

---

**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](mailto: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

### REQUESTED ACTION

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> New | <input type="checkbox"/> Release         | <input type="checkbox"/> Assignment/Assumption |
| <input type="checkbox"/> Amendment      | <input type="checkbox"/> Partial Release |  |

### AUTHORIZATION REQUESTED

- |                                   |  |                                       |
|-----------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Lease    | <input checked="" type="checkbox"/> Easement | <input type="checkbox"/> Conveyance   |
| <input type="checkbox"/> Sublease | <input type="checkbox"/> Use Agreement       | <input type="checkbox"/> Other: _____ |

### TYPE OF ENTITY REQUESTING AUTHORIZATION

- State Agency  
 Federal, Regional or Local Agency  
 Private – Please indicate if commercial:     YES     NO

<b><u>Applicant Information</u></b>		
Legal Name of Lessee/Grantee: <b>Gulf Power Company</b>		
Contact Name: <b>Richard (Mike) Markey</b>	Title: <b>Director, Environmental Services</b>	
Address: <b>One Energy Place, GU1/GU1</b>		
City: <b>Pensacola</b>	State: <b>Florida</b>	Zip: <b>32520</b>
Phone (1): <b>850-444-6573</b>	Phone (2):	Fax:
Email Address: <b>Richard.Markey@nexteraenergy.com</b>		
<b><u>Billing Information</u></b> <i>(if same as above check here )</i>		
Name: <b>William Maudlin</b>		
Title: <b>Manager of Land Services Acquisition</b>	Company: <b>Gulf Power Company</b>	
Address: <b>One Energy Place, GU1/GU1</b>		
City: <b>Pensacola</b>	State: <b>Florida</b>	Zip: <b>32520</b>
Phone (1): <b>854-444-6367</b>	Phone (2):	Fax:
Email: <b>William.Maudlin@nexteraenergy.com</b>		
<b><u>Representative Information:</u></b> <i>(Only complete if someone will be handling this transaction on your behalf)</i>		
Name: <b>Frank Leblanc</b>		
Title: <b>Director, Environmental Services</b>	Company: <b>Florida Power &amp; Light Company</b>	
Address: <b>15430 Endeavor Drive, DO1/JW</b>		
City: <b>Jupiter</b>	State: <b>Florida</b>	Zip: <b>33478</b>
Phone (1): <b>561-904-3415</b>	Phone (2): <b>561-904-3730</b>	Fax:
Email Address: <b>Franck.L.Leblanc@fpl.com and Benny.Luedike@fpl.com</b>		
<b><u>Management Plan or Land Use Plan Contact Information</u></b> <i>(for Leases/Subleases only)</i>		
Name:		Title:
Phone (1):	Phone (2):	Fax:
Email Address:		



**Section 1 – General Information (cont’d)**

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

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

**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

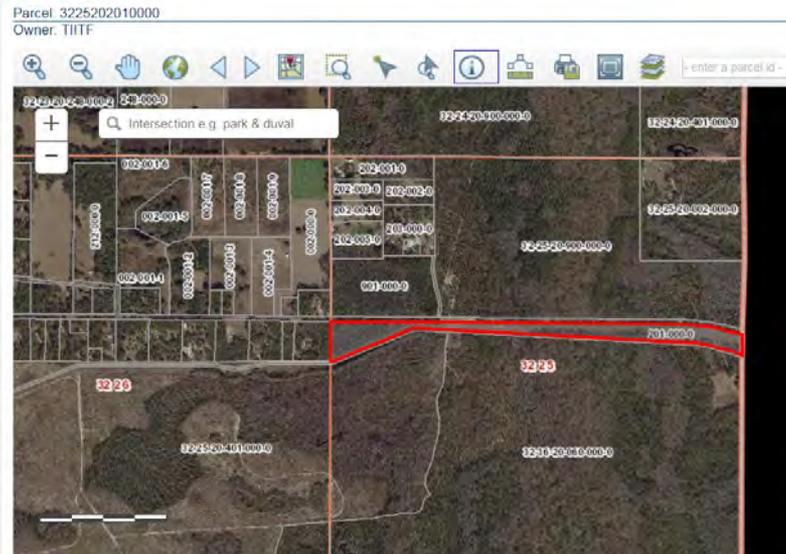
OR 4641/343 PARCEL 56 (LEO 66)

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



**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)

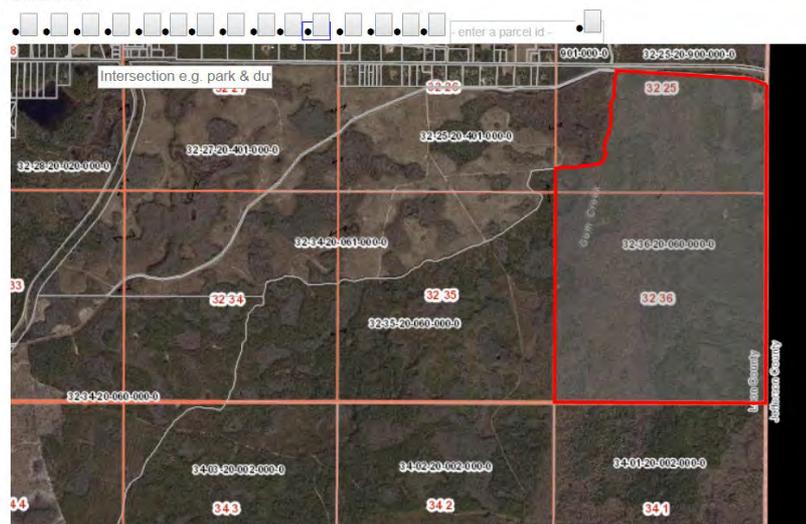
OR 1188/967



**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

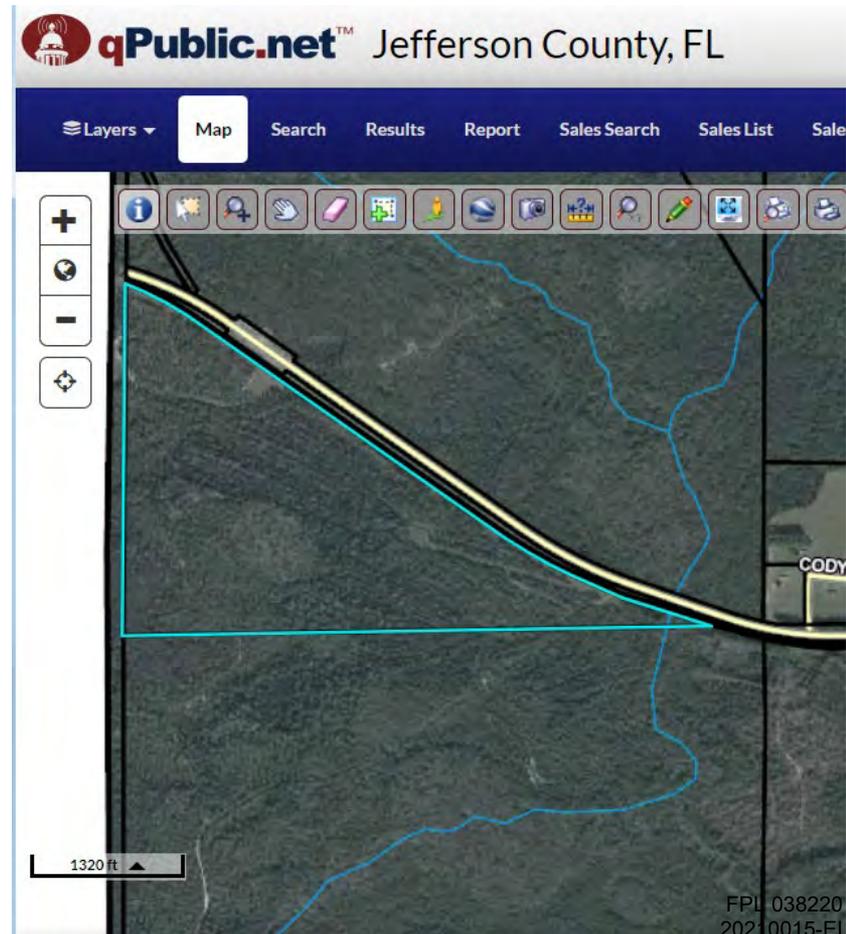
**Property Use:** 8000 - VACANT GOVERNMENTAL

# 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

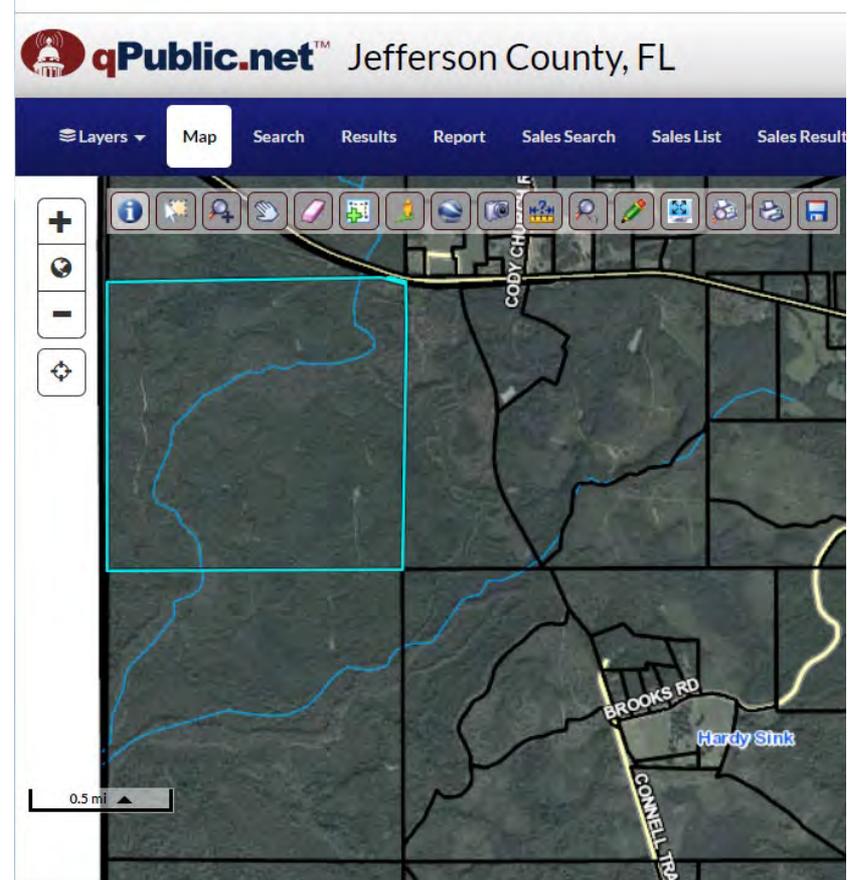


# Plank Road State Forest Parcel 4

**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

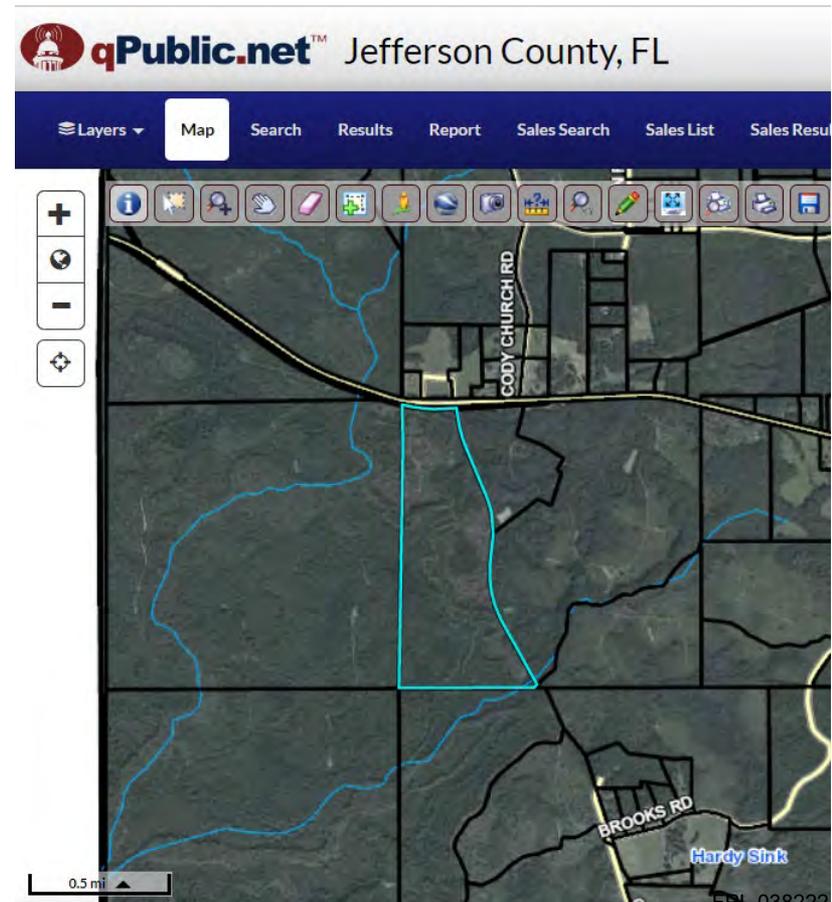


# Plank Road State Forest Parcel 5

**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  
33-06-20-982-000-0  
33-06-20-983-000-0  
33-06-20-984-000-0  
33-06-20-985-000-0  
33-06-20-986-000-0  
33-06-20-987-000-0  
33-06-20-988-000-0  
33-06-20-989-000-0  
33-06-20-990-000-0  
33-06-20-991-000-0  
33-06-20-992-000-0  
33-06-20-993-000-0  
33-06-20-994-000-0  
33-06-20-995-000-0  
33-06-20-996-000-0  
33-06-20-997-000-0  
33-06-20-998-000-0  
33-06-20-999-000-0  
33-06-20-1000-000-0

# 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



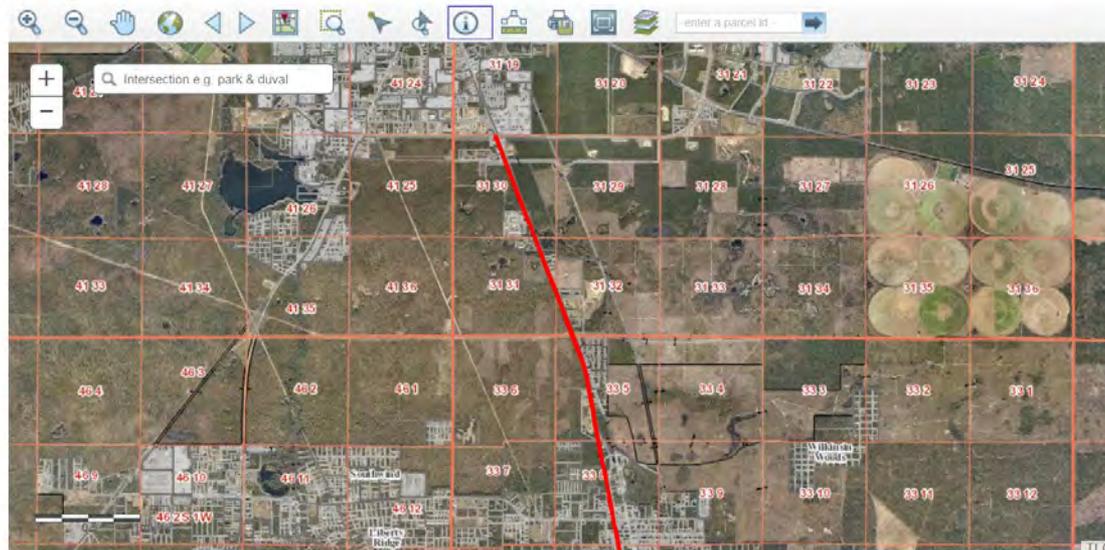
**AKIN AKINYEMI, R.A.**  
LEON COUNTY PROPERTY APPRAISER  
"We VALUE our community"

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 Akini Akinyemi, R.A., Leon County Property Appraiser. The header includes the county seal 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 various tools and a satellite view of the parcel, which is outlined in red. The map shows the parcel's location relative to surrounding areas and roads.

# Lake Talquin State Forest Parcel 2

**Parcel ID:** 2226209010000

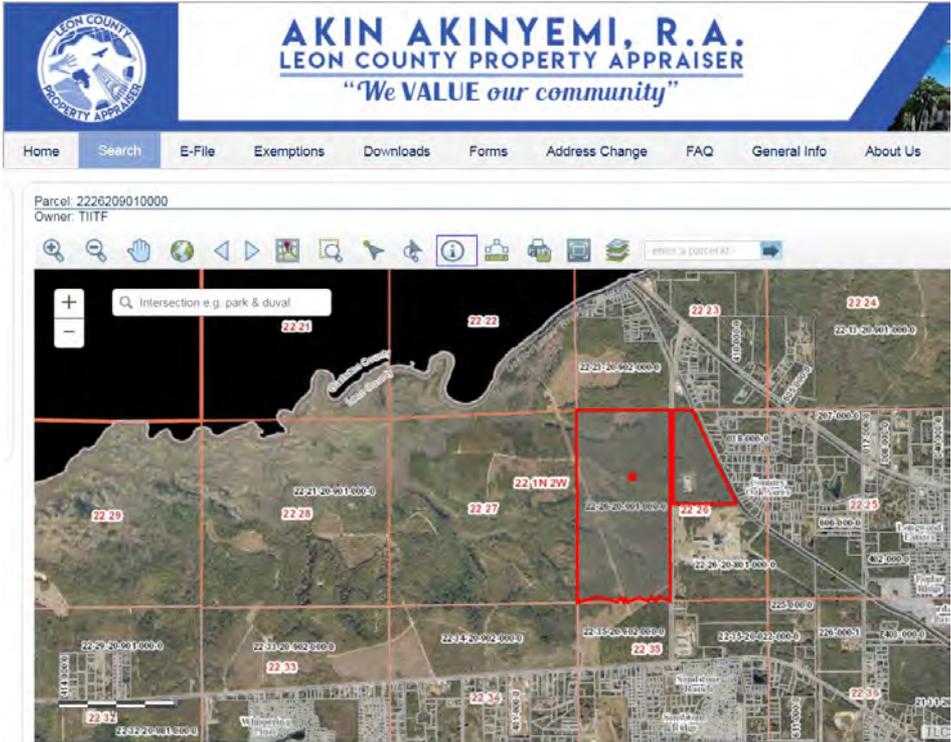
**Owner(s):** TIITF

LAKE TALQUIN ST REC AREA

**Mailing Addr:** DNR DOUGLAS BLDG  
TALLAHASSEE FL 32399

[Google Map](#)

**Location:** 865 GEDDIE RD



**Tax District:** 2 - COUNTY

**Legal Desc:** 26 1N 2W 381.40 A

IN SEC 26

OR 874/1348

DIV REC-PARKS (LAKE  
TALQUIN)

**Parent Parcel:**

**Acreage:** 381.400

**Subdivision:** NOT IN SUBDIVISION

**Property Use:** 8000 - VACANT  
GOVERNMENTAL

**Bldg Count:** 0

# 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

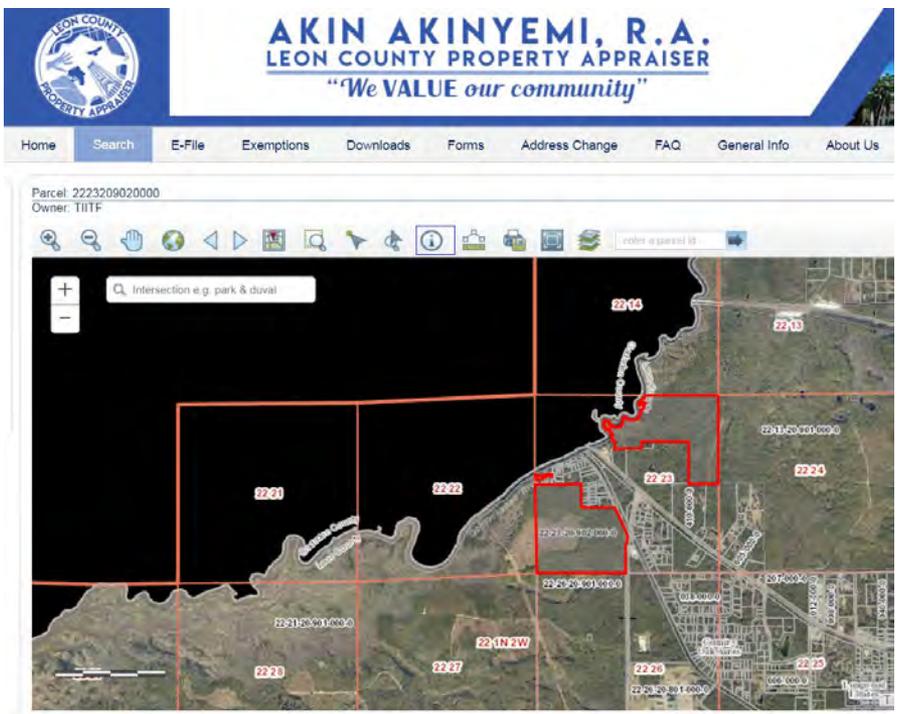
**Parent Parcel:**

**Acreage:** 251.000

**Subdivision:** NOT IN SUBDIVISION

**Property Use:** 8000 - VACANT  
GOVERNMENTAL

**Bldg Count:** 0



# Joe Budd Wildlife Management Area Parcel 1

Parcel ID 4-23-1N-2W-0000-00210-0300

Location Address BLUE STAR HWY

MIDWAY 32343

Brief Tax Description\* OR 387 P 115 OR 388 P 884 LOT NUMBER 2 IN SECTION 23-1-2 , EXCEPTED FROM THE LANDS DESC 'D AS LOT #1 IN SECT 22-1-2 AND LOT 2 IN SECT 23, ARE THOSE PARTS OF THOSE LOTS LYING N AND E AND WITHIN 50 FT , S AND W OF THE CENTERLINE OF THE EXISTING CSX RR SINGLE TRACK (DESCR'D IN THE FINAL DECREE OF THE CASE SEABOARD AIR LINE RR VS MARY PIGOTT DAVIS ET AL, REC'D IN GADSDEN COUNTY, FL CHANCERY ORDER BOOK "O" AT PAGE 481). ALL OF THE ABOVE DESC'D LAND, LYING AND BEING IN 1N OF 2 WEST.

