

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA

GULF POWER COMPANY, a
Florida corporation,

Petitioner,

vs.

JONATHAN R. AKINS, et al.,

Respondents.

CASE NO.: 2020-CA-000059

TRACT NOS.: CO-97.000 and CO-98.000.

STIPULATED ORDER OF TAKING
AS TO TRACTS CO-97.000 AND CO-98.000

This matter came before the Court upon the stipulation and joint motion of Petitioner, Gulf Power Company (“Gulf Power” or the “Company”) and Respondent, GWC Development Partners, LLC, a limited liability company (“Respondent”) for a Stipulated Order of Taking as to Tracts CO-97.000 and CO-98.000 (collectively, the “Subject Tracts”). The Court being advised of Respondent’s stipulation to the entry of this order of taking and being otherwise fully advised in the premises, it is

ORDERED and ADJUDGED that:

1. The Court has jurisdiction over the subject matter and the parties to this Stipulated Order of Taking as to the Subject Tracts. The easement rights to be acquired as to the Subject Tracts are set forth in **Exhibit A** attached hereto, and the legal description for the Subject Tracts acquired herein are attached hereto as **Exhibit B**.

2. Gulf Power has complied with Section 73.031 of the Florida Statutes and has properly served persons and entities claiming any equity, lien, title or other interest in or to the Subject Tracts with a Summons, Amended Petition in Eminent Domain, Amended Declaration of

Taking, and Amended Notice of Lis Pendens, the originals of which have been filed by Gulf Power with the Clerk of Court.

3. The pleadings in this cause are sufficient, and Gulf Power is properly exercising its delegated power of eminent domain for a public purpose.

4. The Amended Declaration of Taking filed in this cause as to the Subject Tracts was made in good faith and was based upon a valid appraisal.

5. The taking of the Subject Parcels is reasonably necessary for a valid public purpose.

6. Upon payment of the amount specified in the following paragraph, the easement rights set forth in Exhibit A for the Subject Parcels are hereby condemned, conveyed and vested in Gulf Power.

7. Gulf Power is required to deposit as to Tract CO-97.000 the following sum into the Registry of the Court: Thirty Nine Thousand Eight Hundred Dollars and No Cents (\$39,800.00) which is two (2) times Gulf Power's good faith estimate of value, in compliance with Section 74.051(2) for the Florida Statutes.

8. Gulf Power is required to deposit as to Tract CO-98.000 the following sum into the Registry of the Court: Seven Hundred Forty Eight Thousand Six Hundred Dollars and No Cents (\$748,600.00) which is two (2) times Gulf Power's good faith estimate of value, in compliance with Section 74.051(2) for the Florida Statutes.

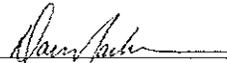
9. Said sum shall be deposited in the Registry of this Court within twenty (20) days from the date of this Stipulated Order of Taking, and upon making such deposit, Gulf Power shall be entitled to enter into possession of the Subject Tracts as legally described in Exhibit B, to the extent of the interests in said property described in Exhibit A.

10. The deposit of money referenced in the above paragraphs will secure Respondent's compensation which will be ultimately determined by final judgment of this Court as to the Subject Tracts. All rights to contest full compensation for the Subject Tracts are preserved by Respondent and this Stipulated Order of Taking is without prejudice to Respondent's ultimate claim of compensation for the taking of the Subject Tracts.

11. Any reference that the Amended Declaration of Taking or this Stipulated Order of Taking or any part hereof, was agreed, consented, or stipulated to by any party to this action shall not be allowed at any subsequent compensation trial.

12. The Court retains jurisdiction for all remaining issues including, without limitation, the determination of full compensation by the jury and for the award of attorney's fees and costs pursuant to Florida law.

13. These funds are subject to claims of apportionment from any interested parties.
DONE and ORDERED in Chambers at Columbia County, Florida, this 23 day of July, 2020.



