



CROSS SEMINOLE TRAIL LAND MANAGEMENT PLAN

State Lease #4770



CROSS SEMINOLE TRAIL LAND MANAGEMENT PLAN EXECUTIVE SUMMARY

The Cross Seminole Trail (CST) is a 14-foot-wide multi-use paved trail (in most areas) which traverses through Oviedo, Winter Springs, Longwood, Lake Mary and Sanford in Seminole County. The trail corridor is approximately 27.69 miles in length, of which 11.3 miles are owned by the Board of Trustees of the Internal Improvement Trust Fund (Trustees) in two segments (2.75 and 8.55 miles). The Florida Department of Transportation (FDOT) owns 1.85 miles. The remaining 14.54 miles are owned by or otherwise in the control of Seminole County. Development of the trail has occurred in phases, with the entire 27.69 miles now opened to public use.

Current uses of the CST include walking/hiking/jogging, bicycling and inline skating. Horseback riding is allowed along the wider shoulder areas between the City of Winter Springs and Oviedo. The natural area adjacent to the paved trail from Franklin Street in Oviedo to the northern terminus of the CST has been designated as part of the Florida National Scenic Trail. The CST connects to Orange County's Cady Way Trail at its southern terminus.

Locally managed parks, which also serve as trailheads for the CST, provide restrooms, picnic pavilions, exercise stations, playgrounds, sports fields, wildlife viewing and environmental education opportunities. These include CST Rinehart/Lake Mary Trailhead Park (not managed by the County), Greenwood Lakes Park, Spring Hammock Preserve, Big Tree Park, Soldier's Creek Park and Central Winds Park (not managed by Seminole County).

The CST state-owned property was the ninth negotiated purchase under the Rails-to-Trails Program. On December 5, 1996, the Trustees obtained fee simple title to 116.38 acres of abandoned rail right-of-way purchased from CSX Transportation, Inc. for \$6,900,000 with funds from the state's Preservation 2000 Program. On March 1, 1997, the Trustees conveyed management authority of the property to the Florida Department of Environmental Protection's Office of Greenways and Trails (OGT) under lease number 4147. OGT, in turn, conveyed management authority to Seminole County via sublease number 4147-01 on August 12, 1997. A new parent lease (# 4770) was executed on July 14, 2020 and supersedes both lease 4147 and sublease 4147-01 (Appendix B).

The CST is located on a former rail corridor, which is listed as a resource group with the Florida State Site File (SE02138). The former rail corridor was the primary transportation link to the South Lake Jesup region and facilitated the delivery of fertilizer and the transporting of vegetables grown on the area's hydric soils. The facilities needed to sustain the former agriculture industry are some of the oldest buildings of its kind within Seminole County. In downtown Oviedo, these include the Nelson and Company and the R. W. Estes Celery Pre-Cooler Plants, both of which are listed on the National Register of Historic Places. According to the Division of Historical Resources (DHR), the Florida Master Site File contains no previously recorded archaeological sites, four resource groups and eight standing structures which are near the trail corridor.

The existing natural communities are located on the edge of the boundary of the trail corridor, and include mesic flatwoods, bayhead, scrub, scrubby flatwoods and blackwater stream. These plant communities are highly disturbed due to railroad construction and now the existence of the trail. Invasive plants along the corridor include air potato (*Dioscorea bulbifera*), skunkvine (*Paederia foetida*), Chinaberry (*Melia azedarach*), cogongrass (*Imperata cylindrica*), Brazilian pepper (*Schinus terebinthefolius*), Camphor tree (*Cinnamomum camphora*), and Swordfern (*Nephrolepis* spp.).

Florida Natural Areas Inventory (FNAI) data indicate a federally listed species, Eastern indigo snake (*Drymarchon couperi*), on or very near the site. Other occurrences within one-half mile of the CST, include the gopher tortoise (*Gopherus polyphemus*), Bald Eagle (*Haliaeetus leucocephalus*), Gopher Tortoise Aphodius Beetle (*Aphodius troglodytes*), Gopher Tortoise Copris Beetle (*Copris gopher*), Large-Jawed Cebionid Beetle (*Selonodon mandibularis*) and the Florida Long-tailed Weasel (*Mustela frenata peninsulae*). Most of these records are old and the natural communities that existed at that time are only located in one area where the trail bisects Spring Hammock Preserve. The only known listed species located on the trail corridor is the gopher tortoise.

The Cross Seminole Trail has now been completed in its entirety as of 2021. Seminole County finalized a Trails Master Plan 2020 Update that addresses alternative connections to the trail and widening sidewalk sections of the CST that are located along three- and five-foot sidewalks (all these connections are on County or City owned property). County contractors continue to treat invasive plants along the corridor.

ACCOMPLISHMENTS – 2012-2022

1. Completion of the trail in its' entirety including (Appendix J):
 - a. Completed a 0.3-mile section between SR 434 and Oviedo Blvd. with a pedestrian crossing.
 - b. Completed the 0.6-mile "missing link" between Spring Hammock Preserve and Layer Elementary School.
 - c. Completed section SR 46 to CR 46.
 - d. Handrails replaced and added.
 - e. Striping, mill and resurface, general maintenance.
2. Trails Master Plan 2020 Update completed in 2021.
3. Safety Improvement Plan for trails completed in 2022.
4. ADA Transition Plan – the County is in the process of completing an ADA Transition Plan that includes and evaluation and recommendations for the Cross Seminole Trail.
5. Added bike repair stations to trailheads.
6. Entering construction phase to modify 17-92 pedestrian bridge access to sidewalk (ADA compliant).
7. New mile markers.
8. New informational kiosks.

Future projects/goals include:

1. Upgrading the north section of the trail.
2. Restoring the urban tree canopy where needed.
3. Developing the powerline alignment in Lake Mary.
4. Develop a trailhead at Lake Monroe Wayside Park.
5. Improve SR 46 crossings.
6. Refine the crossing at Ronald Reagan.



Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are 160 acres or less. It is intended to address the requirements of Chapter 253.034, 259.032, 259.105, and rule 18-2.021. Attachments to, or expansion of this form are welcome, if the space provided below is not sufficient. Please answer all of the items below and number all attachments and reference them in the appropriate location below. You are under no obligation to use this form. Any plan format is acceptable, provided it includes all of the appropriate items from the above mentioned statutes and rule. This form is available in electronic format upon request. For additional information pertaining to management plans, please visit the Division of State Lands Stewardship page on the web at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>.

A. General Information

1. Common Name of the Property: Cross Seminole Trail

2. Lease Number: #4770

3. Acres: 120.49

4. Managing Agency: Seminole County

5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.

The Cross Seminole Trail is a 14-foot wide multi-use paved trail which traverses through Oviedo, Winter Springs, Longwood and Lake Mary in Seminole County. The trail corridor is approximately 27.69 miles in length, of which 11.3 miles are owned by the Board of Trustees of the Internal Improvement Trust Fund (Trustees) in two segments (2.75 and 8.55 miles). The Florida Department of Transportation (FDOT) owns 1.85 miles. The remaining 11.85 miles are owned by or otherwise in the control of Seminole County. Development of the Trail has occurred in phases, with the entire 27.69 miles now opened to public use.

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6. Attach a map showing the location and boundaries of the property including:

a) The location and type of structures or improvements currently on the property.
Appendix A, Figure 1

b) The location and type of proposed improvements. Appendix A, Figure 2

7. Attach a map showing the proximity of this managed area to other conservation areas within 10 miles. Appendix A, Figure 3

8. Please attach a legal description of the property. Appendix B

9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

The CST passes through Spring Hammock Preserve, a portion of which was acquired under the Conservation and Recreational Lands (CARL) state acquisition program and has been designated as Outstanding Florida Waters (Appendix A, Figure 4) pursuant to Rule 62-302.700(9)(f)54, Florida Administrative Code (F.A.C). The trail also passes over Gee, Howell and Soldiers creeks. Any surface waters on the site are classified as Class III waters, which is the statewide default classification, pursuant to Rule 62-302.400(16)(b)59, F.A.C. The floodplain swamps and hydric hammocks in the Lake Jesup watershed are all second growth forests (except for a number of bald cypress, Taxodium distichum, which were hollow and not merchantable timber). The floodplain marshes were converted to farm/agricultural lands at the turn of the century, however approximately 40% are in public ownership and have had some level of restoration.

Due to water flow issues from the construction of the CSX railroad, swales and culverts were installed to alleviate the problem. When the County began construction of the CST, they had to re-establish some of the swale areas and replace some of the culverts that had collapsed. Culverts are replaced as needed.

10. A brief description of soil types, attaching USDA maps when available.

The natural soil profile of the CST is highly disturbed due to the construction of the railroad bed. According to the United States Department of Agriculture (USDA) National Resources Conservation Services (NRCS) Soil Survey Geographic Database (SSURGO SWFWMD GIS data), the CST crosses 21 soil types (Appendix A, Figure 5), which are listed below.

Soils Intersecting Cross Seminole Trail:

Adamsville-Sparr fine sands Felda and Manatee mucky fine sands, depressional

Arents, 0 to 5 percent slopes Myakka and EauGallie fine sands

Astatula fine sand, 0 to 5 percent slopes Nittaw, Okeelanta and Basinger soils, frequently flooded

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern? YES ___ NO X

If YES, please identify:

[Empty box for identifying adjacent aquatic preserve or designated area of critical state concern]

12. Was the property acquired by a conservation land acquisition program? If YES, please identify.

The CST state-owned property was the ninth negotiated purchase under the Rails-to-Trails Program, created by a March 4, 1986 resolution of the Governor and Cabinet, and included in statute by the 1987 Florida Legislature. The purpose of the program, and acquisition of the property, was to acquire and develop abandoned railroad rights-of-way for public recreational trail use.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property? (These restrictions can frequently be found in the lease) YES _____ NO x

If YES, please identify

14. Are there any reservations or encumbrances on the property?

YES _____ NO x

If YES, please identify:

B. Natural and Cultural Resources

15. Are there any archeological or historical sites on this property? YES x NO _____

If YES,

A) How do you plan to locate, protect and preserve these resources?

The CST is located on a former rail corridor, which is listed as a resource group with the Florida State Site File (SE02138) (Appendix C). The former rail corridor was the primary transportation link to the South Lake Jesup region and facilitated the delivery of fertilizer and the transporting of vegetables grown on the area's hydric soils. The facilities needed to sustain the former agriculture industry are some of the oldest buildings of its kind within Seminole County. In downtown Oviedo, these include the Nelson and Company and the R. W. Estes Celery Pre-Cooler Plants, both of which are listed on the National Register of Historic Places. Neither of these are located on property management by Seminole County.

B) Please describe the actions the agency plans to take to locate and identify unknown Resources such as surveys of unknown archeological or historical sites.

See A).

16. Are there any buildings on the property that are fifty or more years old?

YES _____ NO If YES,

A) Please Identify:

B) Have these buildings been evaluated by a historian or historic architect to determine their historical and/or architectural significance. If YES, please identify both the building(s) and the evaluators(s):

C) Please state whether any such buildings are listed in the Florida Master Site File, National Register of Historic Places or a local register of historic places and identify such buildings.

By law, the managing agency must consult with the Division of Historical Resources with regard to any proposed land clearing or ground disturbing activities or with regard to any proposed rehabilitation, restoration or demolition of structures 50 or more years old. Please contact the Division of Historic Resources if you would like to obtain information on archeological/historical sites.

Division of Historical Resources
Florida Department of State
R.A. Gray Building, MS-8
Tallahassee, Florida 32399
(850) 245-6312

17. Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory.

The existing natural communities are located on the edge of the boundary of the trail corridor, and include mesic flatwoods, bayhead, scrub, scrubby flatwoods, hydric hammock and blackwater stream (Appendix D). These plant communities are highly disturbed due to railroad construction and the normal maintenance activities of CSX Transportation, Inc., and development activities.

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site?

YES NO

If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

Yes, we do have gopher tortoises (*Gopherus polyphemus*) in the higher and drier berms along the corridor (some are located on private property but use the corridor for foraging and moving) (Appendix D). All FWC rules and regulations will be followed during any type of resurfacing project in areas where gopher tortoises occur.

There are no gopher tortoise burrow surveys.

If you would like further information regarding natural resources or endangered species please contact the Florida Natural Areas Inventory (FNAI).

Florida Natural Areas Inventory
1018 Thomasville Road, Suite 200-C
Tallahassee, Florida 32303
(850) 224-8207

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated "Outstanding Florida Waters".

The CST passes through Spring Hammock Preserve, a portion of which was acquired under the Conservation and Recreational Lands (CARL) state acquisition program and has been designated as Outstanding Florida Waters (Appendix A, Figure 4) pursuant to Rule 62-302.700(9)(f)54, Florida Administrative Code (F.A.C). The trail also passes over Gee, Howell and Soldiers creeks. Any surface waters on the site are classified as Class III waters, which is the statewide default classification, pursuant to Rule 62-302.400(16)(b)59, F.A.C. The floodplain swamps and hydric hammocks in the Lake Jesup watershed are all second growth forests (except for a few bald cypress, *Taxodium*

20. Are any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams, and outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site? YES NO

If YES, Please identify and provide locations of these resources on a map.

Appendix

21. Are there fish or wildlife resources (both game and non-game) on the property?

YES NO If YES, please describe:

Gopher Tortoises are found along the berm located in some areas along the trail corridor (Appendix D). A burrow survey has never been conducted. All FWC Rules and Regulations are followed during any resurfacing projects.

Since this is a linear trail, there are no resident species.

C. Use of the Property

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in Chapter 253.034, Florida Statutes, and the statutory authority you have for such uses.

The CST state-owned property was the ninth negotiated purchase under the Rails-to-Trails Program, created by a March 4, 1986 resolution of the Governor and Cabinet, and included in statute by the 1987 Florida Legislature. The purpose of the program, and acquisition of the property, was to acquire and develop abandoned railroad rights-of-way for public recreational trail use.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

The desired outcome is to maintain and improve the trail and existing trailheads and improve safety measures at strategic locations.

Continue to Maintain and Improve Public Access and Recreational Opportunities.

a) Continue to monitor visitation rates at trailheads and strategic locations.

b) ~~Work with Seminole County Historical Society to replace/place historical marker signs~~

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Single Multiple use/s is/are:

The Cross Seminole Trail is open to hikers, walkers, bikers, runners, roller blading/skating and any non-motorized activity that is compatible with a paved trail.

25. Were multiple uses considered but not adopted? YES NO

If YES, please describe why:

26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

There is no restoration on this linear feature required except for regular maintenance of the pavement and trailheads.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

All of our paved trails are leased to us through the state or owned full fee and purchased through voter referendum funding. For these reasons, and the fact that we don't have any staff that monitor the trail full time and we are unable to control access, we do not have any fees associated with the use of our trails. We also provide access to all of our parks and wilderness areas free of charge.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

The uses, past, present and future are the same - multi-use trail for hiking, walking, running, biking, roller blading/skating and any non-motorized activity that is compatible with paved trail. There are no regular unauthorized uses, however any unauthorized use is reported directly to the Seminole County Sheriff's Office for enforcement.

29. Do the planned uses impact renewable and non-renewable resources on the property?
YES _____ NO x

If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property? YES _____ NO x

If YES, please attach a map of this area. Appendix

31. Are there any portions of this property no longer needed for your use?

YES _____ NO x

If YES, please attach a map of this area.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

The entire trail is open to the public, dawn to dusk, with multiple access opportunities from neighborhoods and trailheads. Public uses include hiking, biking, running, walking, and roller blading/skating. All are consistent with the purpose for which the property was purchased. Motorized vehicles are prohibited.

33. Assess the feasibility of managing the lands >40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.

This is a linear trail with very narrow right-of-ways. It would not be suitable for any type of recipient site. The tortoises that occur on the existing trail berms were probably pushed out of their habitat due to development adjacent to the trail corridor.

34. Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.

N/A

D. Management Activities

35. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be coordinated.

Seminole County has sole management responsibility.

36. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

Soil erosion occurs occasionally during very large storm events. Since this is a linear feature and most of the properties adjacent to the trail are under private ownership, there is very little we can do to prevent damage. We do respond quickly to remedy any issues.

37. Identify adjacent land uses that will conflict with the planned use of this property, if any.

There are no conflicting land uses.

38. Please describe measures used to prevent/control invasive, non-native plants.

We do have a department-wide invasive species management plan. Invasive species are treated in areas where needed once per month by our mowing contractor.

39. Was there any public or local government involvement / participation in the development of this plan? YES NO If YES, please describe:

We presented this plan to our Parks and Preservation Advisory Committee on July 20th, 2022, which is also open to the public, for review and comments. There were no comments (Appendix I).

40. If an arthropod control plan has been established for this property, please include it as an attachment. (Attachment Appendix E) If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the managing agency. See Chapter 388.4111 regarding mosquito control on public lands.

Seminole County has a Mosquito Control Disease Response Plan for the entire County. Mosquito Control acts only during a health emergency. Appendix E includes the public lands mosquito control plan for our wilderness areas and the Cross Seminole Trail.

41. Management Goals – **The following 8 goals may not all be applicable to your site. Write N/A where appropriate. Also, please add as many goals, objectives, and measures as you wish.**

Core Objectives	Measure	Timeframe 2 yrs = Short Term 10 yrs = Long Term	Expenses and Manpower Budget
1.	Habitat restoration and improvement (Description):		
	N/A		
Prescribe burn _____ acres per year	_____ acres burned per year	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
Maintain _____ acres per year within target fire return interval.	_____ acres within fire return interval target	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Person \$ _____
Conduct habitat/natural community improvement on _____ acres	_____ acres with restoration underway	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Person \$ _____
Conduct habitat/natural community restoration activities on _____ acres.	_____ acres restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
Conduct timber harvest for the purposes of habitat restoration on _____ acres	_____ acres harvested	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

2	Public access and recreational opportunities (Description):			
	We provide a number of trailheads throughout the trail as well as sidewalks that connect to the trail via neighborhoods and roadways. We do not try to estimate carrying capacity for this trail since there is no way to control the number of visitors on any given day due to the multiple points of access and limited control of the site. Refer to Appendix F.			
	Maintain public access and recreational opportunities to allow for a recreational carrying capacity of N/A _____ visitors per day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop additional public access and recreational opportunities to allow for a carrying capacity of N/A _____ visitors/day	_____ visitor opportunities/day	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Continue to provide N/A interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop N/A _____ new interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
3	Hydrological preservation and restoration (Description):			
	N/A			
	Conduct or obtain a site assessment/study to identify potential hydrology restoration needs	Assessment conducted? Y_____ N_____	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Restore natural hydrologic condition and functions to _____ acres on site	_____ acres for which hydrologic restoration is underway (planning, grant writing, earth moving, etc.)	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

		_____ acres for which natural hydrologic conditions and function are restored	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
4	<u>Sustainable forest management (Description):</u>			
	N/A			
	Prepare & implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	Silviculture management plan complete? Y__N__ _____ acres treated	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes (including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	Complete GIS database and re-inventory all attributes every 3-5 years or as needed.	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
		_____ acres of forest inventoried annually	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
5	<u>Exotic and invasive species maintenance and control (Description):</u>			
	Our contractor sprays invasive species when they are mowing the trail shoulder. In many areas, the invasive species are adjacent to the trail but located on private land.			

