

Prepared by and Return to:

Bill Maudlin
Gulf Power
One Energy Place
Pensacola, FL 32520-0093

Affected Tracts # LE-054.002
LE-054.003

Parcel IDs # 3232200600000
3406200200000

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Richard H. Evans, as Trustee of the Richard H. Evans and Victoria M. Evans Revocable Living Trust dated October 27, 1990 and OPO, LLC, a Florida limited liability company, of the County of Okaloosa and State of Florida whose address is 1781 Union Avenue, Niceville, Florida 32578 ("Grantor") in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, do hereby grant to the Gulf Power Company, a Florida corporation, whose address is One Energy Place, Pensacola, Florida 32520-0093 and to its successors and assigns (the term "assigns" meaning any person or business entity owning by way of assignment all or a portion of rights under this easement with the Gulf Power Company or its other assigns retaining and exercising the other rights) (hereinafter the "Grantee"), an easement forever for a right-of-way, not to exceed 125 feet in width for and the right, privilege and authority to Grantee and its licensees, agents, invitees, contractors, sub-contractors, subsidiaries and affiliates to construct, operate and maintain one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, anchors, guys, equipment associated therewith (all of the foregoing hereinafter referred to as "facilities"), over, under, in, on, upon and across the lands of the Grantor(s) situated in the County of Leon, and the State of Florida and being more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof;

together with the right and privilege from time to time to (i) reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the above-described right-of-way with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to, without notice to the Grantor, cut and keep clear all trees and undergrowth and other obstructions within said right-of-way and on lands of Grantor(s) adjoining said right-of-way that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers (ii) sell, convey, lease, or assign all or any portion of this easement or similar rights of this easement, and/or (iii) convey, transfer, license, permit or otherwise agree to the joint use or occupancy of all or a portion of the facilities whether overhead or underground; to and/or by other persons, business entities, utilities, associations or cooperatives; together with the right of ingress and egress for personnel and equipment of such parties, and their respective contractors, subcontractors, licensees, and agents for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder. Grantee, at its sole option, may obtain a certified survey sketch and legal description of the easement area after this easement is recorded, and upon completion of such survey, Grantor hereby authorizes Grantee to execute and record a

supplement to this easement in the public records of Leon County, Florida, without Grantor's signature, replacing the attached Exhibit A with a certified survey sketch and legal description of the easement area.

The Grantor, however, reserves the right and privilege to use the above-described right-of-way for agricultural and such other purposes as approved by Grantee in writing.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor so expressly agrees that no portion of the right-of-way shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of the Grantee, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across said right-of-way by the Grantor, or the heirs, personal representatives, successors or assigns of Grantor. Any improvement, structure or alteration that interferes with or is inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation and enjoyment of the right of way and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within thirty (30) days of such notice.

The Grantor(s) covenant(s) that the Grantor(s) is/are the fee simple owners of the subject land, more particularly described on Exhibit "A" attached hereto and made a part hereof. And further covenants that the subject land is free and clear of liens, encumbrances and third party rights and/or claims of any kind.

[This space is intentionally left blank]

[Signature and acknowledgements appear on following pages]

By the execution hereof, Grantor(s) covenant(s) that (he, she, they) has (have) the right to convey this easement and that the Grantee shall have quiet and peaceful possession, use and enjoyment of this easement and the rights granted hereby.

IN WITNESS WHEREOF, the Grantor(s) has (have) executed this easement this 26 day of NOVEMBER, 2019.

Grantor:

Signed, sealed and delivered in the presence of:

Richard H. Evans, as Trustee of the **Richard H. Evans and Victoria M. Evans Revocable Living Trust** dated October 27, 1990 and **OPO, LLC**, a Florida limited liability company

Wendy Stevens
Signature
Print Name: Wendy Stevens

Richard H. Evans
Signature
Print Name: RICHARD H. EVANS
Address: _____

Stephania Mills
Signature
Print Name: Stephania Mills

Stephania Mills
Signature
Print Name: Stephania Mills

By: Richard H. Evans
Name: RICHARD H. EVANS
Title: MGR OPO LLC

Jeanie Tausignant
Signature
Print Name: Jeanie Tausignant

(Acknowledgment continues on next page)

ACKNOWLEDGMENT

STATE OF FLORIDA)
) ss:
COUNTY OF Okaloosa)

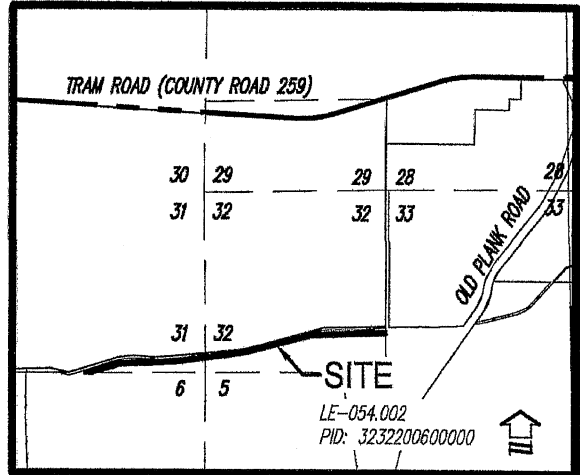
The foregoing instrument was acknowledged before me this 26 day of November, 2019, by Richard H Evers, as _____, of _____, He/She is personally known to me or who has produced _____ as identification.