Honorable Darren K. Jackson
Circuit Court Judge, Third Judicial Circuit

Copies to all parties on the attached Service List:

SERVICE LIST

<p>John W. Little III, Esq. Kenneth B. Bell, Esq. Juan M. Muniz, Esq. Gregory S. Rix S. Kaitlin Guerin, Esq. GUNSTER, YOAKLEY & STEWART, P.A. 215 South Monroe Street, Suite 601 Tallahassee, Florida 32301 Phone: (850) 521-1980 Fax: (850) 799-5998 jlittle@gunster.com kbell@gunster.com jmuniz@gunster.com grix@gunster.com kguerin@gunster.com Secondary: aalfaro@gunster.com Secondary: tfleming@gunster.com Secondary: eservice@gunster.com <i>Attorneys for Petitioner</i></p>	<p>Michael J. Tomkiewicz, Esq. Gino A. Luziatti, Esq. GRAYROBINSON, P.A. 301 South Bronough Street, Suite 600 Tallahassee, Florida 32301 Phone: (850) 577-9090 Fax: (850) 577-3311 Primary: mike.tomkiewicz@gray-robinson.com; gino.luziatti@gray-robinson.com Secondary: dawn.wilkinson@gray-robinson.com <i>Attorneys for Respondent, GWC Development Partners, LLC (CO-97.000, CO- 98.000)</i></p>
<p>Gateway Crossing Master Association, Inc., a Florida not for profit corporation <u>Serve Registered Agent</u> John F. Hotte 110 SE 6 Street, Suite 1430 Fort Lauderdale, FL 33301</p> <p>RREMC of Lake City LLC, a Florida limited liability company <u>Serve Registered Agent</u> John C. Metz 8008 Flagler Court West Palm Beach, FL 33405</p> <p>Aspri Investments, LLC, a Texas limited liability company <u>Serve Registered Agent</u> NRAI Services, Inc. 1200 South Pine Island Rd Plantation, FL 33324</p>	<p>Andrew G. Diaz, Esq. Blake H. Gaylord, Esq. GAYLORD MERLIN LUDOVICI & DIAZ 5001 West Cypress Street Tampa, FL 33607 Phone: (813) 221-9000 Primary: adiaz@gaylordmerlin.com bgaylord@gaylordmerlin.com Secondary: ckearney@gaylordmerlin.com; cedler@gaylordmerlin.com <i>Attorneys for Respondents, Jai Shree Krishna Lake City, LLC and Florida Gateway Hotels, LLC (CO-97.000, CO-98.000)</i></p> <p>Z & S Gateway Crossing LLC, a Florida limited liability company <u>Serve Registered Agent</u> Aamir Siddiqui 7111 Harwin Dr., Ste. 285 Houston, TX 77036</p>

Prepared by and Return to:

William Maudlin
Gulf Power Company
One Energy Place
Pensacola, Florida 32520-0093

Property ID# 04-3S-16-01956-000

EASEMENT

THIS EASEMENT dated this 1 day of July, 2020 is by and between **I-10 TIMBER CO.**, a Florida profit corporation, whose address is P.O. Box 3176, Lake City, FL 32056 ("Owner") and **GULF POWER COMPANY**, a Florida corporation, its contractors, agents, successors and assigns, whose address is One Energy Place, Pensacola, FL 32520-0093 ("Company"). For and in consideration of the sum of TEN and NO/100 DOLLARS, (\$10.00) and other good and valuable consideration paid by Company, the receipt and sufficiency whereof are hereby acknowledged, Owner does hereby grant, bargain, sell and convey to Company, its contractors, agents, successors, and assigns, easement interests and rights for the purposes described and set forth in the attached Exhibit A in, on, over, under, upon and across the lands located in Columbia County, Florida described as Tract CO-145.000 and CO-145.000.PAE in the attached Exhibit B, each exhibit being incorporated herein by reference.

(Executions and Acknowledgments on following pages.)

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on the date set forth below.

Signed, sealed and delivered
in the presence of:

GULF POWER COMPANY
One Energy Place
Pensacola, FL 32520-0093

Witness Signature:
Print Name: _____

By: _____
Print Name: _____
Its: _____

Witness Signature:
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA)
)ss:
COUNTY OF)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2020, by _____, as _____ of **GULF POWER COMPANY**, a Florida corporation, personally known to me to be the person who subscribed to the foregoing instrument, and acknowledged that he/she executed the same on behalf of said corporation and that he/she was duly authorized so to do.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA
Print Name: _____
Commission No.: _____
My Commission Expires: _____

