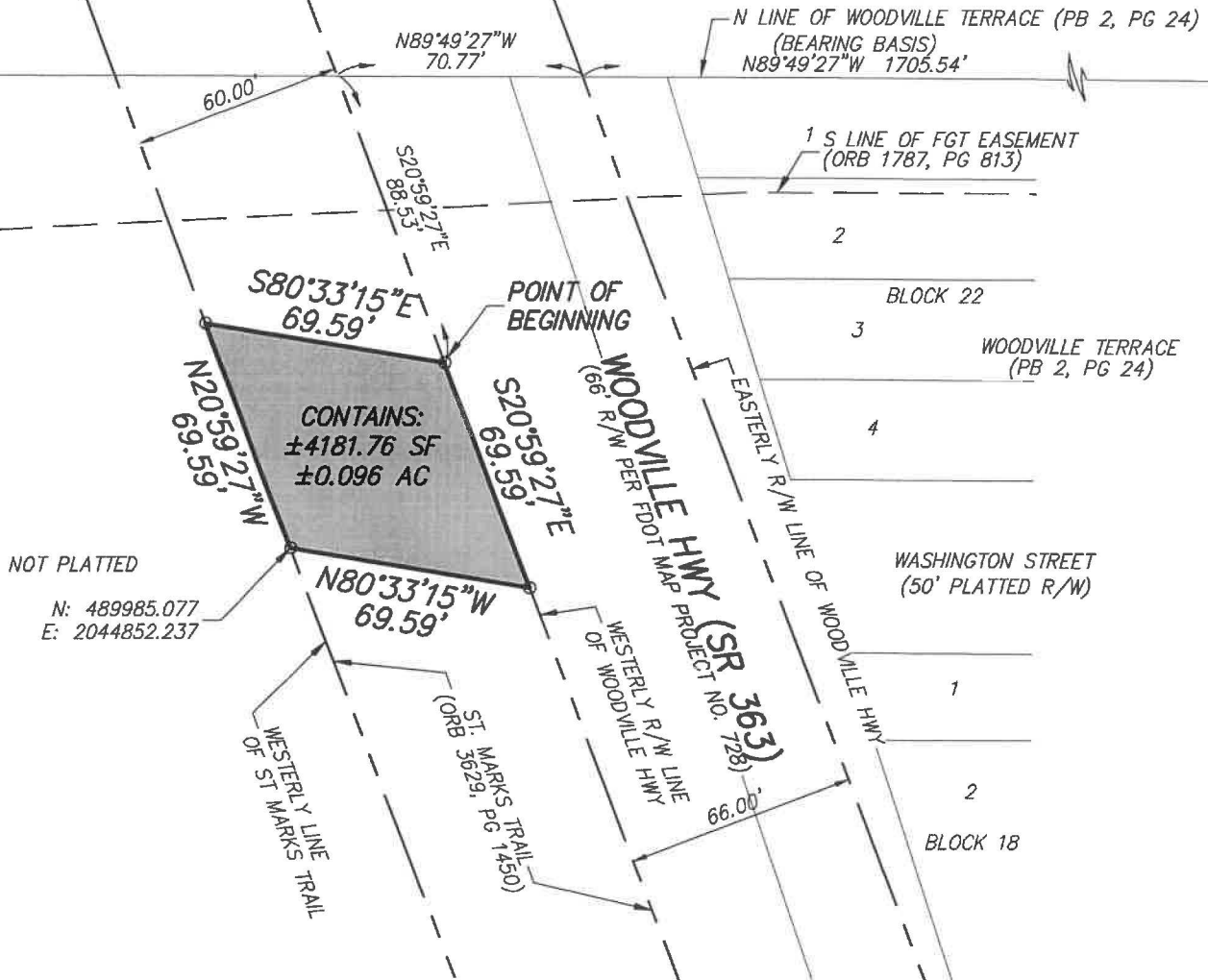
—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
○	CHANGE IN DIRECTION
FGT	FLORIDA GAS TRANSMISSION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION



BSM: *Day Lewis*

DATE: June 11, 2020

POINT OF COMMENCEMENT
NE CORNER OF WOODVILLE TERRACE
(PB 2, PG 24)
N: 490115.835
E: 2046640.553



SHEET 3 OF 3

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—
**STATE LAND EASEMENT
WITHIN ST. MARKS
TRAIL**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

GULF POWER

&

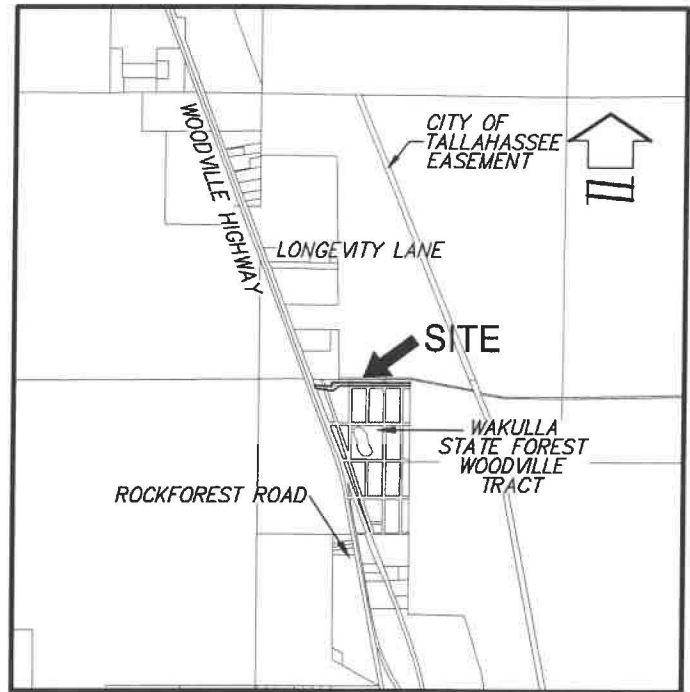
**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/20/19
REV DATE:
SCALE 1" = 50'

PROJ: 50111203
DRAWN BY: MRP
CHECKED BY: WDD

SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE RELATIVE TO THE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING S89°49'27"WW ALONG THE NORTH LINE OF WOODVILLE TERRACE PER PLAT BOOK 2, PAGE 24 PER PUBLIC RECORDS OF LEON COUNTY FLORIDA..
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



VICINITY MAP
(NOT TO SCALE)

BSM: *Hayden*

DATE: 8/18/20



William D. Donley 05/27/2020
WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 4

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—
**STATE LANDS EASEMENT
WITHIN WAKULLA STATE
FOREST WOODVILLE TRACT**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**GULF POWER
&
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/24/19
REV DATE: 10/31/19 MRP
SCALE: N/A

PROJ: 5011203
DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AePublish\10740\FPL 202\Wakulla SLE_sursketch_rev 10-31-18.dwg SHEET 2 May 27, 2020 3:31pm bjc mphillips

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 17; LOT 1, BLOCK 18; LOT 4, BLOCK 22; LOTS 3 THROUGH 8, BLOCK 23; LOTS 1 THROUGH 11, BLOCK 24; LOTS 1 THROUGH 8, BLOCK 25 AND A PORTION OF THOSE CERTAIN 50.00 FOOT PLATTED RIGHT OF WAYS LYING BETWEEN SAID BLOCKS, WOODVILLE TERRACE PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALL LYING IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 25; THENCE S00°10'33"W ALONG THE EAST LINE OF SAID LOT 8, BLOCK 25, A DISTANCE OF 28.97 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°37'44"W, A DISTANCE OF 1244.11 FEET; THENCE S33°12'11"W, A DISTANCE OF 215.96 FEET; THENCE N80°33'15"W, A DISTANCE OF 285.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODVILLE HIGHWAY (SR 363) (66.00 FOOT RIGHT OF WAY PER FDOT MAP PROJECT NO. 728); THENCE N20°59'27"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S80°33'15"E, A DISTANCE OF 131.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET (50 FOOT PLATTED RIGHT OF WAY); THENCE S89°49'27"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 164.45 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°10'33"E ALONG THE WEST LINE OF THE AFORESAID SAID LOT 3, BLOCK 23, A DISTANCE OF 116.00 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID WOODVILLE TERRACE PLAT; THENCE S89°49'27"E ALONG SAID NORTH LINE, A DISTANCE OF 1375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.58 ACRES MORE OR LESS.

BSM: *Hayden*

DATE: 8/18/20

SHEET 2 OF 4

(SEE SHEETS 3-4 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

STATE LANDS EASEMENT
WITHIN WAKULLA STATE
FOREST WOODVILLE TRACT

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

GULF POWER

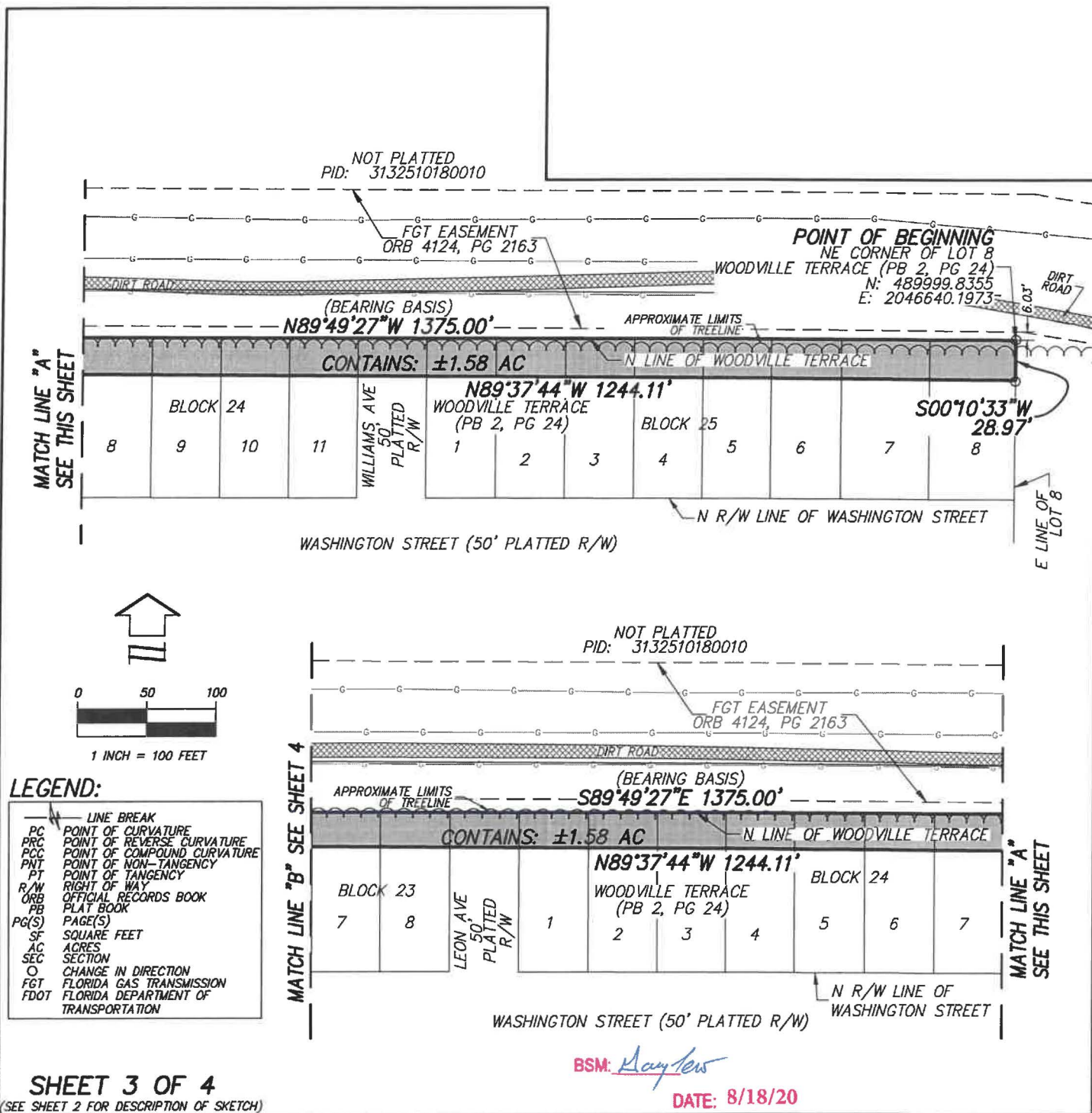
&

**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/24/19
REV DATE: 10/31/19 MRP
SCALE: N/A

PROJ: 5011203
DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublisher\10740\PL 202 Wakulla SLE surketet_rev 10-31-18.dwg SHEET 3 May 27, 2020 3:31pm by: mphilips



SHEET 3 OF 4

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

STATE LANDS EASEMENT WITHIN WAKULLA STATE FOREST WOODVILLE TRACT

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



Dewberry

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CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