Wendy Stevens
Notary Public, State of Florida
My Commission Expires 09/02/2023
Commission #GG 909682

Wendy Stevens
Notary Public, State of Florida
My Commission No: GG 909682
My Commission Expires 9/2/2023

ENCUMBRANCES TABLE:

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	ORB 4114 PG 2037	FGT EASEMENT	DOES NOT AFFECT	PLOTTED
2	ORB 4204, PG 1133	FGT EASEMENT	DOES NOT AFFECT	NOT PLOTTED
3	ORB 4379, PG 1264	FGT EASEMENT	DOES NOT AFFECT	PLOTTED
4	ORB 4803, PG 63	ACCESS EASEMENT	DOES NOT AFFECT	PLOTTED

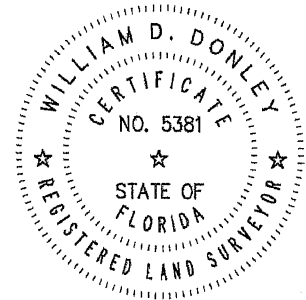


VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). DERIVING A BEARING OF S89°47'24"W ON THE SOUTH LINE OF SECTION 31-15-2E.
2. ENCUMBRANCES SHOWN OR NOTED ON THIS SKETCH ARE BASED UPON DOCUMENTS PREPARED AND PROVIDED BY DOYLE LAND SERVICES WITH AN EFFECTIVE DATE APRIL 29, 2019.
3. THIS IS A BOUNDARY SURVEY OF A UTILITY EASEMENT PREPARED FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELD WORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEY AND MAPPER AND COMPLETED ON 03/08/2019.
6. ADDITIONS AND DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

CERTIFIED TO:



William D. Donley 11/14/2019
 WILLIAM D. DONLEY DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381

SHEET 1 OF 5

PLAT OF BOUNDARY SURVEY

-OF-
60' UTILITY EASEMENT
 PID: 3232200600000
 (LE-054.002)

SECTIONS 31 & 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST
 LEON COUNTY FLORIDA



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

PREPARED FOR:



DATE: 08/15/2019
 REV DATE:
 SCALE: N/A

PROJ: 50111200
 DRAWN BY: MT
 CHECKED BY: WDD

LEGAL DESCRIPTION:

LE-054.002

A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST, LEON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE RUN N89°47'02"E ALONG THE SOUTH LINE OF SAID SECTION 31, ALSO KNOWN AS THE SOUTH LINE OF OFFICIAL RECORDS BOOK 4803, PAGE 46 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF 1725.34 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N71°36'08"E, A DISTANCE OF 1083.98 FEET; THENCE RUN N89°39'56"E, A DISTANCE OF 1370.91 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN FLORIDA A GAS TRANSMISSION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4456, PAGE 2106 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES: N86°34'06"E, A DISTANCE OF 352.68 FEET; THENCE RUN N82°47'50"E, A DISTANCE OF 1886.92 FEET; THENCE RUN N76°58'33"E, A DISTANCE OF 647.71 FEET; THENCE RUN N74°25'12"E, A DISTANCE OF 1506.26 FEET; THENCE RUN N87°59'19"E, A DISTANCE OF 2185.79 FEET TO A POINT ON THE EAST LINE OF SECTION 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST, LEON COUNTY, FLORIDA; SAID LINE ALSO BEING THE EAST LINE OF OFFICIAL RECORDS BOOK 4803, PAGE 42 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN ALONG SAID EAST LINE S00°03'18"E, A DISTANCE OF 60.03 FEET; THENCE DEPARTING SAID EAST LINE S87°59'19"W, A DISTANCE OF 2176.61 FEET; THENCE RUN S74°25'12"W, A DISTANCE OF 1500.46 FEET; THENCE RUN S76°58'33"W, A DISTANCE OF 652.09 FEET; THENCE RUN S82°47'50"W, A DISTANCE OF 1891.94 FEET; THENCE RUN S86°34'06"W, A DISTANCE OF 356.28 FEET; THENCE RUN S89°39'56"W, A DISTANCE OF 1362.95 FEET; THENCE RUN S71°36'09"W, A DISTANCE OF 891.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 31; THENCE RUN ALONG SAID SOUTH LINE S89°47'24"W, A DISTANCE OF 192.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 536,005 SQUARE FEET, OR 12.30 ACRES MORE OR LESS.

