



Gulf Power®

June 28, 2019

Mr. Brad Richardson
Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, FL 32399
Transmitted electronically to Upland.Applications@dep.state.fl.us

**RE: APPLICATION FOR THE USE OF STATE OWNED UPLANDS
GULF POWER COMPANY – NORTH FLORIDA RESILIENCY CONNECTION**

Dear Mr. Richardson:

Please find the enclosed *Application For The Use Of State Owned Uplands* for easements associated with Gulf Power Company's (GPC) North Florida Resiliency Connection project. This application follows our pre-application meeting in your office on March 25, 2019. The project will require easements through two State parks and three State forests; and as directed during the pre-application meeting, the enclosed application includes all five locations.

Consultation with the Office of Park Planning and the Florida Forest Service regarding the proposed easements has been initiated by GPC. The Supplemental Questionnaire for Land Use Applications (Form DRP-081) has been submitted to the Office of Park Planning, and their conditioned concurrence letter is attached. Maps depicting the proposed easements have been provided to the Florida Forest Service, and GPC will provide their concurrence letter upon receipt.

The enclosed submittal includes the Application form, County tax maps with information for each parcel where an easement is being requested, Project Description - Proposed Intended Use, Maps with recent aerial photographs and the limits of the proposed easements, Sketches and legal descriptions for each proposed easement location, Concurrence Letter from the Office of Park Planning, Lease Fee Commitment Letter, and the \$300.00 application fee.

The project team at Gulf Power Company looks forward to working with you and your department on this important project.

Sincerely,

GULF POWER

Loretta Cranmer
Director, Environmental Services

Gulf Power Company

One Energy Place Pensacola, FL 32520

FPL 038319
20210015-EI

APPLICATION FOR THE USE OF STATE OWNED UPLANDS

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

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Instructions and general guidance for completing this application:

**Please be advised that the information requested herein, is to provide DEP the necessary information to complete the requested authorization.*

This application is comprised of two (2) separate sections that are outlined and described as follows:

Section 1 – General Information

This section is used to indicate what type of upland authorization is requested. It is also used for contact information relative to the applicant and/or their representative. In addition, some general property information should be entered.

Section 2 – Other Specific Information

This part requests specific information relative to the type of upland authorization requested.

What Section(s) or Part(s) must be completed?

The table below depicts the applicable section(s) or part(s) that must be completed before submitting the application:

Type of Authorization Requested	Section(s) or Part(s) to be completed					
	Section 1	Section 2				
		Part A	Part B	Part C	Part D	Part E
Lease	✓	✓				
Sublease	✓		✓			
Easement	✓			✓		
Use Agreement	✓				✓	
Conveyance	✓					✓
Other*	✓					

**This includes types such as Letter of Consent, Estoppel, Affidavit, etc.*

PRIOR TO COMPLETING THIS APPLICATION, PLEASE BE ADVISED THAT:

Any application to use state land which would result in significant adverse impact to state land or associated resources shall not be approved unless the applicant demonstrates there is no other alternative and proposes compensation or mitigation acceptable to the Board of Trustees pursuant to paragraph 18-2.018(2)(i), Florida Administrative Code. Any requested use of state land which has been acquired for a specific purpose, such as conservation and recreation lands, shall be consistent with the original specified purpose for acquiring such land pursuant to paragraph 18-2.018(2)(c), Florida Administrative Code.

SPECIAL NOTE TO ALL APPLICANTS: SUBMITTAL OF A COMPLETE APPLICATION SHALL NOT OPERATE TO CREATE ANY RIGHTS OR CONSTITUTE ANY GROUNDS FOR THE DEPARTMENT TO RECOMMEND APPROVAL OF ANY REQUESTED USE OF STATE LAND. THE BOARD OF TRUSTEES HAS THE AUTHORITY AND RESERVES THE RIGHT TO DENY ANY APPLICATION. ALL COSTS INCURRED BY APPLICANTS COMPLYING WITH THE REQUIREMENTS OF THIS APPLICATION SHALL BE AT THEIR OWN RISK. COSTS ASSOCIATED WITH OBTAINING AN AUTHORIZATION ARE NON-REFUNDABLE AND SHALL BE ASSUMED BY THE APPLICANT INCLUDING, BUT NOT LIMITED TO, ALL APPRAISALS, ALL SURVEYS, ALL TITLE SEARCHES, AND ALL RECORDING FEES.

Completed Applications with any and all required attachments shall be electronically submitted to Upland.Applications@dep.state.fl.us. Please be advised that applications deemed incomplete will be immediately returned to the Applicant with a request to provide any outstanding items.

If unable to send electronically, mail (1) one hard copy to the address below:

**Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Boulevard, MS 130
Tallahassee, Florida 32399-3000**



Section 1 – General Information (cont'd)

Estimated construction commencement date (if applicable): 2nd Quarter of 2020

Property Information: The information for this section is included in Attachment A		
County: Multiple, see Attachment A Property Appraiser's Parcel ID Number: Multiple, see Attachment A		
Section, Township, Range: Multiple, see Attachment A		
Approximate Acres: Varies, see Attachment A		
Zoning Designation: Varies, see Attachment A		
Location Address: Multiple, see Attachment A		
City: Multiple, see Attachment A	State: Florida	Zip: Multiple, see Attachment A

Descriptive Narrative describing the intended use of the property. Narrative shall include the following:

- *Narrative can be attached as a separate page(s).*
- a) *The requested term, which shall not be greater than is necessary to provide for the reasonable use of the state land and shall not be greater than the parent lease term.*
- b) *The need for the proposed use of state lands and written evidence that all other alternatives to the use of state lands have been denied.*
- c) *Projected revenue to be generated from the use of state lands.*
- d) *Whether the intended use is public or private and the extent of public access for such use.*
- e) *A statement describing the public benefits that will occur as a result of the proposed use of state lands.*

a) The requested term of the easements is 50 years.

b) Refer to Attachment B for a description of the proposed use and an explanation of the alternatives considered.

c) No revenue will be generated by the use of state lands.

d) The intended use is private, but will provide electrical service to the public.

e) Refer to Attachment B for a statement describing the public benefits. Additional net positive benefit that may be required will be addressed after the appraisal process.

Section 1 – General Information (cont'd)

Required Attachments

The following must be completed and attached for all types of authorization requests:

- A recent aerial photograph with the boundaries of the proposed project. **See Attachment C.**
- A county tax map identifying the parcel(s). **See Attachment A.**
- A letter from the applicable local planning agency stating that the proposed use of state lands is consistent with the local government comprehensive plan. **Not applicable, pursuant to Chapters 163 and 380, Florida Statutes.**
- Non-refundable \$300 application fee per 18-2.019(6), F.A.C. **Provided under separate cover.**
- A certified survey* or sketch of description**, which contains the boundaries, legal description(s), and acreage of the property. **See Attachment D.**
**The Department, at its discretion and if deemed necessary, can require a boundary survey for the action requested.*
***If the applicant chooses to submit a sketch of description it must include a note of what field methods were used to complete the sketch.*



Section 2 – Other Specific Information

A) Leases:

Parent Lease number (if existing): _____

- A statement describing the public benefits that will occur as a result of the proposed lease; how the lease will impact local resources and the general public; and how the proposed lease of state land will not be contrary to the public interest.
- A written statement from the managing agency agreeing to lease the state-owned parcel(s).
- For Leases subject to Section 253.0341(7), F.S., provide a business plan with the pertinent information required by Statute.

Any **Private entity** applying for a lease, must also include:

- A written commitment to pay a lease fee based on the appraised market value of the proposed lease.
- Names and addresses, as shown on the latest county tax assessment roll, of all property owners lying within a 500-foot radius of the state land proposed for lease, certified by the county property appraiser.

Any **Local Governments** applying for a lease, must also include:

_____ A formal resolution adopted by the Board of County/City Commissioners requesting the proposed lease.

If applying for a **Full Release** or **Partial Release** of Lease, please complete the items below:

Are there any subleases, sub-sub leases, etc. within the area requesting to be released? YES NO
 If so, has notification of the intent to release been provided? YES NO

- A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.

B) Subleases:

Sublease number of existing sublease (if applicable): _____

Parent Lease number (if applicable): _____

- A written statement from the managing agency approving the proposed action, along with a statement describing how the sublease conforms to the management plan or land use plan when the sublease application involves state land that is under lease.

Any **Private entity** applying for a sublease, must also include:

- A written commitment to pay a sublease fee based on one of the following: (1) appraised market value, (2) negotiated value or (3) competitive bid.

Any **Local Governments** applying for a sublease, must also include:

A formal resolution adopted by the Board of County/City Commissioners requesting the proposed sublease.

If applying for a **Full Release** or **Partial Release** of Sublease, please complete the items below:

Are there any sub-sub leases, etc. within the area requesting to be released? YES NO
 If so, has notification of the intent to release been provided? YES NO

- A written statement confirming that Lessee understands the release will not be executed until the property is leased or sold to another entity. Lessee will remain under lease and will continue to be responsible for the maintenance and upkeep of the property until the release is executed by the Board of Trustee.



C) Easements

**Applicants applying for an easement across state land which is managed for the conservation and protection of natural resources shall be required to provide net positive benefit as defined in subsection 18-2.017(38), Florida Administrative Code, if the proposed easement is approved.*

Parent Lease number (if applicable): _____

A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed easement conforms to the management plan or land use plan (when the easement application involves state land which is under lease or sublease. **See Attachment E.**

Any **Private entity** applying for a private Easement, must also include:

The applicable application fee per 18-2.019(6), F.A.C. **Provided under separate cover.**

A written commitment to pay an easement fee based on the appraised market value of the proposed easement. **See Attachment F.**

Any **Local Governments** applying for an Easement, must also include:

A formal resolution adopted by the Board of County/City Commissioners requesting the proposed easement.

D) Use Agreements

Parent Lease number (if applicable): _____

Please indicate what type of use agreement is requested:

Well-Monitoring

Beach (Re)Nourishment

Geophysical

Other: _____

A written statement from the managing agency approving the proposed action, along with a statement describing how the proposed use agreement conforms with the management plan or land use plan when the use agreement application involves state land which is under lease or sublease.

E) Conveyances

Release of Deed Restriction(s)

Modification of Deed Restriction(s)

Reverter Deeds

DACS Conveyance (DSL-5) Pursuant to s. 253.025(16)(a), F.S.



Attachment A

Property Information

Plank Road State Forest Parcel 1

Parcel ID: 3225202010000

Owner(s): TIITF

Tax District: 2 - COUNTY

Legal Desc: 25 1S 2E

LYING S OF TRAM RD AND NORTH OF FL.
GAS TRANSMISSION LINE

OR 4641/343 PARCEL 56 (LEO 66)

OR 1188/967 1502/484

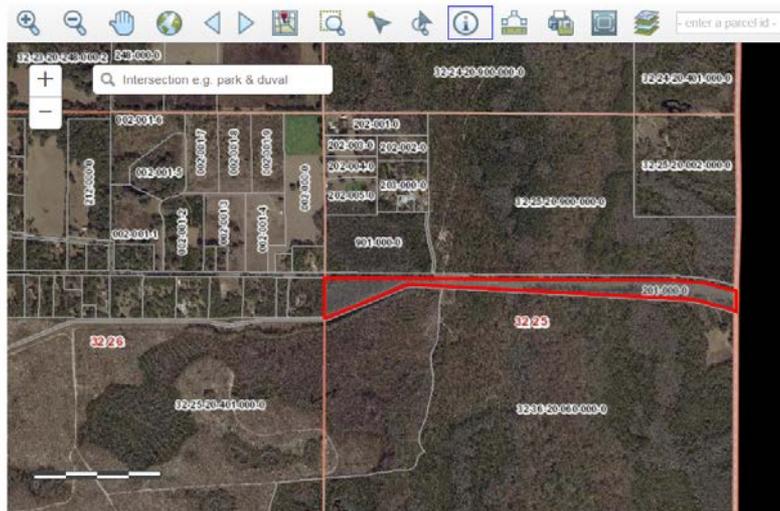
C/O FL DEPT OF ENVIRONMENTAL
PROTECTION, DVI OF STATE LANDS

Mailing Addr: 3900 COMMONWEALTH BLVD MAIL STA
115

TALLAHASSEE FL 32399-3000



Parcel: 3225202010000
Owner: TIITF



Parent Parcel:

Acreage: 23.620

Subdivision: NOT IN SUBDIVISION

Property Use: 8000 - VACANT GOVERNMENTAL

Plank Road State Forest Parcel 2

Parcel ID: 3236200600000

Owner(s): TIITF

C/O FL DEPT OF ENVIRONMENTAL
PROTECTION, DIV OF STATE LANDS

Mailing Addr: 3900 COMMONWEALTH BLVD MAIL STA
115

TALLAHASSEE FL 32399-3000

Tax District: 2 - COUNTY

Legal Desc: 25 & 36 1S 2E

THAT PT SECTS 25 & 36 LYING S & E OF
BOUNDARY LINE B

AND S OF FLA TRANSMISSION GAS LINE

OR 4641/343 PARCEL 55 (LEO 65 AND LEO
83)

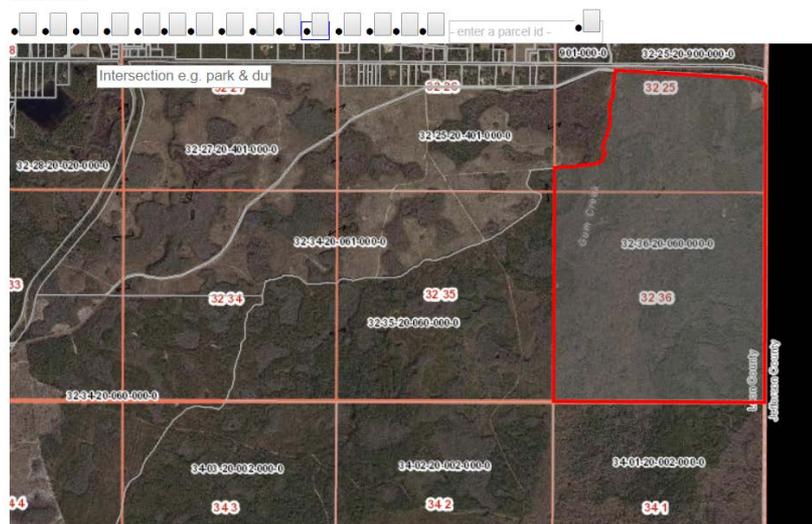
OR 1188/967



AKIN AKINYEMI, R.A.
LEON COUNTY PROPERTY APPRAISER
"We VALUE our community"

Home Search E-File Exemptions Downloads Forms Address Change FAQ

Parcel: 3236200600000
Owner: TIITF



Parent Parcel: 3232200600000

Acreage: 921.663

Subdivision: NOT IN SUBDIVISION

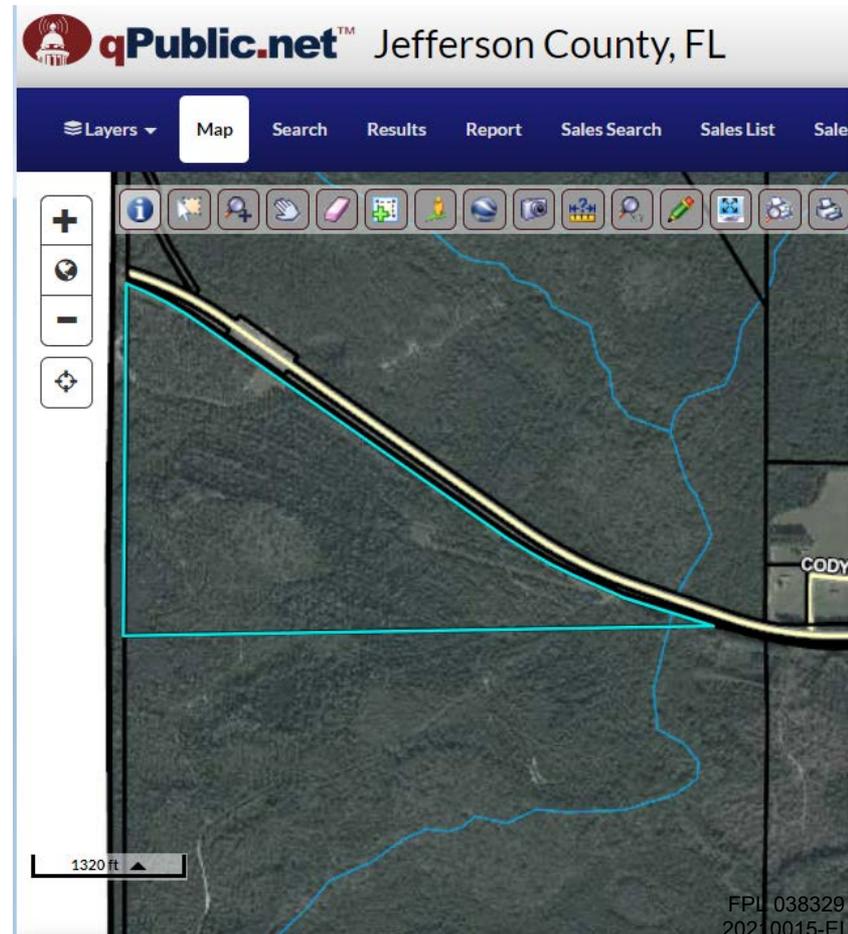
Property Use: 8000 - VACANT GOVERNMENTAL

