

**ITEM XX:**

Consider whether an approximately 0.28-acre public easement for installation of underground sewer lines across the Tallahassee-St. Marks Historic Railroad State Trail (the trail) is consistent with the Board of Trustees' (BOT) Linear Facilities Policy.

**LOCATION:**

Leon County, Section – 17, 8 and 30, Township – 02S and 01S, Range – 01E

**APPLICANT:**

Leon County (Applicant)

**DSL STAFF REMARKS:**

The Applicant has requested an easement to construct, operate and maintain underground sewer lines at 20 separate locations crossing the trail, as part of the Woodville Rural Community Septic to Sewer Conversion Project. The master force main will be constructed using directional drilling in an area 20-feet wide across the trail. Due to the need of gravity flow, each of the 19 lateral crossings will be constructed using open-cut trenching in areas 15-feet wide across the trail. The project seeks to significantly reduce nutrient loading into the Floridan Aquifer, particularly within the Wakulla Springs contribution area. The proposed easement area is currently managed by the State of Florida, Department of Environmental Protection, Division of Recreation and Parks (DRP) under BOT Lease No. 4015. The parcel was donated to the BOT in 2006 for public recreational purposes.

DRP consented to the easement in a letter dated June 4, 2020. In a letter, dated September 11, 2020, the Division of Historical Resources (DHR) stated that the proposed undertaking is unlikely to affect historic properties.

*Avoidance:*

There are no other practical alternatives for this easement request. The trail bisects the parcels that will benefit from the sewer line from the main sewer line located within the State Road 363 (Woodville Highway) right-of-way.

*Minimizing Impacts:*

The proposed easement is not anticipated to have any additional impacts to the trail. The trail will remain open to the public to the greatest extent possible. If an alternate passage is not possible or poses an even greater danger to trail users, then the trail can be closed temporarily during construction activities. The Applicant shall schedule work within the trail to limit the linear length of trail closure at any time to the minimum possible. In no case shall trail closures exceed one block. The Applicant will make contingency plans, per DHR requirements, in the case of fortuitous finds or unexpected discoveries during ground disturbing activities within the easement area. No imperiled species occur within the requested segments of the trail. The land within the requested easement area consists of a paved multi-use trail flanked by grass or native shrubs and trees.

*Compensation:*

The easement fee is waived for Public Agencies. Per the BOT's linear facilities policy, additional compensation, in the form of replacement land or goods and services, will be provided at 1.5 times the market value of the easement area.

**DSL STAFF RECOMMENDATION: APPROVE**

**ARC RECOMMENDATION:**

**APPROVE**

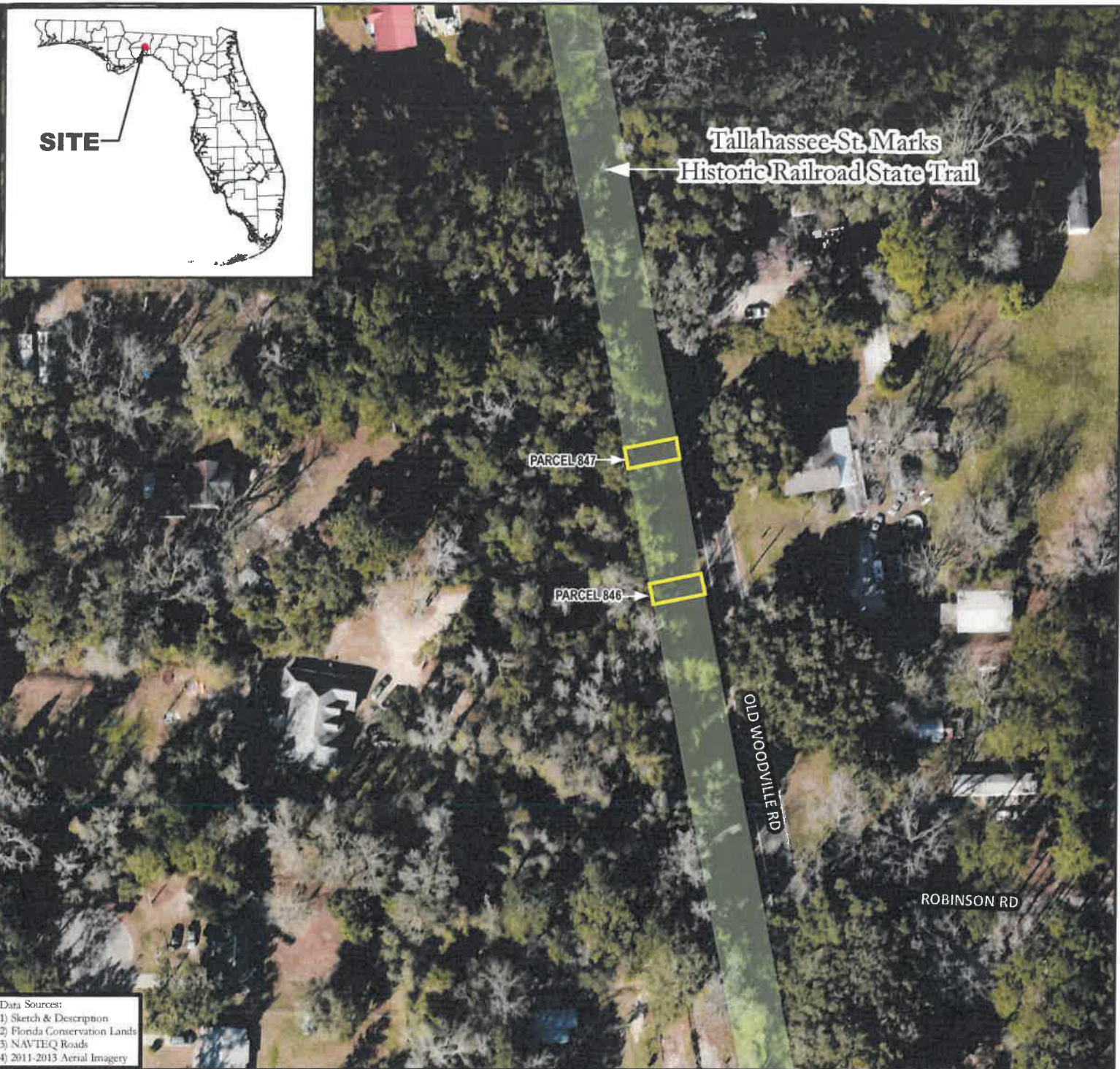
**APPROVE WITH MODIFICATIONS:** \_\_\_\_\_



**DEFER**

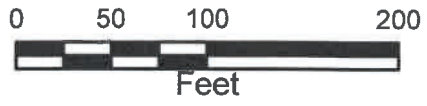
**WITHDRAW**

**NOT APPROVE**

**OTHER:** \_\_\_\_\_

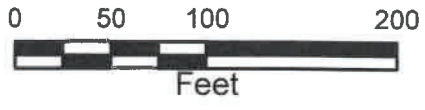
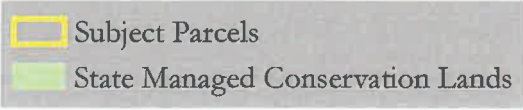
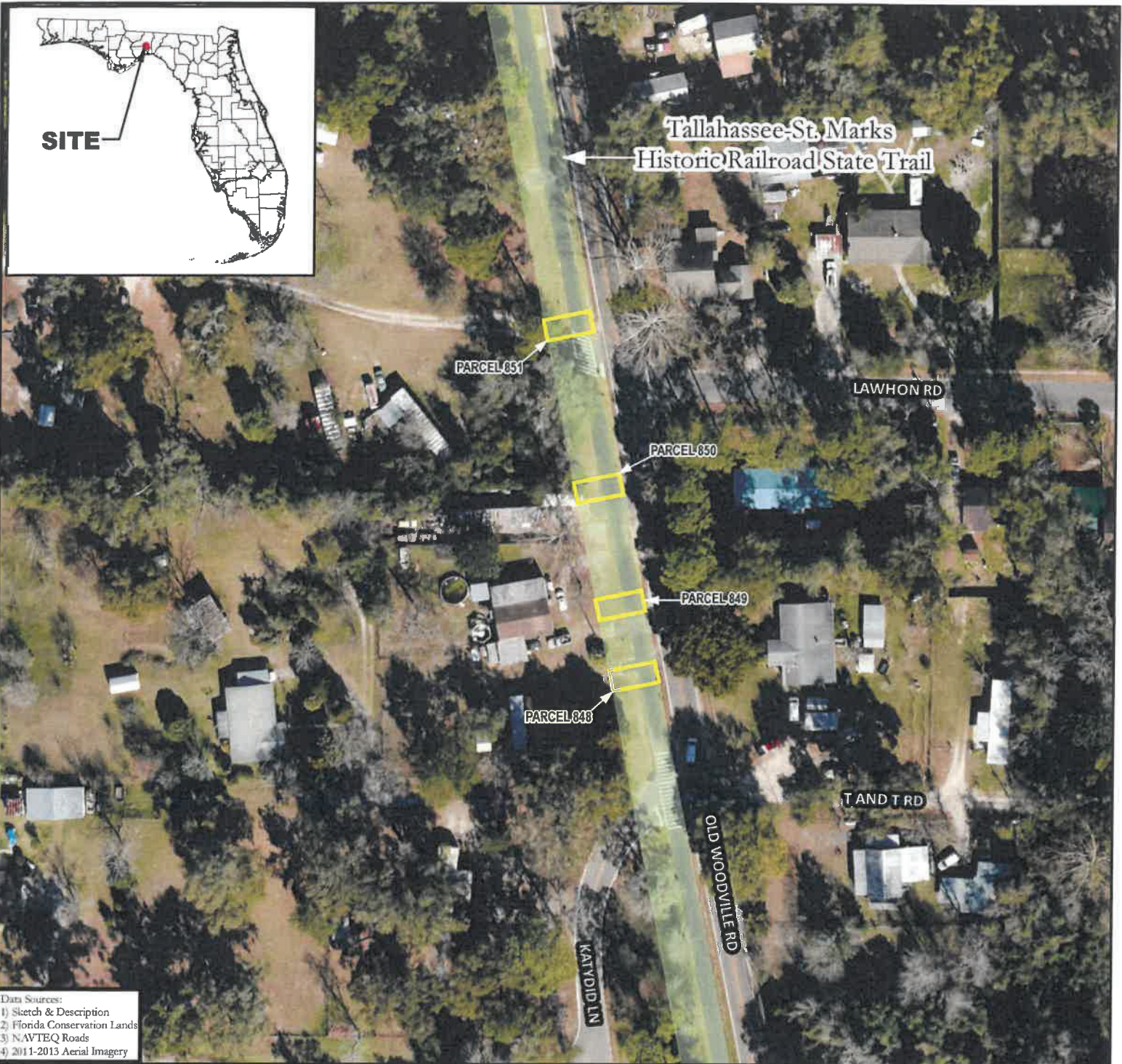


 Subject Parcels  
 State Managed Conservation Lands



**Easement No. 33365**

Leon County, Florida





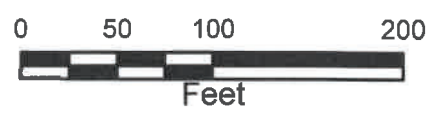
**Easement No. 33365**

Leon County, Florida



Data Sources:  
1) Sketch & Description  
2) Florida Conservation Lands  
3) NAVTEQ Roads  
4) 2011-2013 Aerial Imagery



 Subject Parcels  
 State Managed Conservation Lands

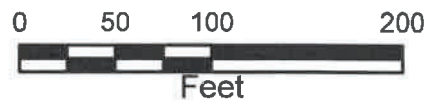


### Easement No. 33365

Leon County, Florida

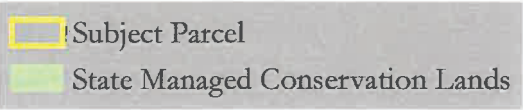
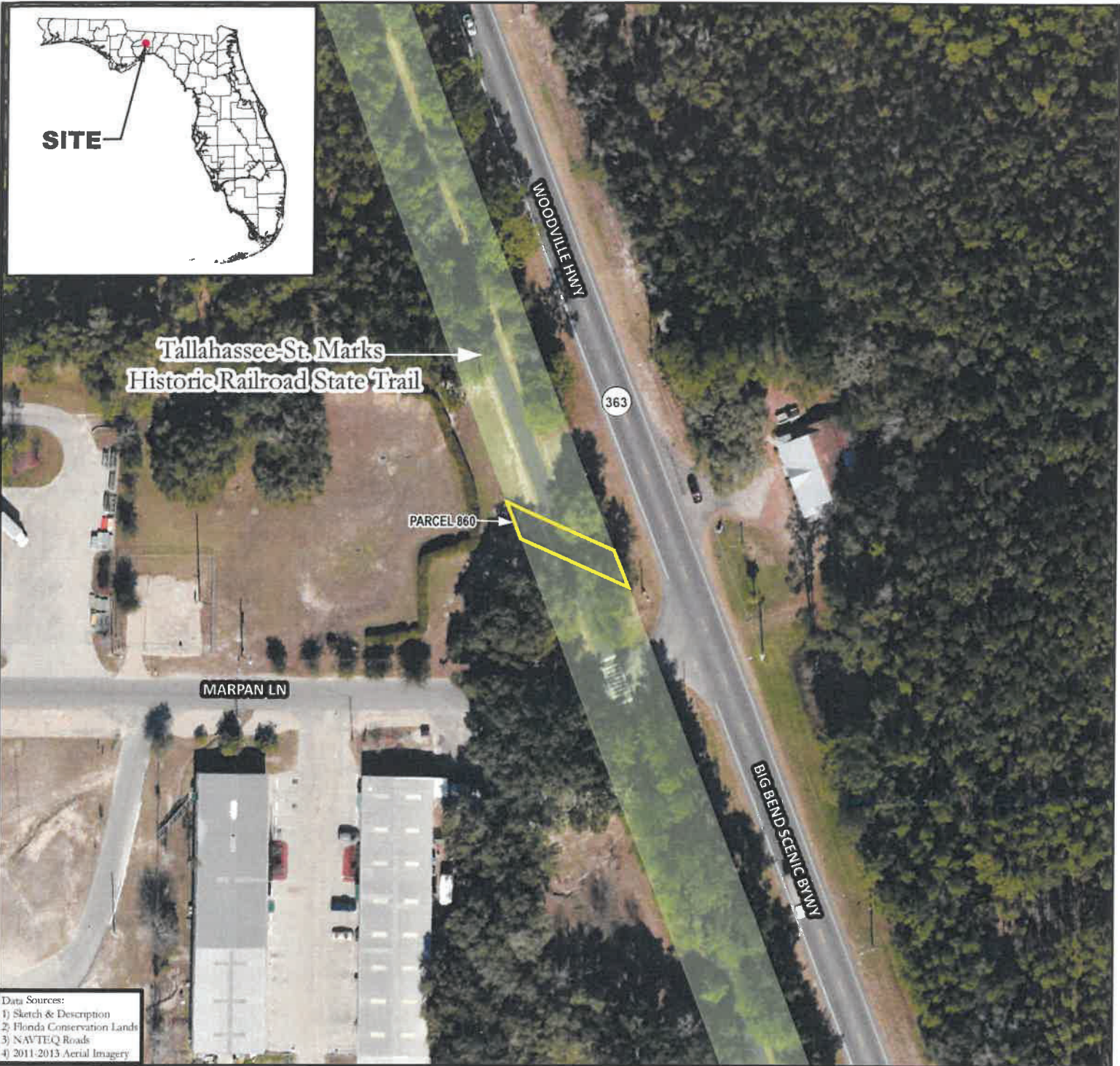


-  Subject Parcels
-  State Managed Conservation Lands



## Easement No. 33365

Leon County, Florida



**Easement No. 33365**

Leon County, Florida



Tallahassee-St. Marks  
Historic Railroad State Trail



PARCEL 842

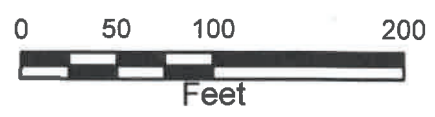
OLD WOODVILLE RD

SHADOW RUN LOOP

PARCEL 841

Data Sources:  
1) Sketch & Description  
2) Florida Conservation Lands  
3) NAVTEQ Roads  
4) 2011-2013 Aerial Imagery

