



Office of Real Estate

October 28, 2020

VIA ELECTRONIC MAIL

Gulf Power Company
One Energy Place, GU1/GU1
Pensacola, FL 32520
Attn.: Mr. Richard Markey
Richard.Markey@nexteraenergy.com

720 SW 2nd Ave, Suite 108
PO Box 113135
Gainesville, FL 32611-3135
352-294-3660
352-294-3662 Fax

Re: Letter Agreement – consent to easements

Dear Mr. Markey:

This letter shall serve as an agreement (“Letter Agreement”) between The University of Florida Board of Trustees (“University”) and Gulf Power Company (“GPC”) concerning (i) the University’s consent to the granting of certain easements to GPC for electricity transmission, and (ii) GPC’s payment of compensation to the University for the impact of such easements.

Background:

- A. The Trustees of the Internal Improvement Trust Fund of the State of Florida (“TIITF”) are the fee simple owners of certain parcels of real property identified by Gadsden County, Florida, Property Appraiser’s ID numbers 3-25-2N-4W-0000-00400-0000 and 3-26-2N-4W-0000-00100-0000 (collectively, the “Parcels”).
- B. TIITF currently leases the Parcels to the University pursuant to that certain Lease Agreement No. 2582 between TIITF, as Lessor, and the Florida Board of Regents, as Lessee and predecessor-in-interest to the University under the Lease Agreement.
- C. GPC has submitted or will submit to the Florida Department of Environmental Protection (“DEP”), as agent for TIITF, an application (the “Application”, a copy of which is attached hereto as Attachment No. 1) for private easements (collectively, the “Easements”) over certain portions of the Parcels (as identified in the Application, the “Easement Areas”), for the purposes of facilitating the transmission of electricity. (University and GPC acknowledge that GPC has, by written communication to DEP, withdrawn from the Application the additional parcel identified therein and located in Suwannee County, and that is it not subject to this Letter Agreement.) Before DEP can approve the Application and grant the Easements, University, as the lessee of the parcels, must consent to such granting by submitting to DEP a “letter of no objection” (the “Letter”).
- D. As compensation to University for the detrimental impact that the granting of the Easements will have on the University’s leasehold interest in the Parcels, and on the University’s use and operation of the Easement Areas, GPC has agreed to pay to University Sixty-Seven Thousand and 00/100 Dollars (\$67,000.00) (the “Compensation”).
- E. In return for receiving the Compensation, the University will consent to the granting of the Easements.

Agreement:

In consideration of the forgoing and the mutual covenants contained herein, University and GPC agree as follows:

1. The recitals set forth in the "Background" section above are true and correct and are incorporated herein by reference.
2. Within 5 business days of the complete execution of this Letter Agreement, GPC shall deliver to University a check, or other form of payment in immediately available funds, in the amount of the Compensation. Said check or payment shall be made payable to "University of Florida" and be delivered to University at c/o University of Florida-IFAS, Attn.: Leigh Howell, 1390 Date Palm Drive, Gainesville, Florida 32611.
3. Within 3 business days of the University's receipt of the Compensation, the University shall deliver to DEP, via electronic mail and copying GPC's representative(s), the University's Letter, in a form substantially similar to that attached hereto as Attachment No. 2, consenting to the Easements as described in the Application
4. Time is of the essence of this Letter Agreement, and this Letter Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Florida.

University's acknowledgement of, and agreement with, the terms and conditions of this Letter Agreement is evidenced by my signature set forth below as the University's authorized representative. If these terms and conditions are also agreeable to GPC, please confirm by having an authorized GPC representative execute, date, and return this Letter Agreement to the University's Office of Real Estate at the address set forth above.

THE UNIVERSITY OF FLORIDA
BOARD OF TRUSTEES

By: _____

Trevor Schneider
Director of Real Estate

ACKNOWLEDGED AND AGREED TO BY:
GULF POWER COMPANY

By: _____

Print: William Maudlin

Title: Manager of Land Services Acquisition

Date: October 28, 2020

ATTACHMENT NO. 1

THE APPLICATION

APPLICATION FOR THE USE OF STATE OWNED UPLANDS

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

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Instructions and general guidance for completing this application:

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

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

Section 1 – General Information

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

Section 2 – Other Specific Information

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

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

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

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

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

PRIOR TO COMPLETING THIS APPLICATION, PLEASE BE ADVISED THAT:

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

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

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

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

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



Section 1 – General Information

REQUESTED ACTION

- New Release Assignment/Assumption
 Amendment Partial Release

AUTHORIZATION REQUESTED

- Lease Easement Conveyance
 Sublease Use Agreement Other: _____

TYPE OF ENTITY REQUESTING AUTHORIZATION

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

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

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

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

**Narrative can be attached as a separate page(s).*

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

<p>a) The requested term of the easements is 50 years.</p> <p>b) Refer to Attachment B for a description of the proposed use and an explanation of the alternatives considered.</p> <p>c) No revenue will be generated by the use of state lands.</p> <p>d) The intended use is private, but will provide electrical service to the public.</p> <p>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.</p>
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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
- Geophysical
- Beach (Re)Nourishment
- 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

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)