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

Property Use Code STATE TIIT (008710)

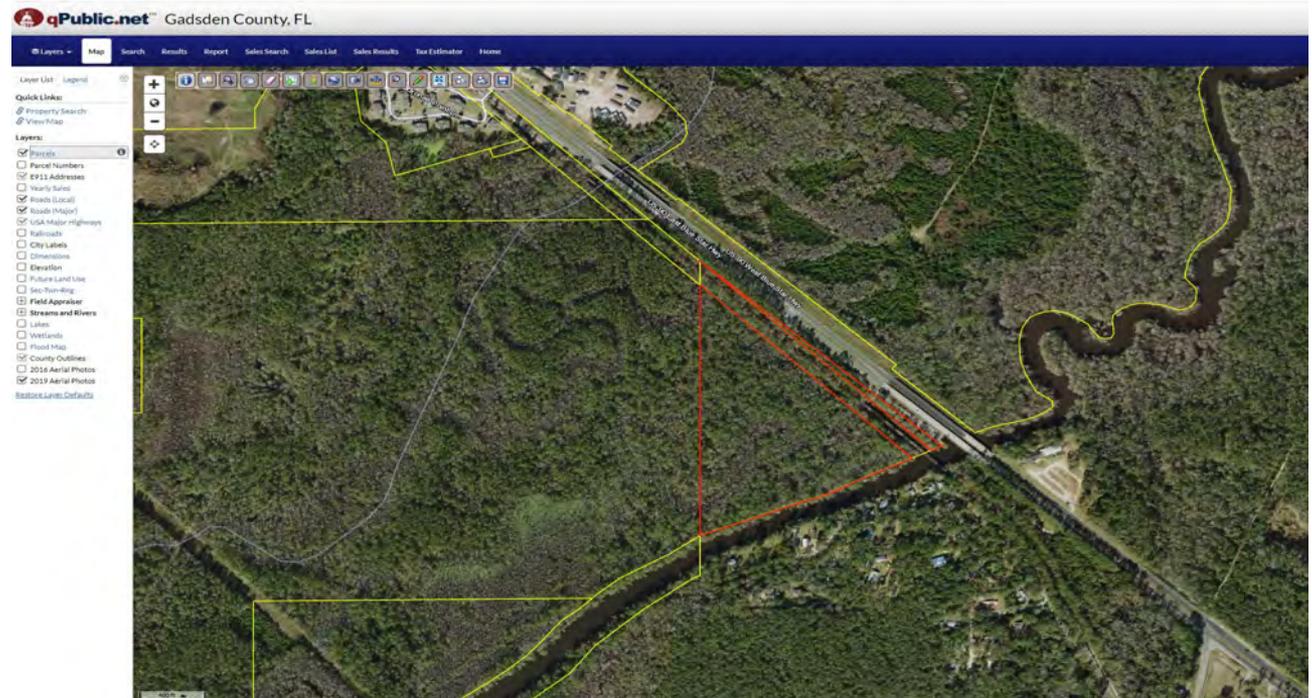
Sec/Twp/Rng 23-1N-2W

Tax District GADSDEN COUNTY (District 7)

Millage Rate 15.1731

Acreage 45.000

Homestead N



# Torrey 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)

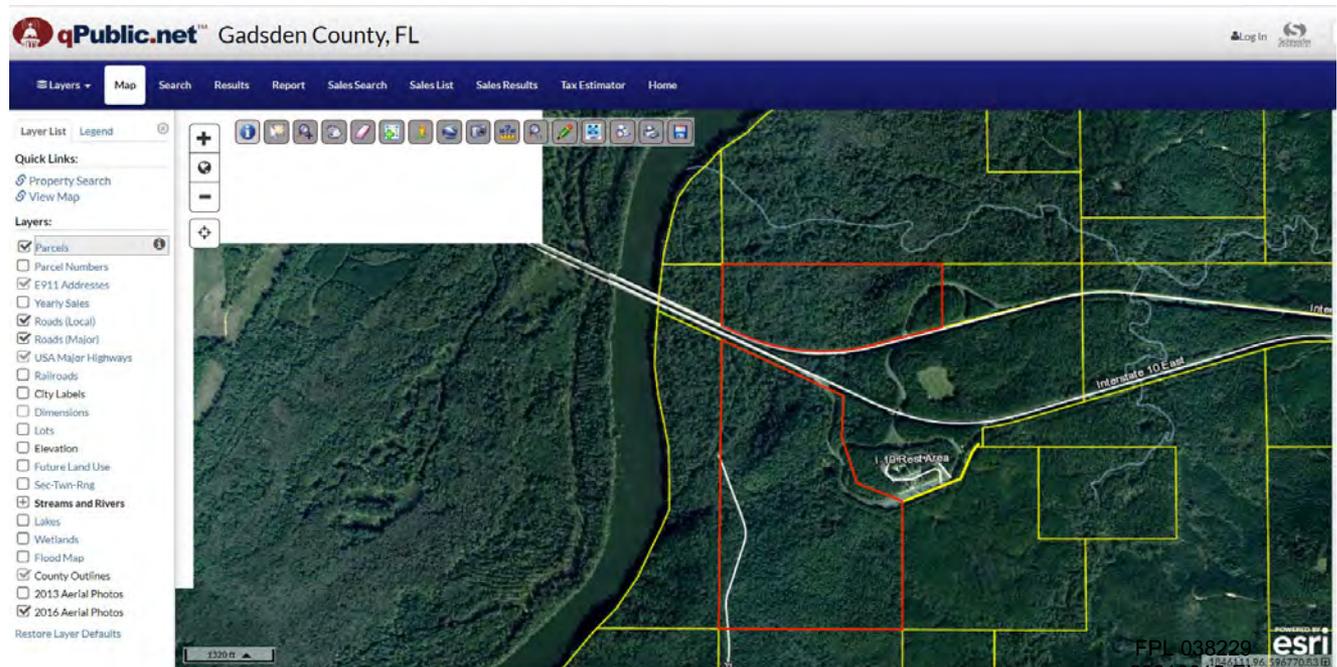
Sec/Twp/Rng 25-3N-7W

Tax District GADSDEN COUNTY (District 7)

Millage Rate 15.4102

Acreage 205.000

Homestead N



# Torreya 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)

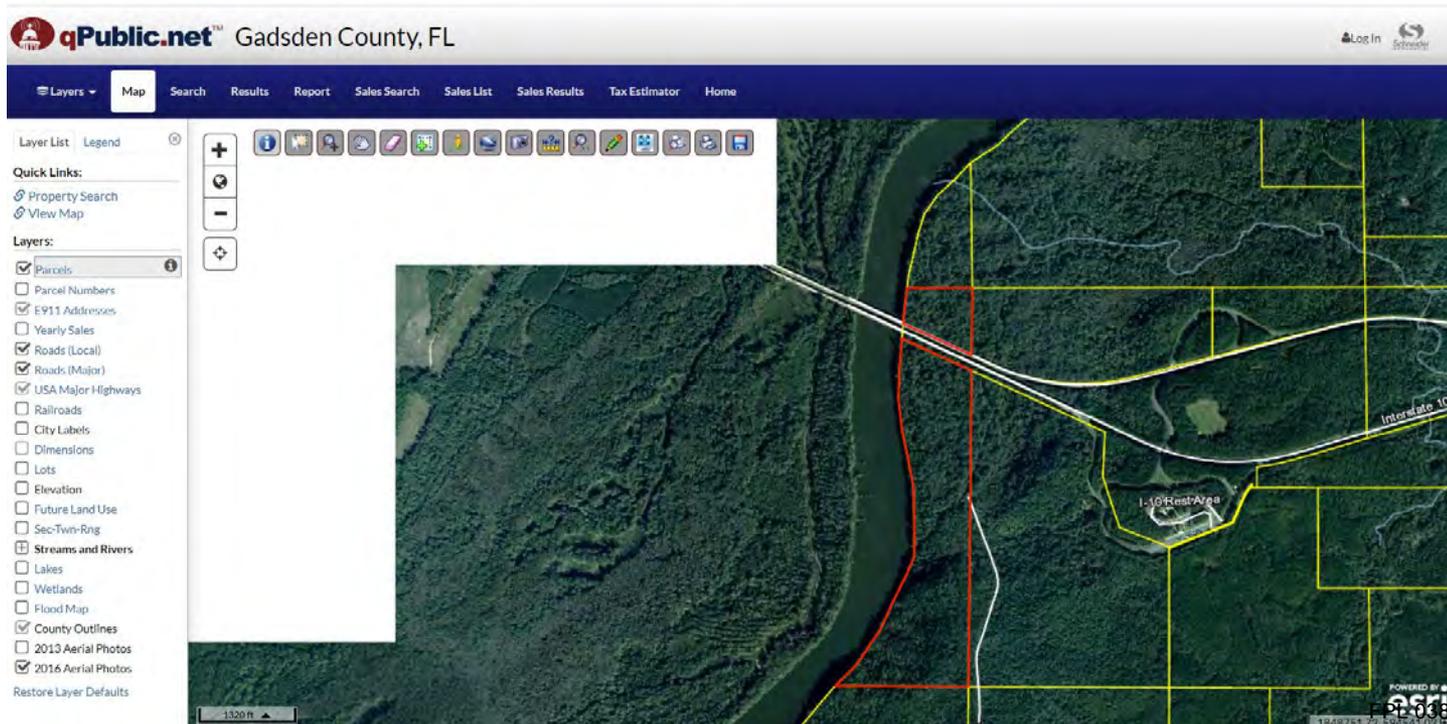
Sec/Twp/Rng 26-3N-7W

Tax District GADSDEN COUNTY (District 7)

Millage Rate 15.4102

Acreage 101.000

Homestead N



# UF Agricultural Experiment Station 1 Non-Conservation Parcel 1

Parcel Number 22-02S-14E-0229700.0000

Owner's Name TIITF/UNIV OF FLORIDA

Mailing Address 3900 COMMONWEALTH BLVD

TALLAHASSEE FL 32399

Site Address

DOR Code (8700) - STATE

Tax District

(CO) COUNTY S/T/R 22/02S/14E

Acreage

140 AC Map 000130

Exemptions (90---) (90) STATE

Description The following is not to be used as the Legal Description for this parcel in any legal transaction.

LEG 140.00 ACRES E1/2 OF NE1/4 & FRAC W1/2 OF NE1/4 ORB 79 P 587



# UF Agricultural Experiment Station 2 Non-Conservation Parcel 1

Parcel ID 3-25-2N-4W-0000-00400-0000

Location Address 175 RESEARCH RD

QUINCY 32351

Brief Tax Description\* OR 131 P 164- SE1/4., E1/2 OF SW1/4 N OF RD., NW1/4 LESS 20 ACRES OFF N SIDE, W1/2 OF NE1/4. LESS PART TO DOT I-10 R/WAY. OR 165, P 155. IN SECTION 25-2N-4W.

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

Property Use Code STATE TIIT (008710)

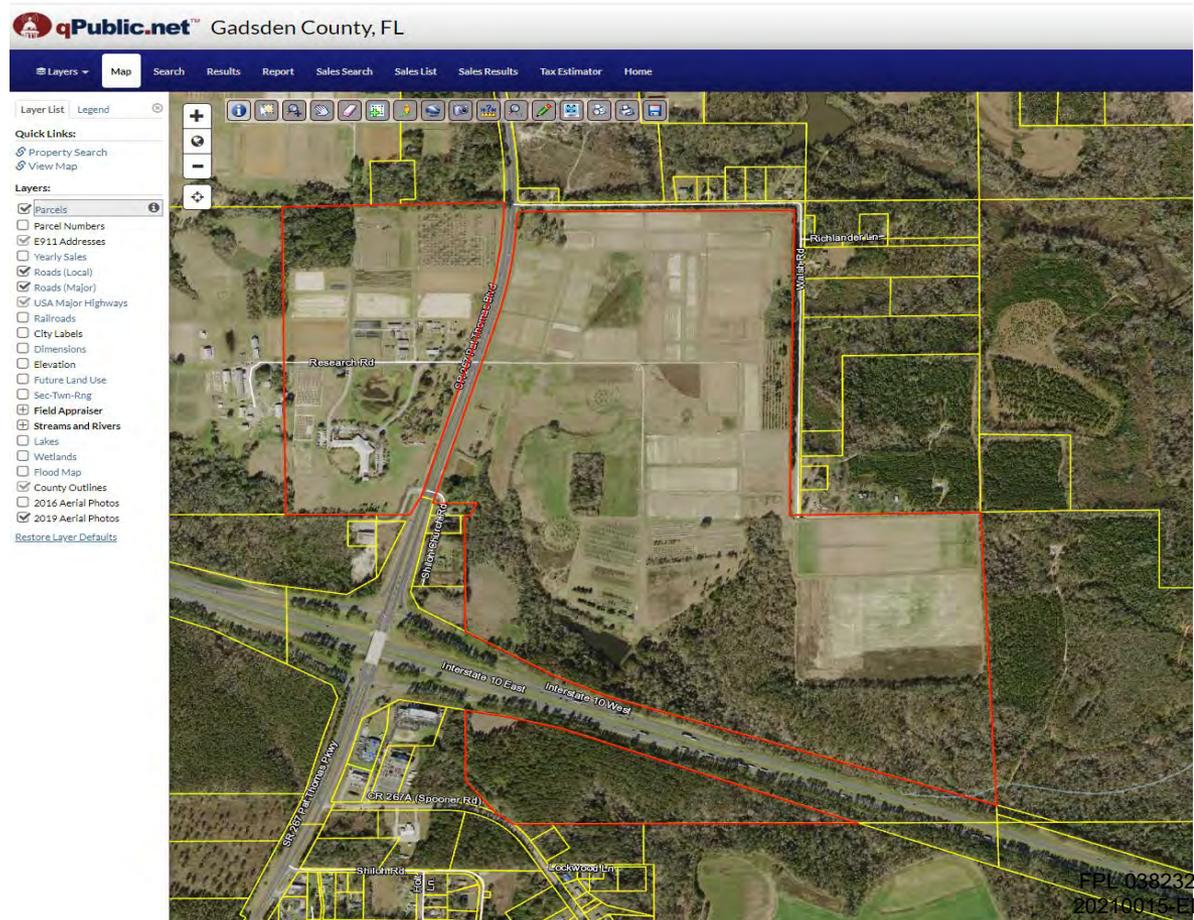
Sec/Twp/Rng 25-2N-4W

Tax District QUINCY (District 6)

Millage Rate 20.1731

Acreage 413.880

Homestead N



# UF Agricultural Experiment Station 2 Non-Conservation Parcel 2

Parcel ID 3-26-2N-4W-0000-00100-0000

Location Address 281 RESEARCH RD

QUINCY 32351

Brief Tax Description\* OR 131 P 164; NE1/4 LESS PART TO DOT I-10 R/WAY. PER OR 165, P. 155. IN SECTION 26-2N-4W.

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

Property Use Code STATE TIIT (008710)

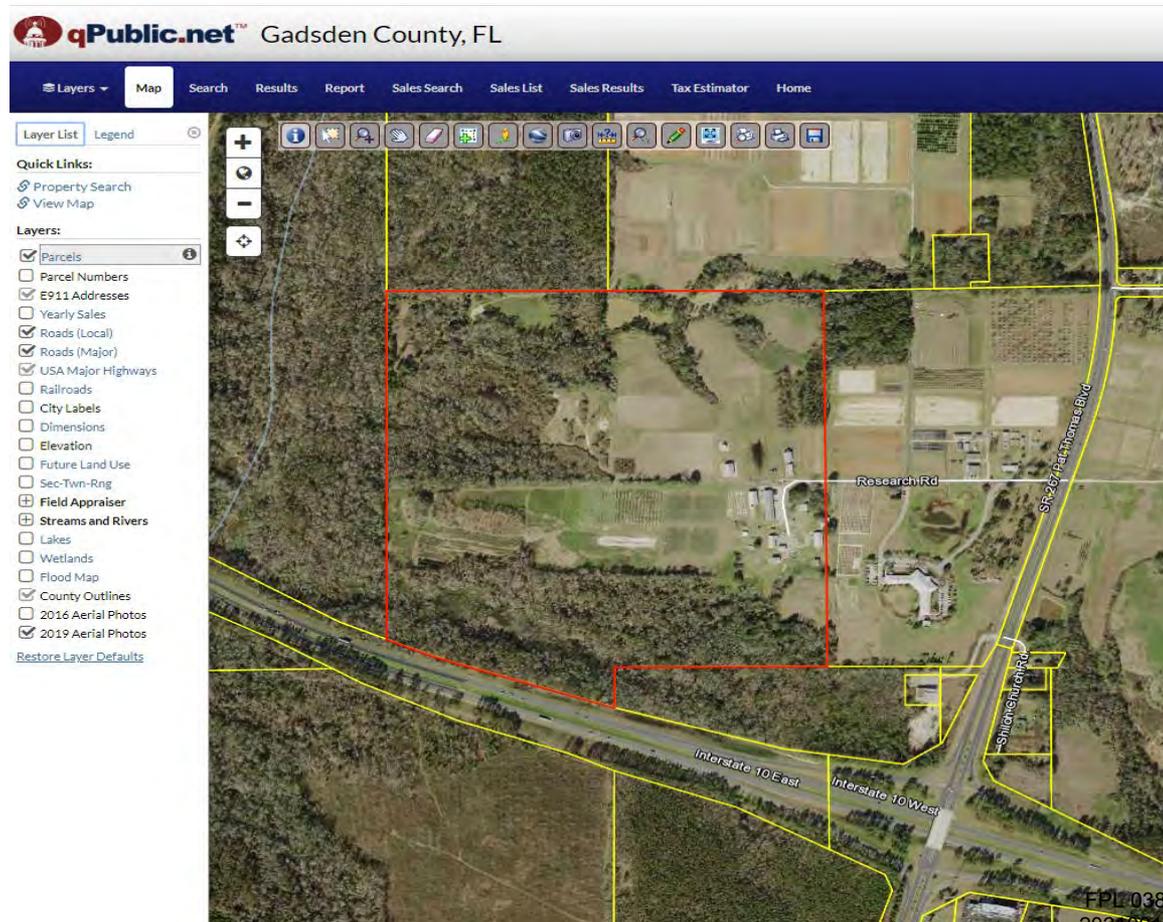
Sec/Twp/Rng 26-2N-4W

Tax District QUINCY (District 6)

Millage Rate 20.1731

Acreage 158.160

Homestead N



## **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**

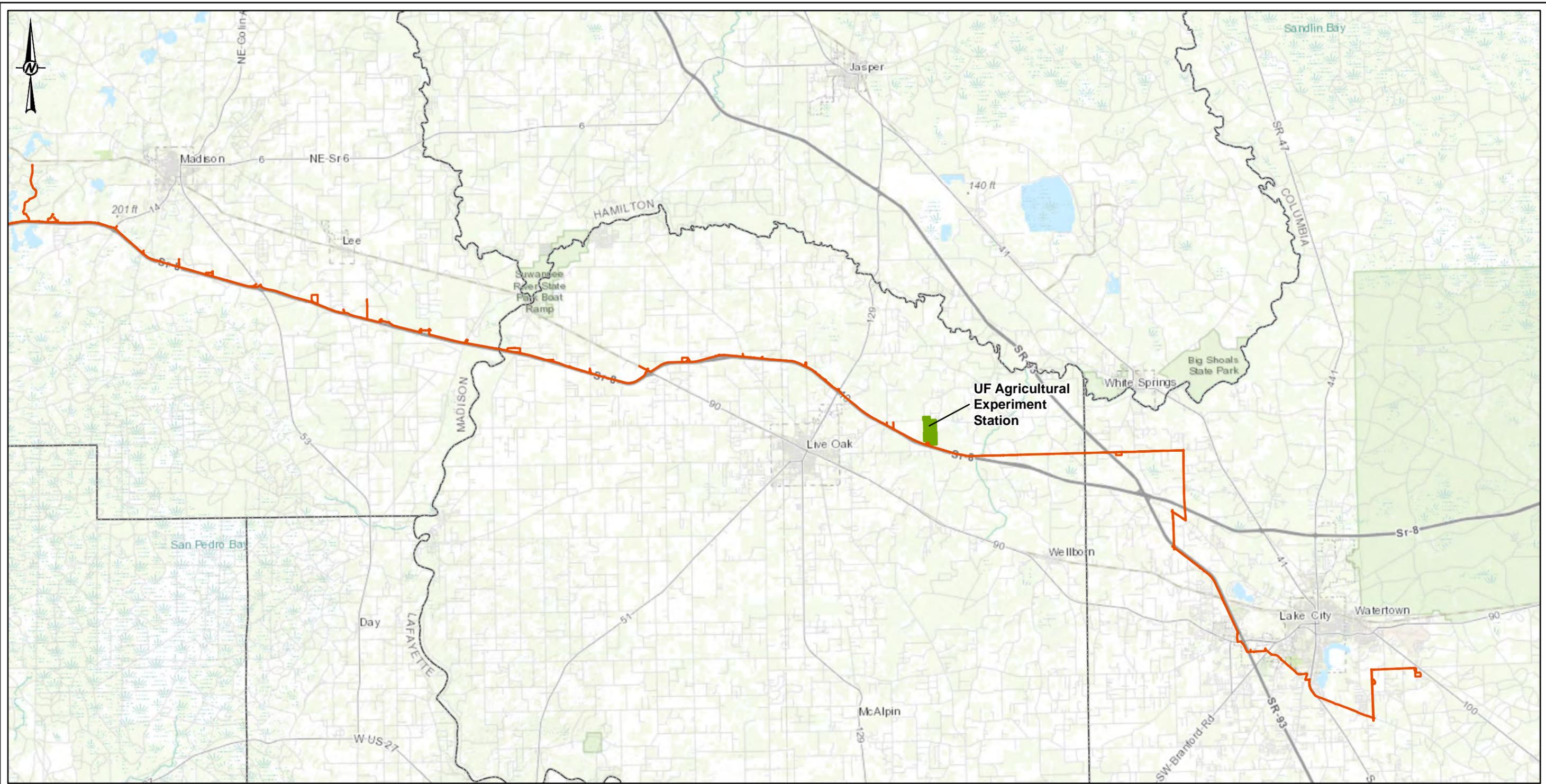
The project involves construction of an overhead 161-kV transmission line to connect the existing GPC Sinai Cemetery Substation in Jackson County to the FPL Raven substation in Columbia County. Alternative route alignments to connect these two endpoints were identified and studied. Factors considered 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.