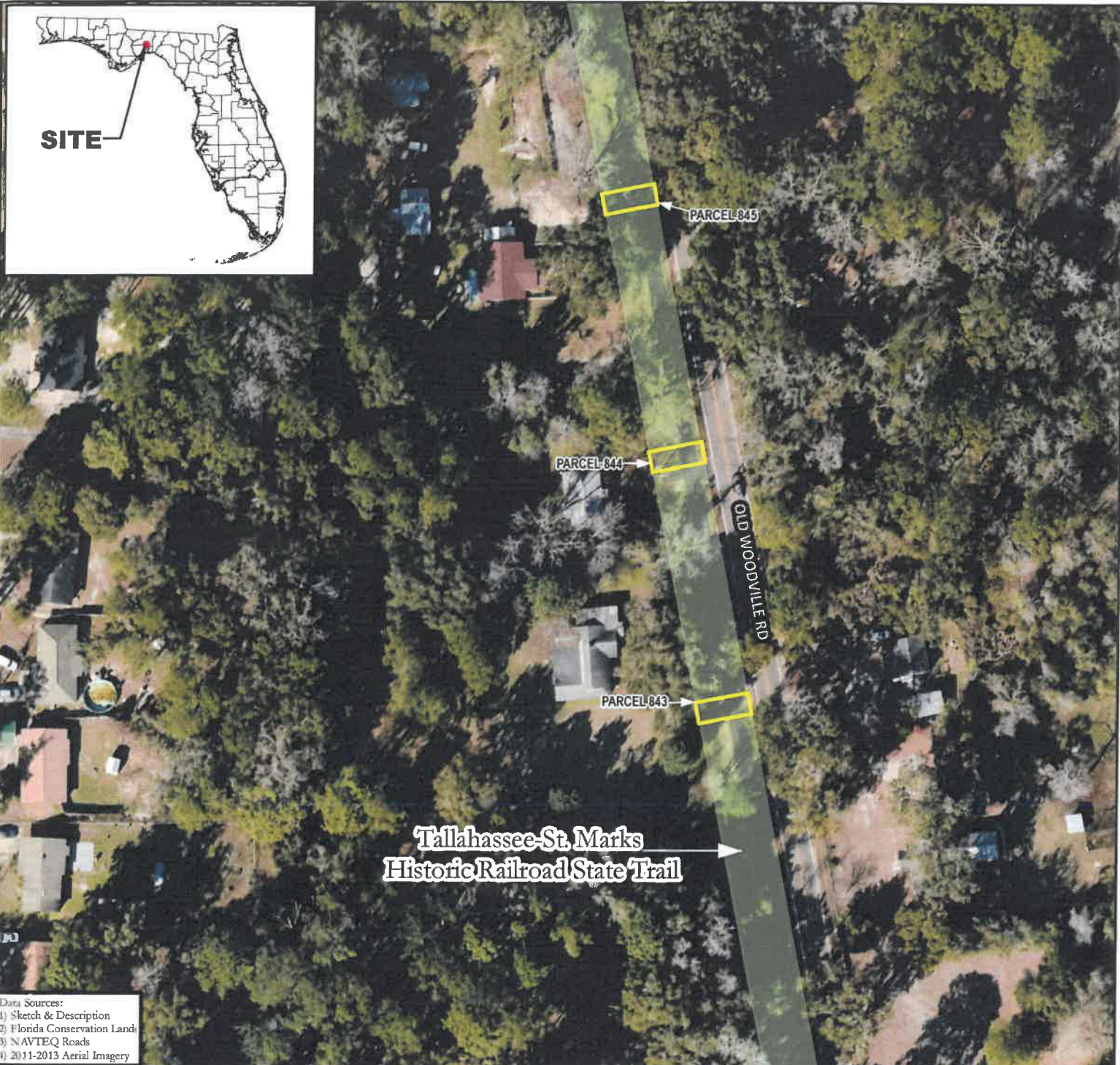
 Subject Parcels  
 State Managed Conservation Lands





Easement No. 33365

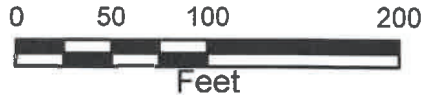
Leon County, Florida





Data Sources:  
 1) Sketch & Description  
 2) Florida Conservation Lands  
 3) NAVTEQ Roads  
 4) 2011-2013 Aerial Imagery

 Subject Parcels  
 State Managed Conservation Lands



## Easement No. 33365

Leon County, Florida



# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jeanette Nufez**  
Lt. Governor

**Noah Valenstein**  
Secretary

June 4, 2020

Mr. George Su, P.E.  
Project Manager  
Leon County Public Works  
[SuShin@leoncountyfl.gov](mailto:SuShin@leoncountyfl.gov)  
2280 Miccosukee Road  
Tallahassee, Florida 32308

RE: Leon County Request for Easement

Dear Mr. Su:

The Division of Recreation and Parks (DRP), leaseholder of the Tallahassee - St. Marks Historic Railroad State Trail (Trail) (Lease No. 4015), has no objection to the proposed easement for the Woodville Rural Community Septic to Sewer Conversion Project as requested by Leon County Public Works and as described and depicted on the attached Exhibit A.

Should the Acquisition and Restoration Council (ARC) recommend approval of the proposed easement, followed by final approval by the Board of Trustees of the Internal Improvement Trust Fund, DRP requests that Special Conditions be included in the easement, attached as Exhibit B.

If you have any questions, please feel free to contact me at 850-245-3051.

Sincerely,

A handwritten signature in black ink that reads "Diane Martin".

Diane Martin  
Land Administration Manager  
Office of Park Planning

DM/dp  
attachments

cc: Steven Cutshaw, Chief  
Warren Poplin, District 1 Chief  
Robert Steele, Park Manager

## EXHIBIT A

# Woodville Rural Community Septic to Sewer Conversion Project

### Leon County Public Works

#### Project Narrative

Leon County, in conjunction with the Florida Department of Environmental Protection (FDEP), is proposing to install central sewer service throughout the community of Woodville, Florida in southern Leon County. The need for this project was identified in the FDEP's Upper Wakulla River and Wakulla Springs Basin Management Action Plan (BMAP) and the 2030 City of Tallahassee Master Sewer Plan. The project will result in a significant reduction in nutrient loading to the Floridan aquifer in the Wakulla Springs contribution area. Wakulla Springs is an important recreational destination which receives approximately 200,000 visitors annually. The project will eliminate approximately 1,200 Onsite Sewage Treatment and Disposal Systems (OSTDS) (private septic systems) and capture and convey the sewage to the City of Tallahassee's TP Smith Water Reclamation facility for treatment and disposal.

The project consists of over 20 miles of gravity sewer mains, seven (7) local pumping stations, a Master Pump Station and a Master Forcemain from Woodville to the City of Tallahassee's sewer collection system located in the Marpan Industrial Park. A project overview is attached as Figure 1.

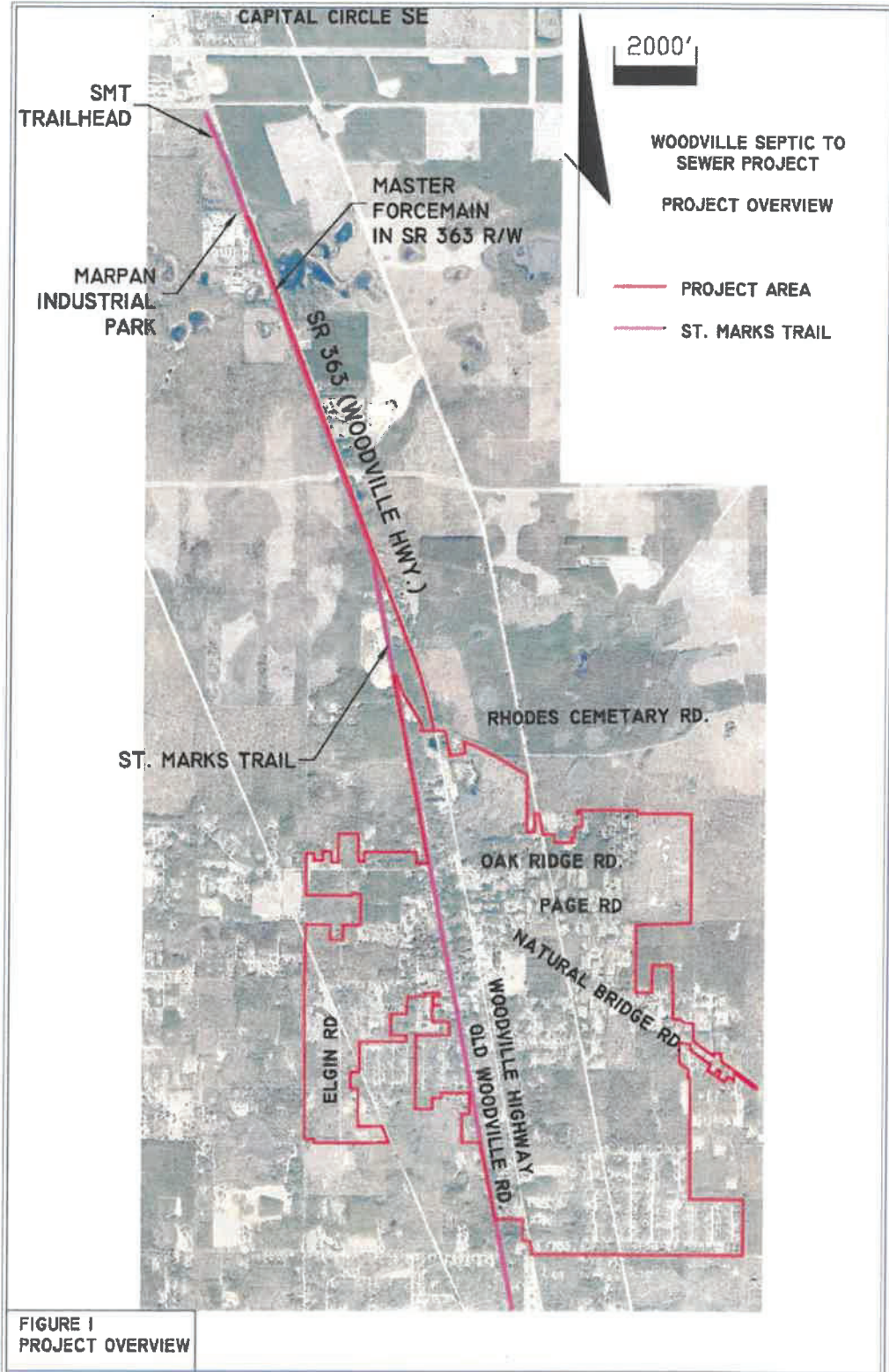
#### St. Marks Trail Crossings

As shown in Figure 1, the St. Marks Trail (SMT) bisects the proposed project area throughout the community of Woodville and runs parallel to Woodville Highway and the proposed Master Forcemain from Woodville to the City's existing collection system at Marpan. To minimize impacts to the SMT, the Master Forcemain is proposed within the State Road 363 (Woodville Highway) Right-of-Way and will not impact the SMT, with the exception of one (1) crossing to connect to an existing sewer manhole near Marpan Drive.

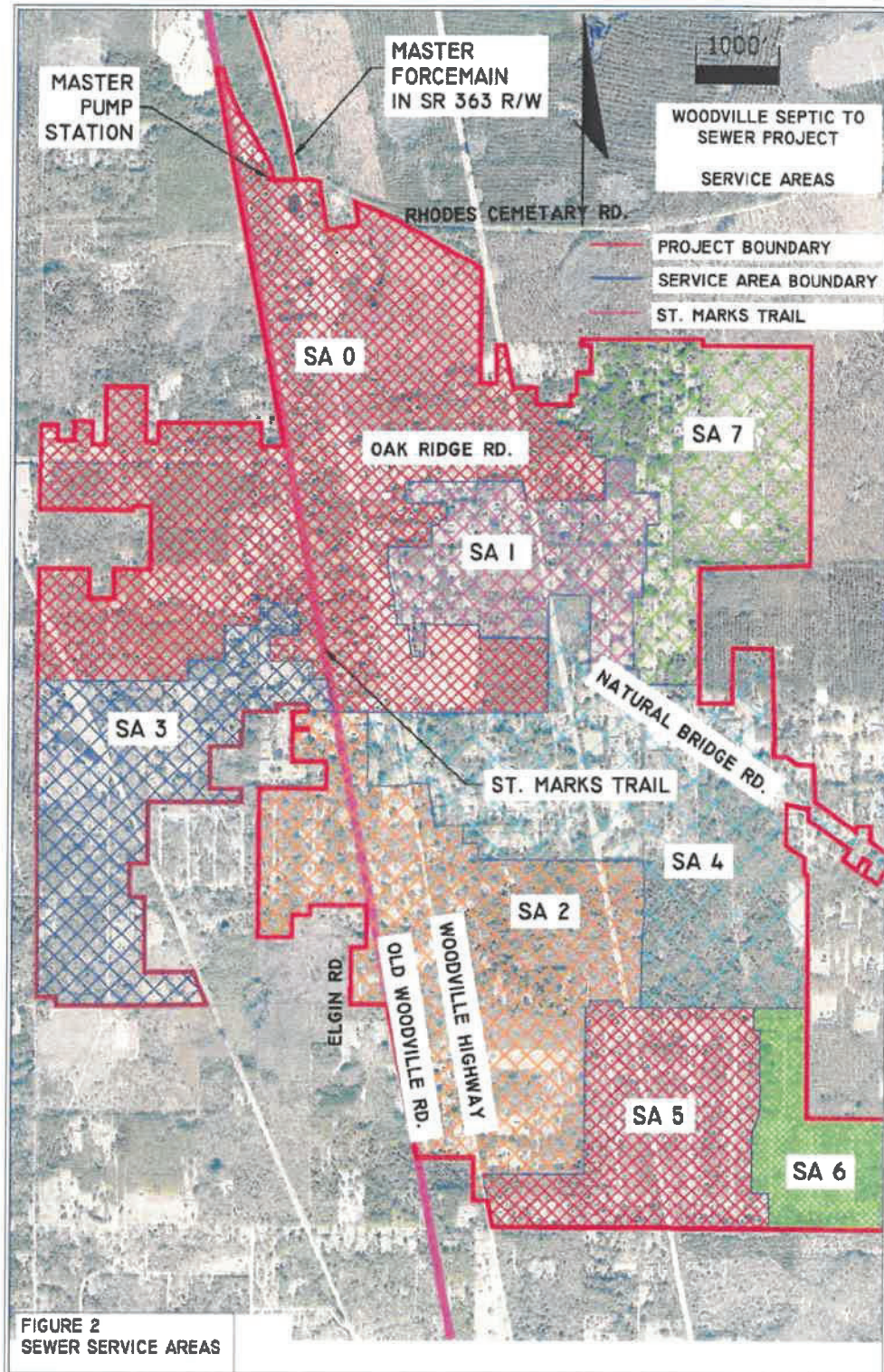
As shown in Figure 2 – Service Areas, Service Area 0 and Service Area 2 are bisected by the SMT. Service Area 3 is located completely on the west side of the SMT, but must discharge via forcemain across the SMT to the gravity system in Service Area 0. As shown in Figure 3, there are two (2) general areas where the proposed system will have crossings of the SMT. Area 1 includes the portions of the system within SA0 and SA 2, which includes 19 crossings of the SMT. Area 2 includes the proposed crossing of the SMT for the Master Forcemain near the Marpan Industrial Park. A summary of the 20 crossings is included as Table 1. Plan views of the project areas are included to show the locations where sewer pipes are proposed to cross the SMT.

For the construction, operation, and maintenance of the system, perpetual easements are requested for each of the crossings. For the crossings for laterals (individual services) a 15-foot wide easement is requested for construction and potential future maintenance. For the main crossings, a 20-foot wide easement is requested for construction and potential future maintenance. The total area of easement requested, for all crossings, is approximately 12,314 sf.