Annually treat <u> 2 </u> acres of EPPC Category I and Category II invasive exotic plant species.	<u> 20 </u> acres treated	Within 2 yrs <u> </u> Within 10 yrs <u> X </u>	Expense \$ <u>20,000</u> Personnel \$ <u>N/A</u>
Implement control measures on exotic and nuisance animal species	<u> </u> nuisance and exotic species for which control measures are implemented	Within 2 yrs <u> N/A </u> Within 10 yrs <u> N/A </u>	Expense \$ <u> </u> Personnel \$ <u> </u>
6 Capital facilities and infrastructure (Description:			
We share the responsibility of our trail resurfacing projects with our Public Works Department. Resurfacing projects occur every 10-15 years, repairs as needed. The trailheads occur on either County owned parks or are owned and managed by a city. We are also planning on developing a new trailhead at Lake Monroe Wayside Park which is the northern terminus of the of the Cross Seminole Trail.			
To maintain <u> 0 </u> facilities, <u> 0 </u> miles of roads, and <u> 2 </u> miles of trails existing on site (as applicable)	<u> 0 </u> facilities, <u> 0 </u> miles roads, <u> 0 </u> miles trails maintained	Within 2 yrs <u> </u> Within 10 yrs <u> X </u>	Expense \$ <u>300,000</u> Personnel \$ <u> </u>
To construct <u> 1 </u> facilities. <u> 0 </u> miles of roads, and <u> 0 </u> miles of trails (as applicable)	<u> 1 </u> facilities, <u> 0 </u> miles roads, <u> 0 </u> miles trails constructed	Within 2 yrs <u> X </u> Within 10 yrs <u> </u>	Expense \$ <u>100,000</u> Personnel \$ <u> </u>
To improve or repair <u> 0 </u> facilities. <u> 0 </u> miles of roads, and <u> 2 </u> miles of trails existing on site (as applicable)	<u> 0 </u> facilities, <u> 0 </u> miles roads, <u> 2 </u> miles trails improved or repaired	Within 2 yrs <u> </u> Within 10 yrs <u> X </u>	Expense \$ <u>200,000</u> Personnel \$ <u> </u>
7 Cultural and Historical resources (Description:			
N/A			
Ensure all known sites are recorded in the FL Division of Historical Resources Master Site file	<u> </u> of recorded sites	Within 2 yrs <u> </u> Within 10 yrs <u> </u>	Expense \$ <u> </u> Personnel \$ <u> </u>
Monitor <u> </u> recorded sites and send updates to DHR Master Site file as needed	<u> </u> of sites monitored	Within 2 yrs <u> </u> Within 10 yrs <u> </u>	Expense \$ <u> </u> Personnel \$ <u> </u>

	Bring ___ of ___ recorded sites/cultural resources into good condition	_____ of sites in good condition	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
8	Imperiled species habitat maintenance, enhancement, restoration, or population restoration (Description:			
	N/A			
	Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete Y___N___	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Develop monitoring protocols for _____ selected imperiled species	_____ imperiled species for which monitoring protocols are developed	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	Implement monitoring protocols for _____ imperiled species	_____ species for which monitoring is ongoing	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____
	[If applicable, provide additional measurable objective(s) for new or ongoing species-specific management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]	Examples: Project-specific quantity, _____ of nest boxes, # of individuals introduced or trans-located, etc.	Within 2 yrs ____ Within 10 yrs ____	Expense \$ _____ Personnel \$ _____

42. Costs

Activity	Yearly Estimated Cost		
	Priority Cost	Other Management Cost	Cost Effective Methods
<u>Resource Management</u>	N/A	0	0
<u>Administration</u>	25000	208,450	0
<u>Support</u>	N/A	0	0

<u>Capital Improvements</u>	We do not ask for CIP dollars every year		
<u>Recreation Visitor Services</u>	N/A		
<u>Law Enforcement Activities</u>	We call Seminole County Sheriff's Office		

43. A finding regarding whether each planned use conforms to the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at <https://floridadep.gov/lands/environmental-services/content/land-stewardship>, by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784. Does this plan conform to the State Lands Management Plan?

YES NO

44. Please provide the following contact information below:

Name:	Sherry Williams
Managing Agency:	Seminole County Leisure Services Department
Address:	100 E. 1st Street, Sanford, FL 32771
Phone:	407-665-2170
Email Address:	swilliams02@seminolecountyfl.gov

Date Management Plan Prepared: 8/17/22

Please send this completed form and attachments to:

james.parker@dep.state.fl.us, Or
to: Division of State Lands
D.E.P. M.S. 140
3900 Commonwealth Blvd.
Tallahassee Fl. 32399-3000
850-245-3045

APPENDIX A: FIGURES

Figure 1: Existing Features

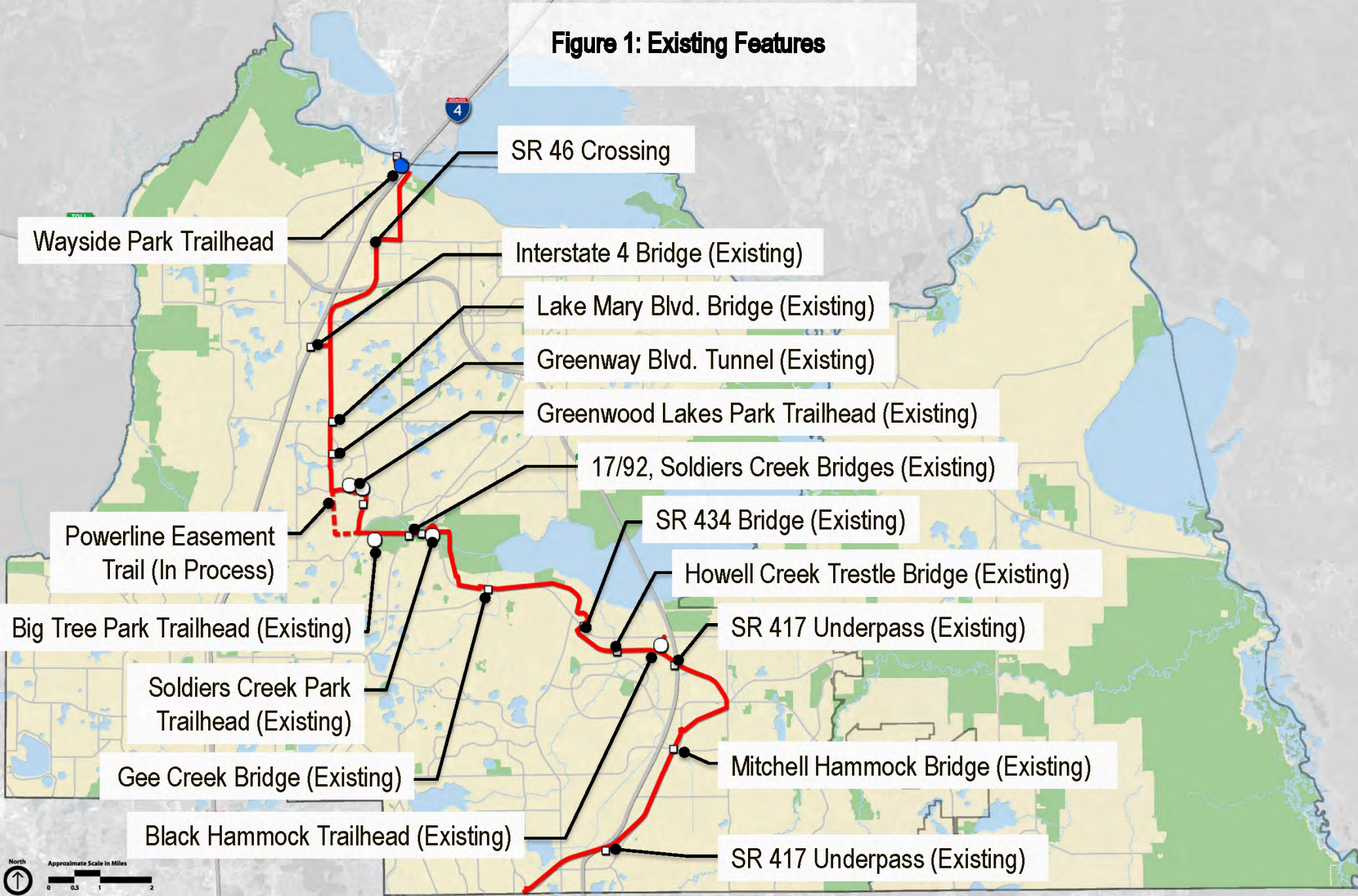
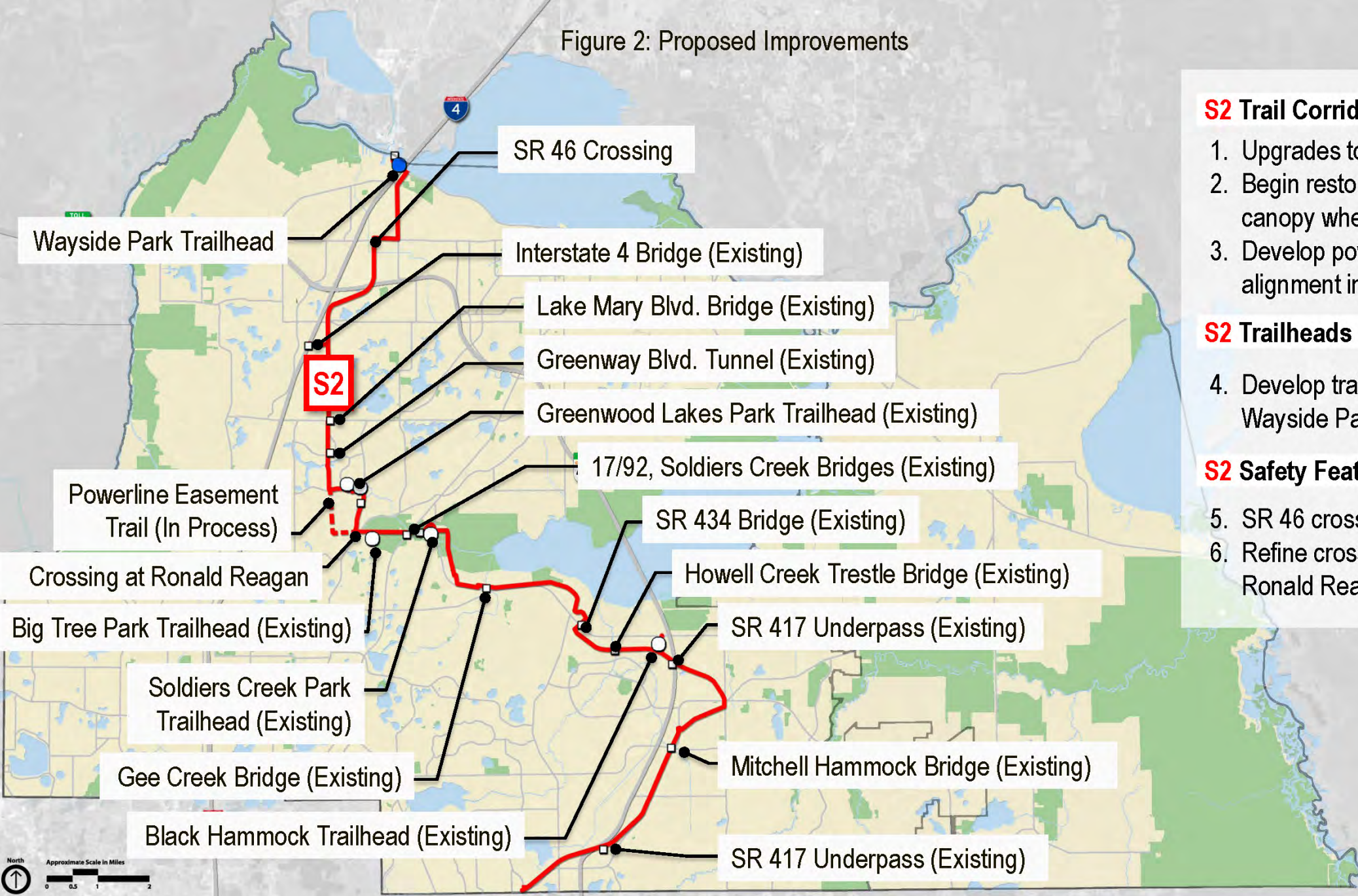


Figure 2: Proposed Improvements



S2 Trail Corridor

1. Upgrades to north section
2. Begin restoration of urban tree canopy where applicable
3. Develop power easement alignment in Lake Mary

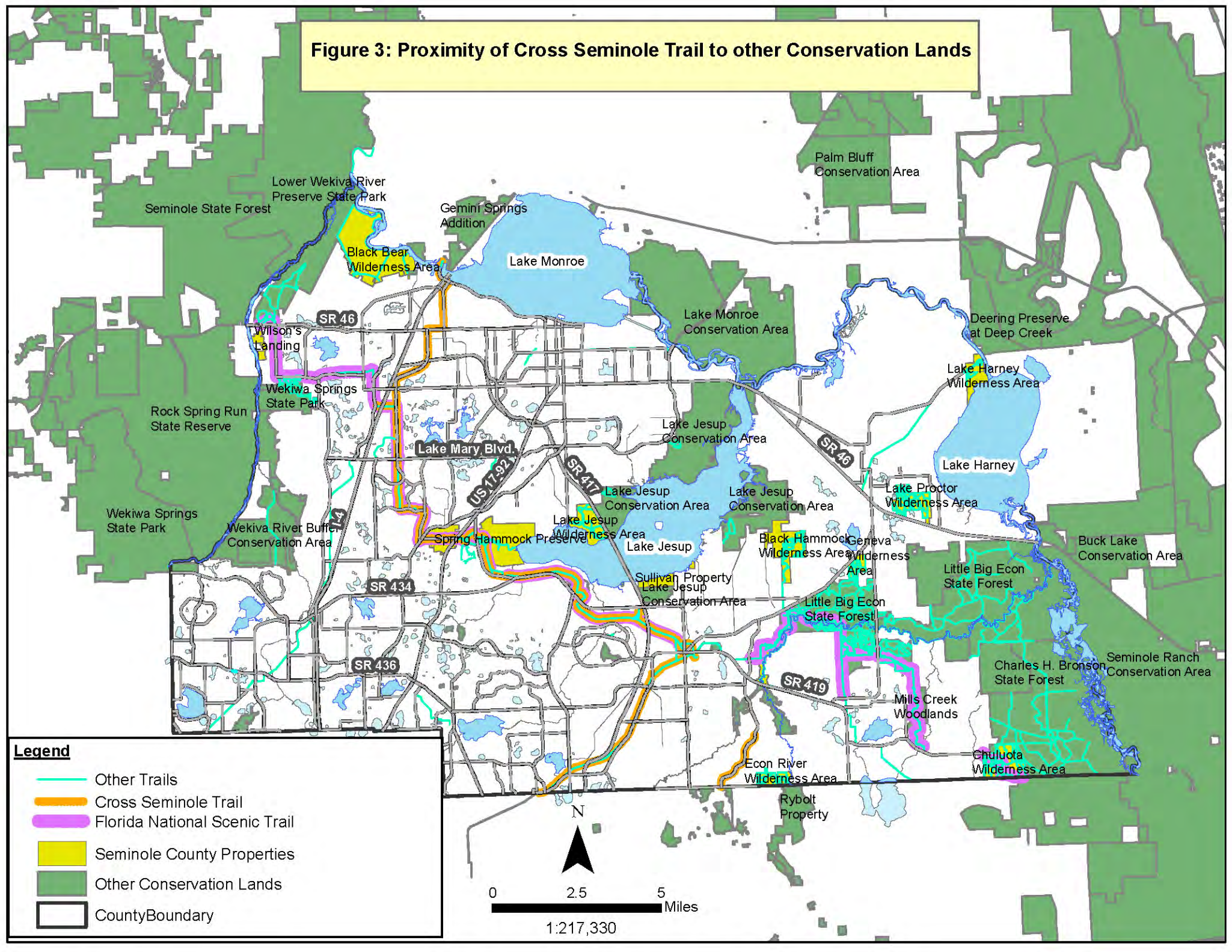
S2 Trailheads

4. Develop trailhead at Wayside Park

S2 Safety Features & Amenities

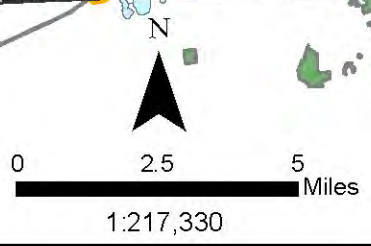
5. SR 46 crossing enhancements
6. Refine crossing at Ronald Reagan

Figure 3: Proximity of Cross Seminole Trail to other Conservation Lands



Legend

- Other Trails
- Cross Seminole Trail
- Florida National Scenic Trail
- Seminole County Properties
- Other Conservation Lands
- County Boundary



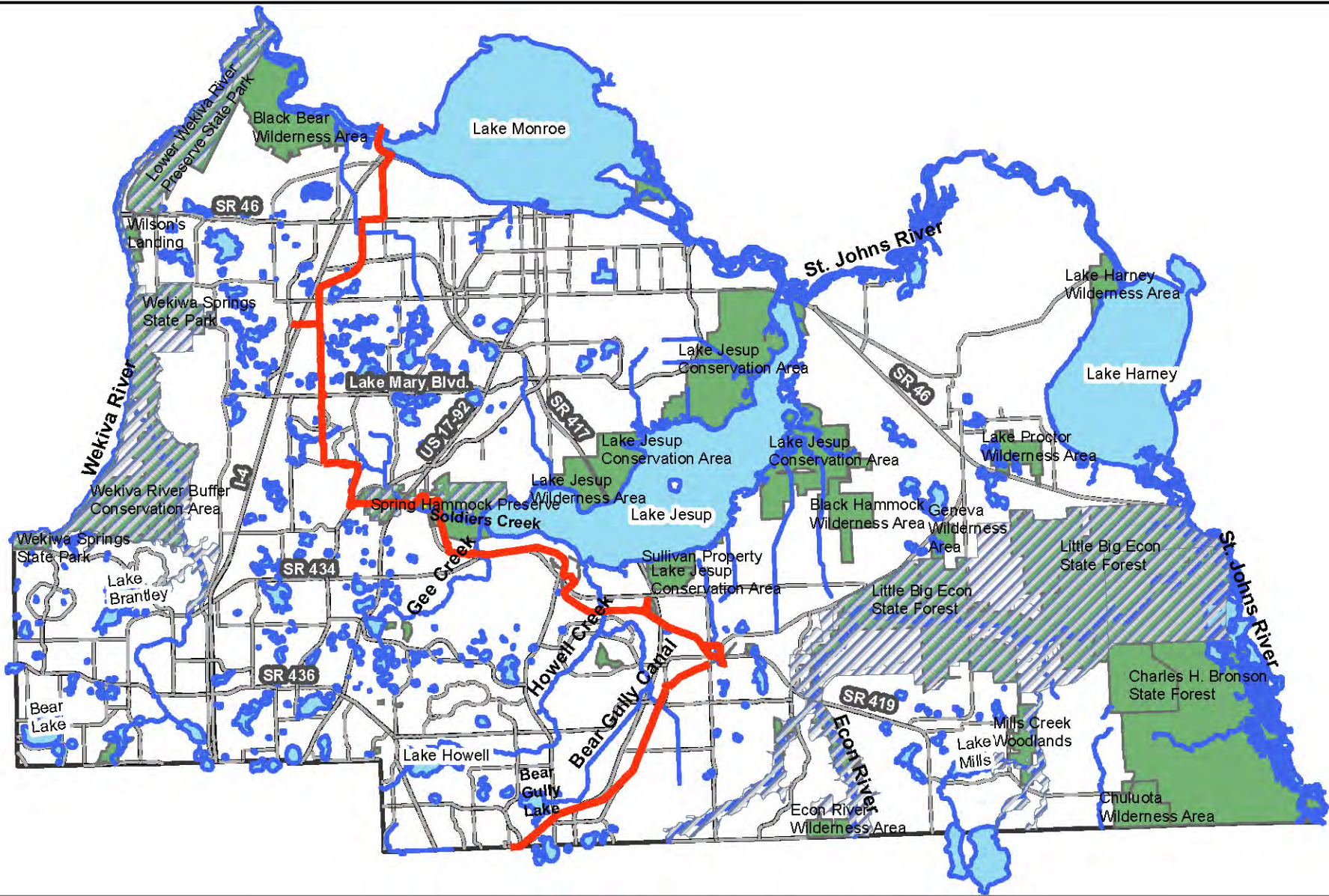





Figure 4: Water Resources Map

Legend

-  Outstanding Florida Water Way - Other/Special Designation
-  Cross Seminole Trail
-  Conservation Lands