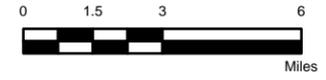
As part of the route analysis, a southern route and northern route were identified. For the eastern approximately 95 miles, from the FPL Raven substation to US 19 in Jefferson County, the routes are identical. On the western approximately 82 to 85 miles, the routes diverge to where they both terminate 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**
- Proposed Transmission Line
  - Easement Limit
  - 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, ORDNANCE SURVEY, ESRI

CLIENT  
**GULF POWER**

PROJECT  
**NORTH FLORIDA RESILIENCY CONNECTION**



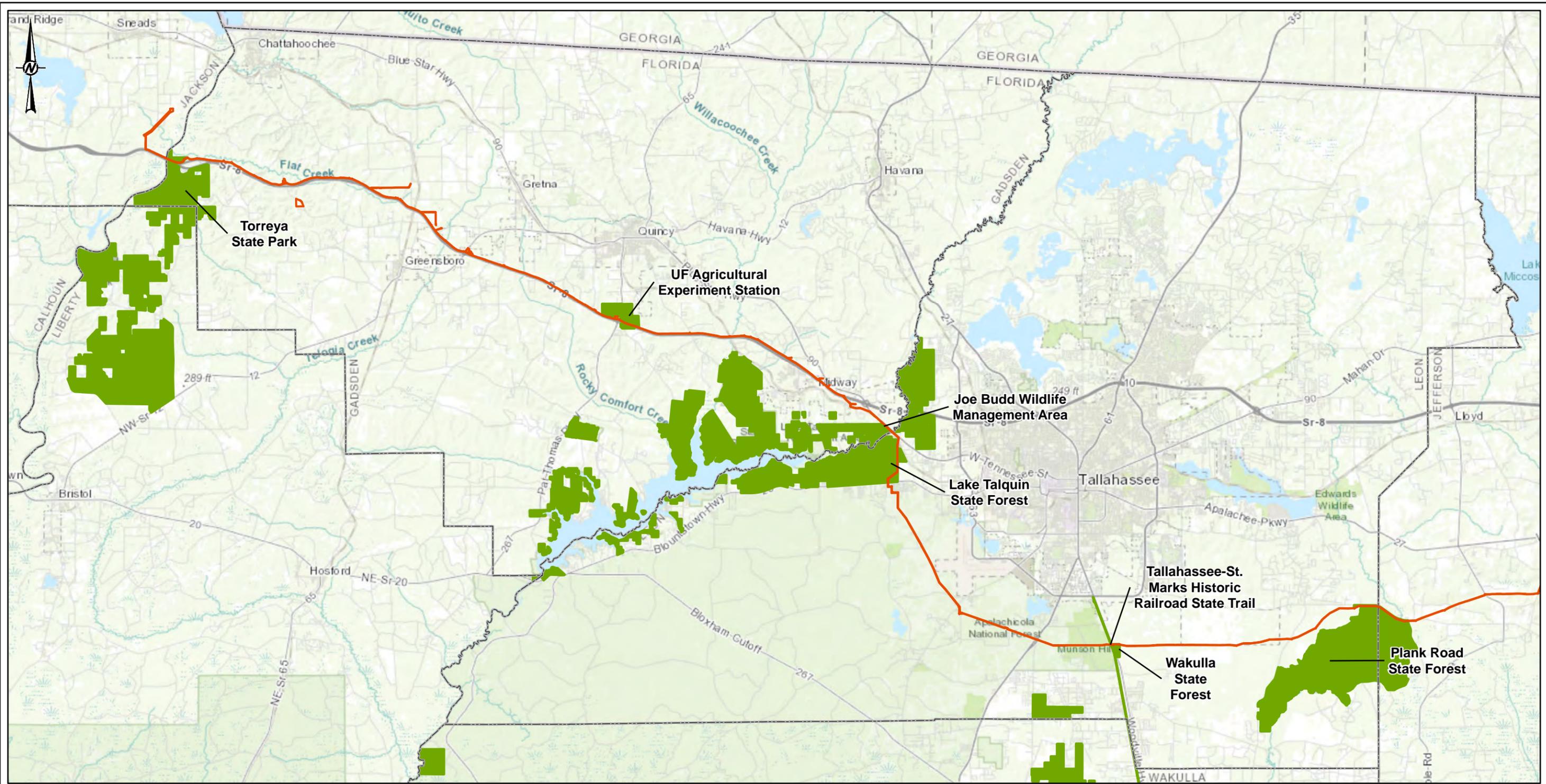
YYYY-MM-DD	2020-04-15
DESIGNED	JGW
PREPARED	JGW
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED STATE LAND EASEMENT LOCATION MAP**

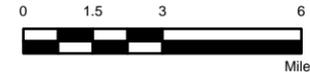
PROJECT NO. 19119943	CONTROL A001	REV. 0	FIGURE <b>1</b>
-------------------------	-----------------	-----------	--------------------

PATH: G:\Projects\FPI\North\_Transmission\_Line\08\_PROJECTS\19119943\_NorthTransmissionLineA\_StateLand\02\_PRODUCT\COMMOD\19119943\_A001\_StateManagedLands\_location.mxd

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



- LEGEND**
- Proposed Transmission Line Easement Limit
  - 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	2020-04-15
DESIGNED	JGW
PREPARED	JGW
REVIEWED	MEH
APPROVED	MEH

<b>TITLE</b>			
<b>PROPOSED STATE LAND EASEMENT LOCATION MAP</b>			
PROJECT NO.	CONTROL	REV.	FIGURE
19119943	A001	0	<b>1</b>

PATH: G:\Projects\EPI\North\_Transmission\_Line\08\_PROJECTS\19119943\_NorthTransmissionLine\A\_StateLand\19119943\_A001\_StateManagedLands\_Location.mxd

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





Plank Road  
State Forest

259

- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
GULF POWER

**REFERENCE(S)**

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED EASEMENT IN STATE LANDS  
PLANK ROAD STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 1
-------------------------	-----------------	-----------	-------------

PATH: G:\Projects\FPI\North\_Transmission\_Line08\_PROJECTS\19119943\_NorthTransmissionLineA\_StateLands\A003\_A011\_A012\A011\_A012.mxd

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



- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
 GULF POWER

- REFERENCE(S)**
1. COUNTY BOUNDARY: FDOT 2018
  2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
  3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED EASEMENT IN STATE LANDS  
 PLANK ROAD STATE FOREST**

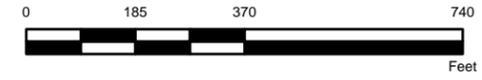
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE <b>1</b>
-------------------------	-----------------	-----------	--------------------

PATH: G:\Projects\FPI\North\_Transmission\_Line08\_PROJECTS\19119943\_NorthTransmissionLineA\_StateLands\19119943\_A011\_AStateLands\_Draft.mxd

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



- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
 GULF POWER

- REFERENCE(S)**
1. COUNTY BOUNDARY: FDOT 2018
  2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
  3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED EASEMENT IN STATE LANDS  
 PLANK ROAD STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 1
-------------------------	-----------------	-----------	-------------

PATH: G:\Projects\FPI\North\_Transmission\_Line08\_PROJECTS\19119943\_NorthTransmissionLineA\_StateLands\02\_PRODUCT\CON\MD\19119943\_A011\_A\Bland.mxd

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

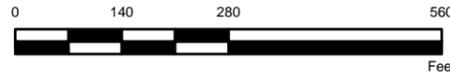








- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
 GULF POWER

- REFERENCE(S)**
1. COUNTY BOUNDARY: FDOT 2018
  2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
  3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED EASEMENT IN STATE LANDS  
 LAKE TALQUIN STATE FOREST**

PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 1
-------------------------	-----------------	-----------	-------------

PATH: G:\Projects\FPI\North\_Transmission\_Line\08\_PROJECTS\19119943\_NorthTransmissionLineA\_StateLands\02\_PRODUCT\CON\MD\19119943\_A011\_A\Bland.mxd

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



Joe Budd Wildlife Management Area

Lake Talquin State Forest

90 90

- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
 GULF POWER

- REFERENCE(S)**
1. COUNTY BOUNDARY: FDOT 2018
  2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
  3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE  
**PROPOSED EASEMENT IN STATE LANDS  
 JOE BUDD WILDLIFE MANAGEMENT AREA**

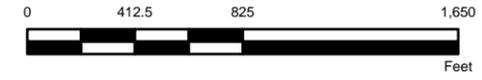
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE 1
-------------------------	-----------------	-----------	-------------

PATH: G:\Projects\FPI\North\_Texas\Mapsets\_Land\08\_PROJECTS\19119943\_NorthTexas\Mapsets\_Land\A\_State\_Lands.mxd; PRODUCT:\COM\DCI\19119943\_A011\_A\State\_Lands\_Draft.mxd

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



- LEGEND**
- Permanent Easement Limits
  - Proposed State Lands Easement
  - Florida Counties
  - Approximate Boundaries of State-Owned Lands (FLMA 2018)



PRELIMINARY FOR DISCUSSION PURPOSES ONLY  
**SUBJECT TO REVISION**

CLIENT  
 GULF POWER

**REFERENCE(S)**

1. COUNTY BOUNDARY: FDOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. STATE-OWNED LANDS FLMA (FLORIDA MANAGED AREAS) SHAPEFILE MAINTAINED BY THE FLORIDA NATURAL AREAS INVENTORY 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

PROJECT  
 NORTH FLORIDA RESILIENCY CONNECTION



YYYY-MM-DD	2020-05-04
DESIGNED	JGW
PREPARED	GFD
REVIEWED	MEH
APPROVED	MEH

TITLE <b>PROPOSED EASEMENT IN STATE LANDS UF AGRICULTURAL EXPERIMENT STATION</b>			
PROJECT NO. 19119943	CONTROL A003	REV. 0	FIGURE <b>1</b>

PATH: G:\Projects\FPI\North\_Transmission\_Line\08\_PROJECTS\19119943\_NorthTransmissionLine\A\_StateLands\A011\_A011\_StateLands\_Draft.mxd

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



## **Attachment D**

### **Easement Sketches & Legal Descriptions**

# **Attachment D**

Upland Easement Sketch & Description

**Torreya State Park**

**(Gadsden County)**

# EXHIBIT 'A'

## LEGAL DESCRIPTION

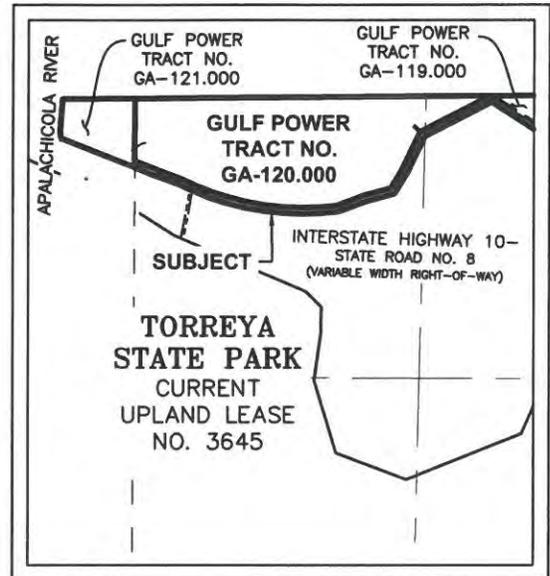
BEING A PORTION OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-120.000, LOCATED IN SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY 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 DATE: 06/24/2019  
 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) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908

FPL 038252  
 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 038253  
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



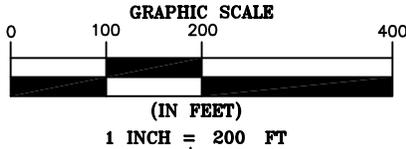
SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908

FPL 038254  
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.

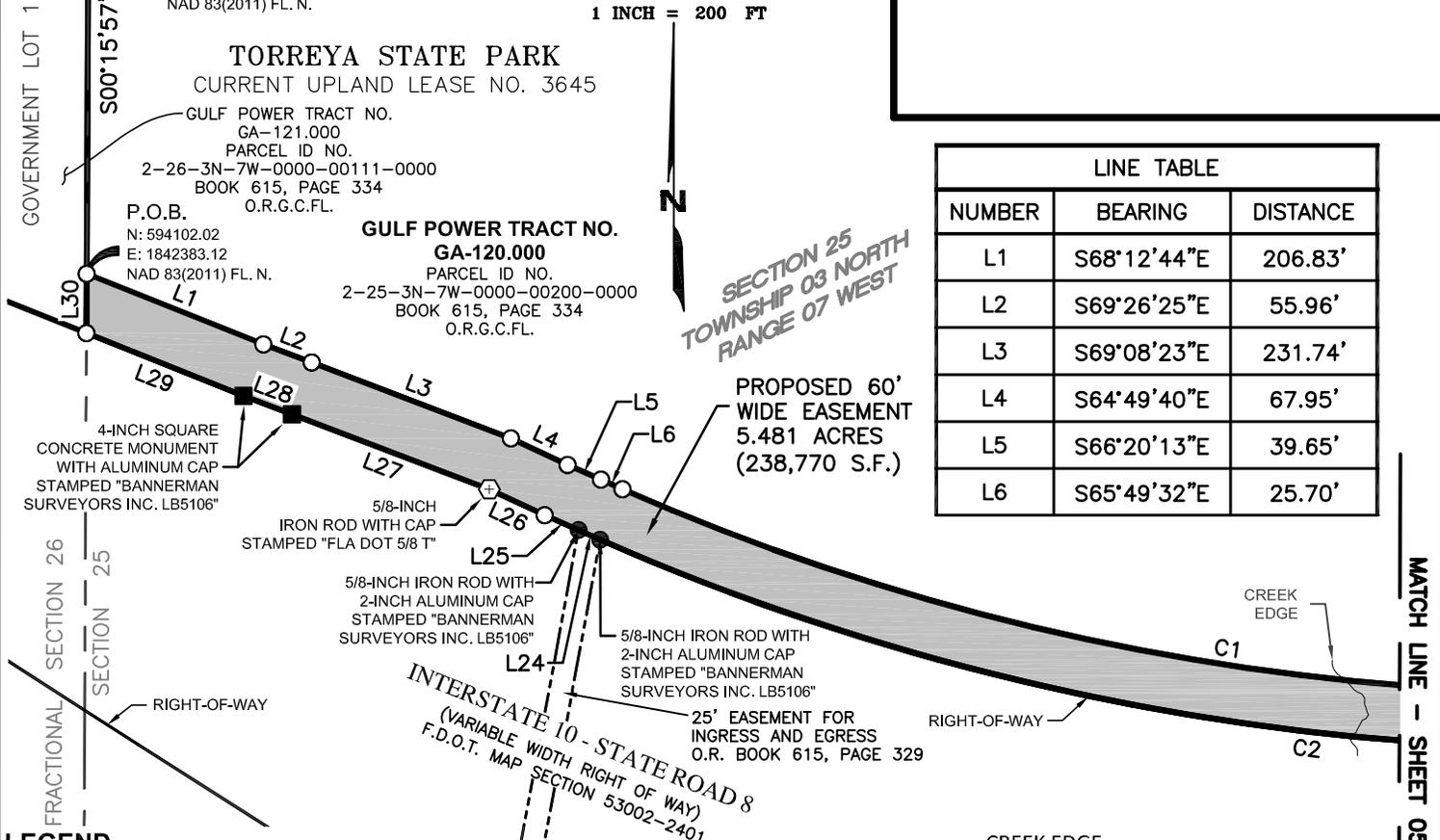
GULF POWER TRACT NO.  
**GA-120.000**  
PARCEL ID NO.  
2-25-3N-7W-0000-00200-0000  
BOOK 615, PAGE 334  
O.R.G.C.FL.

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

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

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

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

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

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

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

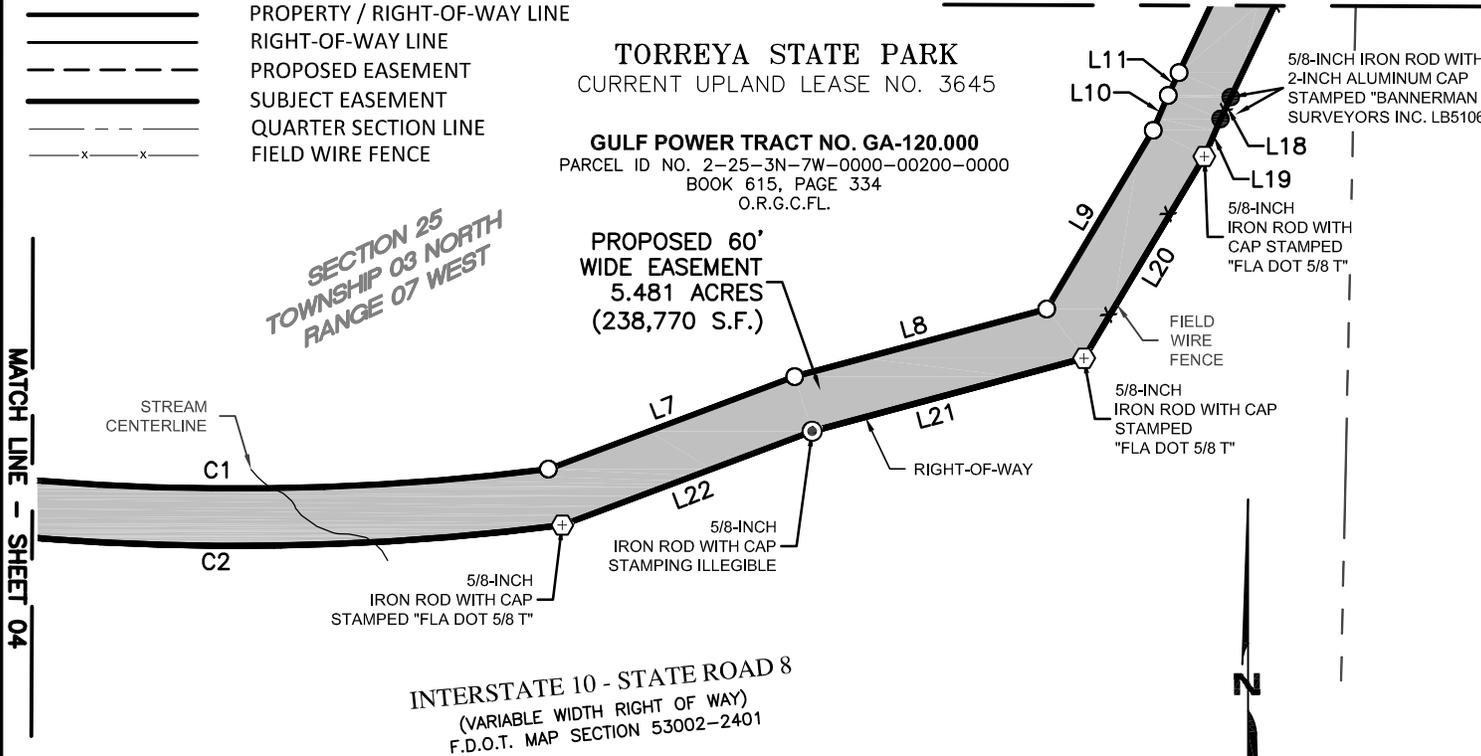
# EXHIBIT 'A'

## 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-x- FIELD WIRE FENCE

MATCH LINE - SHEET 04

MATCH LINE - SHEET 06

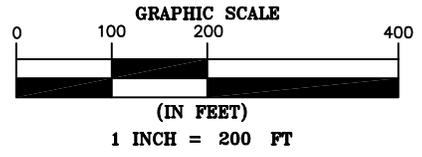


**INTERSTATE 10 - STATE ROAD 8**  
(VARIABLE WIDTH RIGHT OF WAY)  
F.D.O.T. MAP SECTION 53002-2401

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




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

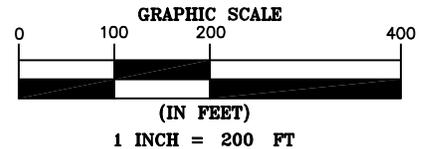
FPL 038256  
20210015-EI

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



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

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

**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

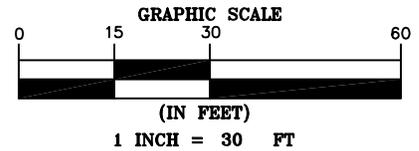
FPL 038257  
20210015-EI

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

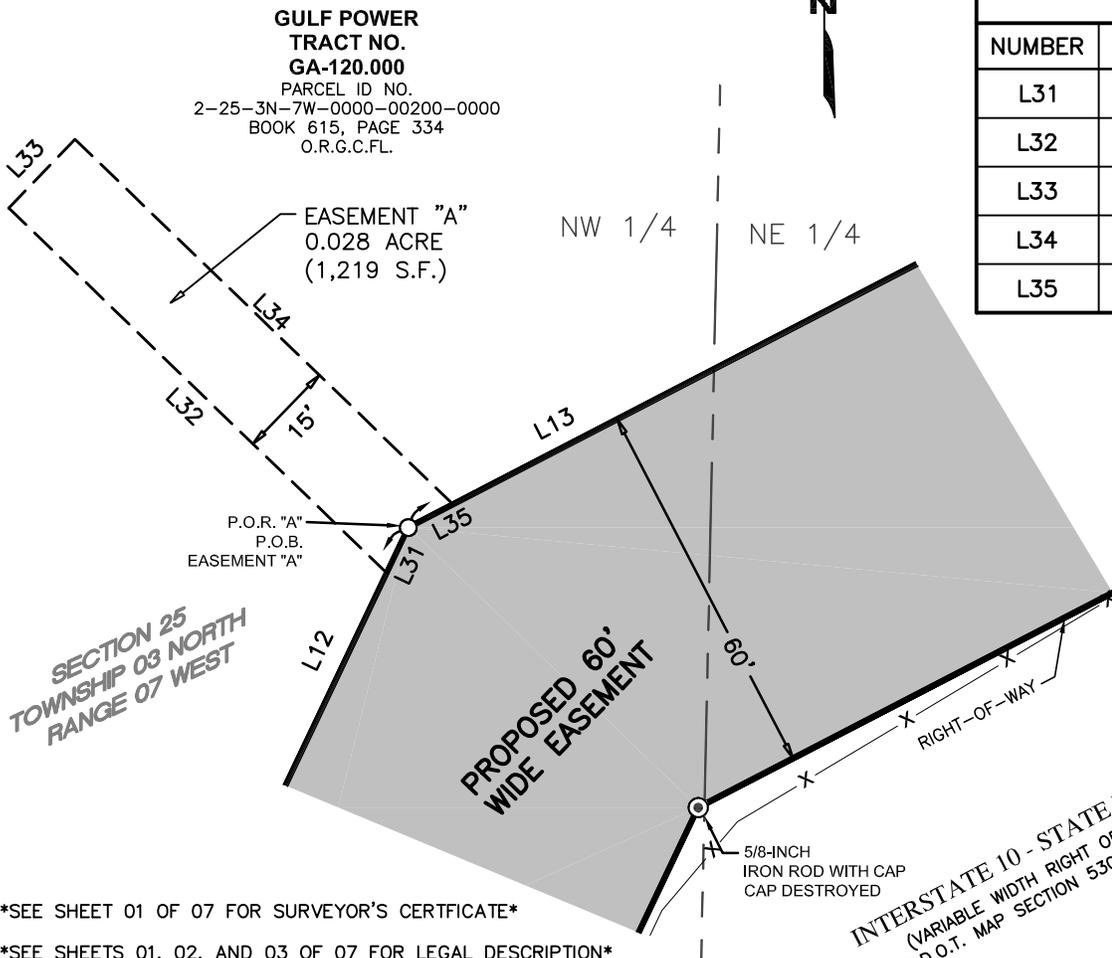
# EXHIBIT 'A'

## 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'



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

SHEET 07 OF 07

JOB NUMBER: 47322
DATE: 06/24/2019
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 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 038258  
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;

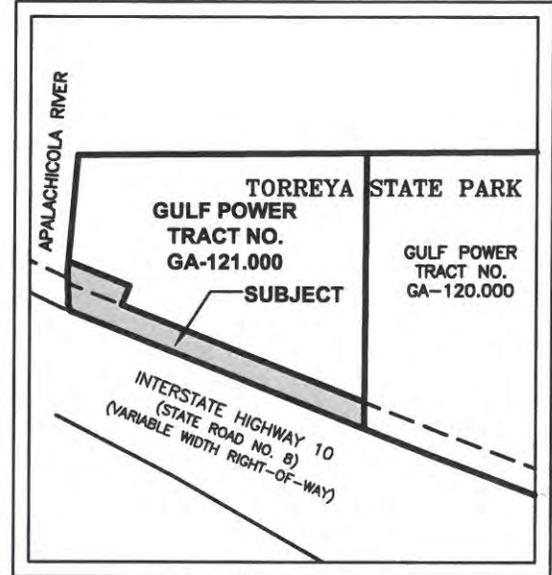
**THENCE** WITH THE WEST LINE OF SAID GULF POWER TRACT NUMBER GA-121.000 AND THE ORDINARY HIGH WATER LINE OF THE APALACHICOLA RIVER THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 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 SOUTHPARK 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



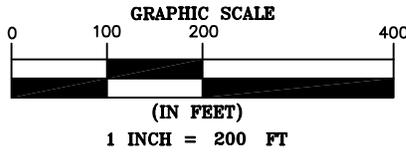
SAM SURVEYING AND MAPPING, LLC  
8529 SOUTHPARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908

FPL 038260  
20210015-EI

**LEGEND**

- O.R.G.C.FL. OFFICIAL RECORDS
- GADSDEN COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT 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.FL.