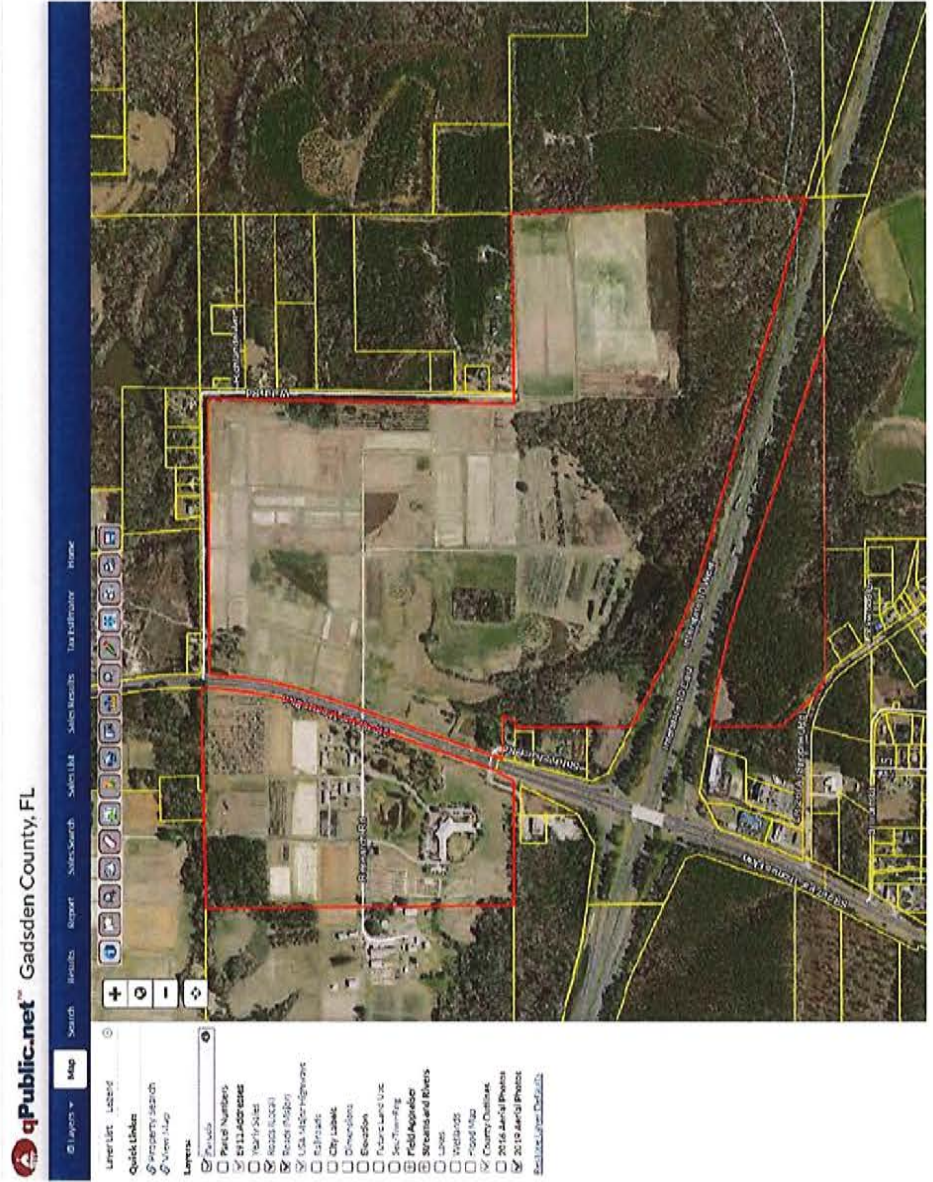
Sec/Twp/Rng 25-2N-4W

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

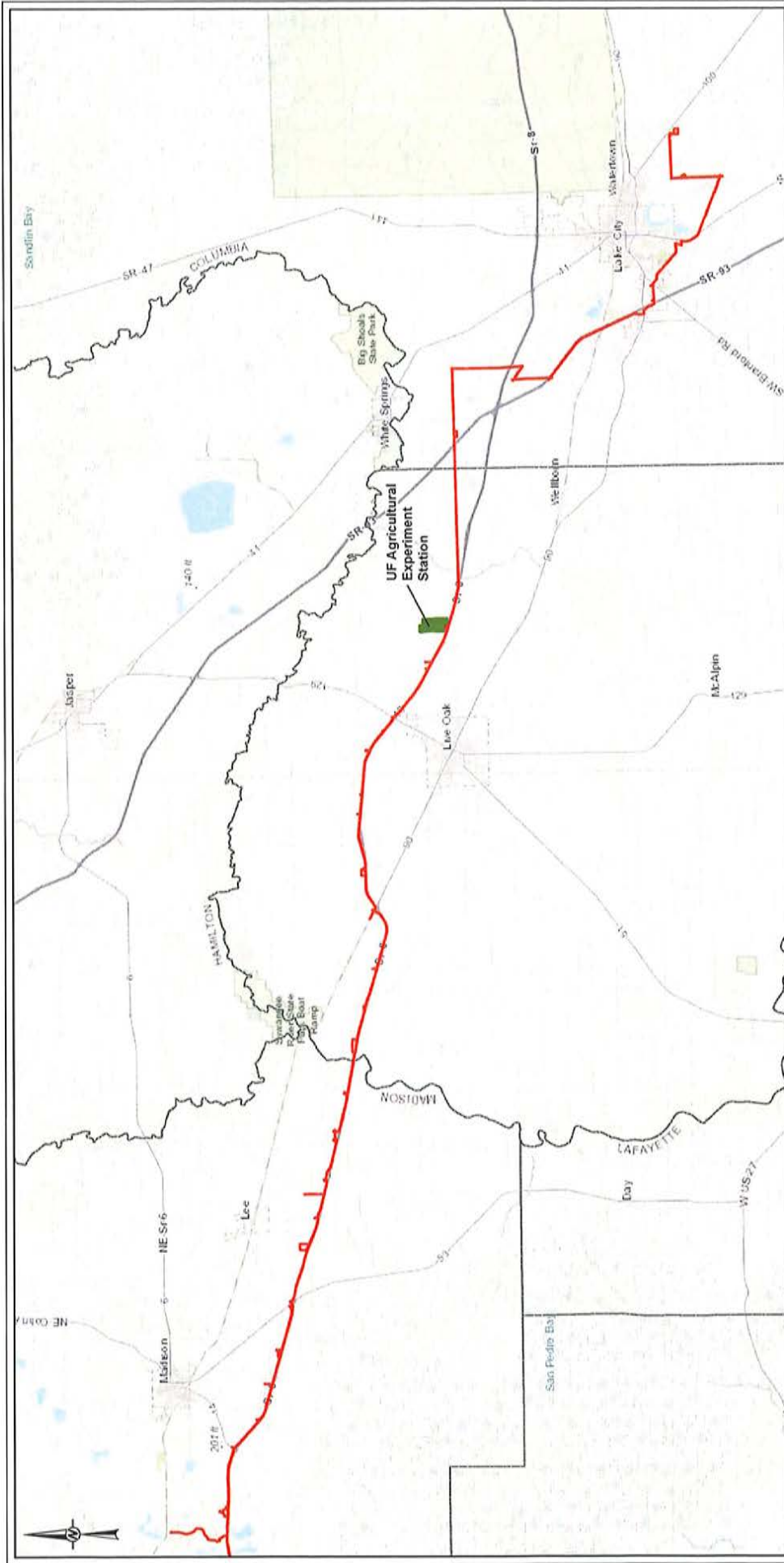
The project involves construction of an overhead 161-kV transmission line to connect the existing GPC Sinai Cemetery Substation in Jackson County to the FPL Raven substation in Columbia County. Alternative route alignments to connect these two endpoints were identified and studied. Factors considered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

REFERENCES

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

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 9903 FEET
PROJ: NAD83 FIPS 9903
DATUM: NORTH AMERICAN 1983
SERVICE: LAYER CREATORS: ESRI, HERE, GARDIN, INTERMAP, INCREMENT P, CORP.
GEBCO: USGS, NAD, NPS, NODAL, GEBCO, ION, IODATA, NL, ORDNANCE SURVEY, I, CORP.

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

SCALE
0 1.5 3 6 Miles

DATE	BY	REVISION
2024-04-15	JOW	DESIGNED
	JOW	PREPARED
	MEH	REVIEWED
	MEH	APPROVED

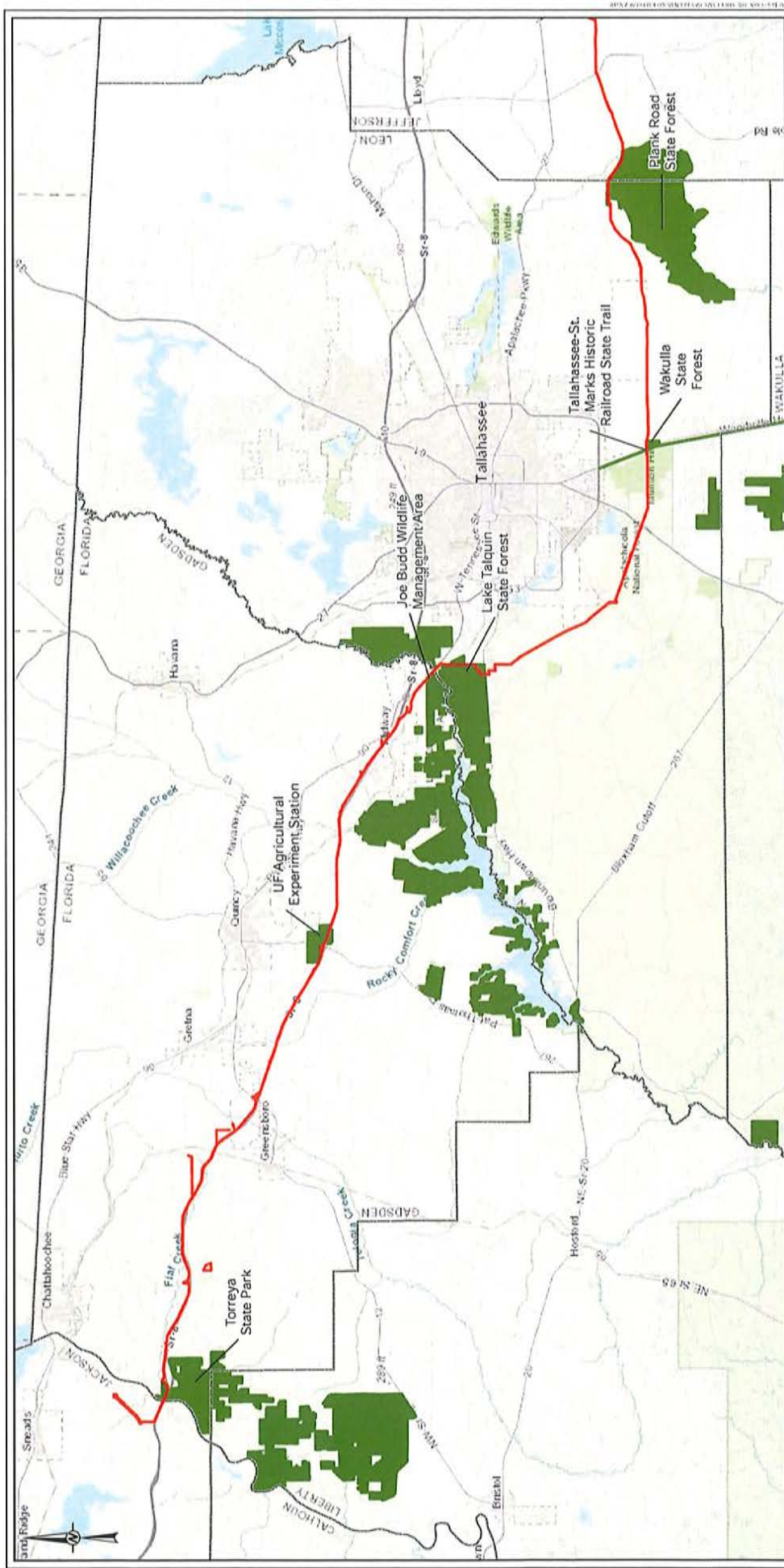
TITLE
PROPOSED STATE LAND EASEMENT LOCATION MAP