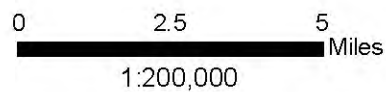
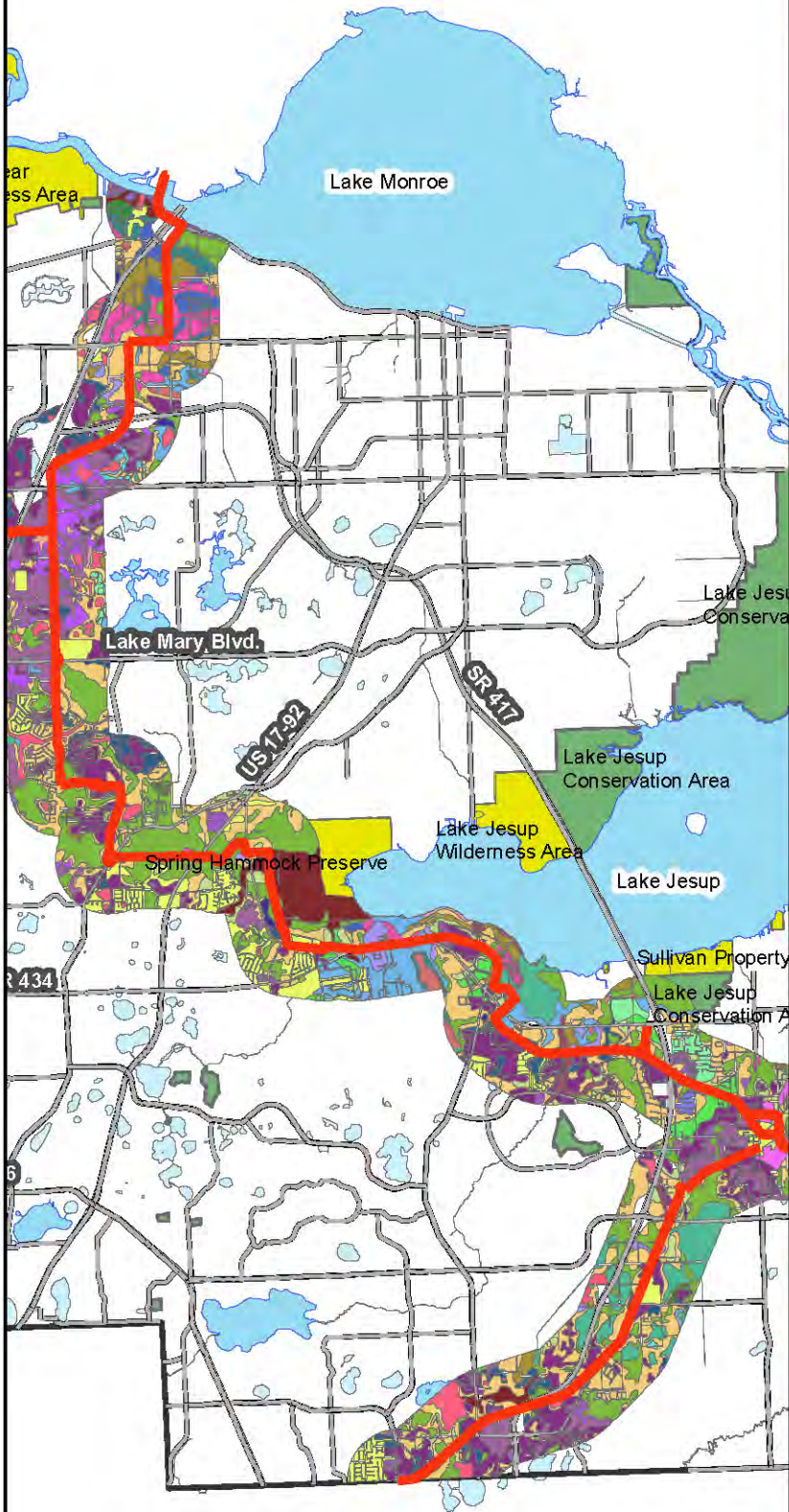
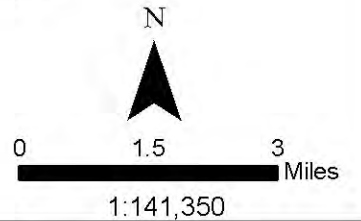


Figure 5: Soils Map



Legend

- Adamsville-Sparr fine sands
- Arents, 0 to 5 percent slopes
- Astatula fine sand, 0 to 5 percent slopes
- Astatula fine sand, 5 to 8 percent slopes
- Astatula-Apopka fine sands, 0 to 5 percent slopes
- Astatula-Apopka fine sands, 5 to 8 percent
- Astatula-Apopka fine sands, 8 to 12 percent slopes
- Basinger and Delray fine sands
- Basinger and Smyrna fine sands, depressional
- Basinger, Samsula, and Hontoon soils, depressional
- Brighton, Samsula, and Sanibel mucks
- Canova and Terra Ceia mucks
- EauGallie and Immokalee fine sands
- Felda and Manatee mucky fine sands, depressional
- Immokalee sand, 0 to 2 percent slopes
- Manatee, Floridana, and Holopaw soils, frequently flooded
- Myakka and EauGallie fine sands
- Nittaw muck, occasionally flooded
- Nittaw mucky fine sand, depressional
- Nittaw, Okeelanta, and Basinger soils, frequently flooded
- Paola-St. Lucie sands, 0 to 5 percent slopes
- Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
- Pomello fine sand, 0 to 5 percent slopes
- Pompano fine sand, occasionally flooded
- Seffner fine sand, 0 to 2 percent slopes
- St. Johns and EauGallie fine sands
- Tavares-Millhopper complex, 0 to 5 percent slopes
- Tavares-Millhopper fine sands, 5 to 8 percent slopes
- Udorthents, excavated
- Urban land, 0 to 2 percent slopes
- Wabasso fine sand, 0 to 2 percent slopes
- Water
- Zolfo-Urban land complex



APPENDIX B: LEASE AGREEMENT #4770
WITH LEGAL DESCRIPTION

Document Type: Current Upland Lease [CUL Coversheet]

Linked _____ FL-SOLARIS # L1598 DM ID# 377616

Lease # _____ 4770

Instrument Desc. _____ RESTATEMENT (PARENT)

Amendment # _____

Document Date _____ 7/28/2020

Original County _____ SEMINOLE

Section(s) _____ SEE ATTACHED SHEET

Township(s) _____

Range(s) _____

Total Area _____ 124.59 Area Unit _____ (A) Acre(s)

Recording County _____ B: _____ P: _____

Recording County Instrument # _____ I

Comments: AMENDED AND RESTATED LEASE #4770 (SEE ATTACHED DOCUMENTS FOR INFORMATION.)

Date prepped:
8/18/2020

Flip Card:

Land Use Summary #

590192, 9800

MAA'd For Rescan & Additional Pages _____ Scan Box # _____

The information on this page was collected during the prep phase of scanning and is an aid for data entry. Please refer to the document for actual information.

**AMENDED & RESTATED LEASE #4770
 FOR OVIEDO – SPRING HAMMOCK TRAIL
 SEMINOLE COUNTY
 SECTION – TWP - RGE**

STR & INVENTORY NUMBERS

County	SEMINOLE
Sections	35, 36, 39, 42
Twp/Rge	20S 30E
Sections	31, 38
Twp/Rge	20S 31E
Sections	35, 36
Twp/Rge	21S 30E
Sections	5, 6, 8, 9, 10, 15, 16, 21, 29, 30, 31, 37, 38
Twp/Rge	21S 31E

This instrument prepared by:
Jay Sircy
Department of Environmental Protection
Bureau of Public Land Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
AID# 35274
[124.59 acres +/-]

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

AMENDED AND RESTATED LEASE NUMBER 4770

THIS AMENDED AND RESTATED LEASE is entered into this 28th day of JULY, 2020, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR" and **SEMINOLE COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, on March 31, 1997, LESSOR and the State of Florida Department of Environmental Protection, Office of Greenways and Trails ("OGT") entered into Lease Number 4147 for the purpose of the establishment and operation of the Oviedo-Spring Hammock Trail project, along with other related uses necessary for the accomplishment of this purpose; and

WHEREAS, on August 12, 1997, OGT and Seminole County, Florida, a political subdivision of the State of Florida, entered into Sublease Number 4147-01 for the purpose of the establishment and operation of non-motorized recreational trails as part of the Oviedo-Spring Hammock Trail; and

WHEREAS, on June 13, 2017, LESSOR and the State of Florida Department of Environmental Protection, Division of Recreation and Parks ("DRP"), as successor in interest to OGT, cancelled Lease Number 4147 and DRP assigned all of its right, title and interest, as sublessor, in Sublease Number 4147-01 to LESSOR; and

WHEREAS, the resulting agreement between LESSOR and LESSEE, previously numbered as Sublease Number 4147-01, was renumbered as Lease Number 4770; and

WHEREAS, LESSOR and LESSEE desire to revise, replace and supersede the lease to clarify and update the terms and conditions.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. **DELEGATIONS OF AUTHORITY:** LESSOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.
2. **DESCRIPTION OF PREMISES:** The property subject to this lease contains 124.59 acres, is situated in the County of Seminole, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter called the "leased premises".
3. **TERM:** This amended and restated lease shall be effective on the date first written above and end on March 31, 2047, unless sooner terminated pursuant to the provisions of this lease.
4. **PURPOSE:** LESSEE shall manage the leased premises only for the conservation and protection of natural and historical resources and for resource based public outdoor activities and education as part of the Oveido-Spring Hammock Trail project which are compatible with the conservation and protection of these public lands, as set forth in subsection 259.032(11), Florida Statutes, along with other related uses necessary for the accomplishment of this purpose as designated in the Management Plan required by paragraph 8 of this lease.
5. **QUIET ENJOYMENT AND RIGHT OF USE:** LESSEE shall have the right of ingress and egress to, from and upon the leased premises for all purposes necessary to the full quiet enjoyment by said LESSEE of the rights conveyed herein.
6. **UNAUTHORIZED USE:** LESSEE shall, through its agents and employees, prevent the unauthorized use of the leased premises or any use thereof not in conformity with this lease.
7. **ASSIGNMENT:** This lease shall not be assigned in whole or in part without the prior written consent of LESSOR, which consent shall not be unreasonably withheld. Any assignment made either in whole or in part without the prior written consent of LESSOR shall be void and without legal effect.
8. **MANAGEMENT PLAN:** LESSEE shall prepare and submit a Management Plan for the leased premises in accordance with Section 253.034, Florida Statutes and subsection 18-2.021(4), Florida Administrative Code. The Management Plan shall be submitted to LESSOR for approval through the Division of State Lands, State of Florida Department of Environmental Protection. The leased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the leased premises without the prior written approval of LESSOR until the Management Plan is approved. LESSEE shall provide LESSOR with an opportunity to participate in all phases of preparing and developing the Management Plan for the leased premises. The Management Plan shall be submitted to LESSOR in draft form for review and comments within ten months of the effective date of this lease. LESSEE shall give LESSOR reasonable notice of the application for and

receipt of any state, federal or local permits as well as any public hearings or meetings relating to the development or use of the leased premises. LESSEE shall not proceed with development of said leased premises including, but not limited to, funding, permit applications, design or building contracts until the Management Plan required herein has been submitted and approved. Any financial commitments made by LESSEE which are not in compliance with the terms of this lease shall be done at LESSEE'S own risk. The Management Plan shall emphasize the original management concept as approved by LESSOR at the time of acquisition which established the primary public purpose for which the leased premises were acquired. The approved Management Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by LESSEE and LESSOR. LESSEE shall not use or alter the leased premises except as provided for in the approved Management Plan without the prior written approval of LESSOR. The Management Plan prepared under this lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Management Plan.

9. **EASEMENTS**: All easements of any nature including, but not limited to, utility easements are required to be granted by LESSOR. LESSEE is not authorized to grant any easements of any nature and any easement granted by LESSEE shall be void and without legal effect.

10. **SUBLEASES**: This lease is for the purposes specified herein and subleases of any nature are prohibited, without the prior written approval of LESSOR. Any sublease not approved in writing by LESSOR shall be void and without legal effect.

11. **RIGHT OF INSPECTION**: LESSOR or its duly authorized agents, representatives or employees shall have the right to reasonably inspect the leased premises and the works and operations of LESSEE in any matter pertaining to this lease.

12. **PLACEMENT AND REMOVAL OF IMPROVEMENTS**: All buildings, structures and improvements shall be constructed at the expense of LESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of LESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done by LESSEE without the prior written approval of LESSOR. Removable equipment and removable improvements placed on the leased premises by LESSEE which do not become a permanent part of the leased premises will remain the property of LESSEE and may be removed by LESSEE before or upon termination of this lease.

13. **INSURANCE REQUIREMENTS**: During the term of this lease LESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the leased premises. The liability insurance

coverage shall be in amounts not less than \$200,000 per person and \$300,000 per incident or occurrence for personal injury, death, and property damage on the leased premises. During the term of this lease, if Section 768.28, Florida Statutes, or its successor statute is subsequently amended to increase the amount of the liability coverages specified herein, LESSEE shall immediately obtain liability coverage for the increased amounts. Such policies of insurance shall name LESSOR and the State of Florida as additional insureds. LESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this lease and shall submit annually thereafter, written evidence of maintaining such insurance policies to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. LESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do business in the State of Florida. In lieu of purchasing insurance, LESSEE may elect to self-insure these coverages. Any certificate of self-insurance shall be issued or approved by the Chief Financial Officer, State of Florida. The certificate of self-insurance shall provide for casualty and liability coverage. LESSEE shall immediately notify LESSOR and the insurer of any erection or removal of any building or other improvement on the leased premises and any changes affecting the value of any improvements and shall request the insurer to make adequate changes in the coverage to reflect the changes in value. LESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this lease.

14. **LIABILITY**: LESSEE shall assist in the investigation of injury or damage claims either for or against LESSOR or the State of Florida pertaining to LESSEE'S respective areas of responsibility under this lease or arising out of LESSEE'S respective management programs or activities and shall contact LESSOR regarding the legal action deemed appropriate to remedy such damage or claims. LESSEE is responsible for, and, to the extent allowed by law, shall indemnify, protect, defend, save and hold harmless LESSOR and the State of Florida, its officers, agents and employees from any and all damages, claims, costs, expense, including attorney's fees, demands, lawsuits, causes of action or liability of any kind or nature arising out of all personal injury and property damage attributable to the negligent acts or omissions of LESSEE, and its officers, employees, and agents. Nothing herein shall be construed as a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims. In the event LESSEE subcontracts any part or all of the work performed in the leased premises, the LESSEE shall require each and every subcontractor to identify the LESSOR as an additional insured on all insurance policies required by the LESSEE. Any contract awarded by LESSEE for

work in the leased premises shall include a provision whereby the LESSEE'S subcontractor agrees to indemnify, pay on behalf, and hold the LESSOR harmless for all injuries and damages arising in connection with the LESSEE'S subcontract.

15. **PAYMENT OF TAXES AND ASSESSMENTS:** LESSEE shall assume full responsibility for and shall pay all taxes, assessments, liens or other similar liabilities, if any, that accrue to the leased premises or to the improvements thereon arising after this lease commences including any and all ad valorem taxes and drainage and special assessments or personal property taxes of every kind and all construction or materialman's liens, if any, which may be hereafter lawfully assessed and levied against the leased premises subsequent to the effective date of this lease. In no event shall the LESSEE be held liable for such liabilities which arose prior to the effective date of this lease.

16. **NO WAIVER OF BREACH:** The failure of LESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this lease shall not be construed as a waiver of such covenants, terms or conditions, but the same shall continue in full force and effect, and no waiver of LESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by LESSOR.

17. **TIME:** Time is expressly declared to be of the essence of this lease.

18. **NON-DISCRIMINATION:** LESSEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the leased premises or upon lands adjacent to and used as an adjunct of the leased premises.

19. **UTILITY FEES:** LESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the leased premises and for having the utilities turned off when the leased premises are surrendered.

20. **MINERAL RIGHTS:** This lease does not cover petroleum or petroleum products or minerals and does not give the right to LESSEE to drill for or develop the same.

21. **RIGHT OF AUDIT:** LESSEE shall make available to LESSOR all financial and other records relating to this lease, and LESSOR shall have the right to audit such records at any reasonable time during the term of this lease. This right shall be continuous until this lease expires or is terminated. This lease may be terminated by LESSOR should LESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this lease, pursuant to the provisions of Chapter 119, Florida Statutes.

22. **CONDITION OF PREMISES:** LESSOR assumes no liability or obligation to LESSEE with reference to the condition of the leased premises. The leased premises herein are leased by LESSOR to LESSEE in an "as is" condition, with LESSOR assuming no responsibility for the care, repair, maintenance or improvement of the leased premises for the benefit of LESSEE.

23. **COMPLIANCE WITH LAWS:** LESSEE agrees that this lease is contingent upon and subject to LESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

24. **NOTICE:** All notices given under this lease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. LESSOR and LESSEE hereby designate their address as follows:

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

LESSEE: Seminole County, Florida
1101 East First Street
Sanford, Florida 32771

25. **BREACH OF COVENANTS, TERMS, OR CONDITIONS:** Should LESSEE breach any of the covenants, terms, or conditions of this lease, LESSOR shall give written notice to LESSEE to remedy such breach within sixty days of such notice. In the event LESSEE fails to remedy the breach to the satisfaction of LESSOR within sixty days of receipt of written notice, LESSOR may either terminate this lease and recover from LESSEE all damages LESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the leased premises or maintain this lease in full force and effect and exercise all rights and remedies herein conferred upon LESSOR.