SHEET 2 OF 5

PLAT OF BOUNDARY SURVEY

-OF-

60' UTILITY EASEMENT
PID: 3232200600000
(LE-054.002)

SECTIONS 31 & 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST
 LEON COUNTY FLORIDA



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

PREPARED FOR:



Gulf Power®

DATE: 08/15/2019
 REV DATE:
 SCALE: N/A

PROJ: 5011200
 DRAWN BY: MT
 CHECKED BY: WDD

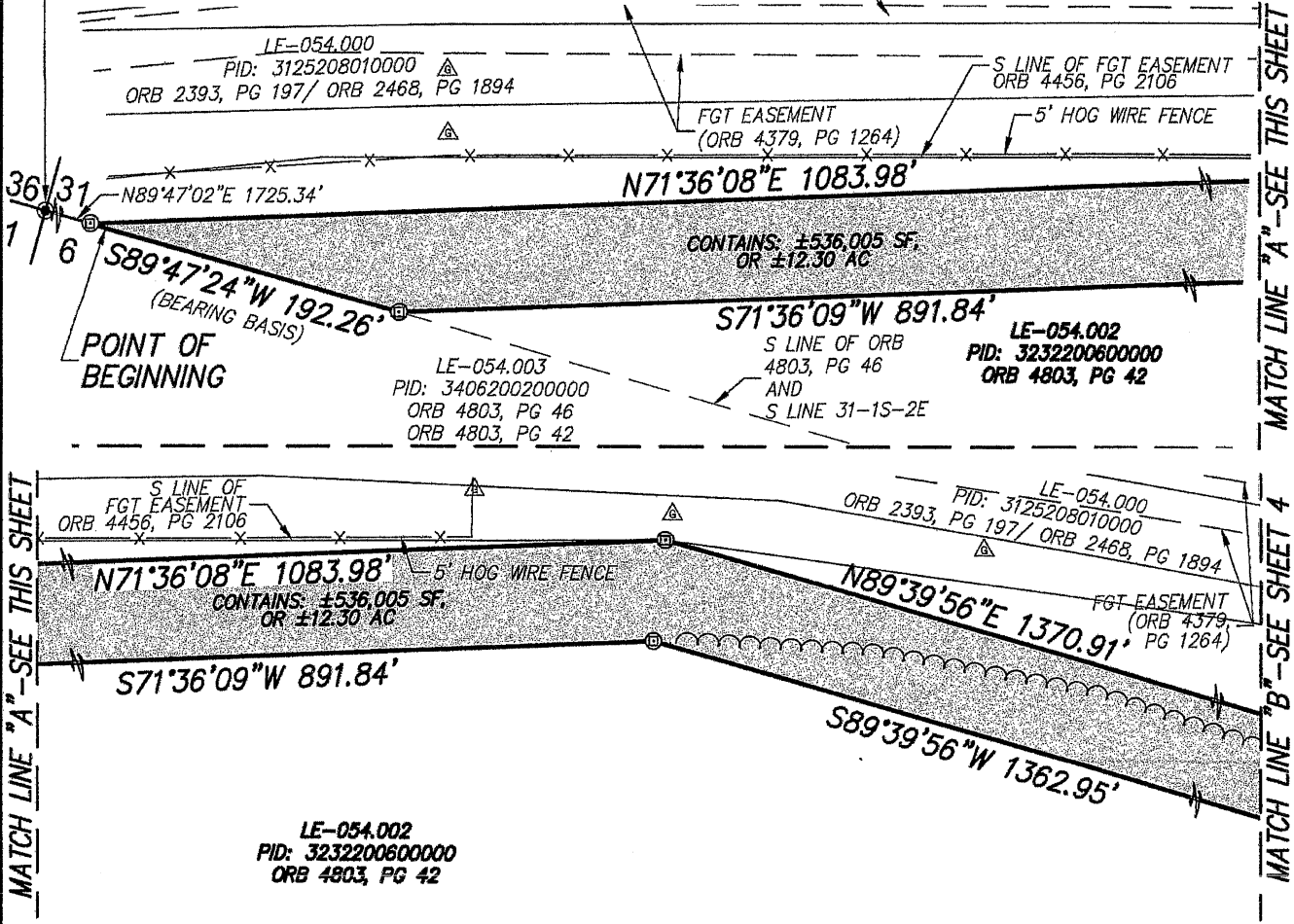
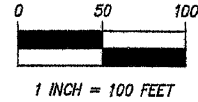
LEGEND:

	LINE BREAK		OHL OVERHEAD UTILITY LINE
	CENTERLINE		T/B APPROXIMATE TOP OF BANK
	R/W RIGHT OF WAY		T/S APPROXIMATE TOE OF SLOPE
	ORB OFFICIAL RECORDS BOOK		X FENCE LINE AS NOTED
	PB PLAT BOOK		APPROXIMATE TREELINE
	PG(S) PAGE(S)		WOOD UTILITY POLE
	SF SQUARE FEET		UTILITY POLE GUY ANCHOR
	AC ACRES		SIGN
	SEC SECTION		G BURIED GAS LINE
	SR STATE ROAD		TELEPHONE RISER
	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION		SET 5/8" IRON ROD & CAP (LB 8011)
	E/P EDGE OF PAVEMENT		GAS LINE MARKER