PROJECT NO.
9119943

CONTROL
A001

REVISION
0

FIGURE
1



- LEGEND**
- Proposed Transmission Line
 - Easement Limit
 - Florida Counties
 - State Managed Lands

REFERENCES

1. COUNTY BOUNDARY: FOOT 2018
2. ROUTE CENTERLINE: GLE F POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

**COORDINATE SYSTEM: NAD 1983 STATE PLANE FLORIDA NORTH FIPS 8003 FEET
 DATUM: NAD 1983
 PROJECTION: UTM
 SERVICE: LAYER CREDITS: SOURCES: ESRI, HERE, GOWIN, INTERMARK, INCREMENT P, CORP., GEBCO, USGS, FAD, PWS, WPCAN, GEORGE JON, QUANTER, NC, PROBANCE, SURVEY, CORP.**



CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

PROJECT NO.	2020-04-15
DESIGNED	JOW
PREPARED	JOW
REVIEWED	MEH
APPROVED	MEH



TITLE
PROPOSED STATE LAND EASEMENT LOCATION MAP

PROJECT NO. 2019043
 CONTROL A001
 REV. 0
 FIGURE 1



LEGEND

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

REFERENCES

1. COUNTY BOUNDARY: FOOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. PROPOSED STATE LANDS EASEMENT: GULF POWER 2019
4. FLORIDA NATURAL AREAS INVENTORY: 2018
5. FLORIDA NATURAL AREAS INVENTORY: 2018

**COORDINATE SYSTEM: NAD 83, SPHERICAL FLORIDA NORTH FIPS 8060 FEET
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NORTH AMERICAN 1983
SERVICE LAYER CREDITS: SOURCE: ESRI; DIGITALGLOBE; GEOTRAC; EARTHSTAR**

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

PROJECT NO.	1919944	REVISION	0
DATE	04/03/2024	BY	MSH
DESIGNED	JWV	CHECKED	MSH
PREPARED	CFD	APPROVED	MSH
REVIEWED	MSH		
APPROVED	MSH		

TITLE
PROPOSED EASEMENT IN STATE LANDS
OF AGRICULTURAL EXPERIMENT STATION

PROJECT NO.
1919944

REVISION
0

DATE
04/03/2024

BY
MSH

CHECKED
MSH

APPROVED
MSH

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

LEGEND

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

REFERENCES

1. COUNTY BOUNDARY: FOOT 2018
2. PERMANENT EASEMENT LIMITS: GULF POWER 2019
3. PROPOSED STATE LANDS EASEMENT: GULF POWER 2019
4. FLORIDA NATURAL AREAS INVENTORY: 2018
5. FLORIDA NATURAL AREAS INVENTORY: 2018

**COORDINATE SYSTEM: NAD 83, SPHERICAL FLORIDA NORTH FIPS 8060 FEET
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NORTH AMERICAN 1983
SERVICE LAYER CREDITS: SOURCE: ESRI; DIGITALGLOBE; GEOTRAC; EARTHSTAR**

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

TITLE
PROPOSED EASEMENT IN STATE LANDS
OF AGRICULTURAL EXPERIMENT STATION

PROJECT NO.
1919944

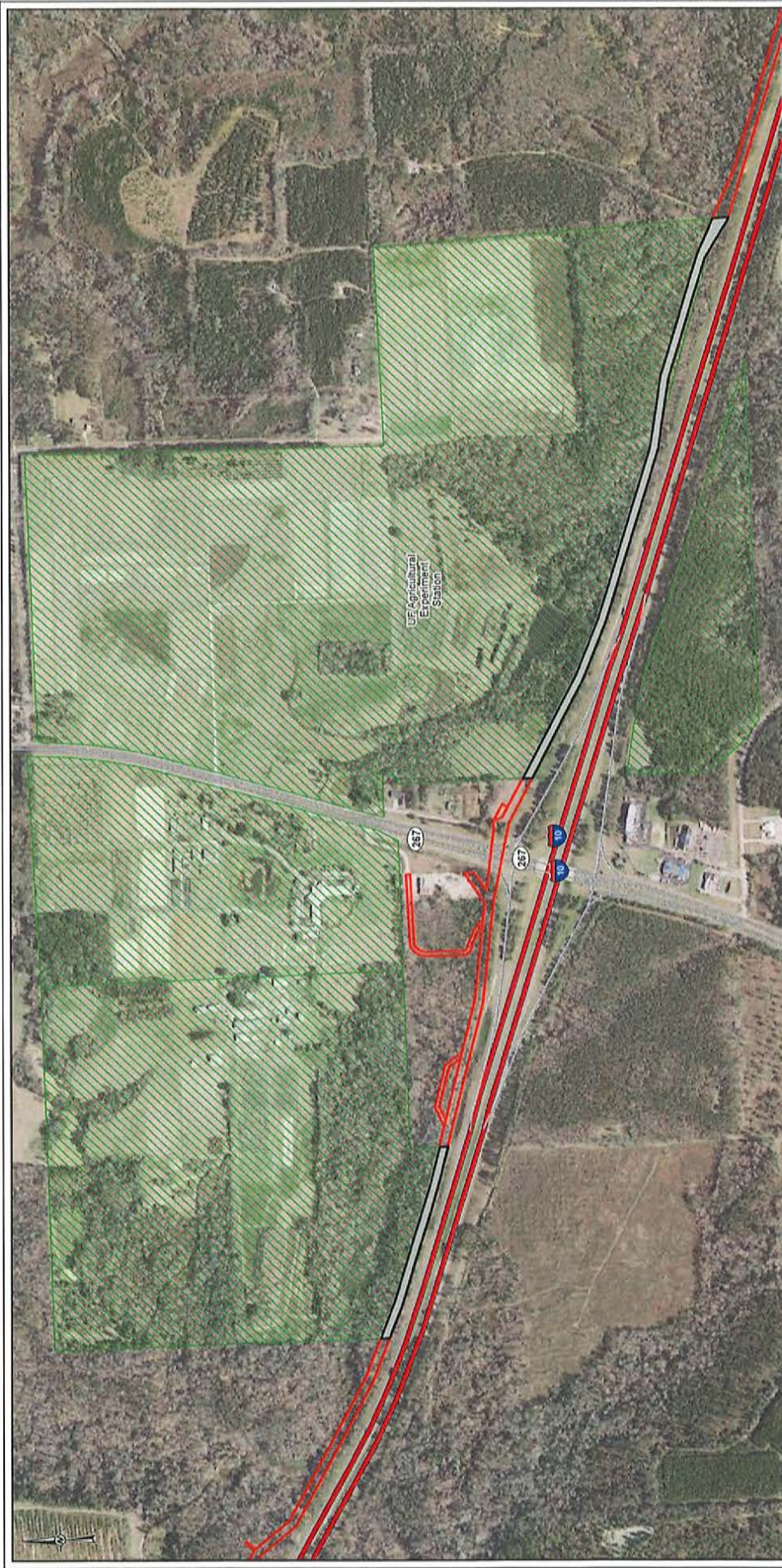
REVISION
0

DATE
04/03/2024

BY
MSH

CHECKED
MSH

APPROVED
MSH



LEGEND

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

REFERENCES

1. COUNTY BOUNDARY FOOT 2018
2. PERMANENT EASEMENT LIMITS; GULF POWER 2019
3. PROPOSED EASEMENT LIMITS; GULF POWER 2019
4. FLORIDA NATURAL AREAS INVENTORY 2016

**COORDINATE SYSTEM: NAD 83, CENTRAL ANGLE FLORIDA, NORTH FIPS 8003 FEET
PROJECTION: LAMBERT CONFORMAL CONIC
DATUM: NORTH AMERICAN 1983
SERVICE LAYER CREDIT: SOURCE: ERI; DATA: GLOBE; GEODEY: EARTHSTAR**

CLIENT
GULF POWER

PROJECT
NORTH FLORIDA RESILIENCY CONNECTION

TITLE
PROPOSED EASEMENT IN STATE LANDS
UF AGRICULTURAL EXPERIMENT STATION

DATE
2020-05-04

DESIGNED
JOW

PREPARED
GFD

REVIEWED
MSH

APPROVED
MSH

PROJECT NO.
1919943

SUBMITTAL
A003

REV.
0

FIGURE
1

Attachment D

Easement Sketches & Legal Descriptions

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:

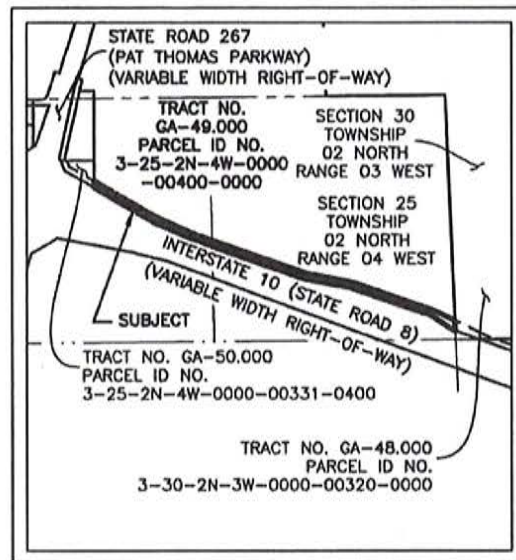
- 1) NORTH 70 DEGREES 52 MINUTES 21 SECONDS WEST, A DISTANCE OF 9.89 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" FOUND,
- 2) NORTH 56 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 308.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET,
- 3) NORTH 70 DEGREES 54 MINUTES 43 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 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
 9529 SOUTH PARK CIRCLE, BLDG 100, STE 150
 ORLANDO, FLORIDA 32819
 Ph: (407) 484-9345
 EMAIL: INFO@SAM.BIZ
 LICENSED BUSINESS NO. 7908

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.

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)















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

SURVEYOR'S NOTES:

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

LEGEND

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

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

SEE SHEETS 03 THRU 05 FOR EXHIBIT DRAWING

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

SHEET 02 OF 05

JOB NUMBER: 47322

DATE: 01/17/2020

SCALE: NONE

TRACT ID: GA-49.000

DRAWN BY: JSD

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

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



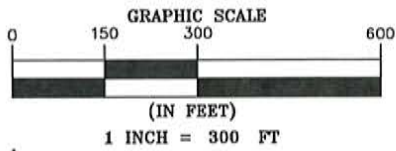
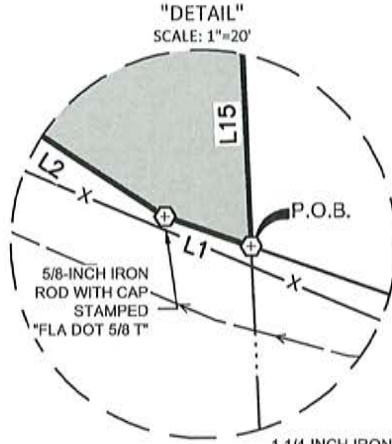
SAM SURVEYING AND MAPPING, LLC
3529 SOUTHPARK CIRCLE, BLDG 100, STE 150
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Ph: (407) 484-9345
EMAIL: INFO@SAM.BIZ
LICENSED BUSINESS NO. 7909

FPL 030972
20210015-EI

47322 - BOUNDARY SURVEY - GA-49.000.DWG

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

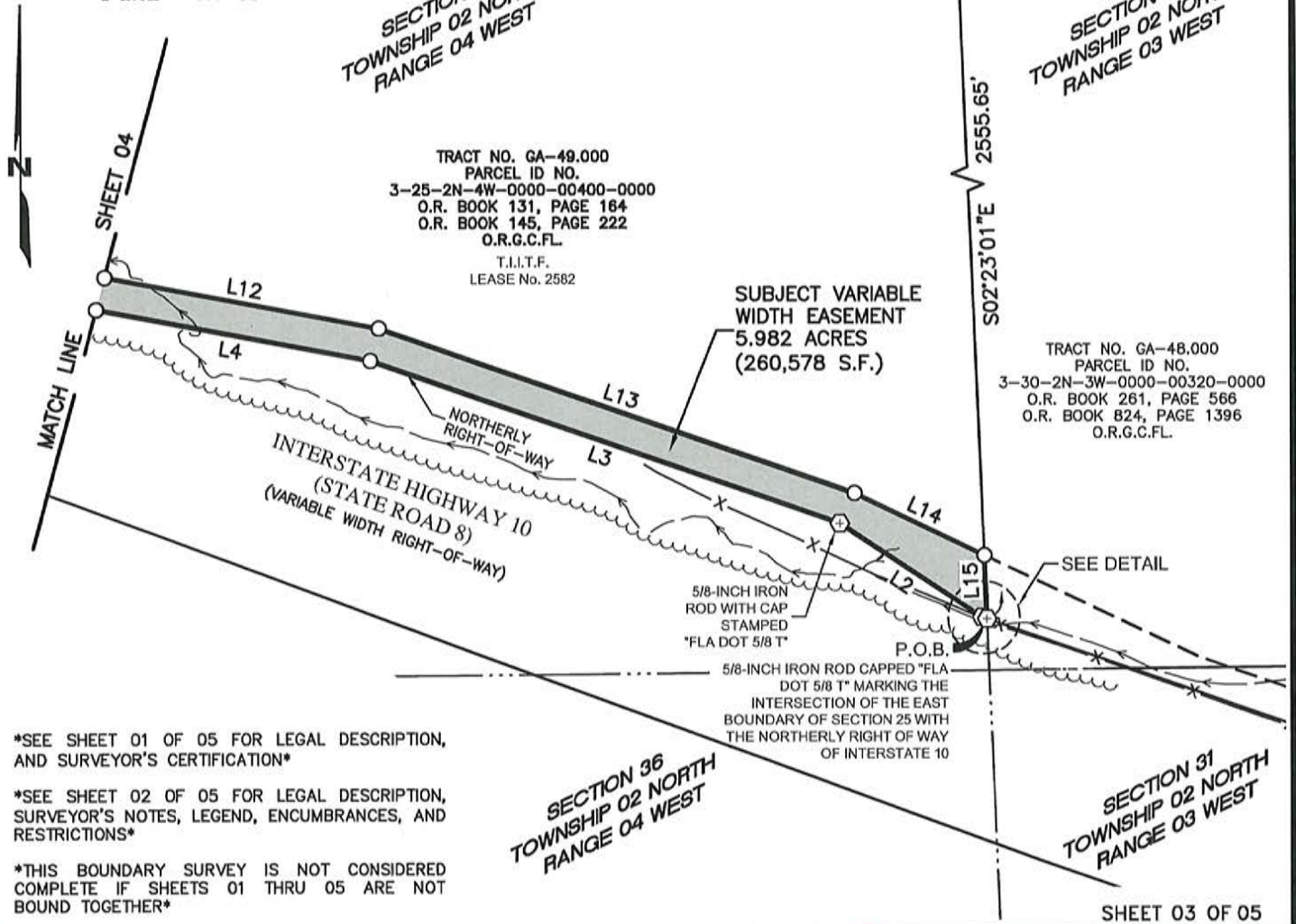
SECTION 25
TOWNSHIP 02 NORTH
RANGE 04 WEST

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 184
O.R. BOOK 145, PAGE 222
O.R.G.C.F.L.
T.I.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

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

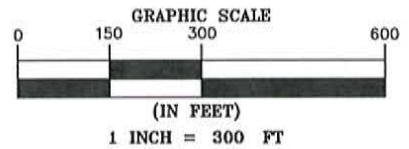



SAM
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 LICENSED BUSINESS NO. 7908

SHEET 03 OF 05

EXHIBIT 'A'