26. **DAMAGE TO THE PREMISES:** (a) LESSEE shall not do, or suffer to be done, in, on or upon the leased premises or as affecting said leased premises or adjacent properties, any act which may result in damage or depreciation of value to the leased premises or adjacent properties, or any part thereof. (b) LESSEE shall not generate, store, produce, place, treat, release or discharge any contaminants, pollutants, or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the leased premises or any adjacent lands or waters in any manner not permitted by law. For

the purposes of this lease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of LESSEE'S failure to comply with this paragraph, LESSEE shall, at its sole cost and expense, promptly commence and diligently pursue any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the leased premises, and (2) all off-site ground and surface waters and lands affected by LESSEE'S such failure to comply, as may be necessary to bring the leased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. LESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this lease. This paragraph shall not be construed as a limitation upon LESSEE'S obligations as set forth in paragraph 14 of this lease, nor upon any other obligations or responsibilities of LESSEE as set forth herein. Nothing herein shall relieve LESSEE of any responsibility or liability prescribed by law for fines, penalties and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by LESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, LESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to LESSOR, all within the reporting periods of the applicable governmental agencies. This paragraph shall not be deemed to apply to any conditions existing prior to the effective date of this lease.

27. **ENVIRONMENTAL AUDIT:** At LESSOR'S discretion, LESSEE shall provide LESSOR with a current Phase I environmental site assessment conducted in accordance with the State of Florida Department of Environmental Protection, Division of State Lands' standards prior to termination of this lease, and if necessary a Phase II environmental site assessment.

28. **SURRENDER OF PREMISES:** Upon termination or expiration of this lease, LESSEE shall surrender the leased premises to LESSOR. In the event no further use of the leased premises or any part thereof is needed, LESSEE shall give written

notification to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection ("Division"), Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the leased premises. Notification shall include a legal description, this lease number, and an explanation of the release. The release shall only be valid if approved by LESSOR through the execution of a release of lease instrument with the same formality as this lease. Upon release of all or any part of the leased premises or upon termination or expiration of this lease, all improvements, including both physical structures and modifications to the leased premises, shall become the property of LESSOR, unless LESSOR gives written notice to LESSEE to remove any or all such improvements at the expense of LESSEE. The decision to retain any improvements upon termination or expiration of this lease shall be at LESSOR'S sole discretion. Prior to surrender of all or any part of the leased premises a representative of the Division shall perform an on-site inspection and the keys to any building on the leased premises shall be turned over to the Division.

29. **BEST MANAGEMENT PRACTICES:** LESSEE shall implement applicable Best Management Practices for all activities conducted under this lease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by LESSOR, LESSEE or other land managing agencies for the protection and enhancement of the leased premises.

30. **PUBLIC LANDS ARTHROPOD CONTROL PLAN:** LESSEE shall identify and subsequently designate to the respective arthropod control district or districts within one year of the effective date of this lease all of the environmentally sensitive and biologically highly productive lands contained within the leased premises, in accordance with Section 388.4111, Florida Statutes, and Chapter 5E-13, Florida Administrative Code, for the purpose of obtaining a public lands arthropod control plan for such lands.

31. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES:** Fee title to the leased premises is held by LESSOR. LESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the leased premises including, but not limited to, mortgages or construction liens against the leased premises or against any interest of LESSOR therein.

32. **PARTIAL INVALIDITY:** If any term, covenant, condition or provision of this lease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

33. **ARCHAEOLOGICAL AND HISTORIC SITES:** Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Management Plan prepared pursuant to Chapter 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises.

34. **SOVEREIGNTY SUBMERGED LANDS:** This lease does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

35. **ENTIRE UNDERSTANDING:** This lease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of LESSOR.

36. **MAINTENANCE OF IMPROVEMENTS:** LESSEE shall maintain the real property contained within the leased premises and the improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Management Plan, and meeting all building and safety codes. LESSEE shall maintain any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this lease.

37. **GOVERNING LAW:** This lease shall be governed by and interpreted according to the laws of the State of Florida.

38. **SIGNS:** LESSEE shall ensure that the area is identified as being publicly owned and operated as a public facility in all signs, literature and advertising. If federal grants or funds are used by LESSEE for any project on the leased premises LESSEE shall erect signs identifying the leased premises as a federally assisted project.

39. **SECTION CAPTIONS:** Articles, subsections and other captions contained in this lease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this lease or any provisions thereof.

40. **ADMINISTRATIVE FEE:** LESSEE shall pay LESSOR an annual administrative fee of \$300 pursuant to subsection 18-2.020 (8), Florida Administrative Code. The initial annual administrative fee shall be payable within thirty days from the date of execution of this lease agreement and shall be prorated based on the number of months or fraction thereof remaining

in the fiscal year of execution. For purposes of this lease agreement, the fiscal year shall be the period extending from July 1 to June 30. Each annual payment thereafter shall be due and payable on July 1 of each subsequent year.

41. **RIGHT OF TERMINATION**: Anything contained in this lease to the contrary notwithstanding, LESSOR shall have the right and option to terminate this lease, at will, for any reason whatsoever, by giving the LESSEE written notice of such election to terminate at least six (6) months prior to the effective date of such termination. LESSEE shall continue to honor its obligations under the lease until the effective date of the termination, including LESSEE'S obligations concerning surrender of the leased premises.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this amended and restated lease to be executed on the day and year first above written.

WITNESSES:

David Lee Fewell
Original Signature

DAVE FEWELL
Print/Type Name of Witness

Kessler
Original Signature

Lisa Marie Kessler
Print/Type Name of Witness

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

[Signature] (SEAL)

BY: Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

“LESSOR”

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28 day of JULY, 2020 by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

APPROVED SUBJECT TO PROPER EXECUTION:

[Signature] 06-02-2020
DEP Attorney Date

David Lee Fewell
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____



ATTEST

[Handwritten signature]

GRANT MALONEY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

For the use and reliance of
Seminole County only.

Approved as to form and
legal sufficiency.

[Handwritten signature]
County Attorney

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
JAY ZEMBOWER, Chairman

Date: 7-14-2020

As authorized for execution by the Board of
County Commissioners at its July 14,
2020 regular meeting.

EXHIBIT "A"

EXHIBIT A

Description of property at: Seminole County, Florida
To: Board of Trustees of the Internal Improvement Trust Fund of
the State of Florida
CSXT Deed File No.: 1996-00454-BDJ

Two parcels or tracts of land lying and being situated in Seminole County, Florida, more particularly described as follows:

PARCEL I

COMMENCING AT A 2" IRON PIPE, BEING A PERMANENT REFERENCE MONUMENT, MARKING THE LOCATION OF THE NORTHWEST CORNER OF LOT 33 ENTZMINGER FARMS, ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5 AT PAGE 9 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN S 6°11'15" E, ALONG THE WEST LINE OF LOT 33, A DISTANCE OF 0.56 FEET TO THE SOUTH-RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION INC. RAIL CORRIDOR; THENCE RUN S 82°24'15" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 488.46 FEET TO THE POINT OF BEGINNING; THENCE RUN N 07°35'45" E, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, 100.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR; THENCE RUN S 82°24'15" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2104.43 TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1860.09 FEET, A CENTRAL ANGLE OF 00°44'52", A CHORD LENGTH OF 24.28 FEET, AND A CHORD BEARING OF S 82°46'42" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE, 24.28 FEET TO THE WEST LINE OF LOT E, CHASE AND COMPANY'S SUBDIVISION OF WAGNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 64 OF SAID PUBLIC RECORDS; THENCE RUN S 00°00'00" E, ALONG SAID WEST LINE, 25.18 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT E AS SHOWN ON SAID PLAT, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1885.09 FEET, A CENTRAL ANGLE OF 13°52'27", A CHORD LENGTH OF 455.36 FEET AND A CHORD BEARING OF N 89°49'10" E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTH LOT LINE AND EASTERLY EXTENSION THEREOF AS SHOWN ON SAID PLAT, 456.47 FEET TO THE END OF SAID CURVE; THENCE RUN N 82°52'56" E, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT E AND ALONG THE SOUTH LINE OF LOT D OF SAID CHASE AND COMPANY'S SUBDIVISION OF WAGNER, 1598.29 FEET TO THE EAST LINE OF SAID LOT D; THENCE RUN S 07°07'04" E, ALONG THE EAST LINE OF LOT D, 5.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE RUN N 82°52'56" E, ALONG SAID NORTH-RIGHT-OF-WAY LINE, 3724.85 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 974.93 FEET, A CENTRAL ANGLE OF 24°35'01", A CHORD LENGTH OF 415.10 FEET, AND A CHORD BEARING OF S 84°49'33" E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 418.31 FEET TO THE END OF SAID CURVE; THENCE RUN S 72°32'03" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1908.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1293.33 FEET, A CENTRAL ANGLE OF 14°17'14", A CHORD LENGTH OF 321.67 FEET, AND A CHORD BEARING OF S 65°23'26" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 322.51 FEET; THENCE RUN S 72°32'03" E, NON-TANGENT TO SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, 105.53 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING

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A RADIUS OF 1323.33 FEET, A CENTRAL ANGLE OF 03°26'41", A CHORD LENGTH OF 79.55 FEET, AND A CHORD BEARING OF S 52°05'32" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 79.56 FEET TO THE END OF SAID CURVE; THENCE RUN S 50°22'12" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 473.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1398.21 FEET, A CENTRAL ANGLE OF 19°25'21", A CHORD LENGTH OF 471.71 FEET, AND A CHORD BEARING OF S 40°39'31" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 473.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 868.55 FEET, A CENTRAL ANGLE OF 24°45'16", A CHORD LENGTH OF 372.34 FEET AND A CHORD BEARING OF S 18°34'13" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 375.26 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1210.99 FEET, A CENTRAL ANGLE OF 20°44'42", A CHORD LENGTH OF 436.07 FEET AND A CHORD BEARING OF S 04°10'46" W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 438.46 FEET TO THE END OF SAID CURVE; THENCE RUN S 14°33'07" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 1147.48 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3607.33 FEET, A CENTRAL ANGLE OF 21°15'04", A CHORD LENGTH OF 1330.31 FEET, AND A CHORD BEARING OF S 03°55'35" W; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1337.97 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2148.74 FEET, A CENTRAL ANGLE OF 17°37'34", A CHORD LENGTH OF 658.42 FEET, AND A CHORD BEARING OF S 15°30'44" E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 661.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1815.35 FEET, A CENTRAL ANGLE OF 31°08'12", A CHORD LENGTH OF 974.43 FEET, AND A CHORD BEARING OF S 39°53'37" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 986.53 FEET, TO THE END OF SAID CURVE; THENCE RUN S 55°27'43" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 2050.40 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1862.80 FEET, A CENTRAL ANGLE OF 36°30'16", A CHORD LENGTH OF 1166.86 FEET, AND A CHORD BEARING OF S 73°42'51" E; THENCE RUN SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1186.83 FEET TO THE END OF SAID CURVE; THENCE RUN N 88°02'01" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 4193.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2612.23 FEET, A CENTRAL ANGLE OF 11°46'38", A CHORD LENGTH OF 536.00 FEET AND A CHORD BEARING OF S 86°04'40" E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 536.95 FEET TO THE END OF SAID CURVE; THENCE RUN S 80°11'21" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 528.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 799.89 FEET, A CENTRAL ANGLE OF 12°05'59", A CHORD LENGTH OF 168.61 FEET, AND A CHORD BEARING OF S 86°14'51" E; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 168.92 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 656.16 FEET, A CENTRAL ANGLE OF 77°02'04", A CHORD LENGTH OF 817.25 FEET, AND A CHORD BEARING OF N 50°18'52" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 882.22

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FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 552.70 FEET, A CENTRAL ANGLE OF 12°22'00", A CHORD LENGTH OF 119.06 FEET AND A CHORD BEARING OF N 11°39'00" E; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 119.29 FEET TO THE END OF SAID CURVE; THENCE RUN N 05°28'21" E, NON-TANGENT TO SAID CURVE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 962.18 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 434; THENCE RUN S 80°22'00" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 100.27 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR; THENCE RUN S 05°28'21" W, ALONG SAID EAST RIGHT-OF-WAY LINE, 1447.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 685.18 FEET, A CENTRAL ANGLE OF 60°55'40", A CHORD LENGTH OF 694.76 FEET AND A CHORD BEARING OF S 24°59'30" E; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 728.61 FEET TO THE END OF SAID CURVE; THENCE RUN S 55°27'20" E, ALONG SAID RIGHT-OF-WAY LINE, 13.84 FEET TO THE WEST LINE OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE RUN N 01°19'04" W, ALONG SAID WEST LINE AND RIGHT-OF-WAY LINE, 61.70 FEET TO A POINT, SAID POINT LYING S 01°19'04" E, 143.82 FEET FROM A 2" IRON PIPE MARKING THE LOCATION OF THE NORTHWEST CORNER OF SAID SECTION 9; THENCE RUN S 55°27'20" E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 1664.34 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN S 01°06'07" E, ALONG SAID WEST LINE AND RIGHT-OF-WAY LINE, 61.53 FEET; THENCE DEPARTING SAID WEST LINE, RUN S 55°27'20" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 288.40 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN S 89°46'30" W, ALONG SAID SOUTH LINE, 43.84 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S 55°27'20" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 449.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2290.38 FEET, A CENTRAL ANGLE OF 13°09'59", A CHORD LENGTH OF 525.16 FEET, AND A CHORD BEARING OF S 62°02'19" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 526.32 FEET TO THE END OF SAID CURVE; THENCE RUN S 68°37'19" E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 366.16 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN S 68°58'44" E, 887.15 FEET; THENCE RUN S 69°07'04" E, 553.21 FEET, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE RUN S 68°43'34" E, 834.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1940.10, A CENTRAL ANGLE OF 37°35'00", A CHORD LENGTH OF 1249.92 FEET AND A CHORD BEARING OF S 49°56'04" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1272.62 FEET TO THE END OF SAID CURVE; THENCE RUN S 31°08'34" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 790.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2834.94 FEET, A CENTRAL ANGLE OF 09°37'29", A CHORD LENGTH OF 475.66 FEET, AND A CHORD BEARING OF S 35°57'18" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 476.22 FEET TO THE END OF SAID CURVE; THENCE RUN S 40°46'02" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE 272.49 FEET; THENCE RUN S 42°21'19" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 160.15 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE

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31 EAST; THENCE RUN S 00°35'00" E, ALONG SAID EAST LINE, AND RIGHT-OF-WAY LINE, 15.01 FEET; THENCE DEPARTING SAID EAST LINE, RUN S 42°21'19" E, ALONG THE APPARENT EASTERLY RIGHT-OF-WAY LINE, 444.90 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 419 (BROADWAY STREET); THENCE RUN N 89°52'06" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 15.16 FEET TO THE WEST BOUNDARY OF PARCEL D OF THOSE LANDS CONVEYED TO NELSON AND CO. BY SEABOARD SYSTEM RAILROAD INC. AS RECORDED IN O.R. BOOK 997 AT PAGE 694 OF SAID PUBLIC RECORDS; THENCE RUN S 41°57'09" E, ALONG SAID WEST LINE, 151.83 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 553.73 FEET, A CENTRAL ANGLE OF 42°15'57", A CHORD LENGTH OF 399.27 FEET AND A CHORD BEARING OF S 63°05'08" E; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 408.47 FEET TO A POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH HAVING A RADIUS OF 931.98 FEET, A CENTRAL ANGLE OF 28°04'21", A CHORD LENGTH OF 452.08 FEET AND A CHORD BEARING OF N 81°46'09" E, SAID CURVE BEING THE SOUTHERLY BOUNDARY OF THOSE LANDS CONVEYED TO EVANS GROVES INC. BY SEABOARD SYSTEM RAILROAD INC. AS RECORDED IN O.R. BOOK 1723 AT PAGE 1558 OF SAID PUBLIC RECORDS; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, 456.63 FEET TO THE END OF SAID CURVE; THENCE RUN N 67°42'20" E, ALONG SAID SOUTH BOUNDARY, 117.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2123.89 FEET, A CENTRAL ANGLE OF 10°45'18", A CHORD LENGTH OF 398.09 FEET, AND A CHORD BEARING OF N 62°21'37" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 398.67 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 419; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1359.36 FEET, A CENTRAL ANGLE OF 2°04'20", A CHORD LENGTH OF 49.16 FEET, AND A CHORD BEARING OF N 51°54'21" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 49.17 FEET TO THE SOUTH LINE OF SAID SECTION 10; THENCE RUN S 89°30'46" W, ALONG SAID SOUTH LINE, AND RIGHT-OF-WAY LINE, 40.64 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1334.35 FEET, A CENTRAL ANGLE OF 10°20'49", A CHORD LENGTH OF 240.64 FEET, AND A CHORD BEARING OF N 47°03'34" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND WESTERLY RIGHT-OF-WAY OF SAID RAIL CORRIDOR, 240.97 FEET TO THE END OF SAID CURVE; THENCE RUN N 41°53'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 194.93 FEET; TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE RUN S 00°42'06" E, ALONG SAID EAST LINE AND WESTERLY RIGHT-OF-WAY LINE, 36.94 FEET; THENCE RUN N 41°53'09" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1706.54 FEET TO THE WEST LINE OF THOSE LANDS CONVEYED TO NELSON AND COMPANY BY SEABOARD SYSTEM RAILROAD INC. PER DEED DATED JUNE 12, 1985; THENCE RUN S 00°48'34" E, ALONG SAID WEST LINE, 73.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR; THENCE RUN S 41°53'09" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1220.76 FEET; THENCE RUN S 48°06'51" E, ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE RUN S 41°53'09" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 410.02 FEET TO THE SOUTH LINE OF LOT B OF ESTES ADDITION TO OVIEDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 44 OF SAID PUBLIC RECORDS; THENCE RUN N 89°24'33" E, ALONG SAID SOUTH LINE, 20.34 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S 41°53'09" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 203.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE

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TO THE NORTHWEST, HAVING A RADIUS OF 1484.35 FEET, A CENTRAL ANGLE OF 3°17'33", A CHORD LENGTH OF 85.29 FEET, AND A CHORD BEARING OF S 43°31'56" W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 85.30 FEET TO A POINT ON SAID SOUTH LINE OF SECTION 10; THENCE RUN S 89°30'46" W, ALONG SAID SOUTH LINE AND RIGHT-OF-WAY LINE, 110.49 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1409.36 FEET, A CENTRAL ANGLE OF 18°59'48", A CHORD LENGTH OF 465.14 FEET, AND A CHORD BEARING OF S 57°53'30" W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 467.28 FEET TO THE END OF SAID CURVE; THENCE RUN S 67°23'24" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 265.86 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 663.74 FEET, A CENTRAL ANGLE OF 14°26'55", A CHORD LENGTH OF 166.93 FEET, AND A CHORD BEARING OF S 67°23'24" W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 167.38 FEET; THENCE DEPARTING SAID CURVE RUN S 67°23'24" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 849.72 FEET TO THE EAST LINE OF BLOCK "E", AULINS PLAN OF OVIEDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGE 44 OF SAID PUBLIC RECORDS; THENCE RUN S 00°39'59" E, ALONG SAID EAST LINE, 66.80 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK "E"; THENCE N 89°56'16" W, ALONG THE SOUTH LINE OF SAID LOT 13 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR; THENCE DEPARTING SAID SOUTH LINE RUN S 61°59'29" W, 57.16 FEET; THENCE N 00°40'00" W, 17.40 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR; THENCE RUN S 67°23'24" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1454.72 FEET TO THE WEST LINE OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE RUN S 00°36'24" E, ALONG SAID WEST LINE AND RIGHT-OF-WAY LINE, 16.18 FEET; THENCE RUN S 67°23'24" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 2082.03 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1418.39 FEET, A CENTRAL ANGLE OF 18°43'48", A CHORD LENGTH OF 461.61 FEET, AND A CHORD BEARING OF S 58°01'30" W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 463.67 FEET TO THE END OF SAID CURVE; THENCE RUN S 48°39'36" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1661.81 FEET; THENCE RUN N 41°20'24" W, 13.00 FEET; THENCE RUN S 48°39'36" W, 96.10 FEET; THENCE RUN S 41°20'24" E, 13.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 48°39'36" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 41.04 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1397.57 FEET, A CENTRAL ANGLE OF 25°18'41", A CHORD LENGTH OF 612.39 FEET, AND A CHORD BEARING OF S 36°00'15" W; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 617.40 FEET TO THE END OF SAID LINE; THENCE RUN S 23°20'55" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 1678.38 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE WHOSE LOCATION IS DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°32'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 984.71 FEET TO THE CENTERLINE OF SURVEY OF SAID STATE ROAD NO. 426; THENCE S 38°42'18" W, ALONG SAID CENTERLINE, 450.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1910.08 FEET, A CENTRAL ANGLE OF 00°12'03" AND A CHORD BEARING OF S