**North Florida Resiliency Connection ("NFRC")
Transmission Line Project**

Easement Rights To Be Acquired

Tract (a/k/a Parcel) CO-145.000 (Permanent Easement) A perpetual, non-exclusive easement for the Company, and its agents, successors and assigns, to be used for the construction, operation and maintenance of electric transmission lines supported by one linear series of monopoles, with all rights necessary and convenient for the full use thereof, including wires, poles, pads, conduits, communication lines to be used for the operation and maintenance of the transmission lines, and all necessary appurtenant equipment (collectively, the "Electrical Facilities"), in, on, over, under, upon and across the lands located in Columbia County, Florida described as Tract CO-145.000 in Exhibit B attached hereto and incorporated herein by this reference (the "Right-of-Way" or "Transmission Easement Area"), together with the rights to repair, reconstruct, inspect, alter, improve, change the voltage (not to exceed a nominal voltage of 230kV), as well as the size of, and replace, remove or relocate such Electrical Facilities in, on, over, under, upon and across the Right-of-Way, with all rights necessary or convenient for the full enjoyment or use thereof for the above-mentioned purposes, including the right to construct, operate and maintain improved access, install pads, fill, culverts or other drainage facilities, lay temporary mats, and install gates to existing or future fences, all to facilitate ingress and egress for personnel, vehicles, materials, supplies, and equipment of the Company, and its agents, successors and assigns, and to cut, trim or keep clear all trees and undergrowth and other obstructions within the Right-of-Way that may interfere with the proper construction, operation and maintenance of said Electrical Facilities;

provided that, no poles, or other surface structures shall be placed within an existing road or driveway, and that the Company shall not restrict vehicular access through, or otherwise enclose, the Right-of-Way;

provided that, subject to the Company's acquired easement rights herein, to the extent the Company's use of the Right-of-Way results in damage to improvements within the Right-of-Way, the Company will repair or replace such improvements with the same, like or better quality, at their original location to the extent practicable; and

provided that, subject to the foregoing, the following shall be reserved to the owner(s) of said property, and its agents, successors and assigns (the "Owner"): the right and privilege to use Tract CO-145.000 as described in Exhibit B for all other purposes permitted, except as herein stated, or as might interfere or be inconsistent with the Company's use, occupation, maintenance or enjoyment thereof, *provided that* no building or structures, other than fences, driveways, entry roads, surface parking, sidewalks, landscaping under fourteen (14) feet, or signs under fourteen (14) feet, which do not interfere with the Company's use of said Tract, will be located or constructed by the Owner on said Tract of land, and *provided further that* the Owner shall not excavate any portion of the Right-of-Way without written permission of the Company, which permission shall not be unreasonably withheld or conditioned by the Company.

EXHIBIT A to Easement

**North Florida Resiliency Connection ("NFRC")
Transmission Line Project**

Easement Rights To Be Acquired

Tract (a/k/a Parcel) CO-145.000.PAE, (Permanent Access Easement) A perpetual, non-exclusive easement for the Company, and its agents, successors and assigns, to improve, grade, construct, operate, repair, maintain, and remove, at Company's sole expense, an improved access area or road, together with all necessary appurtenances thereto, (collectively the "Permanent Access Easement"), in, on, over, upon and across the lands located in Columbia County, Florida described as Tract CO-145.000.PAE, in Exhibit B attached hereto and made a part hereof by this reference, for the purposes of movement, ingress, and egress of personnel, vehicles, materials, supplies, and equipment of the Company, and its agents, successors and assigns to facilitate the construction, operation and maintenance of Company's overhead electric transmission lines and appurtenant equipment, together with all rights necessary and convenient for the full use and enjoyment of the Permanent Access Easement, including without limitation the right to lay temporary mats, install fill, culverts or other drainage facilities, and the right to clear the land and keep it cleared of all brush, trees, undergrowth and other obstructions within the Permanent Access Easement;

provided that, the Company shall not restrict access through, or otherwise enclose, the Permanent Access Easement;

provided that, subject to the Company's acquired easement rights herein, to the extent the Company's use of the Permanent Access Easement results in damage to improvements within the Easement, the Company will repair or replace such improvements with the same, like or better quality, at their original location to the extent practicable;