Plank Road State Forest Parcel 3

Parcel ID 30-1S-3E-0000-0010-0000
Prop ID 4551
Location Address TRAM RD
MONTICELLO, FL 32344
Neighborhood N/A (0)
Market Area 03
Brief Tax Description* 121.51 ACRES IN S1/2 LYING S OF RD ORB
141/568-588 & 699/81 & 741/224 &
741/236
Property Use Code STATE (008700)
Sec/Twp/Rng 30-1S-3E
Tax District County - NFWWMD (District 2)
MillageRate 14.4268

Primary Owner

Tiitf/State Of Florida
C/O FL Dep Div Of State Lands
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL 32399

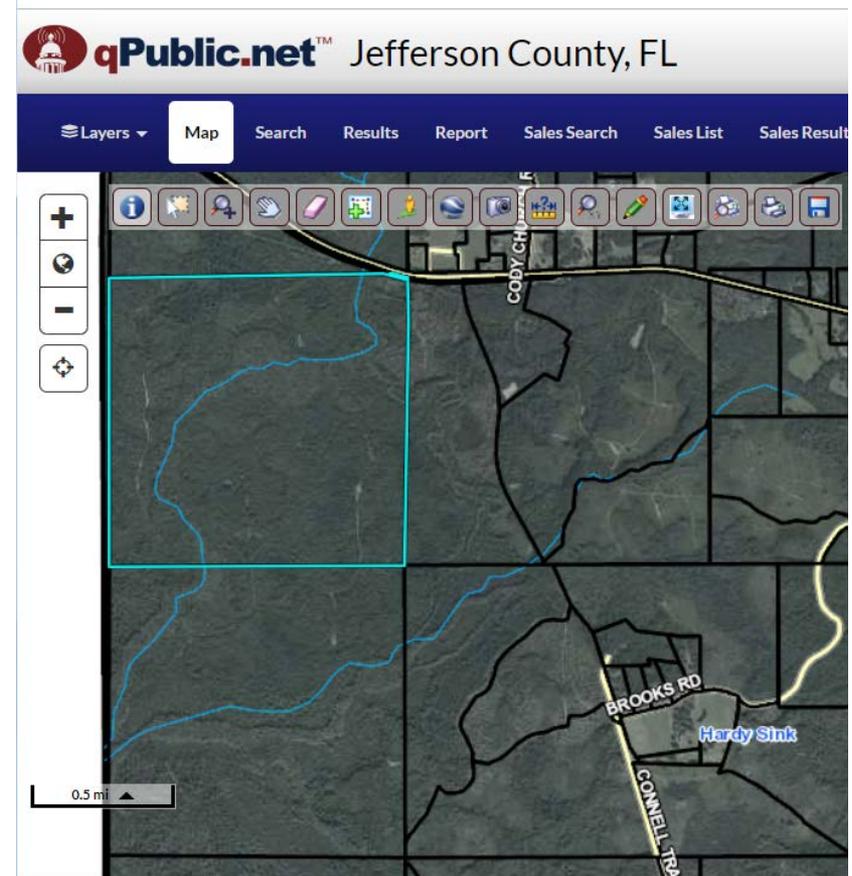


Plank Road State Forest Parcel 4

Parcel ID 31-1S-3E-0000-0010-0000
Prop ID 4557
Location Address TRAM RD
MONTICELLO, FL 32344
Neighborhood N/A (0)
Market Area 03
Brief Tax Description* 639.76 ACRES ALL LESS .07 A TO S R D FOR
S-259 & .27 A TO FLA GAS T CO ORB
141/568-588 & 699/81 & 741/224 &
741/236
Property Use Code STATE (008700)
Sec/Twp/Rng 31-1S-3E
Tax District County - NFWMD (District 2)
MillageRate 14.4268

Primary Owner

Tiitf/State Of Florida
C/O FL Dep Div Of State Lands
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL 32399

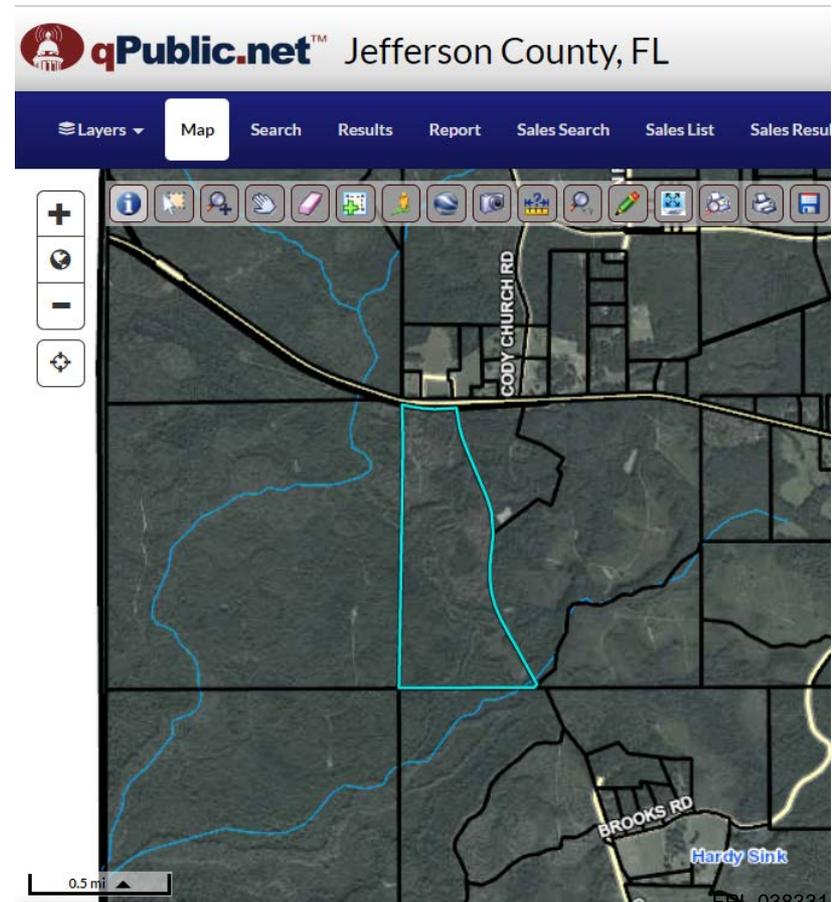


Plank Road State Forest Parcel 5

Parcel ID 32-1S-3E-0000-0010-0000
Prop ID 4559
Location Address TRAM RD
MONTICELLO, FL 32344
Neighborhood N/A (0)
Market Area 03
Brief Tax Description* 197.98 ACRES ALL IN W1/2 ORB 141/568-
588 & 699/81 & 741/224 & 741/236
Property Use Code STATE (008700)
Sec/Twp/Rng 32-1S-3E
Tax District County - NFWFMD (District 2)
MillageRate 14.4268
Acreage 197.980

Primary Owner

Tiitf/State Of Florida
C/O FL Dep Div Of State Lands
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL 32399



Wakulla State Forest Parcel 1

Parcel ID: 3305510010010

Owner(s): TIITF

C/O DNR DOUGLAS BUILDING

Mailing Addr: 3900 COMMONWEALTH BLVD

TALLAHASSEE FL 32399

Tax District: 2 - COUNTY

Legal Desc: WOODVILLE TERRACE

ALL OF BLOCKS 1 2 3 4 5 6 7 8 10

11 12 13 14 15 16 17 18 19 20 21

22 23 24 & 25 & ABD WASHINGTON ST R/W

OR 340/229 299 1541/1468 4220/1358(RW
ABD)

Parent Parcel:

Acreage: 52.930 - ESTIMATED

Subdivision: WOODVILLE TERRACE

Property Use: 8000 - VACANT GOVERNMENTAL

LEON COUNTY
PROPERTY APPRAISER

AKIN AKINYEMI, R.A.
LEON COUNTY PROPERTY APPRAISER
"We VALUE our community"

Home Search E-File Exemptions Downloads Forms Address Change FAQ General

Summary
Additional Addresses
Additional Owners
Bldg - Commercial
Bldg - Residential
Bldg - Sketch
Map
Pictometry
Quick Links
Tax Estimator

Parcel: 3305510010010
Owner: TIITF

Intersection e.g. park & duval

RHODES SUBDIVISION

33-06-20-981-000-0
33-01-00-0
33-03-20-982-000-0
33-03-01-016-001-0
33-02-20-401-000-0

Tallahassee - St. Marks Historic Railroad State Trail

Parcel ID: 3130209020000

Owner(s): TIITF

C/O DEP MAIL STATION 115

Mailing Addr: 3900 COMMONWEALTH BLVD

TALLAHASSEE FL 32399-3000

[Google Map](#)

Location: 4760 WOODVILLE HWY

Tax District: 2 - COUNTY

Legal Desc: 30 31 & 32 1S 1E &

5 8 17 20 21 & 28 2S 1E 85.00 A

ABANDONED RR R/W

OR 1136/807

Parent Parcel: 2130209510000

Acreage: 85.000

Subdivision: NOT IN SUBDIVISION

Property Use: 8000 - VACANT GOVERNMENTAL

Bldg Count: 0

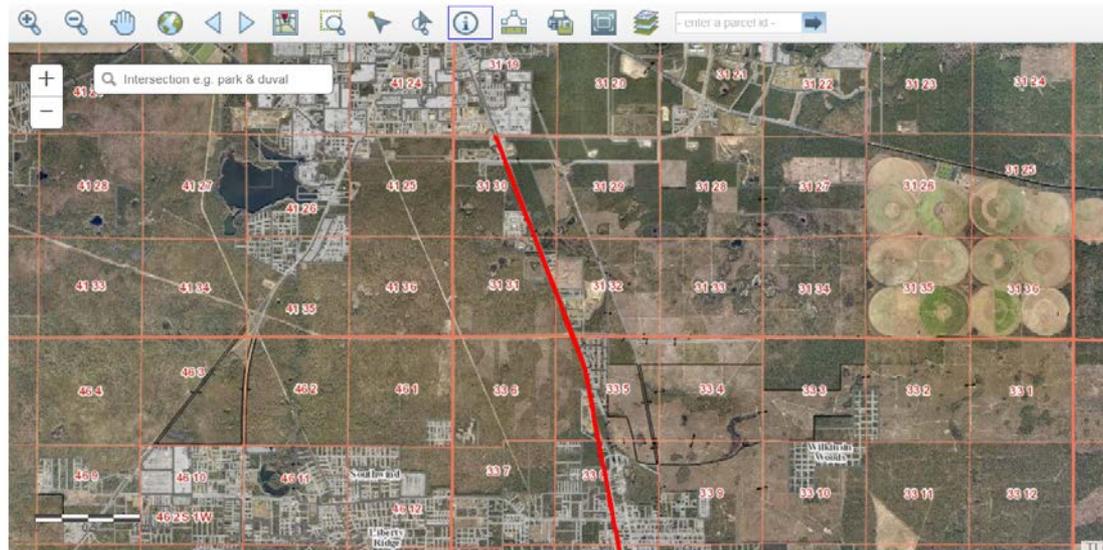


AKIN AKINYEMI, R.A.
LEON COUNTY PROPERTY APPRAISER
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Home Search E-File Exemptions Downloads Forms Address Change FAQ General Info About Us

Parcel: 3130209020000
Owner: TIITF

Property



Lake Talquin State Forest Parcel 1

Parcel ID: 2235209020000
Owner(s): TIITF

Tax District: 2 - COUNTY
Legal Desc: 35 1N 2W 104.30 A
IN NW 1/4
OR 874/1348

C/O DNR DOUGLAS BUILDING
Mailing Addr: 3900 COMMONWEALTH BLVD
TALLAHASSEE FL 32399

[Google Map](#)

Location: 0 BLOUNTSTOWN HWY

Parent Parcel:
Acreage: 104.300
Subdivision: NOT IN SUBDIVISION
Property Use: 8000 - VACANT GOVERNMENTAL
Bldg Count: 0

The screenshot shows the website for Akin Akinyemi, R.A., Leon County Property Appraiser. The header includes the county logo and the slogan "We VALUE our community". The navigation menu contains links for Home, Search, E-File, Exemptions, Downloads, Forms, Address Change, FAQ, General Info, and About Us. The main content area displays the parcel information: Parcel 2235209020000, Owner: TIITF, and Property Use: 8000 - VACANT GOVERNMENTAL. Below this is a map interface with a search bar and various navigation tools. The map shows a satellite view of the area with a red outline highlighting the parcel. The parcel is labeled with its ID, 2235209020000, and is situated near Blountstown Highway. The map also shows surrounding parcels and landmarks like the State University of Florida.

Lake Talquin State Forest Parcel 2

Parcel ID: 2226209010000
Owner(s): TIITF

LAKE TALQUIN ST REC AREA

Mailing Addr: DNR DOUGLAS BLDG
TALLAHASSEE FL 32399

Tax District: 2 - COUNTY
Legal Desc: 26 1N 2W 381.40 A
IN SEC 26
OR 874/1348
DIV REC-PARKS (LAKE
TALQUIN)

[Google Map](#)

Location: 865 GEDDIE RD

Parent Parcel:
Acreage: 381.400
Subdivision: NOT IN SUBDIVISION
Property Use: 8000 - VACANT
GOVERNMENTAL
Bldg Count: 0

The screenshot shows the website for Akin Akinyemi, R.A., Leon County Property Appraiser. The header includes the county seal and the slogan "We VALUE our community". A navigation menu is visible below the header. The main content area displays the parcel ID 2226209010000 and owner TIITF. A map interface is shown with various tools and a search bar. The map itself shows a grid of parcels with the target parcel highlighted in red. The map includes labels for various parcels and geographical features like Lake Talquin.

Lake Talquin State Forest Parcel 3

Parcel ID: 2223209020000

Owner(s): TIITF

C/O DNR DOUGLAS
BUILDING

Mailing Addr: 3900 COMMONWEALTH
BLVD

TALLAHASSEE FL 32399

Tax District: 2 - COUNTY

Legal Desc: 23 1N 2W 251 A

IN SEC 23

OR 874/1348

DIV REC-PARKS (LAKE
TALQUIN)

[Google Map](#)

Location: 0 W TENNESSEE ST

Parent Parcel:

Acreage: 251.000

Subdivision: NOT IN SUBDIVISION

Property Use: 8000 - VACANT
GOVERNMENTAL

Bldg Count: 0

LEON COUNTY
PROPERTY APPRAISER

AKIN AKINYEMI, R.A.
LEON COUNTY PROPERTY APPRAISER
"We VALUE our community"

Home Search E-File Exemptions Downloads Forms Address Change FAQ General Info About Us

Parcel: 2223209020000
Owner: TIITF

enter a parcel id

Intersection e.g. park & duval

Torreya State Park Parcel 1

Parcel ID 2-25-3N-7W-0000-00200-0000

Location Address ASPALAGA RD

CHATTAHOOCHEE 32324

Brief Tax Description* OR 615 PG 329 (EASEMENT) OR 615 PG 334; OR 217 P 593 N1/2. SW1/4. LESS PART TO DOT PER OR 174 P 58. SECTION 25-3N-7W. ALSO LESS THAT AREA MAINTAINED BY THE COUNTY AS ASPALAGA LANDING ROAD; ALSO LESS THAT PORTION OF THE NE1/4 OF SECT 25-3N-7W LYING NORTH OF THE NORTH BNDRY LINE OF INTERSTATE 10 AND LYING EAST OF A NORTH/ SOUTH LINE WHICH RUNS FROM A POINT ON THE NORTHERN MOST POINT OF AN INTERSTATE OFF RAMP RT/WY ON THE NORTH SIDE OF THE WESTBOUND LANE OF INTERSTATE 10 NORTH TO A POINT ON THE NORTH BNDRY LINE OF SECT 25-3N-7W; ALSO LESS THAT PORTION OF THE NE1/4 LYING SOUTH OF INTERSTATE 10 IN SECT 25-3N-7W

*The Description above is not to be used on legal documents.