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38°36'17" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, 6.69 FEET; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD NO. 426, RUN N 66°39'05" W, PERPENDICULAR TO THE CENTERLINE OF SAID CSX RAILROAD 88.20 FEET TO SAID POINT;

FROM SAID POINT CONTINUE N 66°39'05" W, 80.00 FEET TO THE WESTERLY BOUNDARY OF SAID RAIL CORRIDOR; THENCE RUN N 23°20'55" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1678.38 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1477.57 FEET, A CENTRAL ANGLE OF 25°18'41", A CHORD LENGTH OF 647.45 FEET, AND A CHORD BEARING OF N 36°00'15" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE 652.74 FEET TO THE END OF SAID CURVE; THENCE RUN N 48°39'36" E, ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID CORRIDOR, 1798.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1498.39 FEET, A CENTRAL ANGLE OF 18°43'48", A CHORD LENGTH OF 487.65 FEET, AND A CHORD BEARING OF N 58°01'30" E; THENCE RUN EASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, 489.83 FEET TO THE END OF SAID CURVE; THENCE RUN N 67°23'24" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 2039.10 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE RUN N 89°52'34" E, ALONG SAID SOUTH LINE 69.78 FEET TO SAID WEST LINE OF SECTION 15; THENCE RUN N 00°36'24" W, ALONG SAID WEST LINE, 12.60 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN N 67°23'24" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1685.87 FEET; THENCE RUN S 22°31'55" E, 5.00 FEET; THENCE RUN N 67°23'24" E, 594.48 FEET TO THE SOUTHERLY EXTENSION OF TO THE EASTERLY BOUNDARY OF PARCEL C AND B OF THOSE LANDS CONVEYED TO NELSON AND CO. BY SEABOARD SYSTEM RAILROAD INC. PER DEED RECORDED IN O.R. BOOK 997 AT PAGE 694 OF SAID PUBLIC RECORDS; THENCE RUN N 12°51'25" W, ALONG SAID BOUNDARY, 86.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 593.73 FEET, A CENTRAL ANGLE OF 07°21'49", A CHORD LENGTH OF 76.25 FEET, AND A CHORD BEARING OF N 81°51'37" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND BOUNDARY LINE, 76.31 FEET; THENCE RUN N 64°57'57" W, 141.07 FEET; THENCE RUN S 24°34'06" W, 15.69 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 593.73 FEET, A CENTRAL ANGLE OF 22°30'29", A CHORD LENGTH OF 231.74 FEET AND A CHORD BEARING OF N 53°12'23" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND BOUNDARY, 233.24 FEET TO THE END OF SAID CURVE; THENCE RUN N 41°57'09" W, CONTINUING ALONG SAID BOUNDARY, 187.37 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 419; THENCE RUN S 89°2'06" W ALONG SAID SOUTH LINE, 14.34 FEET; THENCE RUN S 00°24'14" E, 8.77 FEET; THENCE RUN N 42°21'19" W, ALONG THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 588.01 FEET; THENCE RUN N 40°46'02" W, ALONG THE APPARENT WESTERLY RIGHT-OF-WAY LINE, 194.52 FEET; THENCE RUN N 89°41'42" W, 6.63 FEET; THENCE RUN N 40°46'02" W, ALONG SAID APPARENT WESTERLY RIGHT-OF-WAY LINE, 74.37 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2894.94 FEET, A CENTRAL ANGLE OF 09°37'29", A CHORD LENGTH OF 485.73 FEET, AND CHORD BEARING OF N 35°57'18" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, 486.30 FEET TO THE END OF SAID CURVE; THENCE RUN N 31°08'34" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 790.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1880.10 FEET, A CENTRAL

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ANGLE OF 37°35'00", A CHORD LENGTH OF 1211.27 FEET, AND A CHORD BEARING OF N 49°56'04" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1233.26 FEET TO THE END OF SAID CURVE; THENCE RUN N 68°43'34" W, 809.82 FEET TO THE AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9; THENCE RUN N 68°38'11" W, 1444.11 FEET TO THE AFORESAID EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN N 68°37'19" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CORRIDOR, 386.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2340.38 FEET, A CENTRAL ANGLE OF 13°09'59", A CHORD LENGTH OF 536.63 FEET AND CHORD BEARING OF N 62°02'19"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 537.81 FEET TO THE END OF SAID CURVE; THENCE RUN N 55°27'20" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 521.95 FEET TO THE AFORESAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE RUN S 89°46'30" W, ALONG SAID SOUTH LINE, 43.84 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 55°27'20" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 72.63 FEET TO SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9; THENCE RUN S 01°06'07" E, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 9, A DISTANCE OF 61.53 FEET; THENCE RUN N 55°27'20" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1663.21 FEET TO SAID WEST LINE OF SECTION 9; THENCE RUN N 01°19'04" W, ALONG SAID WEST LINE, 61.70 FEET; THENCE RUN N 55°27'20" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 366.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1852.36 FEET, A CENTRAL ANGLE OF 24°44'01", A CHORD LENGTH OF 793.44 FEET AND A CHORD BEARING OF N 67°49'20" W; THENCE RUN NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 799.63 FEET TO THE END OF SAID CURVE; THENCE RUN N 80°11'21" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CORRIDOR, 693.54 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2512.22 FEET, A CENTRAL ANGLE OF 11°46'38", A CHORD LENGTH OF 515.48 FEET AND A CHORD BEARING OF N 86°04'40" W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 516.39 FEET TO THE END OF SAID CURVE; THENCE RUN S 88°02'01" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 4193.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1962.80 FEET, A CENTRAL ANGLE OF 36°30'16", A CHORD LENGTH OF 1229.50 FEET, AND A CHORD BEARING OF N 73°42'51" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1250.55 FEET TO THE END OF SAID CURVE; THENCE RUN N 55°27'43" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2001.20 FEET; THENCE RUN N 38°13'42" E, 17.96 FEET; THENCE RUN N 52°45'12" W, 236.35 FEET; THENCE RUN S 37°08'11" W, 19.99 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1915.35 FEET, A CENTRAL ANGLE OF 25°32'38", A CHORD LENGTH OF 846.86 FEET AND A CHORD BEARING OF N 37°05'50" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 853.91 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 2248.74 FEET, A CENTRAL ANGLE OF 17°37'34", A CHORD DISTANCE OF 689.06 FEET, AND A CHORD BEARING OF N 15°30'44" W; THENCE RUN NORTHERLY ALONG THE ARC OF SAID

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CURVE AND RIGHT-OF-WAY LINE, 691.79 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3707.33 FEET, A CENTRAL ANGLE OF 21°15'04", A CHORD LENGTH OF 1367.19 FEET AND A CHORD BEARING OF N 03°55'35" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 1375.06 FEET TO THE END OF SAID CURVE; THENCE RUN N 14°33'07" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 1147.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1110.99 FEET, A CENTRAL ANGLE OF 20°44'42", A CHORD LENGTH OF 400.06 FEET AND A CHORD BEARING OF N 4°10'46" E; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 402.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 768.55 FEET, A CENTRAL ANGLE OF 24°45'16", A CHORD LENGTH OF 329.47 FEET, AND A CHORD BEARING OF N 18°34'13" E; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 332.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1298.21 FEET, A CENTRAL ANGLE OF 19°25'21", A CHORD LENGTH OF 437.97 FEET, AND A CHORD BEARING OF N 40°39'31" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 440.07 FEET TO THE END OF SAID CURVE; THENCE RUN N 50°22'12" W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 473.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1223.33 FEET, A CENTRAL ANGLE OF 16°24'16", A CHORD LENGTH OF 349.06 FEET, AND A CHORD BEARING OF N 58°34'20" W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 350.25 FEET; THENCE RUN N 23°13'32" E, ON A RADIAL LINE AND ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1253.33 FEET, A CENTRAL ANGLE OF 5°45'35", A CHORD LENGTH OF 125.94 FEET AND A CHORD BEARING OF N 69°39'15" W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 125.99 FEET TO THE END OF SAID CURVE; THENCE RUN N 72°32'03" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 1908.78 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 934.93 FEET, A CENTRAL ANGLE OF 24°35'01", A CHORD LENGTH OF 398.07 FEET AND A CHORD BEARING OF N 84°49'33" W, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE, 401.14 FEET TO THE END OF SAID CURVE; THENCE RUN S 82°52'56" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, 3724.85 FEET TO SAID EAST LINE OF LOT D, CHASE AND COMPANY'S SUBDIVISION OF WAGNER; THENCE RUN S 07°07'04" E, ALONG SAID EAST LINE, 7.50 FEET TO A POINT ON THE NORTH BOUNDARY OF THOSE LANDS CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION BY CSX TRANSPORTATION INC. AS RECORDED IN O.R. BOOK 2391 AT PAGE 743 OF SAID PUBLIC RECORDS; THENCE RUN S 82°52'56" W, ALONG SAID NORTH LINE, 1598.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1937.60 FEET, A CENTRAL ANGLE OF 10°18'57", A CHORD LENGTH OF 348.38 FEET, AND A CHORD BEARING OF S 88°02'25" W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE, 348.85 FEET; THENCE RUN S 82°50'02" W, NON-TANGENT TO SAID CURVE AND ALONG SAID NORTH LINE, 108.82 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF SAID RAIL CORRIDOR, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1960.10 FEET, A CENTRAL ANGLE OF 1°16'02", A CHORD LENGTH OF 43.35 FEET, AND A CHORD BEARING OF N 83°02'16" W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH

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RIGHT-OF-WAY LINE, 43.35 FEET, TO THE END OF SAID CURVE; THENCE RUN N 82°24'15" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 2104.43 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFOREMENTIONED NORTHWEST CORNER, OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE RUN S 89°35'29" W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 648.59 FEET TO THE EAST LINE OF THE PHILLIP R. YONGE GRANT; THENCE RUN N 04°42'32" E, ALONG SAID EAST LINE, 176.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION INC. RAIL CORRIDOR (LAKE CHARM BRANCH) AND THE POINT OF BEGINNING, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1952.36, A CENTRAL ANGLE OF 05°03'06", A CHORD LENGTH OF 172.08 FEET, AND A CHORD BEARING OF N 71°11'22" W; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY LINE, 172.14 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 756.16 FEET, A CENTRAL ANGLE OF 39°01'05", A CHORD LENGTH OF 505.05 FEET, AND A CHORD BEARING OF N 53°24'36" E, SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION INC. RAIL CORRIDOR (BLACK HAMMOCK BRANCH); THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE, 514.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK HAMMOCK BRANCH; THENCE RUN S 05°28'21"W, ALONG SAID WEST RIGHT-OF-WAY LINE 86.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 785.18 FEET, A CENTRAL ANGLE OF 32°04'14", A CHORD LENGTH OF 433.78 FEET AND A CHORD BEARING OF S 10°33'46"E; THENCE RUN SOUTHERLY ALONG SAID CURVE AND WESTERLY RIGHT-OF-WAY LINE 439.49 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1952.36 FEET, A CENTRAL ANGLE OF 10°18'18", A CHORD LENGTH OF 350.67 FEET, AND A CHORD BEARING OF N 63°30'40"W, SAID CURVE BEING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LAKE CHARM BRANCH; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AND NORTHERLY RIGHT-OF-WAY LINE, 351.14 FEET TO THE POINT OF BEGINNING.

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COMMENCING AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89°07'50" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 44.77 FEET TO THE CENTERLINE OF SURVEY OF STATE ROAD 426 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY, SECTION 77060-1518; THENCE N 28°26'56" E, ALONG SAID CENTERLINE, 198.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1146.28 FEET, A CENTRAL ANGLE OF 12°01'55" AND A CHORD BEARING OF N 34°27'53.5" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE, 240.71 FEET TO THE END OF SAID CURVE; THENCE N 40°28'51" E, ALONG SAID CENTERLINE, 2060.56 FEET; THENCE DEPARTING SAID CENTERLINE OF STATE ROAD 426, RUN N 42°58'23" W, PERPENDICULAR TO THE CENTERLINE OF THE CSX

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TRANSPORTATION INC. RAILROAD, 189.42 FEET TO A POINT ON THE NORTHERLY RIGHT-OF WAY OF SAID CSX TRANSPORTATION INC. RAIL CORRIDOR, AND THE POINT OF BEGINNING; THENCE S 47°01'37" W, ALONG SAID NORTHERLY RIGHT-OF-WAY 1189.82 FEET TO A POINT LYING APPROXIMATELY 2.0 FEET EAST OF AN EXISTING ONE STORY CONCRETE BLOCK STRUCTURE; THENCE RUN S 42°36'27" E, PARALLEL WITH AND 2.0 FEET EAST OF THE EAST SIDE OF SAID STRUCTURE, 15.21 FEET; THENCE RUN S 47°23'33" W, PARALLEL WITH AND 2.0 FEET SOUTH OF THE SOUTH SIDE OF SAID STRUCTURE, 73.98 FEET; THENCE RUN N 42°36'27" W, PARALLEL WITH AND 2.0 FEET WEST OF THE WEST SIDE OF SAID STRUCTURE, 14.73 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE RUN S 47°01'37" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1703.90 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1335.07 FEET, A CENTRAL ANGLE OF 26°41'40", A CHORD LENGTH OF 616.41 FEET, AND A CHORD BEARING OF S 60°22'26" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 622.02 FEET TO THE END OF SAID CURVE; THENCE S 73°43'16" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 4422.54 FEET TO THE WEST LINE OF SECTION 31 TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE S 01°06'11" E, ALONG SAID WEST LINE AND SAID RIGHT-OF-WAY LINE, 15.54 FEET; THENCE DEPARTING SAID WEST LINE, RUN S 73°43'16" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 474.41 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1606.79 FEET, A CENTRAL ANGLE OF 23°19'56", A CHORD LENGTH OF 649.81, AND A CHORD BEARING OF S 62°03'19" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 654.32 FEET TO THE END OF SAID CURVE; THENCE S 50°23'21" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 4967.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1489.50 FEET, A CENTRAL ANGLE OF 34°49'22" A CHORD LENGTH OF 891.41 FEET, AND A CHORD BEARING OF S 67°48'02" W, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, 905.28 FEET TO THE SOUTH LINE OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE N 89°05'52" E, ALONG SAID SOUTH LINE, 301.10 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CSX TRANSPORTATION RAIL CORRIDOR, SAID POINT LYING ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1539.50 FEET, A CENTRAL ANGLE OF 23°34'13" A CHORD LENGTH OF 628.86 AND A CHORD BEARING OF N 62°10'27" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 633.32 FEET TO THE END OF SAID CURVE; THENCE RUN N 50°23'21" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4967.16 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1556.79 FEET, A CENTRAL ANGLE OF 23°19'56", A CHORD LENGTH OF 629.59 FEET, AND A CHORD BEARING OF N 62°03'19" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID SOUTHERLY RIGHT-OF-WAY LINE, 633.96 FEET TO THE END OF SAID CURVE; THENCE RUN N 73°43'16" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 460.85 FEET TO SAID WEST LINE OF SECTION 31; THENCE RUN S 01°06'11" E, ALONG SAID WEST LINE AND SAID RIGHT-OF-WAY LINE, 15.54 FEET; THENCE DEPARTING SAID WEST LINE RUN N 73°43'16" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 4444.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1415.07 FEET, A CENTRAL ANGLE OF 26°41'40", A CHORD LENGTH OF 653.34 FEET AND A CHORD BEARING OF N 60°22'26" E; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID

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RIGHT-OF-WAY LINE, 659.29 FEET TO THE END OF SAID CURVE; THENCE RUN N 47°01'37" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 471.79 FEET TO A POINT LYING APPROXIMATELY 2.0 FEET WEST OF AN EXISTING ONE STORY WAREHOUSE BUILDING; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN N 42°18'13" W, PARALLEL WITH AND 2.0 FEET WEST OF THE WEST SIDE OF SAID BUILDING, 9.31 FEET; THENCE RUN N 47°53'23" E, PARALLEL WITH AND 2.0 FEET NORTH OF THE NORTH SIDE OF SAID BUILDING, 175.80 FEET; THENCE RUN S 42°06'26" E, PARALLEL WITH AND 2.0 FEET EAST OF THE EAST SIDE OF SAID BUILDING, 6.67 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE RUN N 47°01'37" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2320.11 FEET; THENCE RUN N 42°58'23" W, 80.00 FEET TO THE POINT OF BEGINNING.

BEING a portion of the property acquired by the Sanford and Indian River Railroad, a predecessor of Grantor, by the following instruments, recorded among the Public Land Records of Seminole County, Florida:

<u>Railroad</u>	<u>Acquired From</u>	<u>Date of Instrument</u>	<u>Book</u>	<u>Page</u>
<u>S&IR</u>	C. F. McRary	10-09-1885	47	377
	J. J. Harris, et ux	12-05-1885	47	374
	D. T. Hammond	07-19-1884	6	265
	G. B. Diskenson, et ux	06-14-1886	47	339
	J. G. Gaines	03-12-1886	--	---
	Henry Yonge	08-26-1885	6	230
	Major Jones, et ux	08-31-1885	47	345
	Frank C. Owens	08-30-1886	55	64
	S. W. Taylor	07-07-1885	6	220
	Henrietta L. Mitchell	08-31-1885	6	224
	C. A. Love	08-31-1885	6	219
	A. A. Atkinson	06-23-1885	6	221
	E. C. Atkinson	06-29-1885	6	223
	W. E. Alexander	06-29-1885	6	226
	J. C. Holtzclaw	06-26-1885	6	227
Andrew Aulin, et ux	05-17-1892	80	557	

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BEING a portion of the property acquired by the Osceola & Lake Jesup Railway, a predecessor of Grantor, by the following instruments, recorded among the Public Land Records of Seminole County, Florida:

<u>Railroad</u>	<u>Acquired From</u>	<u>Date of Instrument</u>	<u>Book</u>	<u>Page</u>
<u>O&LJ</u>	E. E. Reynolds, et vir	04-26-1890	6	324
	Andrew Aulin, et ux	10-21-1890	71	64
	J. H. Abbott	03-13-1890	9	339
	E. E. Reynolds, et vir	04-26-1890	6	324
	William A. Russell	04-26-1890	--	---
	Andrew Aulin, et ux	10-21-1890	71	64
	J. M. Williamson, et ux	05-15-1890	71	4
	E. J. Cox	05-27-1890	71	13
	G. A. Atwood, et ux	06-27-1890	71	38
	T. H. Barlow	05-26-1890	71	12

NO. 4147
 EXHIBIT A
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BEING a portion of the property acquired by The East Florida & Atlantic Railroad Company, a predecessor of Grantor, from I. W. C. Parker, et ux, by deed dated April 2, 1892, recorded among the Public Records of Seminole County, Florida in OR Book 80, Page 542.