GULF POWER

&

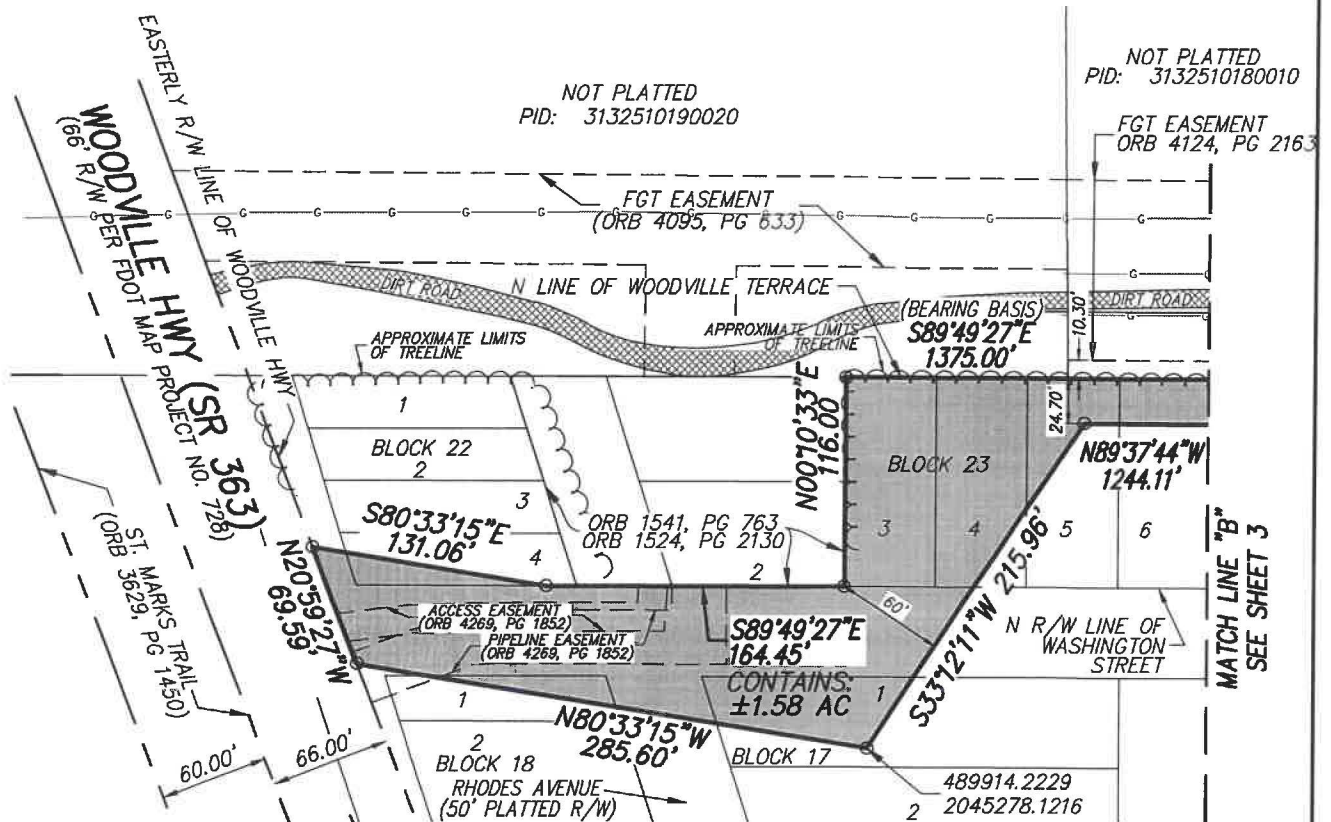
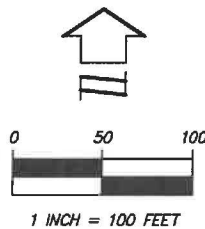
**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/24/19
REV DATE: 10/31/19 MRP
SCALE 1" = 100'

PROJ: 5011203
DRAWN BY: MRP
CHECKED BY: WDD

LEGEND:

PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
O	CHANGE IN DIRECTION
FGT	FLORIDA GAS TRANSMISSION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION



BSM: *May 19*

DATE: 8/18/20

SHEET 4 OF 4

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

STATE LANDS EASEMENT WITHIN WAKULLA STATE FOREST WOODVILLE TRACT

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



Dewberry

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ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

GULF POWER

&

**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/24/19
REV DATE: 10/31/19 MRP
SCALE 1" = 100'

PROJ: 50111203
DRAWN BY: MRP
CHECKED BY: WDD

Plank Road State Forest (Leon & Jefferson Counties)

BSM

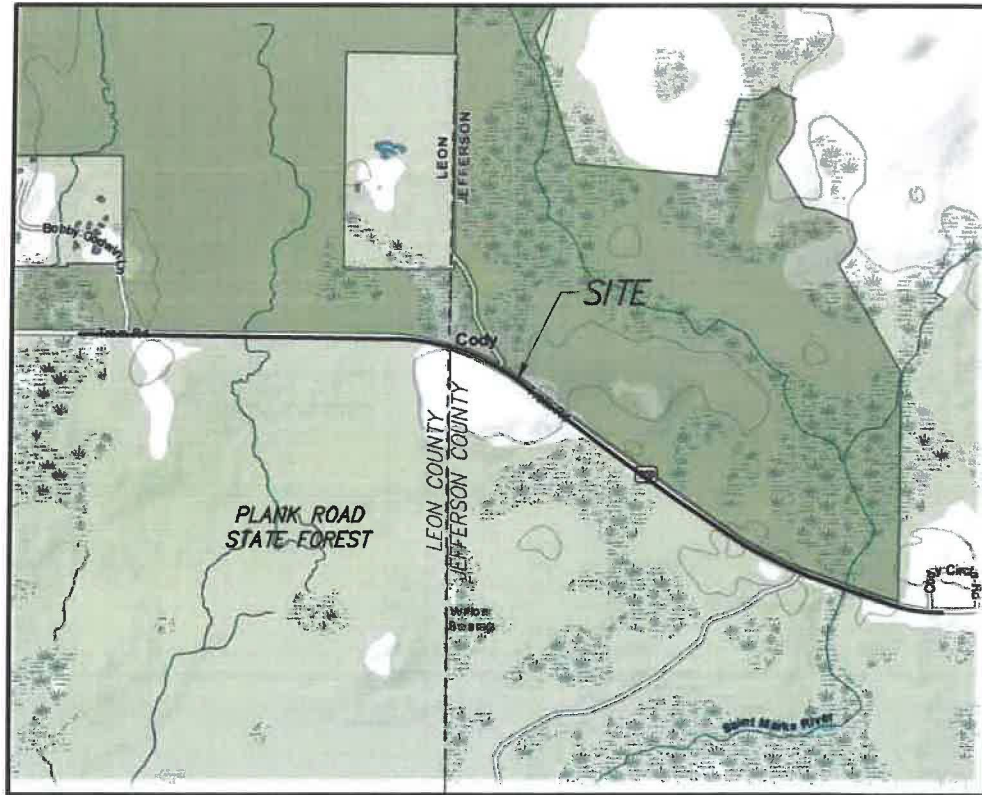
BY SK

Date: 1.06.2020

BSM: May 15

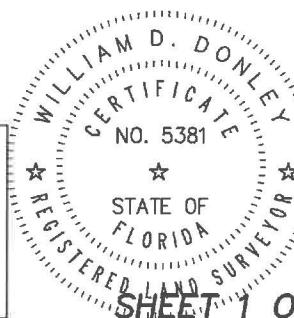
DATE: June 11, 2020

VICINITY MAP
(NOT TO SCALE)



SHEET INDEX:

SHEET 1: VICINITY MAP
SHEET 2: NOTES AND LEGEND
SHEET 3-4: KEY SHEETS
SHEET 5: LEGAL DESCRIPTION
SHEET 6-10: EASEMENT DETAILS



William D. Donley

06/27/19
DATE

WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 10

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

—OF—
**PLANK ROAD STATE
FOREST LANDS UPLAND
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011


PREPARED FOR & CERTIFIED TO:

**GULF POWER
—and—
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/21/19
REV DATE:
SCALE N/A

PROJ: 5011200
DRAWN BY: MT
CHECKED BY: WDD

LEGEND:

	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
R/W	RIGHT OF WAY

BSM: *May 10/20*

DATE: June 11, 2020

SURVEYOR'S NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET. DERIVING A BEARING OF S89°27'16"W ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 30, T-1-S, R-3-W.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052 FLORIDA ADMINISTRATIVE CODE.

SHEET 2 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

-OF-

PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

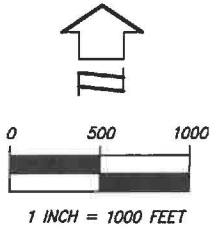
GULF POWER

-and-

**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/21/19
REV DATE:
SCALE N/A

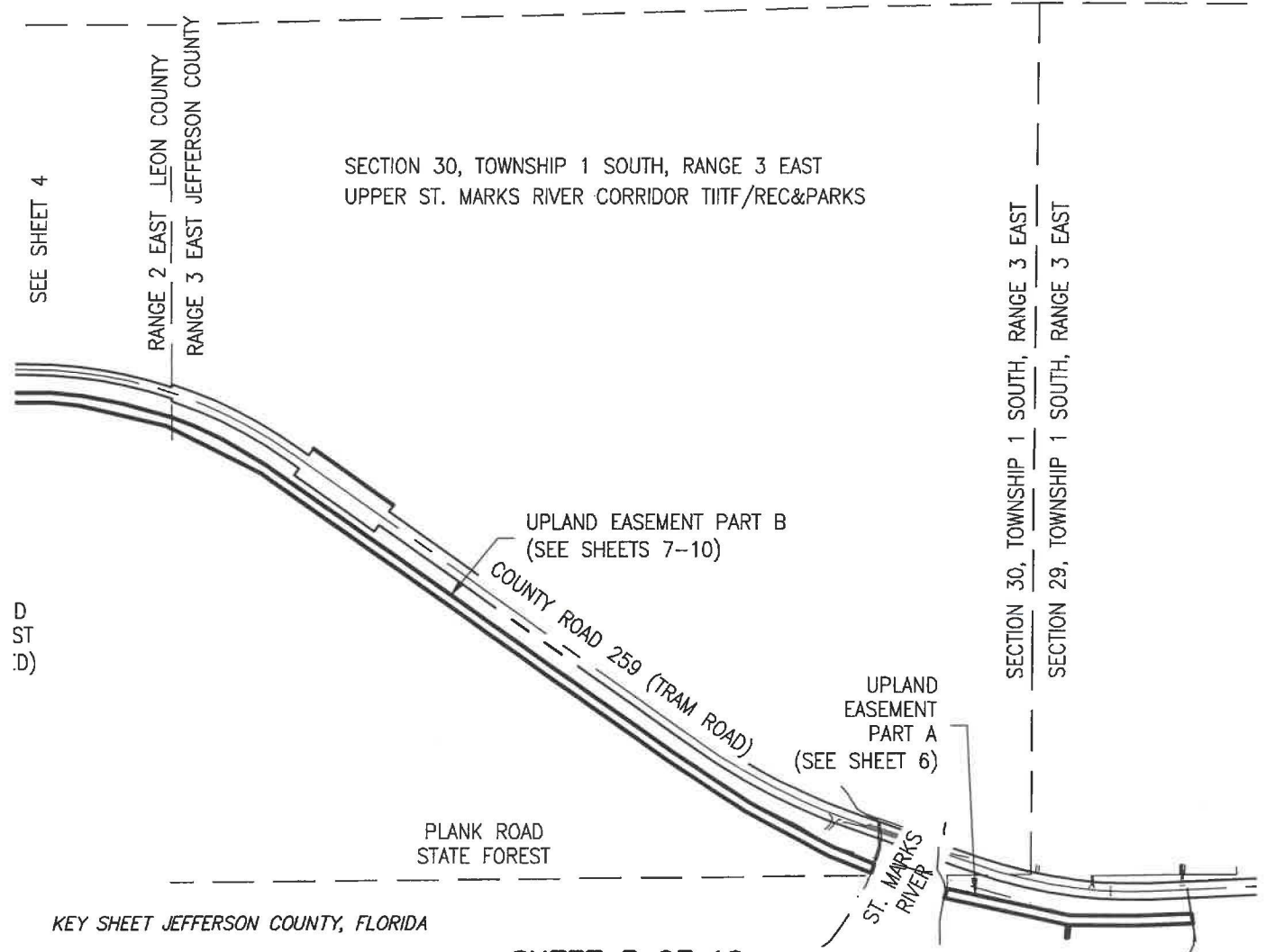
PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



BSM: *Hayden*

DATE: June 11, 2020

Drawing name: S:\Employee\Mike Phillips\Autosave\Public\8924\FPL_2020_ St Marks Upland Easements State Lands south side\5X11.dwg SHEET 3 Jun 27, 2019 9:16am b.k. mphilips



KEY SHEET JEFFERSON COUNTY, FLORIDA

SHEET 3 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

**-OF-
PLANK ROAD STATE
FOREST LANDS UPLAND
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



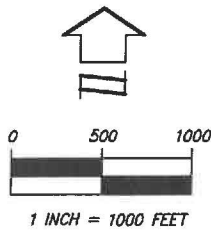
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