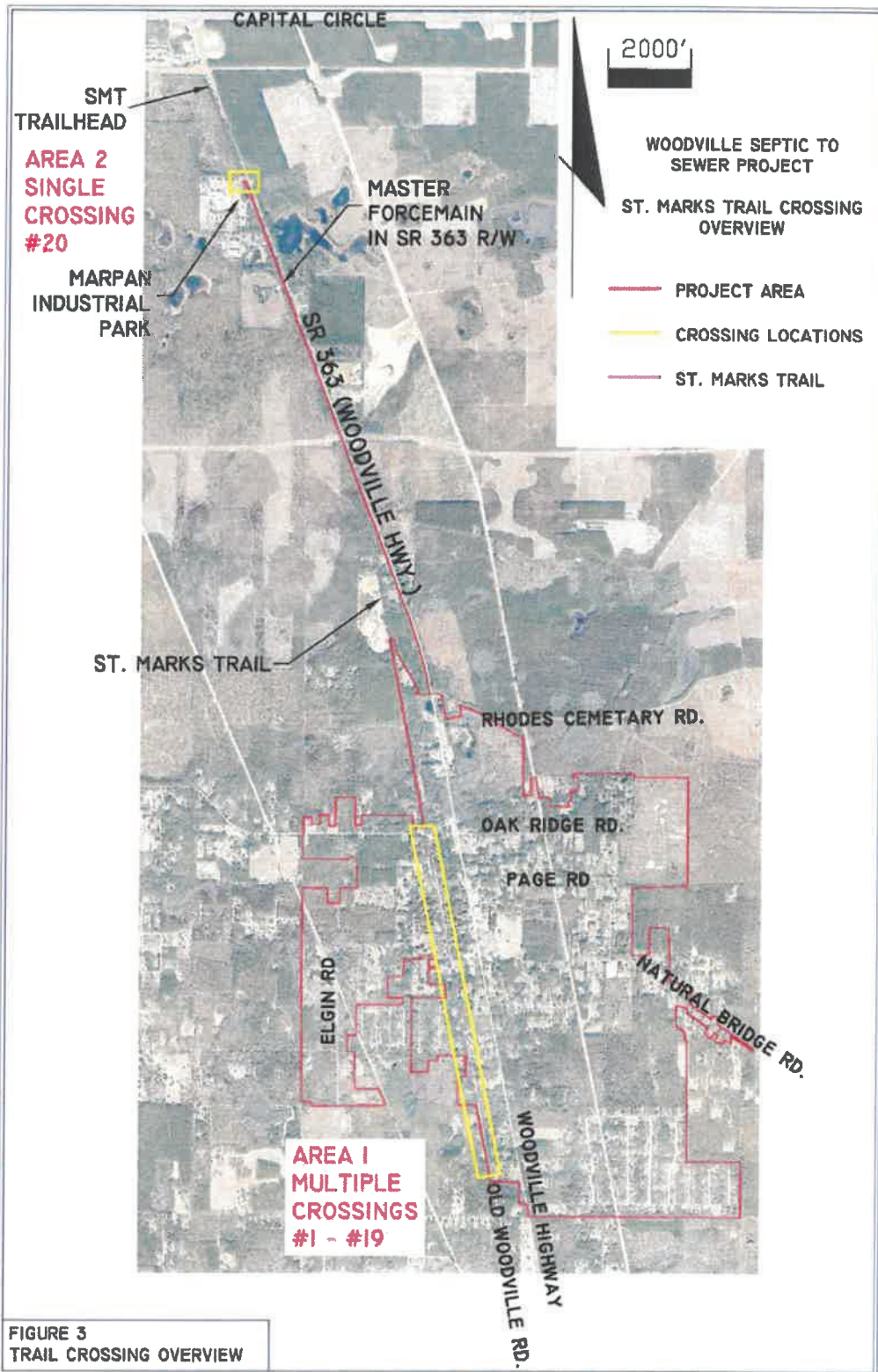
### EXHIBIT A



### EXHIBIT A



### EXHIBIT A



## EXHIBIT B

### Special Conditions for the St. Marks Trail-Woodville Septic to Sewer Project

- A. By issuance of this easement, DRP acknowledges that the County has fully satisfied the "Net Positive Benefit" obligation to provide in-kind goods to the Tallahassee - St. Marks Historic Railroad State Trail (Trail) in the amount of \$ \_\_\_\_\_, in accordance with the Board of Trustee's Policy for Incompatible Use of Natural Resource Lands dated August 9, 1988. *(amount to be determined by Division of State Lands)*
- B. The County shall contact the State of Florida Department of State, Division of Historical Resources ("DHR") to determine if a certified archaeological monitor is required to be on-site for all ground-disturbing activities. Further, the County shall provide written confirmation to the manager of the Trail (Park Manager) that the aforementioned determination from DHR has been obtained. Should an on-site monitor be required, the County shall provide one at the County's sole cost and expense. DHR may be contacted directly at (850) 245-6333.
- C. No less than two weeks prior to commencement of construction, the County shall contact the Park Manager by phone at (850) 766-9033 to coordinate and schedule all construction activities. The Park Manager reserves the right to conduct an onsite pre-construction meeting prior to the commencement of construction.
- D. Two weeks prior to commencement of construction, the County shall post signs informing Trail users of upcoming construction dates and times.
- E. The County shall ensure, to the greatest extent possible, that Trail users are able to safely bypass the construction area via an alternate open passage. The open passage should safely accommodate all types of allowable trail-user groups on the Trail, including, but not limited to, pedestrians, bicyclists, and equestrian riders. If an alternate passage is not possible or poses an even greater danger to Trail users, then the Trail can be closed temporarily during construction activities.
- F. The County shall schedule work within the Trail to limit the linear length of Trail closure at any time to the minimum possible. In no case shall Trail closures exceed one (1) block, defined as between (2) two named side streets.
- G. The County or its contractors shall provide a copy of a current commercial liability insurance policy and commercial automobile liability insurance covering operations under this agreement to the Park Manager prior to the commencement of construction. Limits of liability for personal injury and property damage will not be less than \$300,000 each occurrence, combined single limit. Such insurance policies shall name DRP and the Board of Trustees as additional insured parties. County warrants and represents that such liability insurance offers protection applicable to the County's officers, employees, agents and contractors. The County shall be responsible for any loss due to failure to obtain adequate insurance coverage and the County's failure to maintain such a liability insurance policy in the amounts set forth herein shall constitute a breach of this agreement. Additionally, the County or its contractors shall comply with all laws requiring workers' compensation insurance. A copy of the workers' compensation policy shall be provided to the Park Manager upon request.
- H. County shall ensure that all stationary and mechanized equipment that enters the Trail is clean; does not contain any soil, plant, or animal remains. This will help prevent exotic or invasive species from entering the Trail corridor. The Park Manager will be responsible for inspecting all equipment prior to entering the Park and deny access for equipment that has not been sufficiently cleaned. For complete decontamination guidelines visit: <https://www.floridainvasives.org/resources.cfm>.

## **EXHIBIT B**

- I. The County shall carefully saw-cut the existing Trail surface.
- J. The County agrees that all open cut sections of paved Trail surface shall be temporarily filled back in or covered at the end of each work period to prevent Trail user accidents. The County shall use signs and construction tape, warning Trail users of the danger.
- K. The County shall utilize Select Backfill, as defined in Section 4.2.1 of the City of Tallahassee Technical Specifications for Water and Sewer Construction, for all backfill within the Trail. The County shall take extra care to achieve proper compaction of all trenches across the Trail. The County shall excavate trench widths to allow for adequate compaction of backfill material. Acceptable densities along the Trail shall be 100% of the Standard Proctor Maximum Density for the entire depth of the trench backfill. Testing shall be in accordance with Section 4.3.3 of the City of Tallahassee Technical Specifications for Water and Sewer Construction.
- L. The County shall take extra care during final paving of the Trail surface to match the existing pavement, leaving a smooth, continuous surface. Elevation differences greater than 3/16" at any joint shall be repaired at the County's expense.
- M. The County, at its sole cost and expense, shall restore or replace the Trail's natural vegetation (grasses or groundcover vegetation) damaged or destroyed during construction to substantially the same condition as existed on the date of construction commencement.
- N. The County shall use local sod grass, without plastic or mesh backing to make repairs to grasses or groundcover vegetation after consultation with the Park Manager.
- O. County accepts that the Park Manager has the authority to temporarily halt construction, if Park Manager or other staff observe conditions that are unsafe for Trail users or could potentially damage natural resources or recreational facilities.
- P. Prior to construction, DRP or Park Manager shall review final 100% construction plans in a timely and reasonable manner and provide written (email) approval to the County.
- Q. Park Manager shall meet with the County for a final completion walkthrough and inspect all post construction repairs to the Trail surface and vegetation and give his final approval for project closeout and sign off. Any needed repair or redo noted at that time, will be done at the sole cost and expense of the County.
- R. For the first 5 years of the life of this easement, any repair needed in the easement area(s) due to the failing integrity of the Trail surface, shall be repaired at the County's sole cost and expense.
- S. After the first 5 years of the life of the easement, DRP shall resume responsibility of the Trail surface in the easement area(s).
- T. The County shall take measures to ensure that construction activities do not adversely impact the condition or operability of any legal easements located on or across the Trail corridor.
- U. The County shall provide an as-built survey with finished elevations of all the easement crossing locations.



## ARC Questionnaire

1. Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc) or donated.

*On December 21, 1987, the Department of Environmental Protection (DEP), Division of Recreation & Parks leased the 124.9 acre abandoned railroad right-of-way located between Tallahassee and St. Marks from the Florida Department of Transportation (FDOT). The railroad right-of-way later became Tallahassee-St. Marks Historic Railroad State Trail. On November 19, 1997, the lease was amended to incorporate three separate lands constituting 14.53 acres into the State Trail. The lease is for twenty years and currently represents a 139.43-acre property.*

*On August 18, 1992, the Board of Trustees of the Internal Improvement Trust Fund (Trustees) obtained title to a 7.89-acre property from The Trust for Public Land via donation. On September 27, 1993, the Trustees purchased a 26.48-acre property under P2000 Additions and Inholdings, bringing the total acreage of Trustees-owned land to 34.37. On December 15, 1993, the Trustees leased the two acquisitions to DEP/DRP under Lease No. 4015 to be managed in conjunction with Tallahassee-St. Marks Historic Railroad State Trail.*

*The 139.43-acre FDOT lease and the 34.37-acre Trustees lease comprise the total 173.8-acre Tallahassee-St. Marks Historic Railroad State Trail.*

2. Description of the purpose for the parcel's acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any. *To provide public recreational opportunity*

3. Description of the current level of public recreational use or public access of the parcel. *Approximately 300,000 annual visitation on the trail.*

4. Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.

*The state trail averages 60 feet in width along its 16-mile length precluding the establishment of any natural communities. The land within the corridor consists of a paved multi-use trail flanked by grass or native shrubs and trees.*

5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

*No imperiled species occur within the identified segments of the state trail where the easements are proposed.*

6. Description and list of historical or archaeological resources, if any, that occur or have the potential of occurring on the site.

*No historical or archaeological sites occur within or directly adjacent to the state trail. However, the trail corridor itself is historically significant as the first railroad to ever receive a federal land grant, and the longest operating railroad in Florida (1837-1984).*

7. Formal alternative siting analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.

*The portions of the state trail delineated for the proposed utility crossings are in the vicinity of the developed areas that Leon County is targeting for conversion to municipal sewer.*

8. Assessment of the impacts the proposed alternative use will have on the natural/historical/archaeological/recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

*All proposed infrastructure will be below ground. When completed, the proposed easements should not impact trail usage or trail user experience*

9. Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

*The easement is a part of the Leon County municipal sewer expansion, a project identified by the FL DEP's Upper Wakulla River and Wakulla Springs Basin Management Action Plan and the 2030 City of Tallahassee Master Sewer Plan. The project seeks to significantly reduce nutrient loading into the Floridan Aquifer, particularly within the Wakulla Springs contribution area.*

10. Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

*The Applicant will work with the Division of Recreation and Parks to offset any impacts to the Trail in order to satisfy the net positive benefit requirement.*

It will be the responsibility of the managing agency on whose property a non-conservation or non-public recreation use is proposed to have staff at ARC meetings who will be able to answer questions about the effect of that proposed use on the lands that they manage and about their justification for agreeing to allow it. BPLA staff will continue to present the items, but managing agency staff should be ready to answer any questions related to the resources and recreation on the site and the effects of proposed uses.



## FLORIDA DEPARTMENT *of* STATE

RON DESANTIS  
Governor

LAUREL M. LEE  
Secretary of State

Mr. Jay Sircy  
Bureau of Public Land Administration, MS 130  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

September 11, 2020

RE: DHR Project File No.: 2020-5294 / Applicant: Leon County Public Works  
Project: 42408 Easement No. 33365 St Marks Trail Leon Co  
Proposed Easement for the Woodville Rural Community Septic to Sewer Conversion Project  
20 Parcel Crossings (#841-860) Woodville and Southern Leon County  
St. Marks Historic Railroad Trail, Leon County

Dear Mr. Sircy:

In accordance with this agency's responsibilities under Section 267.061, *Florida Statutes*, we reviewed the referenced easement request for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural or archaeological value.

We note that the easement will cross the St. Marks Historic Railroad Trail (Tallahassee-St. Marks Historic Railroad 8LE5497) at several points. 8LE 5497 has been determined as not eligible for the NRHP. It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, because unexpected finds may occur, we request that the lease, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

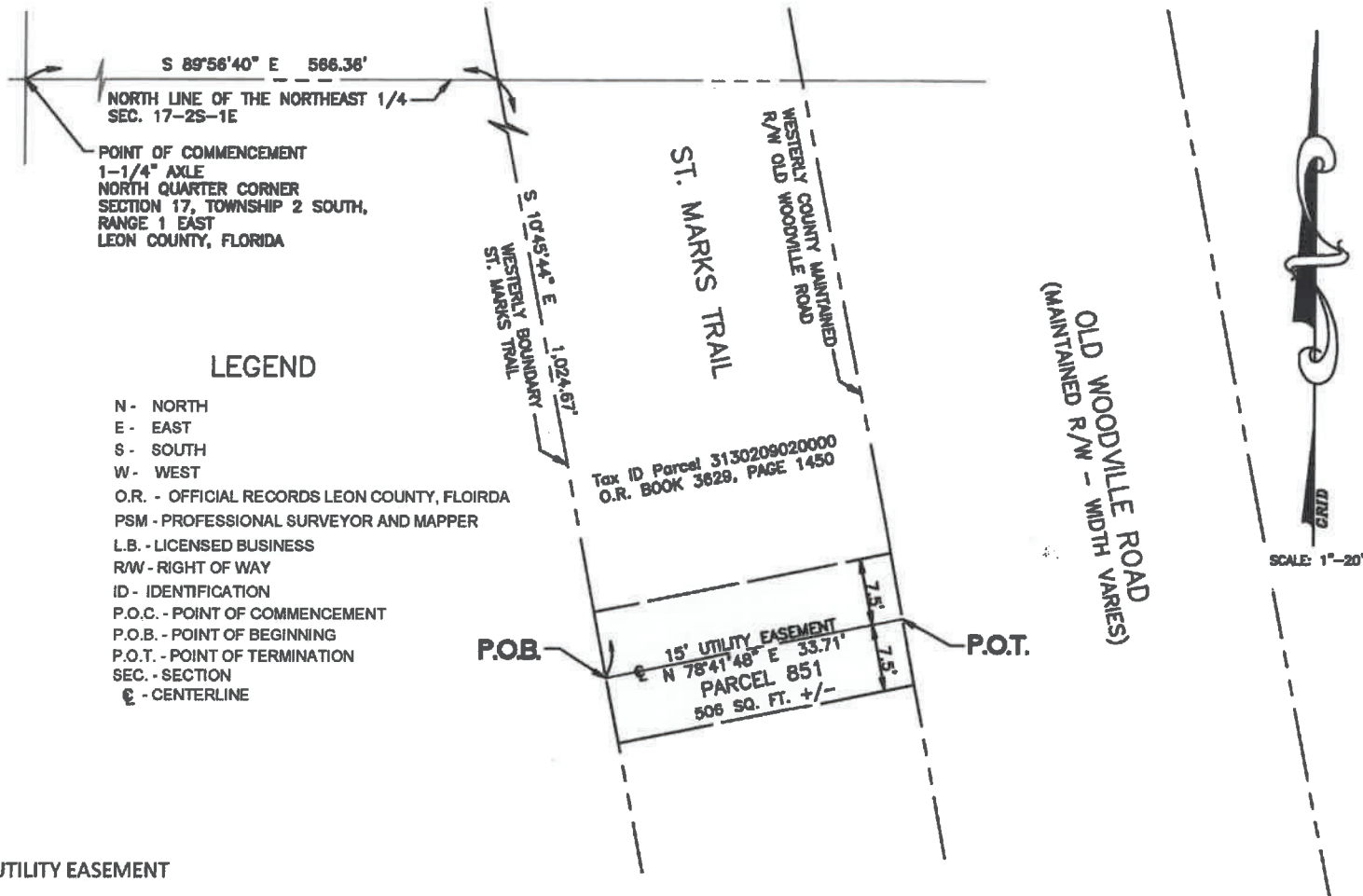
For any questions concerning our comments, please contact Robin Jackson, Historic Preservationist, by electronic mail at [robin.jackson@dos.myflorida.com](mailto:robin.jackson@dos.myflorida.com), or at 850.245.6496, or 800.847.7278.