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.FL.

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

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

**BOUNDARY SURVEY**  
**GULF POWER**

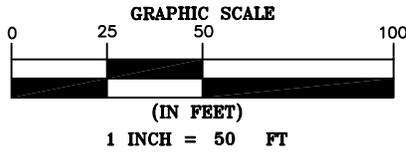
**TRACT NUMBER GA-121.000**  
PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000  
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA

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

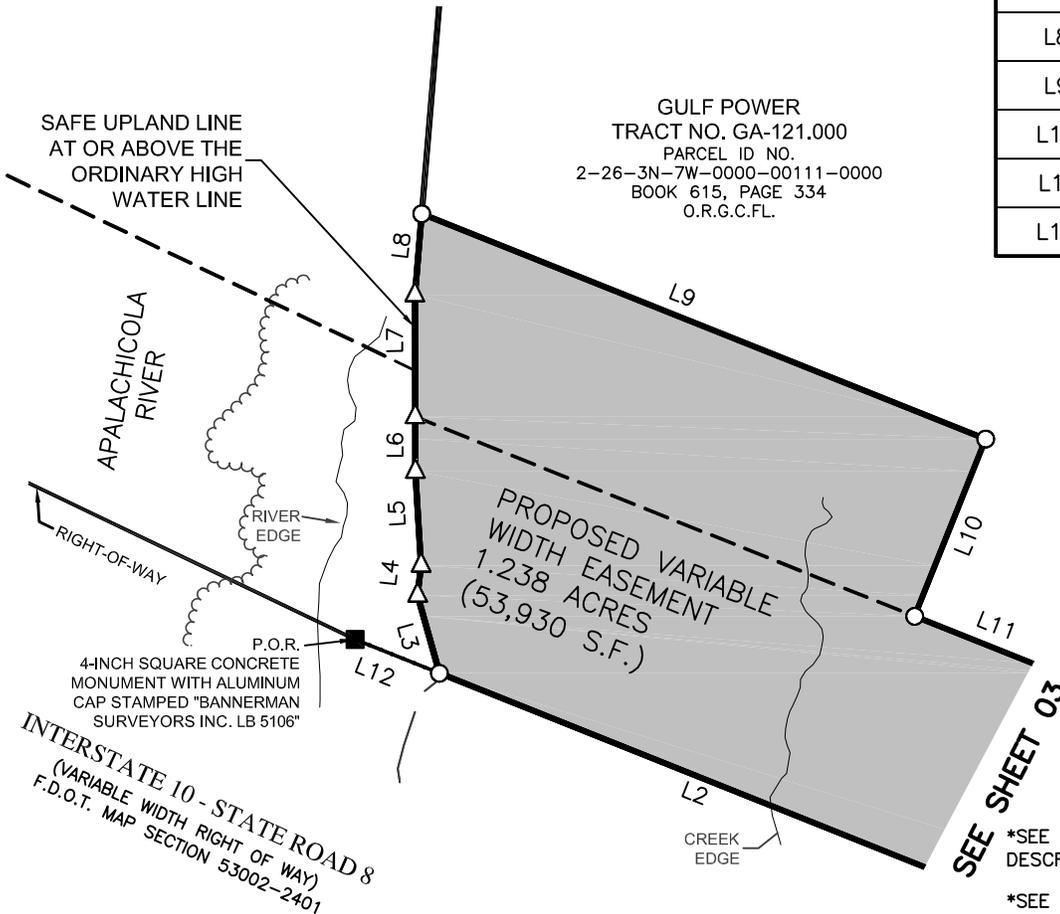
# EXHIBIT 'A'

## 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 03



\*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

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

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

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

# **Attachment D**

Upland Easement Sketch & Description

**Joe Budd Wildlife Management Area**

**(Gadsden County)**

# EXHIBIT 'A'

## LEGAL DESCRIPTION

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

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

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

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

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

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

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

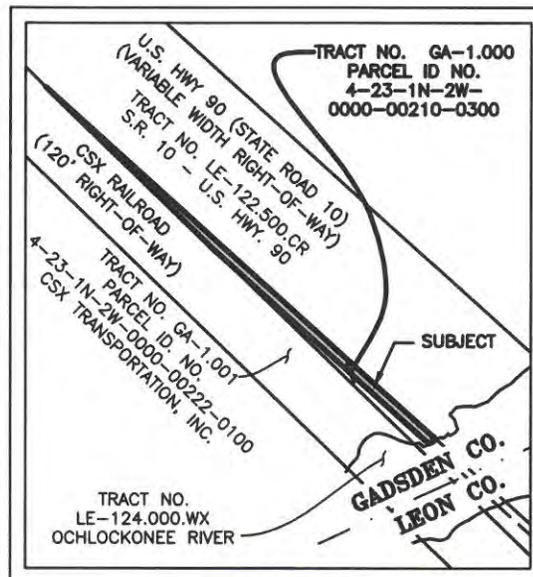
CONTAINING 11,488 SQUARE FEET OR 0.264 OF AN ACRE, MORE OR LESS.

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

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

## SURVEYOR'S 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.



## LOCATION MAP

## SURVEYOR'S CERTIFICATION TO: GULF POWER COMPANY

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

\*SEE SHEETS 02 AND 03 OF 03 FOR EXHIBIT DRAWING\*

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

SHEET 01 OF 03

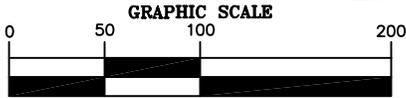
47322 - BOUNDARY SURVEY - GA-1.000.DWG

JOB NUMBER: 47322
DATE: 07/25/2019
SCALE: NONE
TRACT ID: GA-1.000
DRAWN BY: EMC

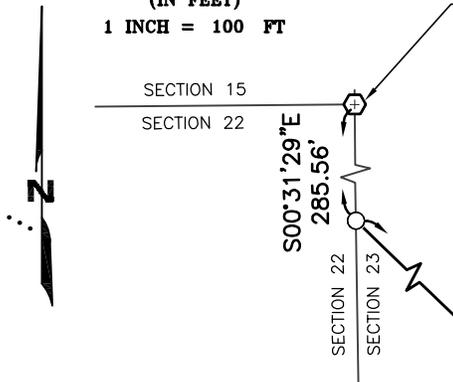
**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
 TRACT NO. GA-1.000  
**PARCEL ID NO. 4-23-1N-2W-0000-00210-0300**  
 SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST  
 GADSDEN COUNTY, FLORIDA

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'



(IN FEET)  
1 INCH = 100 FT



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

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

## LEGEND

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

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

SECTION 23  
TOWNSHIP 01 NORTH  
RANGE 02 WEST

P.O.B.

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

TRACT NO. GA-1.000  
PARCEL ID. NO.  
4-23-1N-2W-0000-00210-0300  
O.R. BOOK 388, PAGE 884  
O.R.G.C.F.L.

CSX RAILROAD  
(120-FOOT RIGHT OF WAY)  
TRACT NO. GA-1.001  
PARCEL ID. NO. 00222-0100  
4-23-1N-2W-0000-00222-0100  
CSX TRANSPORTATION, INC.

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

MATCH LINE - SHEET 03

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

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

SHEET 02 OF 03

47322 - BOUNDARY SURVEY - GA-1.000.DWG

JOB NUMBER: 47322
DATE: 07/25/2019
SCALE: 1" = 100'
TRACT ID: GA-1.000
DRAWN BY: EMC

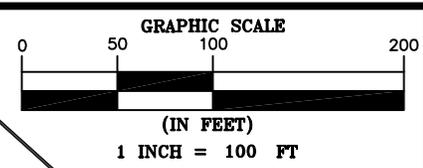
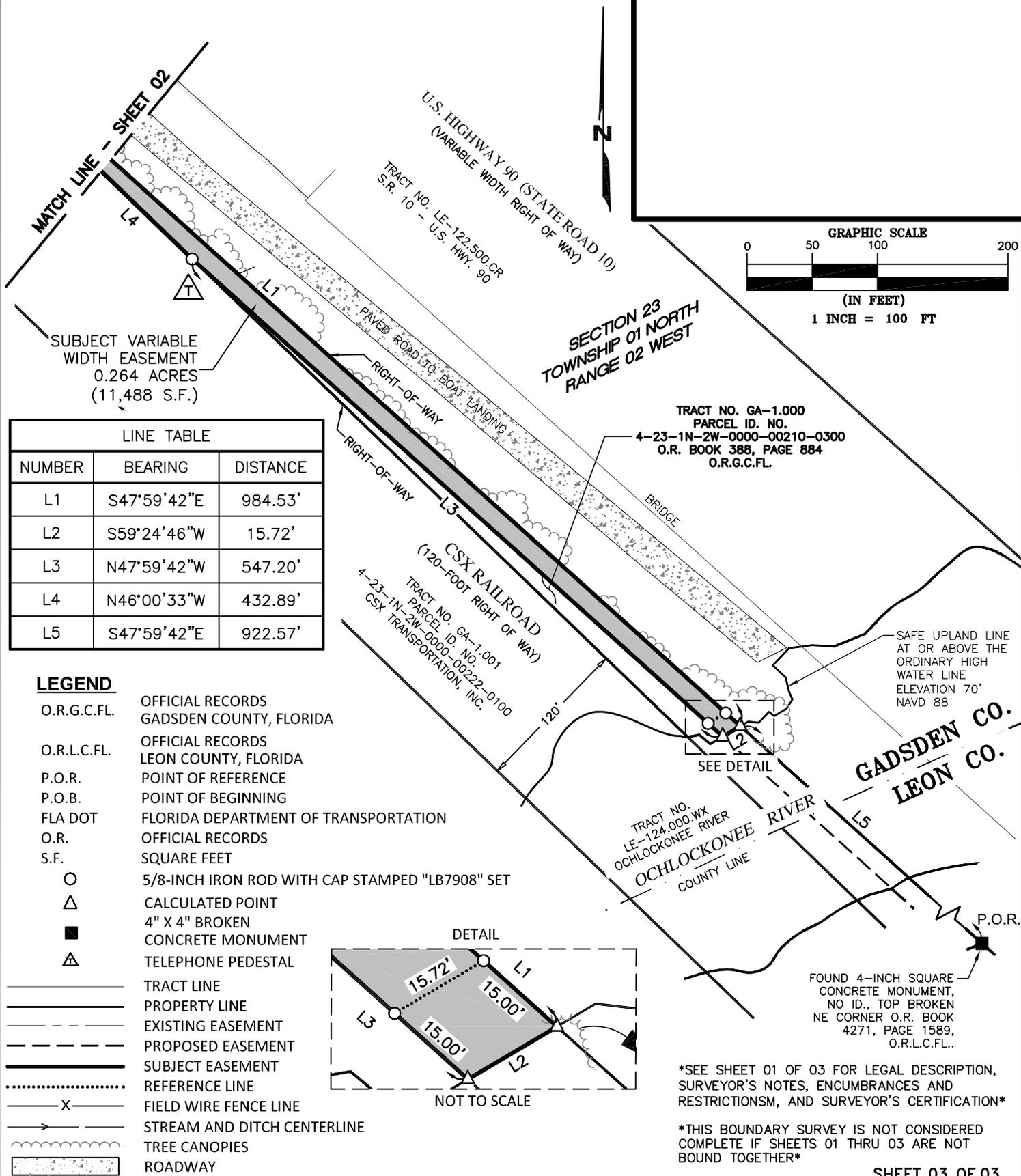
**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-1.000**

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

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

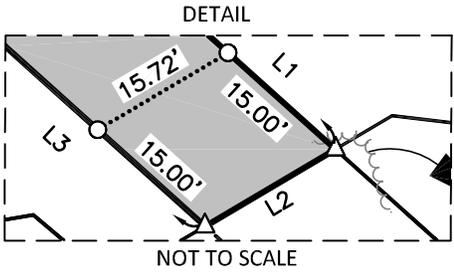
FPL 038265  
20210015-EI

# EXHIBIT 'A'



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

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



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

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

SHEET 03 OF 03

47322 - BOUNDARY SURVEY - GA-1.000.DWG

JOB NUMBER: 47322
DATE: 07/25/2019
SCALE: 1" = 100'
TRACT ID: GA-1.000
DRAWN BY: EMC

**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-1.000**  
**PARCEL ID NO. 4-23-1N-2W-0000-00210-0300**  
 SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST  
 GADSDEN COUNTY, FLORIDA

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 038266  
 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;

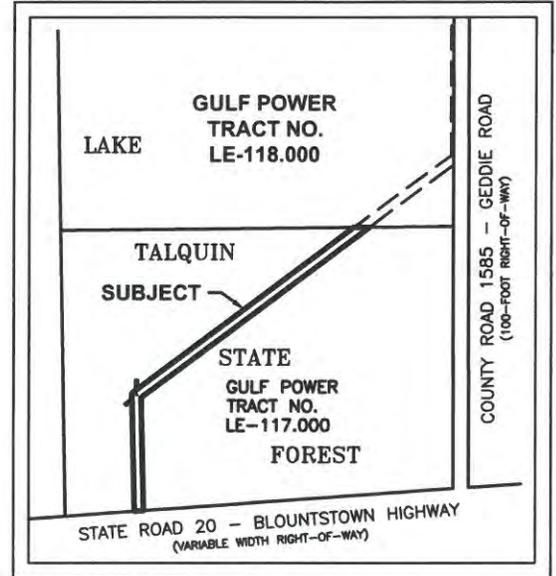
**THENCE** SOUTH 86 DEGREES 06 MINUTES 42 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 40.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE EASEMENT;

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

FPL 038268  
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



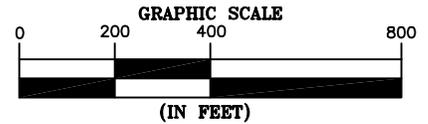

SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908

FPL 038209  
20210015-EI

**LEGEND**

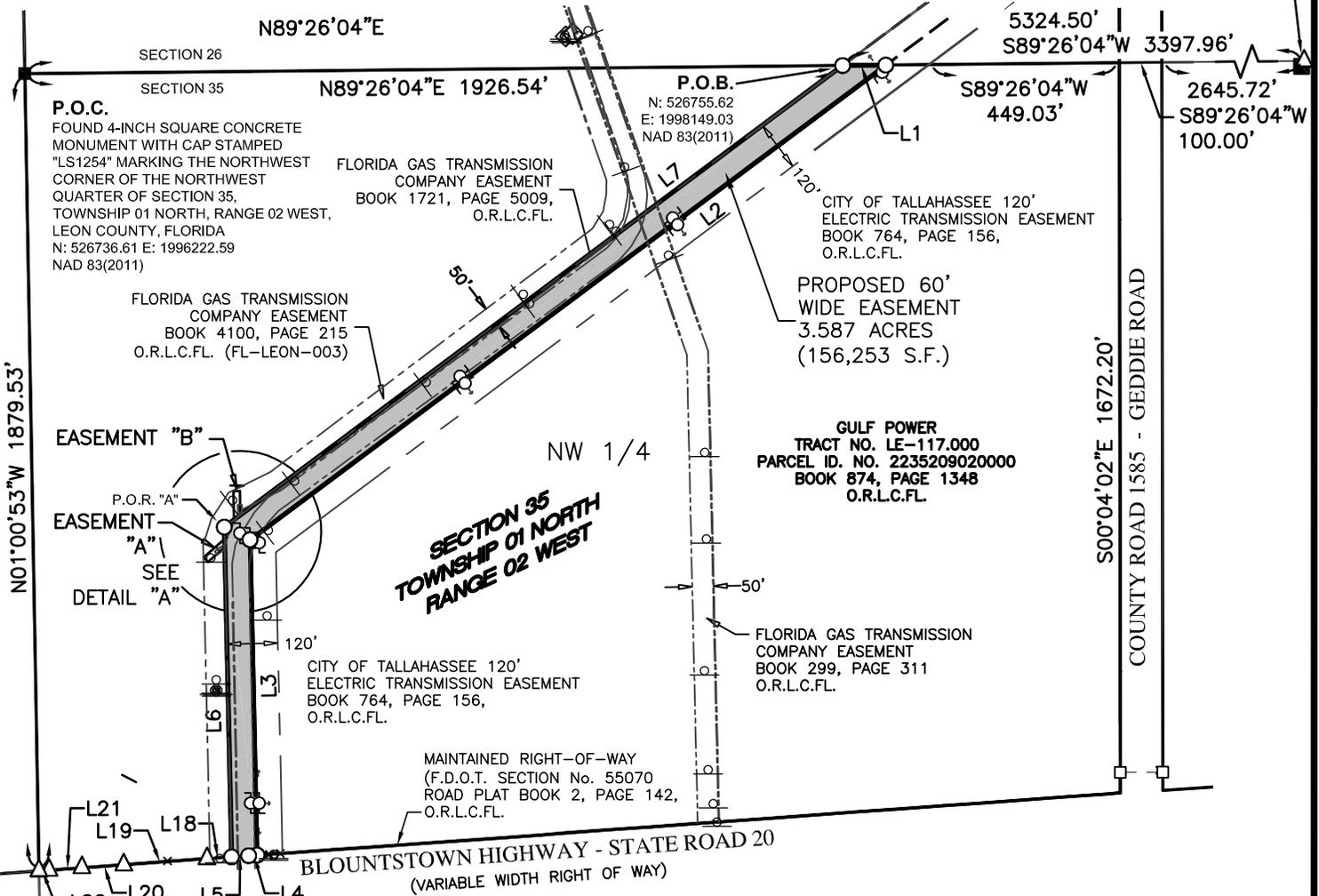
**EXHIBIT 'A'**

- 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



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

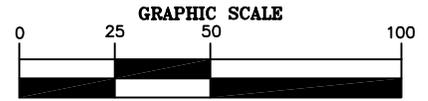
**BOUNDARY SURVEY**  
**GULF POWER**  
 TRACT NO. LE-117.000  
**PARCEL ID NO. 2235209020000**  
 SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST  
 LEON COUNTY, FLORIDA

SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908  
 FPL 038270  
 20210015-EI

# EXHIBIT 'A'

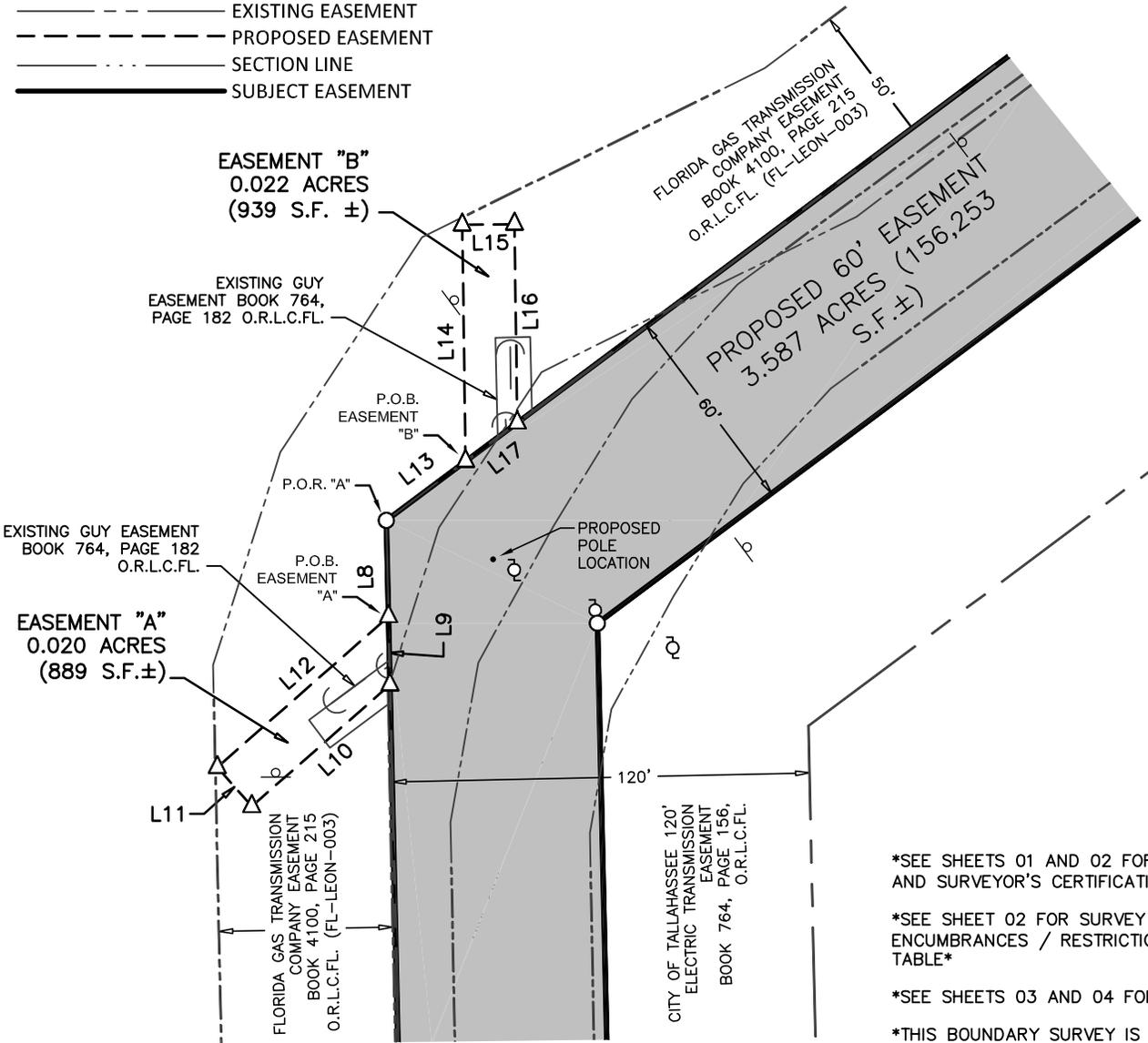
## LEGEND

- 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
- 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



(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



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 038271  
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;