**GULF POWER
-and-
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/21/19
REV DATE:
SCALE 1" = 1000'

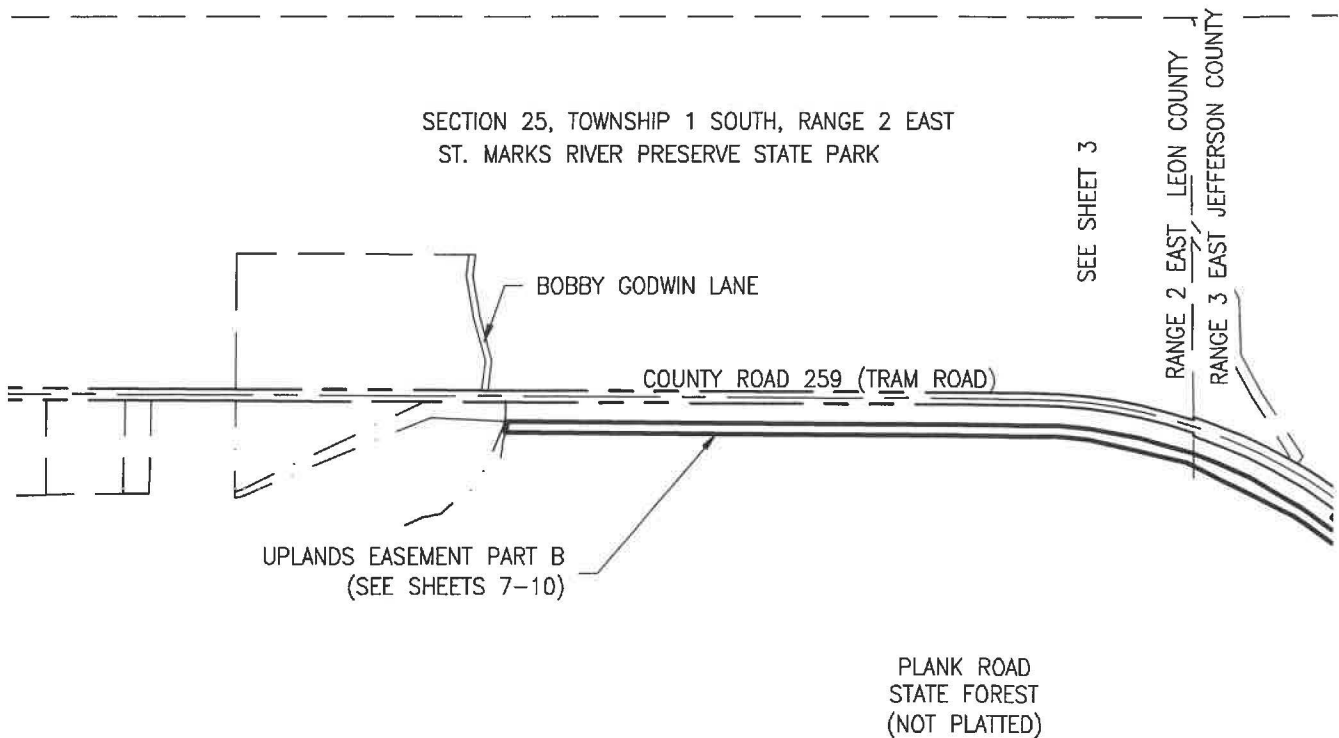
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DRAWN BY: MT
CHECKED BY: WDD



BSM: *Hayden*

DATE: June 11, 2020

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish_8024\FPL_0202_ St Marks Upland Easements State Lands south sides.SX1.dwg SHEET 4 Jun 27, 2019 9:16am by: mphilips



KEY SHEET LEON COUNTY, FLORIDA

SHEET 4 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

**-OF-
PLANK ROAD STATE
FOREST LANDS UPLAND
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
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THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/21/19
REV DATE:
SCALE 1" = 1000'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD

BSM: *May 15*

DATE: June 11, 2020

LEGAL DESCRIPTION: UPLAND EASEMENT PART A

A PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION S89°27'16" W A DISTANCE OF 513.07 FEET; THENCE RUN S00°32'44" E A DISTANCE OF 82.48 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE EASTERLY SAFE UPLAND LINE OF THE ST. MARKS RIVER; THENCE RUN S77°47'30" E A DISTANCE OF 765.40 FEET; THENCE RUN S 89°56'50" E A DISTANCE OF 383.13 FEET; THENCE RUN N87°45'28" E A DISTANCE OF 364.86 FEET TO THE EASTERLY BOUNDARY OF STATE OWNED LANDS; THENCE RUN S08°53'23" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 60.42 FEET; THENCE RUN S87°45'35" W A DISTANCE OF 373.06 FEET; THENCE RUN N89°56'50" W A DISTANCE OF 383.19 FEET; THENCE S05°08'54" W, A DISTANCE OF 80.17 FEET; THENCE N84°51'06" W, A DISTANCE OF 15.00 FEET; THENCE N05°08'54" E, A DISTANCE OF 79.91 FEET; THENCE RUN N77°47'30" W A DISTANCE OF 767.50 FEET; THENCE RUN N71°34'07" W ALONG SAID EAST LINE, A DISTANCE OF 3.26 FEET TO SAID EASTERLY SAFE UPLAND LINE; THENCE RUN N18°25'55" E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; CONTAINING 91,666.84 SQUARE FEET OR 2.104 ACRES.

CONTAINS: 92,869.92 SQUARE FEET OR 2.132 ACRES MORE OR LESS.

LEGAL DESCRIPTION: UPLAND EASEMENT PART B

A PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, JEFFERSON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION S89°27'16" W, A DISTANCE OF 981.77 FEET TO THE; THENCE RUN N00°32'44" W, A DISTANCE OF 15.25 FEET; TO THE POINT OF BEGINNING; SAID POINT LYING ON THE WESTERLY SAFE UPLAND LINE OF THE ST. MARK RIVER; THENCE RUN N71°34'08" W, A DISTANCE OF 2.53 FEET; THENCE RUN N67°53'34" W, A DISTANCE OF 274.40 FEET; THENCE RUN N61°46'40" W, A DISTANCE OF 587.49 FEET; THENCE RUN N56°29'32" W, A DISTANCE OF 562.26 FEET; THENCE RUN N54°43'06" W, A DISTANCE OF 3066.73 FEET; THENCE RUN N63°32'34" W, A DISTANCE OF 659.10 FEET; THENCE RUN N76°47'40" W, A DISTANCE OF 557.34 FEET; THENCE RUN N83°57'17" W, A DISTANCE OF 161.75 FEET; THENCE RUN N89°38'43" W, A DISTANCE OF 1892.98 FEET; THENCE RUN N89°31'12" W, A DISTANCE OF 1166.22 FEET TO THE WEST BOUNDARY OF STATE OWNED LANDS; THENCE RUN N15°43'51" E ALONG SAID WEST LINE, A DISTANCE OF 62.19 FEET; THENCE RUN S89°31'12" E, A DISTANCE OF 1149.79 FEET; THENCE RUN S89°38'43" E, A DISTANCE OF 1895.90 FEET; THENCE RUN S83°57'17" E, A DISTANCE OF 172.28 FEET; THENCE RUN S79°04'36" E, A DISTANCE OF 268.08 FEET; THENCE RUN S74°33'14" E, A DISTANCE OF 297.19 FEET; THENCE RUN S69°11'15" E, A DISTANCE OF 170.16 FEET; THENCE RUN S64°55'27" E, A DISTANCE OF 190.06 FEET; THENCE RUN S59°43'53" E, A DISTANCE OF 308.24 FEET; THENCE RUN S54°43'06" E, A DISTANCE OF 3073.64 FEET; THENCE RUN S56°29'32" E, A DISTANCE OF 558.56 FEET; THENCE RUN S61°46'40" E, A DISTANCE OF 581.51 FEET; THENCE RUN S67°53'34" E, A DISTANCE OF 269.88 FEET TO SAID WESTERLY SAFE UPLAND LINE; THENCE RUN S18°25'52" W ALONG SAID WEST LINE, A DISTANCE OF 59.96 FEET; TO THE POINT OF BEGINNING. CONTAINING 547,281.03 SQUARE FEET OR 12.564 ACRES MORE OR LESS.

SHEET 5 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

—OF— PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



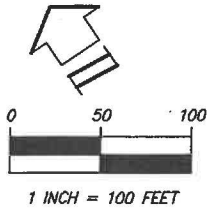
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR & CERTIFIED TO:

**GULF POWER
—and—
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

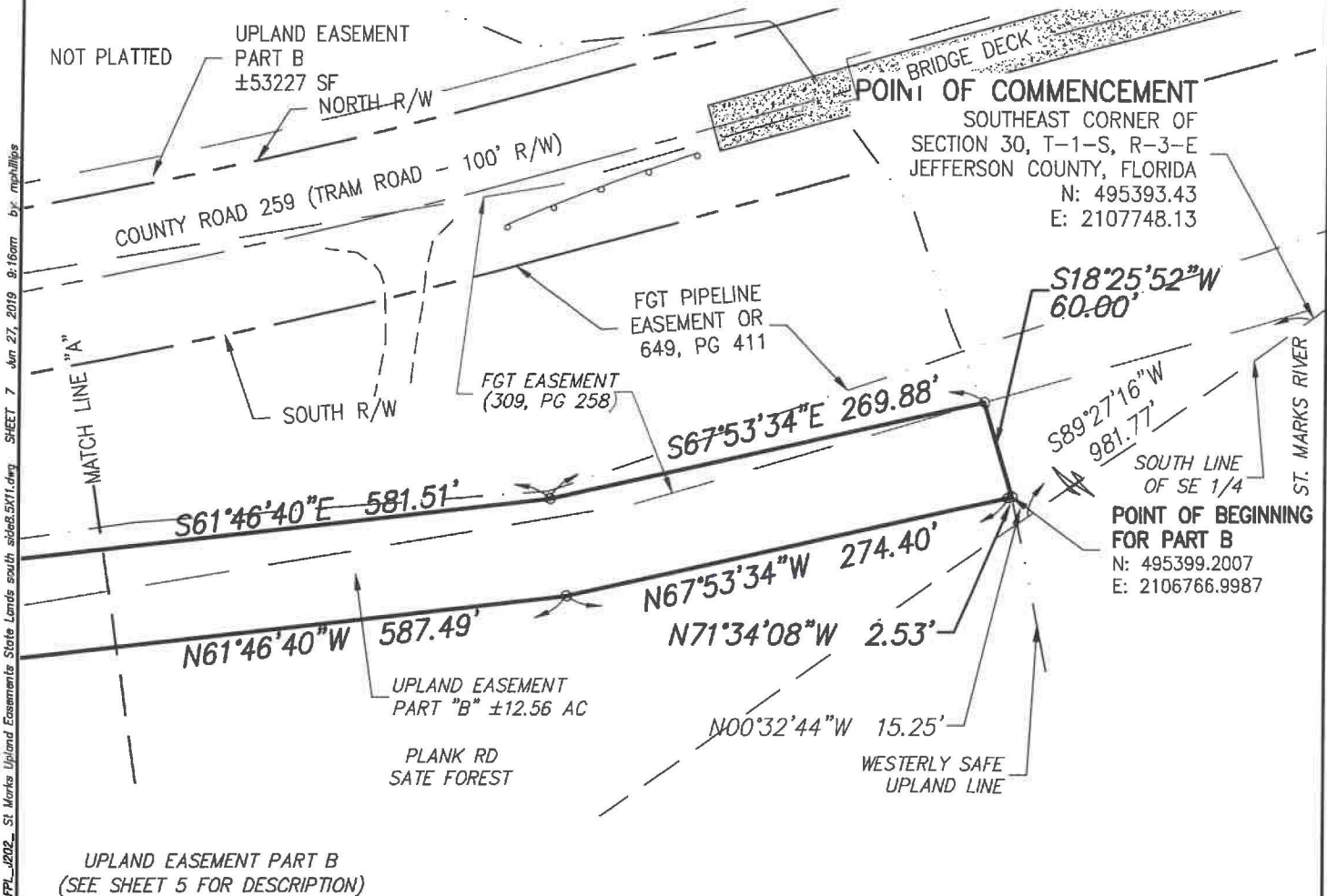
DATE: 06/21/19
REV DATE:
SCALE N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



BSM. *Any Lew*

DATE: June 11, 2020



SHEET 7 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

-OF- PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



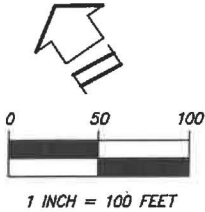
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

GULF POWER
-and-
**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/21/19
REV DATE:
SCALE 1" = 100'