Sincerely,

For  
Timothy A. Parsons, Ph.D.  
Director, Division of Historical Resources and  
State Historic Preservation Officer

Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com





**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- ⊕ - CENTERLINE

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 1,024.67 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 78° 41' 48" East along said centerline 33.71 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 506 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:30:41 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Haynes*

DATE: 8/14/20

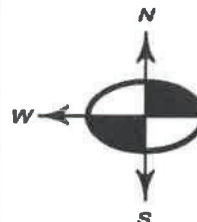
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

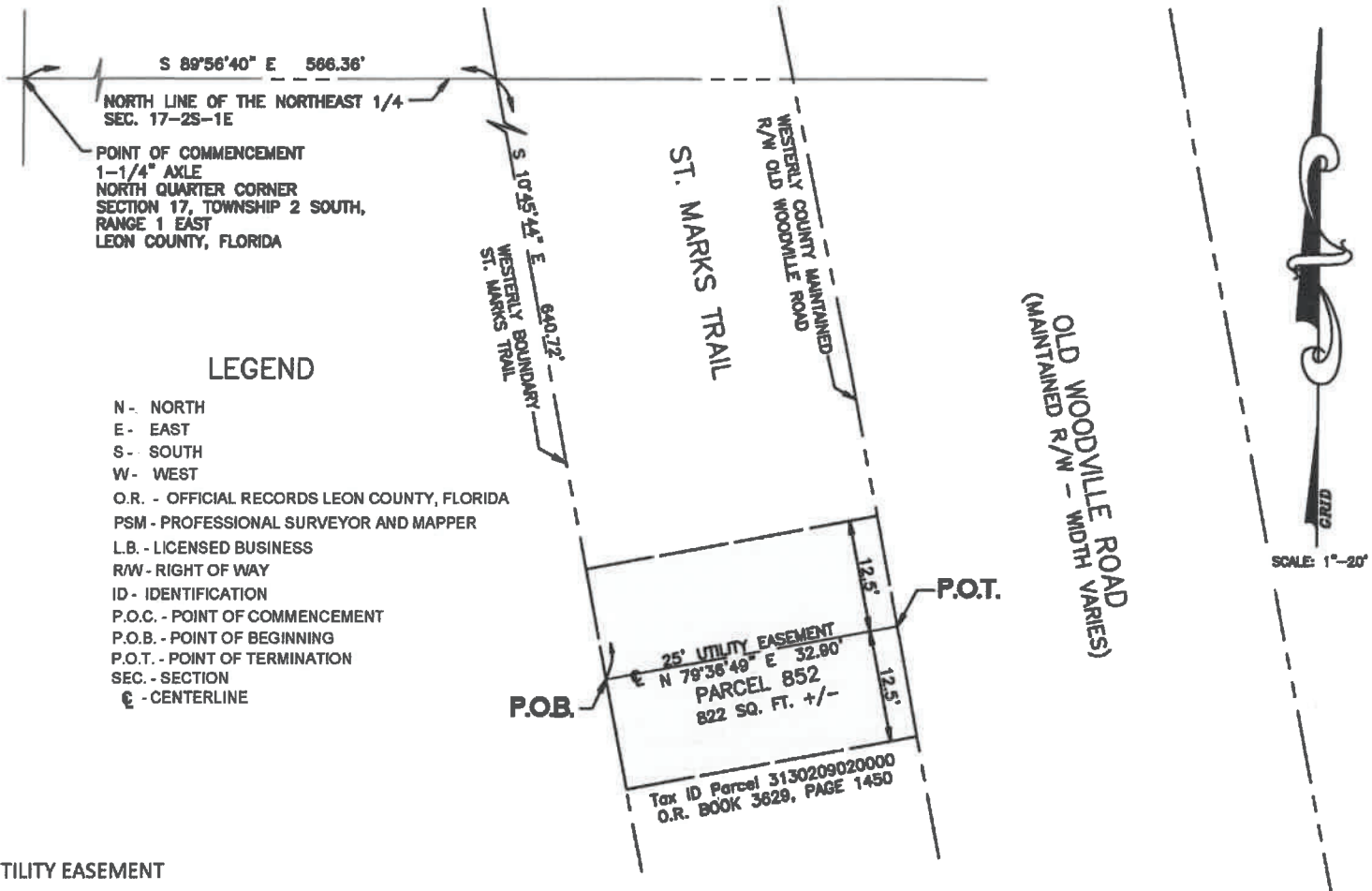
**MICHAEL W. O'NEAL, PSM**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**FLORIDA CERTIFICATE NO. 6027**

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF180228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 851**  
**WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, Fl. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



POINT OF COMMENCEMENT  
 1-1/4" AXLE  
 NORTH QUARTER CORNER  
 SECTION 17, TOWNSHIP 2 SOUTH,  
 RANGE 1 EAST  
 LEON COUNTY, FLORIDA

**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
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- ⊕ - CENTERLINE

SCALE: 1"=20'

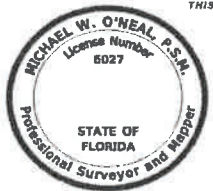
**UTILITY EASEMENT**

A 25.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 25.00 foot wide strip of land lying 12.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 640.72 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 36' 49" East along said centerline 32.90 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 25 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 822 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 License Number 6027  
 Date: 2020.03.05 14:23:37 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Hayden*

DATE: 8/14/20

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

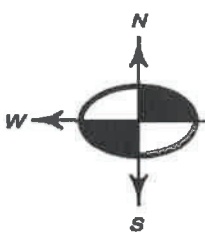
REVISIONS	
DATE	DESCRIPTION

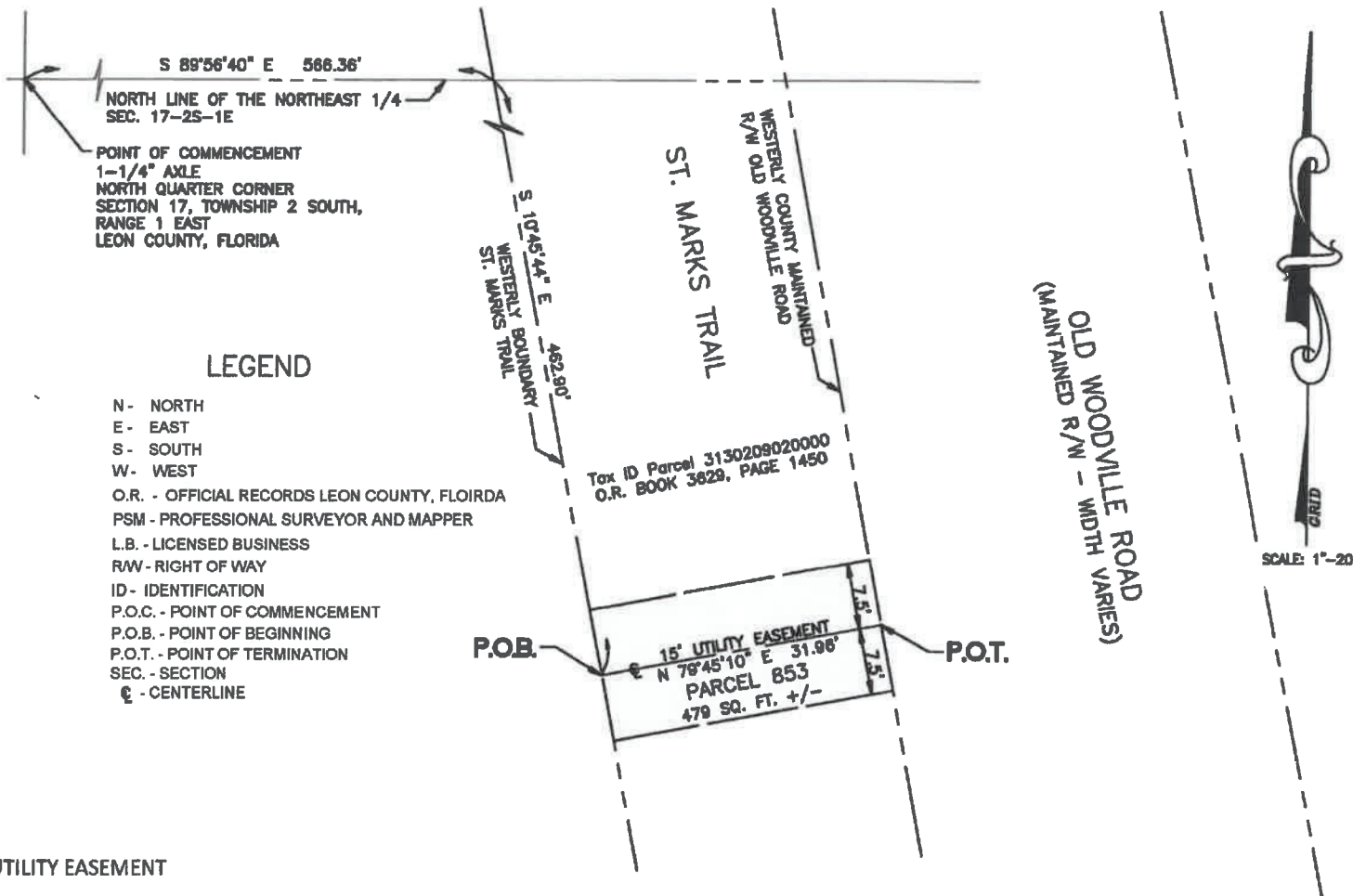
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO

SHEET NO.  
**01**

**SKETCH AND LEGAL DESCRIPTION  
 UTILITY EASEMENT  
 PARCEL 852  
 WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
 & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

N - NORTH  
 E - EAST  
 S - SOUTH  
 W - WEST

O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA  
 PSM - PROFESSIONAL SURVEYOR AND MAPPER  
 L.B. - LICENSED BUSINESS  
 R/W - RIGHT OF WAY  
 ID - IDENTIFICATION  
 P.O.C. - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING  
 P.O.T. - POINT OF TERMINATION  
 SEC. - SECTION  
 CL - CENTERLINE

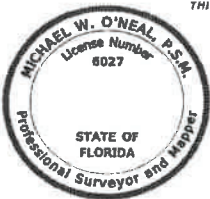
**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the Intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 462.90 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 10" East along said centerline 31.96 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 479 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael W O'Neal  
Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:35:11 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

*BSM: Amy Lewis*

**DATE: 8/14/20**

**NOTES:**

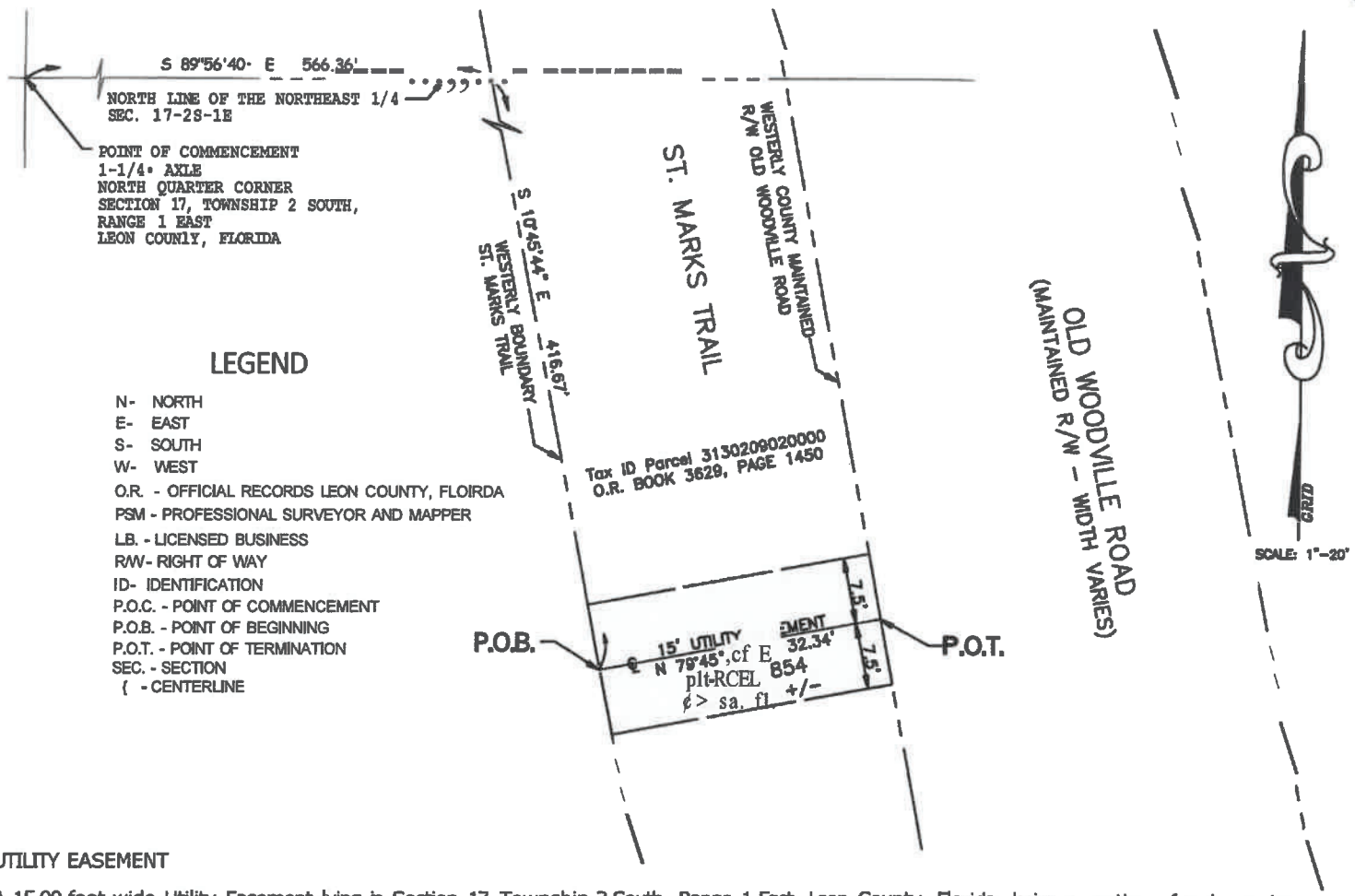
1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

**MICHAEL W. O'NEAL, PSM**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**FLORIDA CERTIFICATE NO. 6027**

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: NF190225	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 853**  
**WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

- N- NORTH
- E- EAST
- S- SOUTH
- W- WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- LB. - LICENSED BUSINESS
- RAW - RIGHT OF WAY
- ID- IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- { - CENTERLINE

Tax ID Parcel 3130209020000  
O.R. BOOK 3629, PAGE 1450

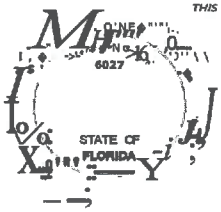
**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 416.67 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 10" East along said centerline 32.34 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 485 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
Digitally signed by Michael W. O'Neal  
DN: cn=Michael W. O'Neal, o=Michael W. O'Neal, ou=Michael W. O'Neal, email=Michael.W.O'Neal@o'nealsurveying.com, c=US  
Date: 2020.03.05 14:37:26 -0500  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS

BSM: *Any fees*

DATE: 8/14/20

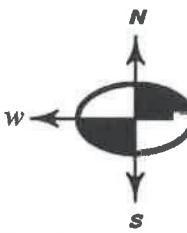
**NOTES:**

- 1 THIS IS NOT A BOUNDARY SURVEY.
- 2 All distances are calculated unless otherwise noted.
- 3 No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. ONEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

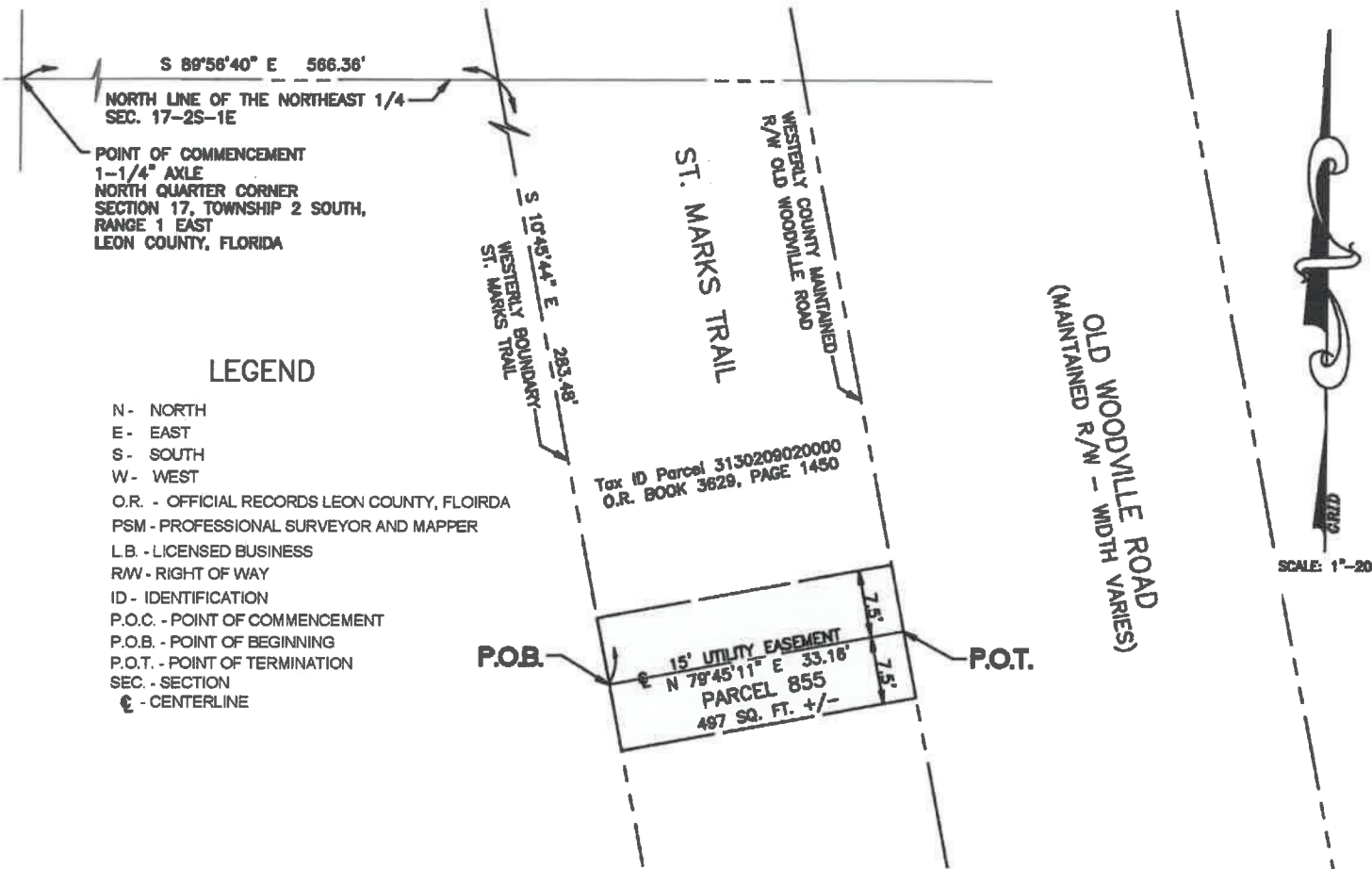
REVISIONS	
DATE	DESCRIPTION
JOB NUMBER INF190228	DATE 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. 01	

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASMENT  
PARCEL 854  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING INC.**

267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL 32303  
Ph. 850-270-2138  
Licensed Business 7713



**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 283.48 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 11" East along said centerline 33.16 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 497 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



Michael W O'Neal Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:43:21 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Ray Lewis*