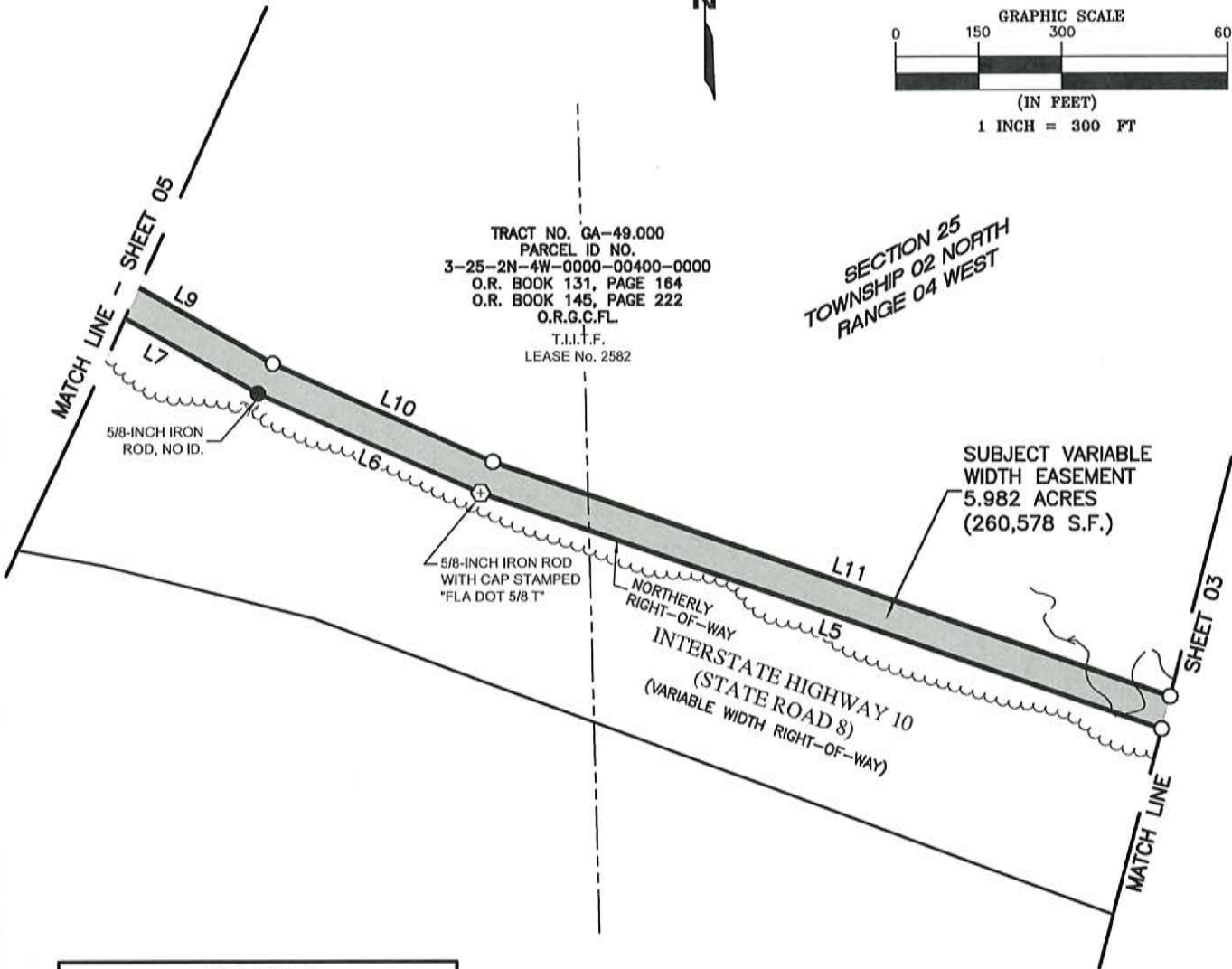
LINE TABLE		
NUMBER	BEARING	DISTANCE
L9	S60°25'03"E	825.49'
L10	S66°03'58"E	436.71'
L11	S70°52'52"E	1292.96'



SECTION 25
TOWNSHIP 02 NORTH
RANGE 04 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.I.L.T.F.
LEASE No. 2582

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



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

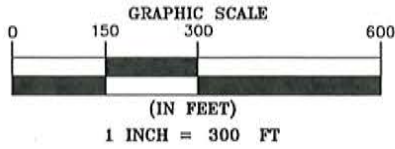
47322 - BOUNDARY SURVEY - GA-49.000.DWG

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

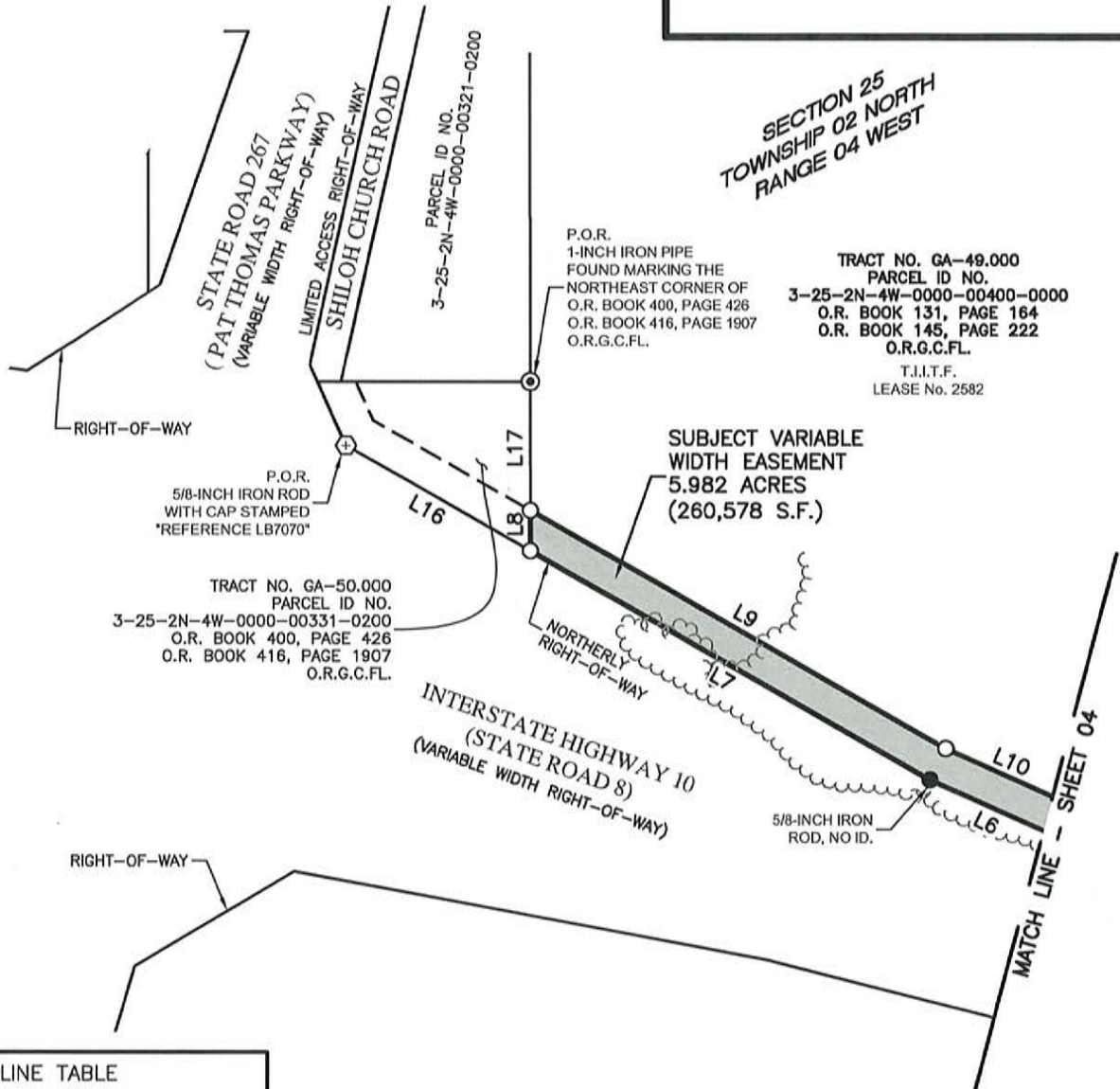
BOUNDARY SURVEY
GULF POWER COMPANY
TRACT NO. GA-49.000
PARCEL ID NO. 3-25-2N-4W-0000-00400-0000
 SECTION 25, TOWNSHIP 02 NORTH, RANGE 04 WEST
 GADSDEN COUNTY, FLORIDA

SAM SURVEYING AND MAPPING, LLC
 3529 SOUTH PARK CIRCLE, BLDG 100, STE 150
 ORLANDO, FLORIDA 32819
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 EMAIL: INFO@SAM.BIZ
 LICENSED BUSINESS NO. 79008

EXHIBIT 'A'



1 INCH = 300 FT



SECTION 25
TOWNSHIP 02 NORTH
RANGE 04 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.I.I.T.F.
LEASE No. 2582

TRACT NO. GA-50.000
PARCEL ID NO.
3-25-2N-4W-0000-00331-0200
O.R. BOOK 400, PAGE 426
O.R. BOOK 416, PAGE 1907
O.R.G.C.F.L.