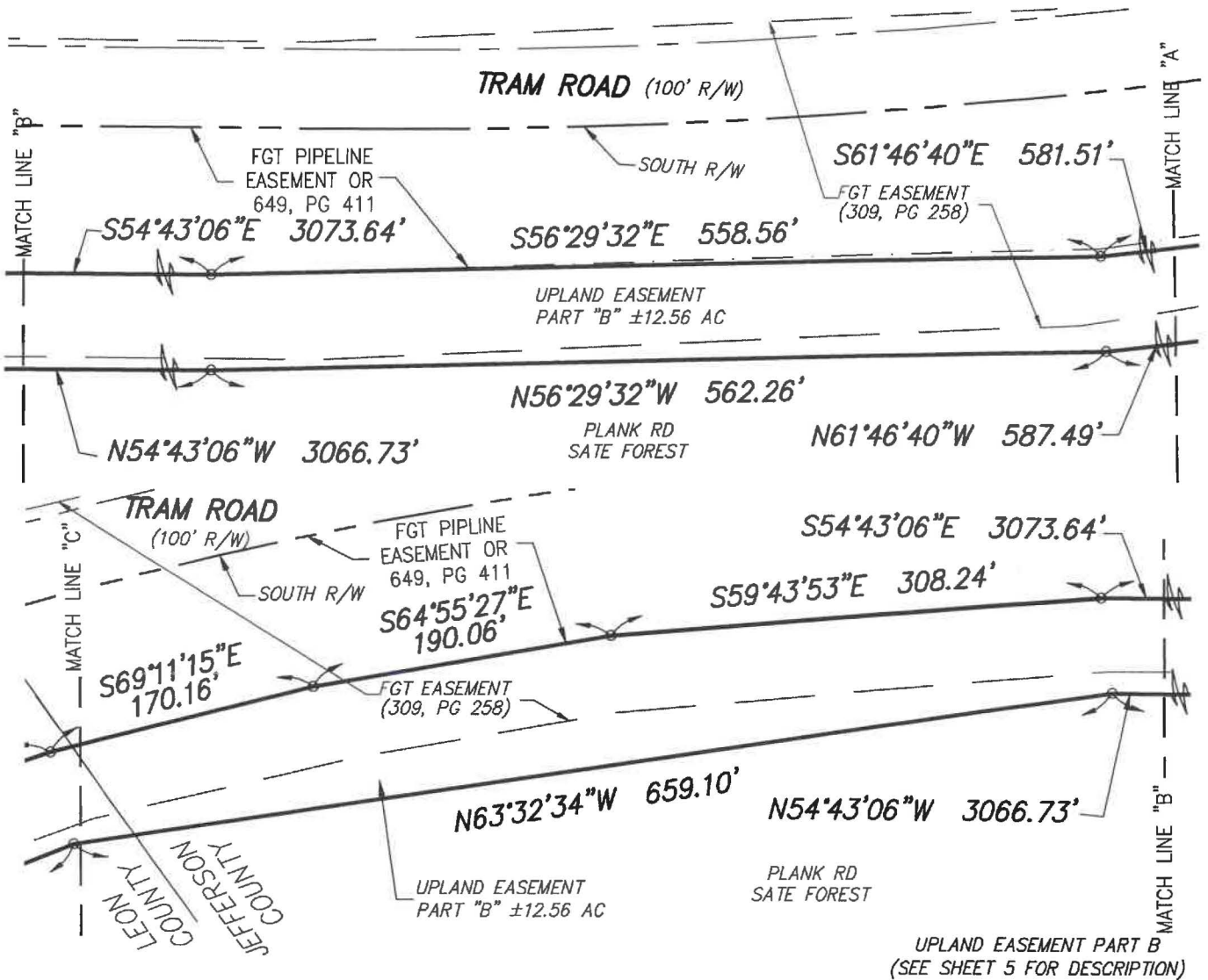
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BSM: *May 15*

DATE: June 11, 2020

Drawing name: S:\Employee\Mike Phillips\Autosave\Publication_0924\FPL_2020-St Marks Upland Easements State Lands south side.dwg SHEET 8 Jun 27, 2019 9:16am by: mpillips



SHEET 8 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SPECIFIC PURPOSE SURVEY

—OF—
**PLANK ROAD STATE
FOREST LANDS UPLAND
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



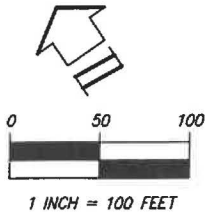
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SCALE 1" = 100'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



BSM: *May 15*

DATE: June 11, 2020

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST
ST. MARKS RIVER STATE PARK

EAST BOUNDARY SECTION 25

JEFFERSON COUNTY
LEON COUNTY

MATCH LINE "C"

NOT PLATTED

NORTH R/W

SOUTH R/W

FGT EASEMENT
(309, PG 258)

FGT PIPELINE
EASEMENT OR
649, PG 411

COUNTY ROAD 259
(TRAM ROAD - 66' R/W)

S89°38'43"E
1895.90'

S83°57'17"E
172.28'

S79°04'36"E
268.08'

S74°33'14"E
297.19'

N76°47'40"W
557.34'

UPLAND EASEMENT
PART "B" ±12.56 AC

PLANK ROAD
STATE FOREST

N83°57'17"W
161.75'

N89°38'43"W
1892.98'

UPLAND EASEMENT PART B
(SEE SHEET 5 FOR DESCRIPTION)

SHEET 9 OF 10

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SPECIFIC PURPOSE SURVEY

-OF- PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
AND
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



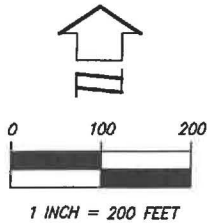
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PHONE: 321.354.9826 FAX: 407.648.9104
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DATE: 06/21/19
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SCALE 1" = 100'

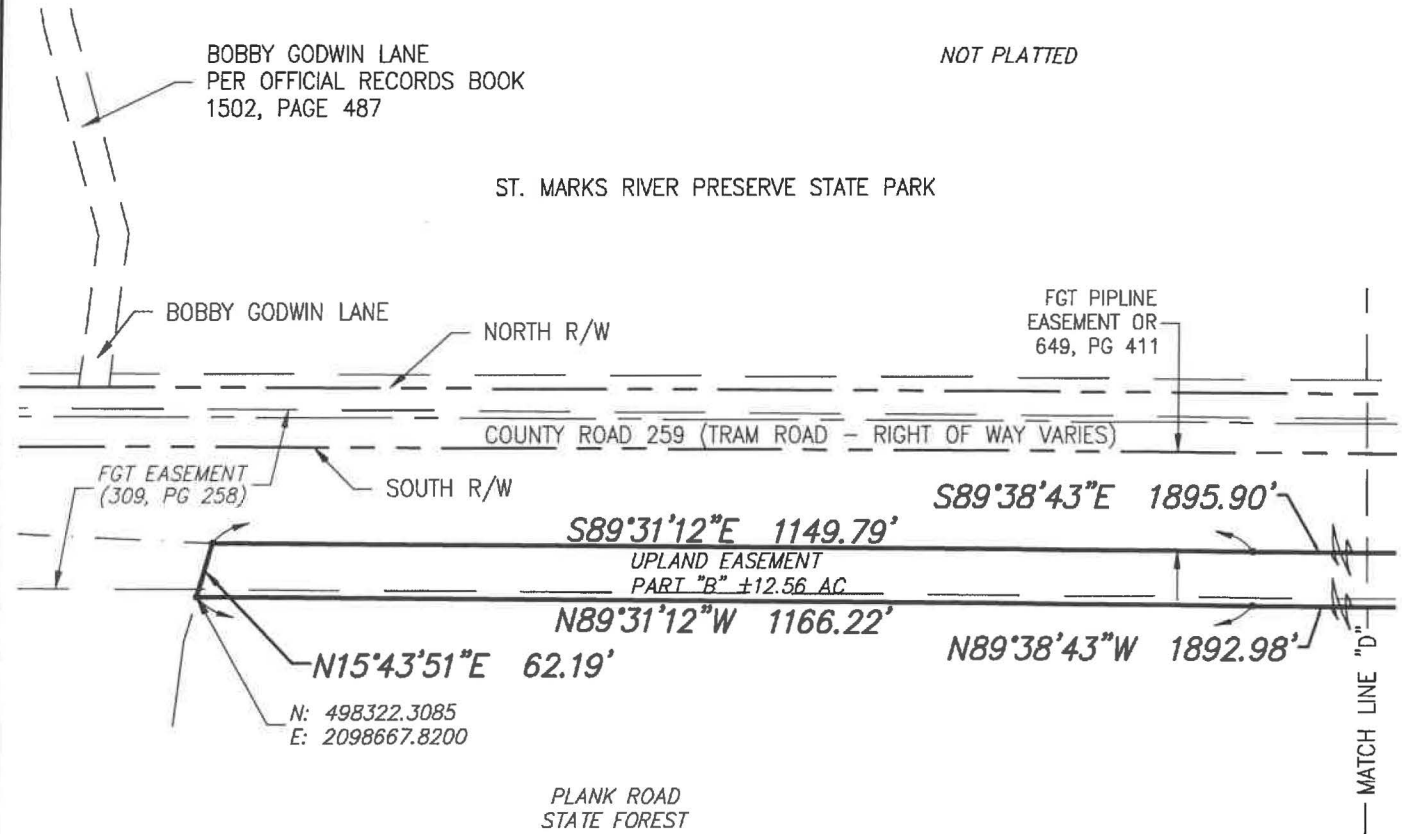
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BSM *Larry Lewis*

DATE: June 11, 2020

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL_2020_St Marks Upland Easements State Lands south sided SK11.dwg SHEET 10 Jun 27, 2019 9:16am by: mphilips



UPLAND EASEMENT PART B
(SEE SHEET 5 FOR DESCRIPTION)

SHEET 10 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

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—OF—
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EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST
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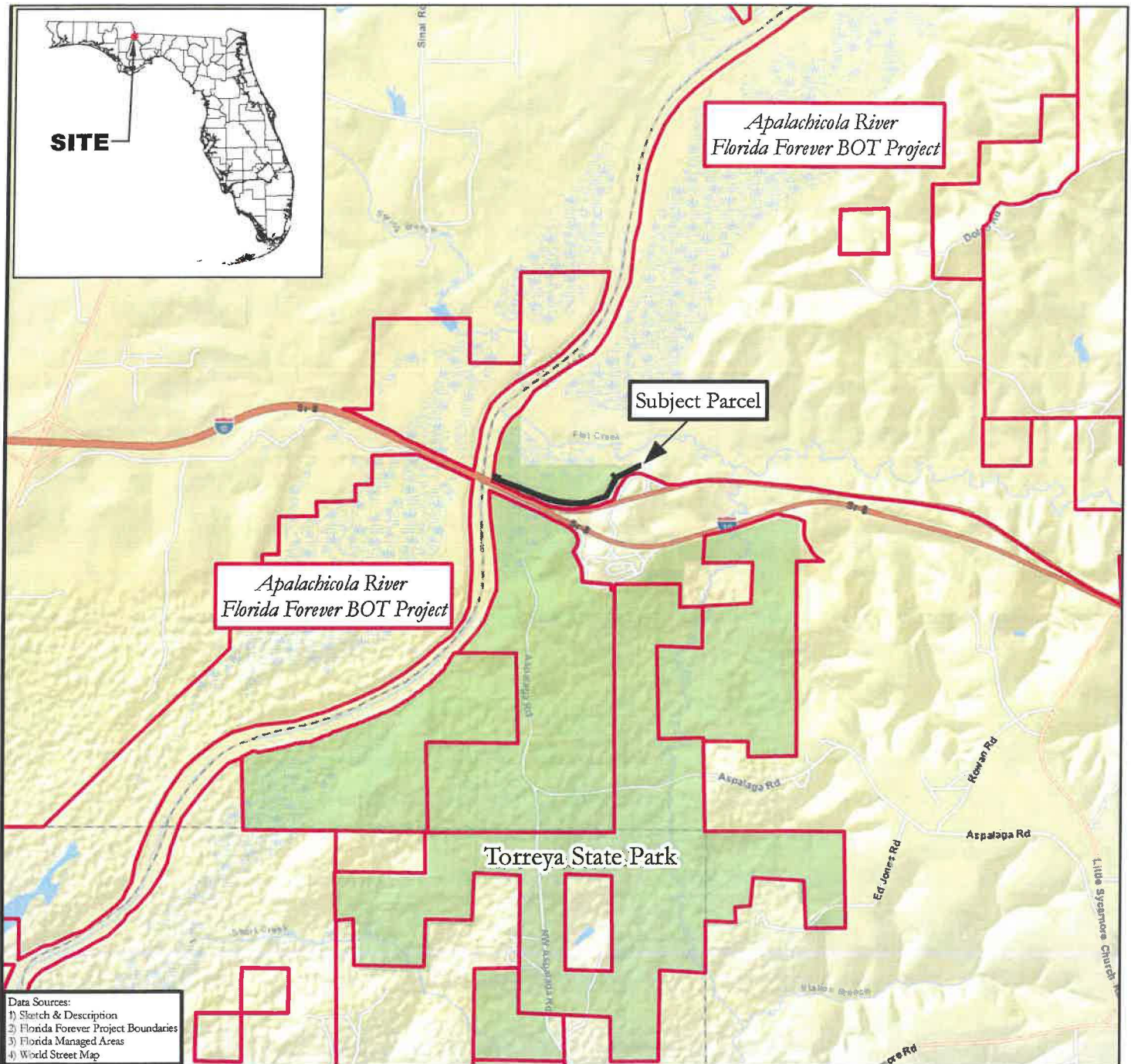
PREPARED FOR & CERTIFIED TO:

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OF THE STATE OF FLORIDA**

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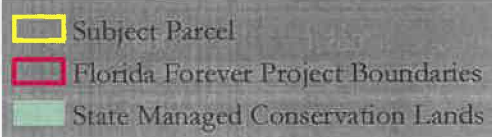
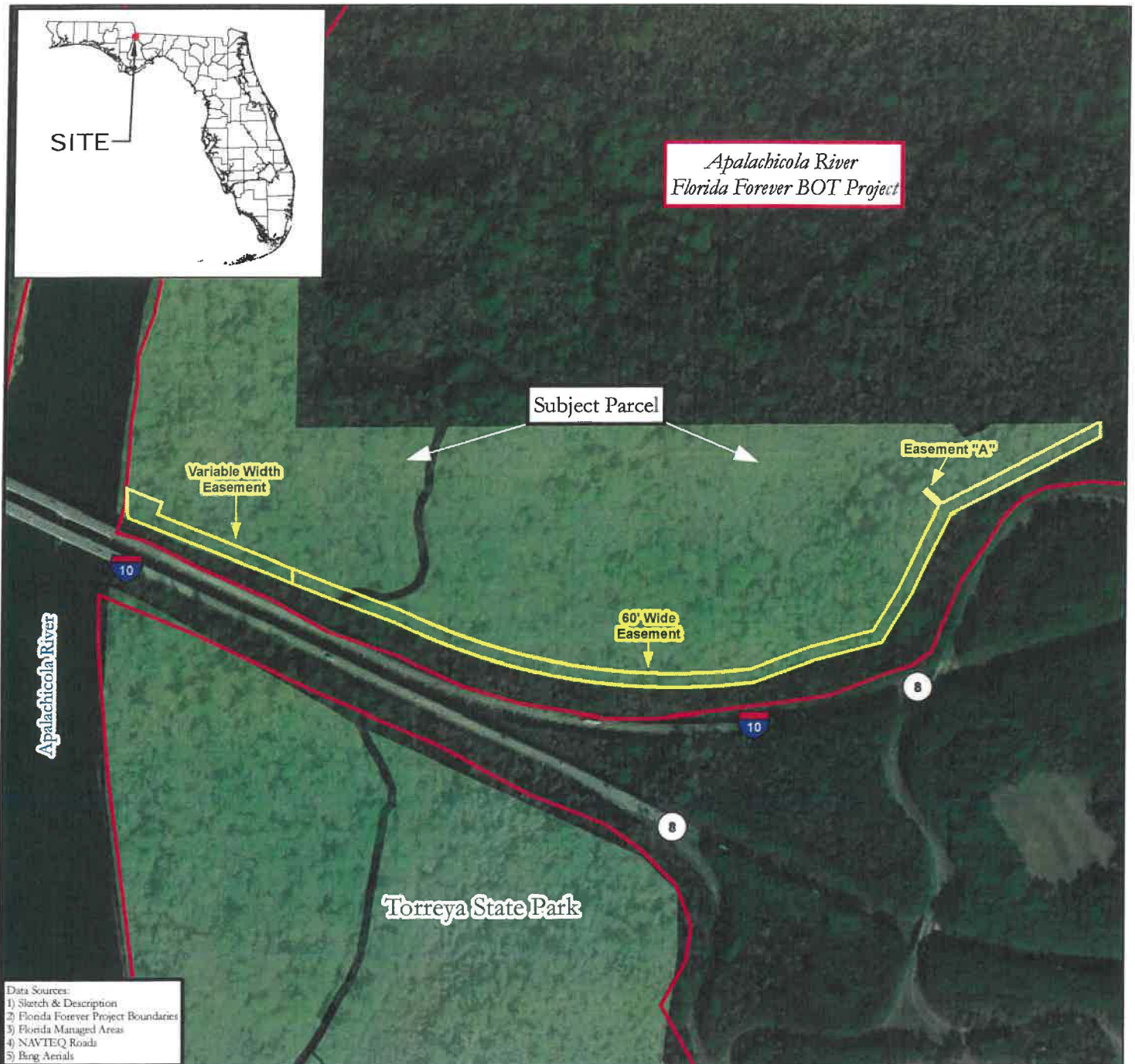
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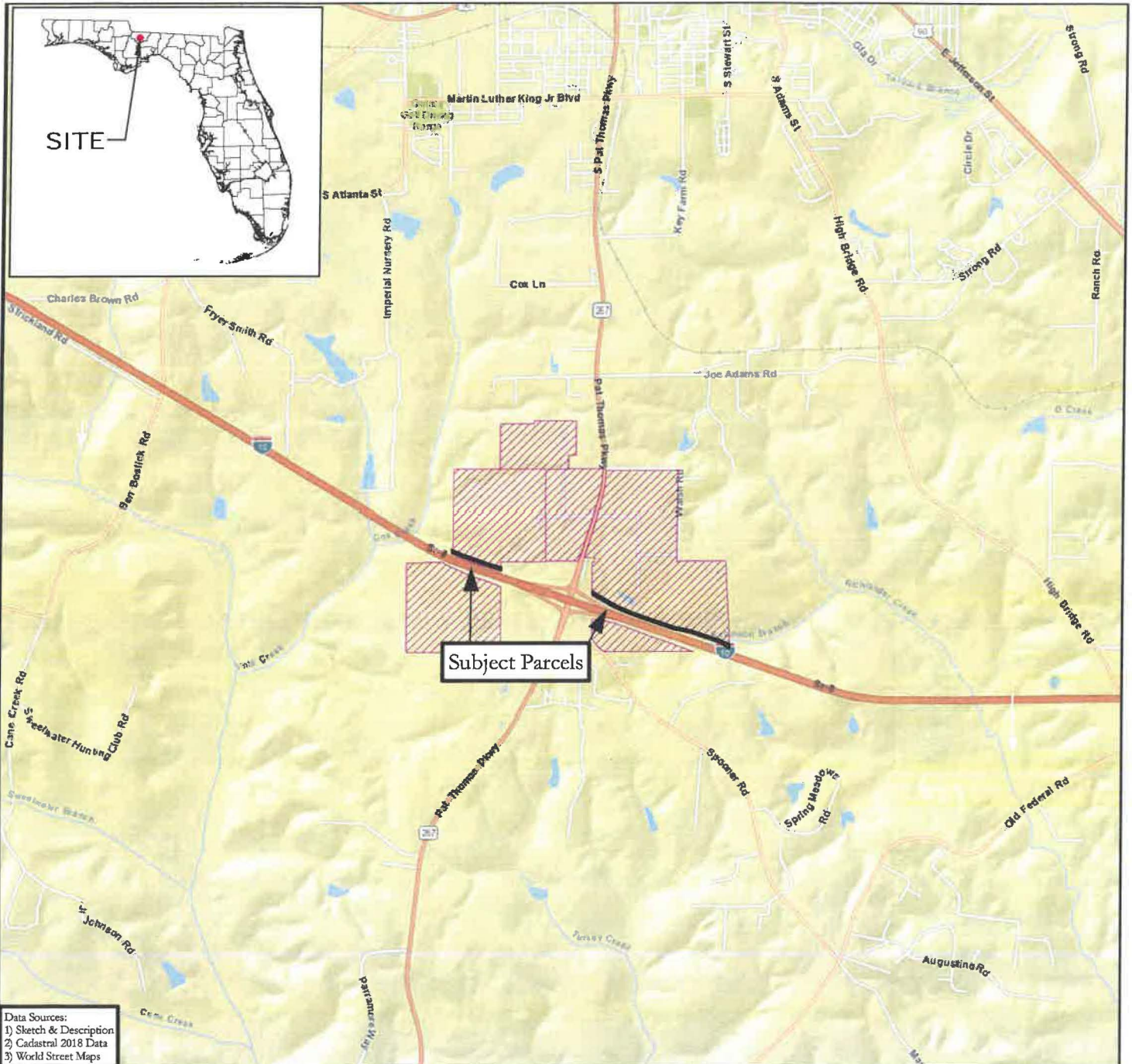


Gulf Power Easement No. 33305
Torrey State Park
Gadsden County, Florida

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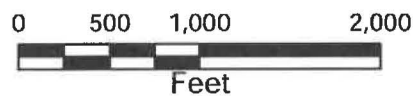
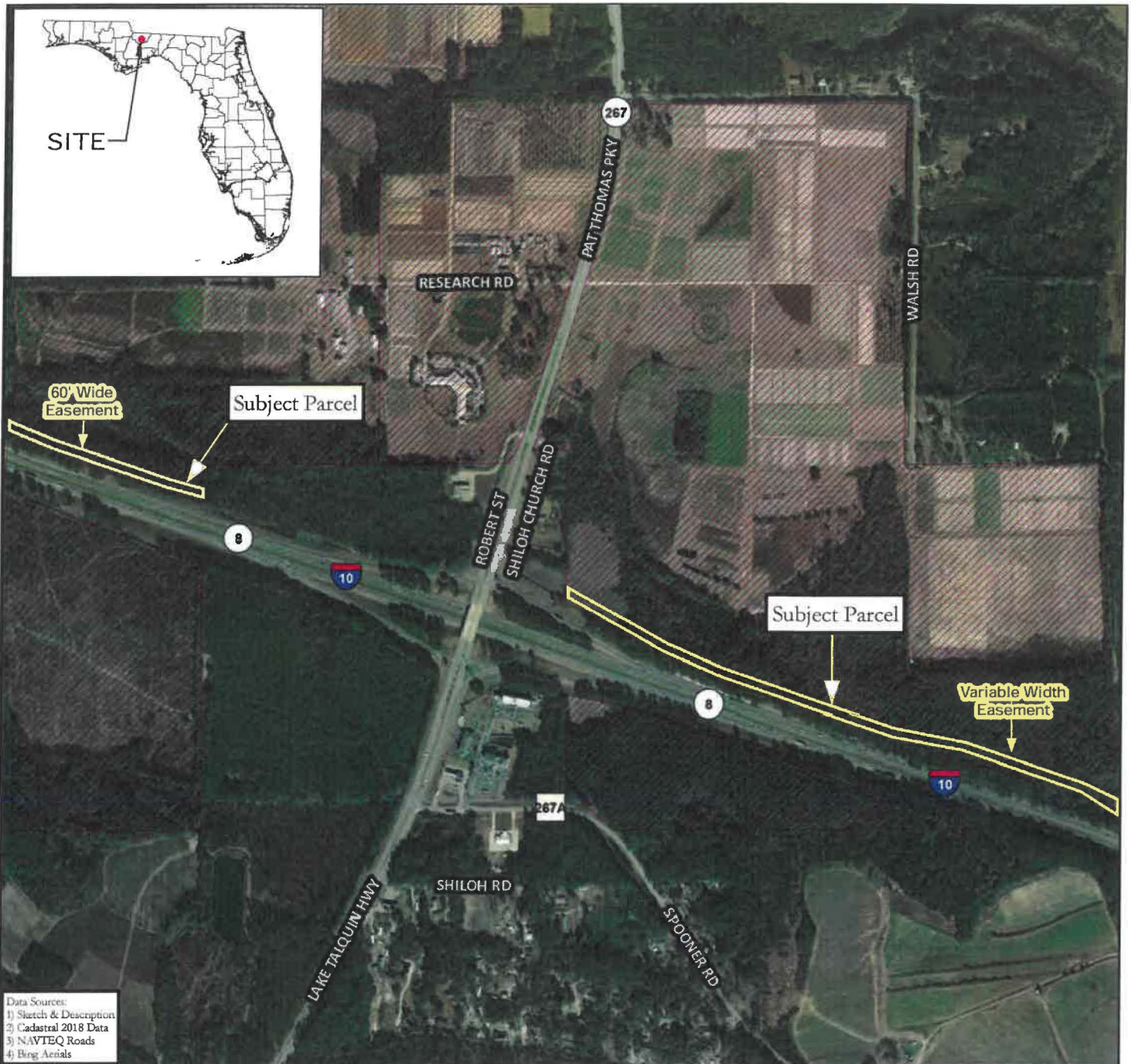


Gulf Power Easement No. 33305
Torrey State Park
Gadsden County, Florida

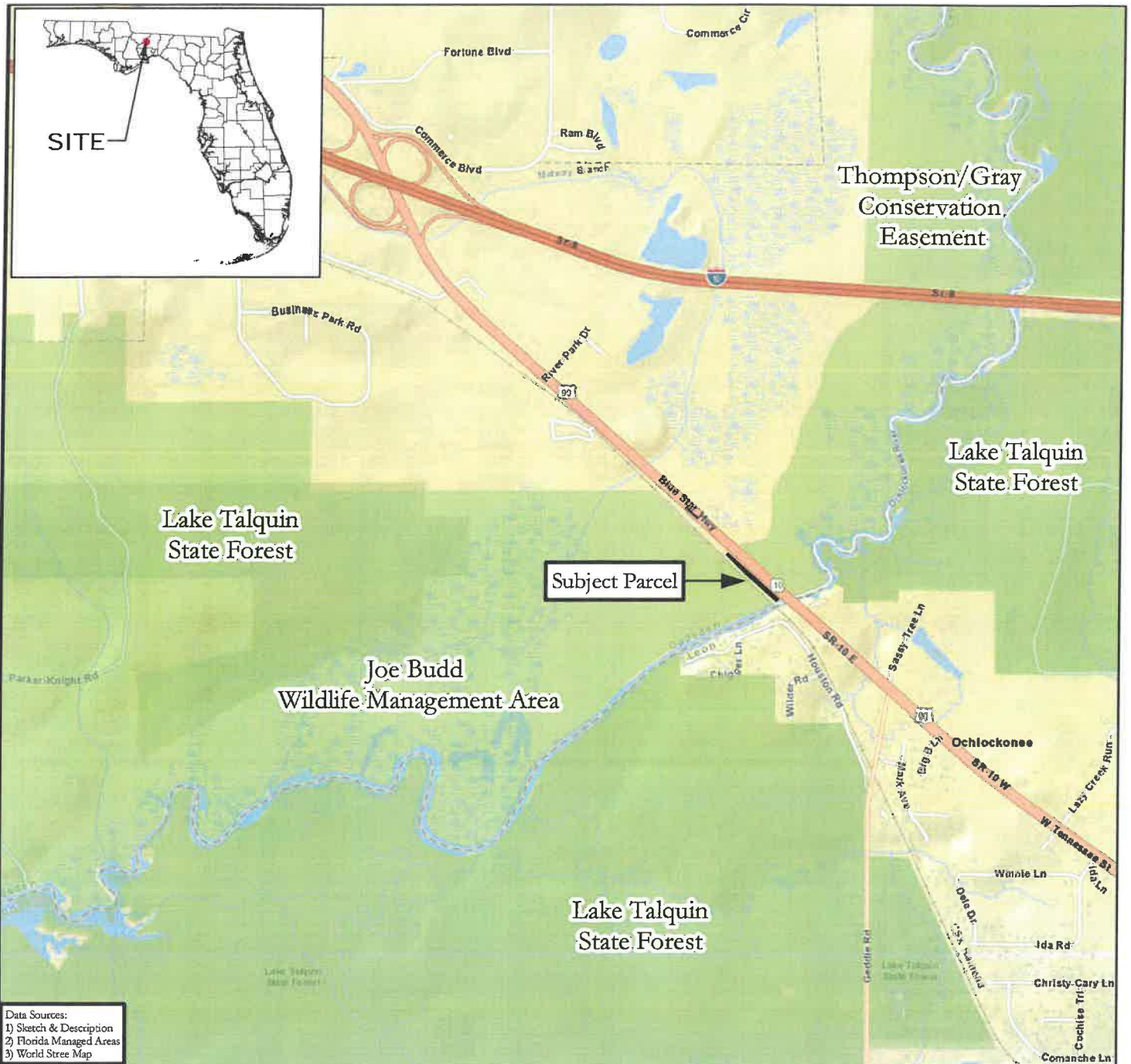


Gulf Power Easement No. 33305
UF Agricultural Experiment Station
 Gadsden County, Florida