provided that, subject to the foregoing, the following shall be reserved to the owner(s) of said property, and its agents, successors and assigns (the "Owner"): the right and privilege to use Tract CO-145.000.PAE, as described in Exhibit B for all other purposes permitted, except as herein stated, or as might interfere or be inconsistent with the Company's use, occupation, maintenance or enjoyment thereof, *provided that* no building or structures, other than fences which do not interfere with the Company's use of said Tract, will be located or constructed by the Owner on said Tract of land, and *provided further, that* the Owner shall not excavate any portion of the Permanent Access Easement without written permission of the Company, which permission shall not be unreasonably withheld or conditioned by the Company; and

provided further that, if future use or development of Owner's property necessitates, Company shall review any timely written request by Owner to move or relocate the Permanent Access Easement, at Company's expense, to another part of Owner's property, *and provided further that* Company shall work with Owner in good faith to agree upon an alternative location, footprint, design and construction plan for the alternate Permanent Access Easement, which shall be reasonably similar in area and appropriateness for the Company's purposes; *and provided further that* Company's approval shall not be unreasonably withheld or conditioned; *and provided further that* if Company

approves the alternate Permanent Access Easement location, Company shall file a release in the public records of the rights acquired herein upon Owner's delivery of a properly executed, recordable easement granting the same rights acquired herein for the alternate Permanent Access Easement.

TRACT NUMBER CO-145.000

BEING A PORTION OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER CO-145.000 AND DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1711, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA (P.R.C.C.FL.), LOCATED IN SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE SOUTH LINE OF SAID TRACT NUMBER CO-145.000, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 (300' RIGHT-OF-WAY) PER F.D.O.T. RIGHT-OF-WAY MAP FOR STATE ROAD NO. 8, SECTION 29170-2401, FROM WHICH A FOUND 4X4-INCH CONCRETE MONUMENT WITH PLATE STAMPED "DUREN LS 4708" AT THE SOUTHWEST CORNER OF SAID TRACT NUMBER CO-145.000 BEARS NORTH 65 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 11.41 FEET;

THENCE NORTH 04 DEGREES 17 MINUTES 40 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER CO-145.000 AND BEING 10 FEET FROM AND PARALLEL TO THE WEST LINE OF SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, A DISTANCE OF 1,843.23 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE NORTH LINE OF SAID TRACT NUMBER CO-145.000 AND THE SOUTH LINE OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER CO-146.000, DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 2519, (P.R.C.C.FL.), FROM WHICH A FOUND 4X4-INCH CONCRETE MONUMENT AT THE COMMON CORNER OF SAID TRACT NUMBER CO-145.000 AND SAID TRACT NUMBER CO-146.000, BEARS SOUTH 88 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.01 FEET;

THENCE NORTH 88 DEGREES 15 MINUTES 56 SECONDS EAST, ALONG THE COMMON LINE OF SAID TRACT NUMBER CO-145.000 AND SAID TRACT NUMBER CO-146.000, A DISTANCE OF 40.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" SET;

THENCE SOUTH 04 DEGREES 17 MINUTES 40 SECONDS EAST, OVER AND ACROSS SAID TRACT NUMBER CO-145.000 AND BEING 50 FEET FROM AND PARALLEL TO THE WEST LINE OF SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, A DISTANCE OF 1,863.44 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE SOUTH LINE OF SAID TRACT NUMBER CO-145.000 AND THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10;

THENCE NORTH 65 DEGREES 28 MINUTES 55 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT NUMBER CO-145.000 AND SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 45.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,133 SQUARE FEET OR 1.702 ACRES OF LAND, MORE OR LESS.

EXHIBIT B to Easement

TRACT NUMBER CO-145.000.PAE

BEING A PORTION OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER CO-145.000.PAE AND DESCRIBED IN INSTRUMENT NO. 2003000301 AND IN OFFICIAL RECORDS BOOK 971, PAGE 1711, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA (P.R.C.C.FL.), LOCATED IN SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 4X4-INCH CONCRETE MONUMENT WITH PLATE STAMPED "DUREN LS 4708" FOUND ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 (300' RIGHT-OF-WAY PER F.D.O.T. RIGHT-OF-WAY MAP FOR STATE ROAD NO. 8, SECTION 29170-2401), FOR THE SOUTHWEST CORNER OF SAID TRACT NUMBER CO-145.000.PAE;

THENCE NORTH 04 DEGREES 17 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT NUMBER CO-145.000.PAE, A DISTANCE OF 124.51 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908";