Property Use Code STATE TIIT (008710)

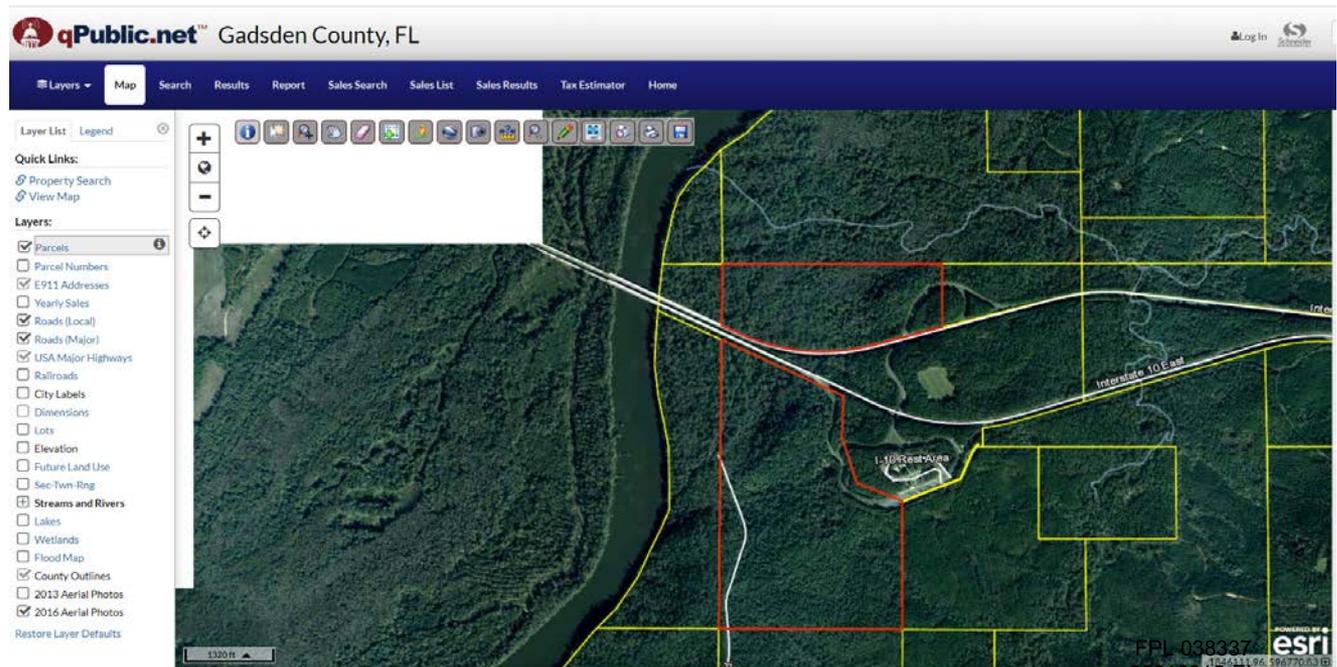
Sec/Twp/Rng 25-3N-7W

Tax District GADSDEN COUNTY (District 7)

Millage Rate 15.4102

Acreage 205.000

Homestead N



Torrey State Park Parcel 2

Parcel ID 2-26-3N-7W-0000-00111-0000

Location Address ASPALAGA RD

CHATTAHOOCHEE 32324

Brief Tax Description* OR 615 PG 334; OR 554 P 1619 OR 217 P 593 LOTS 1 AND 5. LESS PART TO D. O. T. PER OR 174 P 58 SECTION 26-3N-7W.

*The Description above is not to be used on legal documents.

Property Use Code STATE TIIT (008710)

Sec/Twp/Rng 26-3N-7W

Tax District GADSDEN COUNTY (District 7)

Millage Rate 15.4102

Acreage 101.000

Homestead N

The screenshot shows the qPublic.net web application interface for Gadsden County, FL. The top navigation bar includes a search bar and various utility links like 'Layers', 'Map', 'Search', 'Results', 'Report', 'Sales Search', 'Sales List', 'Sales Results', 'Tax Estimator', and 'Home'. On the left, there is a 'Layer List' panel with a legend and a 'Quick Links' section containing 'Property Search' and 'View Map'. The 'Layers' section is expanded, showing a list of map layers with checkboxes: 'Parcels' (checked), 'Parcel Numbers', 'E911 Addresses' (checked), 'Yearly Sales', 'Roads (Local)' (checked), 'Roads (Major)' (checked), 'USA Major Highways' (checked), 'Railroads', 'City Labels', 'Dimensions', 'Lots', 'Elevation', 'Future Land Use', 'Sec-Twp-Rng', 'Streams and Rivers', 'Lakes', 'Wetlands', 'Flood Map', 'County Outlines', '2013 Aerial Photos', and '2016 Aerial Photos' (checked). Below the layer list is a 'Restore Layer Defaults' link. The main map area shows a satellite view of a wooded area with parcel boundaries overlaid in yellow and red. A river flows through the area, and Interstate 10 is visible on the right. A scale bar at the bottom left indicates 1320 feet. The bottom right corner of the map area contains the text 'POWERED BY' and 'esri'. The overall interface is clean and professional, typical of a government public information system.

Attachment B

Project Description – Proposed Intended Use

Description of Proposed Use

In order to maintain electric reliability for electric utility customers in the North & Northwest Area of the state of Florida, lower projected costs for Gulf Power's customers by hundreds of millions of dollars and meet resource/transfer needs, Gulf Power Company (GPC) is proposing to build a new 161-kilovolt (kV) transmission line extending from GPC's existing Sinai Substation in Jackson County to Florida Power & Light's (FPL) existing Raven Substation in Columbia County.

Studies have identified a benefit for a direct transmission interconnection between the GPC and FPL transmission networks to create transfer capability and better optimize GPC and FPL generation resources through reliable power flows between existing and future substations in these areas.

An analysis of alternative transmission routes resulted in GPC's selection of the project as a cost-effective and efficient way to increase the capacity of the existing 115kV transmission network in GPC's Sinai area and FPL's Raven area in a reliable manner consistent with NERC's mandatory reliability standards and good utility practice

The project is a cost-effective choice, taking into account the electric reliability needs of Gulf's customers and the desire to minimize the need to build additional baseload generation in the Gulf Power area.

In addition, from a resource planning perspective, the addition of this line is projected to benefit the customers of GPC in two ways. First, GPC's customers are expected to benefit economically by having access to lower cost energy generated on FPL's system. This is expected to lower net system energy costs on GPC's system even after reimbursing FPL for the additional MWh that will be generated on FPL's system. (With such a reimbursement, FPL's customers would be made whole for the costs of this additional generation.) Second, having access to additional off-system generation due to the existence of the new transmission line should help provide greater reliability for the GPC system, thus minimizing or eliminating the need to build new baseload generation in the Gulf Power area.

Explanation of other Alternatives Considered

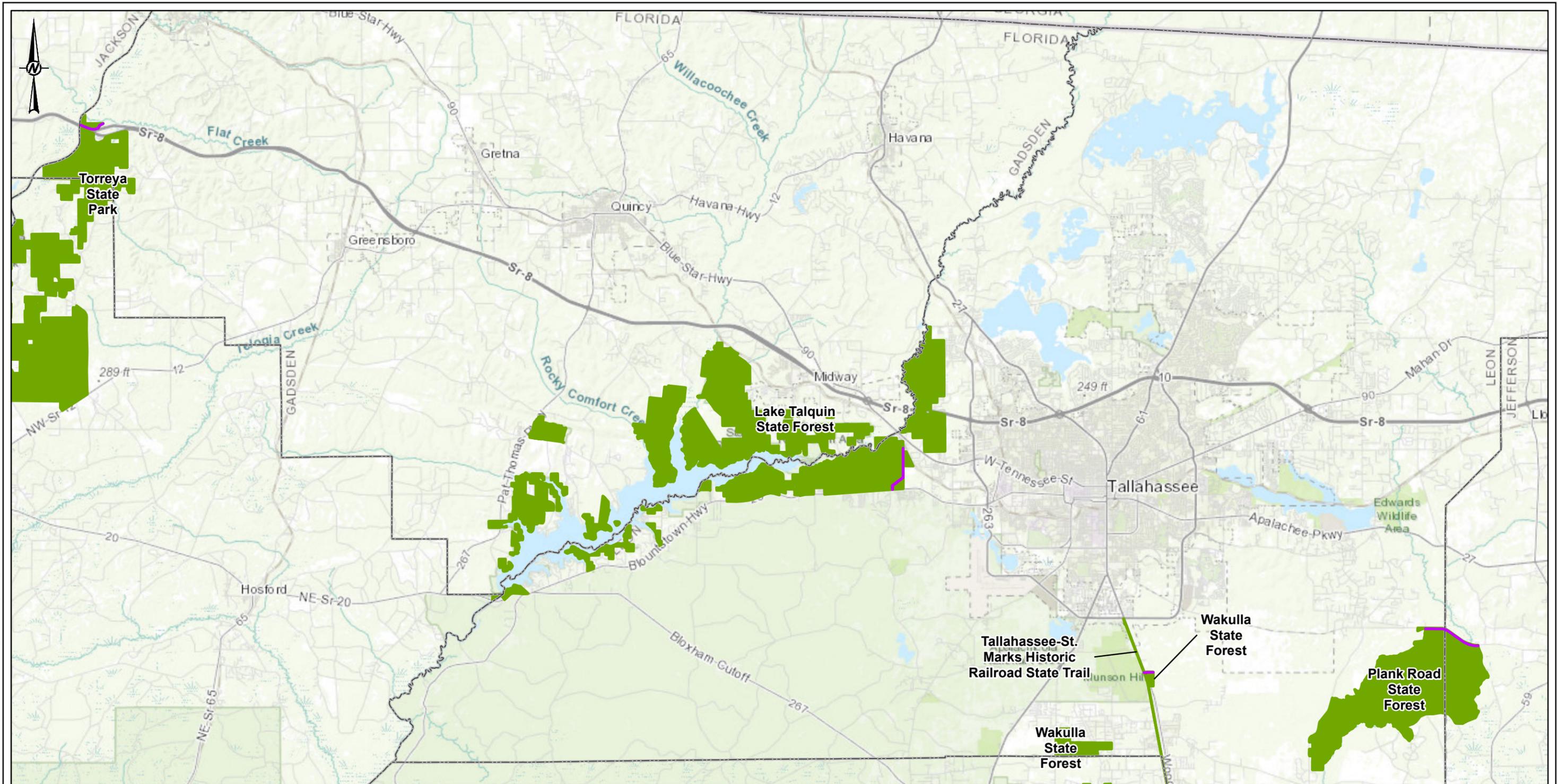
The project involves construction of an overhead 161-kV transmission line to connect the existing GPC Sinai Cemetery Substation in Jackson County to the FPL Raven substation in Columbia County. Alternative route alignments to connect these two endpoints were identified and studied. Factors considered in the routing review included, where appropriate, ecological, social, cultural and natural resources in the study area; land use including location of residential and commercial development, schools, airports, parks, natural resource areas, sensitive habitats, and special land uses; long range area planning; costs; construction and operational safety; engineering and construction feasibility. Location within or adjacent to existing linear ROWs and easements such as roads, railroads, pipelines, canals and other utilities' existing transmission and distribution lines was reviewed and considered. Property ownership boundaries, and constraints such as pinch points or lack of available space within existing ROWs, busy commercial highways, existing utilities, wildlife and aquatic resources, protected species, wetlands, and waterbodies, and areas of dense or proximate residential development, were also studied and evaluated. Publicly available data, consultation with agencies, and field investigations were used. Consideration of all of these factors led to the selection of the current proposed route as the preferred alternative.

One alternative eliminated from analysis was a route along Interstate 10 (I-10) in the Tallahassee area. Because of existing development along I-10 in and around Tallahassee, the project could not be sited on private property adjacent to the I-10 corridor in this area. GPC also looked at locating within the I-10 corridor; however, FDOT has rules and regulations governing use of limited access ROWs and the project did not meet those criteria. Thus, it was determined early on that I-10 was not viable as an alternative in this area.

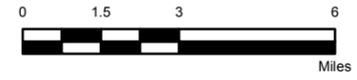
As part of the route analysis, a southern route and northern route were identified. For the eastern approximately 95 miles, from the FPL Raven substation to US 19 in Jefferson County, the routes are identical. On the western approximately 82 to 85 miles, the routes diverge to where they both terminate at the Sinai Cemetery Substation. The southern route through the Apalachicola National Forest is the preferred route. The northern route was evaluated and, was not selected as the preferred route based on the factors considered. These factors included the presence of dense residential development.

Attachment C

Proposed Project Boundaries with Recent Aerials



- LEGEND**
- Route Centerline
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. ROUTE CENTERLINE: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDANCE SURVEY, ESRI

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION



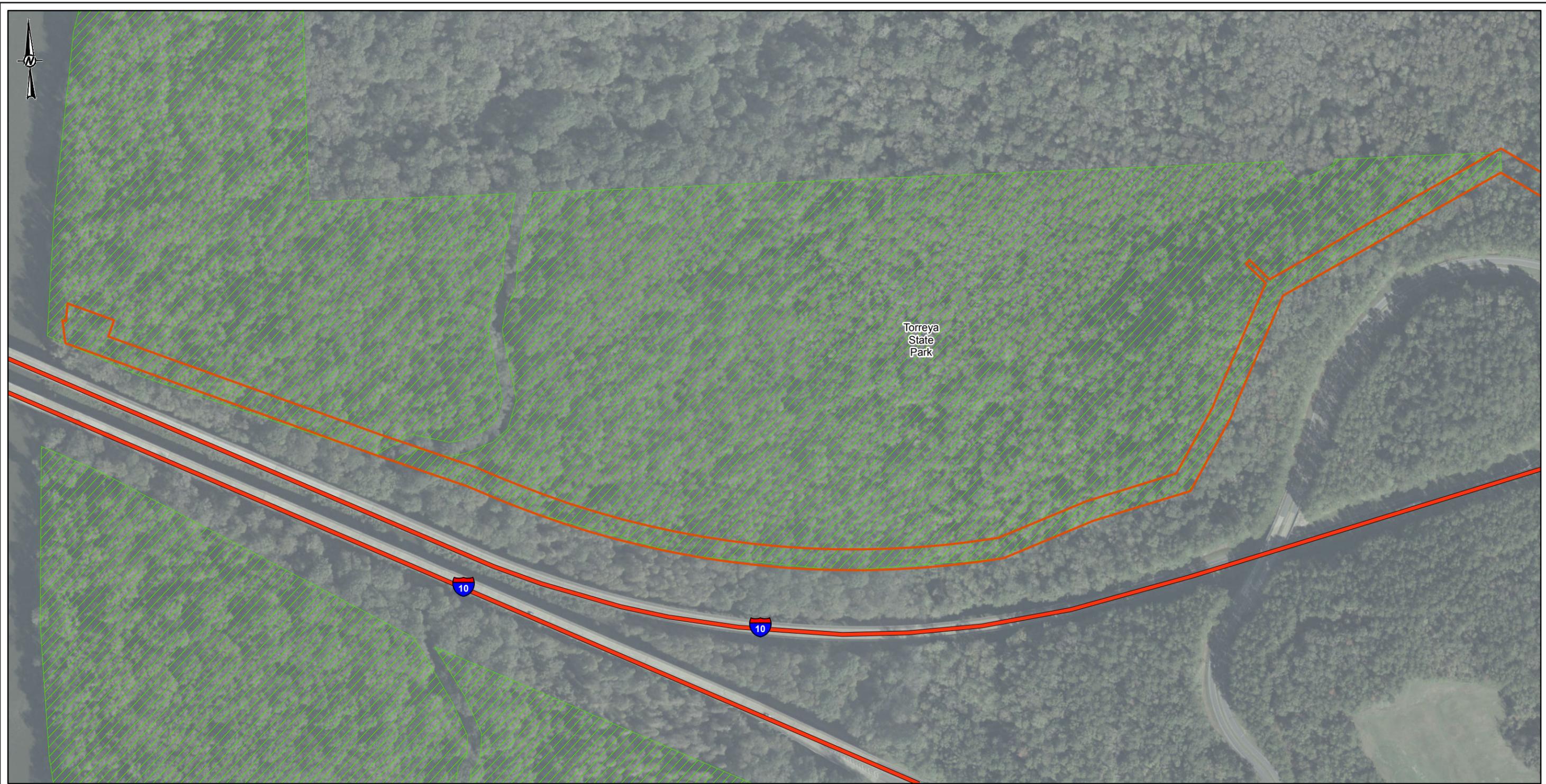
YYYY-MM-DD	2019-06-25
DESIGNED	JGW
PREPARED	JGW
REVIEWED	MEH
APPROVED	MEH

TITLE
STATE MANAGED LANDS LOCATION MAP

PROJECT NO.	CONTROL	REV.	FIGURE
19119943	A005	0	1

PATH: G:\PROJECTS\FPI\North_Transmission_Line\99_PROJECTS\19119943_North_Transmission_Line\A_State_Managed_Lands_Location_Map.aprx

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



PATH: G:\PROJECTS\FPL\North_Transmission_Line_09_PROJECTS\19119943_North_Transmission_Line_09_State_Managed_Lands_A002_StateManagedLands_Detail.mxd

- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. EASEMENT BOUNDARIES: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	JGW
REVIEWED	MEH
APPROVED	MEH

TITLE
STATE MANAGED LANDS DETAIL MAP - TORREYA STATE PARK

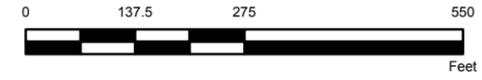
PROJECT NO.	CONTROL	REV.	FIGURE
19119943	A002	0	2

FPI_038343
20210015-EI

1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRI, IGN, AND THE GIS USER

CLIENT
 GULF POWER

PROJECT
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE
**STATE MANAGED LANDS DETAIL MAP
 LAKE TALQUIN STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 3
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- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
 GULF POWER

PROJECT
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE STATE MANAGED LANDS DETAIL MAP LAKE TALQUIN STATE FOREST			
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 3

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- LEGEND**
-  Permanent Easement Limits
 -  Florida Counties
 -  State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
 GULF POWER

PROJECT
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE
**STATE MANAGED LANDS DETAIL MAP
 LAKE TALQUIN STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 3
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Tallahassee-St.
Marks Historic
Railroad State Trail

- LEGEND**
-  Permanent Easement Limits
 -  Florida Counties
 -  State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. EASEMENT BOUNDARIES: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	JGW
REVIEWED	MEH
APPROVED	MEH

TITLE
**STATE MANAGED LANDS DETAIL MAP - TALLAHASSEE-ST.
MARKS HISTORIC RAILROAD STATE TRAIL**

PROJECT NO. 19119943	CONTROL A002	REV. 0	FIGURE 4
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LEGEND

-  Permanent Easement Limits
-  Florida Counties
-  State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
 GULF POWER