POINT OF COMMENCEMENT

SW CORNER OF SW 1/4 OF SEC 31-1S-2E
FOUND 5/8" IRC (LB 6475)

LE-054.001
PID: 3231200500000
FGT EASEMENT
(ORB 382, PG 515)
(ORB 4114, PG 2037)
(ORB 4803, PG 63)



SHEET 3 OF 5

PLAT OF BOUNDARY SURVEY

-OF-

60' UTILITY EASEMENT
PID: 3232200600000
(LE-054.002)

SECTIONS 31 & 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST
LEON COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
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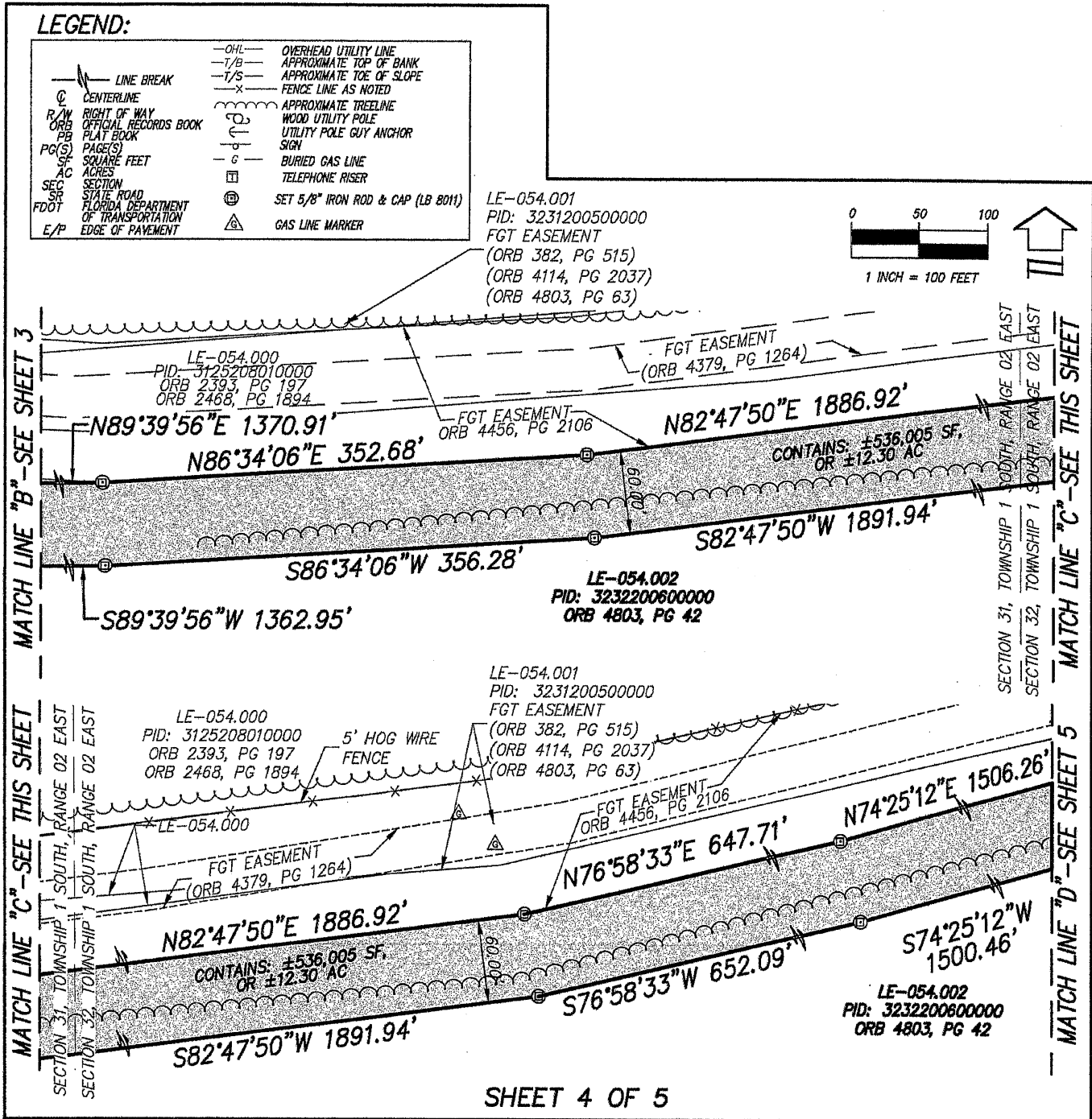
PREPARED FOR:



Gulf Power

DATE: 08/15/2019
REV DATE:
SCALE: N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