THENCE OVER AND ACROSS SAID TRACT NUMBER CO-145.000.PAE THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- 1) NORTH 85 DEGREES 45 MINUTES 40 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE WEST LINE OF A PROPOSED GULF POWER EASEMENT, AND
- 2) SOUTH 04 DEGREES 17 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID PROPOSED GULF POWER EASEMENT, A DISTANCE OF 130.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" SET ON THE SOUTH LINE OF SAID TRACT NUMBER CO-145.000.PAE AND THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, FROM WHICH A 4X4-INCH CONCRETE MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10 BEARS SOUTH 65 DEGREES 22 MINUTES 40 SECONDS EAST, A DISTANCE OF 174.26 FEET;

THENCE NORTH 65 DEGREES 28 MINUTES 55 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT NUMBER CO-145.000.PAE AND THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 11.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,273 SQUARE FEET OR 0.029 OF AN ACRE OF LAND, MORE OR LESS.

EXHIBIT B to Easement

EXHIBIT 'A'

LEGAL DESCRIPTION

BEING A PORTION OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER CO-145.000 AND DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1711, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA (P.R.C.C.F.L.), LOCATED IN SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE SOUTH LINE OF SAID TRACT NUMBER CO-145.000, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 (300' RIGHT-OF-WAY) PER F.D.O.T. RIGHT-OF-WAY MAP FOR STATE ROAD NO. 8, SECTION 29170-2401, FROM WHICH A FOUND 4X4-INCH CONCRETE MONUMENT WITH PLATE STAMPED "DUREN LS 4708" AT THE SOUTHWEST CORNER OF SAID TRACT NUMBER CO-145.000 BEARS NORTH 65 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 11.41 FEET;

THENCE NORTH 04 DEGREES 17 MINUTES 40 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER CO-145.000 AND BEING 10 FEET FROM AND PARALLEL TO THE WEST LINE OF SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, A DISTANCE OF 1,843.23 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE NORTH LINE OF SAID TRACT NUMBER CO-145.000 AND THE SOUTH LINE OF A TRACT OF LAND HENCEFORTH KNOWN AS TRACT NUMBER CO-146.000, DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 2519, (P.R.C.C.F.L.), FROM WHICH A FOUND 4X4-INCH CONCRETE MONUMENT AT THE COMMON CORNER OF SAID TRACT NUMBER CO-145.000 AND SAID TRACT NUMBER CO-146.000, BEARS SOUTH 88 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 10.01 FEET;

THENCE NORTH 88 DEGREES 15 MINUTES 56 SECONDS EAST, ALONG THE COMMON LINE OF SAID TRACT NUMBER CO-145.000 AND SAID TRACT NUMBER CO-146.000, A DISTANCE OF 40.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" SET;

THENCE SOUTH 04 DEGREES 17 MINUTES 40 SECONDS EAST, OVER AND ACROSS SAID TRACT NUMBER CO-145.000 AND BEING 50 FEET FROM AND PARALLEL TO THE WEST LINE OF SECTION 4, TOWNSHIP 03 SOUTH, RANGE 16 EAST, A DISTANCE OF 1,883.44 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "LB 7908" ON THE SOUTH LINE OF SAID TRACT NUMBER CO-145.000 AND THE NORTH LINE OF SAID INTERSTATE HIGHWAY 10;

THENCE NORTH 85 DEGREES 28 MINUTES 55 SECONDS WEST, ALONG THE COMMON LINE OF SAID TRACT NUMBER CO-145.000 AND SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 45.85 FEET TO THE **POINT OF BEGINNING**.

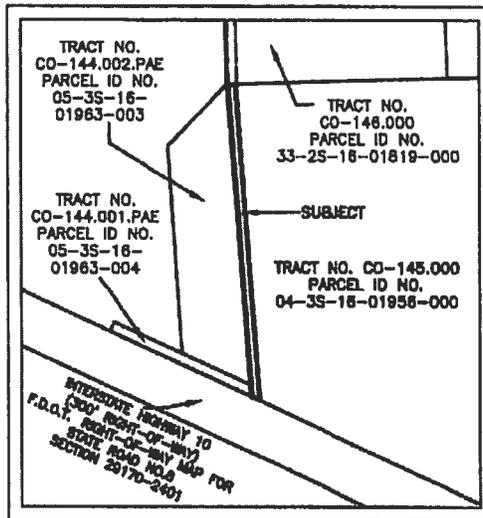
CONTAINING 74,133 SQUARE FEET OR 1.702 ACRES OF LAND, MORE OR LESS.