DATE: 8/14/20

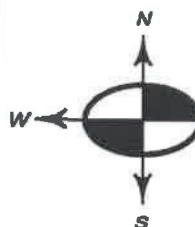
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. 01	

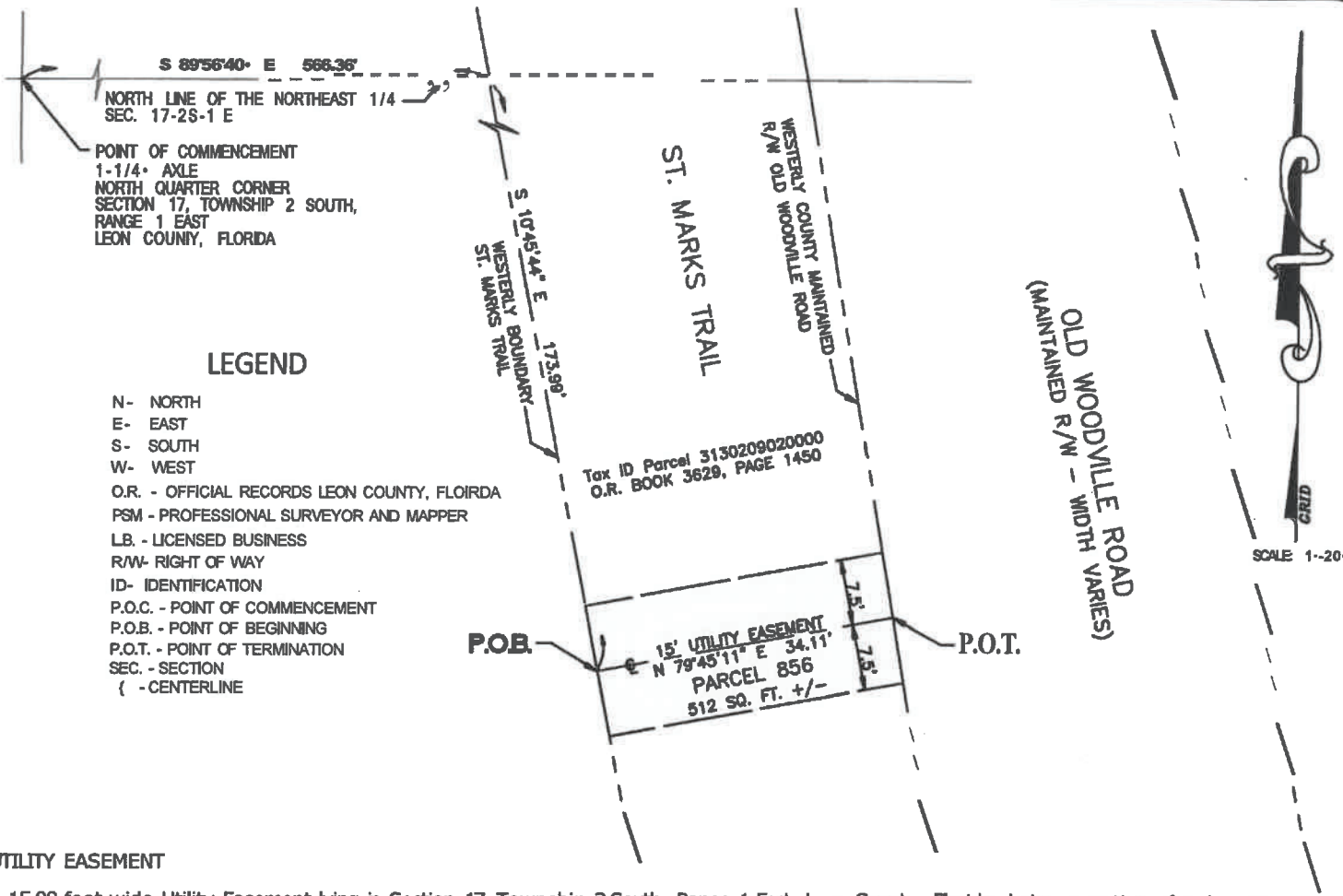
**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 855**  
**WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING & MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, Fl. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713





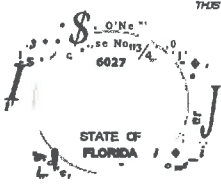
**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 173.99 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 11" East along said centerline 34.11 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 512 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 Date: 2020.09.05 14:45:24 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Ray Lewis*

DATE: 8/14/20

**NOTES:**

- 1 THIS IS NOT A BOUNDARY SURVEY.
- 2 All distances are calculated unless otherwise noted.
- 3 No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

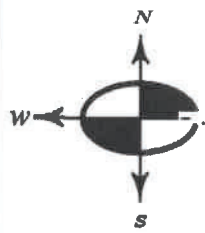
MICHAEL W. O'NEAL, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION

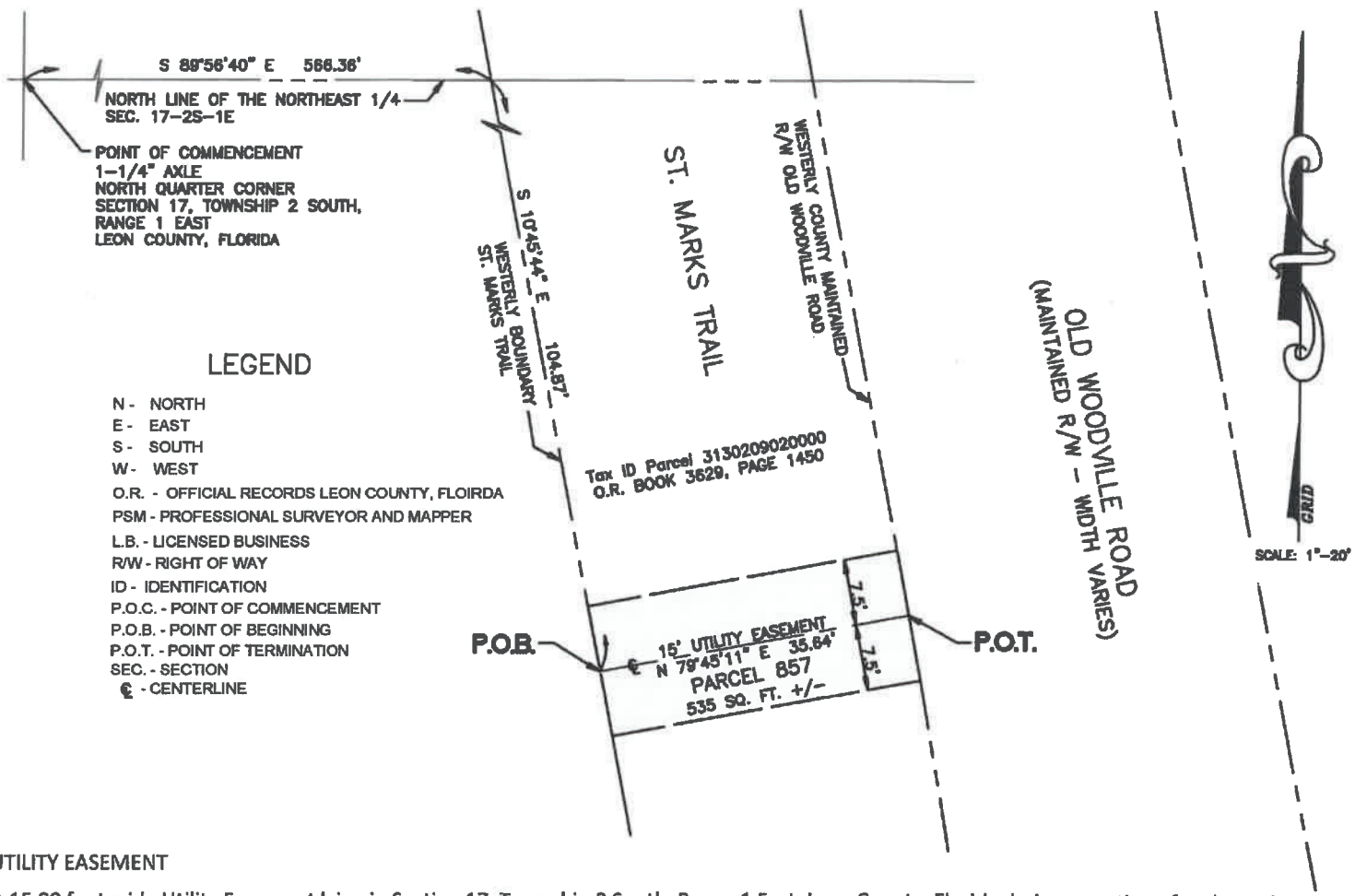
  

JOB NUMBER	DATE
INF190228	3/4/20
DRAWN BY	CHECKED BY:
ABE	MMD
SHEET NO	
01	

SKETCH A) LEGAL DESCRIPTION  
 UTILITY EASEMENT  
 PARCEL 856  
 WOODVILLE SEWER/ST. MARKS TRAIL



**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- ⊕ - CENTERLINE

SCALE: 1"=20'

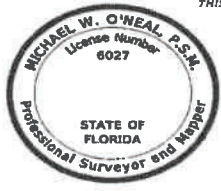
**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 104.87 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 11" East along said centerline 35.64 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 535 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 License Number 6027  
 Date: 2020.03.05 14:47:26 -05'00'  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

**MICHAEL W. O'NEAL, PSM**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

BSM: *Hayden*

DATE: 8/14/20

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: NF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 857**  
**WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
 Ph. 850-270-2138  
 Licensed Business 7713

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 8, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the South Quarter corner of said Section 8, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the South line of the Southeast 1/4 of said Section 8 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence North 10° 45' 44" West along said westerly boundary 641.36 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 11" East along said centerline 43.62 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 654 square feet, more or less.

**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- CL - CENTERLINE



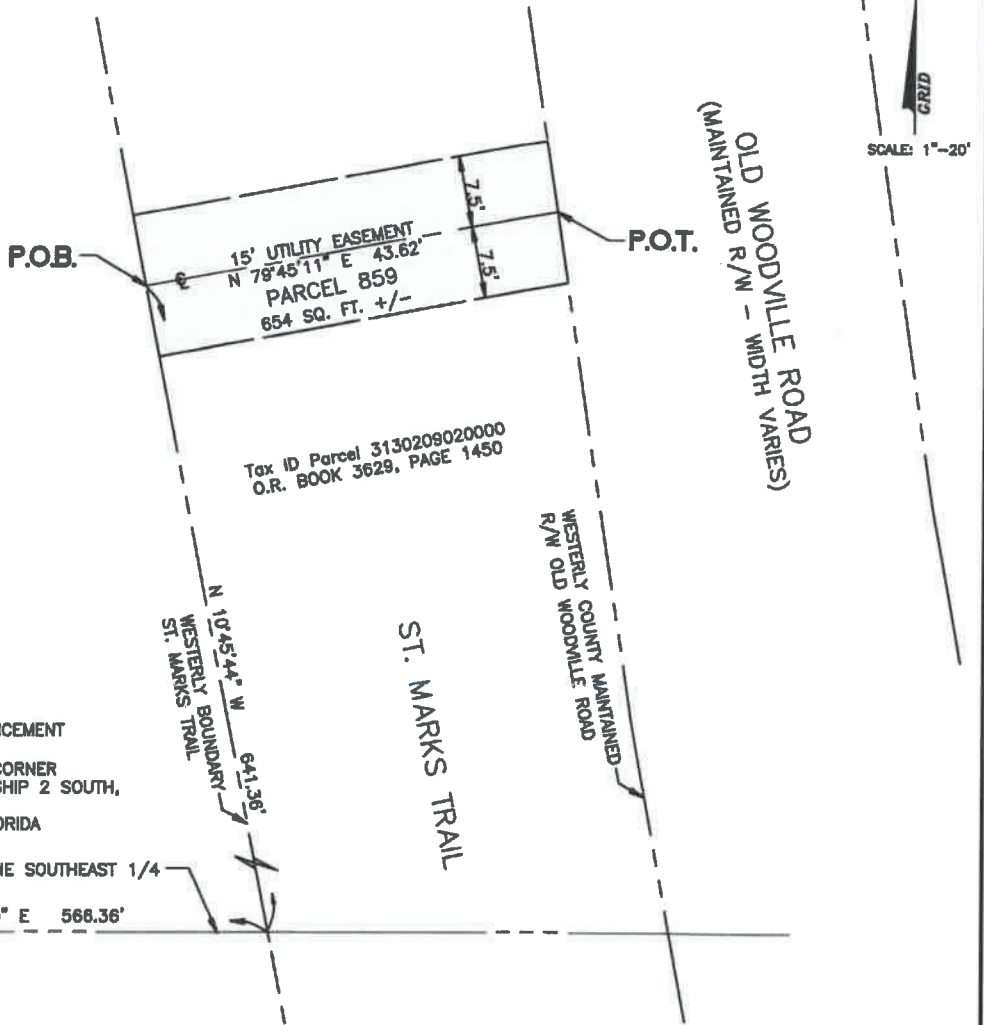
**Michael W O'Neal**

Digitally signed by Michael W O'Neal  
Date: 2020.05.21 16:55:09 -04'00'

BSM: *Kay Lew*

DATE: 8/14/20

MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027



**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

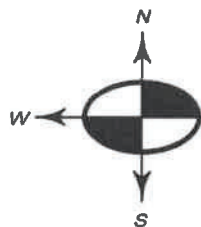
REVISIONS	
DATE	DESCRIPTION
5/21/20	MOVED EASEMENT

JOB NUMBER: INF180228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO

SHEET NO.

01

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 859  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL. 32303  
Ph. 850-270-2138  
Licensed Business 7713

SCALE: 1"=20'

GRID

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 8, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

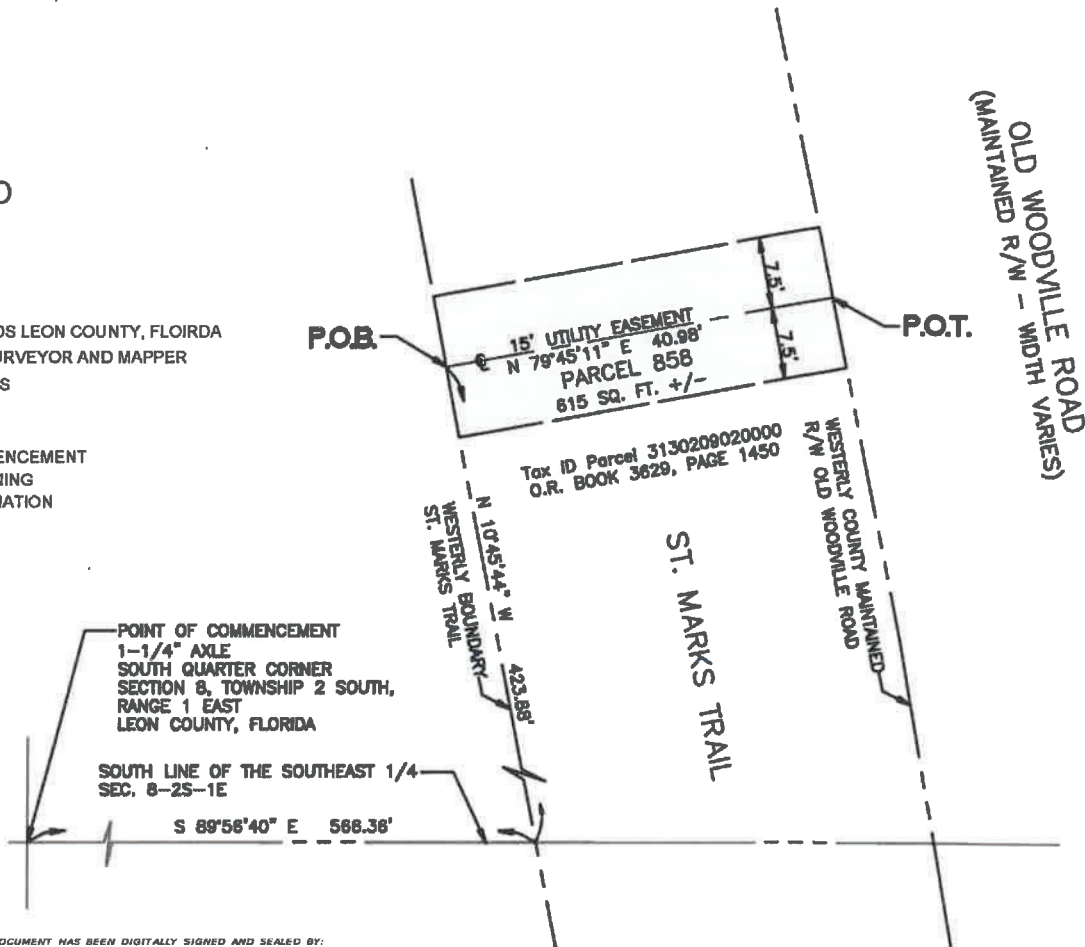
A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the South Quarter corner of said Section 8, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the South line of the Southeast 1/4 of said Section 8 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence North 10° 45' 44" West along said westerly boundary 423.88 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 45' 11" East along said centerline 40.98 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

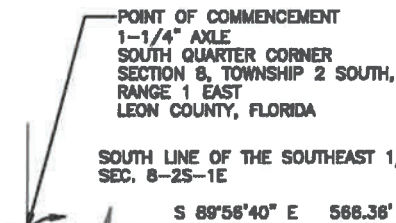
Comprising 615 square feet, more or less.