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

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;

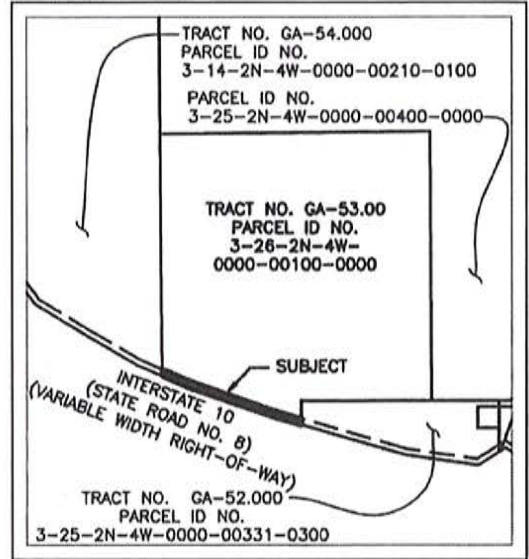
THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS WEST WITH THE COMMON LINE OF SAID TRACT NUMBER GA-53.000 AND SAID TRACT NUMBER GA-54.000, A DISTANCE OF 65.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON SAID COMMON LINE;

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 01/17/2020

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

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.

47322 - BOUNDARY SURVEY - GA-53.000.DWG

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



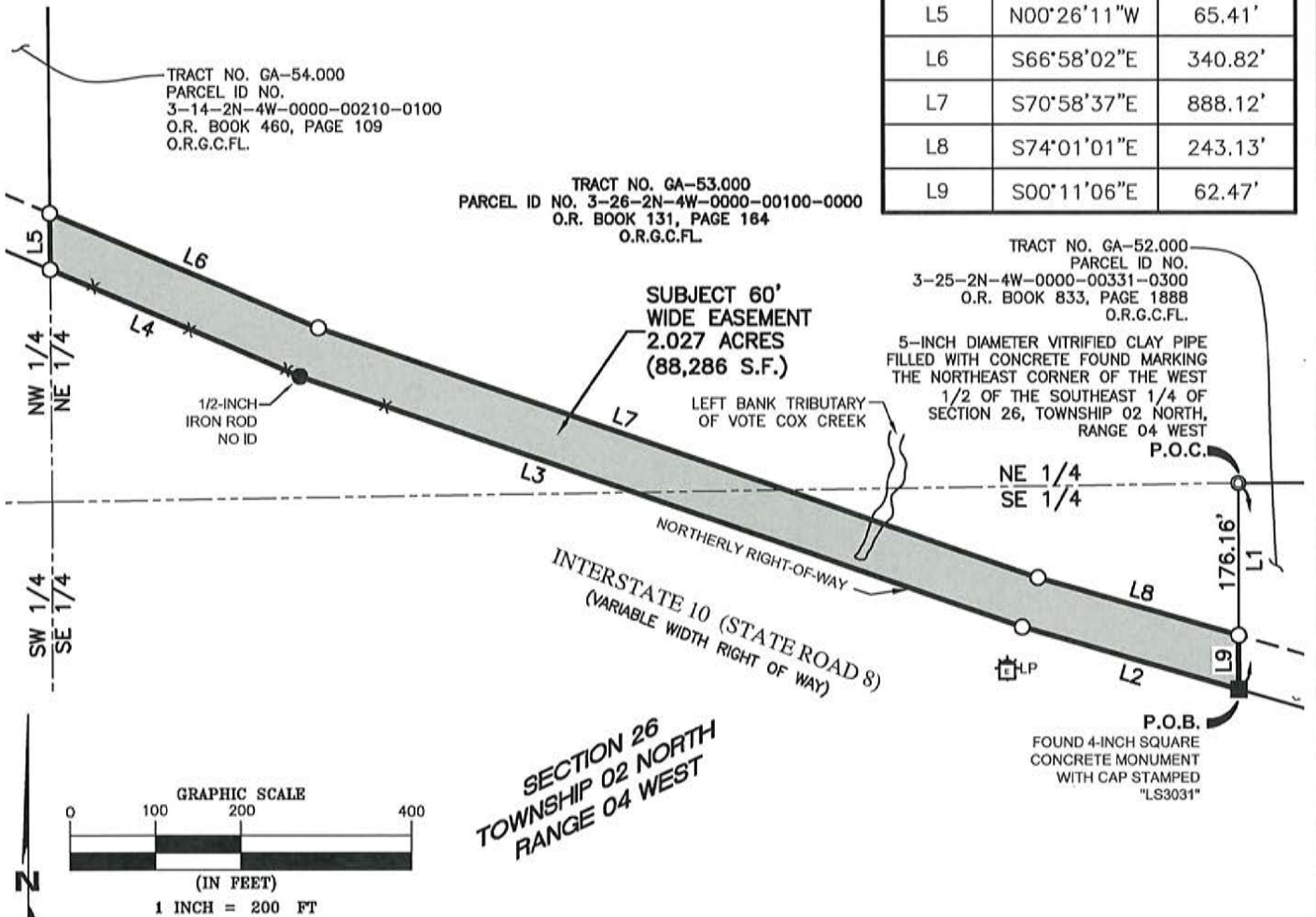
JOB NUMBER: 47322 DATE: 01/17/2020 SCALE: NONE TRACT ID: GA-53.000 DRAWN BY: JO	BOUNDARY SURVEY GULF POWER COMPANY TRACT NO. GA-53.000 PARCEL ID NO. 3-26-2N-4W-0000-00100-0000 SECTION 26, TOWNSHIP 02 NORTH, RANGE 04 WEST GADSDEN COUNTY, FLORIDA	  <p style="font-size: small; margin-top: 5px;"> SAM SURVEYING AND MAPPING, LLC 3529 SOUTHPARK CIRCLE, BLDG 100, STE 150 ORLANDO, FLORIDA 32819 Ph: (407) 484-9345 EMAIL: INFO@SAM.BIZ LICENSED BUSINESS NO. 7900 </p>
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EXHIBIT 'A'

LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.B. POINT OF BEGINNING
- P.O.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)
- ⊕ L.P. 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'



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

State of Florida
Department of Natural Resources
Division of State Lands

Document Conversion

FILE HEADER SHEET

FILE #: 2582 (1)

JJH:05/16/91:Alpha Systems

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

LEASE AGREEMENT

(1) 2582

No. 2582

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund holds title to certain lands and property being utilized by the State of Florida for public purposes, and

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund is directed and authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the State;

NOW, THEREFORE, this agreement made between STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND as LESSOR, and the BOARD OF REGENTS as LESSEE,

WITNESSETH:


The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The lessor does hereby lease to the lessee the following described premises in the County of Gadsden, State of Florida, together with the improvements thereon:

All those certain lands known as University of Florida Experiment Station properties as described in deed from the State Board of Education to the Trustees of the Internal Improvement Fund and recorded in Official Records Book 131, Pages 160-163 and Official Records Book 131, Pages 164-168, public records of Gadsden County, Florida.

18-2N-3W
13-2N-4W
25, 26, 35-2N-4W

LEGAL DESCRIPTION APPROVED
AND
THIS INSTRUMENT WAS PREPARED BY
JAMES T. WILLIAMS
ELLIOT BUILDING
TALLAHASSEE, FLORIDA 32304

APPROVED AS TO FORM AND LEGALITY
TRUSTEES I. I. TRUST FUND - LEGAL
BY 

TO HAVE AND TO HOLD the above described land for a period of Ninety-nine (99) years from the date hereof, for the purposes of developing, improving, operating, maintaining and otherwise managing said land for public purposes.

2. The lessee shall have the right to enter upon said land for all purposes necessary to the full enjoyment by said lessee of the rights herein conveyed to it.

3. The lessee shall through its agents and employees cooperate to prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

4. This lease shall terminate at the sole option of the lessor, and the lessee shall surrender up the premises to the lessor, when and if said premises, including lands and improvements, shall cease to be used for public purposes. As used in this agreement, the term "public purposes" shall mean all or any of the purposes, actions or uses which the law authorizes to be done or performed by the lessee or by any of the officers, agents or employees of the lessee for and on behalf of the lessee. Any costs arising out of the enforcement of the terms of this lease agreement shall be the exclusive obligation of the lessee, payable upon demand of the lessor.

5. The lessor does not warrant or guarantee title, right or interest in the hereinabove described property.

6. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the lessee in any matter pertaining to this agreement.

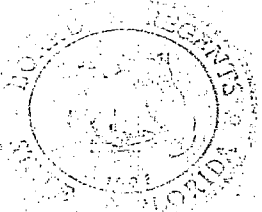
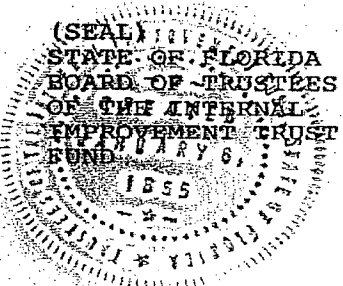
7. Any inequities that may subsequently appear in this lease shall be subject to negotiation upon written request of either party, and the parties agree to negotiate in good faith as to any such inequities.