PROJECT
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE
**STATE MANAGED LANDS DETAIL MAP
 WAKULLA STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 5
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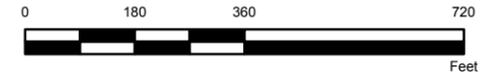
FPI_038348
 20210015-EI

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- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

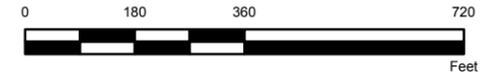
TITLE STATE MANAGED LANDS DETAIL MAP PLANK ROAD STATE FOREST			
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 6

1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



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- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION



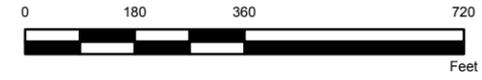
YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE STATE MANAGED LANDS DETAIL MAP PLANK ROAD STATE FOREST			
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 6

1 in IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



- LEGEND**
- Permanent Easement Limits
 - Florida Counties
 - State Managed Lands



REFERENCE(S)

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET
 PROJECTION: LAMBERT CONFORMAL CONIC
 DATUM: NORTH AMERICAN 1983
 SERVICE LAYER CREDITS: SOURCE: ESRI, DIGITALGLOBE, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER

CLIENT
 GULF POWER

PROJECT
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2019-06-24
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE STATE MANAGED LANDS DETAIL MAP PLANK ROAD STATE FOREST			
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 6

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Attachment D

Easement Sketches & Legal Descriptions

Attachment D

Upland Easement Sketch & Description

Torrey State Park

(Gadsden County)

EXHIBIT 'A'

LEGAL DESCRIPTION

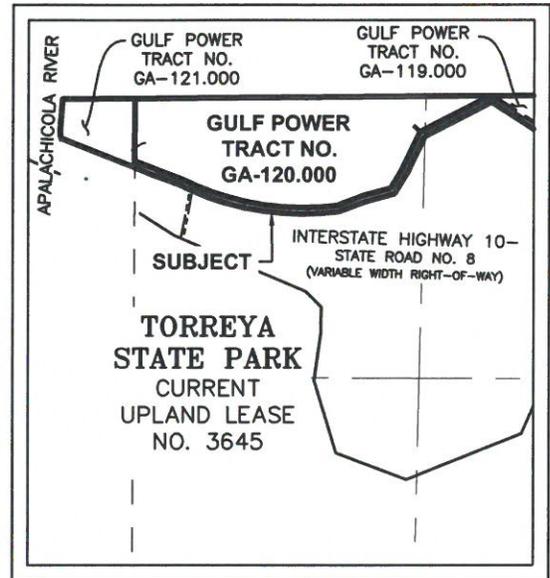
BEING A PORTION OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-120.000, LOCATED IN SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY 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 06



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 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: 06/24/2019
 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



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

FPL 038354
 20210015-EI

LEGAL DESCRIPTION CONTINUED FROM SHEET 01 OF 06

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.

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

47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

JOB NUMBER: 47322
DATE: 06/24/2019
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




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. 7908

FPL 038355
20210015-EI

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 THUR 07 ARE NOT BOUND TOGETHER

SHEET 03 OF 07

JOB NUMBER: 47322
DATE: 06/24/2019
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



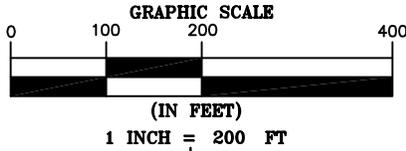
SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
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Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

FPL 038356
20210015-EI

47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

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.



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.

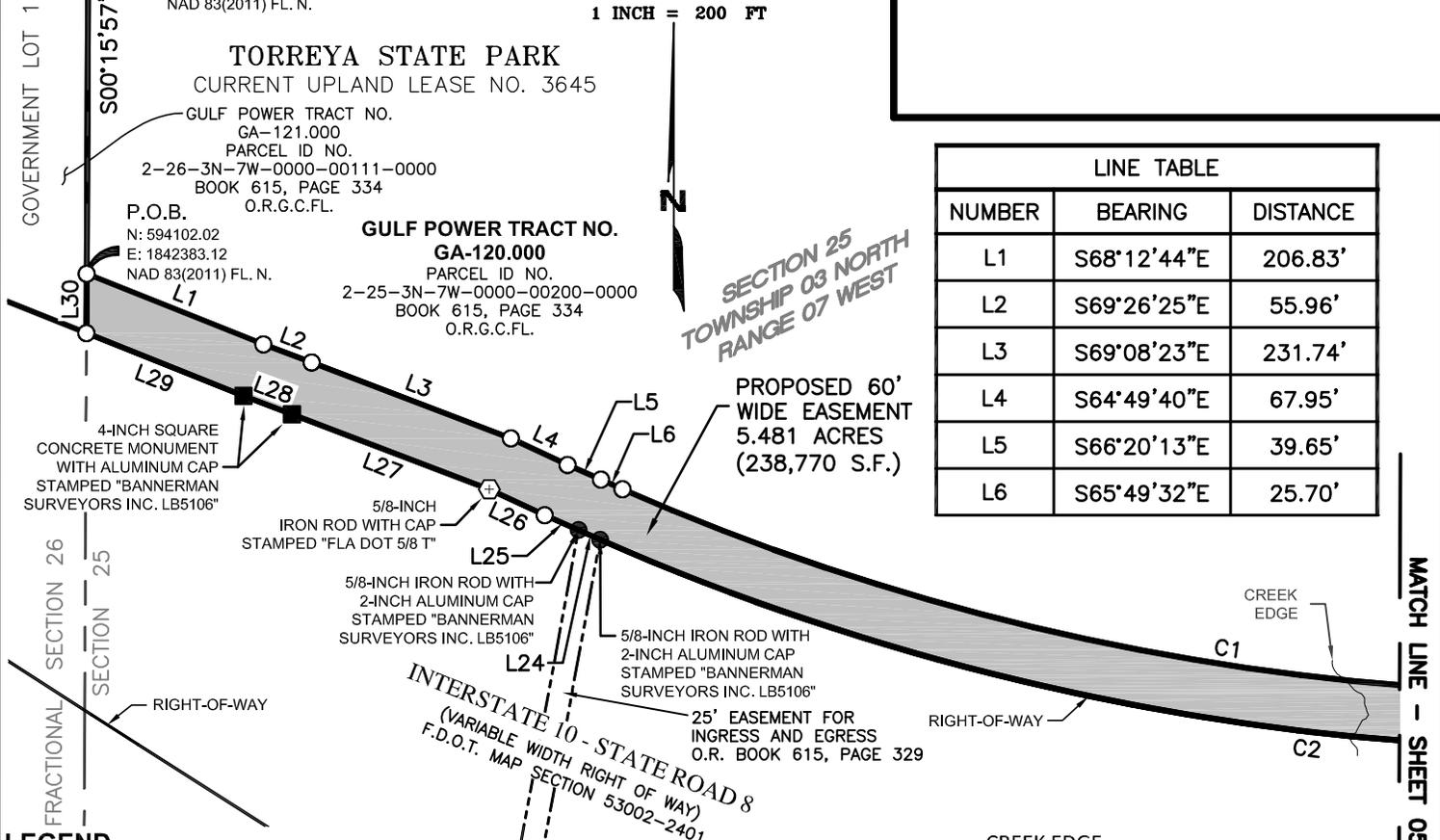
P.O.B.
N: 594102.02
E: 1842383.12
NAD 83(2011) FL. N.

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

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'

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



LEGEND

- O.R.G.C.F.L. 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

JOB NUMBER: 47322
DATE: 06/24/2019
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

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. 7908

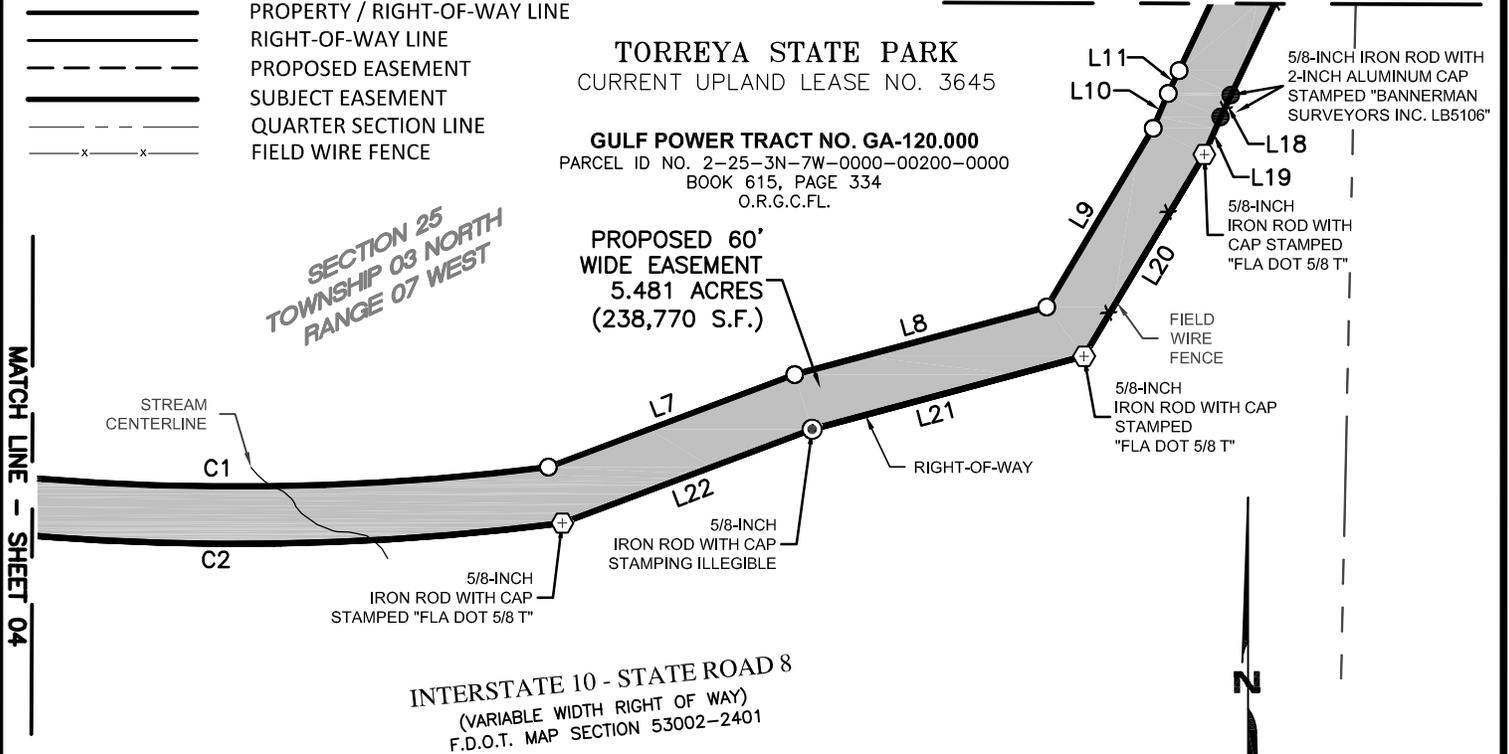
EXHIBIT 'A'

LEGEND

O.R.G.C.F.L.	OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
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-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
—	QUARTER SECTION LINE
— x —	FIELD WIRE FENCE

MATCH LINE - SHEET 04

MATCH LINE - SHEET 06

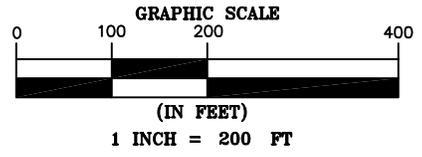


INTERSTATE 10 - STATE ROAD 8
(VARIABLE WIDTH RIGHT OF WAY)
F.D.O.T. MAP SECTION 53002-2401

LINE TABLE		
NUMBER	BEARING	DISTANCE
L7	N69°24'24"E	275.25'
L8	N74°58'35"E	273.20'
L9	N30°46'51"E	217.75'
L10	N23°19'38"E	39.84'
L11	N25°12'52"E	26.36'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L18	S25°12'52"W	25.26'
L19	S23°19'38"W	42.76'
L20	S30°46'51"W	246.02'
L21	S74°58'35"W	294.65'
L22	S69°24'24"W	279.37'

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'



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 05 OF 07

JOB NUMBER: 47322
DATE: 06/24/2019
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



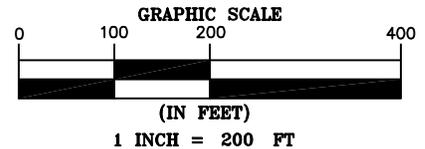

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 ORLANDO, FLORIDA 32819
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 LICENSED BUSINESS NO. 7908

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

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



P.O.R.
4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA

S89°36'52"W 618.06'

NW 1/4 TORREYA STATE PARK NE 1/4
CURRENT UPLAND LEASE NO. 3645

GULF POWER TRACT NO. GA-119.000 PARCEL ID NO. 2-25-3N-7W-0000-00100-0000 BOOK 759, PAGE 908 O.R.G.C.F.L.

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.F.L.

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

5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" ADJACENT TO 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106 REF MON"

40' EASEMENT AGREEMENT O.R. BOOK 554, P. 1623

SECTION 25 TOWNSHIP 03 NORTH RANGE 07 WEST

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

MATCH LINE - SHEET 05

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'

- *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*
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SHEET 06 OF 07

JOB NUMBER: 47322
DATE: 06/24/2019
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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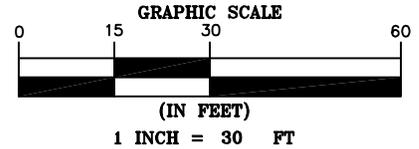
FPL 038359
20210015-EI

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

EXHIBIT 'A'

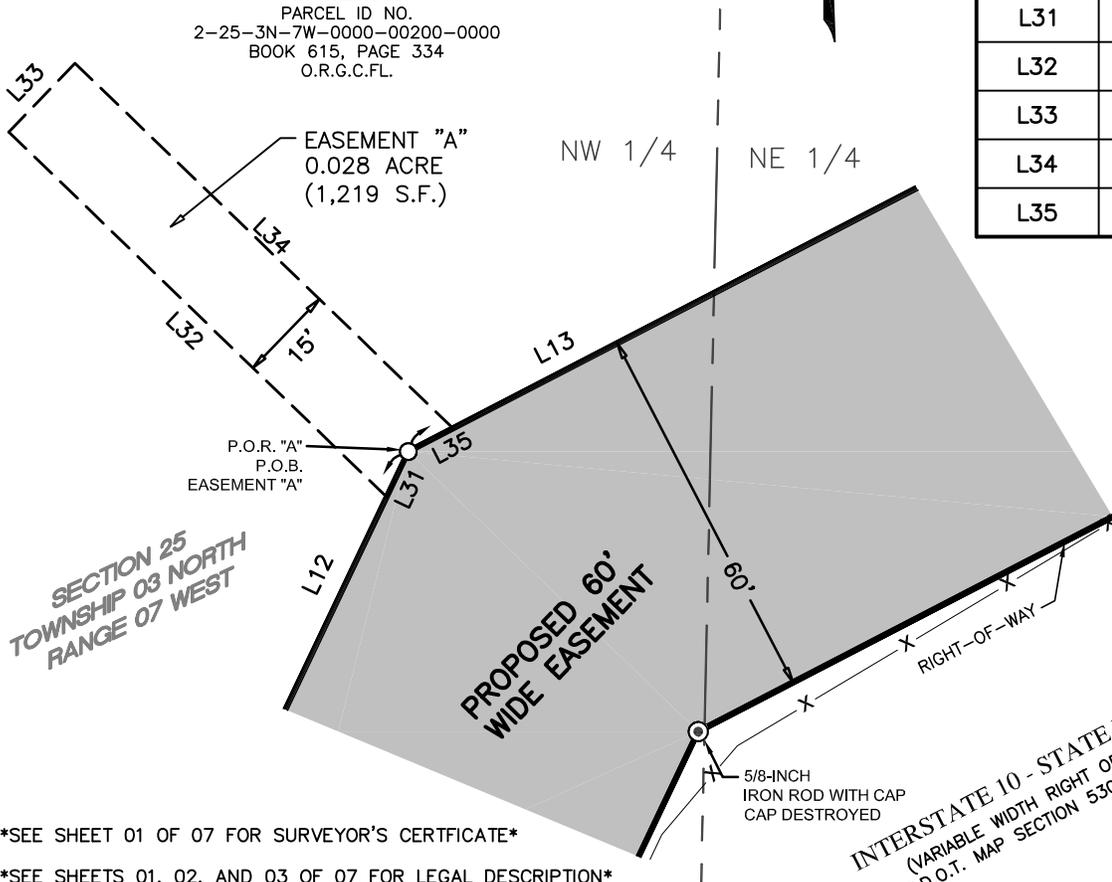
LEGEND

- 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



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'

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.F.L.