PLAT OF BOUNDARY SURVEY
-OF-
60' UTILITY EASEMENT
PID: 3232200600000
(LE-054.002)

SECTIONS 31 & 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST
LEON COUNTY FLORIDA

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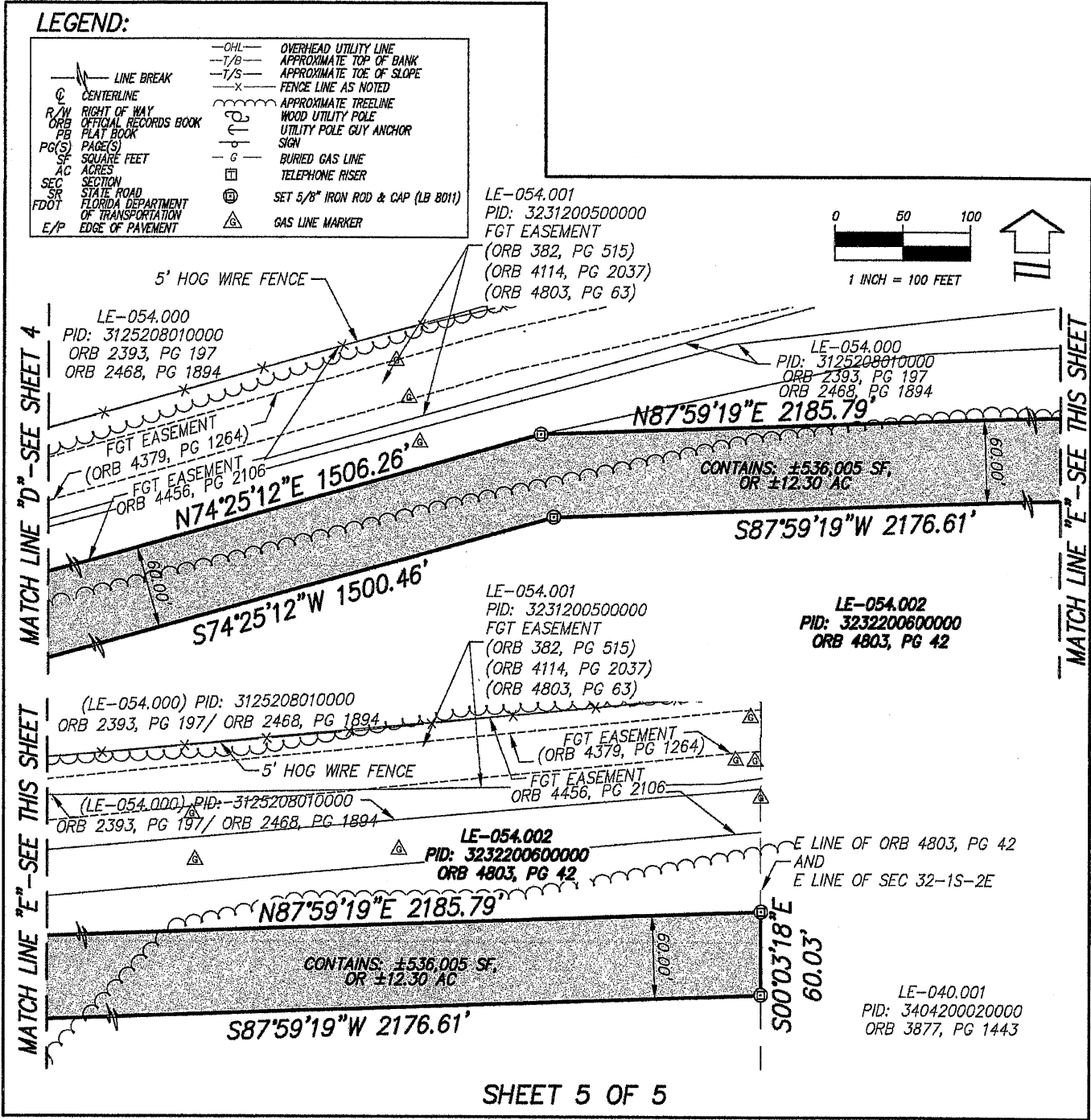
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PREPARED FOR:

Gulf Power

DATE: 08/15/2019
REV DATE:
SCALE: N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



PLAT OF BOUNDARY SURVEY
-OF-
60' UTILITY EASEMENT
PID: 3232200600000
(LE-054.002)