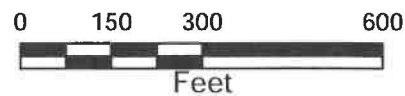
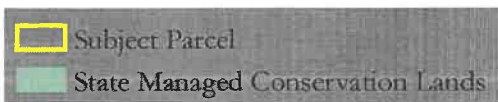
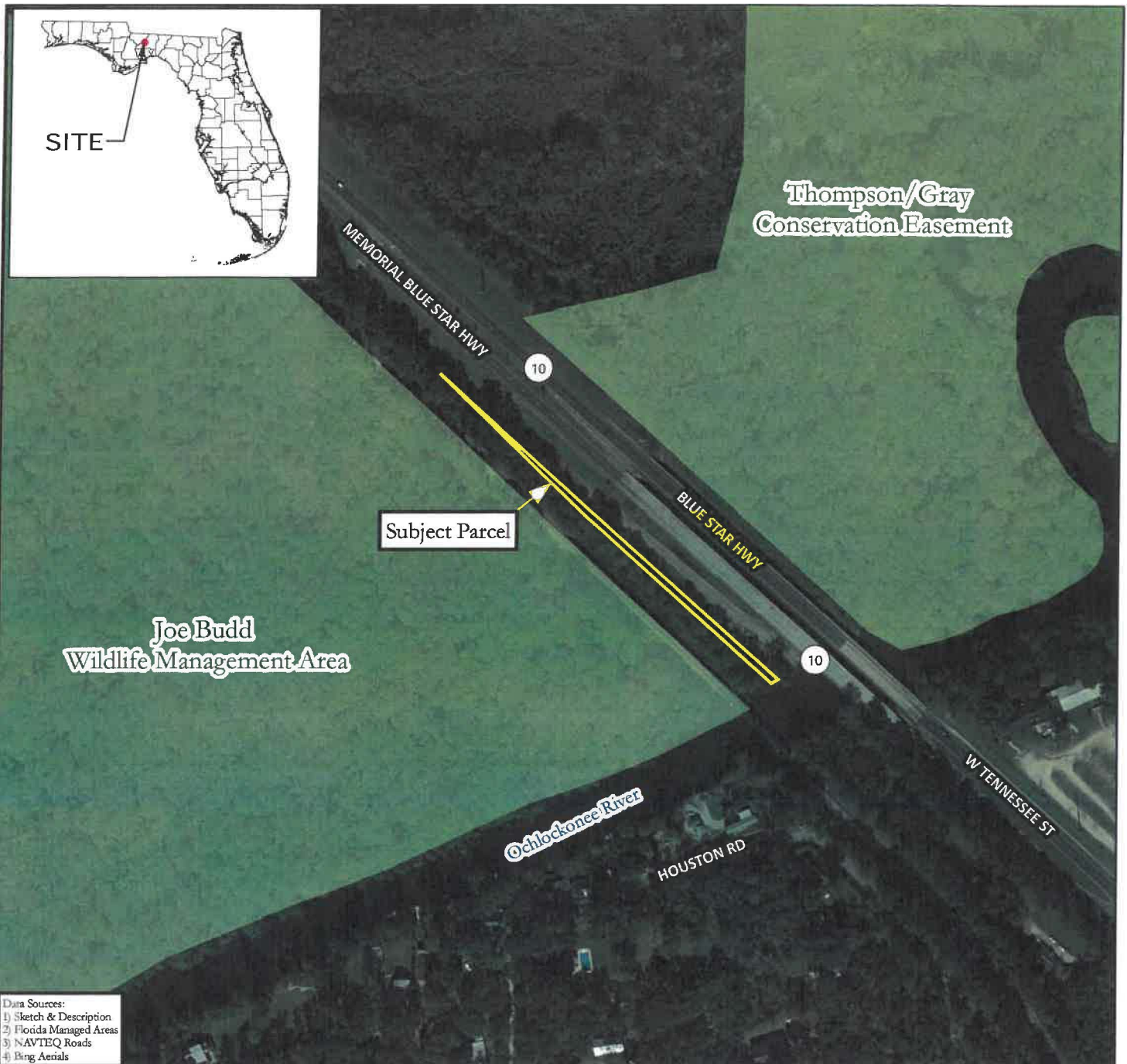




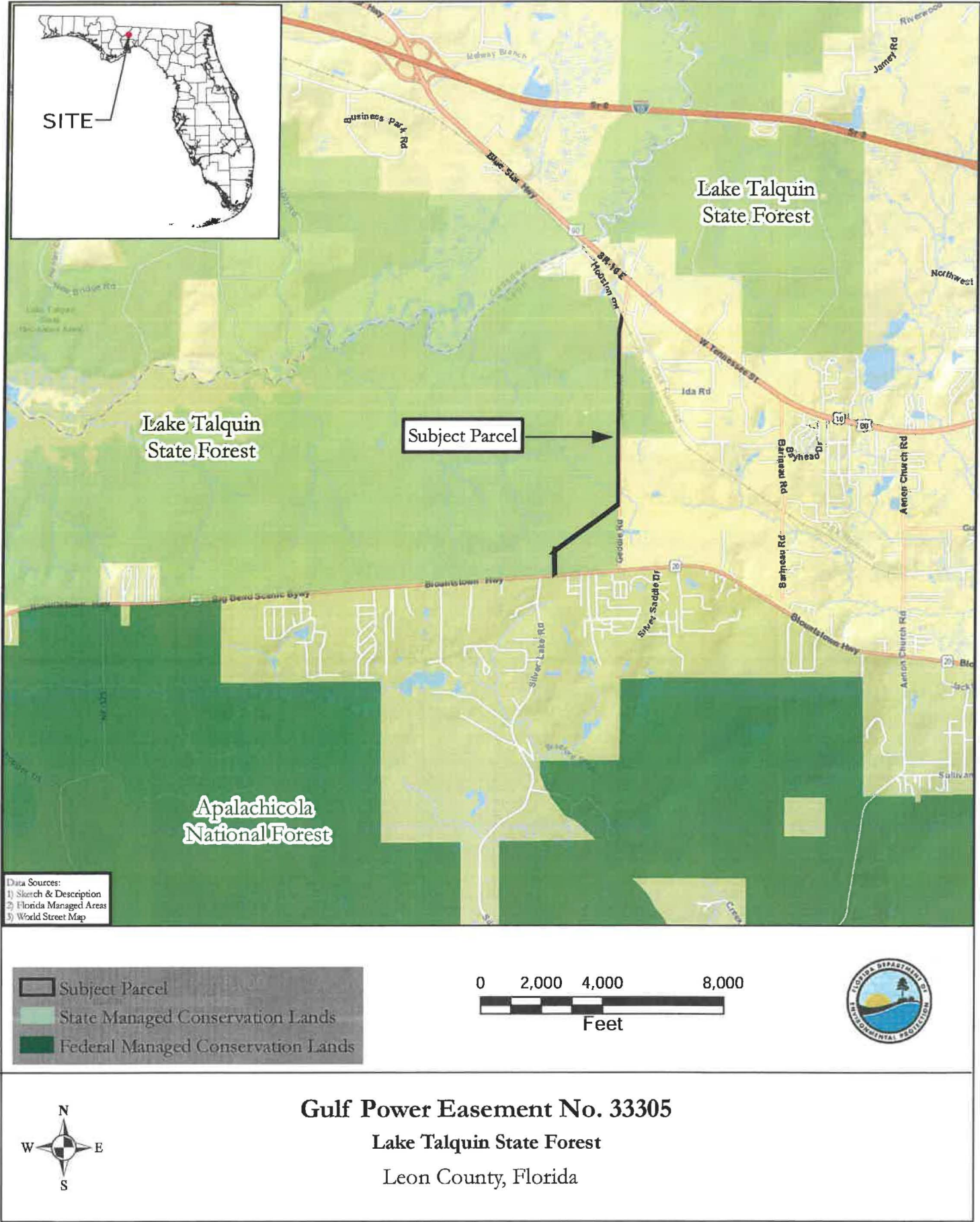
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UF Agricultural Experiment Station
 Gadsden County, Florida

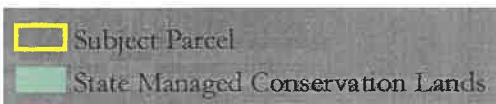
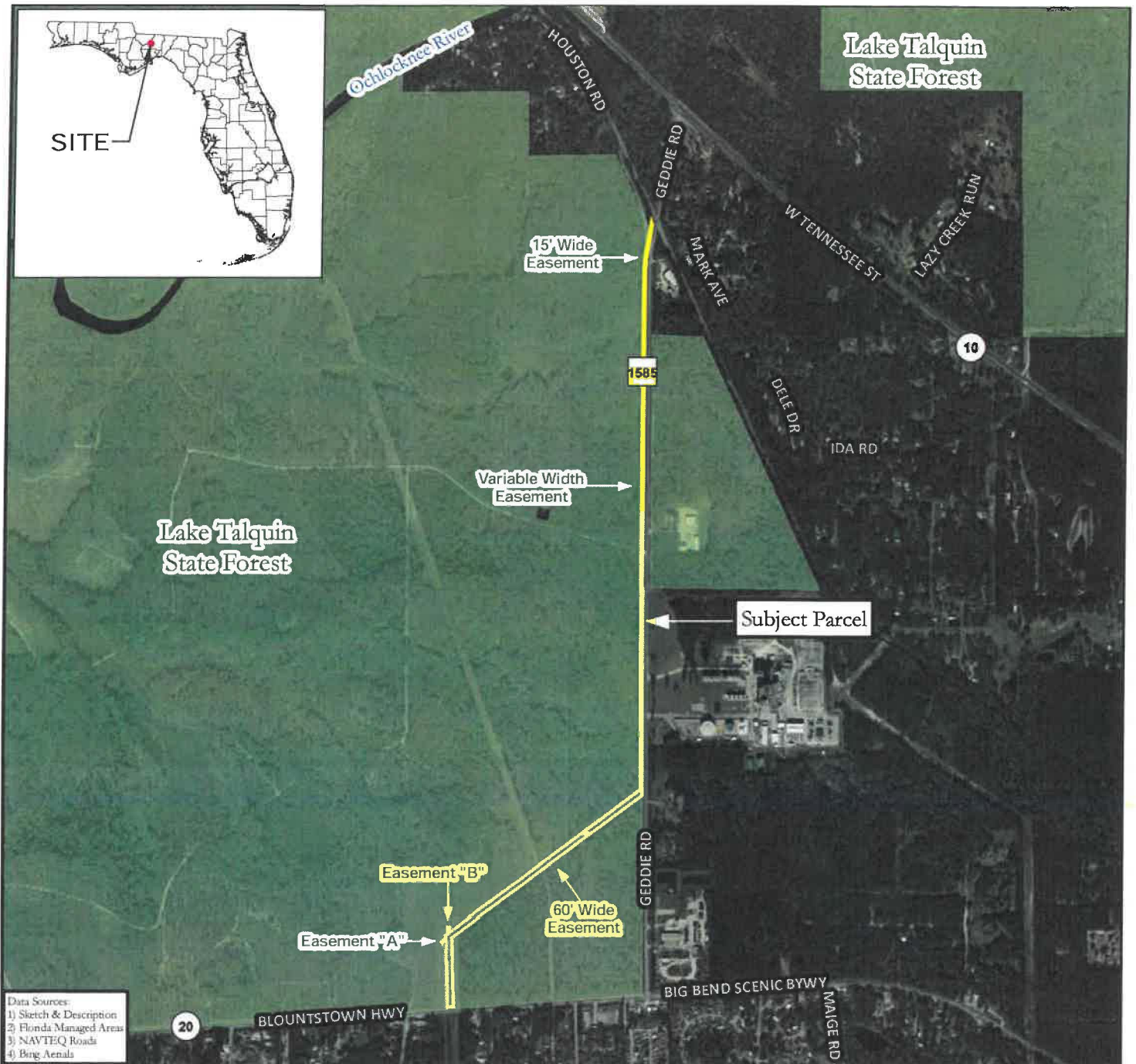