- *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*

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

SHEET 07 OF 07

JOB NUMBER: 47322
DATE: 06/24/2019
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

SAM
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 LICENSED BUSINESS NO. 7908
 FPL 036360
 20210015-EI

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

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 GULF POWER 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 GULF POWER 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 GULF POWER 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 GULF POWER TRACT NUMBER GA-121.000, AND THE WEST LINE OF SAID GULF POWER 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 GULF POWER 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 GULF POWER 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 GULF POWER 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;

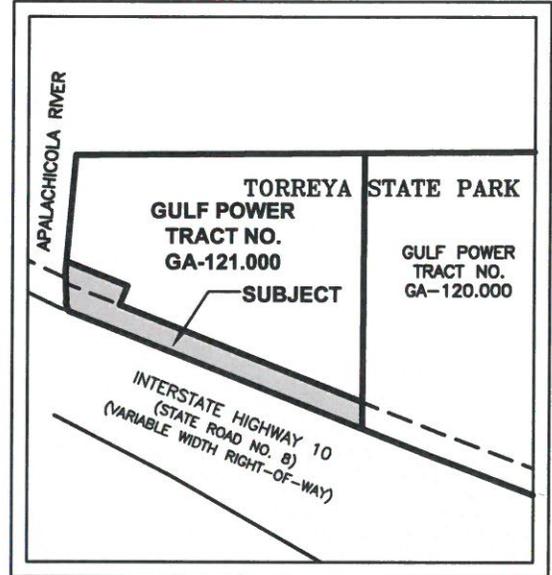
THENCE WITH THE WEST LINE OF SAID GULF POWER TRACT NUMBER GA-121.000 AND THE ORDINARY HIGH WATER LINE OF THE APALACHICOLA RIVER THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 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 GULF POWER 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.



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 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

47322 - BOUNDARY SURVEY - GA-121.000 R1.DWG

JOB NUMBER: 47322
DATE: 06/17/2019
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




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. 7908

EXHIBIT 'A'

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)

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 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: 06/17/2019

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



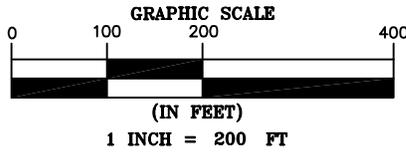
SAM SURVEYING AND MAPPING, LLC
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EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

FPL 038362
20210015-EI

LEGEND

- O.R.G.C.F.L. 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 WITH ALUMINUM CAP "BANNERMAN SURVEYORS INC. LB 5106" FOUND
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- WATER EDGE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- SECTION LINE
- SUBJECT EASEMENT
- TREE CANOPIES
- MATCH LINE

EXHIBIT 'A'



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'

P.O.C.
4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 26, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA
N: 594705.93 E: 1842385.92
NAD 83(2011) FL. N.

FRACTIONAL SECTION 23
TOWNSHIP 03 NORTH
RANGE 07 WEST

FRACTIONAL SECTION 23
FRACTIONAL SECTION 26

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.F.L.

PROPOSED VARIABLE WIDTH EASEMENT
1.238 ACRES
(53,930 S.F.)

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.F.L.

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

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

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

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER SHEET 03 OF 04

APALACHICOLA RIVER

P.O.R.
4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB 5106"

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

FRACTIONAL SECTION 26
TOWNSHIP 03 NORTH
RANGE 07 WEST

P.O.R.
4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" MARKING THE EAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 7 WEST

47322 - BOUNDARY SURVEY - GA-121.000 - R1.DWG

JOB NUMBER: 47322
DATE: 06/17/2019
SCALE: 1"=200'
TRACT ID: GA-121.000
DRAWN BY: JSD

BOUNDARY SURVEY
GULF POWER

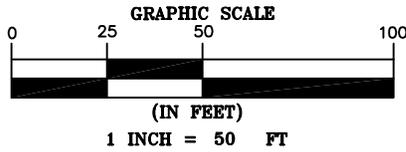
TRACT NUMBER GA-121.000
PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST
GADSDEN COUNTY, FLORIDA

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. 7908
FPL 038303
20210015-EI

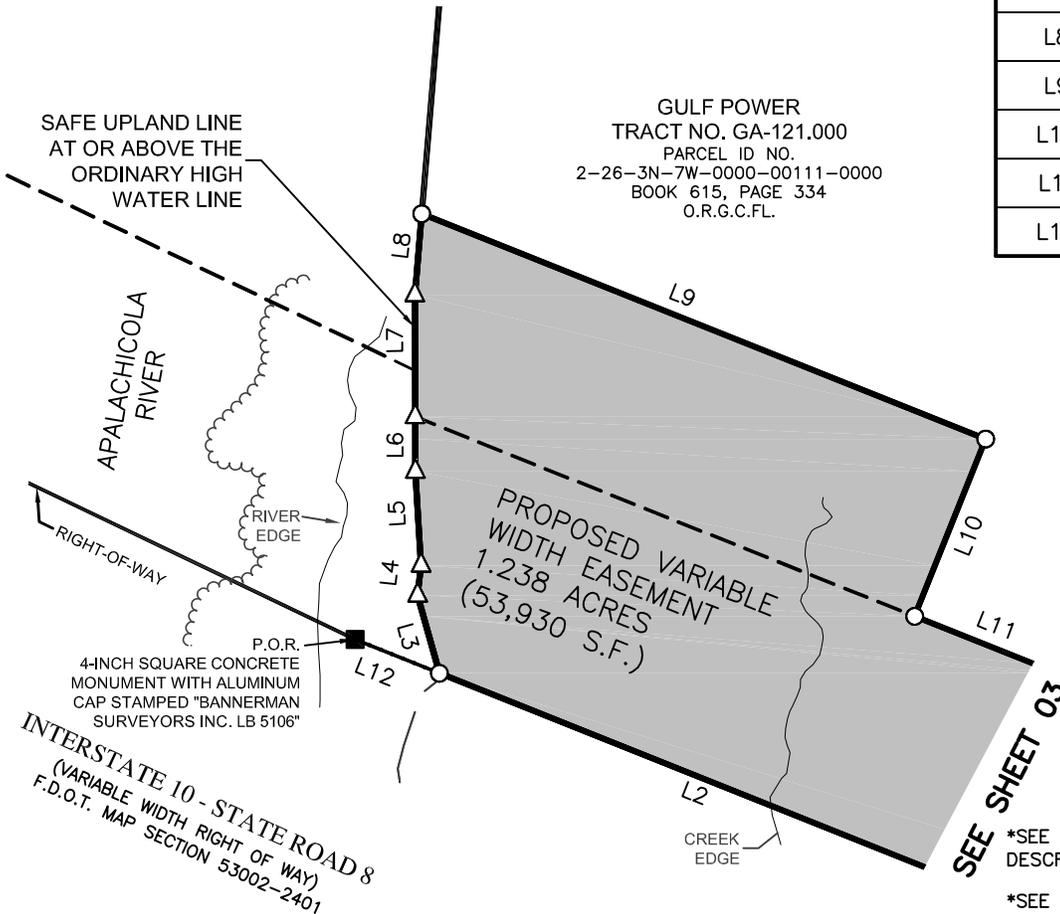
EXHIBIT 'A'

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



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 SURVEY 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: 06/17/2019

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



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LICENSED BUSINESS NO. 7908

FPL 036304
20210015-EI

Attachment D

Upland Easement Sketch & Description

Lake Talquin State Forest

(Leon County)

EXHIBIT 'A'

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;

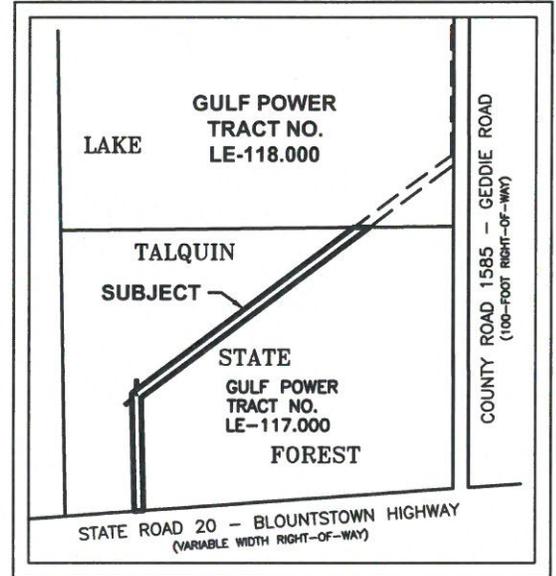
THENCE SOUTH 86 DEGREES 06 MINUTES 42 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 40.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE EASEMENT;

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

47322 - BOUNDARY SURVEY - LE-117.000.DWG

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



SAM SURVEYING AND MAPPING, LLC
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LICENSED BUSINESS NO. 7908

FPL 038366
20210015-EI

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:

- 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.
- THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
- ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
- 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.
- FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON JUNE 2019.
- ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

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

47322 - BOUNDARY SURVEY - LE-117.000.DWG

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



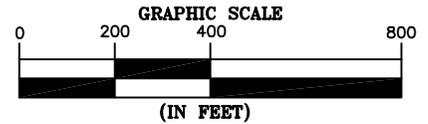

SAM SURVEYING AND MAPPING, LLC
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
ORLANDO, FLORIDA 32819
Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

FPL 036307
20210015-EI

LEGEND

EXHIBIT 'A'

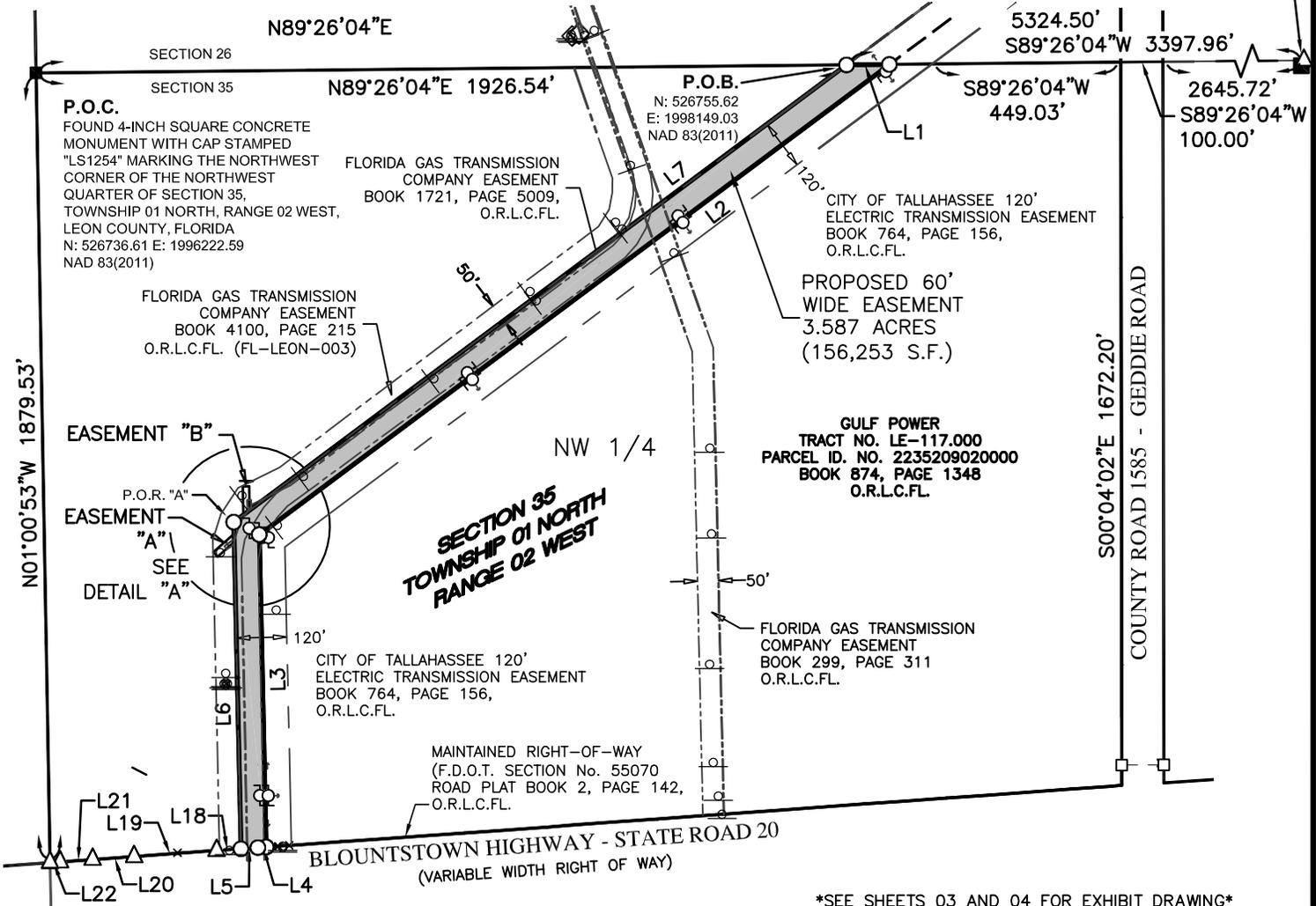
- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED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



1 INCH = 400 FT

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

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.



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

47322 - BOUNDARY SURVEY - LE-117.000.DWG

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

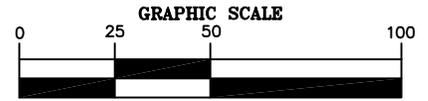
SAM SURVEYING AND MAPPING, LLC
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 LICENSED BUSINESS NO. 7908
 FPL 038368
 20210015-EI

EXHIBIT 'A'

LEGEND

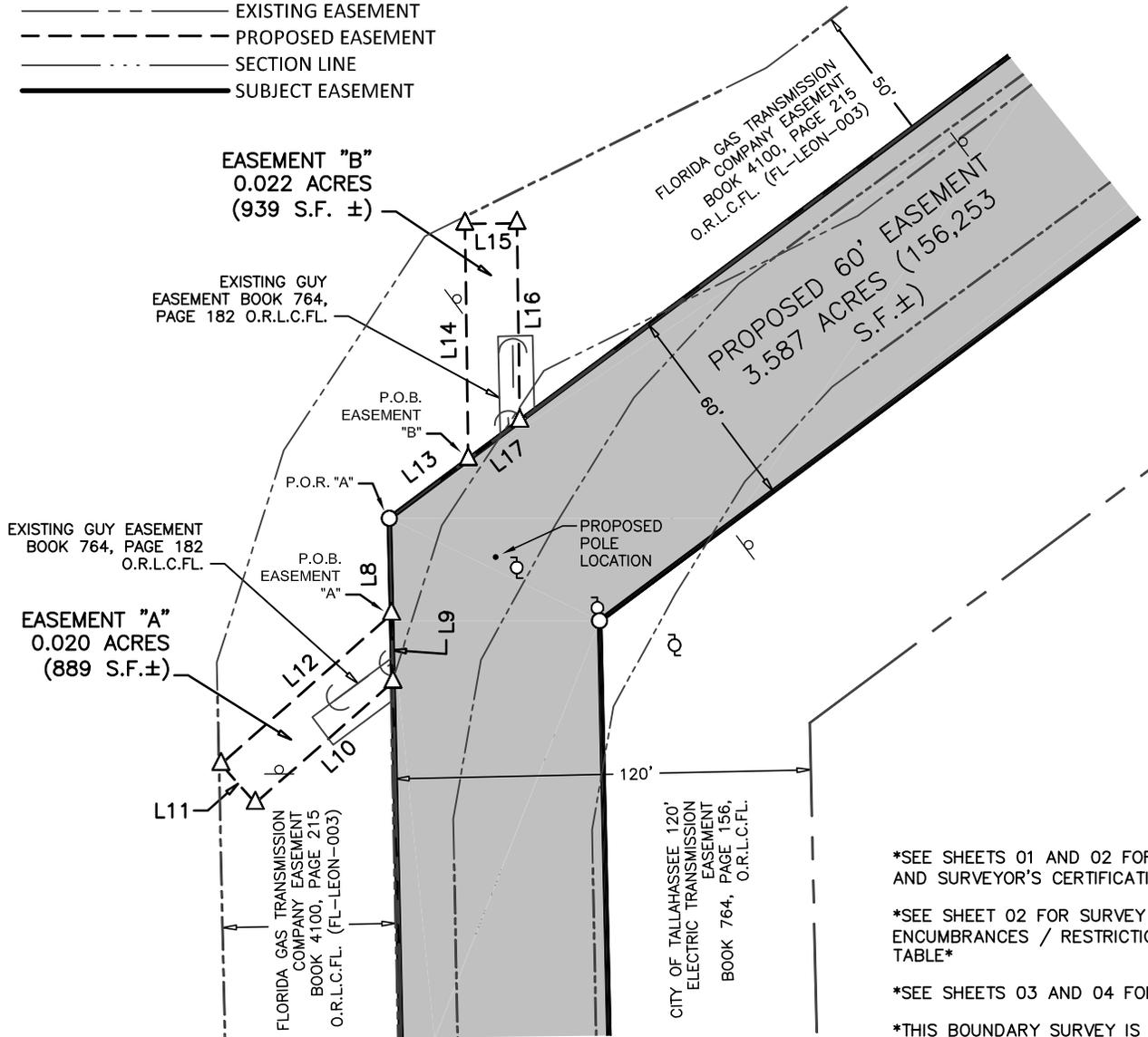
- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
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- 5/8" IRON ROD WITH CAP STAMPED "LB7908" 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



(IN FEET)

1 INCH = 50 FT



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



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FPL 038309
20210015-EI

47322 - BOUNDARY SURVEY - LE-117.000.DWG

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 764, 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;

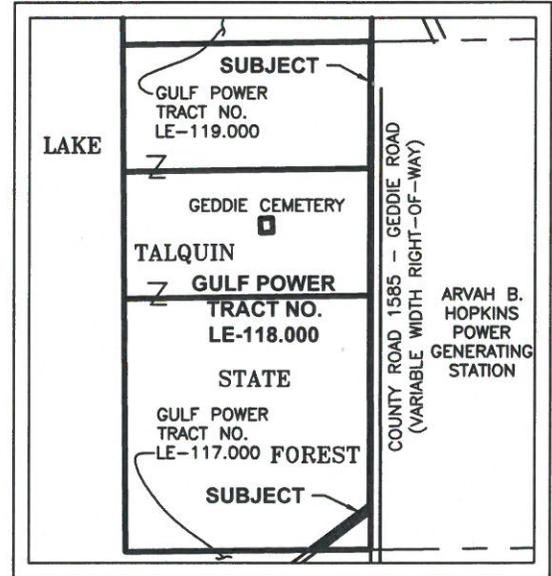
THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2663.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26;

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 686.67 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.