BEING a portion of the property acquired by The Florida Central & Peninsular Railroad, a predecessor of Grantor, from Antioch Baptist Church by deed dated March 1, 1894, recorded among the Public Records of Seminole County, Florida in OR Book 86, Page 209.

BEING a portion of the property acquired by the Atlantic Coast Line Railway, a predecessor of Grantor, by the following instruments, recorded among the Public Land Records of Seminole County, Florida:

Railroad	Acquired	Date of	Book	Page
	From	Instrument		
ACL	T. E. Wilson, et ux	08-07-1923	28	364
	Town of Oviedo	11-01-1926	--	---
	Town of Oviedo	03-07-1927	--	---
	Town of Oviedo	09-03-1929	--	---
	Town of Oviedo	11-29-1926	--	---
	A. B. Jones, et ux	01-22-1930	74	59

BEING a portion of the property acquired by the Seaboard Air Line Railroad, a predecessor of Grantor, by the following instruments, recorded among the Public Land Records of Seminole County, Florida:

Railroad	Acquired	Date of	Book	Page
	From	Instrument		
SAL	M. N. Domansky, et ux	10-08-1964	508	516
	Louis V. Lotz, et ux	08-11-1965	555	118
	9 th Circuit Court	12-02-1965	--	---
	Antioch Baptist Church	08-05-1916	8	218
	Antioch Baptist Church	--	161	11
	R. W. Estes, et ux	--	161	17
	Nelson & Company	03-13-1973	997	0694
M. T. Collicutt, et vir	05-30-1917	11	341	

BOOK PAGE
 3177 0645
 SEMINOLE CO. FL

TOTAL GROSS AREA (PARCELS 1 AND 2) 116.48 ACRES +
 LESS SOVEREIGN LANDS 0.10 ACRES +
 (HOWELL CREEK)
 TOTAL NET AREA - PARCELS 1 AND 2 116.38 ACRES

BEING shown on survey dated September, 1996, last revised December, 1996, prepared by Robert M. Jones, Florida Professional Surveyor No. 4201, Regional Engineers, Planners and Surveyors (REPS), 2999 All American Blvd., Orlando, Florida 32810, incorporated herein by reference.

The Sanford and Indian River Railroad Company consolidated with and into the South Florida Railroad Company on March 10, 1893, and on that same date the South Florida Railroad Company was consolidated into the Savannah, Florida and Western Railway Company. The Savannah, Florida and Western Railway Company was merged into the Atlantic Coast Line Railroad Company, effective July 1, 1902.

NO. 4147
 EXHIBIT A
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The Osceola and Lake Jesup Railway Company was sold to the East Florida & Atlantic Railroad Company May 9, 1891. On December 4, 1893, the property and franchises of the East Florida and Atlantic Railroad Company were sold at public auction to the Florida Central and Peninsular Railroad Company. Effective August 15, 1903, the Florida Central and Peninsular Railroad Company was merged into the Seaboard Air Line Railway.

Under an agreement dated October 11, 1915, effective November 16, 1915, the Seaboard Air Line Railway was consolidated with the Seaboard Air Line Railway Company (formerly the Carolina, Atlantic & Western Railway) to form Seaboard Air Line Railway Company, a new and distinct corporation. On August 1, 1946, pursuant to a plan of reorganization, all the properties of Seaboard Air Line Railway Company were transferred to Seaboard Air Line Railroad Company. On July 1, 1967, the Atlantic Coast Line Railroad Company merged with the Seaboard Air Line Railroad Company to form the Seaboard Coast Line Railroad Company. On December 29, 1982, the Louisville and Nashville Railroad Company merged into Seaboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seaboard System Railroad, Inc. On July 1, 1986, Seaboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

BUVIN
3 177 0646
SEMINOLE CO. FL

NO. 4147
EXHIBIT A
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EXHIBIT "A"

(the "Property")

ACQUISITION PARCEL A *OR 3988 P9 1075*

DESCRIPTION:

That part of Lot 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 1475.69 feet to the Northeasterly Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence continue S 50°31'58" W for a distance of 143.34 feet to the Southwesterly Right of Way line of said State Road 434 and the POINT OF BEGINNING; thence continue S 50°31'58" W a distance of 566.79 feet to the Easterly Right of Way line of the C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; said point being on a non tangent curve concave Northeasterly having a radius of 2148.74 feet and a chord bearing of S 19°42'19" E; thence run Southeasterly along the arc of said curve through a central angle of 01°25'00" for an arc distance of 53.13 feet; thence N 50°31'58" E a distance of 584.14 feet to the aforementioned Southwesterly Right of Way line of State Road 434; thence N 38°45'48" W along said Southwesterly Right-of-Way line for a distance of 50.00 feet; to the Point of Beginning.

ACQUISITION PARCEL B

DESCRIPTION:

A part of the Philip R. Yonge Grant as recorded in Plat Book 1 Pages 35 thru 38 of the Public Records of Seminole County, Florida and that part of Lots 3, 4, 6, 7, and 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the

Project: Winter Springs Town Center
 County: Seminole
 Page 1 of 3

BSM APPROVED
 BY *[Signature]* Date *9.11.0*

EXHIBIT "A"
(the "Property")

Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet to the POINT OF BEGINNING; thence S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 442.57 feet; thence N 32°50'43" W a distance of 663.02 feet; thence N 46°13'52" W a distance of 191.67 feet; thence N 77°43'04" W a distance of 197.85 feet to the point of curvature of a curve to the left having a radius 535.00 feet; thence run Southwesterly along the arc of said curve through a central angle of 38°11'46" for an arc distance of 356.66 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet; thence run Westerly along the arc of said curve through a central angle of 61°16'51" for an arc distance of 53.48 feet to the point of tangency; thence N 54°37'59" W a distance of 147.91 feet; thence N 57°01'44" W a distance of 107.16 feet to the Easterly Right of Way line of the C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; thence S 15°33'47" W along said Easterly Right of Way line for a distance of 36.68 feet; thence S 57°01'44" E a distance of 95.46 feet; thence S 54°37'59" E a distance of 147.17 feet to the point of curvature of a curve to the left having a radius of 85.00 feet; thence run Easterly along the arc of said curve through a central angle of 61°16'51" for an arc distance of 90.91 feet to the point of reverse curvature of a curve to the right having a radius of 500.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 38°11'46" for an arc distance of 333.32 feet to the Point of Tangency; thence S 77°43'04" E a distance of 187.98 feet; thence S 46°13'52" E a distance of 177.70 feet; thence S 32°50'43" E a distance of 662.97 feet; thence S 50°31'58" W a distance of 997.88 feet to the Northeasterly Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence S 38°43'16" E along said Northeasterly Right of Way line for a distance of 50.00 feet; thence N 50°31'58" E a distance of 1033.48 feet; thence N 39°28'02" W a distance of 15.00 feet; thence N 50°31'58" E a distance of 449.36 feet; thence S 50°19'20" E a distance of 98.61 feet; thence N 08°29'40" E a distance of 209.88 feet; thence N 67°30'16" E a distance of 11.43 feet; thence N 02°41'54" E a distance of 64.00 feet; thence N 71°07'43" E a distance of 71.77 feet; thence N 02°23'59" E a distance of 121.96 feet; thence N 15°42'47" W a distance of 79.70 feet; thence N 36°44'22" W a distance of 32.09 feet; thence N 24°20'05" E a distance of 78.56 feet; thence N 29°08'57" E a distance of 81.86 feet; thence N

Project: Winter Springs Town Center
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GSM APPROVED
By AS Date 9.11.00

EXHIBIT "A"
(the "Property")

10°06'04" W a distance of 248.47 feet; thence N 10°40'40" E a distance of 190.29 feet; thence N 16°24'31" W a distance of 341.95 feet; thence N 69°58'49" W a distance of 71.55 feet; thence N 89°18'43" W a distance of 25.51 feet; thence N 13°21'09" W a distance of 6.18 feet; thence N 63°41'05" E a distance of 168.40 feet; thence N 43°31'36" W a distance of 75.30 feet; thence N 69°28'16" W a distance of 57.42 feet; thence N 15°16'19" W a distance of 21.83 feet; thence N 52°03'03" E a distance of 9.60 feet; thence N 44°31'01" E a distance of 203.66 feet; thence N 51°00'02" W a distance of 82.23 feet; thence N 01°04'22" E a distance of 248.34 feet; thence N 59°31'38" W along a line 5.00 feet South of and parallel when measured at right angles to the Southern line of the aforementioned ST. Johns Landing for a distance of 1246.42 feet to the Point of Beginning.

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BSM APPROVED
By AS Date 9.11.0

EXHIBIT "B" ("Benefited Property")

LEGAL DESCRIPTION
SCHRIMSHER/TUSKAWILLA

LANDS LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 31 EAST AND SECTION 6, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID LANDS ALSO BEING PORTIONS OF D.R. MITCHELL'S SURVEY OF THE MOSES E. LEVY GRANT ACCORDING TO THE FLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 5 AND PHILIP R. YONGE GRANT ACCORDING TO THE FLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 35 THROUGH 38 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGIN AT THE MOST WESTERLY CORNER OF ST. JOHNS LANDING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 45 THROUGH 49 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE S59°31'38"E 1229.22 FEET; THENCE N05°518'06"E 369.38 FEET; THENCE N65°53'28"E 100 FEET PLUS OR MINUS TO THE SHORELINE OF THE WATERS OF LAKE JESUP. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID PLAT OF ST. JOHNS LANDING; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID SHORELINE 1750 FEET PLUS OR MINUS; THENCE S25°55'29"W 4210 FEET PLUS OR MINUS TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2843.40 FEET AND A CHORD BEARING OF N48°46'58"W; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°23'48" A DISTANCE OF 664.83 FEET; THENCE S47°55'01"W 5.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2848.40 FEET AND A CHORD BEARING OF N40°24'12"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°21'44" A DISTANCE OF 167.15 FEET; THENCE N38°43'16"W 78.75 FEET; THENCE S51°16'44"W 5.00 FEET; THENCE N38°43'16"W 554.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 7905.47 FEET AND A CHORD BEARING OF N37°00'57"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°24'37" A DISTANCE OF 470.55 FEET; THENCE S51°16'44"W 14.00 FEET; THENCE N38°43'16"W 135.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION INC. LAKE CHARM BRANCH RAIL CORRIDOR, SAME BEING A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3607.33 FEET AND A CHORD BEARING OF N11°05'34"E; THE PREVIOUS NINE COURSES BEING COINCIDENT WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'25" A DISTANCE OF 562.88 FEET; THENCE N15°33'47"E 1147.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1210.99 FEET AND A CHORD BEARING OF N07°21'25"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°24'44" A DISTANCE OF 346.88 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH SAID C.S.X. TRANSPORTATION RIGHT-OF-WAY LINE; THENCE N30°04'55"E ALONG SAID RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD 876.47 FEET; THENCE S59°31'38"E 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 164 ACRES MORE OR LESS.

TOGETHER WITH; PARCEL B:

COMMENCE AT THE MOST WESTERLY CORNER OF ST. JOHNS LANDING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 45 THROUGH 49 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N59°31'38"W 15.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE S30°04'55"W ALONG SAID RIGHT-OF-WAY LINE 1104.90 FEET TO THE POINT OF BEGINNING, SAME BEING THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID

EXHIBIT "B"
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EXHIBIT "B" ("Benefitted Property")

TUSKAWILLA ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION INC., LAKE CHARM BRANCH RAILROAD CORRIDOR, SAME ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1110.99 FEET AND A CHORD BEARING OF S12°26'10"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'13" A DISTANCE OF 121.26 FEET; THENCE S15°33'47"W 1147.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3707.33 FEET AND A CHORD BEARING OF S11°50'48"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°25'58" A DISTANCE OF 480.94 FEET TO THE INTERSECTION OF SAID C.S.X. TRANSPORTATION WESTERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE N38°43'16"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE 309.24 FEET; THENCE N30°04'56"E 220.00 FEET; THENCE N38°43'16"W 200 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE N30°04'55"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 1278.63 FEET TO THE POINT OF BEGINNING. CONTAINING 6.85 ACRES MORE OR LESS.

TOGETHER WITH; PARCEL C:

COMMENCE AT THE MOST WESTERLY CORNER OF ST. JOHNS LANDING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 45 THROUGH 49 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N59°31'38"W 15.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE S30°04'55"W ALONG SAID RIGHT-OF-WAY LINE 1104.90 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION INC., LAKE CHARM BRANCH RAILROAD CORRIDOR, SAME ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1110.99 FEET AND A CHORD BEARING OF S12°26'10"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'13" A DISTANCE OF 121.26 FEET; THENCE S15°33'47"W 1147.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3707.33 FEET AND A CHORD BEARING OF S10°16'46"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'01" A DISTANCE OF 683.74 FEET TO THE INTERSECTION OF SAID C.S.X. TRANSPORTATION WESTERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE S38°45'48"E 146.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S38°45'48"E 1458.94 FEET; THENCE N51°43'41"E 11.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2980.10 FEET AND A CHORD BEARING OF S38°53'51"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°15'04" A DISTANCE OF 196.10 FEET TO A POINT ON A LINE 660.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF GARDENA FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 23 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA. THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE N84°45'06"W ALONG SAID PARALLEL LINE 872.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED C.S. X. TRANSPORTATION INC., SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2148.74 FEET AND A CHORD BEARING OF N14°30'04"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°37'34" A DISTANCE OF 661.03 FEET TO THE POINT OF COMPOUND CURVEATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3607.33 FEET AND A CHORD BEARING OF N01°11'18"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'58" A DISTANCE OF 566.60 FEET TO THE POINT OF BEGINNING. THE PREVIOUS TWO COURSES BEING COINCIDENT WITH SAID EASTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION INC. CONTAINING 13.01 ACRES MORE OR LESS.

EXHIBIT "B"
("Benefitted Property")
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EXHIBIT "B" ("Benefitted Property")

TOGETHER WITH; PARCEL D:
COMMENCE AT THE MOST WESTERLY CORNER OF ST. JOHNS LANDING ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 45 THROUGH 49 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N59°31'38"W 15.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TUSKAWILLA ROAD; THENCE S30°04'35"W ALONG SAID RIGHT-OF-WAY LINE 1104.90 FEET TO THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID TUSKAWILLA ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION INC., LAKE CHARM BRANCH RAILROAD CORRIDOR, SAME ALSO BEING A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1110.99 FEET AND A CHORD BEARING OF S12°26'10"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'13" A DISTANCE OF 121.26 FEET; THENCE S15°33'47"W 1147.42 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3707.33 FEET AND A CHORD BEARING OF S10°26'12"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'10" A DISTANCE OF 663.40 FEET TO THE INTERSECTION OF SAID C.S.X. TRANSPORTATION WESTERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A CHORD BEARING OF S02°07'45"W THROUGH A CENTRAL ANGLE OF 06°21'45" A DISTANCE OF 411.69 FEET; THENCE N86°56'46"W 142.99 FEET; THENCE N03°43'22"E 510.43 FEET; THENCE N86°57'25"W 21.83 FEET; THENCE N03°02'35"E 66.14 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 434; THENCE S39°38'07"E ALONG SAID RIGHT-OF-WAY LINE 224.61 FEET TO THE POINT OF BEGINNING. CONTAINING 1.50 ACRES MORE OR LESS.
SAID LANDS LYING IN SEMINOLE COUNTY, FLORIDA AND CONTAINING 185 ACRES MORE OR LESS.

AND

EXHIBIT "B"
("Benefitted Property")
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TOGETHER WITH

PARCEL E:

That part of the C.S.X. Transportation Inc., "Lake Charm Branch rail corridor" lying in Lot B Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31, St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (Formerly Brandley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'35" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1122.34 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to a point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 19°18'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 1475.69 feet to the Northeastery Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence continue S 50°31'58" W for a distance of 143.34 feet to the Southwesterly Right of Way line of said State Road 434; thence continue S 50°31'58" W a distance of 566.79 feet to the POINT OF BEGINNING; said point lying on the Easterly Right of Way line of the C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; thence S 62°07'01" W a distance of 101.16 feet to a point on a non tangent curve concave Northeastery having a radius of 2248.74 feet and a chord bearing of N 12°32'30" W; thence run Northwestery along the arc of said curve through a central angle of 13°42'25" for an arc distance of 537.97 feet to a point of Compound Curvature of a curve concave Easterly having a radius of 3707.33 feet and a chord bearing of N 00°20'46" W; thence run Northwestery along the arc of said curve through a central angle of 10°41'03" for an arc distance of 691.32 feet to a Point of Non Tangency; said point lying on the aforementioned Southwesterly Right of Way line of State Road 434; thence run S 38°45'48" E along said Southwesterly Right of Way line for a distance of 146.84 feet to a point on a Non Tangent curve concave Easterly having a radius of 3607.33 feet and a chord bearing of S 01°11'18" E; thence run Southeastery along the arc of said curve through a central angle of 08°59'58" for an arc distance of 566.60 feet to a Point of Compound Curvature of a curve concave Northeastery having a radius of 2148.74 feet and a chord bearing of S 12°20'33" E; thence run Southeastery along the arc of said curve through a central angle of 13°18'31" for an arc distance of 499.11 feet to the POINT OF BEGINNING;

A N D

EXHIBIT "B"
("Benefitted Property")
Page 4 of 5 Pages

EXHIBIT "B" ("BENEFITED PROPERTY")

TOGETHER WITH

PARCEL F:

That part of C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor lying in that part of Lot 7, and 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brandley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence concave S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeastly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 30°31'38" W a distance of 442.57 feet; thence N 32°50'43" W a distance of 663.02 feet; thence N 46°13'52" W a distance of 191.67 feet; thence N 77°43'04" W a distance of 197.85 feet to the point of curvature of a curve to the left having a radius 535.00 feet; thence run Southwestly along the arc of said curve through a central angle of 38°11'46" for an arc distance of 356.66 feet to the point of reverse curvature of a curve to the right having a radius of 50.00 feet; thence run Northwestly along the arc of said curve through a central angle of 61°18'51" for an arc distance of 53.48 feet to the point of tangency; thence N 54°37'59" W a distance of 147.91 feet; thence N 57°01'44" W a distance of 107.16 feet to the Easterly Right of Way line of the C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; thence S 15°33'47" W a distance of 36.68 feet to the POINT OF BEGINNING; thence N 57°01'44" W a distance of 104.80 feet to the Westerly Right of Way line of said C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; thence S 15°33'47" W a distance of 134.29 feet to the Point of Curvature of a curve concave Southeastly having a radius of 3707.33 feet; thence run Southwestly along the arc of said curve through a central angle of 07°25'58" for an arc distance of 480.94 feet to a point of Non Tangency; said point lying on the Northeastly Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence S 38°43'16" E along said Northeastly Right of Way line a distance of 133.78 feet to the Easterly Right of Way line of said C.S.X. Transportation Inc. "Lake Charm Branch" Rail Corridor; said point being on a Non Tangent curve concave Southeastly having a radius of 3607.33 feet and a chord bearing of N 11°05'34" E; thence run Northeastly along the arc of said curve through a central angle of 08°56'25" for an arc distance of 562.88 feet to a Point of Tangency; thence N 15°33'47" E a distance of 102.94 feet to the Point of Beginning.