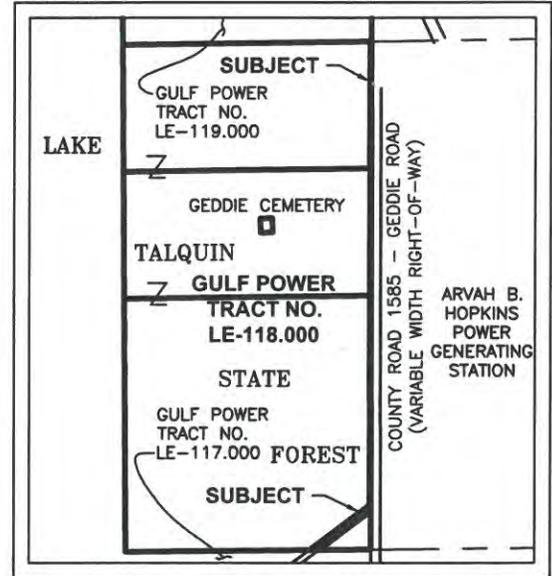
**THENCE** SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2663.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26;

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

FPL 038272  
 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:

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

\*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION\*

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

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

SHEET 02 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-118.000

DRAWN BY: JSD

**BOUNDARY SURVEY  
GULF POWER**

**TRACT NO. LE-118.000**

PARCEL ID. NO. 2226209010000

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



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 038273  
20210015-EI

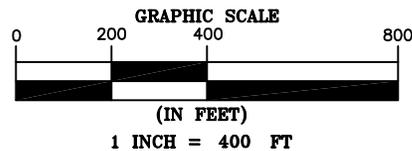
47322 - BOUNDARY SURVEY - LE-118.000.DWG

# 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\*

SECTION 26  
N89°26'04"E 1926.54'

SECTION 27  
GULF POWER TRACT NO. LE-117.000

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

COUNTY ROAD 1585 L6 GEDDIE ROAD RIGHT-OF-WAY

RIGHT-OF-WAY

N89°26'04"E 1926.54'

S89°26'04"W 449.02'

100.00' 3397.96'

2645.72'

SHEET 03 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1"=400'

TRACT ID: LE-118.000

DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**

**TRACT NO. LE-118.000**

PARCEL ID. 2226209010000

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



Gulf Power



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

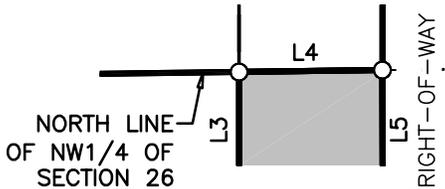
FPL U38274  
20210015-EI

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
  - SUBJECT EASEMENT



DETAIL "A"

### GULF POWER TRACT NO. LE-118.000

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

SECTION 26  
TOWNSHIP 01 NORTH  
RANGE 02 WEST

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

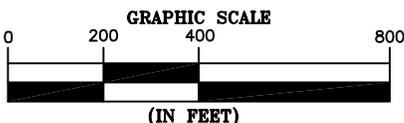
### LAKE TALQUIN STATE FOREST

### GULF POWER TRACT NO. LE-118.000

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

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

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



1 INCH = 400 FT

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'
L4	N89°12'44"E	15.00'
L5	S00°04'02"E	2663.44'
L6	S00°04'02"E	2257.90'
L7	S53°14'28"W	686.67'
L8	S89°26'04"W	101.61'

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

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

\*EXHIBIT DRAWING CONTINUED FROM SHEET 03 OF 04\*

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

SHEET 04 OF 04

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: 1"=400'

TRACT ID: LE-118.000

DRAWN BY: JSD

### BOUNDARY SURVEY GULF POWER

TRACT NO. LE-118.000

PARCEL ID. 2226209010000

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



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 038275  
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:

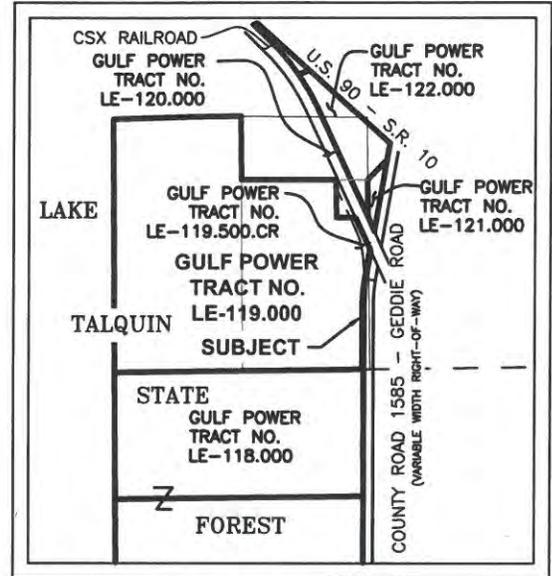
- 1) NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 689.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1497.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 261.40 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 SOUTHPARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908

FPL 038276  
 20210015-EI

# 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

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

\*SEE SHEET 01 OF 03, FOR LEGAL DESCRIPTION \*

\*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING\*

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

SHEET 02 OF 03

JOB NUMBER: 47322

DATE: 06/21/2019

SCALE: NONE

TRACT ID: LE-119.000

DRAWN BY: MKM

**BOUNDARY SURVEY  
GULF POWER**

**TRACT NO. LE-119.000**

PARCEL ID. NO. 2223209020000

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



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

FPL 038277  
20210015-EI

47322 - BOUNDARY SURVEY - LE-119.000.DWG

**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)

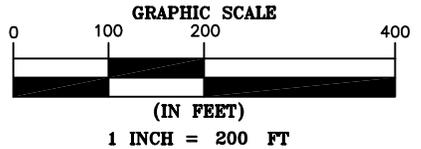
**FRACTIONAL SECTION 23**  
**S89°12'44"W 2742.19'**  
**SECTION 26**

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 038278  
 20210015-EI

# **Attachment D**

Upland Easement Sketch & Description

**Tallahassee – St. Marks Historic**

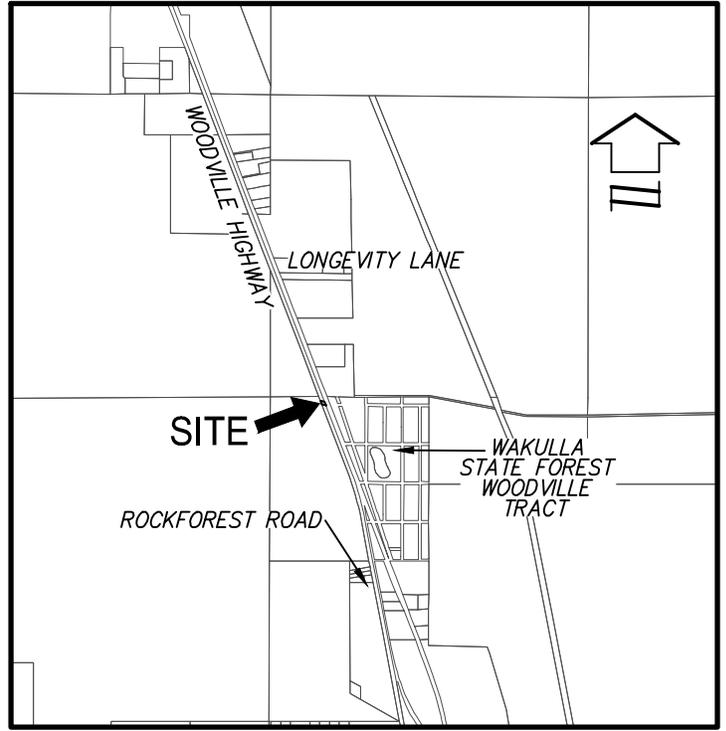
**Railroad Trail State Park**

**(Leon County)**

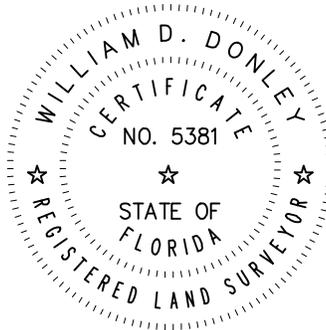
Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\8924\FPL 202-St Marks Trail\_SLE\_surfsketch.dwg SHEET 1 Jun 27, 2019 10:06am by: mphilips

**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**

**&**

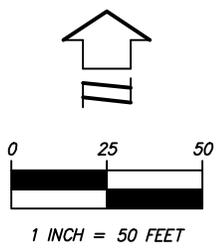
**THE BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

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

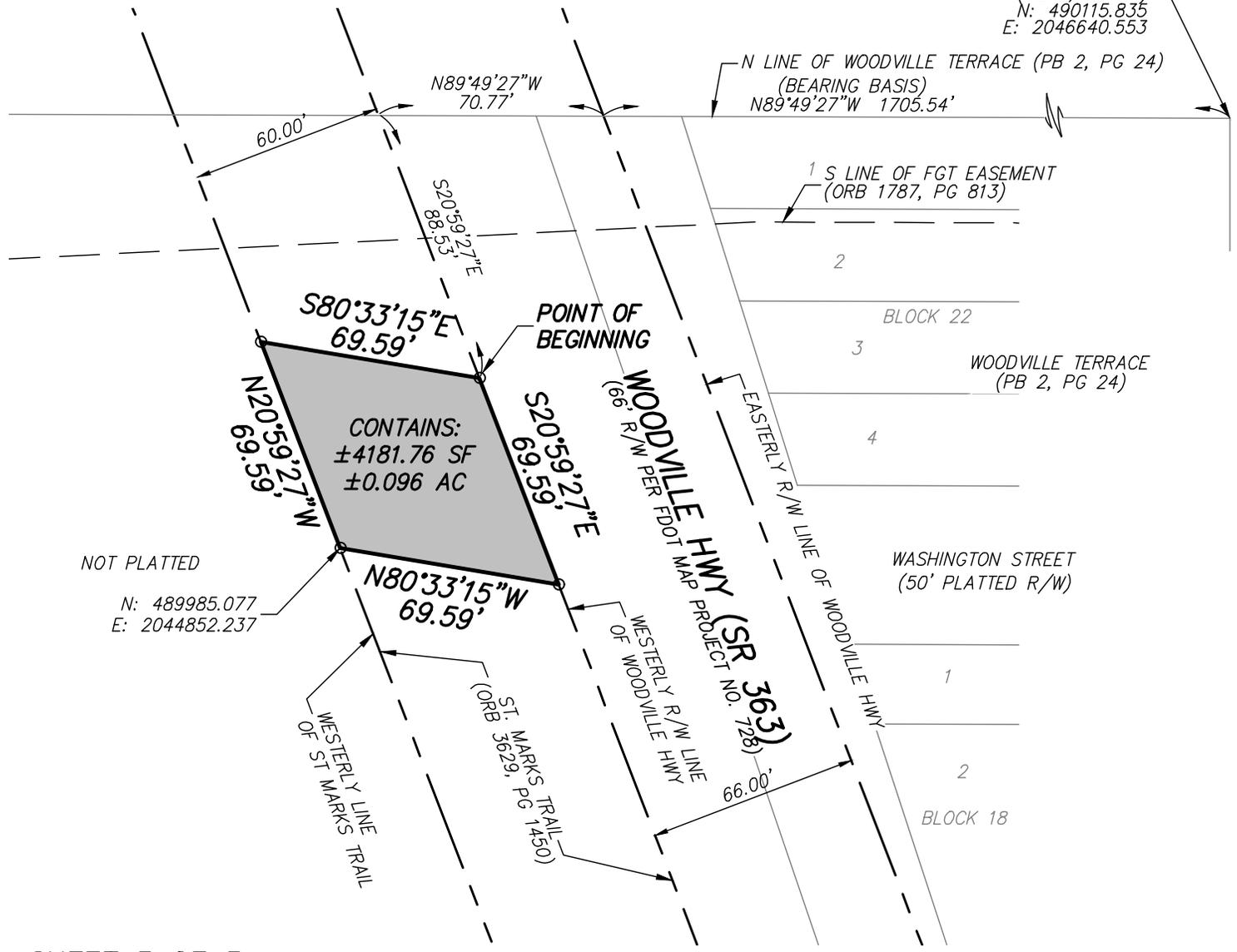
PROJ: 50111203  
DRAWN BY: MRP  
CHECKED BY: WDD

**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



**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

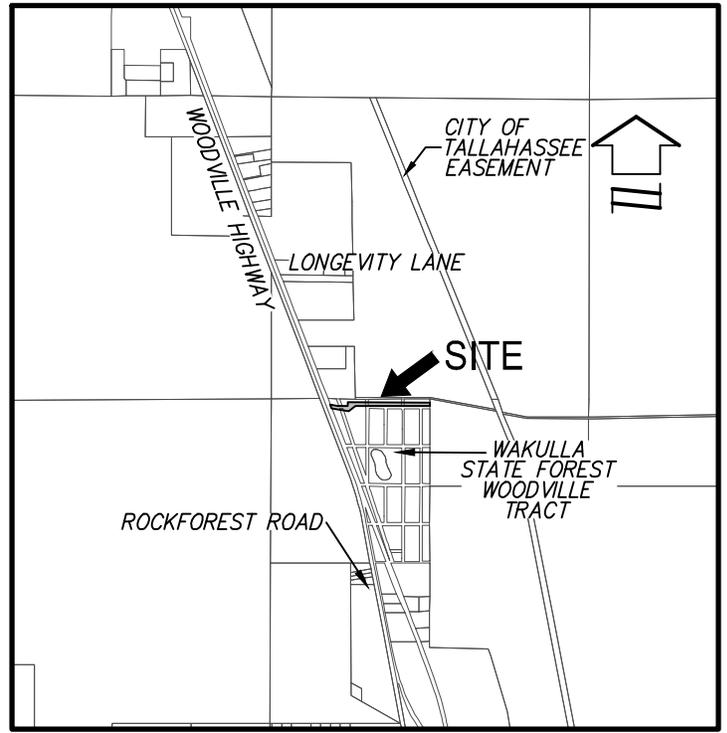
**Wakulla State Forest**

**(Leon County)**

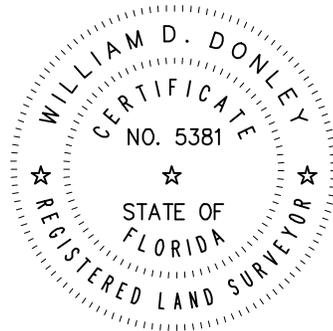
Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\_9740\FPL 202-Wakulla SLE-survey.dwg SHEET 1 Jun 24, 2019 8:56am by: mphilips

**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**

**&**

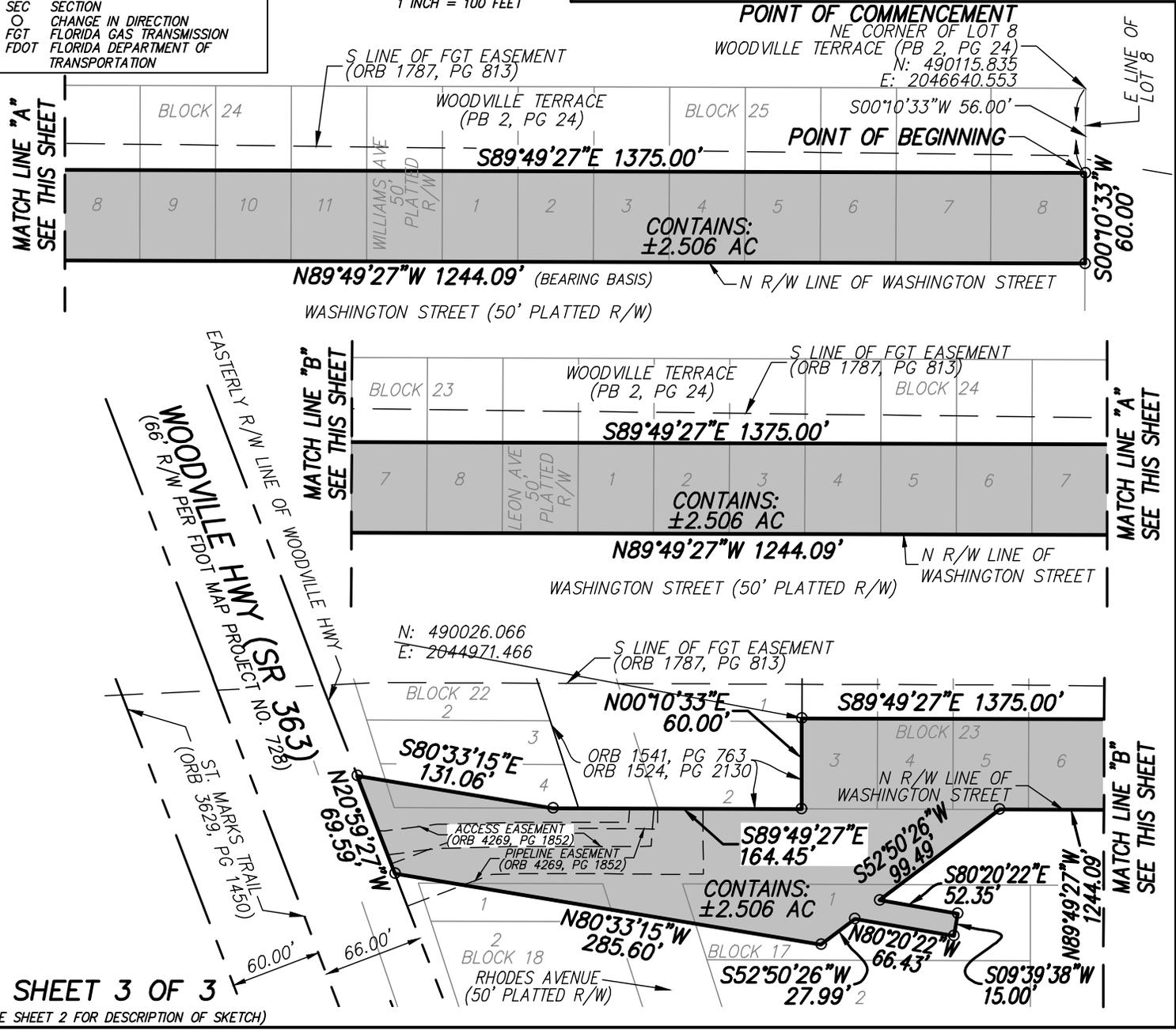
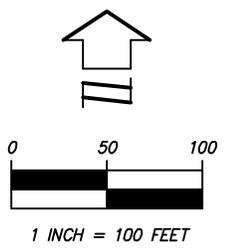
**THE BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

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



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" = 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

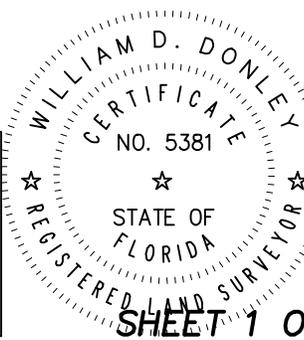
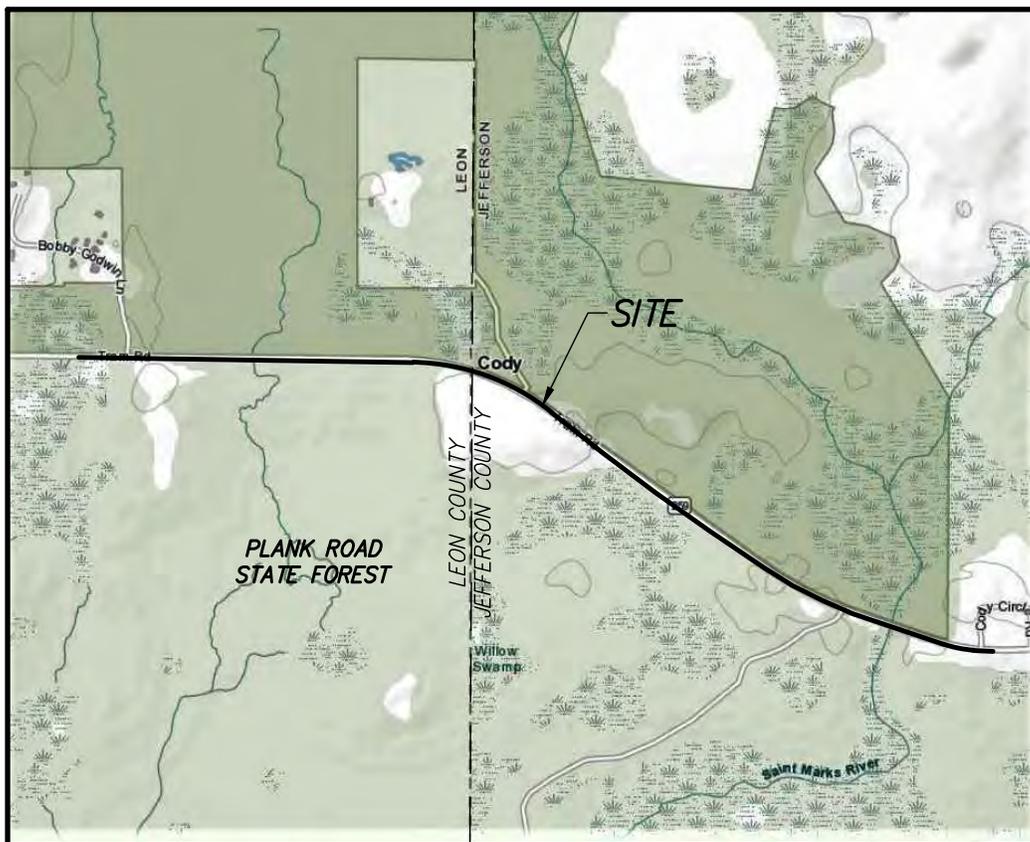
**Plank Road State Forest**

**(Leon & Jefferson Counties)**

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\_8924\FPL\_202--St. Marks Upland Easements State Lands south side&SV11.dwg SHEET 1 Jun 27, 2019 9:16am by: mphilips

### VICINITY MAP

(NOT TO SCALE)



*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 INDEX:

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

SHEET 1 OF 10

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

#### SPECIFIC PURPOSE SURVEY

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

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

JEFFERSON AND LEON COUNTY FLORIDA



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

PREPARED FOR & CERTIFIED TO:

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

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

PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD

FPL 038288  
 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

JEFFERSON AND LEON COUNTY FLORIDA



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

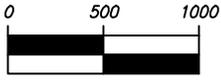
PREPARED FOR & CERTIFIED TO:

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

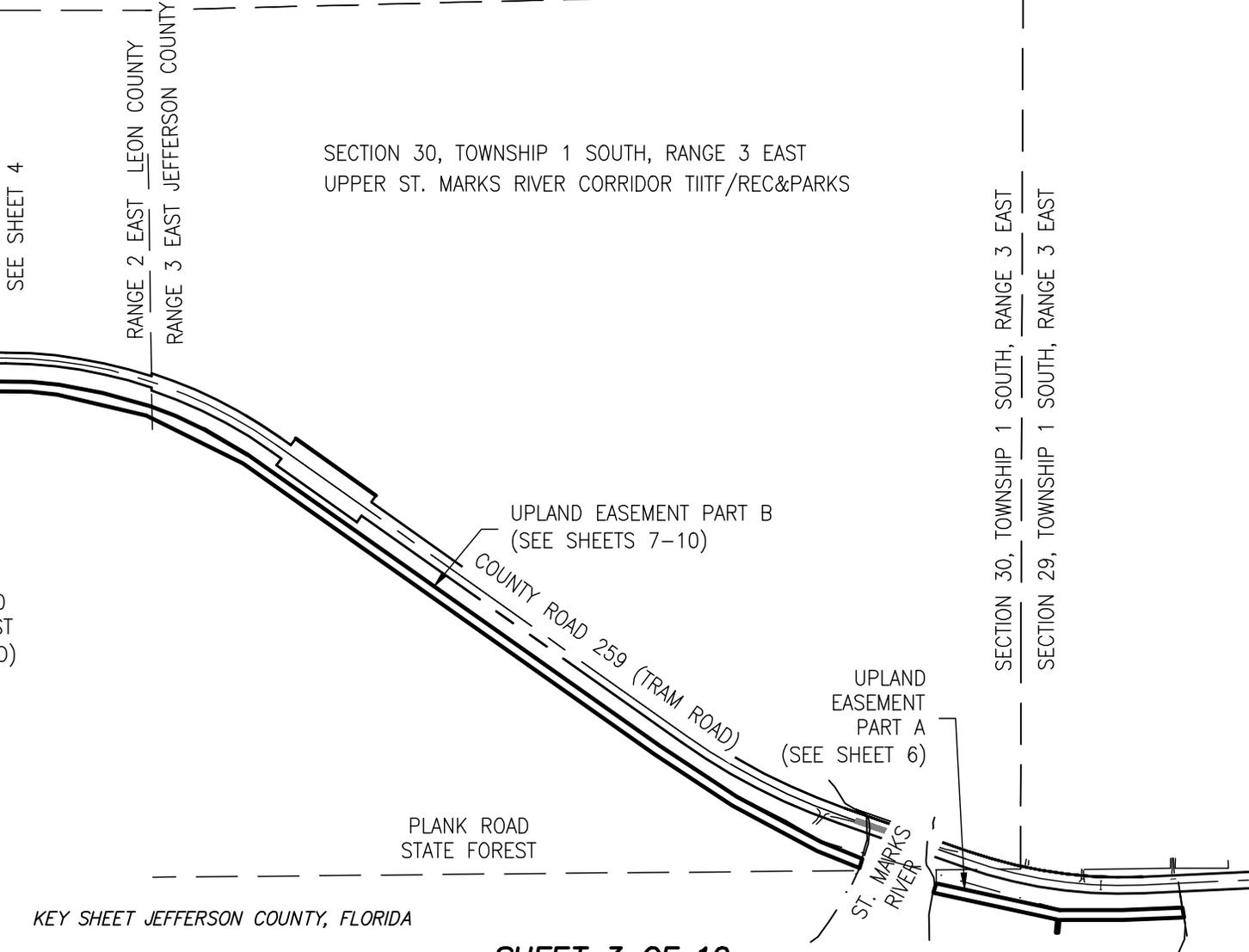
DATE: 06/21/19  
REV DATE:  
SCALE N/A

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038289

20210015-EI



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



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" = 1000'

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038290

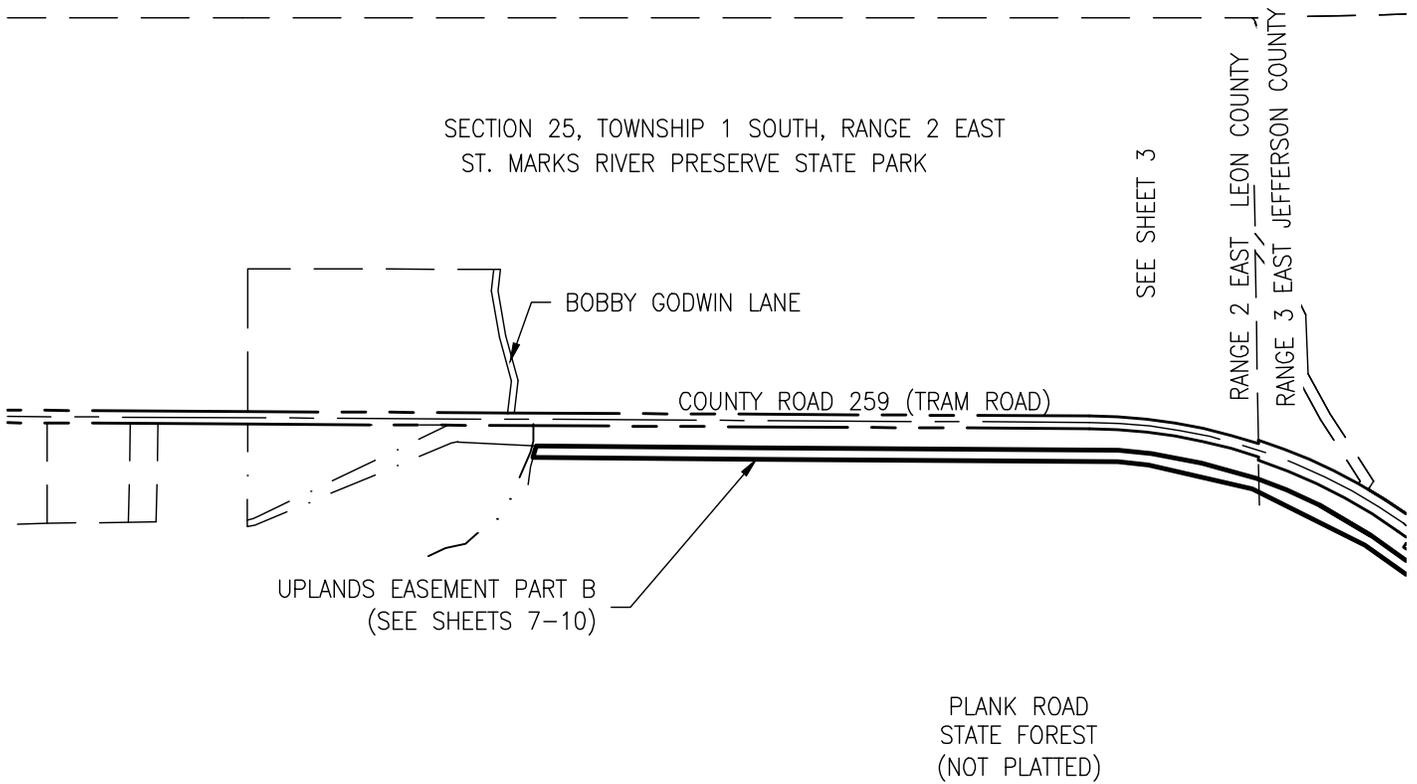
20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\_8924\FPL\_0202\_St Marks Upland Easements State Lands south side&SY11.dwg SHEET 3 Jun 27, 2019 9:16am by mphillips



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



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" = 1000'

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038291

20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\_8924\FPL\_2202\_St Marks Upland Easements State Lands south side8.5\11.dwg SHEET 4 Jun 27, 2019 9:16am by: mphilips

**LEGAL DESCRIPTION: UPLAND EASEMENT PART A**

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

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

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

**LEGAL DESCRIPTION: UPLAND EASEMENT PART B**

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

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

SHEET 5 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**

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

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

JEFFERSON AND LEON COUNTY FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

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

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

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038292  
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'

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

S77°47'30"E 765.40'

EAST SAFE UPLAND LINE

FGT PIPELINE EASEMENT OR 649, PG 411

S89°56'50"E 383.13'

FGT EASEMENT (309, PG 258)

N87°45'28"E 364.86'

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)

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

N05°08'54"E 79.91'

N89°56'50"W 383.19'

S05°08'54"W 80.17'

N84°51'06"W 15.00'

S87°45'35"W 373.06'

S08°53'23"E 60.42'

EASTERLY LINE OF OLD PLANK ROAD STATE FOREST

PLANK ROAD STATE FOREST

UPLAND EASEMENT PART A (SEE SHEET 5 FOR DESCRIPTION)

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



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:

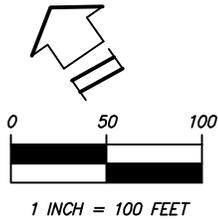
**GULF POWER**  
-and-  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**

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

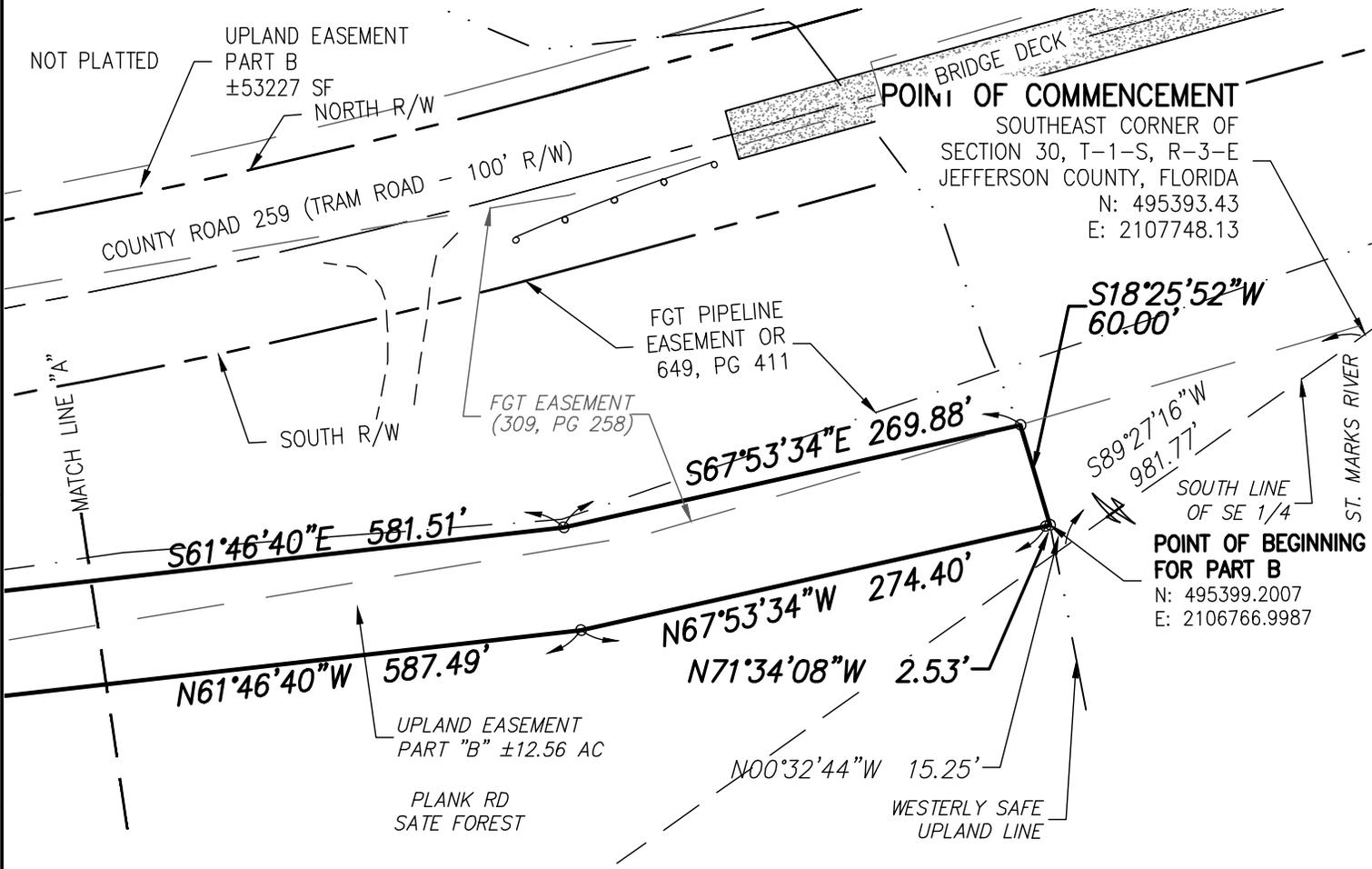
PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD

FPL 038293  
20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\AcPublish\_8924\FPL\_2022 - St Marks Upland Easements State Lands south side\5111.dwg SHEET 6 Jun 27, 2019 9:16am by: mphilips



Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\AcPublish\_8924\FPL\_202 - St. Marks Upland Easements State Lands south side8.5111.dwg SHEET 7 of 10 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



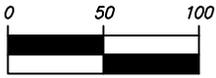
**Dewberry**

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

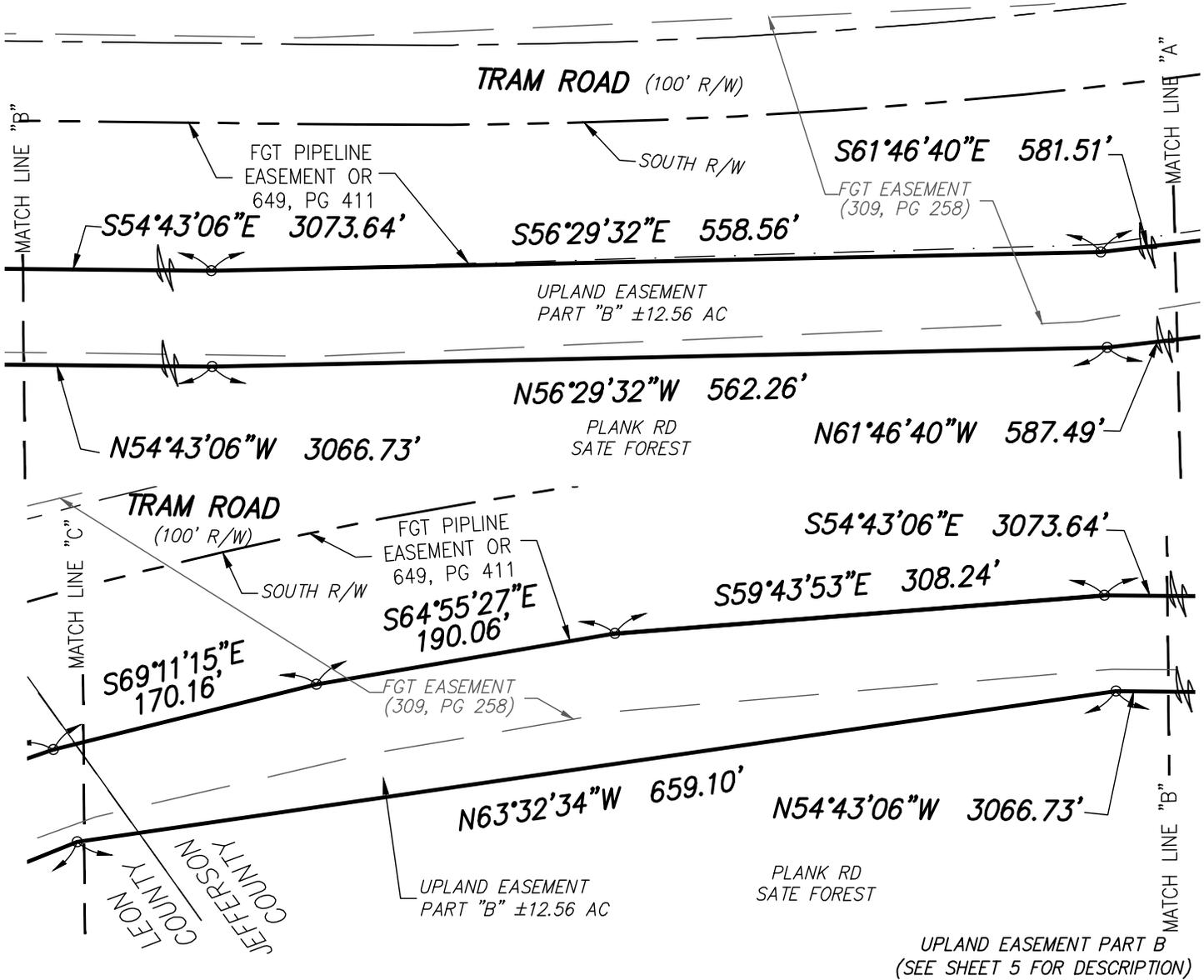
PREPARED FOR & CERTIFIED TO:  
**GULF POWER**  
 -and-  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**

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

PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD  
 FPL 038294  
 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



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:

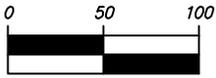
**GULF POWER**  
—and—  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**

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

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038295

20210015-EI

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\_8924\FPL\_202\_S1\_Mark Upland Easements State Lands south side\5111.dwg SHEET 8 Jun 27, 2019 9:16am by: mphilips



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**

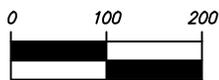
DATE: 06/21/19  
REV DATE:  
SCALE 1" = 100'

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038296

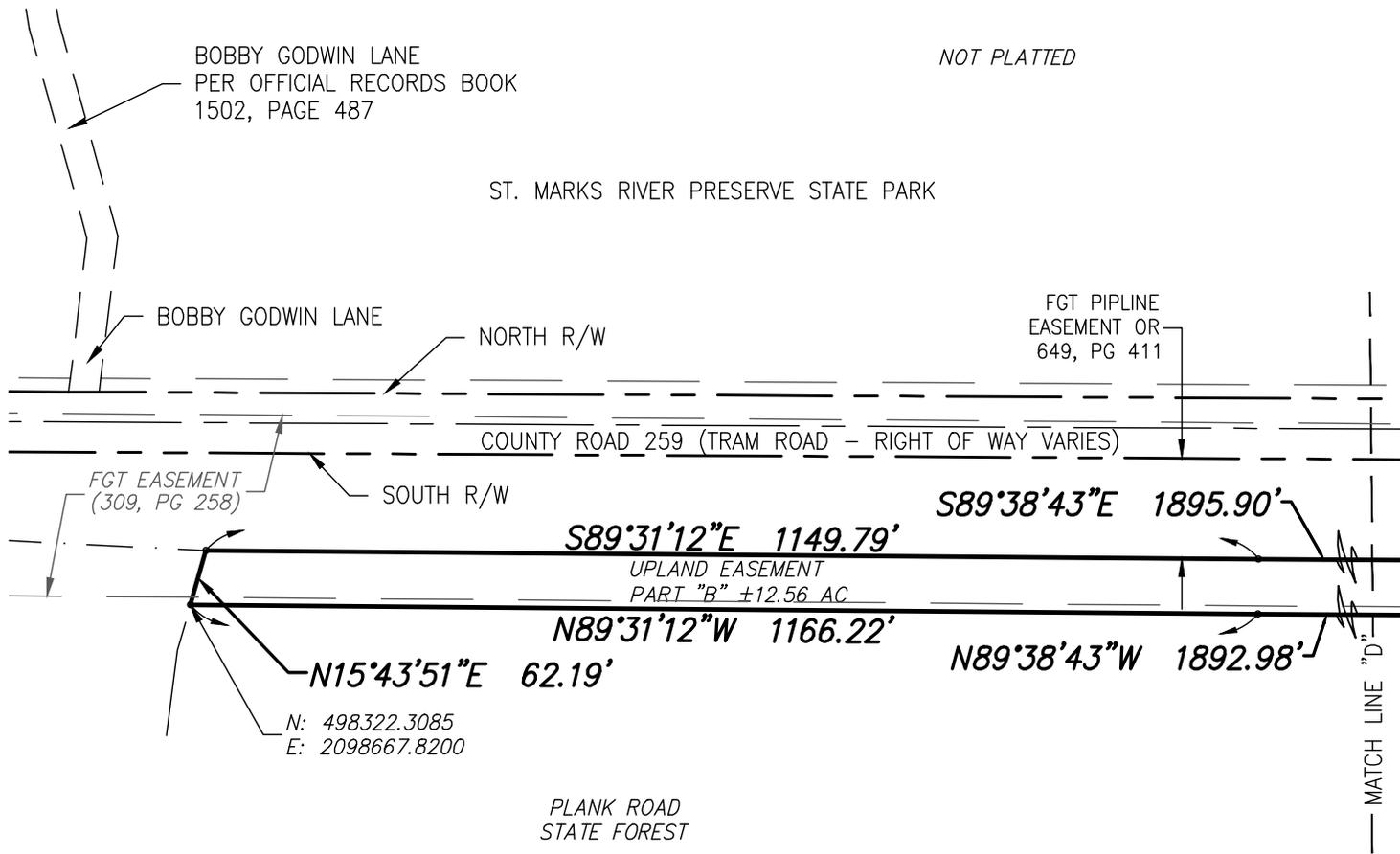
20210015-EI

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\511.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

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" = 200'

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD  
FPL 038297

20210015-EI

# **Attachment D**

Upland Easement Sketch & Description

**UF Agricultural Experiment Station**

**Non-Conservation**

**(Gadsden County)**

# EXHIBIT 'A'

## LEGAL DESCRIPTION

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

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

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

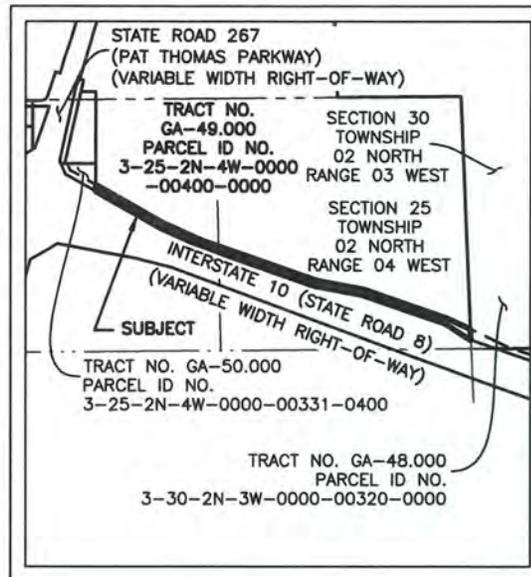
- 1) NORTH 70 DEGREES 52 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND,
- 2) NORTH 56 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 308.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 3) NORTH 70 DEGREES 54 MINUTES 43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

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

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

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

(CONTINUE LEGAL DESCRIPTION ON SHEET 02 OF 05)



**LOCATION MAP**

## SURVEYOR'S CERTIFICATION TO:

**GULF POWER COMPANY**

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

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

\*SEE SHEETS 03 THRU 05 FOR EXHIBIT DRAWING\*

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

SHEET 01 OF 05

47322 - BOUNDARY SURVEY - GA-49.000.DWG

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-49.000

DRAWN BY: JSD

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

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



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

FPL 038299  
 20210015-EI

# EXHIBIT 'A'

## LEGAL DESCRIPTION

(CONTINUED LEGAL DESCRIPTION FROM SHEET 01 OF 05)

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

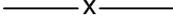
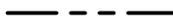
**THENCE** SOUTH 64 DEGREES 36 MINUTES 14 SECONDS EAST LEAVING SAID PARALLEL LINE, A DISTANCE OF 261.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE COMMON LINE OF SAID TRACT NUMBER GA-49.000 AND SAID TRACT NUMBER GA-48.000;

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

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

## LEGEND

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

-  IRON PIPE FOUND (AS NOTED)
-  IRON ROD FOUND (AS NOTED)
-  IRON ROD WITH CAP FOUND (AS NOTED)
-  5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
-  LINE NOT TO SCALE
-  SECTION LINE
-  QUARTER SECTION LINE
-  PROPERTY LINE
-  PROPOSED EASEMENT
-  SUBJECT EASEMENT
-  FIELD WIRE FENCE LINE
-  TREE CANOPIES
-  STREAM AND DITCH CENTERLINE
-  MATCH LINE