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 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

47322 - BOUNDARY SURVEY - LE-118.000.DWG

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**



SAM SURVEYING AND MAPPING, LLC
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 Ph: (407) 484-9345
 EMAIL: INFO@SAM.BIZ
 LICENSED BUSINESS NO. 7908

FPL 038370
 20210015-EI

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	

SURVEYORS NOTES:

- 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.
- THIS SURVEY DOES NOT REFLECT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT TRACT.
- ENCUMBRANCES SHOWN OR NOTED ON THIS SURVEY ARE BASED UPON DOCUMENTS PROVIDED BY THE CLIENT.
- 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.
- FIELDWORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON FEBRUARY 2019.
- 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

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FPL 038371

20210015-EI

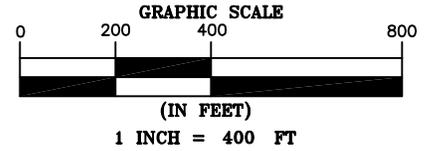
47322 - BOUNDARY SURVEY - LE-118.000.DWG

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

MATCH LINE -
SHEET 04



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.

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: 526736.61 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)

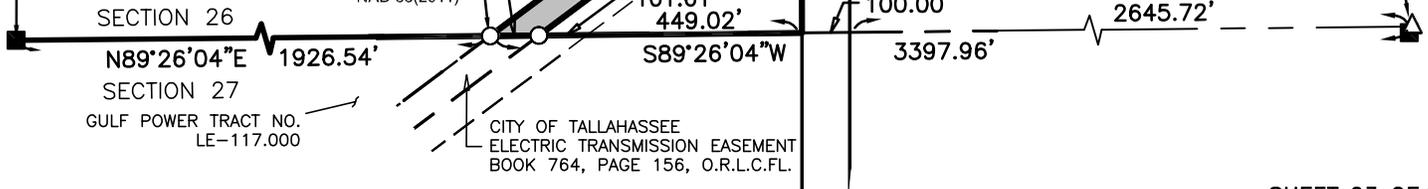
SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 01N, RANGE 02W, AS SHOWN ON PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23, O.R.L.C.F.L., N27°28'43"E 13.97' OF 6-INCH SQUARE S.J.P.C. CONCRETE MONUMENT ON THE BOUNDARY OF THE PLAT.

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



SHEET 03 OF 04

47322 - BOUNDARY SURVEY - LE-118.000.DWG

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



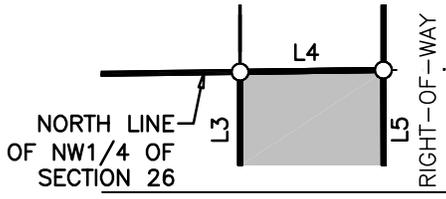

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 LICENSED BUSINESS NO. 7908

FPL U38372
20210015-EI

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
- ⊥ NATURAL GAS LINE MARKER



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.)**

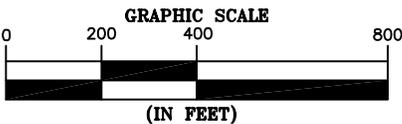
LAKE TALQUIN STATE FOREST

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

15'

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'
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L5	S00°04'02"E	2663.44'
L6	S00°04'02"E	2257.90'
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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



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LICENSED BUSINESS NO. 7908

FPL 038373

20210015-EI

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:

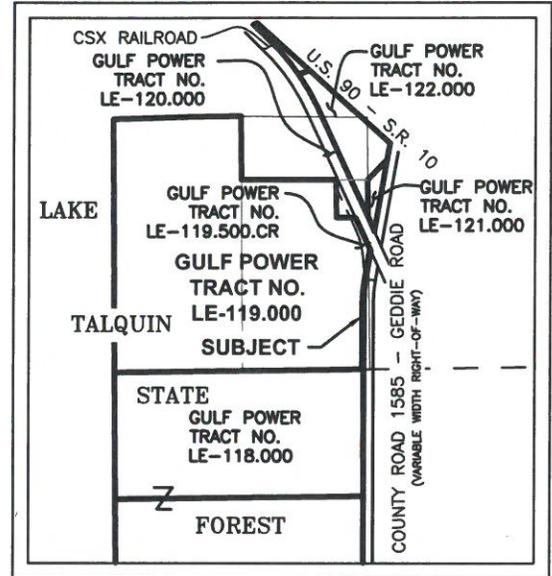
- 1) NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 689.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1497.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 261.40 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.



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 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

47322 - BOUNDARY SURVEY - LE-119.000.DWG

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 SOUTH PARK CIRCLE, BLDG 100, STE 150
 ORLANDO, FLORIDA 32819
 Ph: (407) 484-9345
 EMAIL: INFO@SAM.BIZ
 LICENSED BUSINESS NO. 7908

EXHIBIT 'A'

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

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

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

<hr style="border: 1px solid black;"/>	TRACT LINE
<hr style="border: 2px solid black;"/>	PROPERTY / RIGHT-OF-WAY LINE
<hr style="border: 1px solid black;"/>	RIGHT-OF-WAY LINE
<hr style="border-top: 1px dashed black;"/>	EXISTING EASEMENT
<hr style="border-top: 1px dashed black;"/>	PROPOSED EASEMENT
<hr style="border-top: 1px dashed black;"/>	SECTION LINE
<hr style="border-top: 2px dashed black;"/>	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
ORLANDO, FLORIDA 32819

Ph: (407) 484-9345

EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7908

FPL 038375

20210015-EI

EXHIBIT 'A'

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

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.FL.

**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.FL.

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.FL.
 N1/2 OF NW1/4 S26, T01N, R02W

**SOUTH LINE
 OF S1/2 OF
 LOT 5**

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)

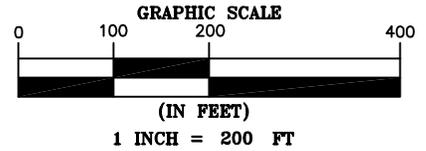
FRACTIONAL SECTION 23
S89°12'44"W 2742.19'
SECTION 26

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



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'

47322 - BOUNDARY SURVEY - LE-119.000.DWG

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




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. 7908

FPL 038376
 20210015-EI

Attachment D

Upland Easement Sketch & Description

Tallahassee – St. Marks Historic

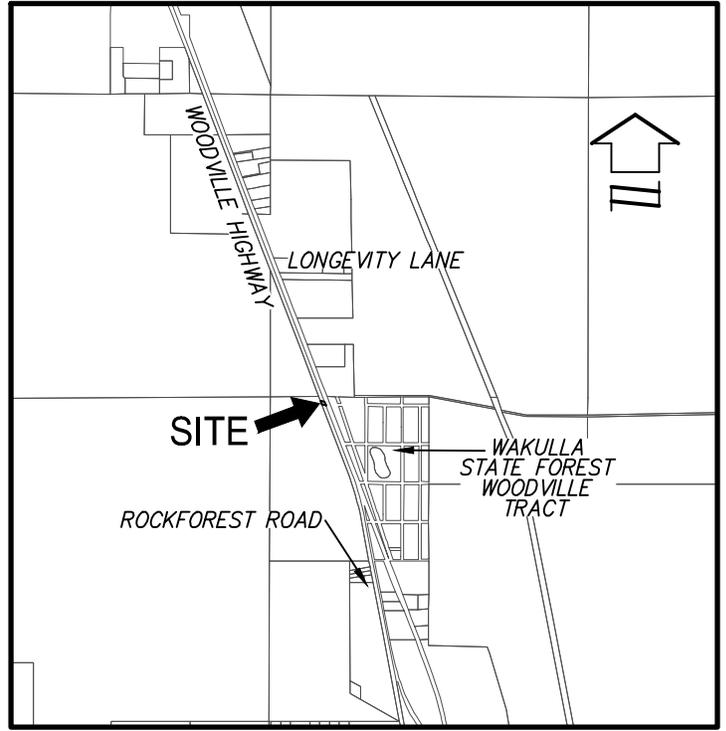
Railroad Trail State Park

(Leon County)

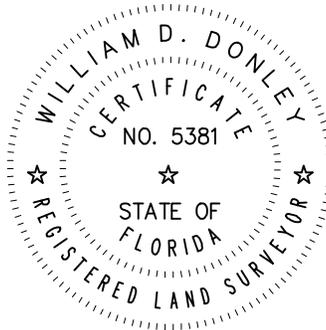
Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL 202-St Marks Trail_SLE_surfsketch.dwg SHEET 1 Jun 27, 2019 10:06am by: mpillips

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: 50111203
 DRAWN BY: MRP
 CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish_8924\FPL 202-St Marks Trail_SLE_surfsketch.dwg SHEET 2 Jun 27, 2019 10:06am by: mphilips

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



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

&

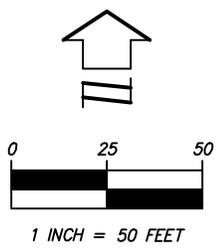
**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

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

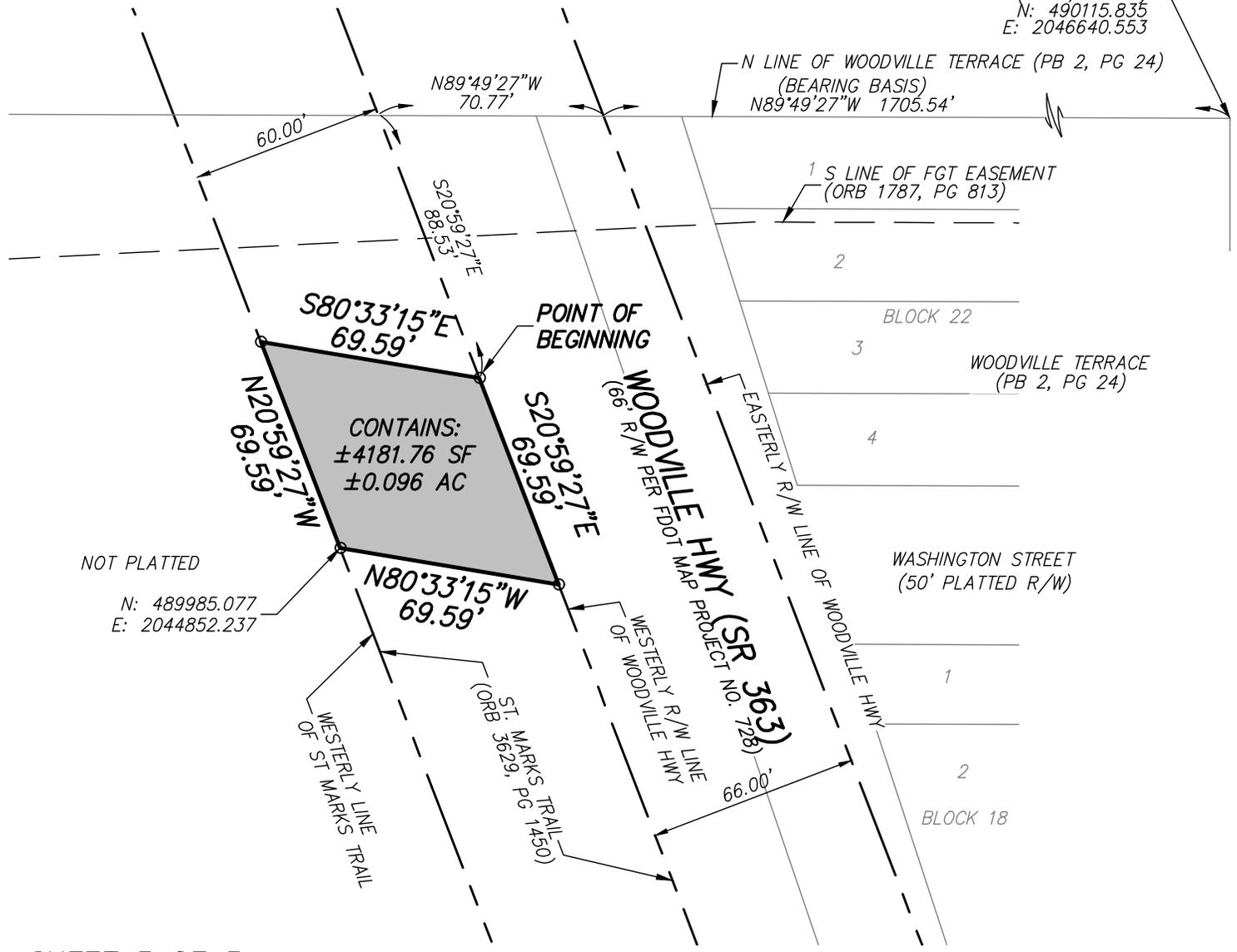
PROJ: 50111203
DRAWN BY: MRP
CHECKED BY: WDD

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



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



NOT PLATTED
 N: 489985.077
 E: 2044852.237

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

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish_8924\FPL 202-St Marks Trail_SLE_surfsketch.dwg SHEET 3 Jun 27, 2019 10:06am by: mphilips

Attachment D

Upland Easement Sketch & Description

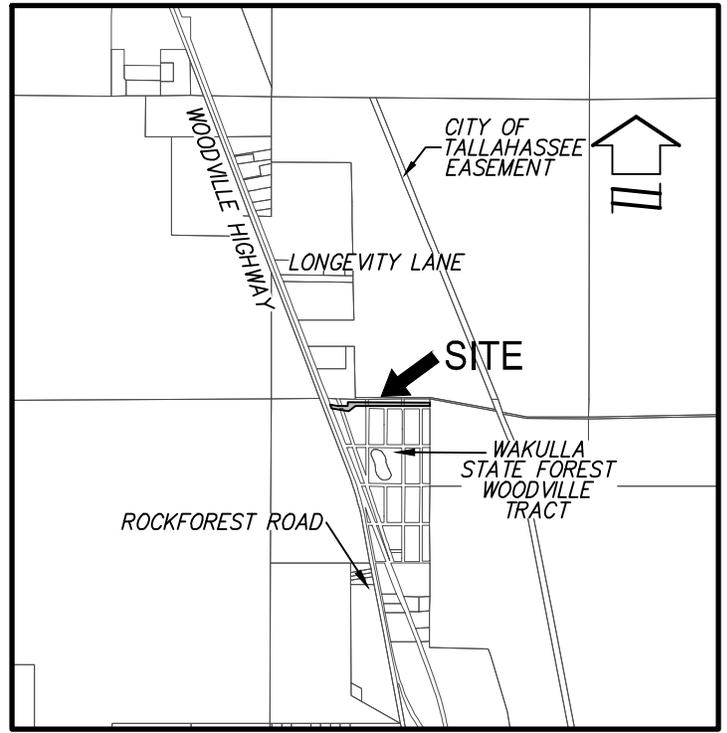
Wakulla State Forest

(Leon County)

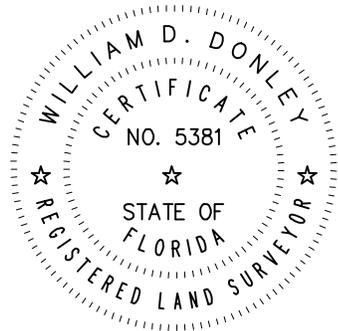
Drawing name: S:\Employee\Mike Phillips\Autosave\MapPublish_9740\FPL 202-Wakulla SLE-survey.dwg SHEET 1 Jun 24, 2019 8:56am by: mphilips

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 N89°49'27"W ALONG THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET.
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 06/24/2019
 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 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:
 SCALE 1" = N/A

PROJ: 50111203
 DRAWN BY: MRP
 CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\9740\FPL 202-Wakulla SLE-sursketch.dwg SHEET 2 Jun 24, 2019 8:56am by: mphilips

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:

COMMENCE 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 56.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S00°10'33"W, A DISTANCE OF 60.00 FEET; THENCE N89°49'27"W ALONG THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET (50 FOOT PLATTED RIGHT OF WAY), A DISTANCE OF 1244.09 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN S52°50'26"W, A DISTANCE OF 99.49 FEET; THENCE S80°20'22" E, A DISTANCE OF 52.35 FEET; THENCE S09°39'38" W, A DISTANCE OF 15.00 FEET; THENCE N80°20'22" W, A DISTANCE OF 66.43 FEET; THENCE S52°50'26" W, A DISTANCE OF 27.99 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 AFORESAID NORTH RIGHT OF WAY LINE OF WASHINGTON STREET; 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 60.00 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'27"E, A DISTANCE OF 1375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.506 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 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