SECTIONS 31 & 32, TOWNSHIP 01 SOUTH, RANGE 02 EAST
LEON COUNTY FLORIDA

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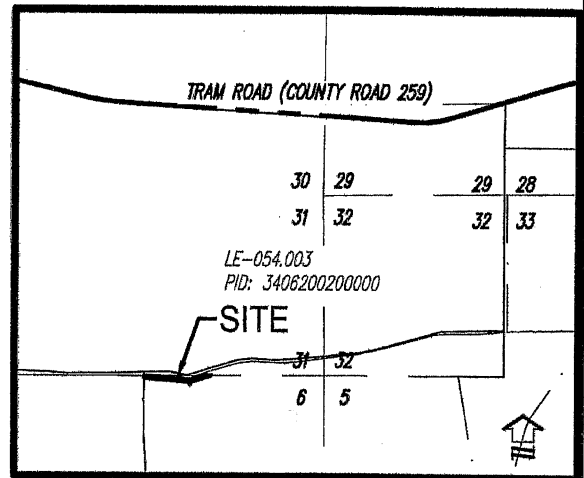
Gulf Power

DATE: 08/15/2019
REV DATE:
SCALE: N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD

ENCUMBRANCES TABLE:

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS	ACTION TAKEN
1	ORB 3876, PG 1800	ROAD EASEMENT	DOES NOT AFFECT	PLOTTED

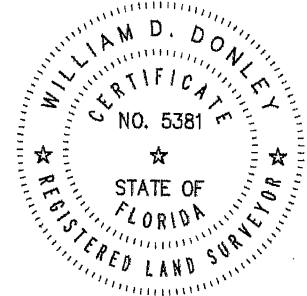


VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). DERIVING A BEARING OF N89°47'02"E ON THE NORTH LINE OF SECTION 6-2S-2E.
2. ENCUMBRANCES SHOWN OR NOTED ON THIS SKETCH ARE BASED UPON DOCUMENTS PREPARED AND PROVIDED BY DOYLE LAND SERVICES WITH AN EFFECTIVE DATE OF APRIL 18, 2019.
3. THIS IS A BOUNDARY SURVEY OF A UTILITY EASEMENT PREPARED FOR GULF POWER. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
5. FIELD WORK PERFORMED FOR THE COMPLETION OF THIS SURVEY MAP WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEY AND MAPPER AND COMPLETED ON 03/08/2019.
6. ADDITIONS AND DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
7. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

CERTIFIED TO:



William D. Donley 11/14/2019
 WILLIAM D. DONLEY DATE
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 5381

SHEET 1 OF 4

PLAT OF BOUNDARY SURVEY

-OF-
**VARIABLE WIDTH UTILITY
 EASEMENT**
 PID: 3406200200000
 (LE-054.003)

SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST
 LEON COUNTY FLORIDA



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

PREPARED FOR:



**Gulf
 Power**

DATE: 08/15/2019
 REV DATE: 10/01/19
 SCALE: N/A

PROJ: 50111200
 DRAWN BY: MT
 CHECKED BY: WDD

LEGAL DESCRIPTION:

LE-054.003

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST, LEON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE RUN S84°45'06"E, A DISTANCE OF 1342.70 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN FLORIDA GAS TRANSMISSION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4114, PAGE 2037 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN N71°36'08"E, A DISTANCE OF 409.19 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 6; THENCE RUN N89°47'02"E ALONG SAID NORTH LINE, A DISTANCE OF 192.29 FEET; THENCE DEPARTING SAID NORTH LINE S71°36'08"W, A DISTANCE OF 596.81 FEET; THENCE RUN S06°32'46"E, A DISTANCE OF 61.59 FEET; THENCE RUN S83°27'14"W, A DISTANCE OF 15.00 FEET; THENCE RUN N06°32'46"W, A DISTANCE OF 61.60 FEET; THENCE RUN N84°45'06"W, A DISTANCE OF 1342.01 FEET TO A POINT ON THE WEST LINE OF SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST, LEON COUNTY, FLORIDA, AND THE WEST LINE OF OFFICIAL RECORDS BOOK 4803, PAGE 46 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA; THENCE RUN ALONG SAID WEST LINE N00°02'46"W, A DISTANCE OF 60.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,093 SQUARE FEET, OR 2.57 ACRES MORE OR LESS.

SHEET 2 OF 4

PLAT OF BOUNDARY SURVEY

-OF-
**VARIABLE WIDTH UTILITY
EASEMENT**
PID: 3406200200000
(LE-054.003)

SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST

LEON COUNTY

FLORIDA



Dewberry

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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:



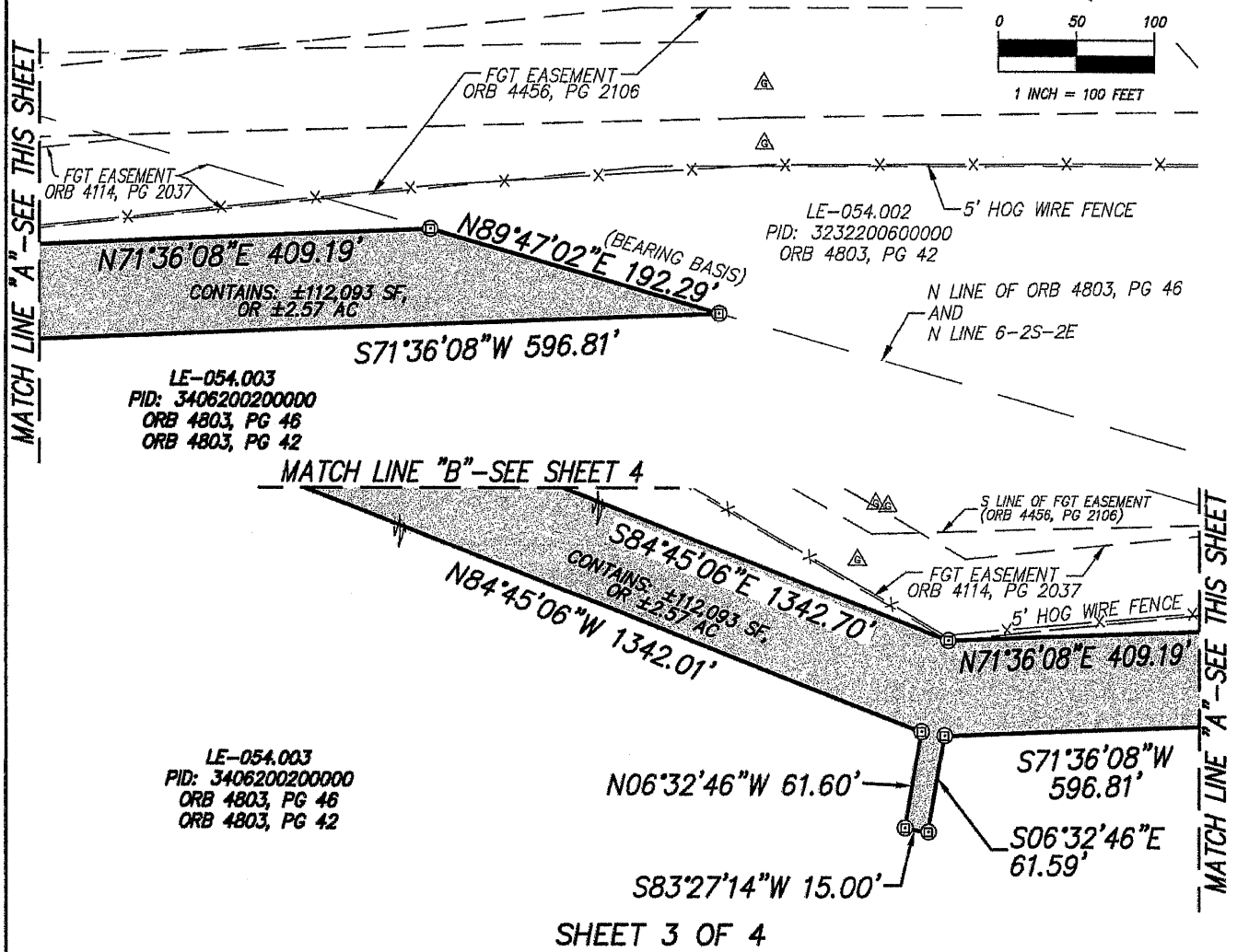
**Gulf
Power®**

DATE: 08/15/2019
REV DATE: 10/01/19
SCALE: N/A

PROJ: 5011200
DRAWN BY: MT
CHECKED BY: WDD

LEGEND:

	LINE BREAK		OVERHEAD UTILITY LINE
	CENTERLINE		APPROXIMATE TOP OF BANK
	RIGHT OF WAY		APPROXIMATE TOE OF SLOPE
	OFFICIAL RECORDS BOOK		FENCE LINE AS NOTED
	PLAT BOOK		APPROXIMATE TREELINE
	PAGE(S)		WOOD UTILITY POLE
	SQUARE FEET		UTILITY POLE GUY ANCHOR
	ACRES		SIGN
	SECTION		BURIED GAS LINE
	STATE ROAD		TELEPHONE RISER
	FLORIDA DEPARTMENT OF TRANSPORTATION		SET 5/8" IRON ROD & CAP (LB 8011)
	EDGE OF PAVEMENT		GAS LINE MARKER



PLAT OF BOUNDARY SURVEY
-OF-
VARIABLE WIDTH UTILITY EASEMENT
PID: 3406200200000
(LE-054.003)

SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST
LEON COUNTY FLORIDA

Dewberry

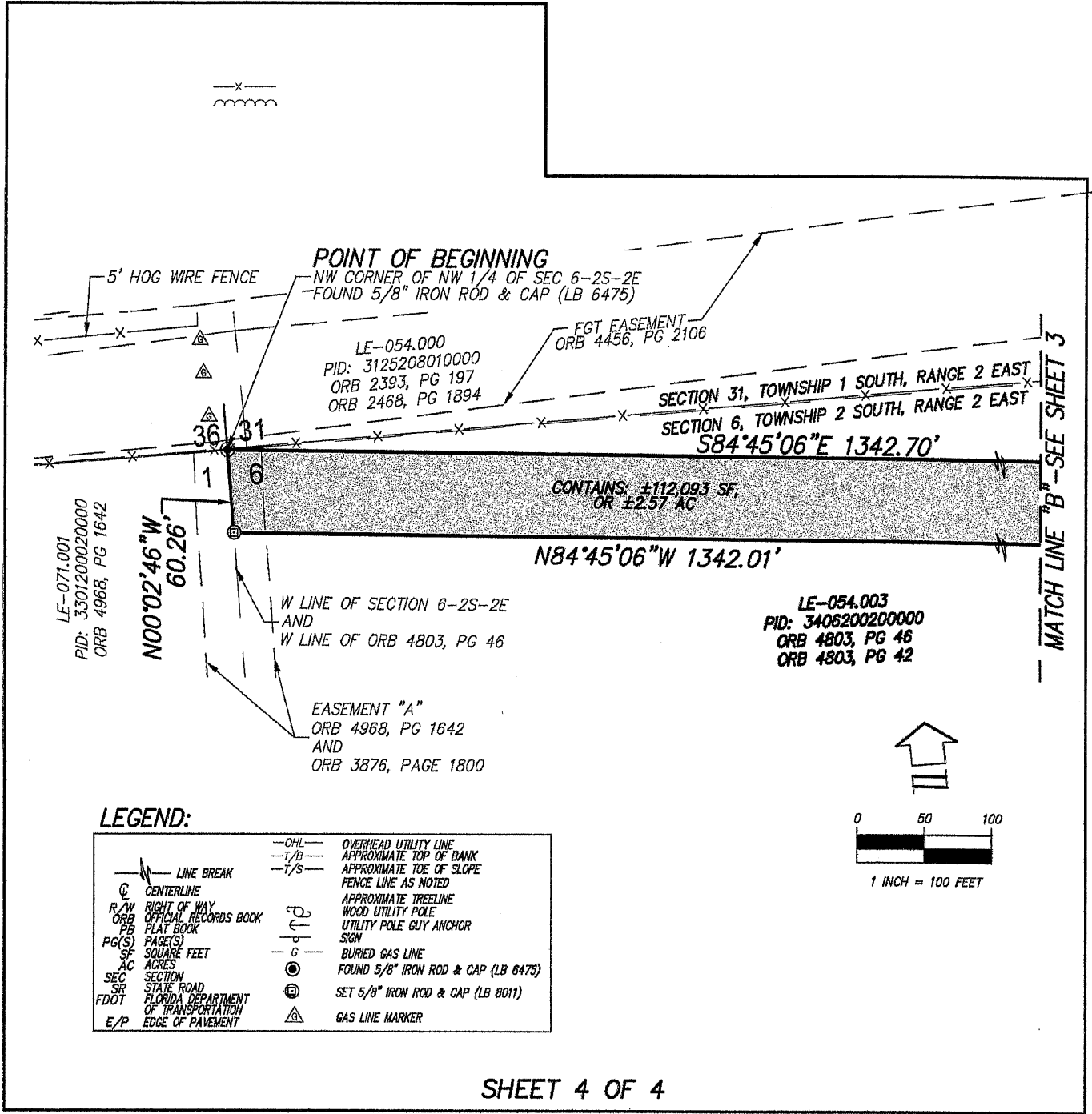
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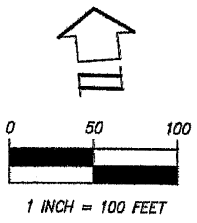
DATE: 08/15/2019
REV DATE: 10/01/19
SCALE: N/A

PROJ: 50111200
DRAWN BY: MT
CHECKED BY: WDD



LEGEND:

---	LINE BREAK	---OHL---	OVERHEAD UTILITY LINE
⊙	CENTERLINE	---T/B---	APPROXIMATE TOP OF BANK
R/W	RIGHT OF WAY	---T/S---	APPROXIMATE TOE OF SLOPE
ORB	OFFICIAL RECORDS BOOK	---	FENCE LINE AS NOTED
PG	PLAT BOOK	---	APPROXIMATE TREELINE
PG(S)	PAGE(S)	---	WOOD UTILITY POLE
SF	SQUARE FEET	---	UTILITY POLE GUY ANCHOR
AC	ACRES	---	SIGN
SEC	SECTION	---	BURIED GAS LINE
SR	STATE ROAD	---	FOUND 5/8" IRON ROD & CAP (LB 6475)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	---	SET 5/8" IRON ROD & CAP (LB 8011)
E/P	EDGE OF PAVEMENT	---	GAS LINE MARKER



SHEET 4 OF 4

PLAT OF BOUNDARY SURVEY
 -OF-
VARIABLE WIDTH UTILITY EASEMENT
PID: 3406200200000
(LE-054.003)

SECTION 6, TOWNSHIP 02 SOUTH, RANGE 02 EAST
 LEON COUNTY FLORIDA

Dewberry

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PROJ: 50111200
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