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

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

## SURVEYOR'S NOTES:

- 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 IN SEPTEMBER 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 05 FOR LEGAL DESCRIPTION, AND SURVEYOR'S CERTIFICATION\*

\*SEE SHEETS 03 THRU 05 FOR EXHIBIT DRAWING\*

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

SHEET 02 OF 05

47322 - BOUNDARY SURVEY - GA-49.000.DWG

JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: NONE
TRACT ID: GA-49.000
DRAWN BY: JSD

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

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

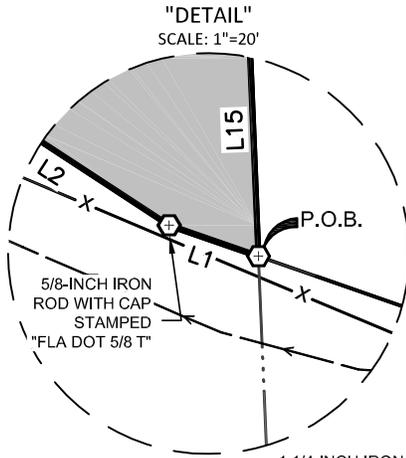




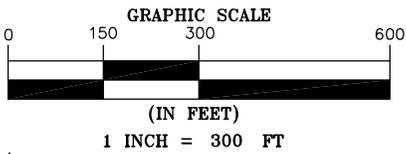
SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908  
 FPL 038300  
 20210015-EI

# EXHIBIT 'A'

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



P.O.C.  
1 1/4-INCH IRON PIPE FILLED WITH CONCRETE ENCASED IN 8-INCH DIAMETER POURED IN PLACE CONCRETE MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25



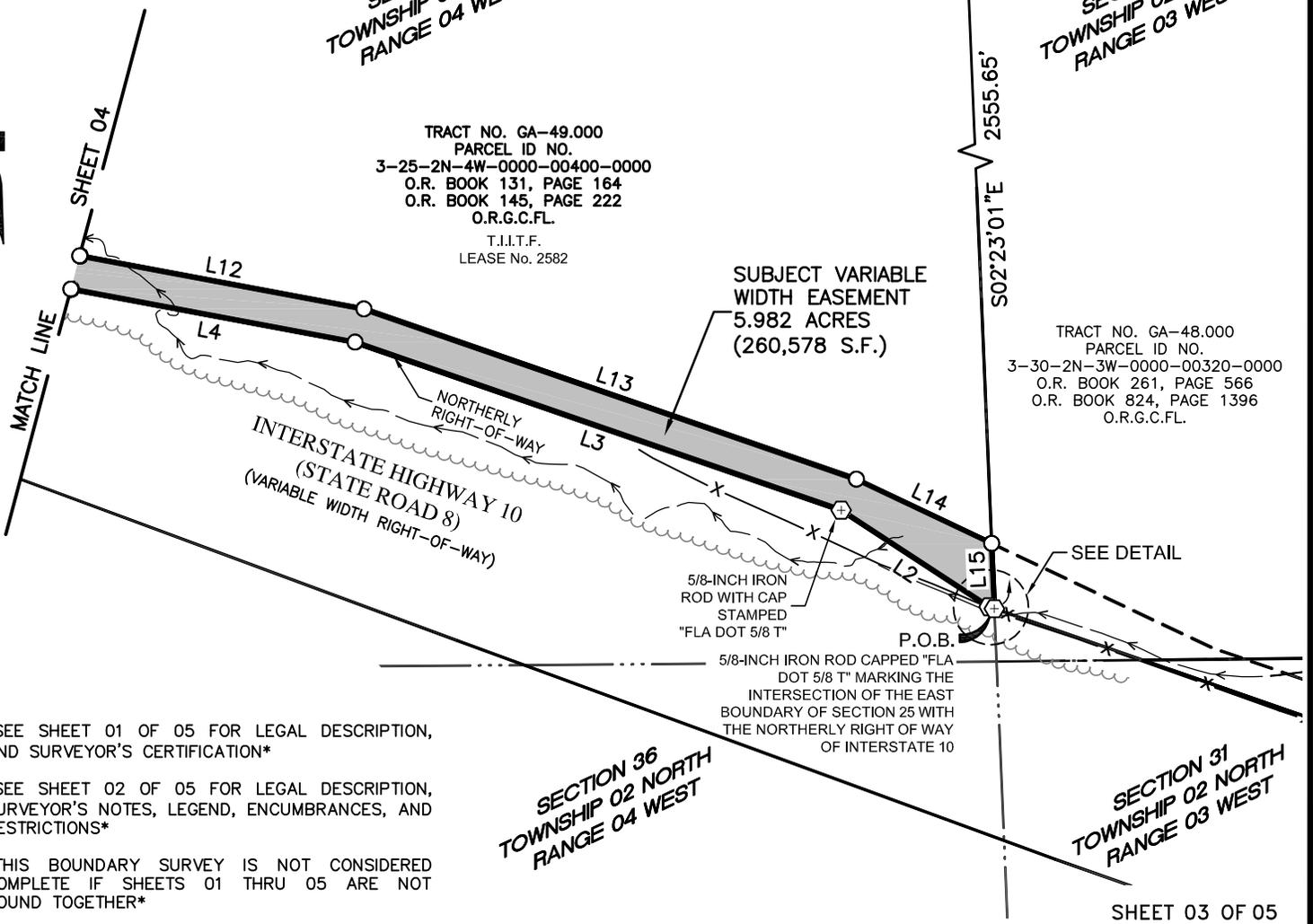
SECTION 25  
TOWNSHIP 02 NORTH  
RANGE 04 WEST

SECTION 30  
TOWNSHIP 02 NORTH  
RANGE 03 WEST

TRACT NO. GA-49.000  
PARCEL ID NO.  
3-25-2N-4W-0000-00400-0000  
O.R. BOOK 131, PAGE 164  
O.R. BOOK 145, PAGE 222  
O.R.G.C.F.L.  
T.J.I.T.F.  
LEASE No. 2582

SUBJECT VARIABLE  
WIDTH EASEMENT  
5.982 ACRES  
(260,578 S.F.)

TRACT NO. GA-48.000  
PARCEL ID NO.  
3-30-2N-3W-0000-00320-0000  
O.R. BOOK 261, PAGE 566  
O.R. BOOK 824, PAGE 1396  
O.R.G.C.F.L.



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

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

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

SHEET 03 OF 05

47322 - BOUNDARY SURVEY - GA-49.000.DWG

JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: 1"=300'
TRACT ID: GA-49.000
DRAWN BY: JSD

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

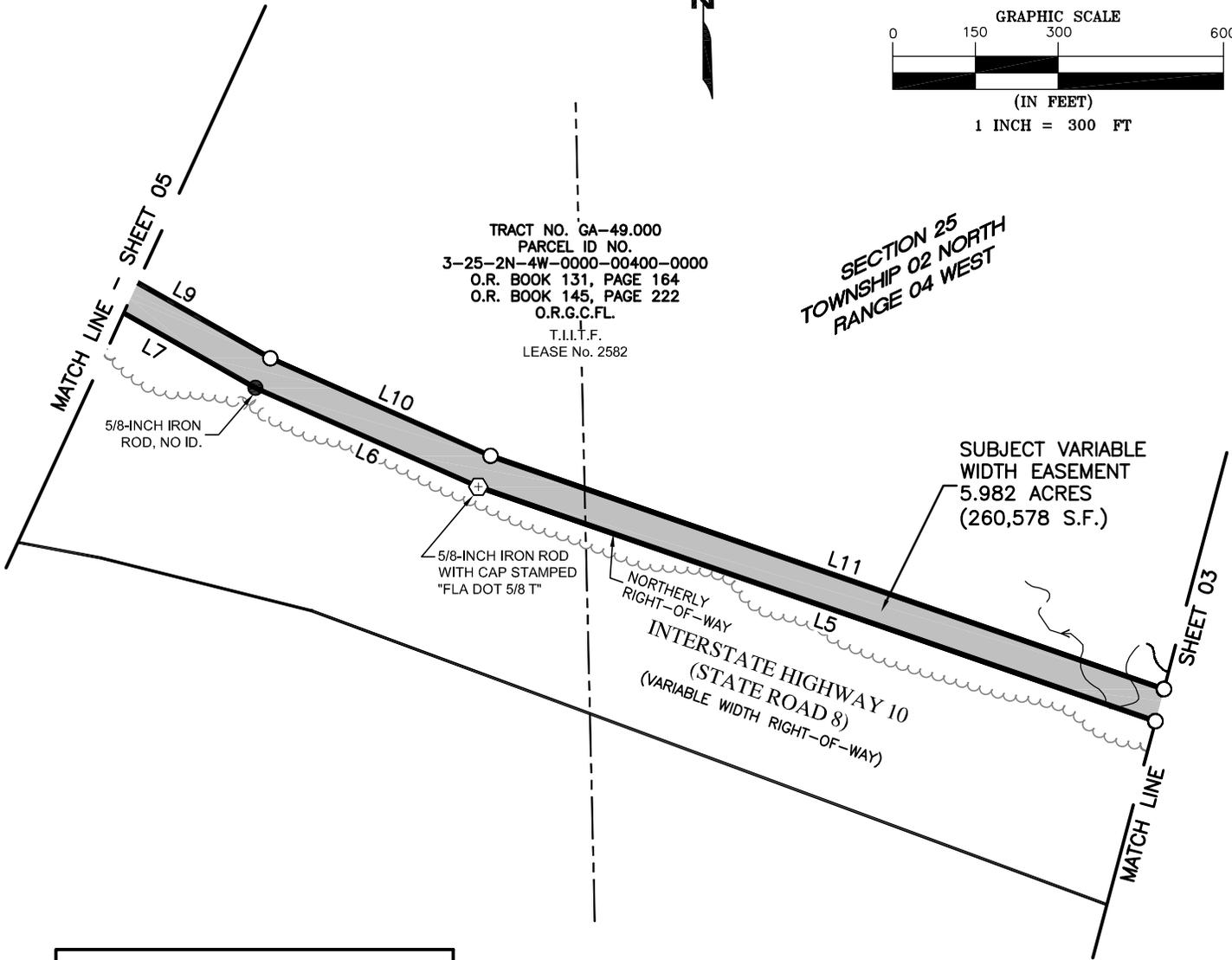
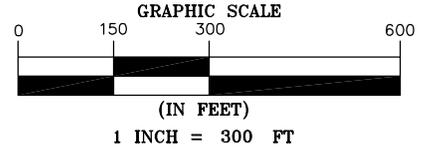



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908

FPL 038301  
20210015-EI

# EXHIBIT 'A'

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



TRACT NO. GA-49.000  
 PARCEL ID NO.  
 3-25-2N-4W-0000-00400-0000  
 O.R. BOOK 131, PAGE 164  
 O.R. BOOK 145, PAGE 222  
 O.R.G.C.F.L.  
 T.I.L.T.F.  
 LEASE No. 2582

SECTION 25  
 TOWNSHIP 02 NORTH  
 RANGE 04 WEST

SUBJECT VARIABLE  
 WIDTH EASEMENT  
 5.982 ACRES  
 (260,578 S.F.)

NORTHERLY  
 RIGHT-OF-WAY  
 INTERSTATE HIGHWAY 10  
 (STATE ROAD 8)  
 (VARIABLE WIDTH RIGHT-OF-WAY)

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

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

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

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

SHEET 04 OF 05

47322 - BOUNDARY SURVEY - GA-49.000.DWG

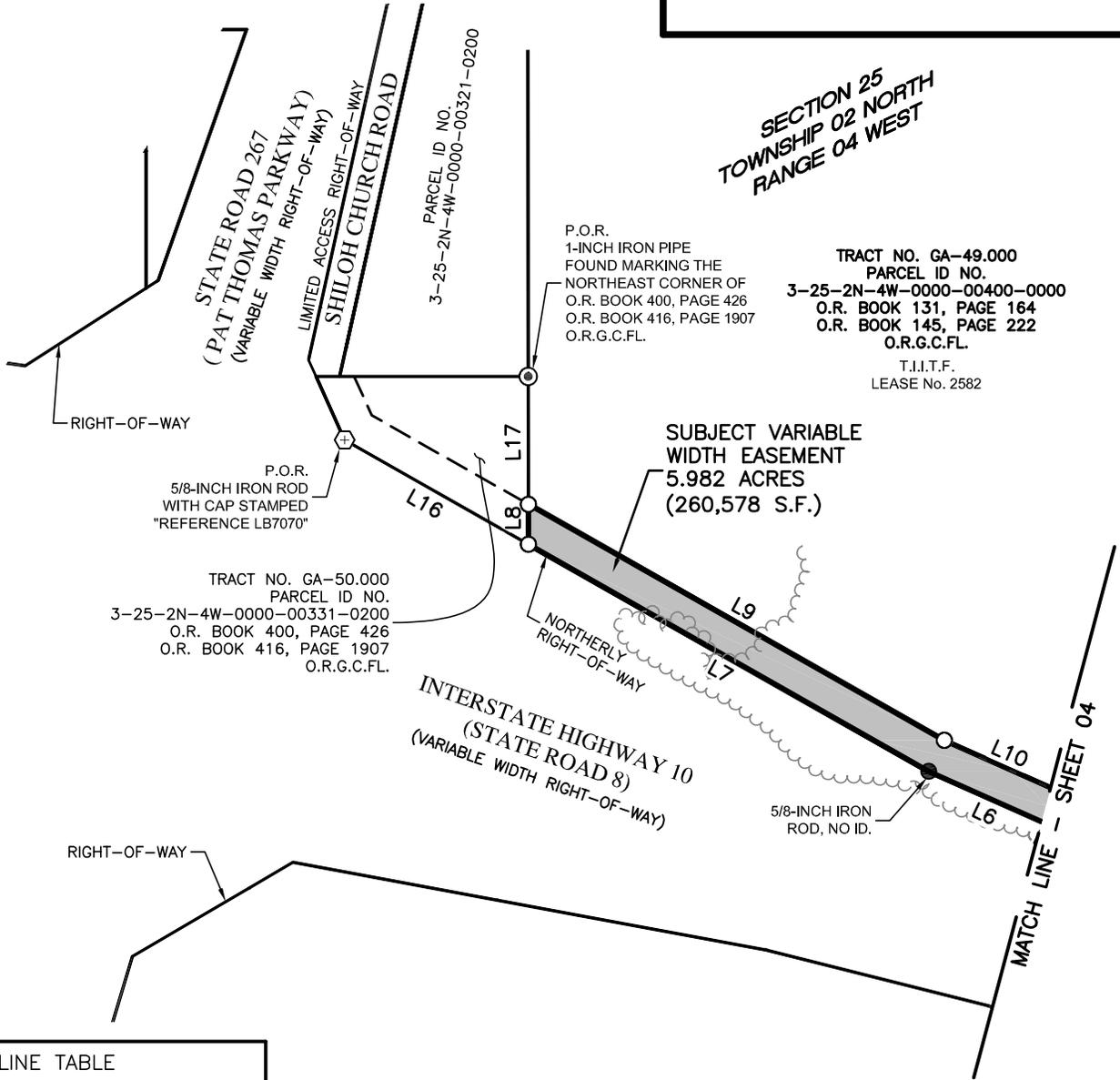
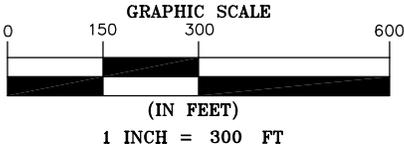
JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: 1"=300'
TRACT ID: GA-49.000
DRAWN BY: JSD

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




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 036302  
 20210015-EI

# EXHIBIT 'A'



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

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

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

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

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

SHEET 05 OF 05

47322 - BOUNDARY SURVEY - GA-49.000.DWG

JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: 1"=300'
TRACT ID: GA-49.000
DRAWN BY: JSD

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




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 036303  
 20210015-EI

# EXHIBIT 'A'

## LEGAL DESCRIPTION

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

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

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

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

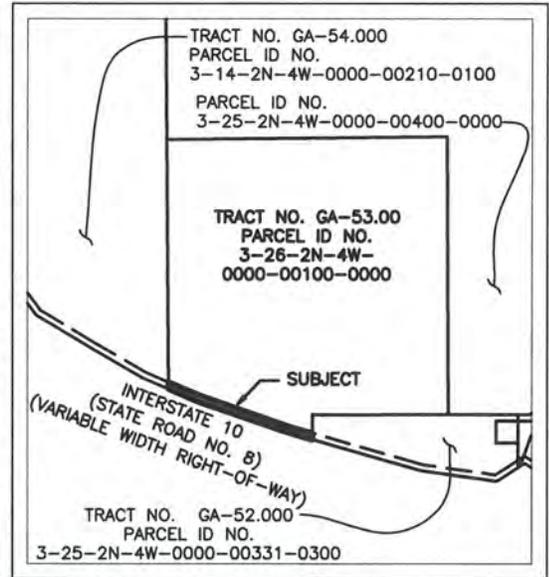
**THENCE** NORTH 00 DEGREES 26 MINUTES 11 SECONDS WEST WITH THE COMMON LINE OF SAID TRACT NUMBER GA-53.000 AND SAID TRACT NUMBER GA-54.000, A DISTANCE OF 65.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON SAID COMMON LINE;

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

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

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

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



**LOCATION MAP**

## SURVEYOR'S CERTIFICATION:

**GULF POWER COMPANY**

*M. Kevin Mears* 01/23/2020  
 M. KEVIN MEARS DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 5459  
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, AND  
 MAPPER

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

\*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING\*

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

SHEET 01 OF 03

47322 - BOUNDARY SURVEY - GA-53.000.DWG

JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: NONE
TRACT ID: GA-53.000
DRAWN BY: JO

**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-53.000**  
**PARCEL ID NO. 3-26-2N-4W-0000-00100-0000**  
 SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST  
 GADSDEN COUNTY, FLORIDA




SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 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
165 - 163	NOT AFFECT	NOT PLOTTED	RIGHT-OF-WAY
428 - 1688	NOT AFFECT	NOT PLOTTED	PIPELINE EASEMENT

### SURVEYORS NOTES:

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

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

\*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING\*

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

SHEET 02 OF 03

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-53.000

DRAWN BY: JO

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

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



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 038305  
20210015-EI

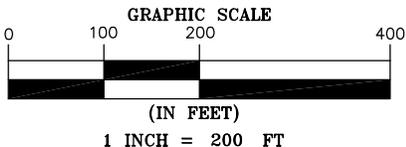
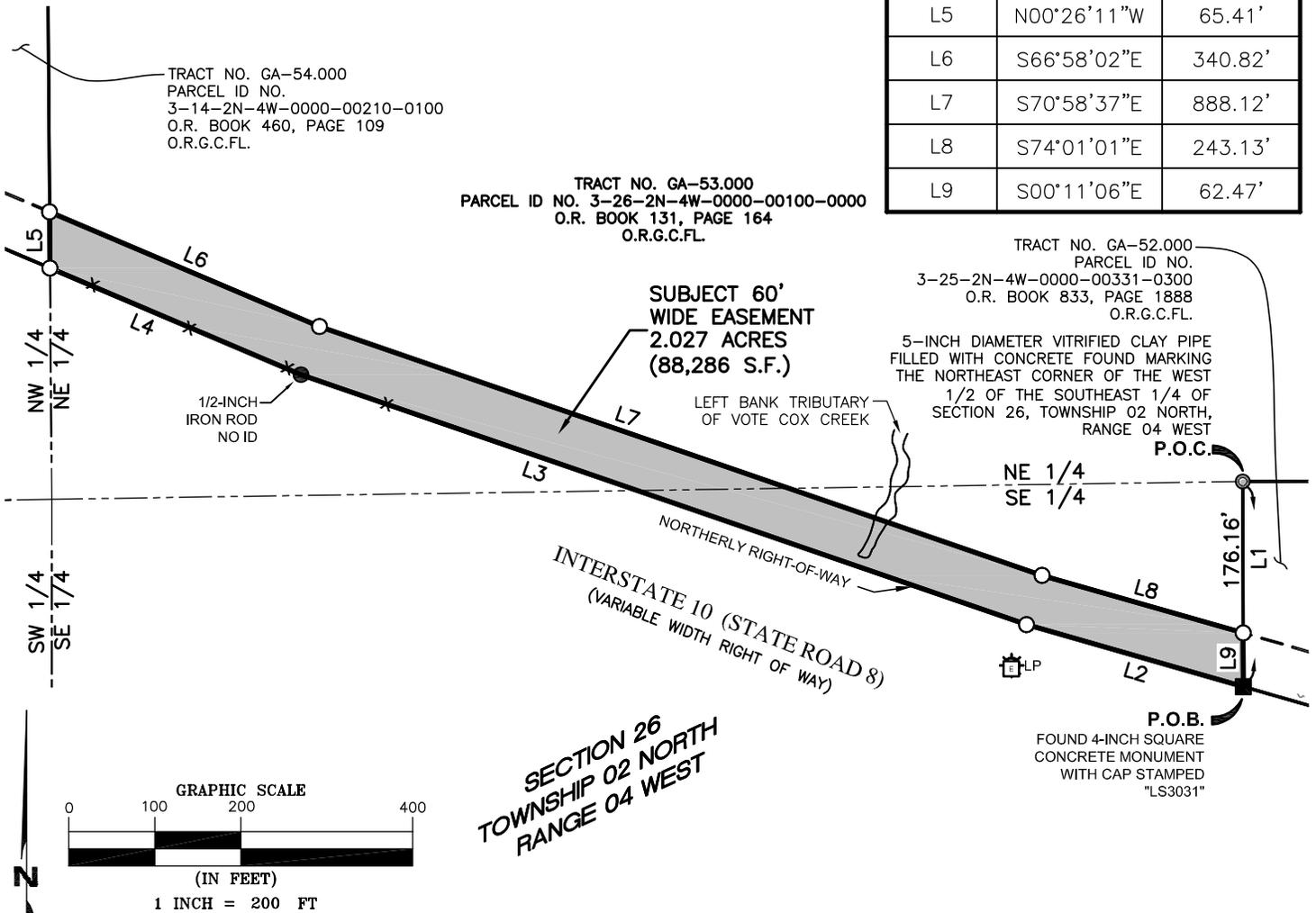
47322 - BOUNDARY SURVEY - GA-53.000.DWG