&

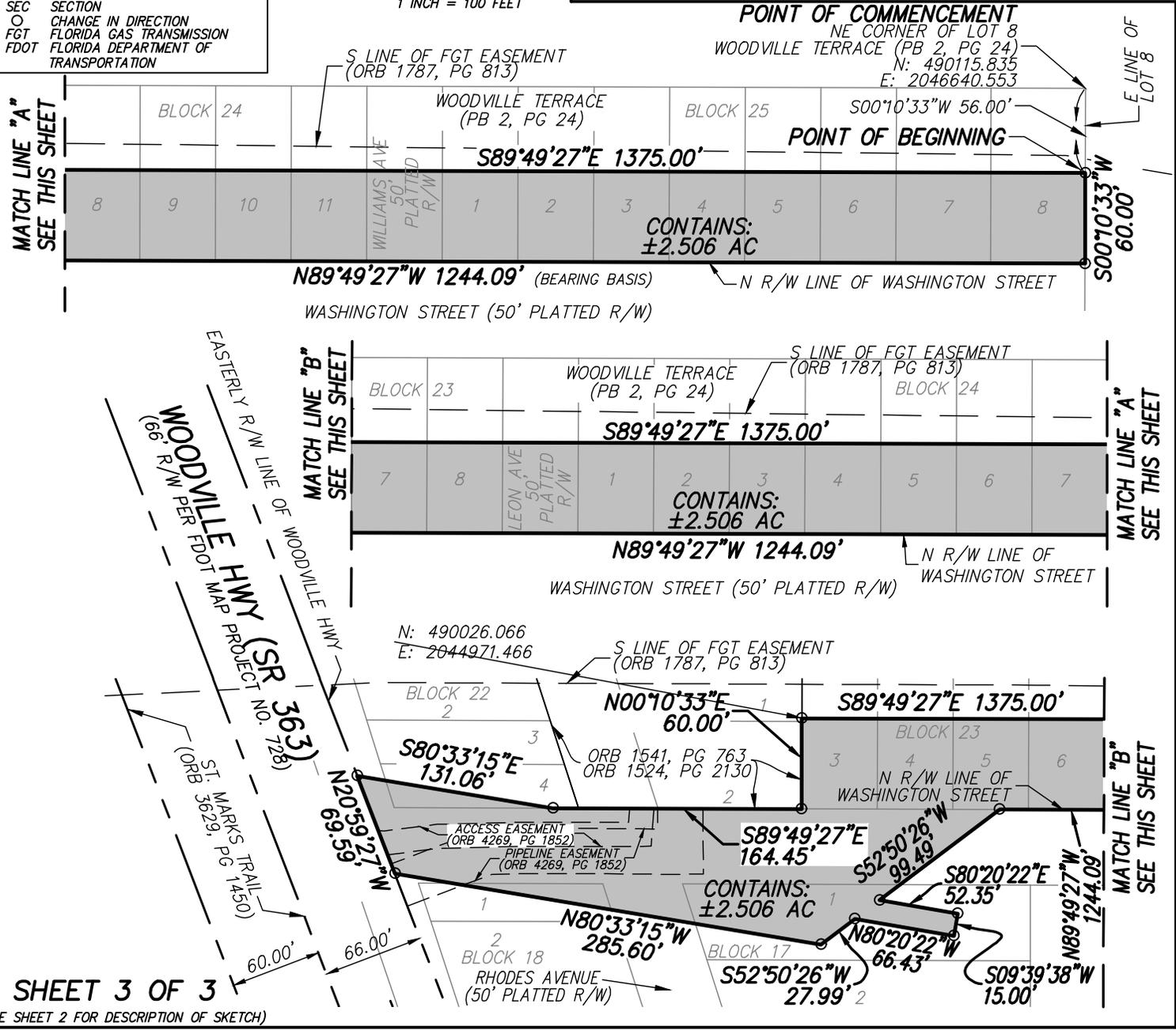
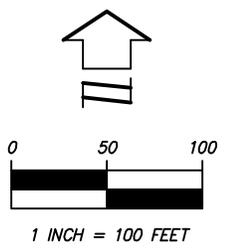
**THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/20/19
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



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



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&
THE BOARD OF TRUSTEES
OF THE INTERNAL
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OF THE STATE OF FLORIDA**

DATE: 06/20/19
REV DATE:
SCALE 1" = 100'

PROJ: 50111203
DRAWN BY: MRP
CHECKED BY: WDD

Drawing name: S:\Employee\Mike Phillips\Autosave\Wakulla SLE_sursketch.dwg SHEET 3 Jun 24, 2019 8:56am by: mphilips

Attachment D

Upland Easement Sketch & Description

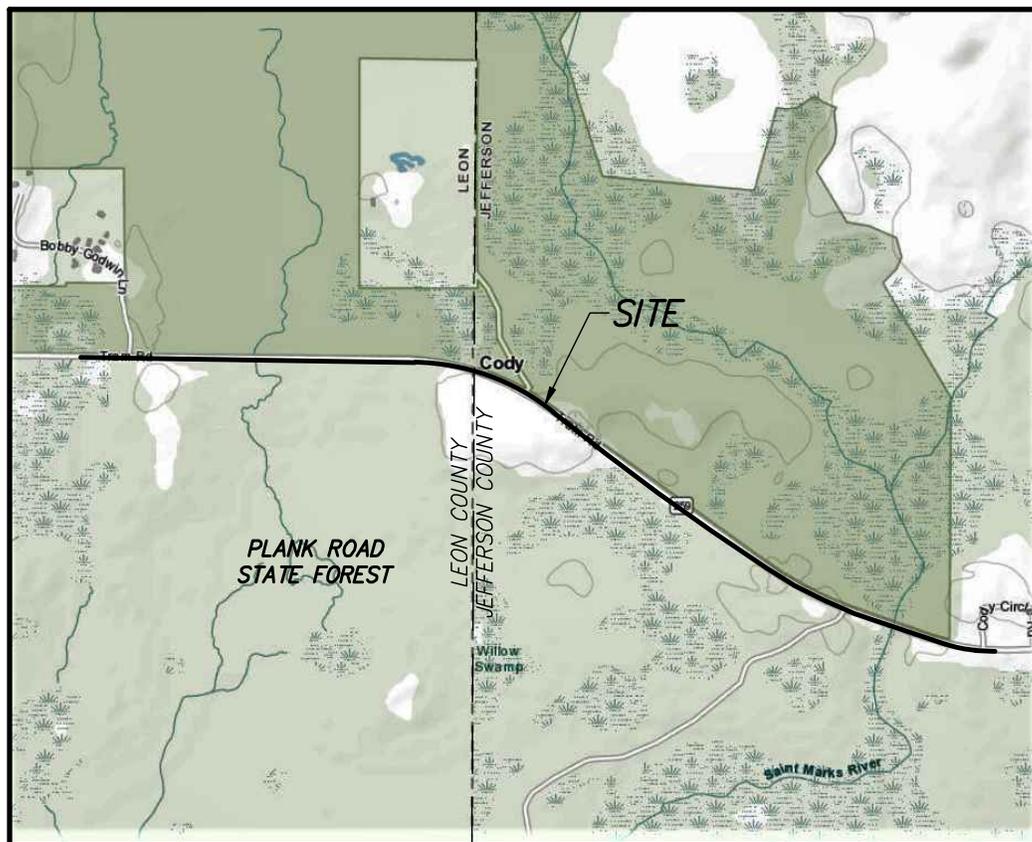
Plank Road State Forest

(Leon & Jefferson Counties)

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL_202 - St. Marks Upland Easements State Lands south side\5V11.dwg SHEET 1 Jun 27, 2019 9:16am by: mphilips

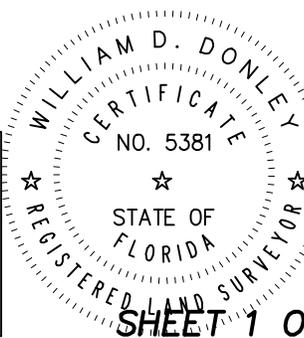
VICINITY MAP

(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
 WILLIAM D. DONLEY
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381

06/27/19
 DATE

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



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

DATE: 06/21/19
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 SCALE N/A

PROJ: 50111200
 DRAWN BY: MT
 CHECKED BY: WDD

FPL 038386
 20210015-EI

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

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

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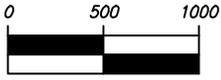
GULF POWER
—and—
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DATE: 06/21/19
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SCALE N/A

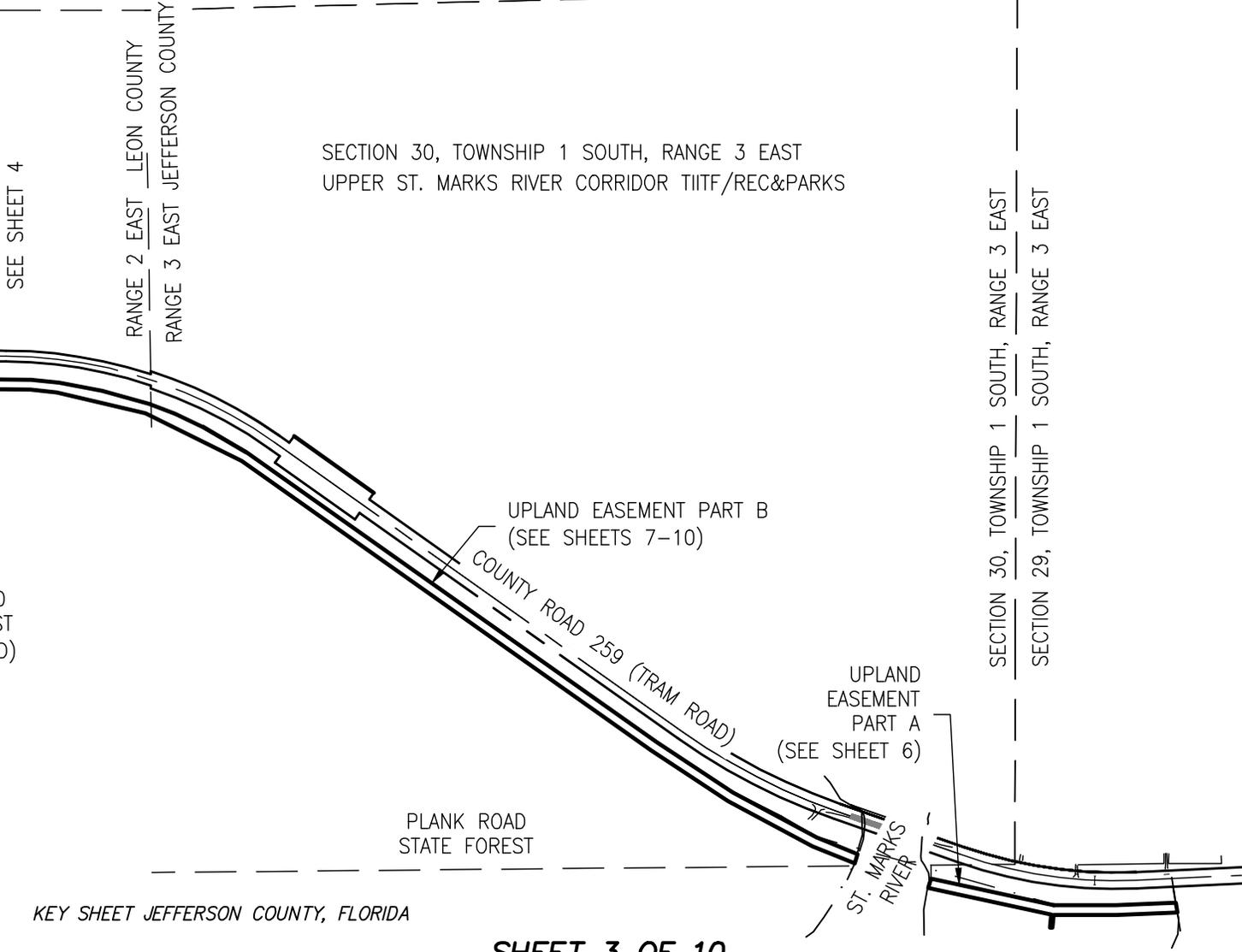
PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD
FPL 038387

20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL_2022_St Marks Upland Easements State Lands south side\85X11.dwg SHEET 2 Jun 27, 2019 9:16am by: mphillips



1 INCH = 1000 FEET



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



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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'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD
FPL 038388

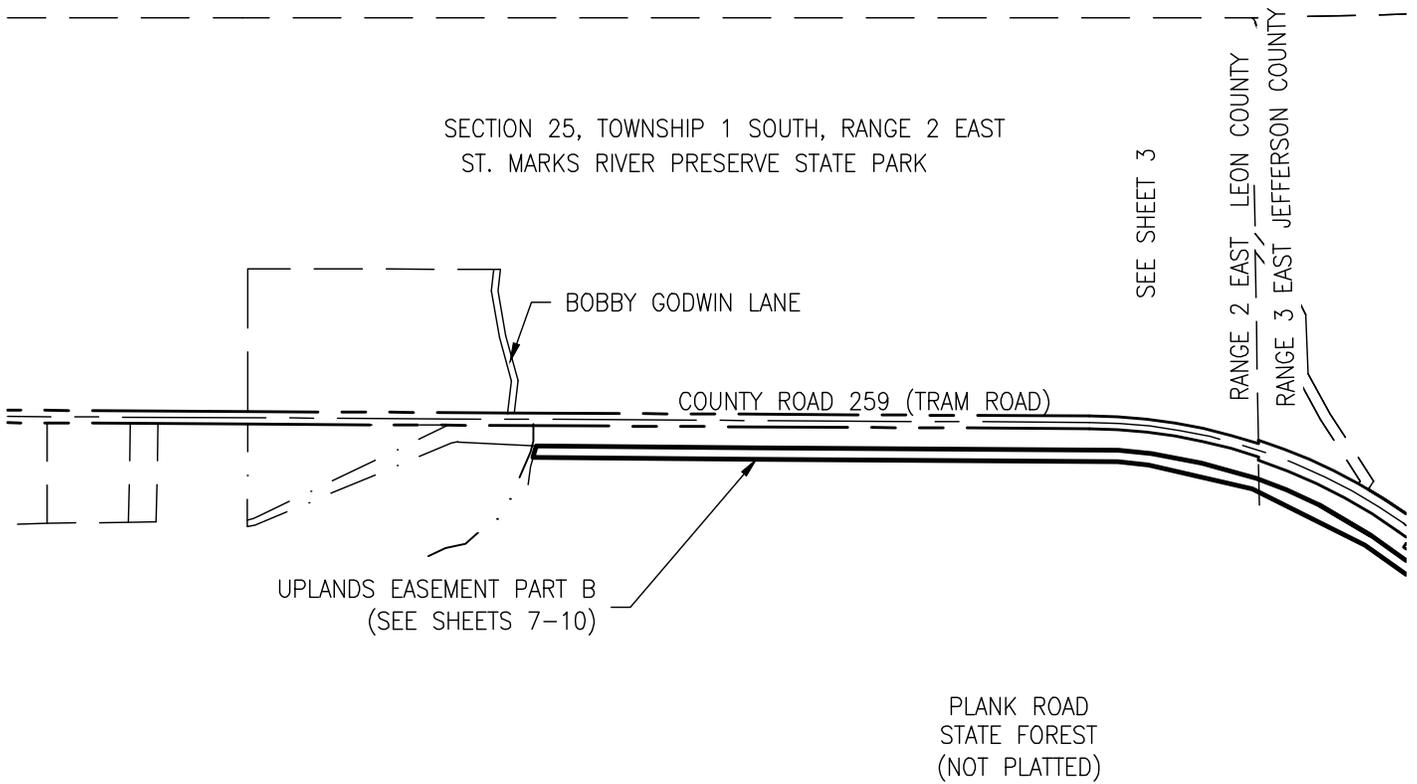
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1 INCH = 1000 FEET

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



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



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REV DATE:
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CHECKED BY: WDD
FPL 038389

20210015-EI

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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
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CERTIFICATE OF AUTHORIZATION No. LB 8011

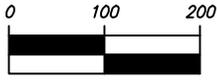
PREPARED FOR & CERTIFIED TO:

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 N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD
FPL 038390
20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\AcPublish_8924\FPL_2021_06_21_19_9:16am by: mphilips SHEET 5



1 INCH = 200 FEET

NOT PLATTED

EAST BOUNDARY LINE OF SECTION 30, T-1-S, R-3-E

POINT OF BEGINNING FOR PART A

POINT OF COMMENCEMENT FOR PART A, AND PART B
SOUTHEAST CORNER OF SECTION 30, T-1-S, R-3-E

SOUTH LINE SE 1/4 OF SECTION 30, T-1-S, R-3-E

S89°27'16"W 513.07'

S00°32'44"E 82.48'

S77°47'30"E 765.40'

EAST SAFE UPLAND LINE

N77°47'30"W 767.50'

N18°25'55"E 60.00'

N71°34'07"W 3.26'

UPLAND EASEMENT PART "A"
(CONTAINS: ±2.132 AC)

UPLAND EASEMENT PART A
(SEE SHEET 5 FOR DESCRIPTION)

SEC. 30-T1S-R3E
SEC. 29-T1S-R3E

FGT PIPELINE EASEMENT OR 649, PG 411

FGT EASEMENT (309, PG 258)

S89°56'50"E 383.13'

N87°45'28"E 364.86'

N89°56'50"W 383.19'

S87°45'35"W 373.06'

S05°08'54"W 80.17'

S08°53'23"E 60.42'

N05°08'54"E 79.91'

N84°51'06"W 15.00'