8. This agreement is for public purposes and the lessee shall have the right to enter into further agreements or to sublease all or any part of the within land so long as the agreement and/or sublease shall effectively carry out and further the general purposes herein described after written notice to and right of rejection by the lessor.

9. The lessee hereby covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the State of Florida Board of Trustees of the Internal Improvement Trust Fund and the State of Florida from any and all claims, actions, law suits and demands of any kind or nature arising out of this agreement.

10. This agreement is executed in duplicate, each copy of which shall for all purposes be considered an original.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the State of Florida Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 27th day of April, A. D. 1972, and the Board of Regents has duly executed same, and has affixed its official seal hereto this 22nd day of March, A. D. 1972.



(SEAL)
BOARD OF REGENTS

Reubin O. Askew
Governor

Richard D. Dickel Stone
Secretary of State

Robert L. Mewin
Attorney General

James O. Die Ruscio
Comptroller

Thomas A. Chelley
Treasurer

Floyd T. Whittman
Commissioner of Education

Joseph Conner
Commissioner of Agriculture

As and Constituting the State of Florida Board of Trustees of the Internal Improvement Trust Fund

BOARD OF REGENTS

By J. J. Dand
Chairman

ATTEST:
Walter Cloull
Corporate Secretary

Attachment D

Upland Easement Sketch & Description

UF Agricultural Experiment Station

Non-Conservation

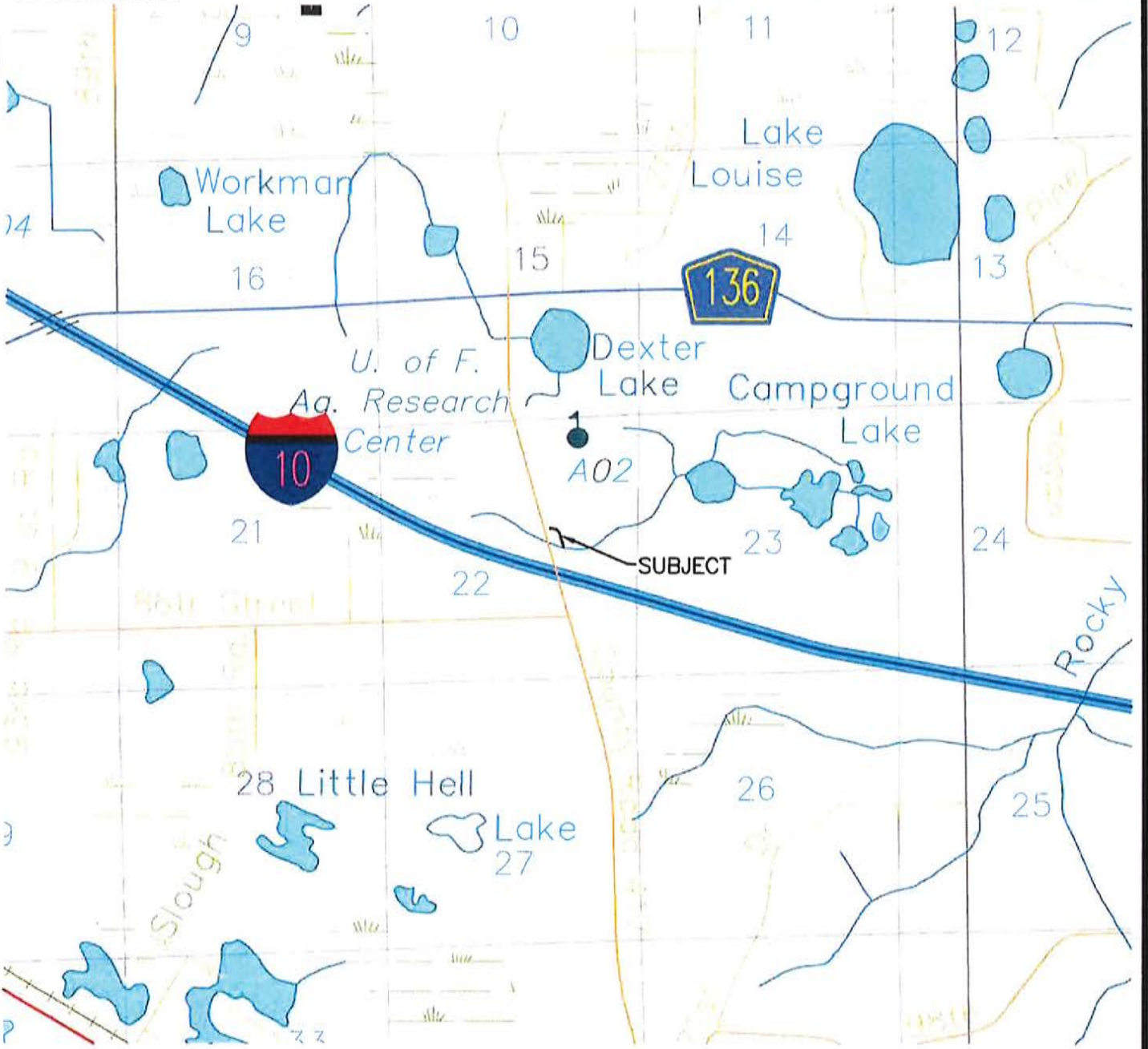
(Suwannee County)

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. 7608

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 6J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Handwritten signature and date 2/6/20

ERIK S. MILNES DATE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 0981

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

44594 - SKETCH AND DESCRIPTION - SU-26.001.PAE.DWG

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

EXHIBIT ' _ ' _ '

PERMANENT ACCESS EASEMENT

ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
100 - 672	NOT AFFECT	NOT PLOTTED	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
517 - 82	NOT AFFECT	NOT PLOTTED	FLORIDA GAS TRANSMISSION COMPANY, A DELAWARE CORPORATION
1862 - 123	NOT AFFECT	NOT PLOTTED	SUWANNEE VALLEY ELECTRIC COOPERATION
2013 - 102	NOT AFFECT	NOT PLOTTED	SUWANNEE VALLEY ELECTRIC COOPERATION

SURVEYORS NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE FLORIDA COORDINATE SYSTEM OF 1983, NAD83 (2011), NORTH ZONE (0903). DISTANCES SHOWN 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 NOT A BOUNDARY OR FIELD SURVEY.

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 04 OF 04 FOR EXHIBIT DRAWING

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

SHEET 03 OF 04

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

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



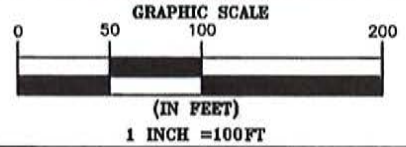

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 ORLANDO, FLORIDA 32819
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 LICENSED BUSINESS NO. 7908

EXHIBIT ' _ '