Gulf Power Easement No. 33305
Joe Budd Wildlife Management Area
 Gadsden County, Florida



Gulf Power Easement No. 33305
Joe Budd Wildlife Management Area
Gadsden County, Florida

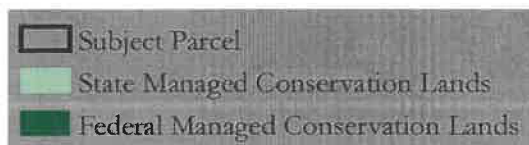
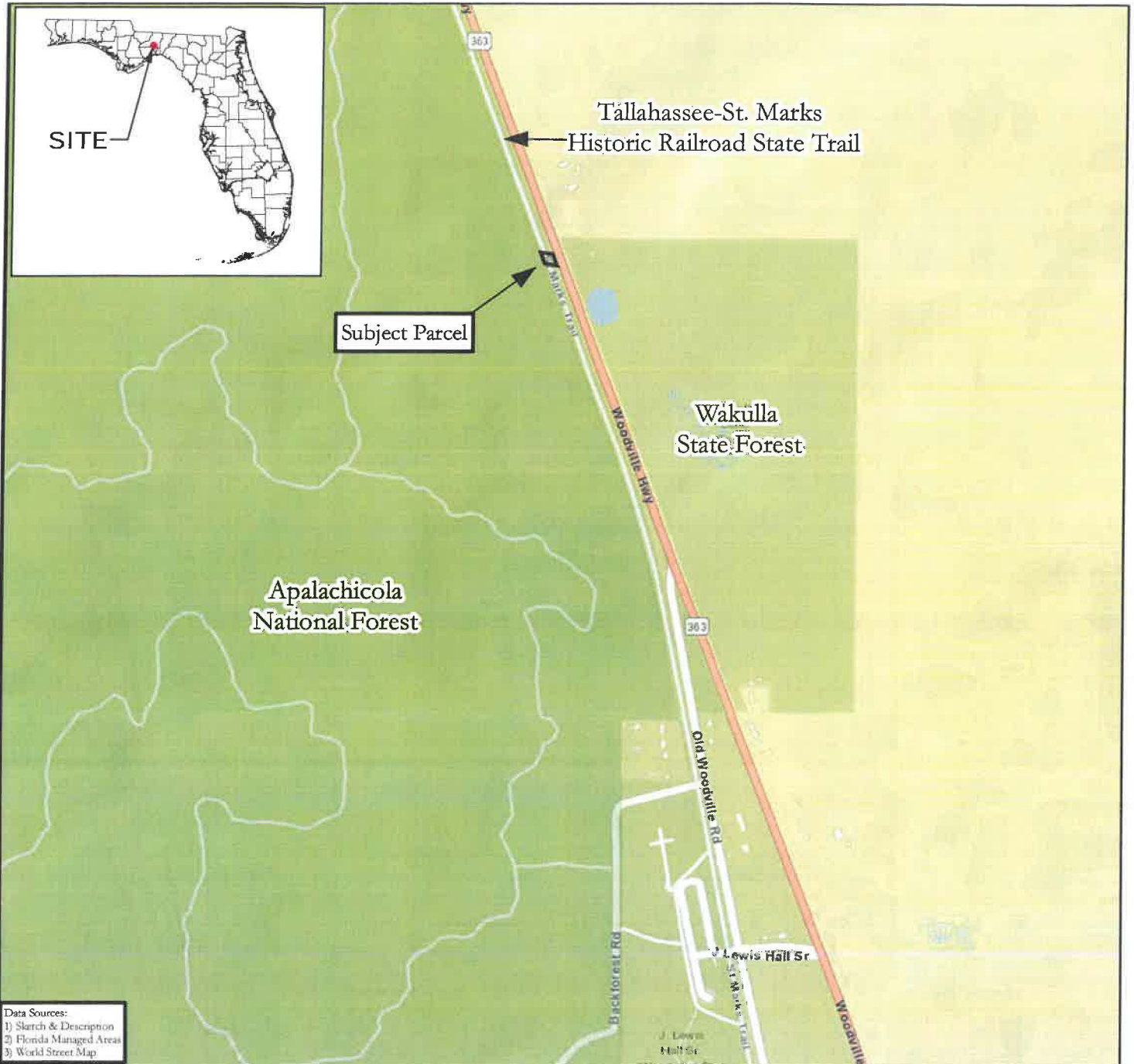




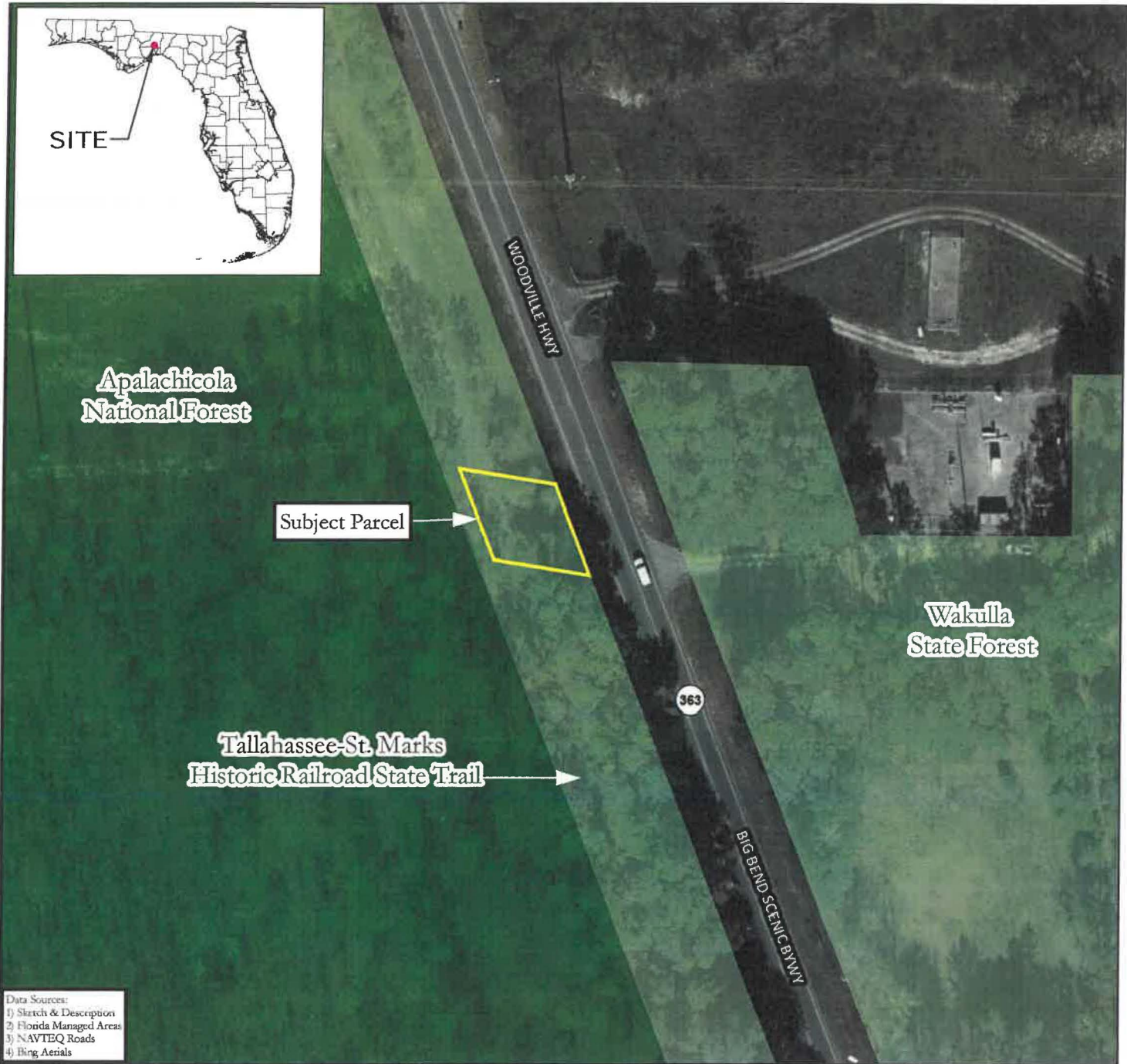
Gulf Power Easement No. 33305

Lake Talquin State Forest

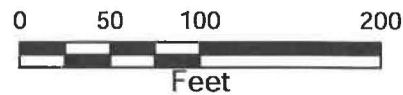
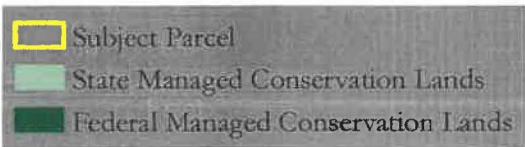
Leon County, Florida



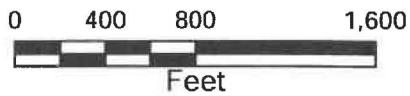
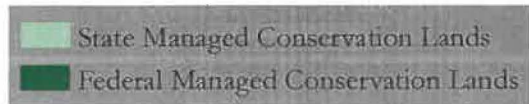
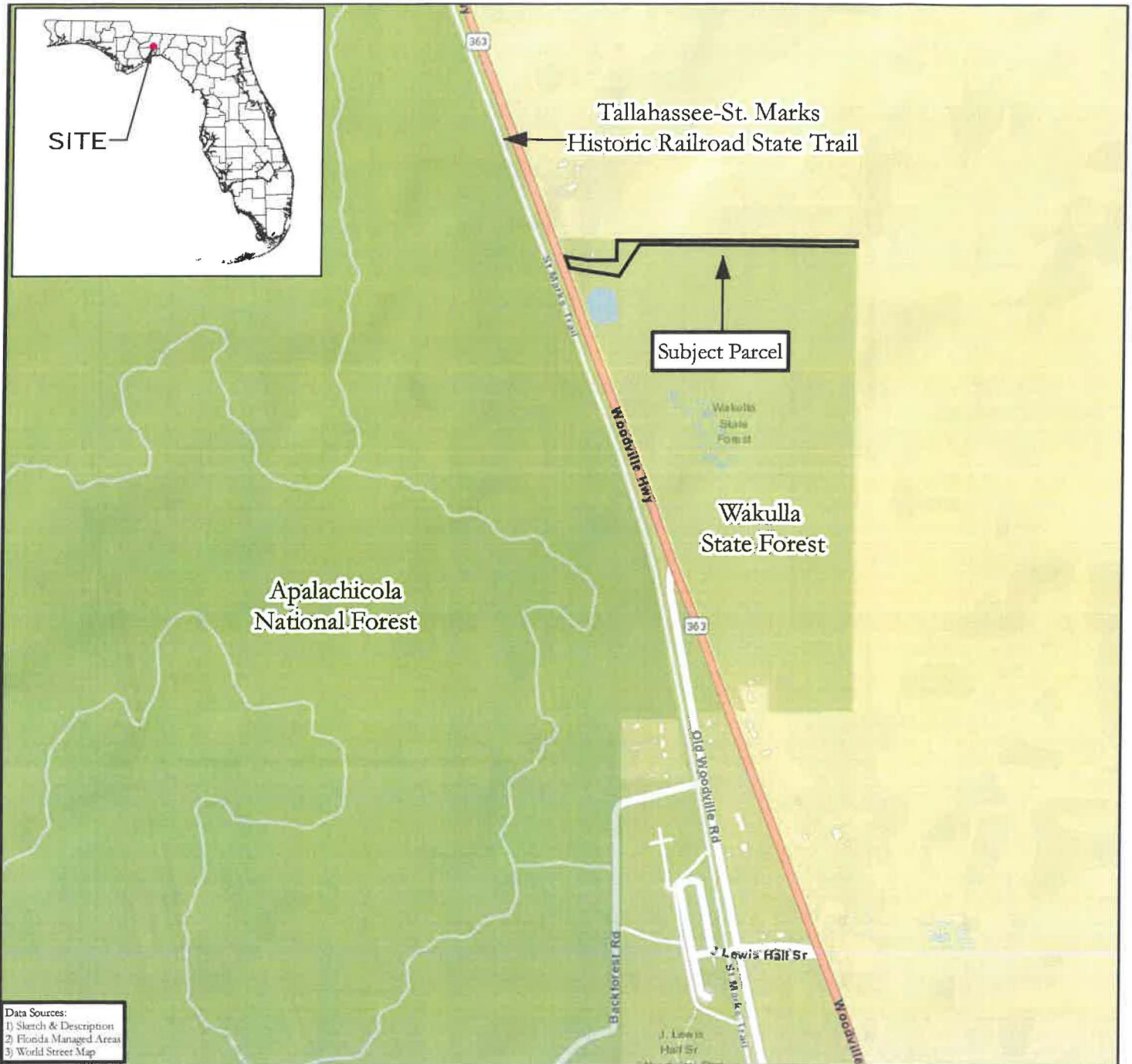
Gulf Power Easement No. 33305
Tallahassee - St. Marks
Leon County, Florida