LESS AND EXCEPT THE PROPERTY DESCRIBED ON EXHIBIT "A", ATTACHED HERETO

EXHIBIT "B"
("Benefitted Property")
Page 5 of 5 Pages

EXHIBIT "C"

("CROSS ACCESS, UTILITY AND PEDESTRIAN CROSSING BASEMENTS)

EASEMENT 1**CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT****DESCRIPTION:**

That part of Lot 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 791.36 feet to the POINT OF BEGINNING, thence continue S 50°31'58" W a distance of 50.00 feet; thence S 39°28'02" E a distance of 50.00 feet; thence N 50°31'58" E a distance of 50.00 feet; thence N 39°28'02" W a distance of 50.00 feet to the POINT OF BEGINNING.

EASEMENT 2**CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT****DESCRIPTION:**

That part of Lot 7 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly

Project: Winter Springs Town Center
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ESM APPROVED
By BS Date 9-11-00

EXHIBIT "C"
("CROSS ACCESS, UTILITY AND PEDESTRIAN CROSSING EASEMENTS")

right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet ; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 477.81 feet to the POINT OF BEGINNING, thence continue S 50°31'58" W a distance of 60.00 feet; thence S 39°28'02" E a distance of 50.00 feet; thence N 50°31'58" E a distance of 60.00 feet; thence N 39°28'02" W a distance of 50.00 feet to the POINT OF BEGINNING.

EASEMENT 3
CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT

DESCRIPTION:

That part of Lot 7 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet ; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 442.57 feet; thence N 32°50'43" W a distance of 388.20 feet to the POINT OF BEGINNING; thence continue N 32°50'43" W a distance of 50.00 feet; thence S 57°09'17" W a distance of 35.00 feet; thence S 32°50'43" E a distance of 50.00 feet; thence N 57°09'17" E a distance of 35.00 feet to the POINT OF BEGINNING.

EASEMENT 4

Project: Winter Springs Town Center
 County: Seminole
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BSM APPROVED
 By: BS Date: 9-11-00

EXHIBIT "C"

("CROSS ACCESS, UTILITY AND PEDESTRIAN CROSSING EASEMENTS")

CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT**DESCRIPTION:**

That part of Lot 6 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet ; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 442.57 feet; thence N 32°50'43" W a distance of 663.02 feet; thence N 46°13'52" W a distance of 148.67 feet to the **POINT OF BEGINNING**; thence continue N 46°13'52" W a distance of 43.00 feet; thence N 77°43'04" W a distance of 8.21 feet; thence S 43°46'08" W a distance of 41.04 feet; thence S 77°43'04" E a distance of 19.78 feet; thence S 46°13'52" E a distance of 33.13 feet; thence N 43°46'08" E a distance of 35.00 feet to the **POINT OF BEGINNING**.

EASEMENT 5**CROSS ACCESS, UTILITY, AND PEDESTRIAN EASEMENT****DESCRIPTION:**

That part of Lot 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly

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2001 APPROVED
By: CS Date: 9.4.00

EXHIBIT "C"

("CROSS ACCESS, UTILITY AND PEDESTRIAN CROSSING EASEMENTS")

right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 1400.69 feet to the POINT OF BEGINNING, thence continue S 50°31'58" W a distance of 75.00 feet; thence S 38°43'16" E along the Northeastly Right-of-Way line of State Road 434 according to the Florida Department of Transportation Right-of-Way Map Section 77070-2516 a distance of 50.00 feet; thence N 50°31'58" E a distance of 75.00 feet; thence N 38°43'16" W a distance of 50.00 feet to the POINT OF BEGINNING.

EASEMENT 6

CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT

DESCRIPTION:

That part of Lot 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 1475.69 feet to the Northeastly Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence continue S 50°31'58" W for a distance of 143.34 feet to the Southwesterly Right of Way line of said State Road 434 and the POINT OF BEGINNING; thence continue S 50°31'58" W a distance of 75.00 feet; thence S

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DSM APPROVED
G/AS Date 9-11-01

EXHIBIT "C"

("CROSS ACCESS, UTILITY AND PEDESTRIAN CROSSING EASEMENTS")

38°45'48" E a distance of 50.00 feet; thence N 50°31'58" E a distance of 75.00 feet; thence N 38°45'48" W a distance of 50.00 feet to the **POINT OF BEGINNING**

EASEMENT 7**CROSS ACCESS, UTILITY AND PEDESTRIAN EASEMENT****DESCRIPTION:**

That part of Lot 8 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 1475.69 feet to the Northeasterly Right of Way line of State Road 434 according to Florida Department of Transportation Right of Way Map Section 77070-2516; thence continue S 50°31'58" W for a distance of 143.34 feet to the Southwesterly Right of Way line of said State Road 434; thence continue S 50°31'58" W a distance of 516.79 feet to the **POINT OF BEGINNING**; thence continue S 50°31'58" W a distance of 50.00 feet to a point on a Non tangent curve concave Northeasterly having a radius of 2148.74 feet and a chord bearing of S 19°42'19" E said point lying on the Easterly Right of Way line of the C.S.X. Transportation Inc, "Lake Charm Branch" Rail Corridor; thence run Southeasterly along the arc of said curve through a central angle of 01°25'00" for an arc distance of 53.13 feet to a point of Non tangency; thence run N 50°31'58" E a distance of 67.96 feet; thence N 39°28'02" W a distance of 50.00 feet to the **POINT OF BEGINNING**.

Project: Winter Springs Town Center
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DSM APPROVED
By: AS Date: 9.11.00

EXHIBIT "D"

("PEDESTRIAN CROSSING AND UNDERGROUND STORMWATER DRAINAGE EASEMENTS")

25 FOOT PEDESTRIAN & STORMWATER EASEMENT

DESCRIPTION:

That part of Lot 3 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet to the point of curvature of a curve to the right having a radius of 150.00 feet and a chord bearing of South 43° 43' 26" East, thence run Southeasterly along the arc of said curve through a central angle of 31° 36' 26" for an arc distance of 82.75 feet to the POINT OF BEGINNING; thence continue Southeasterly along said curve through a central angle of 09° 35' 39" for an arc distance of 25.12 feet to a point of Non Tangency; thence run North 62° 04' 47" East for a distance of 55.47 feet; thence run North 01° 04' 22" East for a distance of 28.58 feet; thence run South 62° 04' 47" West for a distance of 67.22 feet to the POINT OF BEGINNING.

AND

25 FOOT PEDESTRIAN & STORMWATER EASEMENT

DESCRIPTION:

That part of Lot 6 Block "A", D.R. Mitchell's Survey of the Levy Grant as recorded in Plat Book 1, Page 5 of the Public Records of Seminole County, Florida being more particularly described as follows:

Commence at the Southwestern most corner of Lot 31 St. Johns Landing as recorded in Plat Book 53, Pages 45 thru 49 of said Public Records, said point being a recovered concrete monument on the Easterly right of way line of Tuskawilla Road (formerly Brantley Avenue) as recorded in Official Records Book 3225, Page 1829 of said Public Records; thence run N 59°31'38" W along the Westerly prolongation of the South line of said Lot 31 for a distance of 15.00 feet; thence run S 30°04'55" W along said Easterly right of way line for a distance of 5.00 feet; thence continue S 30°04'55" W a distance of 35.00 feet; thence S 59°31'38" E a distance of 1132.34 feet; to the point of curvature of a curve to the right having a radius of 150.00 feet ; thence run Southeasterly along the arc of said curve through a central angle of 60°36'00" for an arc distance of 158.65 feet to the point of tangency; thence S 01°04'22" W a distance of 146.91 feet; thence S 24°59'41" W

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EXHIBIT "D"

("PEDESTRIAN CROSSING AND UNDERGROUND STORMWATER DRAINAGE EASEMENTS")

a distance of 318.72 feet; thence S 00°00'00" E a distance of 115.48 feet; thence S 36°55'21" E a distance of 217.54 feet; thence S 15°19'53" E a distance of 140.49 feet; thence S 02°23'00" W a distance of 556.34 feet; thence S 07°25'15" W a distance of 272.61 feet; thence S 29°30'05" W a distance of 231.31 feet; thence S 50°31'58" W a distance of 34.52 feet to the POINT OF BEGINNING, thence continue S 50°31'58" W a distance of 25.00 feet; thence S 39°28'02" E a distance of 35.00 feet; thence N 50°31'58" E a distance of 25.00 feet; thence N 39°28'02" W a distance of 35.00 feet to the POINT OF BEGINNING.

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RECEIVED
DATE 9-11-01

EXHIBIT "E"

("Permitted Exceptions")

1. Real Property taxes and assessments for the year 2001 and subsequent years, which are not yet due and payable.
2. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Property, including submerged, filled and artificially exposed lands accreted to such lands.
3. Any adverse ownership claims as to any portion of the Property comprising land under navigable waters or artificially filled land in which were formerly navigable waters, by the United States Government arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce.
4. Unrecorded Lease between Schrimsher Management, a General Partnership, Lessor, and John Tanner, Lessee, dated June 1, 1997.
5. Short Form Memorandum of Agreement recorded in Official Records Book ____, Page ____, of the public records of Seminole County, Florida regarding that certain Agreement dated June 26, 2000, by and among the Grantors and the City of Winter Springs, Florida regarding their respective interests, expectations and intentions contained therein pertaining to the City of Winter Springs Town Center.
6. The Reservation of Easements in favor of Grantor contained herein.

ORLDOCS 10010977.3 LXF

APPENDIX C: MASTER SITE FILE



This record search is for informational purposes only and does **NOT** constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does **NOT** provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

June 10, 2022

Sherry Williams

Special Projects Program Manager

Leisure Services | Business Office

O: (407) 665-2170 | C: (407) 840-0556 | F: (407) 665-2179

100 E. 1st Street, 4th Floor

Sanford, FL 32771

In response to your request on 10, 2022, the Florida Master Site File lists 105 standing structures, 14 resource groups, five archeological sites, five bridges and one cemetery recorded at the 100-meter buffer around Cross Seminole Trail, Florida.

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi, Ph.D.

Florida Master Site File

Eman.Vovsi@DOS.MyFlorida.com



AR=0
 SS=105
 CM=0
 RG=0
 BR=0
 Total=105

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SE00068	SS	FIRST BAPTIST CHURCH	45 W Broadway ST, Oviedo	c1926 Neo-Classical Revival	Eligible	
SE00929	SS	ST JAMES AME CHURCH	2170 James DR, Oviedo	1950 Frame Vernacular		
SE00930	SS	2567 STATE ROAD 426	2567 SR426 HWY, JAMESTOWN	c1925 Frame Vernacular		
SE00931	SS	2568 STATE ROAD 426	2568 SR426 HWY, JAMESTOWN	c1925 Frame Vernacular		
SE01189	SS	LAKE MONROE STORE	999 Monroe RD, Sanford	-RESOURCE DESTROYED- 1916 Frame Vernacular		
SE01190	SS	LAKE MONROE BAPTIST CHURCH	691 CR 15 (Lake Monroe Road), Sanford	1921 Other		
SE01191	SS	LAKE MONROE BAPTIST CHURCH OFFICE	691-A Monroe RD, Sanford	c1920 Frame Vernacular		
SE01215	SS	NN	2515 SR426 W, OVIEDO	1928 Frame Vernacular	Not Eligible	
SE01296	SS	1943 STATE ROAD 426	1973 W 426 State Road UNSP, Oviedo	1922 Masonry Vernacular	Eligible	
SE01297	SS	2007 STATE ROAD 426	2007 SR426 HWY, SLAVIA	c1930 Frame Vernacular		
SE01298	SS	ST LUKE'S CHURCH	2021 SR426 HWY, SLAVIA	c1939 Masonry Vernacular		
SE01299	SS	MIKE MIKLER HOUSE	2075 SR426 HWY, SLAVIA	c1920 Frame Vernacular		
SE01300	SS	LUKAS HOMESTEAD	1910 SLAVIA RD, SLAVIA	c1921 Frame Vernacular		
SE01677	SS	765 MONROE ROAD	765 MONROE RD, LAKE MONROE	1928 Unspecified	Not Eligible	
SE01678	SS	785 MONROE ROAD	785 MONROE RD, LAKE MONROE	1928 Unspecified	Not Eligible	
SE01701	SS	2681 STATE ROAD 426	2681 STATE ROAD 426 HWY, JAMESTOWN	c1944 Frame Vernacular	Not Eligible	
SE01702	SS	+/- 2560 STATE ROAD 426	2560 +/- STATE ROAD 426 HWY, JAMESTOWN	c1930 Frame Vernacular	Not Eligible	
SE01703	SS	2552 STATE ROAD 426	2552 STATE ROAD 426 HWY, JAMESTOWN	c1935 Frame Vernacular	Not Eligible	
SE01704	SS	2327 STATE ROAD 426	2327 STATE ROAD 426 HWY, JAMESTOWN	c1945 Masonry Vernacular	Not Eligible	
SE01705	SS	2148 STATE ROAD 426	2148 W 426 State Road UNSP, Oviedo	1949 Masonry Vernacular	Not Eligible	
SE01706	SS	2063 STATE ROAD 426	2063 STATE ROAD 426 HWY, JAMESTOWN	-RESOURCE DESTROYED- c1948 Masonry Vernacular	Not Eligible	
SE01707	SS	2035 STATE ROAD 426	2035 JAMES DR, SLAVIA	c1948 Masonry Vernacular	Not Eligible	
SE01708	SS	ST LUKE'S LUTHERAN SCHOOL	2025 STATE ROAD 426 HWY, SLAVIA	c1946 Masonry Vernacular	Not Eligible	
SE01709	SS	2011 STATE ROAD 426	1997 W 426 SR UNSP, Oviedo	1947 Frame Vernacular	Not Eligible	
SE01710	SS	2003 STATE ROAD 426	1987 W 426 SR UNSP, Oviedo	1946 Masonry Vernacular	Not Eligible	
SE01711	SS	1991 STATE ROAD 426	1991 STATE ROAD 426 HWY, SLAVIA	c1930 Frame Vernacular	Not Eligible	
SE01714	SS	1675 STATE ROAD 426	1675, OVIEDO GV	c1930 Frame Vernacular	Not Eligible	
SE01731	SS	299 Monroe Rd (CR-15)	299 Monroe RD, Sanford	c1930 Bungalow		
SE01732	SS	343 Monroe Rd (CR-15)	343 Monroe RD, Sanford	c1935 Frame Vernacular		
SE01733	SS	491 Monroe Rd (CR-15)	491 Monroe RD, Sanford	c1930 Frame Vernacular		
SE01734	SS	499 Monroe Rd (CR-15)	499 Monroe RD, Sanford	c1930 Frame Vernacular		
SE01735	SS	Monroe Nursery, Inc.	570 Monroe RD, Sanford	c1945 Frame Vernacular		
SE01736	SS	661 Monroe Road (CR-15)	661 Monroe RD, Sanford	c1945 Frame Vernacular		
SE01737	SS	728 Monroe Road (CR-15)	728 Monroe RD, Sanford	c1925 Bungalow		
SE01738	SS	765 Monroe Road (CR-15)	765 Monroe RD, Sanford	1928 Frame Vernacular		
SE01739	SS	Mann House	800 Monroe RD, Sanford	c1925 Frame Vernacular		
SE01740	SS	805 Monroe Road (CR-15)	805 Monroe RD, Sanford	c1930 Frame Vernacular	Not Eligible	
SE01741	SS	811 Monroe Road (CR-15)	811 Monroe RD, Sanford	c1930 Frame Vernacular	Not Eligible	
SE01742	SS	behen farms washing and packing house	997 monroe RD, lake monroe	-RESOURCE DESTROYED- 1920 Frame Vernacular	Not Eligible	
SE01743	SS	521 Monroe Road (CR-15)	521 Monroe RD, Sanford	c1945 Frame Vernacular		
SE01744	SS	4050 Church Street	4050 Church ST, Sanford	c1945 Frame Vernacular		