PLANK ROAD STATE FOREST

EASTERLY LINE OF OLD PLANK ROAD STATE FOREST

COUNTY ROAD 259 (TRAM ROAD - 100' R/W)

SHEET 6 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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GULF POWER

-and-

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

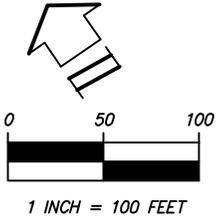
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REV DATE:
SCALE 1" = 200'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD

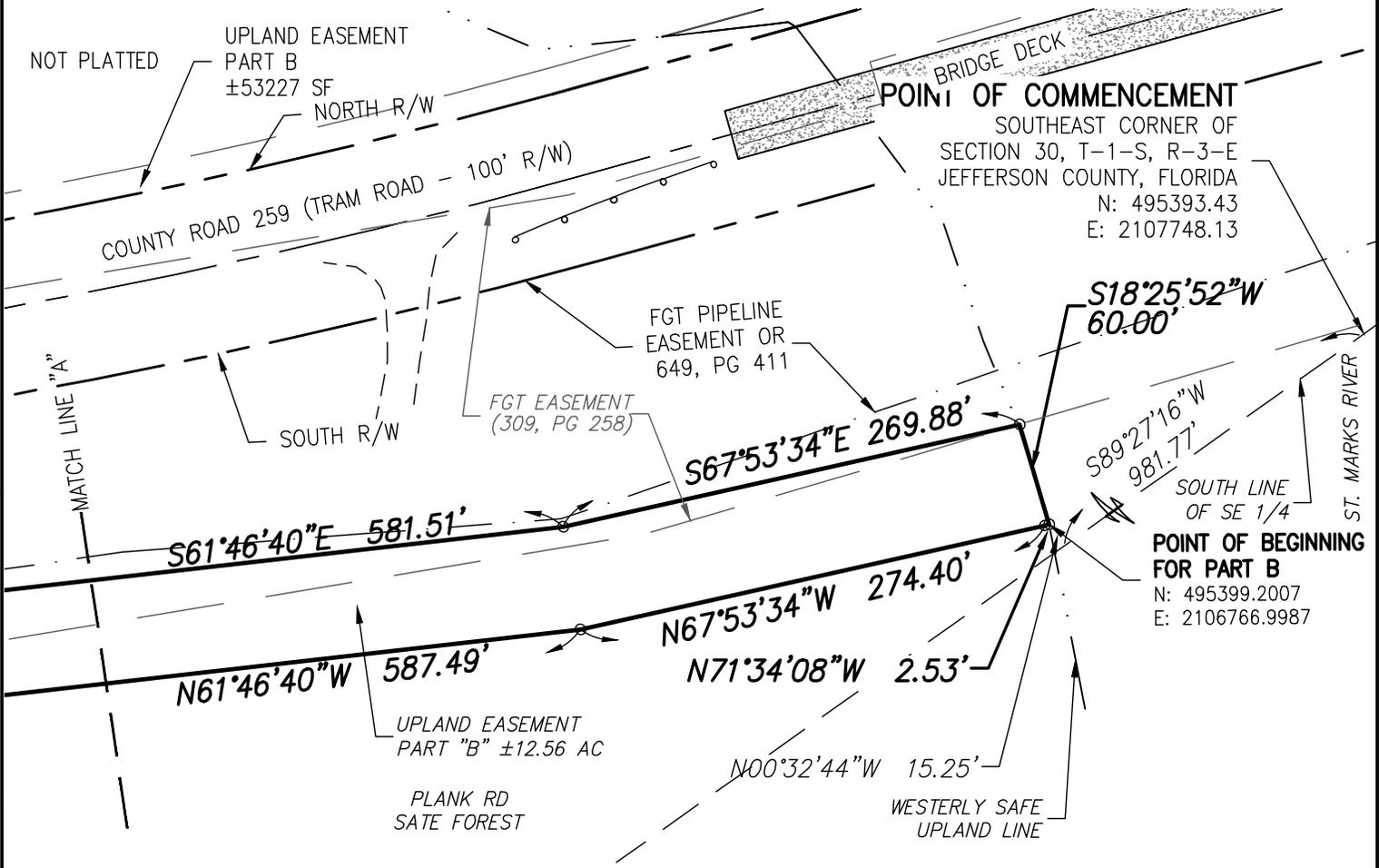
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20210015-EI

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Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\AcPublish_8924\FPL_202 - St. Marks Upland Easements State Lands south side8.5111.dwg SHEET 7 Jun 27, 2019 9:16am by: mphilips



UPLAND EASEMENT PART B
(SEE SHEET 5 FOR DESCRIPTION)

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



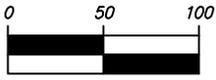
Dewberry

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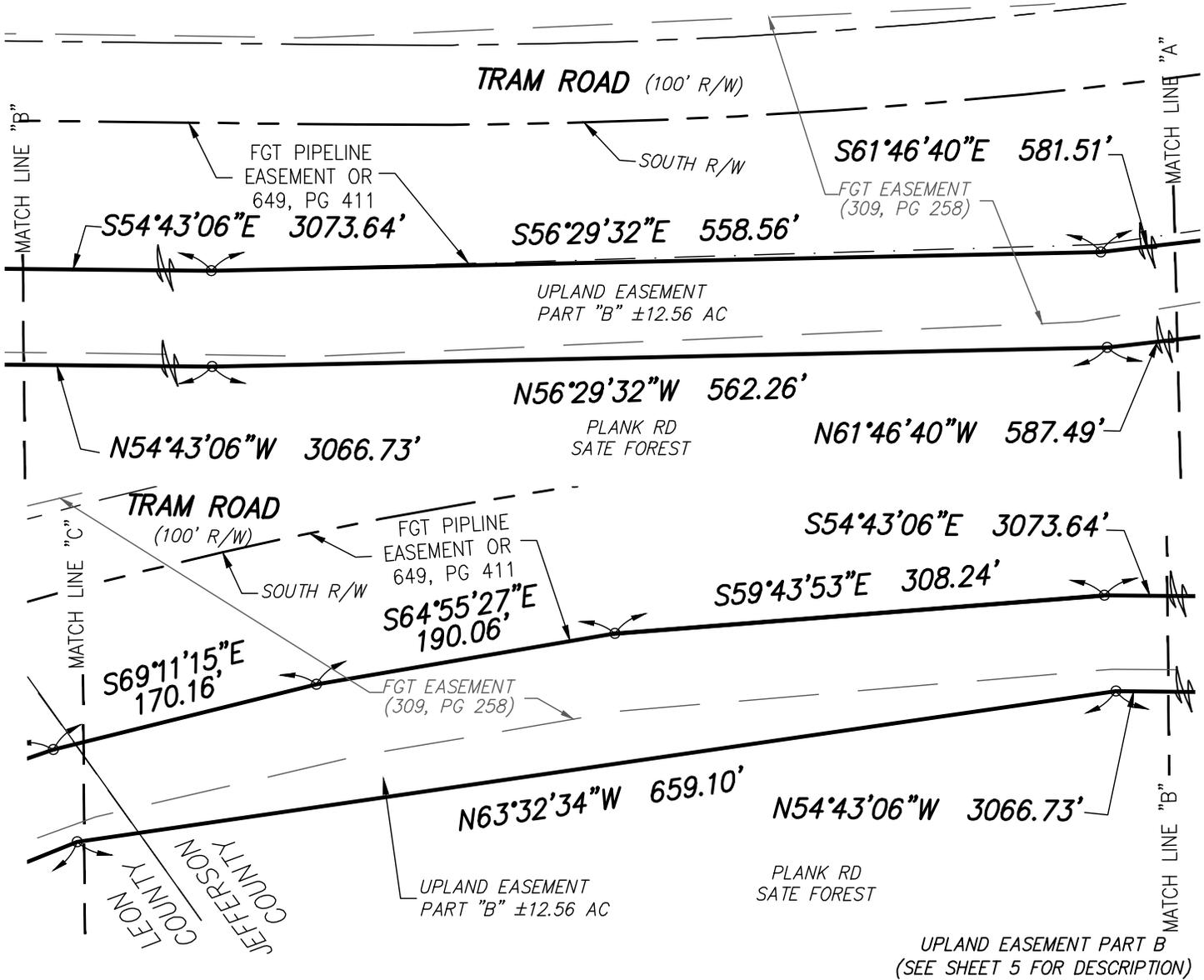
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 -and-
THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

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

PROJ: 50111200
 DRAWN BY: MT
 CHECKED BY: WDD
 FPL 038392
 20210015-EI



1 INCH = 100 FEET



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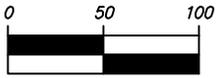
GULF POWER
—and—
THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

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20210015-EI

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1 INCH = 100 FEET

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

EAST BOUNDARY SECTION 25

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'

N83°57'17"W 161.75'

N89°38'43"W 1892.98'

UPLAND EASEMENT
PART "B" ±12.56 AC

PLANK ROAD
STATE FOREST

UPLAND EASEMENT PART B
(SEE SHEET 5 FOR DESCRIPTION)

SHEET 9 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**

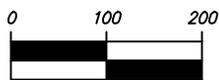
DATE: 06/21/19
REV DATE:
SCALE 1" = 100'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD
FPL 038394

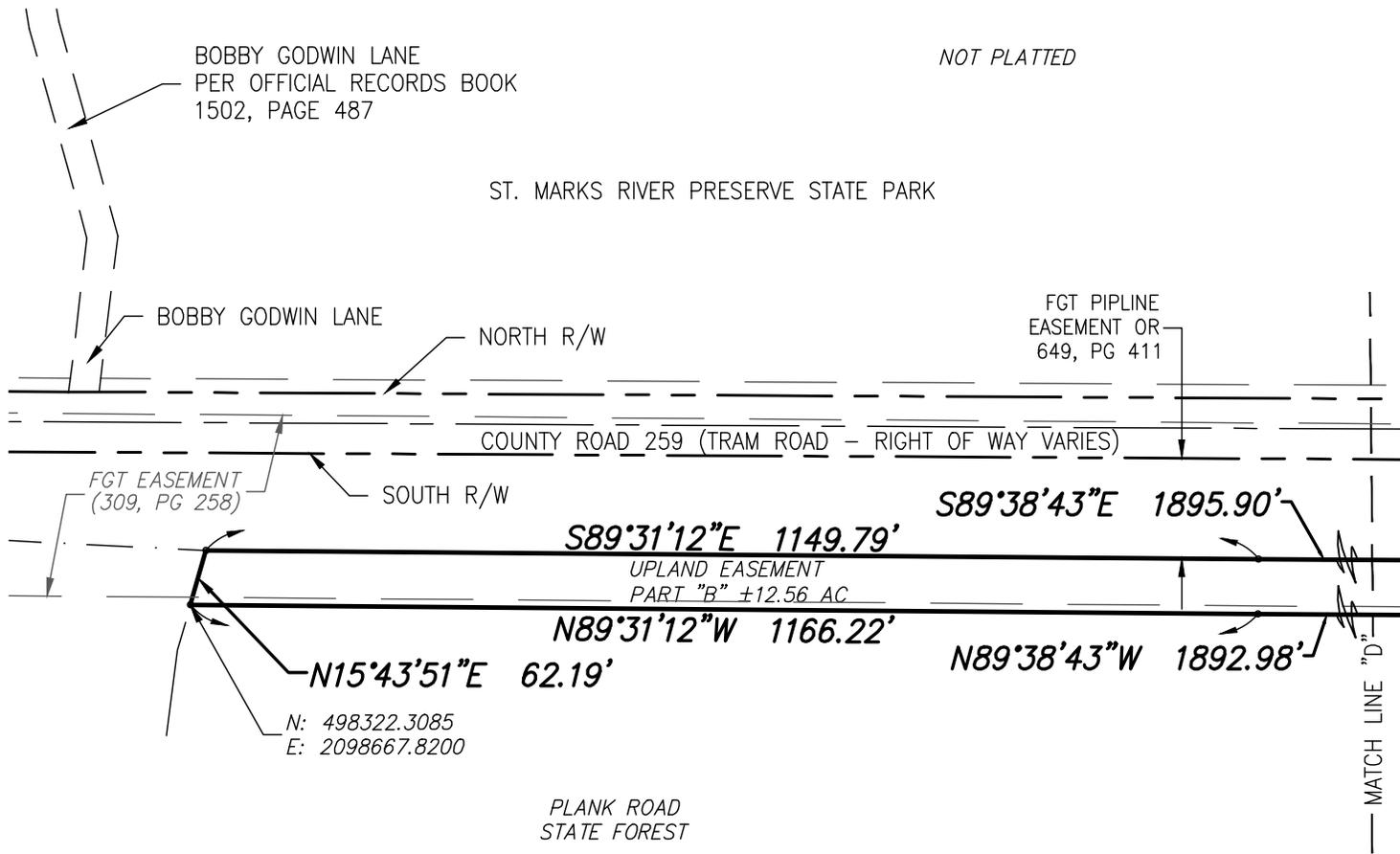
20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL_2021\St Marks Upland Easements State Lands south side\5111.dwg SHEET 9 Jun 27, 2019 9:16am by: mphilips

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish_8924\FPL_202_- St. Marks Upland Easements State Lands south side&5X11.dwg SHEET 10 Jun 27, 2019 9:16am by: mphilips



1 INCH = 200 FEET



UPLAND EASEMENT PART B
(SEE SHEET 5 FOR DESCRIPTION)

SHEET 10 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

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

DATE: 06/21/19
REV DATE:
SCALE 1" = 200'

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD
FPL 038395

20210015-EI

Attachment E

Managing Agency Concurrence Letter



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

June 27, 2019

Loretta Cranmer, Environmental Services Director
Gulf Power Company
15430 Endeavor Drive
Jupiter Florida, 33478

Dear Ms. Cranmer:

The Florida Department of Environmental Protection, Division of Recreation and Parks (DRP), is issuing our managing agency review letter based on completion of our review of Gulf Power Company's (GRANTEE) request to utilize a certain portion of Torreya State Park (Park), Lease No. 3645, and Tallahassee-St. Marks Historic Railroad State Trail (Trail), Lease No. 4015. This letter replaces my letter dated May 3, 2019, to incorporate your requested revisions to this project.

After reviewing your request, DRP finds the proposed activity does not have any known adverse impacts on the resources of the Park or Trail. DRP has determined that it has no objection to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (GRANTOR) issuing an easement to Gulf Power Company to install and operate a new transmission line within the boundaries of the Park and Trail, provided that the GRANTEE agrees to employ best management practices, including complying with the following special conditions:

1. By issuance of this easement, GRANTOR acknowledges that GRANTEE has fully satisfied GRANTEE'S "Additional Compensation" obligation to provide in-kind goods and/or services to the respective managers of Torreya State Park and Tallahassee St. Marks Historic Railroad State Trail (Park Managers) in the amount of \$_____, in accordance with the GRANTOR'S Linear Facilities Policy dated January 23, 1996.

Ms. Loretta Cranmer
Page Two
June 27, 2019

2. GRANTEE shall contact the Florida Department of State, Division of Historical Resources (DHR), at (850) 245-6333 to determine if a certified archaeological monitor is required to be on-site during any ground-disturbing activities. Further, GRANTEE shall provide written confirmation to the Park Managers that the aforementioned determination of DHR has been obtained. Should such a monitor be required to be on site, GRANTEE shall provide one at GRANTEE'S sole cost and expense.
3. 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 as described in condition 1. above.
4. GRANTEE shall coordinate all scheduled maintenance activities with the Park Managers, or his/her designees, and obtain his/her prior approval. At the discretion of the Park Managers, or his/her designees, such coordination may require an on-site meeting. In the event of any emergency repairs or maintenance activities, GRANTEE shall inform the Park Managers, or his/her designees, of such emergency within an hour of addressing the emergency.
5. GRANTEE acknowledges and understands that prescribed burning is a land management practice used by the Division of Recreation and Parks to effectively manage natural resources at the Parks. 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

Ms. Loretta Cranmer
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with prescribed burning practices at the Park and Trail. GRANTEE agrees to cooperate fully with the Park Managers, or his/her designees, to ensure that the design, maintenance, and use of the area doesn't prevent or adversely affect the Park Managers', or his/her designees', ability to conduct periodic prescribed fires in the Park, Trail, and/or within the easement area. 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 easement area to pedestrian and vehicular traffic. The Park Managers, or his/her 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.

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

Sincerely,



Diane Martin, Planning Manager
Office of Park Planning

DM/gd

cc: Steven Cutshaw
Warren Poplin
Benjamin Faure
Robert Steele
Jason Vickey
Brad Richardson
Dr. Michael Harrington

Attachment F

Easement Fee Commitment Letter



Gulf Power®

June 27, 2019

Mr. Brad Richardson
Florida Department of Environmental Protection
Division of State Lands
3800 Commonwealth Blvd.
Tallahassee, FL 32399

**RE: STATE OWNED UPLAND EASEMENT FEE COMMITMENT
GULF POWER COMPANY – NORTH FLORIDA RESILIENCY CONNECTION**

Dear Mr. Richardson:

This correspondence is to serve as a written commitment that Gulf Power Company intends to pay an easement fee for each upland easement associated with the North Florida Resiliency Connection project based on the appraised market value of the proposed easements.

Sincerely,

GULF POWER

Mitchell Goldstein
Vice President of Finance

Gulf Power Company

One Energy Place Pensacola, FL 32520