**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- CL - CENTERLINE



SCALE: 1"=20'



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:50:17 -0500  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Hayden*

DATE: 8/14/20

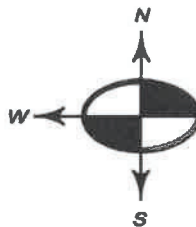
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

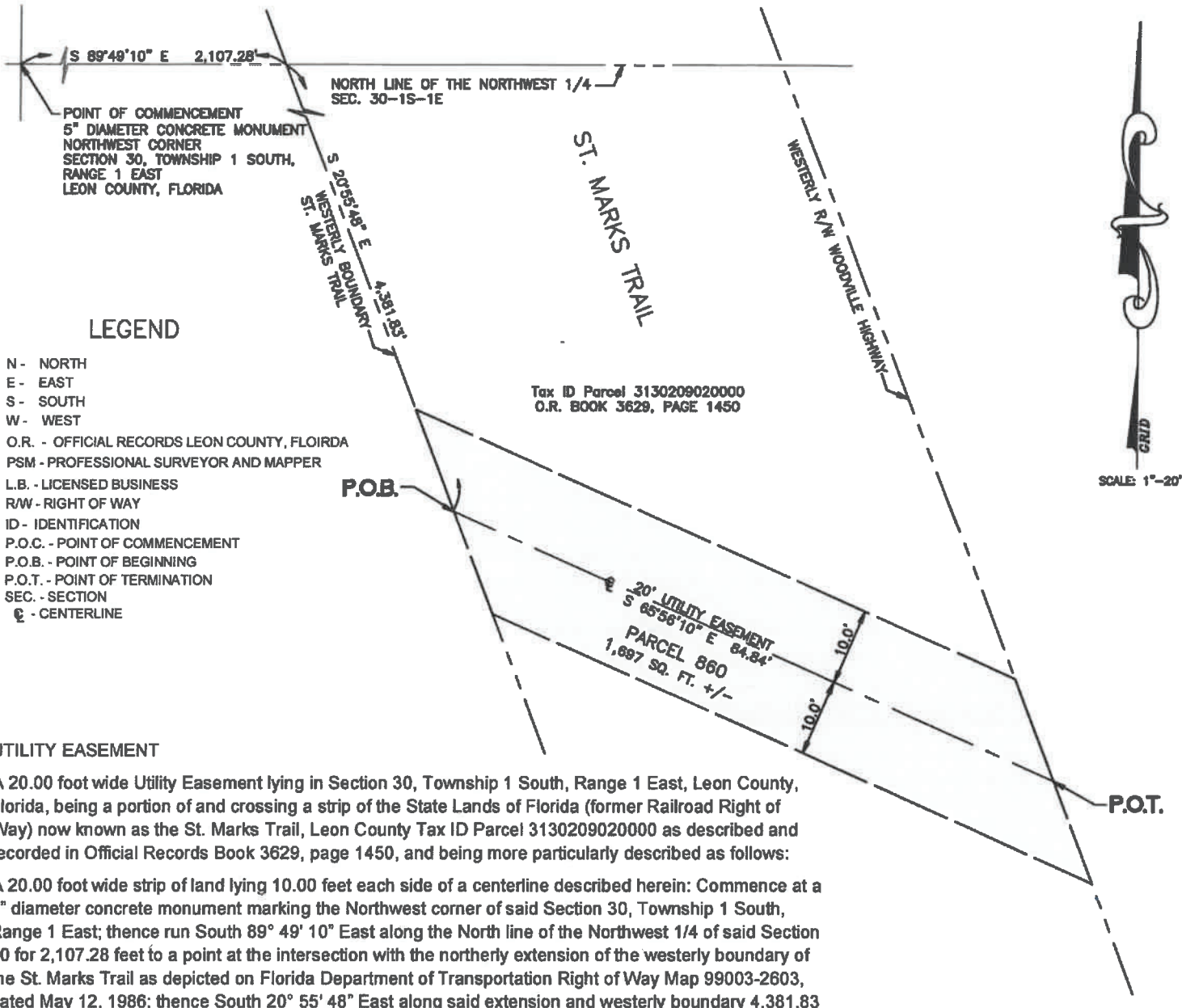
**MICHAEL W. O'NEAL, PSM**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. 01	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 858**  
**WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING & MAPPING, INC.**  
 287 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



### LEGEND

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLOIRDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- CL - CENTERLINE

Tax ID Parcel 3130209020000  
O.R. BOOK 3629, PAGE 1450

### UTILITY EASEMENT

A 20.00 foot wide Utility Easement lying in Section 30, Township 1 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 20.00 foot wide strip of land lying 10.00 feet each side of a centerline described herein: Commence at a 5" diameter concrete monument marking the Northwest corner of said Section 30, Township 1 South, Range 1 East; thence run South 89° 49' 10" East along the North line of the Northwest 1/4 of said Section 30 for 2,107.28 feet to a point at the intersection with the northerly extension of the westerly boundary of the St. Marks Trail as depicted on Florida Department of Transportation Right of Way Map 99003-2603, dated May 12, 1986; thence South 20° 55' 48" East along said extension and westerly boundary 4,381.83 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run South 65° 56' 10" East along said centerline 84.84 feet to a POINT OF TERMINATION at an intersection with the easterly boundary of said St. Marks Trail.

The sidelines of said 20 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the easterly and westerly boundaries of said St. Marks Trail.

Comprising 1,697 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Michael W O'Neal  
Digitally signed by Michael W O'Neal  
 Date: 2020.08.05 14:55:23 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED UNLESS SIGNED BY THE SIGNATORY UNDER DOCUMENT #

BSM: *Kay Lewis*

DATE: 8/14/20

### NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

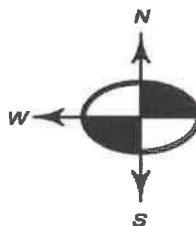
MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION

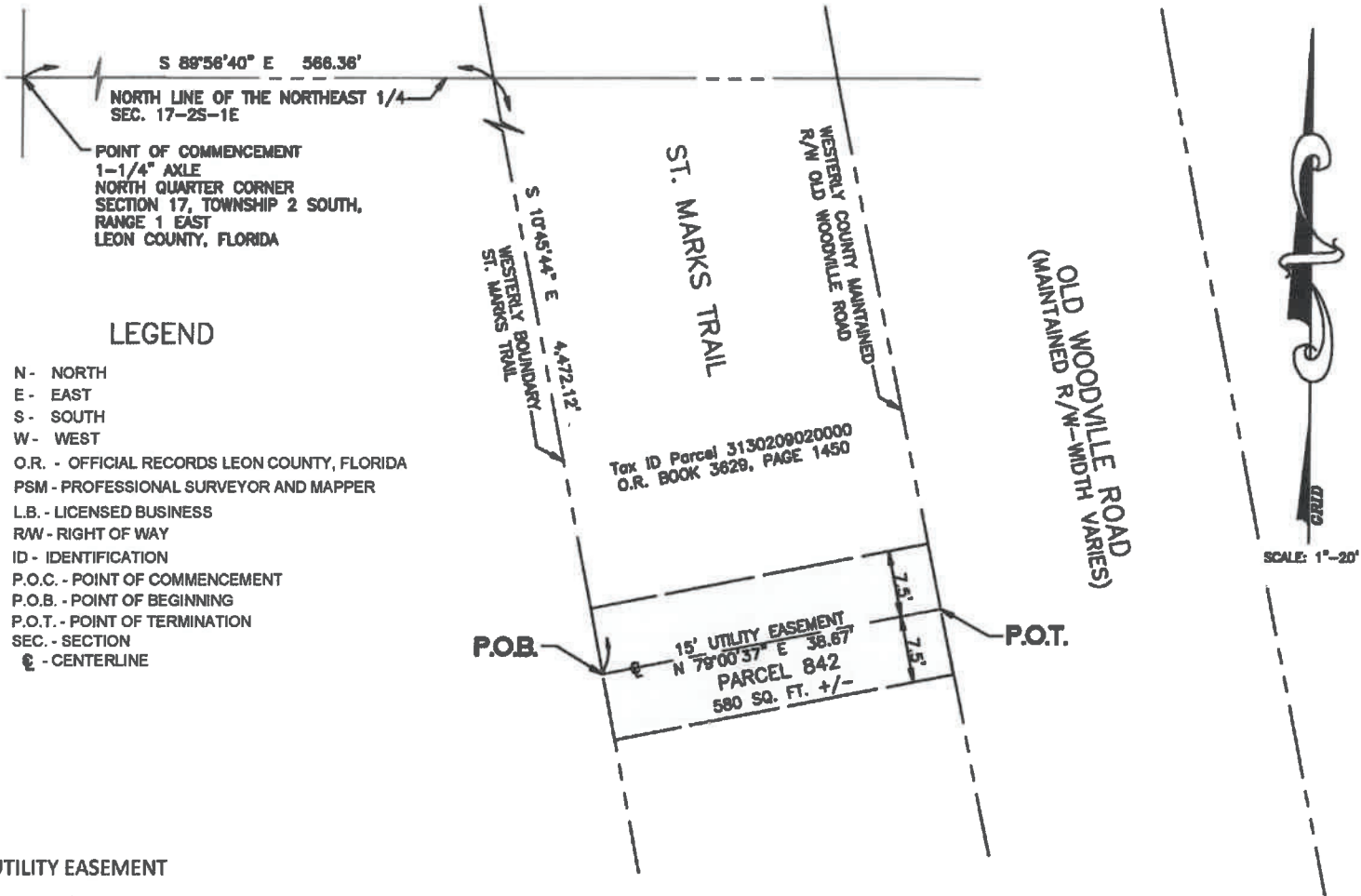
JOB NUMBER: INF18022B	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. 01	

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 860  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL 32303  
Ph. 850-270-2138  
Licensed Business 7713



**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- CL - CENTERLINE



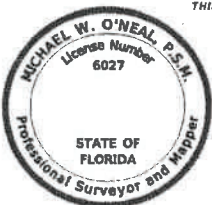
**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 4,472.12 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 00' 37" East along said centerline 38.67 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 580 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael W O'Neal  
Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 13:51:44 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Hay*  
 DATE: 8/14/20

**NOTES:**

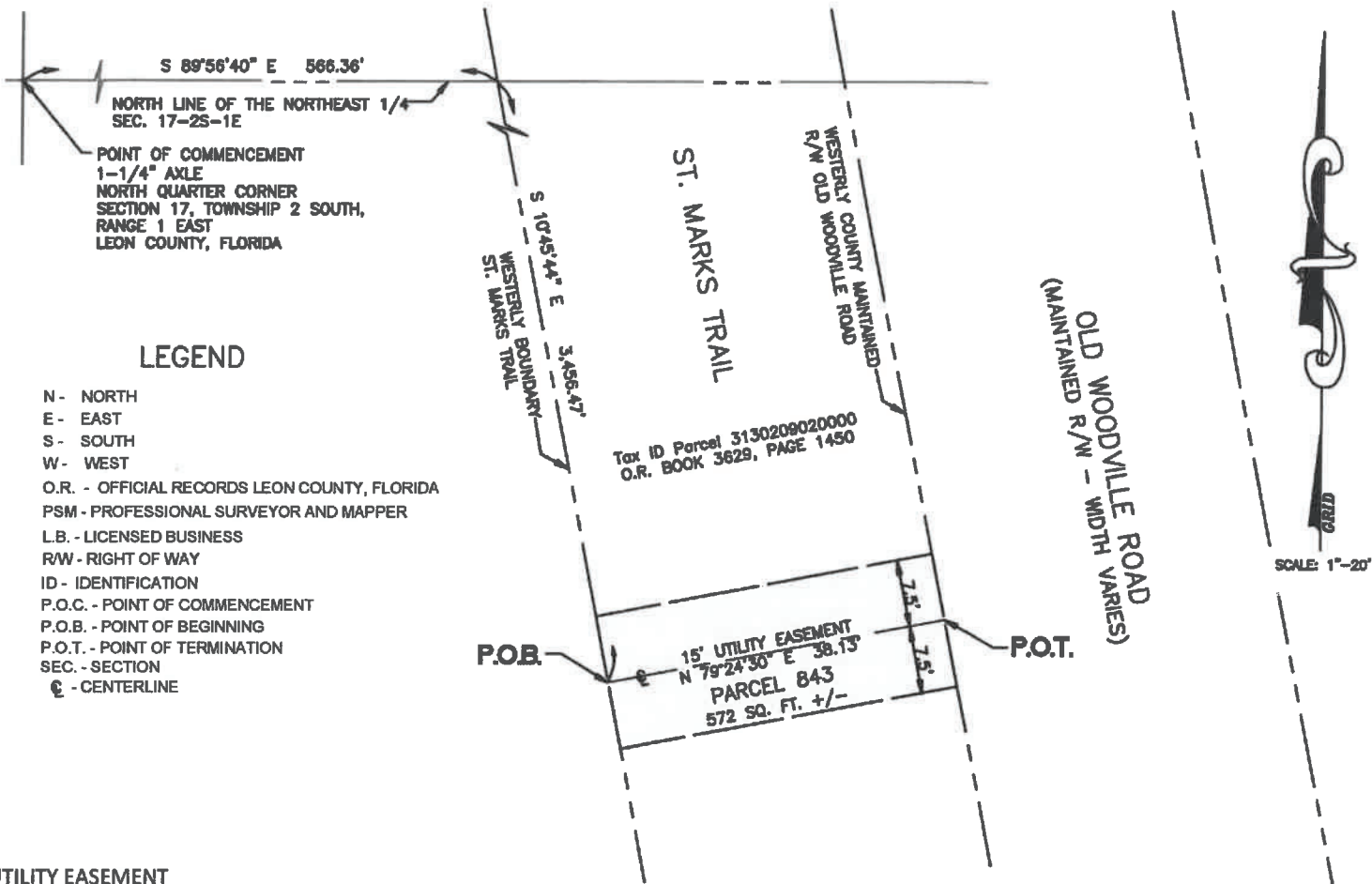
1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION  
 UTILITY EASEMENT  
 PARCEL 842  
 WOODVILLE SEWER/ST. MARKS TRAIL.**

**O'NEAL SURVEYING  
 & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, Fl. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- CL - CENTERLINE

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 3,456.47 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 24' 30" East along said centerline 38.13 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 572 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

Michael W O'Neal  
Digitally signed by Michael W O'Neal  
Date: 2020.03.05 15:29:20 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Ray Lewis*

DATE: 8/14/20

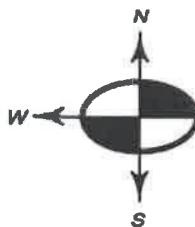
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 843  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL 32303  
Ph. 850-270-2138  
Licensed Business 7713

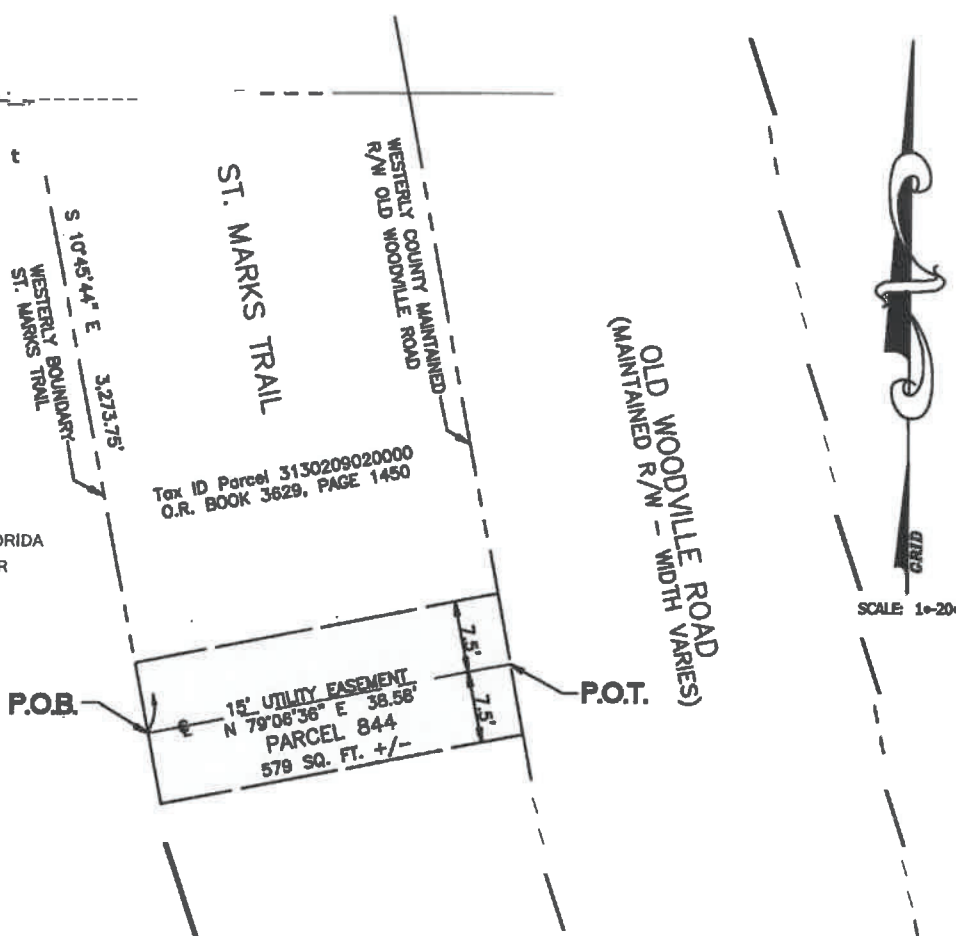
S 59°55'40" E 566.36'