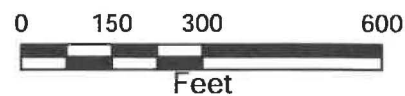
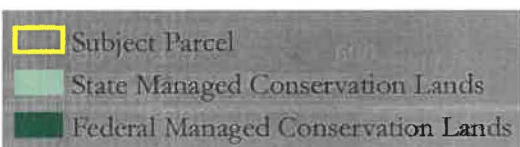
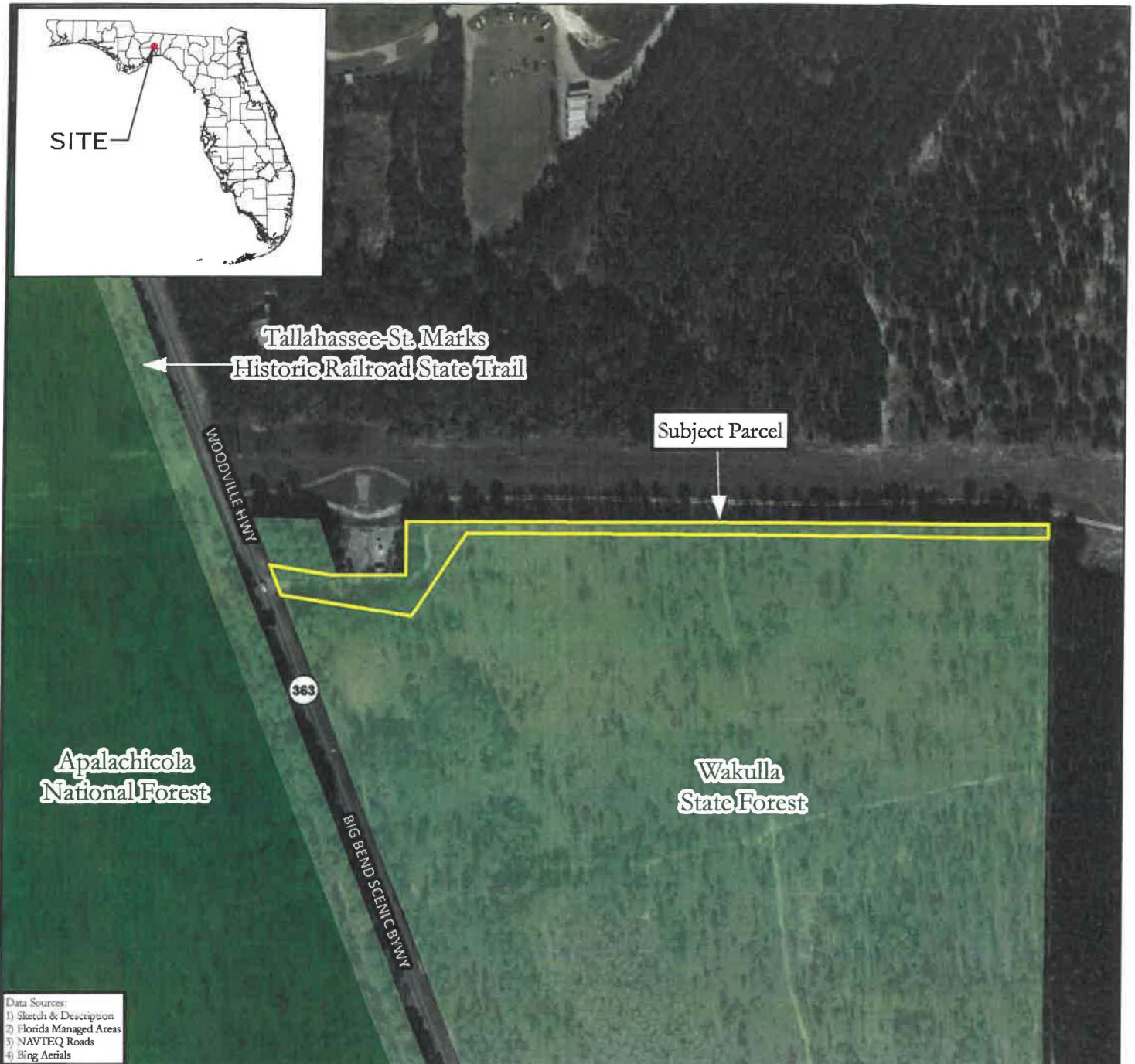
Data Sources:
1) Sketch & Description
2) Florida Managed Areas
3) NAVTEQ Roads
4) Bing Aerials



Gulf Power Easement No. 33305
Tallahassee - St. Marks
Leon County, Florida



Gulf Power Easement No. 33305
Wakulla State Forest
Leon County, Florida

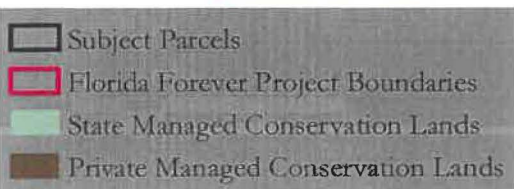
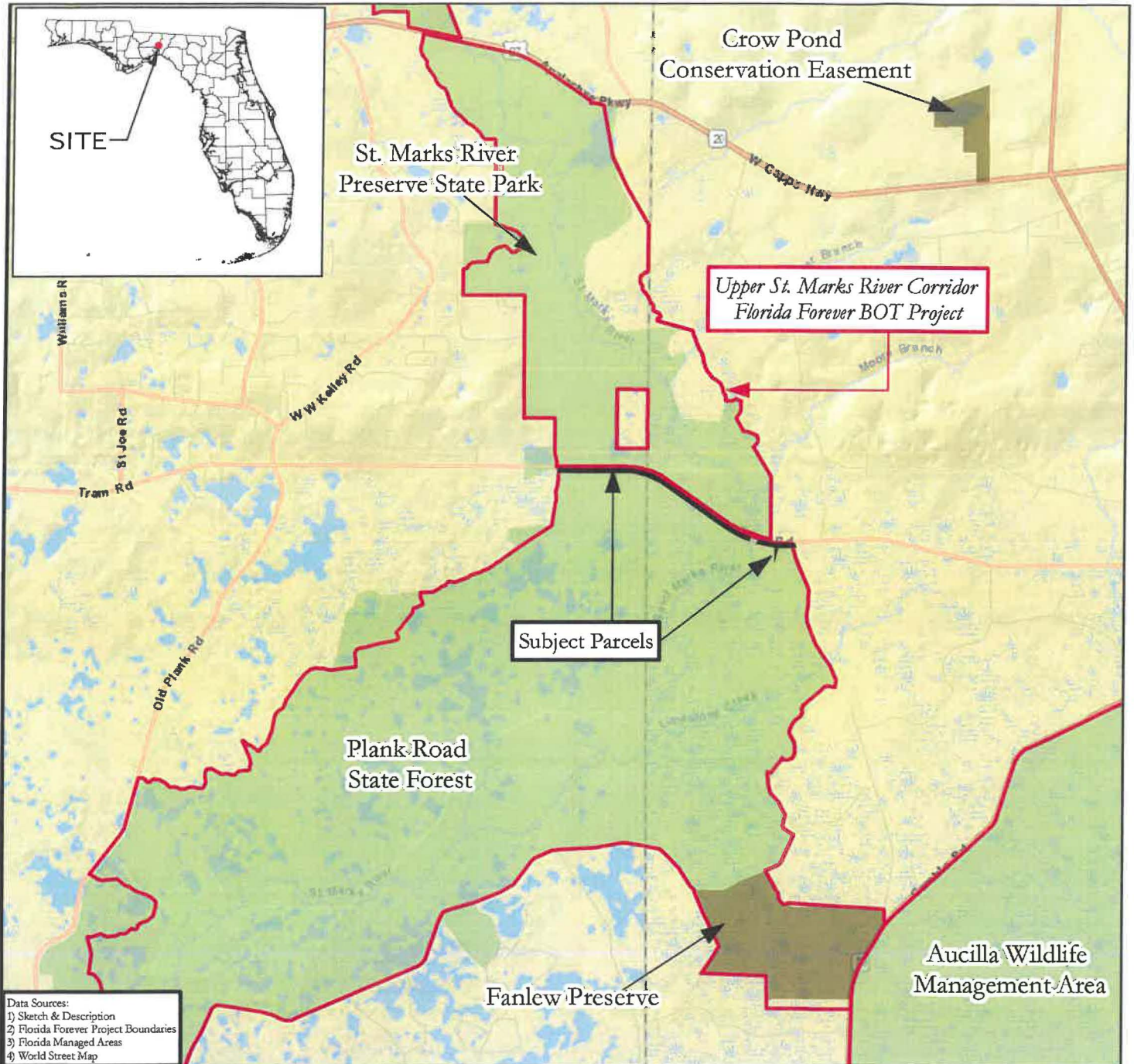


Gulf Power Easement No. 33305

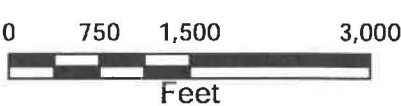
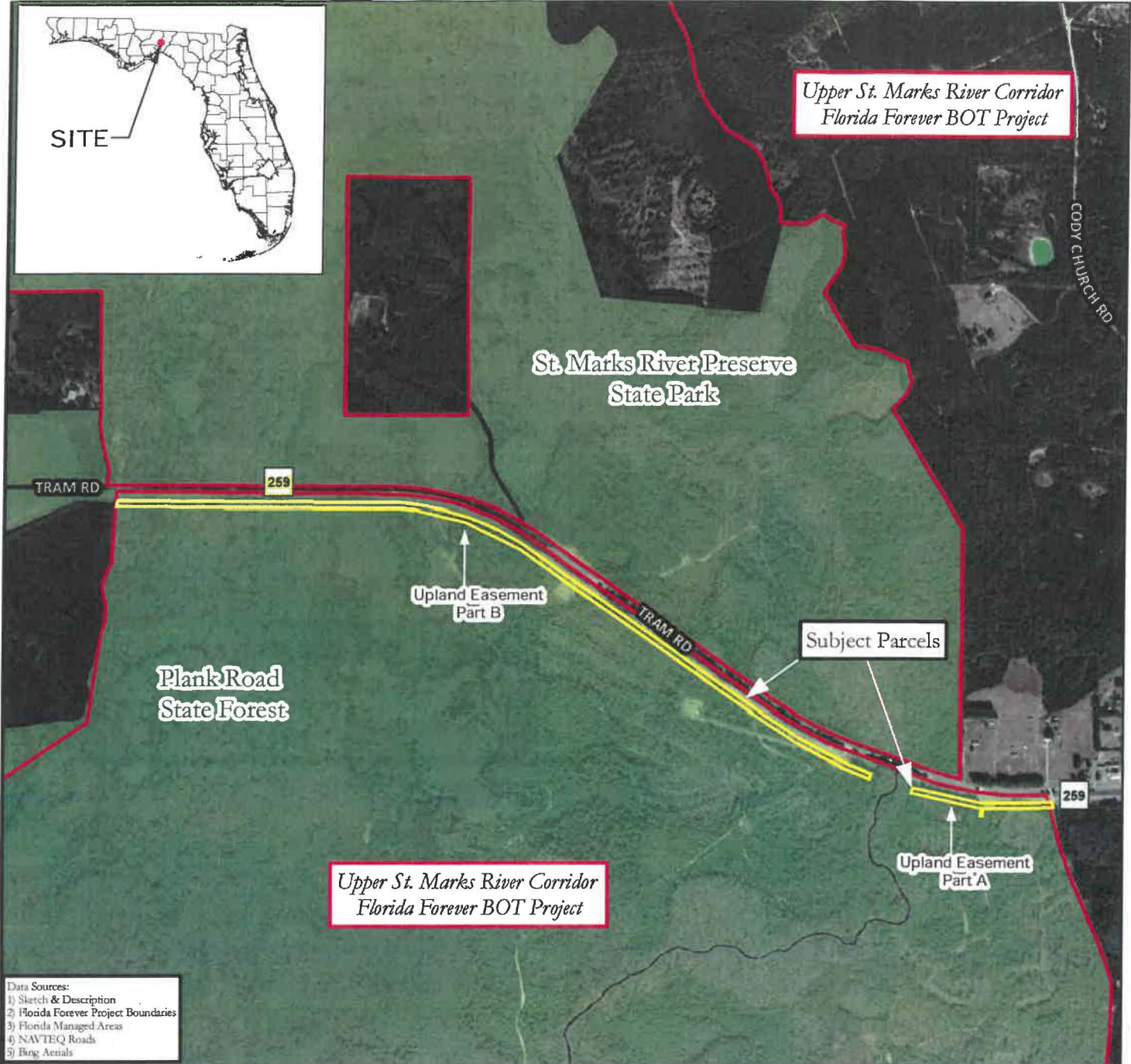
Wakulla State Forest

Leon County, Florida

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Gulf Power Easement No. 33305
Plank Road State Forest
Jefferson & Leon Counties, Florida



Gulf Power Easement No. 33305
Plank Road State Forest
Jefferson & Leon Counties, Florida