# EXHIBIT 'A'

## LEGEND

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

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



**SECTION 26  
TOWNSHIP 02 NORTH  
RANGE 04 WEST**

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

SHEET 03 OF 03

47322 - BOUNDARY SURVEY - GA-53.000.DWG

JOB NUMBER: 47322
DATE: 01/17/2020
SCALE: 1" = 200'
TRACT ID: GA-53.000
DRAWN BY: JO

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

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

**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 038306  
20210015-EI

# **Attachment D**

Upland Easement Sketch & Description

**UF Agricultural Experiment Station**

**Non-Conservation**

**(Suwannee County)**

# EXHIBIT ' \_ '

## PERMANENT ACCESS EASEMENT

\*NOT A FIELD SURVEY\*

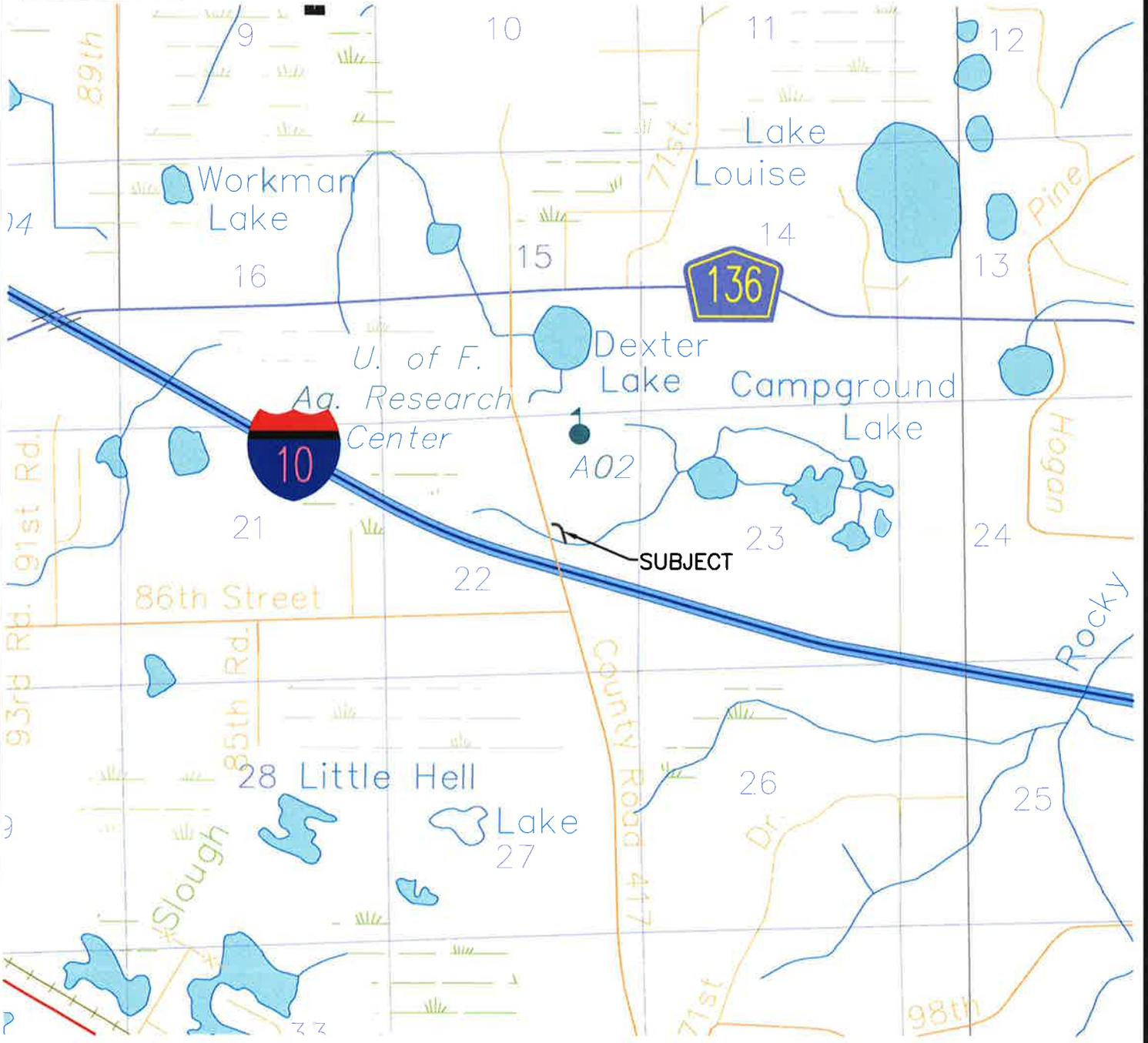
\*SEE SHEET 02 OF 04 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION\*

\*SEE SHEET 03 OF 04 FOR ENCUMBRANCES / RESTRICTIONS AND SURVEYORS NOTES\*

\*SEE SHEET 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS SKETCH AND DESCRIPTION IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

### LOCATION MAP



SHEET 01 OF 04

44694 - SKETCH AND DESCRIPTION - SU-26.001.PAE.DWG

JOB NUMBER: 44694
DATE: 02/06/2020
SCALE: 1"=3000'
TRACT ID: SU-26.001.PAE
DRAWN BY: IR

**SKETCH AND DESCRIPTION**  
**GULF POWER COMPANY**  
**TRACT NO. SU-26.001.PAE**  
**PARCEL ID NO. 22-02S-14E-0229700.0000**  
SECTION 22, TOWNSHIP 02 SOUTH, RANGE 14 EAST  
SUWANNEE COUNTY, FLORIDA



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

FPL 038308  
20210015-EI

# EXHIBIT ' ' '

## PERMANENT ACCESS EASEMENT

### LEGAL DESCRIPTION

TRACT SU-26.001.PAE

BEING A PORTION OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER SU-26.001.PAE; AS DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 79, PAGE 587, PUBLIC RECORDS, SUWANNEE COUNTY, FLORIDA (P.R.S.C.FL.), LOCATED IN SECTION 22, TOWNSHIP 02 SOUTH, RANGE 14 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT T" ON THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 417 (VARIABLE WIDTH RIGHT-OF-WAY) F.D.O.T. RIGHT-OF-WAY MAP, SECTION 37509-2601, **THENCE** SOUTH 15 DEGREES 52 MINUTES 23 SECONDS EAST, WITH THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 417, A DISTANCE OF 2.61 FEET TO A CALCULATED POINT FOR THE **POINT OF BEGINNING**

**THENCE** OVER AND ACROSS SAID TRACT NUMBER SU-26.001.PAE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 46 MINUTES 49 SECONDS EAST, A DISTANCE OF 57.25 FEET TO A CALCULATED POINT, SAME BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 52 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 20 MINUTES 22 SECONDS EAST, 190.08 FEET,
- 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 203.52 FEET TO A CALCULATED POINT, AND
- 3) SOUTH 15 DEGREES 53 MINUTES 56 SECONDS EAST, A DISTANCE OF 302.77 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER SU-26.000 DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 906, PAGE 79, PUBLIC RECORDS, SUWANNEE COUNTY, FLORIDA (P.R.S.C.FL.);

**THENCE** SOUTH 88 DEGREES 21 MINUTES 48 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND SAID TRACT NUMBER SU-26.000, A DISTANCE OF 20.64 FEET TO A CALCULATED POINT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP AT THE SOUTHWEST CORNER OF SAID TRACT NUMBER SU-26.000, SAME BEING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 417 AND THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 10 (STATE ROAD NO. 8), A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 8, SECTION 37120-2401, SAME BEING AT THE SOUTHWEST CORNER OF A PROPOSED GULF POWER COMPANY EASEMENT, BEARS SOUTH 16 DEGREES 24 MINUTES 23 SECONDS WEST, A DISTANCE OF 276.02 FEET;

**THENCE** OVER AND ACROSS SAID TRACT NUMBER SU-26.001.PAE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 15 DEGREES 53 MINUTES 56 SECONDS WEST, A DISTANCE OF 280.00 FEET TO A CALCULATED POINT, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 146.52 FEET, A CENTRAL ANGLE OF 90 DEGREES 26 MINUTES 08 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 07 MINUTES 00 SECONDS WEST, 208.00 FEET, AND
- 2) ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 231.27 FEET TO A CALCULATED POINT ON THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 417;

**THENCE** NORTH 15 DEGREES 52 MINUTES 23 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT NUMBER SU-26.001.PAE AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 417, A DISTANCE OF 40.93 FEET TO THE **POINT OF BEGINNING**

CONTAINING 13,103 SQUARE FEET OR 0.301 OF AN ACRE OF LAND, MORE OR LESS.

### SURVEYOR CERTIFICATION TO:

#### GULF POWER COMPANY

CERTIFIED TO:  
BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA

GULF POWER COMPANY

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

 2/6/20

ERIK S. MILNES DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6981

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

\*NOT A FIELD SURVEY\*

\*SEE SHEET 01 OF 04 FOR LOCATION MAP\*

\*SEE SHEET 03 OF 04 FOR ENCUMBRANCES / RESTRICTIONS AND SURVEYORS NOTES\*

\*SEE SHEET 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS SKETCH AND DESCRIPTION IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 02 OF 04

JOB NUMBER: 44694

DATE: 02/06/2020

SCALE: NONE

TRACT ID: SU-26.001.PAE

DRAWN BY: IR

SKETCH AND DESCRIPTION  
GULF POWER COMPANY  
TRACT NO. SU-26.001.PAE

PARCEL ID NO. 22-02S-14E-0229700.0000  
SECTION 22, TOWNSHIP 02 SOUTH, RANGE 14 EAST  
SUWANNEE 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 036309  
20210015-EI

44694 - SKETCH AND DESCRIPTION - SU-26.001.PAE.DWG

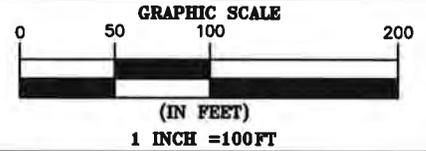


# EXHIBIT ' \_ ' \_ '

## PERMANENT ACCESS EASEMENT

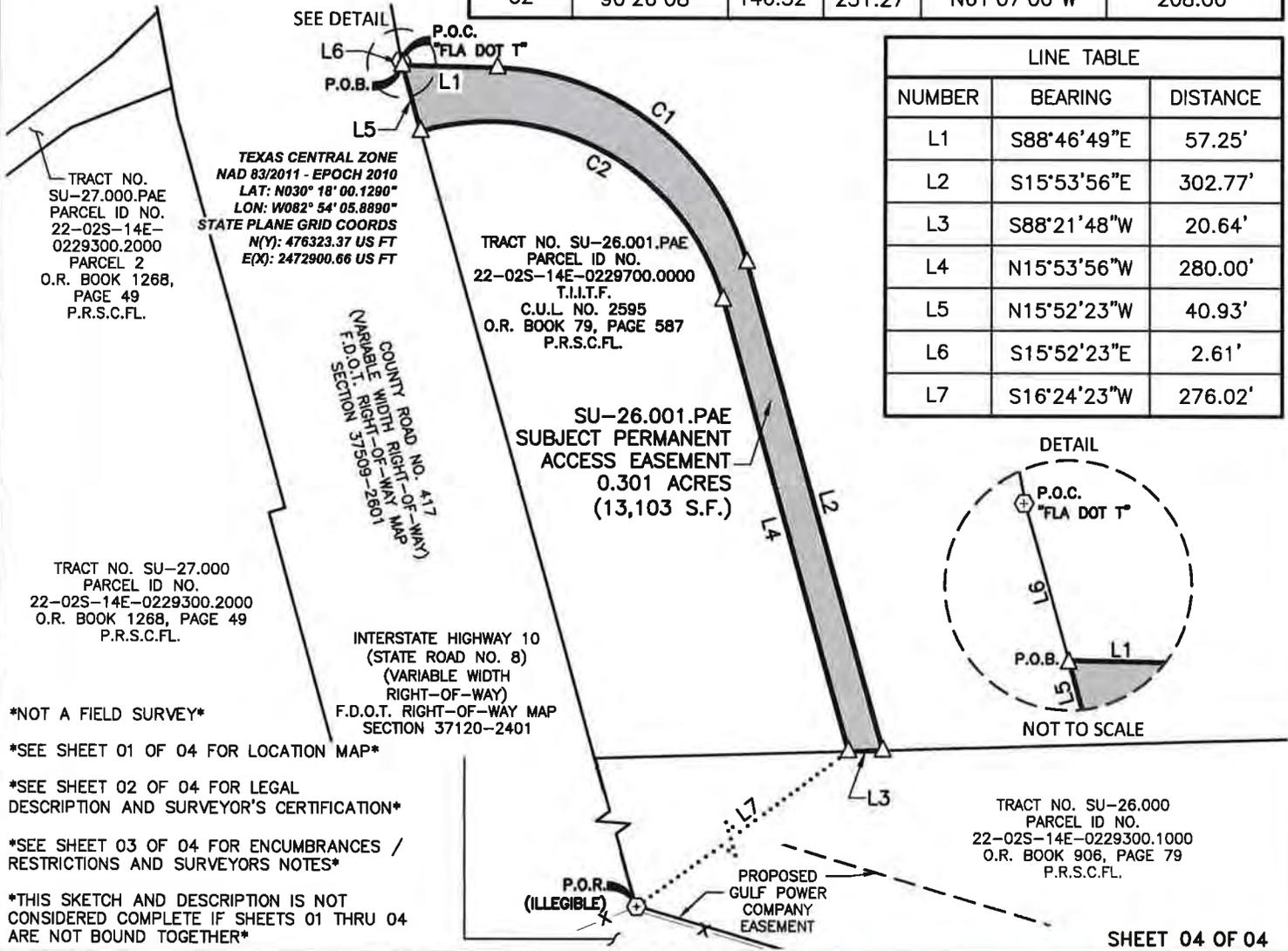
### LEGEND

- P.R.S.C.F.L. PUBLIC RECORDS, SUWANNEE COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- C.U.L. CURRENT UPLAND LEASE
- T.I.I.T.F. TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
- ⊕ FOUND 5/8-INCH IRON ROD WITH CAP STAMPED (AS NOTED)
- △ CALCULATED POINT
- PROPERTY / RIGHT-OF-WAY LINE
- - - PROPOSED GULF POWER COMPANY EASEMENT
- SUBJECT EASEMENT
- X- HOG WIRE FENCE LINE
- ..... REFERENCE LINE
- BREAK LINE



CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	72°52'54"	160.00'	203.52'	S52°20'22"E	190.08'
C2	90°26'08"	146.52'	231.27'	N61°07'00"W	208.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°46'49"E	57.25'
L2	S15°53'56"E	302.77'
L3	S88°21'48"W	20.64'
L4	N15°53'56"W	280.00'
L5	N15°52'23"W	40.93'
L6	S15°52'23"E	2.61'
L7	S16°24'23"W	276.02'



- \*NOT A FIELD SURVEY\*
- \*SEE SHEET 01 OF 04 FOR LOCATION MAP\*
- \*SEE SHEET 02 OF 04 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION\*
- \*SEE SHEET 03 OF 04 FOR ENCUMBRANCES / RESTRICTIONS AND SURVEYORS NOTES\*
- \*THIS SKETCH AND DESCRIPTION IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 04 OF 04

44694 - SKETCH AND DESCRIPTION - SU-26.001.PAE.DWG

JOB NUMBER: 44694
DATE: 02/06/2020
SCALE: 1" = 100'
TRACT ID: SU-26.001.PAE
DRAWN BY: IR

SKETCH AND DESCRIPTION  
GULF POWER COMPANY  
TRACT NO. SU-26.001.PAE  
PARCEL ID NO. 22-02S-14E-0229700.0000  
SECTION 22, TOWNSHIP 02 SOUTH, RANGE 14 EAST  
SUWANNEE COUNTY, FLORIDA



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

## **Attachment E**

### **Managing Agency Concurrence Letters**



# 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  
Page Three  
June 27, 2019

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



**FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES**  
**COMMISSIONER NICOLE "NIKKI" FRIED**

---

January 21, 2020

Callie DeHaven, Director  
Division of State Lands  
Department of Environmental Protection  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399-3000

Subject: Gulf Power - North Florida Resiliency Connection Project Easement Request – Wakulla State Forest (WaSF, Lease No. 4287 and 2346), Lake Talquin State Forest (LTSF, Lease No. 3971 and 4211), and Plank Road State Forest (PRdSF, Lease No. 4806)

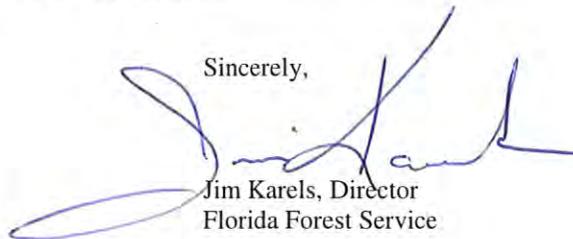
Ms. DeHaven:

The Florida Forest Service (FFS) has reviewed Gulf Power's proposal (attached) regarding the proposed easements located on portions of WaSF, LTSF, and PRdSF in Leon and Jefferson Counties. The FFS prefers this type easement not be located on FFS managed lands, as this may disturb those natural communities present in the easement area. However, in this instance, the FFS understands that suitable substitutes may not exist.

The FFS will look to the Department of Environmental Protection's Division of State Lands to negotiate the terms and conditions of the easement and an agreeable net positive benefit for the state forests. FFS staff will assist by providing input into the resources involved and any mitigation that is deemed necessary for making this a successful transaction.

Please keep us apprised of the progress as this request moves through the process. Should we be of further assistance, please contact Alan Davis at (850) 681-5816.

Sincerely,



Jim Karels, Director  
Florida Forest Service

JRK/ad

cc: Keith Rowell, Land Programs Administrator, FFS  
Brian Camposano, Assistant Bureau Chief, FFS  
Chris Colburn, Center Manager, FFS  
Michael Harrington, Senior Consultant, Golder Associates Inc.

Attachment



**Florida Fish  
and Wildlife  
Conservation  
Commission**

Commissioners

**Robert A. Spottswood**  
Chairman  
Key West

**Michael W. Sole**  
Vice Chairman  
Tequesta

**Rodney Barreto**  
Coral Gables

**Steven Hudson**  
Fort Lauderdale

**Gary Lester**  
Oxford

**Gary Nicklaus**  
Jupiter

**Sonya Rood**  
St. Augustine

Office of the  
Executive Director  
Eric Sutton  
Executive Director

**Thomas H. Eason, Ph.D.**  
Assistant Executive Director

**Jennifer Fitzwater**  
Chief of Staff

Division of Habitat and  
Species Conservation  
Kipp Frohlich  
Director

(850) 488-3831  
(850) 921-7793 FAX

Managing fish and wildlife  
resources for their long-  
term well-being and the  
benefit  
of people.

620 South Meridian Street  
Tallahassee, Florida  
32399-1600  
Voice: 850-488-4676

Hearing/speech-impaired:  
800-955-8771 (T)  
800 955-8770 (V)

MyFWC.com

April 28, 2020

Mr. Brad Richardson  
Department of Environmental Protection  
Division of State Lands  
Bureau of Public Land Administration  
3800 Commonwealth Boulevard  
Tallahassee, FL 32399-3000

Re: Proposed Gulf Power Company (Gulf Power) new overhead 161 kV transmission line (the North Florida Resiliency Connection Line) – Columbia County to Jackson County – Application for Permanent Linear Facility Easement across a portion of the Board of Trustees of the Internal Improvement Trust Fund (BOT) Land – Joe Budd Wildlife Management Area (Joe Budd WMA)

Dear Mr. Richardson:

Gulf Power requests a permanent linear facility easement (permanent easement) totaling 0.264 acres, MOL (11,488 sq. ft.) within the eastern boundary of the BOT-owned and Florida Fish and Wildlife Conservation Commission (FWC)-managed Joe Budd WMA (BOT Lease #3949) between the CFX Railroad right-of-way on the west and U. S. 90 to the east. The Ochlockonee River, at the southern end, serves as the base (16 ft. wide) of a triangular easement area that would parallel U. S. 90 just outside of its right-of-way, running northwest for approximately 1,000 feet to a point (see attached). The easement area would contain either 2 or 3 monopoles.

Gulf Power states the proposed transmission line is needed to connect its system with its sister utility company, Florida Power and Light's system. The line will run between Columbia County and Jackson County and is to be designed to "harden the power grid against storms".

In its locational analysis, Gulf Power determined that following I-10 through the Tallahassee area was not feasible for various reasons. This then necessitated the line to run south of Tallahassee, following the Florida Gas Transmission natural gas pipeline and a City of Tallahassee overhead electric line to within about 0.5 miles of the desired easement location. From that point, the line would run on the south side of U. S. 90 to and across the Ochlockonee River to the start of the easement. Per Gulf Power, the line cannot run on the north side of U. S. 90, thereby avoiding the Joe Budd WMA, due to the existence of a Duke Energy line running along that side.

FWC is constitutionally and legislatively mandated as the managing agency for Joe Budd WMA to protect the concerned state-owned conservation land. Legislation also mandates that state-owned conservation land is to be held in perpetuity. Additionally, the State's linear facilities policy requires an applicant to seek alternative routes where possible and to minimize the effects on state-owned conservation land. Further, legislation states that state agencies are to work with linear facility providers where linear facilities are in the public interest. FWC management, following the guidelines set forth in the State's linear facilities policy, has accepted Gulf Power's determination that it cannot avoid impacting the Joe Budd WMA and that it has worked to minimize the impacts by placing the linear facility on the perimeter of the state-owned conservation land east of the railroad tracks that is difficult to manage.

FWC recommends that any approval of the proposed Gulf Power project outlined herein be contingent upon, but not limited to, the following terms and conditions:

April 28, 2020

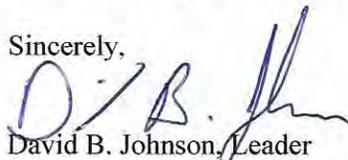
1. Gulf Power's line and access thereto shall not negatively impact FWC's various land management activities. Though not anticipated, Gulf Power shall be responsible for any gates or fencing that become necessary.
2. Gulf Power would need to agree to work with FWC in the management and control of vegetation along and within the permanent easement. This would include, but not be limited to prescribed burns, mechanical and herbicide treatments and plantings. Further, Gulf Power would need to be required to restore the permanent easement to its natural state to FWC's satisfaction should Gulf Power ever no longer need the permanent easement.
3. Gulf Power would need the approval of FWC in the trimming or cutting of any trees located outside of the permanent easement. Should Gulf Power receive the right to trim/remove any trees outside of the permanent easement that may be hazardous to its electric line, then Gulf Power should be required to mitigate that potential additional impact.
4. The easement's term should be for as long as it is needed for its intended purpose rather than perpetual.
5. Gulf Power is required to pay the fair market value for the easement in accordance with the State's Linear Facilities Policy.
6. Gulf Power is to pay all costs required to complete the transaction.
7. DSL and FWC will review and approve all due diligence documents associated with any land transaction pursuant to state standards, including but not limited to a review by the Department of State, Division of Historical Resources.
8. Gulf Power is to comply with the state's Linear Facilities Policy and provide a net positive benefit based upon the easement's appraised value that is acceptable to FWC.

Additionally, it is understood that the issuance of the proposed easement would also include all of DSL's standard conditions for issuance of linear facilities easements on state-owned conservation lands.

Please contact Richard Mospens at the address and phone number located hereon should there be any questions regarding this matter. He may also be reached by his cell phone of (850) 443-2514 or by email at [richard.mospens@MyFWC.com](mailto:richard.mospens@MyFWC.com).

Thank you for your assistance on this matter.

Sincerely,



David B. Johnson, Leader  
Wildlife and Habitat Management Section

DBJ/rm