PERMANENT ACCESS EASEMENT

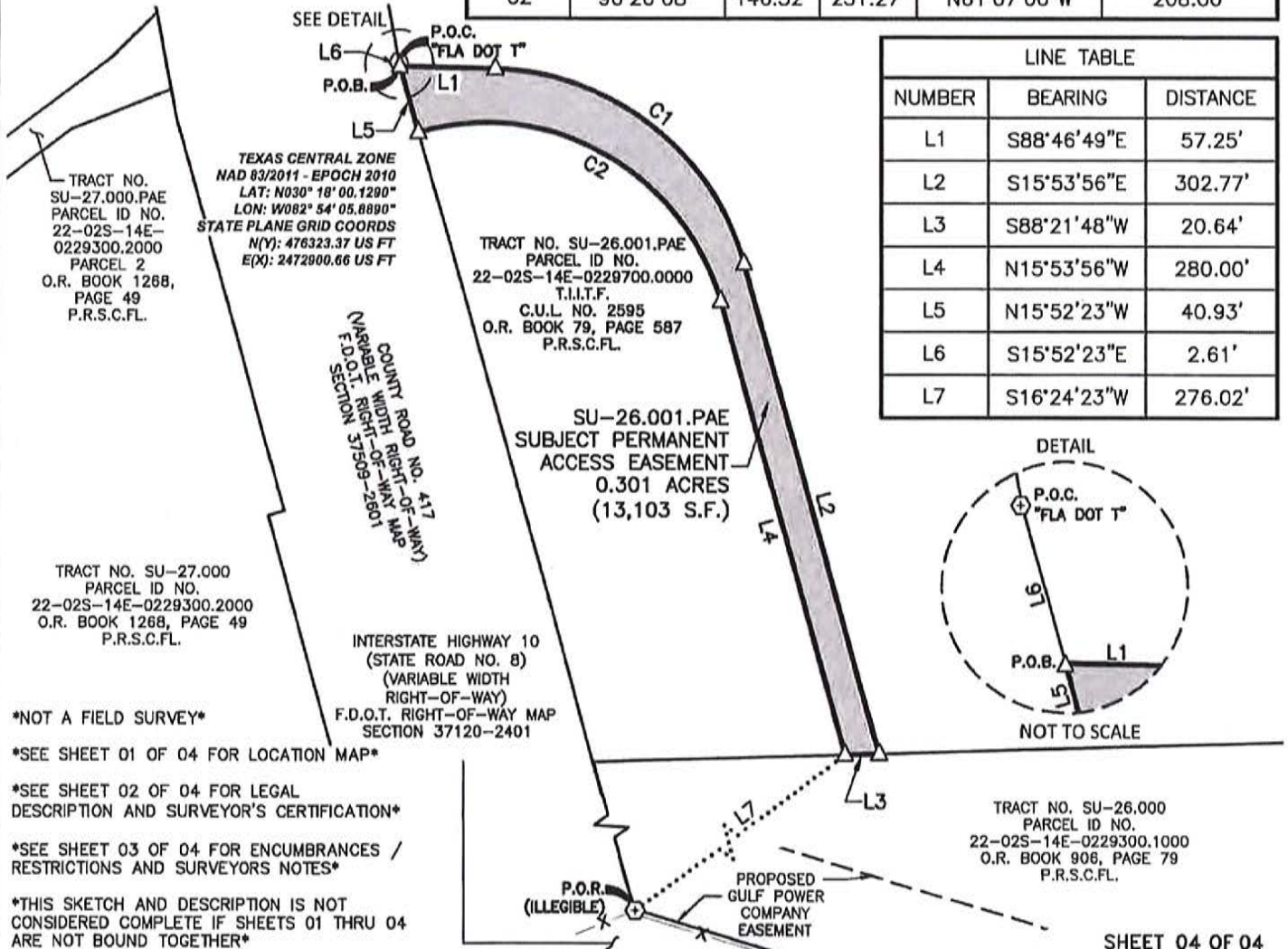
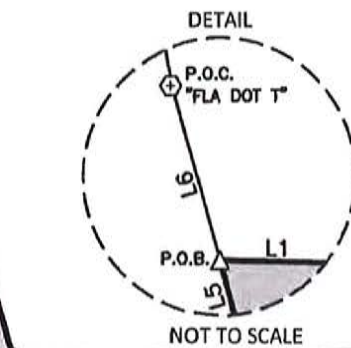
LEGEND

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*

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

SHEET 04 OF 04

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

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

State of Florida
Department of Natural Resources
Division of State Lands

Document Conversion

FILE HEADER SHEET

FILE #: 2595 (1)

JJH:05/16/91:Alpha Systems

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

LEASE AGREEMENT

(1) 2595

No. 2595

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund holds title to certain lands and property being utilized by the State of Florida for public purposes, and

WHEREAS, State of Florida Board of Trustees of the Internal Improvement Trust Fund is directed and authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by State agencies which may properly use and possess them for the benefit of the State;

NOW, THEREFORE, this agreement made between STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND as LESSOR, and the BOARD OF REGENTS as LESSEE,

WITNESSETH:

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The lessor does hereby lease to the lessee the following described premises in the County of Suwannee, State of Florida, together with the improvements thereon:

All those certain lands known as University of Florida Experiment Station properties as described in deed from the State Board of Education to the Trustees of the Internal Improvement Fund and recorded in Official Records Book 79, Pages 587-590, Public Records of Suwannee County, Florida.

15,22.
25
14E

LEGAL DESCRIPTION APPROVED
AND
THIS INSTRUMENT WAS PREPARED BY
JAMES T. WILLIAMS
ELLIOT BUILDING
TALLAHASSEE, FLORIDA 32304

APPROVED AS TO FORM AND LEGALITY
TRUSTEES I. I. TRUST FUND - LEGAL
BY [Signature]

TO HAVE AND TO HOLD the above described land for a period of Ninety-nine (99) years from the date hereof, for the purposes of developing, improving, operating, maintaining and otherwise managing said land for public purposes.

2. The lessee shall have the right to enter upon said land for all purposes necessary to the full enjoyment by said lessee of the rights herein conveyed to it.

3. The lessee shall through its agents and employees cooperate to prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

4. This lease shall terminate at the sole option of the lessor, and the lessee shall surrender up the premises to the lessor, when and if said premises, including lands and improvements, shall cease to be used for public purposes. As used in this agreement, the term "public purposes" shall mean all or any of the purposes, actions or uses which the law authorizes to be done or performed by the lessee or by any of the officers, agents or employees of the lessee for and on behalf of the lessee. Any costs arising out of the enforcement of the terms of this lease agreement shall be the exclusive obligation of the lessee, payable upon demand of the lessor.

5. The lessor does not warrant or guarantee title, right or interest in the hereinabove described property.

6. The lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the lessee in any matter pertaining to this agreement.

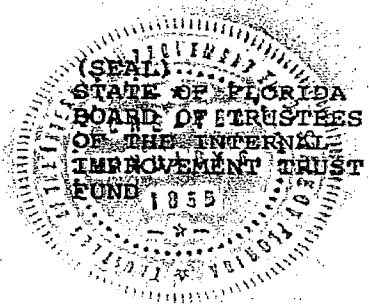
7. Any inequities that may subsequently appear in this lease shall be subject to negotiation upon written request of either party, and the parties agree to negotiate in good faith as to any such inequities.

8. This agreement is for public purposes and the lessee shall have the right to enter into further agreements or to sublease all or any part of the within land so long as the agreement and/or sublease shall effectively carry out and further the general purposes herein described after written notice to and right of rejection by the lessor.

9. The lessee hereby covenants and agrees to investigate all claims of every nature at its own expense, and to indemnify, protect, defend, hold and save harmless the State of Florida Board of Trustees of the Internal Improvement Trust Fund and the State of Florida from any and all claims, actions, law suits and demands of any kind or nature arising out of this agreement.

10. This agreement is executed in duplicate, each copy of which shall for all purposes be considered an original.

IN TESTIMONY WHEREOF, the Trustees, for and on behalf of the State of Florida Board of Trustees of the Internal Improvement Trust Fund have hereunto subscribed their names and have caused the official seal of said State of Florida Board of Trustees of the Internal Improvement Trust Fund to be hereunto affixed, in the City of Tallahassee, Florida, on this the 27th day of April, A. D. 1972, and the Board of Regents has duly executed same and has affixed its official seal hereto this 22nd day of March, A. D. 1972.



(SEAL)
BOARD OF REGENTS

Kevin O. Askew
Governor

Richard D. Stone
Secretary of State

Robert L. Hevin
Attorney General

Fred Dickerson
Comptroller

Thomas W. Smalley
Treasurer

Glenn T. Christian
Commissioner of Education

Dale Bonner
Commissioner of Agriculture

As and Constituting the State of Florida Board of Trustees of the Internal Improvement Trust Fund

BOARD OF REGENTS
By J. J. Daniel
Chairman

ATTEST:
Hugh C. Caudle
Corporate Secretary

ATTACHMENT NO. 2

FORM OF THE LETTER

October 28, 2020

VIA ELECTRONIC MAIL

Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Blvd., MS 130
Tallahassee, FL 32399-3000
Upland.Applications@dep.state.fl.us

Re: Proposed Granting of Easement

Dear Sir/Madam:

As you know, the Board of Trustees of the Internal Improvement Trust Fund ("TIITF") leases to The University of Florida Board of Trustees (the "University") real property located in Gadsden County, Florida, under that certain Lease Agreement numbered 2582 and dated March 22, 1972 (the "Gadsden Lease").

Gulf Power Company ("GPC") has submitted to the Florida Department of Environmental Protection ("DEP"), as agent for TIITF, an Application for the Use of State-Owned Uplands (the "Application", a copy of which is attached hereto for reference) requesting that TIITF grant to GPC certain easements for electricity transmission as depicted and described in the Application and which cover parcels of real property subject to the Gadsden Lease. The University understands that GPC, by written notice to DEP, has withdrawn from the Application certain additional real property located in Suwannee County, which is no longer in consideration notwithstanding its inclusion in the Application attached hereto.

As the State of Florida's managing agency under the Gadsden Lease, the University has no objection to the granting of the easements over the parcels located in Gadsden County as described in GPC's Application to DEP (and specifically excluding the Suwannee parcel). Should you have any questions or concerns, please feel free to contact my office.

Sincerely,

Trevor Schneider

Director of Real Estate

cc: Colt Little, UF Senior Counsel

Mike Markey, Gulf Power Company