NORTH LINE OF THE N 1/4 EAST 1/4 SECTION 17-2S-1E

POINT OF COMMENCEMENT  
1-1/4" AXLE  
NORTH QUARTER CORNER  
SECTION 17, TOWNSHIP 2 SOUTH,  
RANGE 1 EAST  
LEON COUNTY, FLORIDA

**LEGEND**

- N - NORTH
- E - EAST
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- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W- RIGHT OF WAY
- D - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
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- SEC. - SECTION
- ◆ - CENTERLINE



**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 55' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 3,273.75 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 06' 36" East along said centerline 38.58 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 579 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
Michael W O'Neal  
Digital Signature by Michael W O'Neal  
Date: 2020.03.05 14:02:35 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Amy Lew*  
DATE: 8/14/20

- NOTES:**
- 1 THIS IS NOT A BOUNDARY SURVEY.
  - 2 All distances are calculated unless otherwise noted.
  - 3 No abstract or title opinion furnished, It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

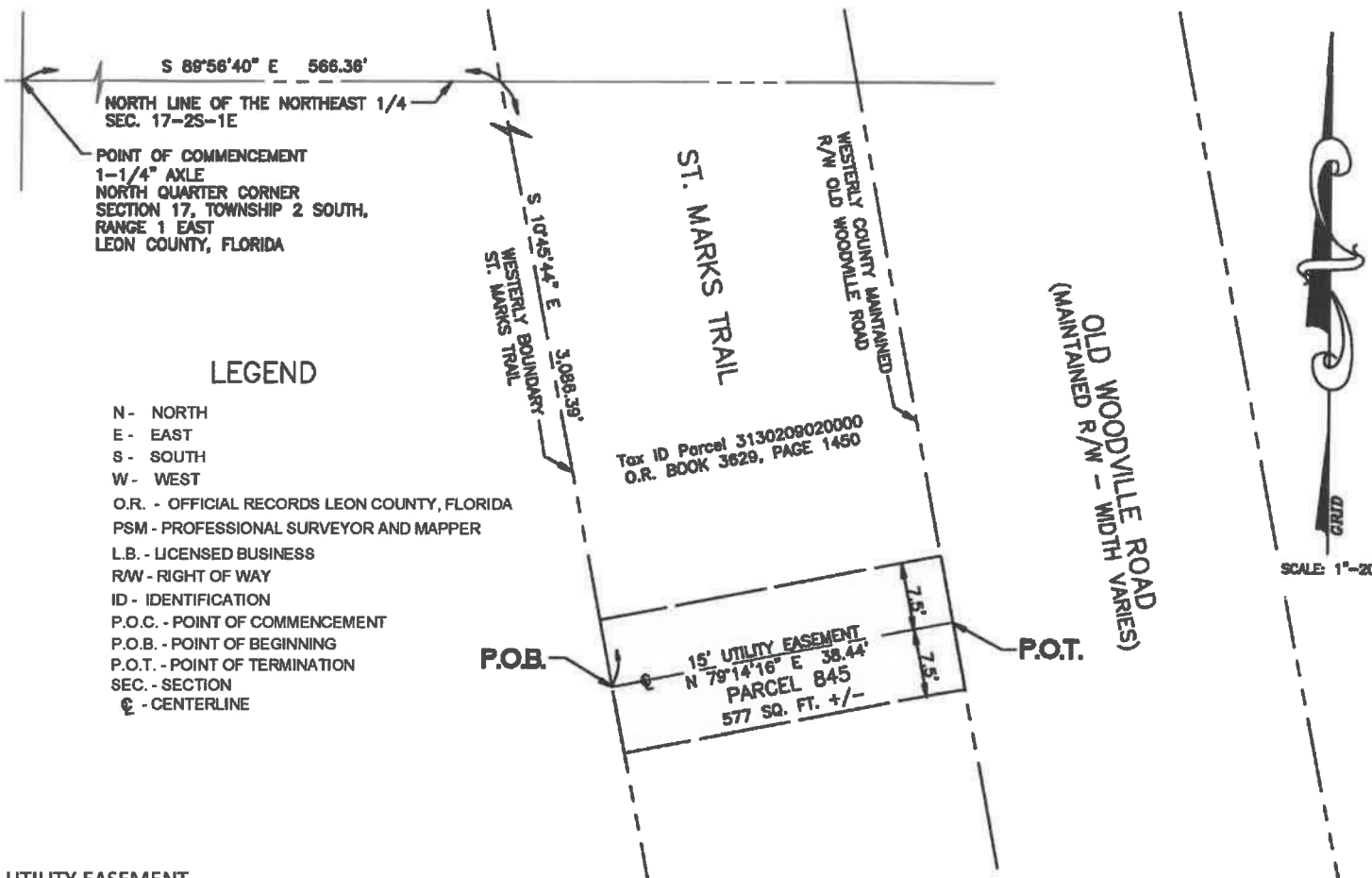
REVISIONS	
DATE	DESCRIPTION

JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO 01	

**SKETQ-1 AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 844  
WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL 32303  
Ph. 850-270-2138  
Licensed Business 7713





**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- ⊕ - CENTERLINE

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 3,086.39 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 14' 16" East along said centerline 38.44 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 577 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:07:00 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Ray Lewis*

DATE: 8/14/20

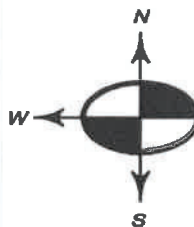
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

**MICHAEL W. O'NEAL, PSM**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

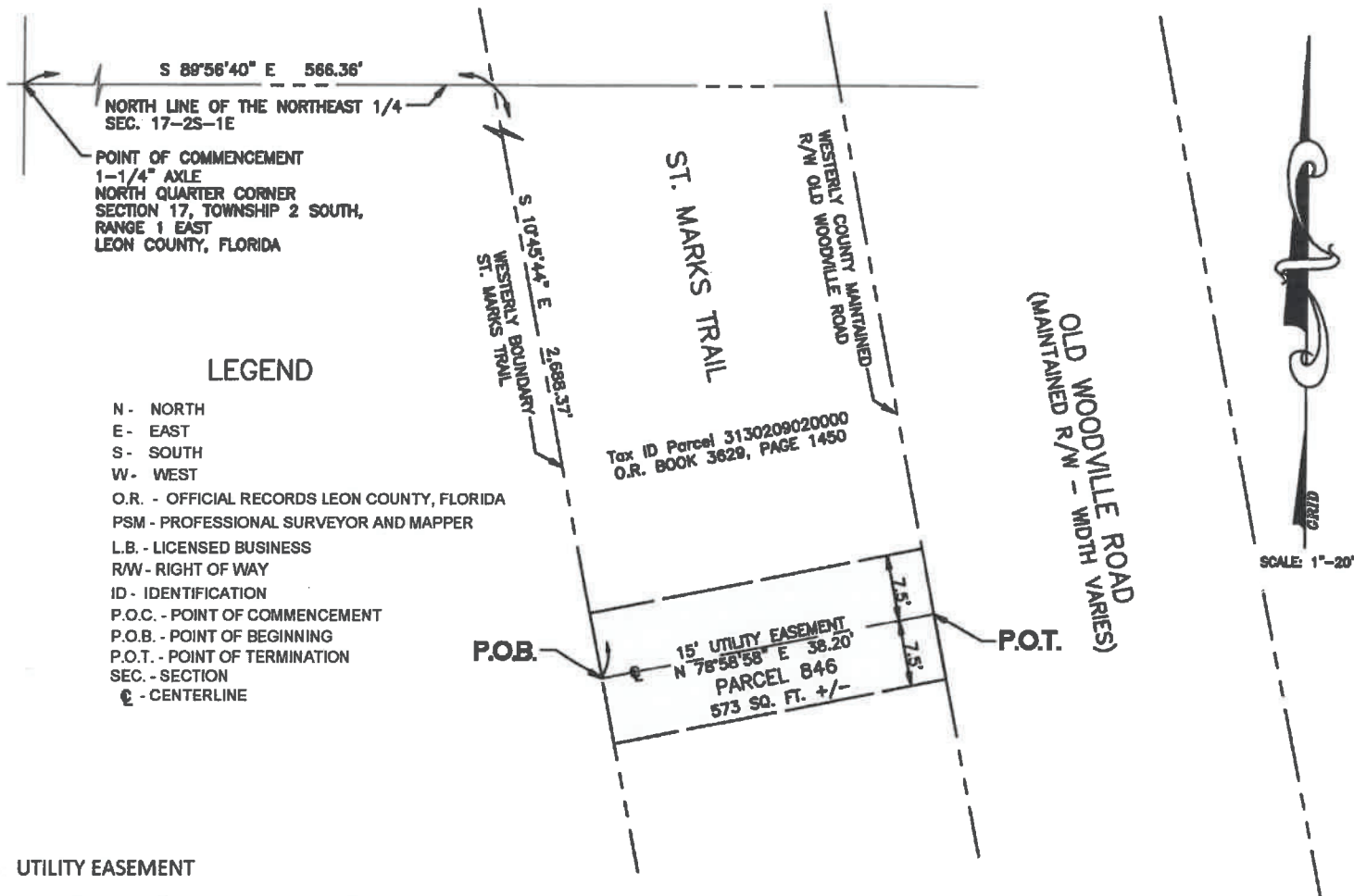
REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 845**  
**WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING & MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

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- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- ⊙ - CENTERLINE



**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the Intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 2,688.37 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 78° 58' 58" East along said centerline 38.20 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 573 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
**Michael W O'Neal**  
Digitally signed by Michael W O'Neal  
 License Number 6027  
 Date: 2020.03.05 14:14:00 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

*BSM: May 15/20*

**DATE: 8/14/20**

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

**MICHAEL W. O'NEAL, PSM**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**FLORIDA CERTIFICATE NO. 6027**

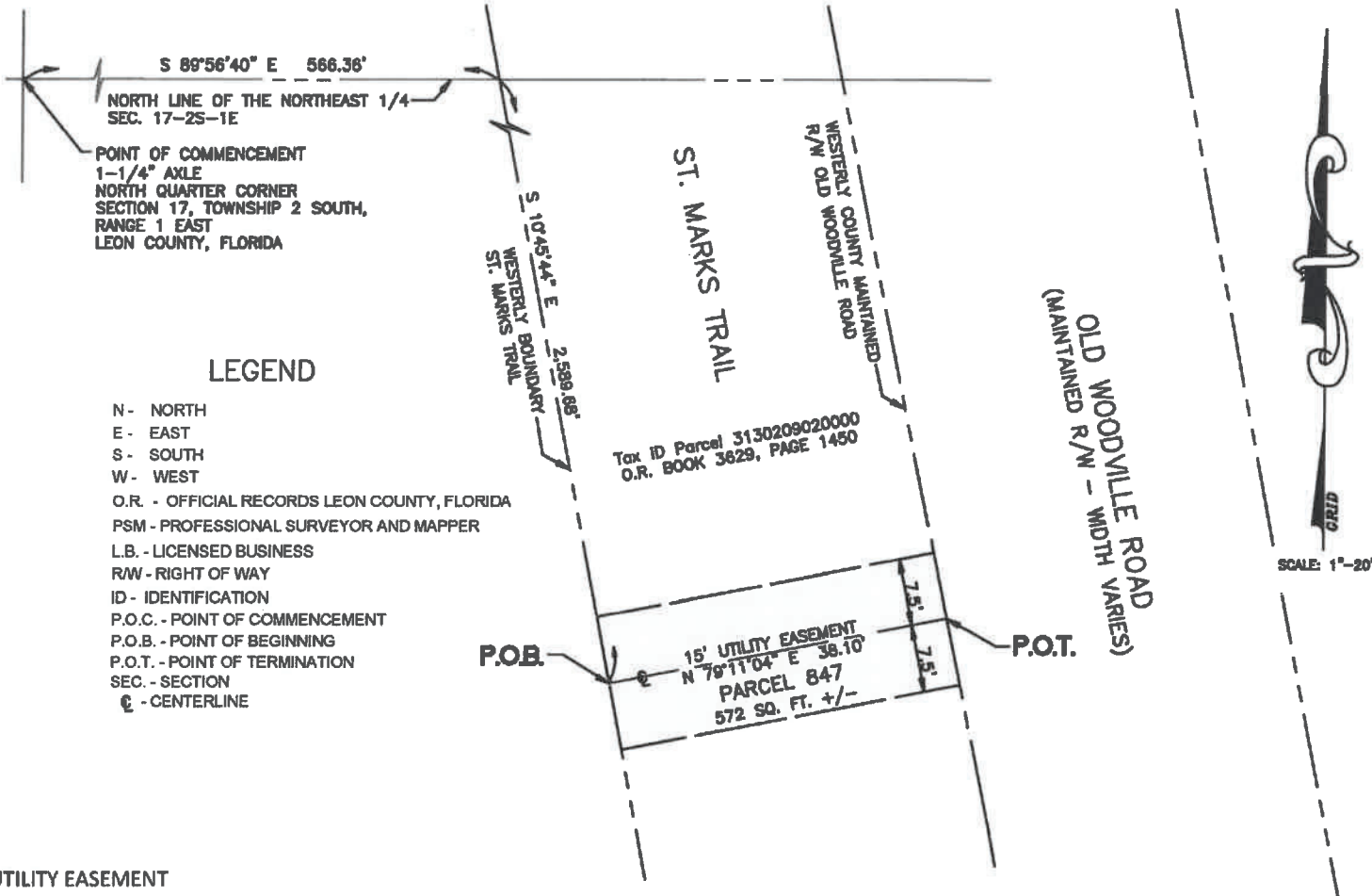
REVISIONS	
DATE	DESCRIPTION

JOB NUMBER: <b>INF190228</b>	DATE: <b>3/4/20</b>
DRAWN BY: <b>ABE</b>	CHECKED BY: <b>MWO</b>
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 846**  
**WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, Fl. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

- N - NORTH
- E - EAST
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- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
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- SEC. - SECTION
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**UTILITY EASEMENT**

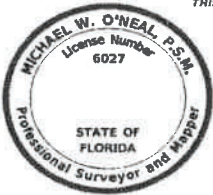
A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 2,589.68 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 79° 11' 04" East along said centerline 38.10 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 572 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



Michael W O'Neal  
 Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:16:53 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *May 1st*

DATE: 8/14/20

**NOTES:**

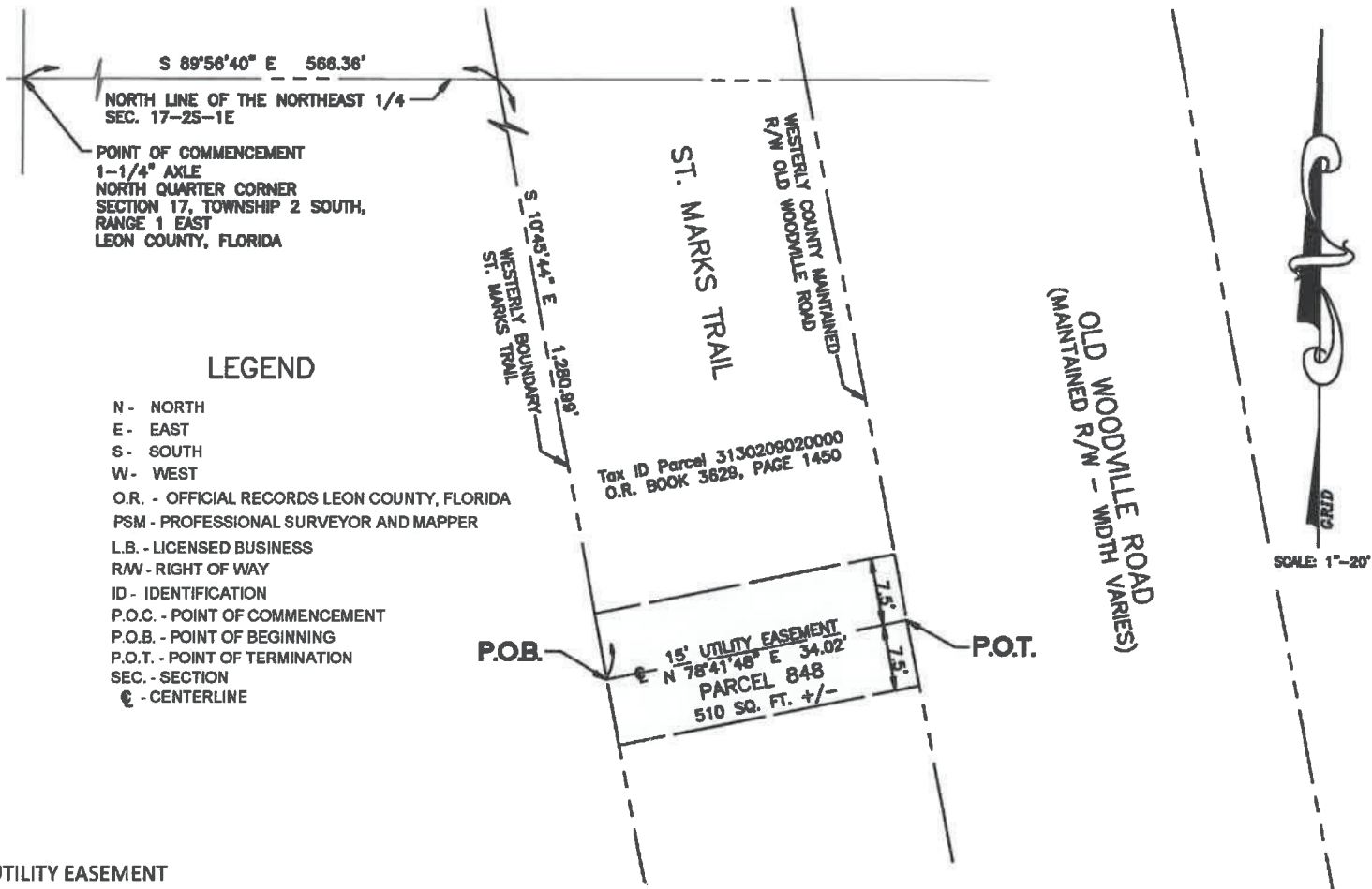
1. THIS IS NOT A BOUNDARY SURVEY.
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3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