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
FPL FILE: N001E0430	AFFECT	PLOTTED	50' FLORIDA POWER & LIGHT COMPANY
791-431	MAY AFFECT	NOT PLOTTABLE	COLUMBIA COUNTY, FLORIDA

SURVEYORS NOTES:

- BASIS OF BEARINGS DERIVED FROM THE FLORIDA COORDINATE SYSTEM OF 1983, NAD83 (2011), NORTH ZONE (0903). DISTANCES SHOWN 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 THE GULF POWER COMPANY. 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 OCTOBER 5, 2018.
- 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 CERTIFICATION TO:

GULF POWER COMPANY


 DATE: 10/5/19
 ERIK S. MILNES
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6681

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

SEE SHEET 02 OF 02 FOR EXHIBIT DRAWING

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 AND 02 ARE NOT BOUND TOGETHER

SHEET 01 OF 02

44694 - BOUNDARY SURVEY - CO-145.000.DWG

JOB NUMBER: 44694
DATE: 12/20/2019
SCALE: NONE
TRACT ID: CO-145.000
DRAWN BY: AEB

BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NUMBER CO-145.000
PARCEL ID NUMBER 04-35-16-01956-000
 SECTION 04, TOWNSHIP 03 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA

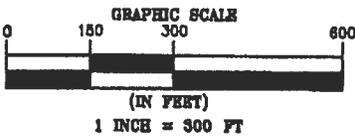



SAM SURVEYING AND MAPPING, LLC
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 100
 ORLANDO, FLORIDA 32819
 PH: (407) 484-8346
 EMAIL: SPO@SAM92
 LICENSED BUSINESS NO. 1200

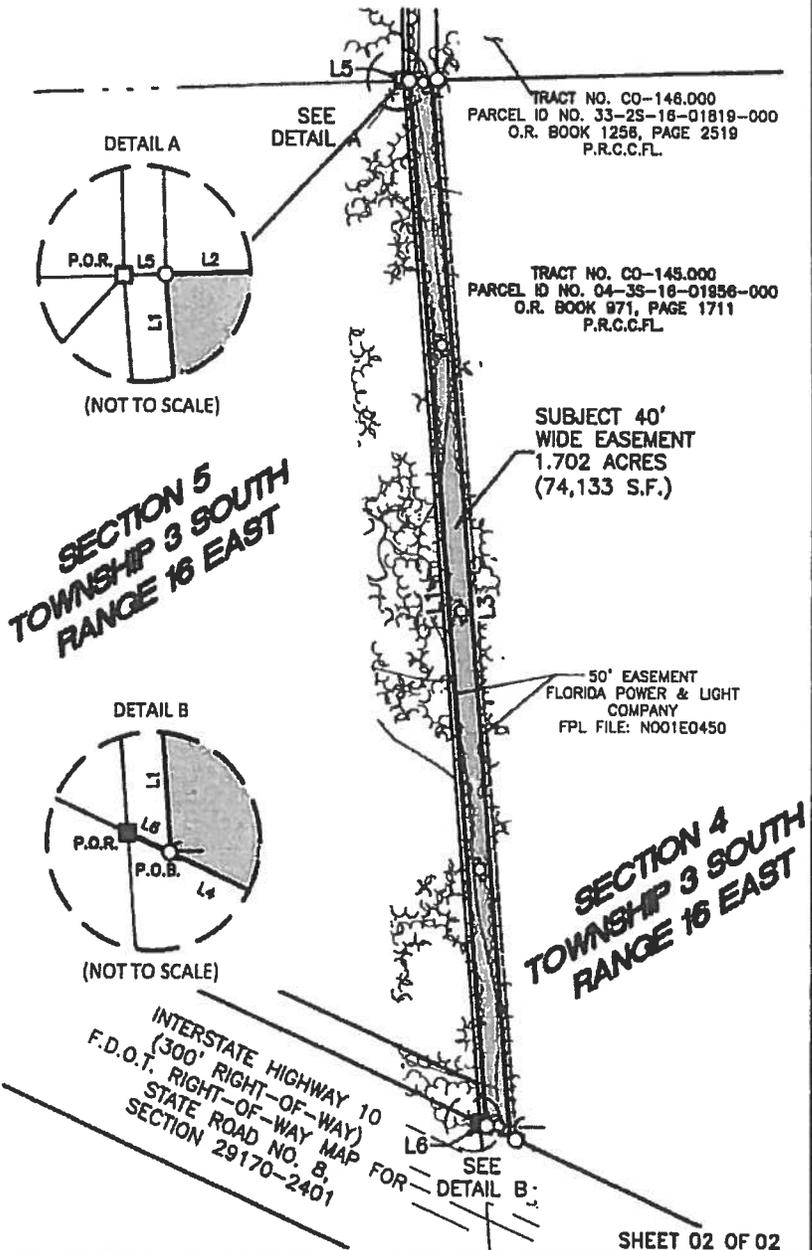
EXHIBIT 'A'