MICHAEL W. O'NEAL, PSM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF19022B	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION  
 UTILITY EASEMENT  
 PARCEL 847  
 WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL. 32303  
 Ph. 850-270-2138  
 Licensed Business 7713



**LEGEND**

- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- O.R. - OFFICIAL RECORDS LEON COUNTY, FLORIDA
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- R/W - RIGHT OF WAY
- ID - IDENTIFICATION
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- SEC. - SECTION
- Ⓢ - CENTERLINE

**UTILITY EASEMENT**

A 15.00 foot wide Utility Easement lying in Section 17, Township 2 South, Range 1 East, Leon County, Florida, being a portion of and crossing a strip of the State Lands of Florida (former Railroad Right of Way) now known as the St. Marks Trail, Leon County Tax ID Parcel 3130209020000 as described and recorded in Official Records Book 3629, page 1450, and being more particularly described as follows:

A 15.00 foot wide strip of land lying 7.50 feet each side of a centerline described herein: Commence at a 1-1/4" axle marking the North Quarter corner of said Section 17, Township 2 South, Range 1 East; thence run South 89° 56' 40" East along the North line of the Northeast 1/4 of said Section 17 for 566.36 feet to a point at the intersection with the westerly boundary of the St. Marks Trail; thence South 10° 45' 44" East along said westerly boundary 1,280.99 feet to the POINT OF BEGINNING; thence departing said westerly boundary, run North 78° 41' 48" East along said centerline 34.02 feet to a POINT OF TERMINATION at an intersection with the westerly County maintained right of way of Old Woodville Road.

The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 510 square feet, more or less.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 Digitally signed by Michael W O'Neal  
 License Number 6027  
 Date: 2020.03.05 14:19:42 -05'00'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Mary Lewis*  
 DATE: 8/14/20

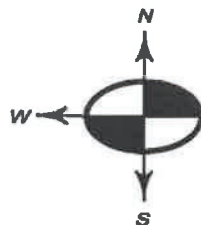
**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. All distances are calculated unless otherwise noted.
3. No abstract or title opinion furnished. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

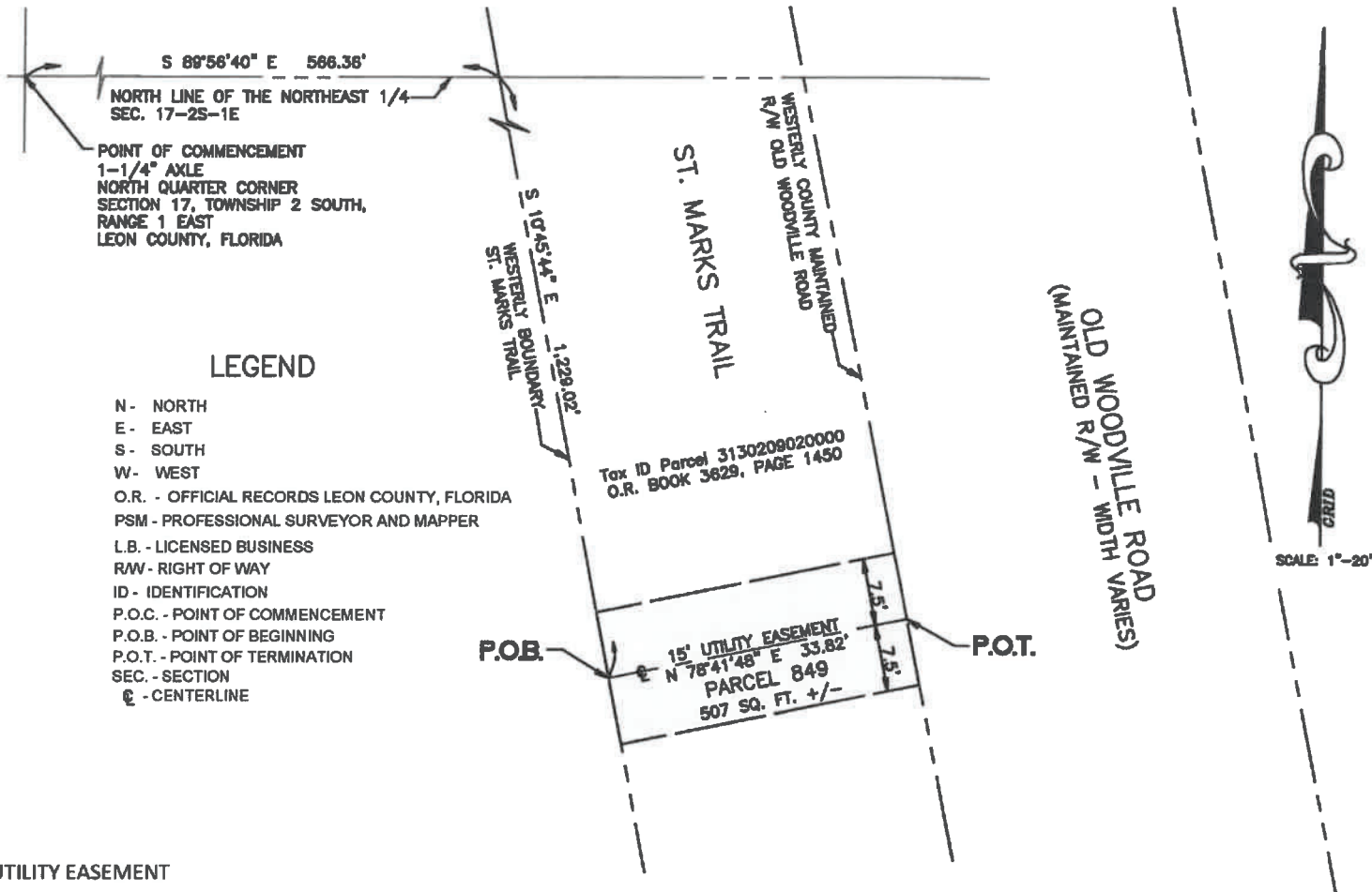
**MICHAEL W. O'NEAL, PSM**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
 FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: NF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 848**  
**WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING**  
**& MAPPING, INC.**  
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The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 507 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



Michael W O'Neal Digitally signed by Michael W O'Neal  
Date: 2020.03.05 14:23:30 -0500'

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Amy Lewis*

DATE: 8/14/20

**NOTES:**

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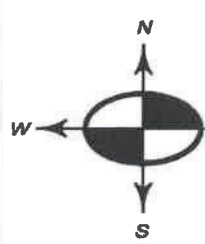
MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION

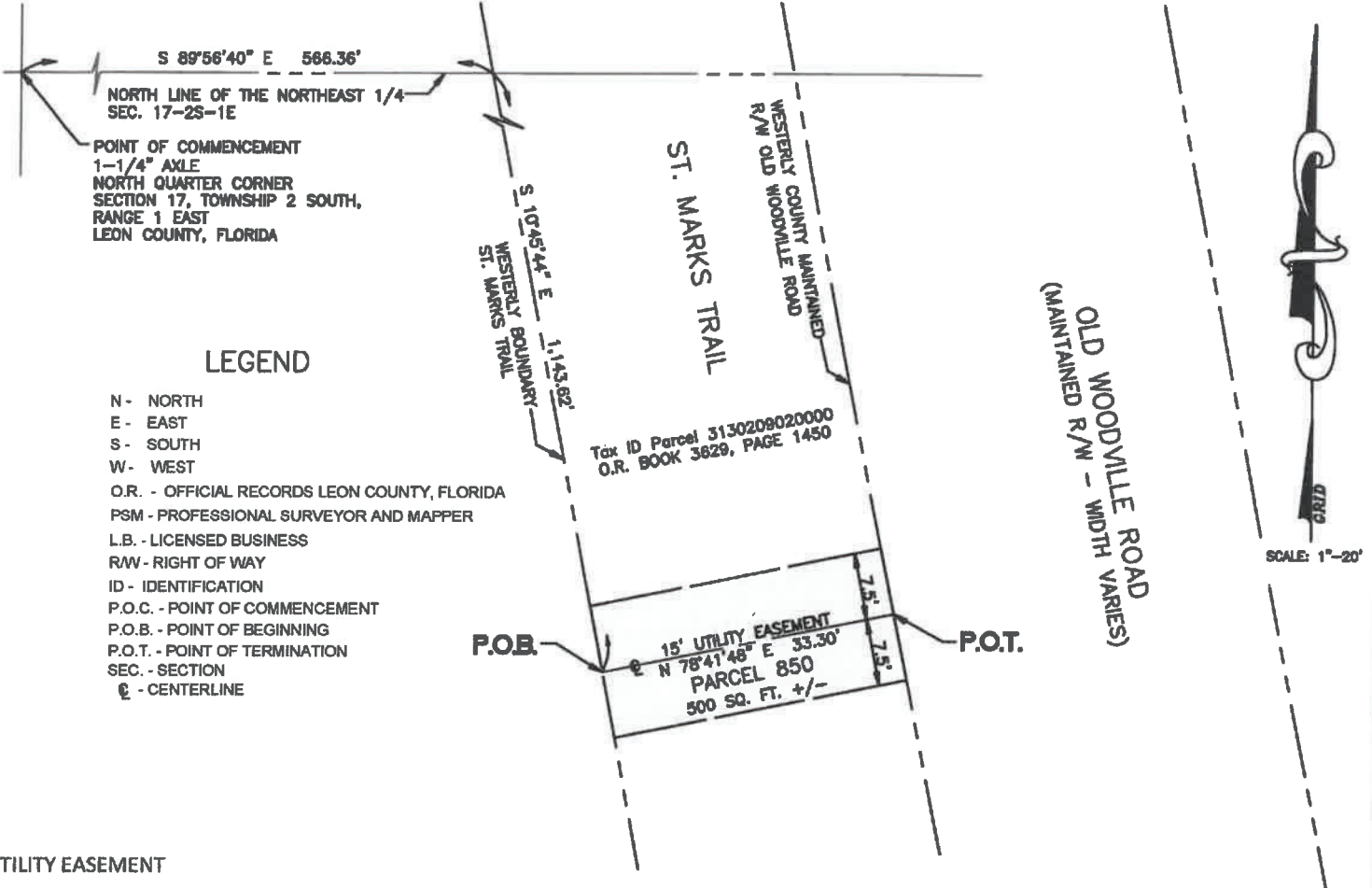
  

JOB NUMBER: INF180228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 849  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING, INC.**  
267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL. 32303  
Ph. 850-270-2138  
Licensed Business 7713



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The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 500 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



Michael W O'Neal  
Digitally signed by Michael W O'Neal  
 Date: 2020.03.05 14:25:33 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *Lucy Lewis*

DATE: 8/14/20

**NOTES:**

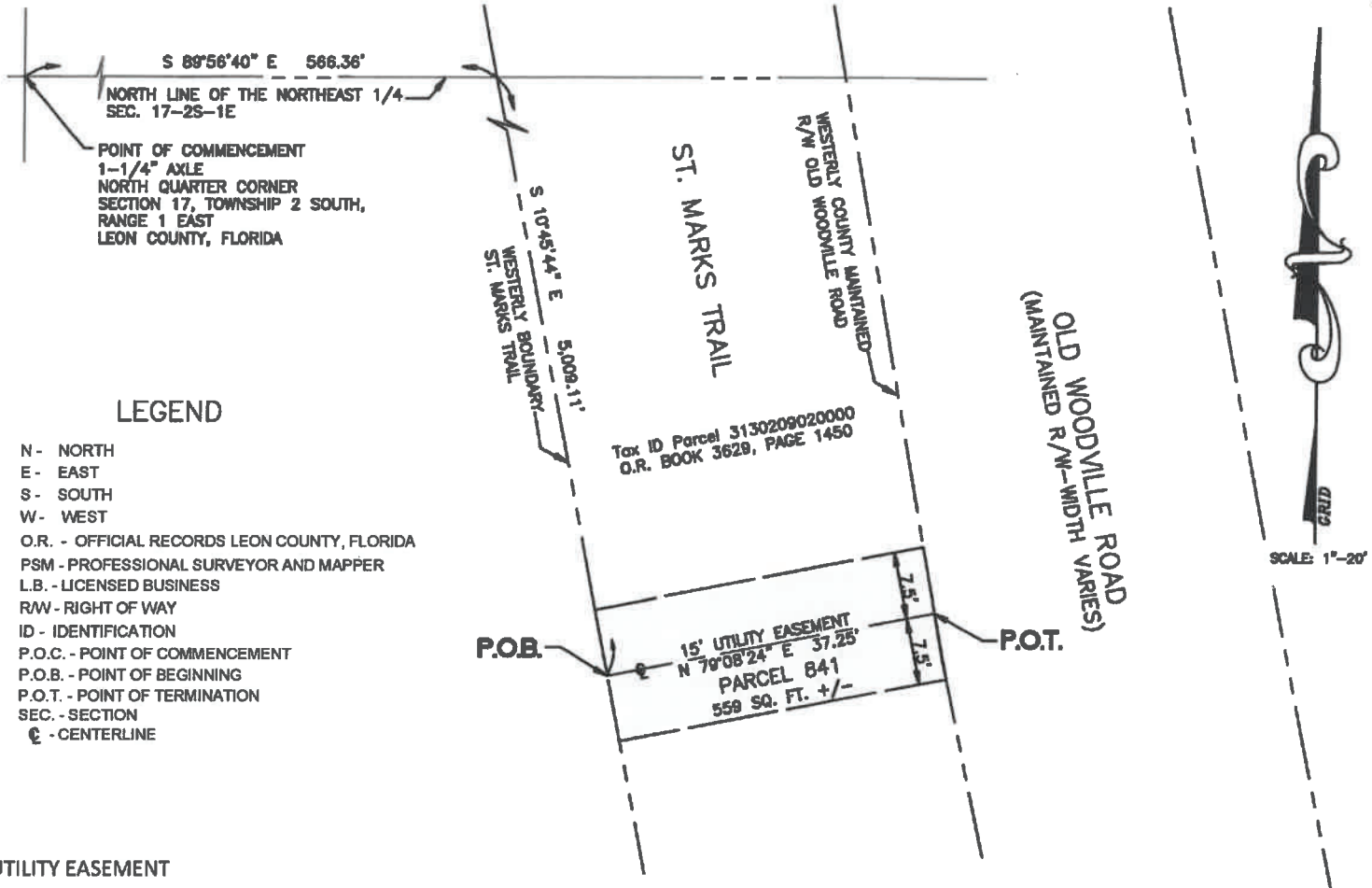
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**MICHAEL W. O'NEAL, PSM**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**FLORIDA CERTIFICATE NO. 6027**

REVISIONS	
DATE	DESCRIPTION
JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. <b>01</b>	

**SKETCH AND LEGAL DESCRIPTION**  
**UTILITY EASEMENT**  
**PARCEL 850**  
**WOODVILLE SEWER/ST. MARKS TRAIL**

**O'NEAL SURVEYING & MAPPING, INC.**  
 267 JOHN KNOX ROAD, SUITE 207  
 Tallahassee, FL 32303  
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 Licensed Business 7713



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The sidelines of said 15 foot wide strip of land shall be prolonged or shortened to begin or terminate at their intersections with the westerly County maintained right of way of Old Woodville Road and the westerly boundary of said St. Marks Trail.

Comprising 559 square feet, more or less.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:



Michael W O'Neal Digitally signed by Michael W O'Neal  
Date: 2020.08.05 13:43:09 -0500

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS.

BSM: *May 15*

DATE: 8/14/20

**NOTES:**

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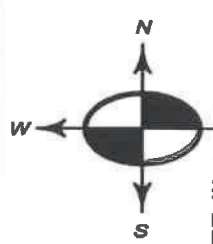
MICHAEL W. O'NEAL, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6027

REVISIONS	
DATE	DESCRIPTION

JOB NUMBER: INF190228	DATE: 3/4/20
DRAWN BY: ABE	CHECKED BY: MWO
SHEET NO. 01	

**SKETCH AND LEGAL DESCRIPTION  
UTILITY EASEMENT  
PARCEL 841  
WOODVILLE SEWER/ST. MARKS TRAIL**



**O'NEAL SURVEYING  
& MAPPING, INC.**

267 JOHN KNOX ROAD, SUITE 207  
Tallahassee, FL 32303  
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