LEGEND

- P.R.C.C.FL. PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA
- O.R. OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 5/8-INCH IRON ROD STAMPED "LB 7908" SET
- 4X4-INCH CONCRETE MONUMENT FOUND
- 4X4-INCH CONCRETE MONUMENT WITH PLATE STAMPED "DUREN LS 4708"
- PROPERTY / RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- TRAIL CENTERLINE
- SUBJECT EASEMENT
- - - EXISTING FPL EASEMENT
- SECTION LINE
- X - HOG WIRE FENCE LINE
- ~ TREE CANOPIES
- - - STREAM AND DITCH CENTERLINE
- - - INTERSTATE EDGE
- ⊙ ELECTRIC POLE
- ⤴ GUY ANCHOR



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N04°17'40"W	1,843.23'
L2	N88°15'56"E	40.04'
L3	S04°17'40"E	1,863.44'
L4	N65°28'55"W	45.65'
L5	S88°15'56"W	10.01'
L6	N85°28'56"W	11.41'



SECTION 5
TOWNSHIP 3 SOUTH
RANGE 16 EAST

SECTION 4
TOWNSHIP 3 SOUTH
RANGE 16 EAST

SEE SHEET 01 OF 02 FOR LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATION, SURVEYORS NOTES AND ENCUMBRANCES/ RESTRICTIONS

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 AND 02 ARE NOT BOUND TOGETHER

SHEET 02 OF 02

44694 - BOUNDARY SURVEY - CO-145.000.DWG

JOB NUMBER: 44694
DATE: 12/20/2019
SCALE: 1" = 300'
TRACT ID: CO-145.000
DRAWN BY: AEB

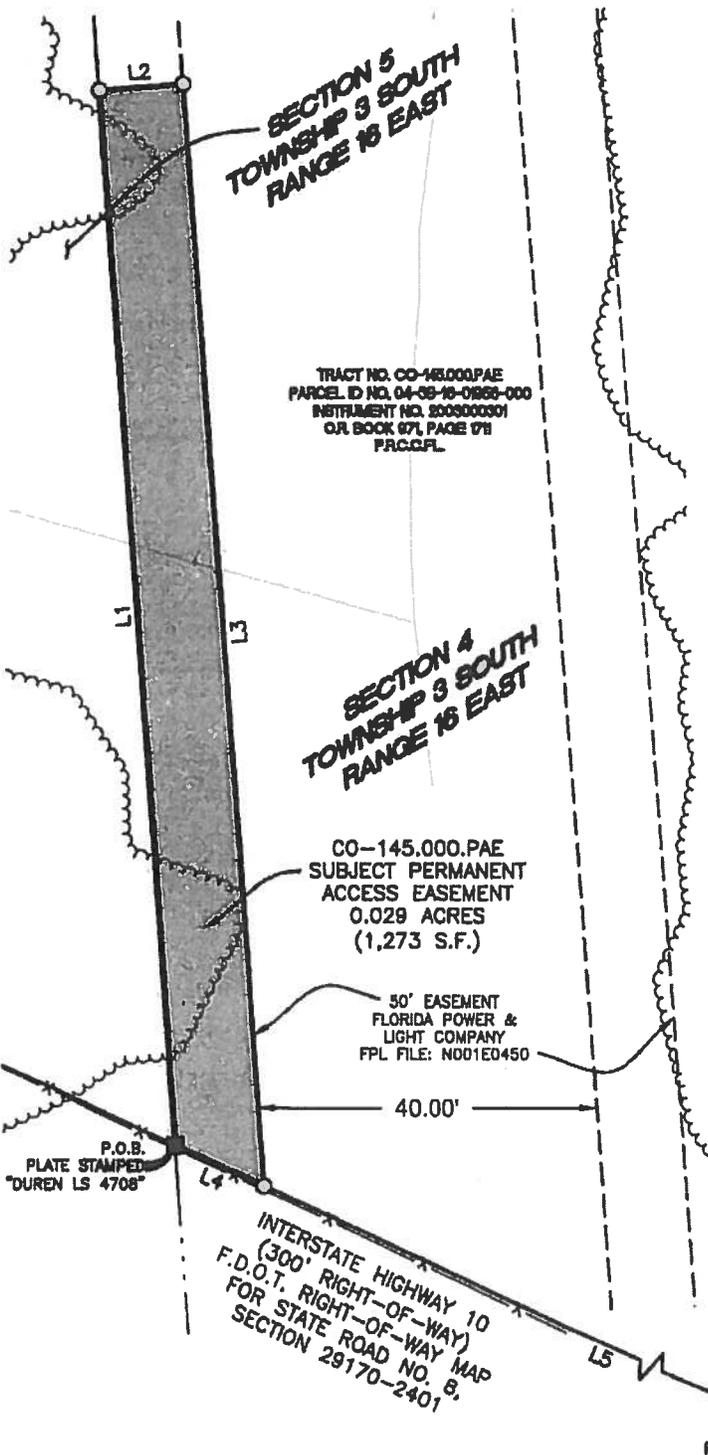
BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NUMBER CO-145.000
PARCEL ID NUMBER 04-3S-16-01956-000
 SECTION 04, TOWNSHIP 03 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA




SAM SURVEYING AND MAPPING, LLC
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150
 ORLANDO, FLORIDA 32819
 PH: (407) 484-9345
 EMAIL: ISS@SAM.SZ
 LICENSED BUSINESS NO. 2208

EXHIBIT ' _ ' _ '

PERMANENT ACCESS EASEMENT



TRACT NO. CO-145.000.PAE
 PARCEL ID NO. 04-3S-16-01956-000
 INSTRUMENT NO. 2009000301
 O.R. BOOK 871, PAGE 171
 P.R.C.C.F.L.

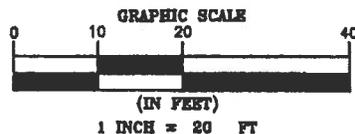
SECTION 4
 TOWNSHIP 3 SOUTH
 RANGE 16 EAST

CO-145.000.PAE
 SUBJECT PERMANENT
 ACCESS EASEMENT
 0.029 ACRES
 (1,273 S.F.)

50' EASEMENT
 FLORIDA POWER &
 LIGHT COMPANY
 FPL FILE: N001E0450

40.00'

INTERSTATE HIGHWAY 10
 (300' RIGHT-OF-WAY)
 F.D.O.T. RIGHT-OF-WAY MAP
 FOR STATE ROAD NO. 6,
 SECTION 29170-2401



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N04°17'40"W	124.51'
L2	N85°45'40"E	10.00'
L3	S04°17'40"E	130.00'
L4	N65°28'55"W	11.41'
L5	S65°22'40"E	174.26'

LEGEND

- P.R.C.C.F.L. PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.R. OFFICIAL RECORDS
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- 4X4-INCH CONCRETE MONUMENT FOUND (AS NOTED)
- PROPERTY / RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - SUBJECT EASEMENT
- X - FENCE
- - - TRAIL CENTERLINE
- - - TREES CANOPIES
- - - SECTION LINE

SEE SHEET 01 OF 02 FOR SURVEYOR'S NOTES, ENCUMBRANCES/RESTRICTIONS AND SURVEYOR'S CERTIFICATION

THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 AND 02 ARE NOT BOUND TOGETHER

SHEET 01 OF 02

44694 - BOUNDARY SURVEY - CO-145.000.PAE.DWG

JOB NUMBER: 44694
DATE: 11/05/2019
SCALE: 1" = 20'
TRACT ID: CO-145.000.PAE
DRAWN BY: JBC

BOUNDARY SURVEY
 GULF POWER COMPANY
 TRACT NUMBER CO-145.000.PAE
 PARCEL ID NUMBER 04-3S-16-01956-000
 SECTION 04, TOWNSHIP 03 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA



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