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SE01745	SS	4055 Church Street	4055 Church ST, Sanford	c1965 Frame Vernacular		
SE01764	SS	2567 STATE ROAD 426 WEST	2567 STATE ROAD 426, JAMESTOWN	1940 Frame Vernacular		
SE01765	SS	UNKNOWN ADDRESS ON STATE ROAD 426 WEST	UNKNOWN STATE ROAD 426, JAMESTOWN	1950- Frame Vernacular		
SE01782	SS	1170 ORANGE AVENUE	1170 ORANGE AVE, OVIEDO	c1946 Frame Vernacular		
SE01784	SS	R.W. CELERY CO. PRECOOLER	159-a N Central AVE, Oveido	c1950 Industrial Vernacular		NR Contrib - SE01770
SE01940	SS	101 S. Central Ave	101 S Central AVE, Oviedo	c1920 Frame Vernacular	Not Eligible	
SE01948	SS	139 N. Central ave	139 N central AVE, Oviedo	1950 Masonry Vernacular	Not Eligible	
SE01961	SS	200 Oak St	200 Clark ST, Oviedo	1930 Frame Vernacular	Not Eligible	
SE02023	SS	1480 General Hutchinson Prkwy	1480 General Hutchinson PKWY, Longwood	c1940 Frame Vernacular	Not Eligible	
SE02054	SS	400 spring hammock court	400 spring hammock CT, longwood	1940 Frame Vernacular	Not Eligible	
SE02214	SS	Stanko's Outbuilding	1973 State Road 426 W, Slavia	1926 Masonry Vernacular	Eligible	
SE02231	SS	Palm Tree Computer Systems, Inc.	71 Geneva DR, Oviedo	c1945 Masonry Vernacular	Not Eligible	
SE02276	SS	Historic R.W. Estes Co. Wash House Bldg	159-b N Central AVE, Oveido	c1950 Industrial Vernacular		NR Contrib - SE01770
SE02277	SS	Oviedo Auto Sales	139 N Central AVE, Oviedo	c1950 Masonry Vernacular		
SE02281	SS	Ulrey House	308 N Lake Jessup AVE, Oviedo	1949 Ranch		
SE02282	SS	338 N. Lake Jessup Ave	338 N Lake Jessup AVE, Oviedo	c1948 Masonry Vernacular		
SE02283	SS	236 W. Magnolia St.	236 W Magnolia ST, Oviedo	c1948 Frame Vernacular		
SE02284	SS	231 Vine St	231 Vine ST, Oviedo	c1940 Frame Vernacular		
SE02285	SS	203 Vine St	203 Vine ST, Oviedo	c1950 Frame Vernacular		
SE02286	SS	194 Vine St	194 Vine ST, Oviedo	c1942 Frame Vernacular		
SE02287	SS	182 Vine St	182 Vine ST, Oviedo	c1945 Frame Vernacular		
SE02288	SS	170 Vine Street	170 Vine ST, Oviedo	c1930 Frame Vernacular		
SE02289	SS	158 Vine St	158 Vine ST, Oviedo	c1930 Frame Vernacular		
SE02294	SS	Slavik House/1st United Methodist Church	435 N Lake Jessup AVE, Oviedo	1935 Frame Vernacular		
SE02295	SS	363 N. Lake Jessup Ave	363 N Lake Jessup AVE, Oviedo	c1950 Masonry Vernacular		
SE02319	SS	Gore-Leinhart House	185 S Central AVE, Oviedo	1940 Masonry Vernacular		
SE02320	SS	Historic R.W. Estes Co. Crate Room Bldg	159c N Central AVE, Oveido	1950 Industrial Vernacular		NR Contrib - SE01770
SE02321	SS	Historic R.W. Estes Co. Loading Dock	159 N Central AVE, Oveido	1950 Industrial Vernacular		NR Contrib - SE01770
SE02322	SS	Historic R.W. Estes Co. RR tracks	159E N Central AVE, Oveido	1950 Industrial Vernacular		
SE02360	SS	111 Clark St	111 Clark ST, Oviedo	1947 Frame Vernacular		
SE02369	SS	120 N Central Ave	120 N Central AVE, Oviedo	1960 Masonry Vernacular		
SE02405	SS	169 Vine St	169 Vine ST, Oviedo	1920 Frame Vernacular		
SE02411	SS	182-186 S Central Ave	182-186 S Central AVE, Oviedo	1960 Masonry Vernacular		
SE02417	SS	19 Broadway E	19 E Broadway ST, Oviedo	c1960 Masonry Vernacular	Not Eligible	
SE02428	SS	1970 W 426 SR	1970 W 426 SR UNSP, Oviedo	Unspecified		
SE02429	SS	1976 W 426 SR	1976 W 426 SR UNSP, Oviedo	1960 Masonry Vernacular		
SE02431	SS	1977 W 426 SR	1977 W 426 SR UNSP, Oviedo	1929 Frame Vernacular		
SE02438	SS	1993 W 426 SR	1993 W 426 SR UNSP, Oviedo	1920 Frame Vernacular		
SE02444	SS	2014 W 426 SR	2014 W 426 SR UNSP, Oviedo	1952 Masonry Vernacular		
SE02445	SS	2028 W 426 SR	2028 W 426 SR UNSP, Oviedo	1952 Masonry Vernacular		
SE02466	SS	216 Graham Ave	146 Graham AVE, Oviedo	1951 Masonry Vernacular		
SE02500	SS	2440 W 426 SR	2440 W 426 SR UNSP, Oviedo	Unspecified		
SE02505	SS	2542 W 426 SR	2542 W 426 SR UNSP, Oviedo	Unspecified		
SE02509	SS	2600 Wright Rd	2600 Wright RD, Oviedo	1961 Frame Vernacular		
SE02515	SS	2701 W 426	2701 W 426 UNSP, Oviedo	1959 Masonry Vernacular		
SE02525	SS	2751 Tuskawilla Rd	2751 Tuskawilla RD, Oviedo	1951 Masonry Vernacular		
SE02532	SS	288 Lake Jessup Ave	288 Lake Jessup AVE, Oviedo	1957 Masonry Vernacular		
SE02558	SS	3780 W 426 SR	3780 W 426 SR UNSP, Oviedo	Unspecified		
SE02561	SS	416 Clark St	416 Clark ST, Oviedo	1960 Masonry Vernacular		
SE02571	SS	436 Clark St	436 Clark ST, Oviedo	1954 Masonry Vernacular		

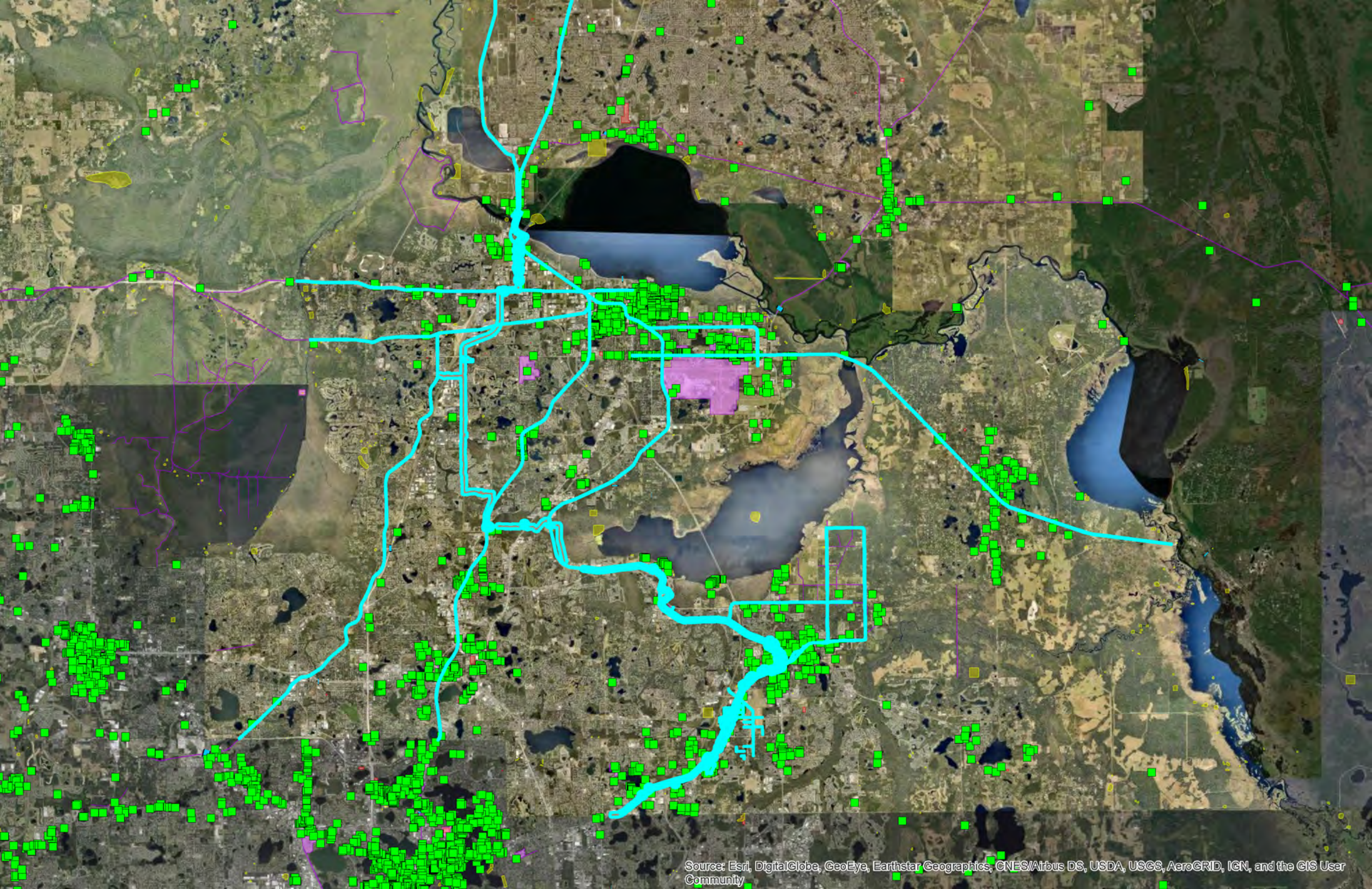
SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SE02573	SS	440 Clark St	440 Clark ST, Oviedo	1910 Frame Vernacular		
SE02576	SS	453 Aulin Ave	453 Aulin AVE, Oviedo	1946 Frame Vernacular		
SE02577	SS	465 Aulin Ave	465 Aulin AVE, Oviedo	1950 Frame Vernacular		
SE02578	SS	469 Aulin Ave	469 Aulin AVE, Oviedo	1950 Masonry Vernacular		
SE02582	SS	475 Aulin Ave	475 Aulin AVE, Oviedo	1950 Masonry Vernacular		
SE02584	SS	481 N Lake Jessup Ave	481 N Jessup AVE, Oviedo	1958 Masonry Vernacular		
SE02589	SS	50 Smith St	50 Smith ST, Oviedo	1945 Frame Vernacular		
SE02599	SS	545 Aulin Ave	545 Aulin AVE, Oviedo	1946 Frame Vernacular		
SE02631	SS	83 Clark St	83 Clark ST, Oviedo	1946 Masonry Vernacular		
SE02662	SS	1675 West Broadway	1675 W Broadway UNSP, Oviedo	1948 Frame Vernacular		
SE02666	SS	200 Vine St	200 Vine ST, Oviedo	Unspecified		
SE02816	SS	4377 W 46 SR	4377 West 46 SR, Sanford	c1965 Frame Vernacular	Not Eligible	
SE02817	SS	4357 W 46 SR	4357 W State Road 46, Sanford	c1920 Bungalow	Not Eligible	
SE02841	SS	9 E Broadway St	9 E Broadway ST, Oviedo	c1965 Masonry Vernacular	Not Eligible	



AR=5
 SS=0
 CM=1
 RG=14
 BR=5
 Total=25

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
SE00077	BR	LAKE MONROE	US-17/US 92/SR 15 across the St.Johns River	c1933	Eligible	
SE00584	AR	OSPREY TRAIL	SANFORD			
SE01720	AR	FARMLAND HISTORIC SCATTER	SANFORD		Not Eligible	
SE01747	BR	570 MONROE ROAD	Private bridge for Monroe Nursery/Soda Water Creek	1945		
SE01762	AR	BERTHA	OVIEDO		Not Eligible	
SE01770	RG	R.W. ESTES CELERY CO. PRECOOLER DISTRICT	Oviedo	Historical District - 5 Contrib Resources	Eligible	NR Listed - Sep 20, 2001
SE01953	RG	State Road 46	Sanford	Linear Resource - 1 Contrib Resources	Not Eligible	
SE02138	RG	CSX Railroad	Longwood	Linear Resource - 1 Contrib Resources	Eligible	NR Contrib - SE01770
SE02212	RG	Stanko Resource Group	Slavia	Rural Historic Landscape - 3 Contrib Resources	Eligible	
SE02213	AR	Stanko's Store site	Slavia		Not Eligible	
SE02333	RG	Duda Canal	Oviedo	Linear Resource - 1 Contrib Resources	Not Eligible	
SE02335	RG	Duda Spur	Oviedo	Linear Resource	Not Eligible	
SE02452	RG	Slavia Community	Oviedo	Historical District - 14 Contrib Resources		
SE02503	RG	Lucas Farm	Oviedo	FMSF Building Complex - 1 Contrib Resources		
SE02564	RG	Duda & Sons Farm	Oviedo	FMSF Building Complex - 2 Contrib Resources		
SE02581	RG	Jamestown Community	Oviedo	Historical District - 17 Contrib Resources		
SE02820	CM	Oaklawn Memorial Park Cemetery	Lake Mary	Established c1941, Graves = 2000	Not Eligible	
SE02823	BR	ACL RR Bridge over St. John	Carries JT&KW, currently CSX Railroad, across St Johns River	c1964	Eligible	
SE02912	RG	Gardena Avenue	Winter Springs	Linear Resource - 1 Contrib Resources	Not Eligible	
SE02913	RG	Railroad Avenue	Winter Springs	Linear Resource - 1 Contrib Resources	Not Eligible	
VO00052	AR	SAND MOUND NEAR N END OF LAKE MONROE				
VO07174	BR	LAKE MONROE	U.S. 17/ST. JOHN'S RIVER-LAKE MONROE	1934 - FDOT #770009	Eligible	
VO07641	RG	Jacksonville, Tampa, & Key West Railroad	DeLand	Linear Resource - 1 Contrib Resources	Eligible	
VO09431	BR	ACL RR Bridge over St. Johns	Carries JT&KW, currently CSX Railroad, across St Johns River	c1964	Eligible	
VO09940	RG	US Hwy 17	DeLand	Linear Resource - 1 Contrib Resources	Insufficient Info	



APPENDIX D: FNAI DATA



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

Sherry Williams
Seminole County
100 E. 1st Street, 4th Floor
Sanford, FL 32771

June 16, 2022

Dear Ms. Williams,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). At your request we have produced the following report for your project area.

The purpose of this Standard Data Report is to provide objective scientific information on natural resources located in the vicinity of a site of interest, in order to inform those involved in project planning and evaluation. This Report makes no determination of the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area.

Project: Cross Seminole Trail Land Management Plan
Date Received: 6/9/2022
Location: Seminole County

Based on the information available, this site appears to be located in a significant region of natural areas and habitat for several rare species.

Element Occurrences

A search of our maps and database indicates that we currently have many element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

Federally Listed Species

Our data indicate federally listed species are present on or very near this site, specifically Okeechobee gourd (*Cucurbita okeechobeensis*) and Eastern Indigo Snake (*Drymarchon couperi*) (see enclosed map and tables for details). This statement should not be interpreted as a legal determination of presence or absence of federally listed species on a property.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

*Several of the species and natural communities tracked by the Inventory are considered **data sensitive**. Occurrence records for these elements contain information that we consider sensitive due to collection*



Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University

Tracking Florida's Biodiversity

pressures, extreme rarity, or at the request of the source of the information. The Element Occurrence Record has been labeled "Data Sensitive." We request that you not publish or release specific locational data about these species or communities without consent from the Inventory. If you have any questions concerning this please do not hesitate to call.

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

CLIP

The enclosed map shows natural resource conservation priorities based on the Critical Lands and Waters Identification Project. CLIP is based on many of the same natural resource data developed for the Florida Forever Conservation Needs Assessment, but provides an overall picture of conservation priorities across different resource categories, including biodiversity, landscapes, surface waters, and aggregated CLIP priorities (that combine the individual resource categories). CLIP is also based primarily on remote sensed data and is not intended to be the definitive authority on natural resources on a site.

For more information on CLIP, visit <https://www.fnai.org/services/clip>.

Florida Scrub-jay Survey – U.S. Fish and Wildlife Service

This survey was conducted by staff and associates of the Archbold Biological Station from 1992 to 1996. An attempt was made to record all scrub-jay (*Aphelocoma coerulescens*) groups, although most federal lands were not officially surveyed. Each map point represents one or more groups.

This data layer indicates that there are potential scrub-jay populations on or very near your site. For additional information:

Fitzpatrick, J.W., B. Pranty, and B. Stith, 1994, Florida scrub jay statewide map, 1992-1993. U. S. Fish and Wildlife Service Report, Cooperative Agreement no. 14-16-004-91-950.

Managed Areas

Portions of the site appear to be located:

- Within the Cross Seminole Trail, managed by Seminole County.
- Within the Cady Way Trail, managed by Orange County
- Within the Black Hammock Trail Head, managed by Seminole County.
- Within the Spring Hammock Preserve, managed by Seminole County.
- Within the Lake Monroe Park, managed by Volusia County.

The Managed Areas data layer shows public and privately managed conservation lands throughout the state. Federal, state, local, and privately managed conservation lands are included.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/species-communities/tracking-main for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. **The maps contain sensitive environmental information, please do not distribute or publish without prior consent from FNAI.** FNAI data may not be resold for profit.

Thank you for your use of FNAI services. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

Kerri Brinegar

Kerri Brinegar
GIS / Data Services

Encl

Cross Seminole Trail Land Management Plan Map 1/3

Site boundaries are approximate.

Seminole County



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves



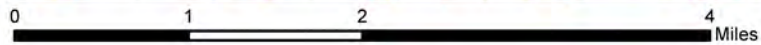
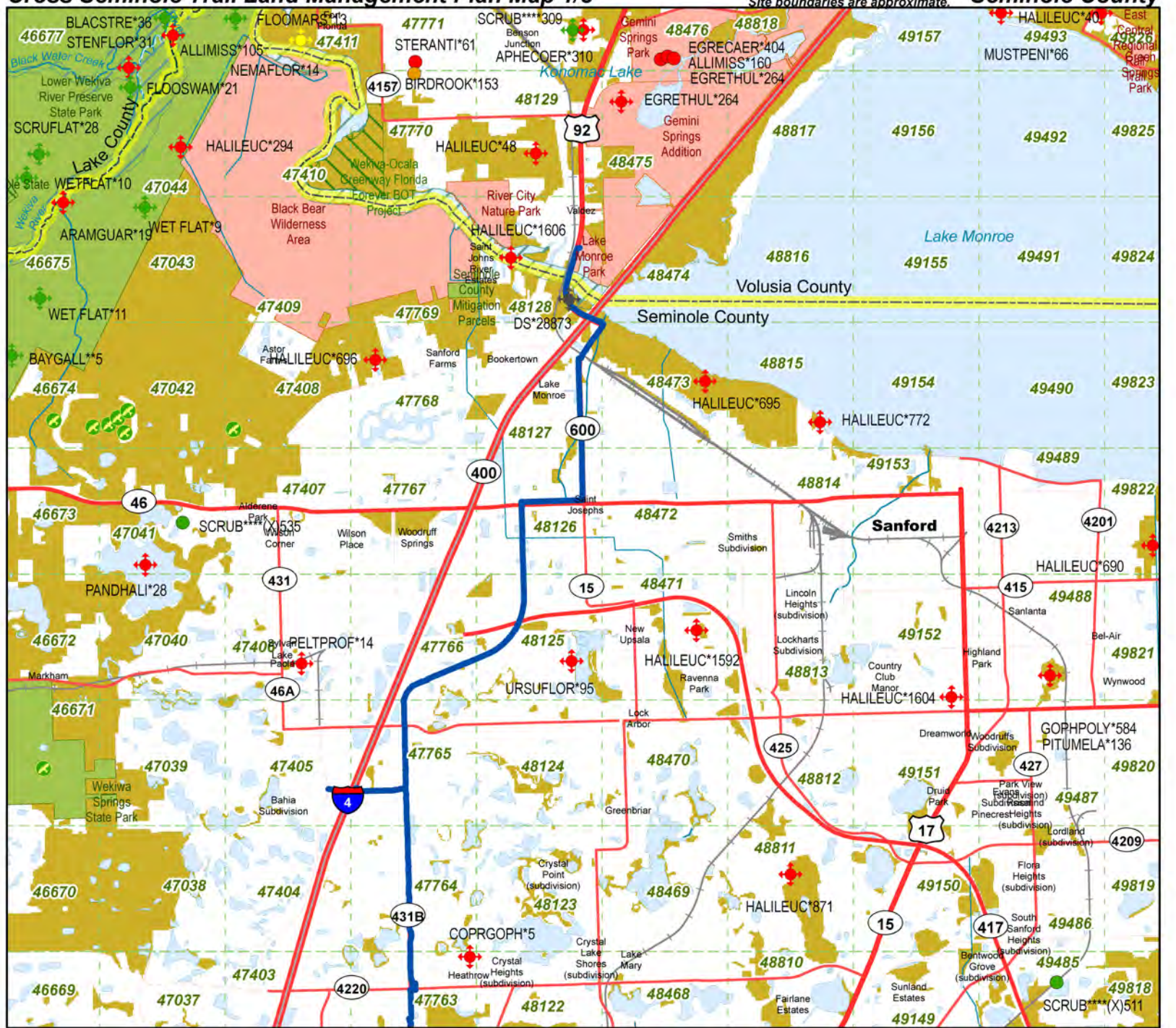
Land Acquisition Projects

Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units
- County Boundary
- Roads
- Water

NOTE

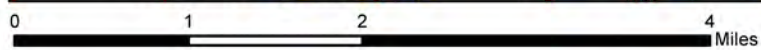
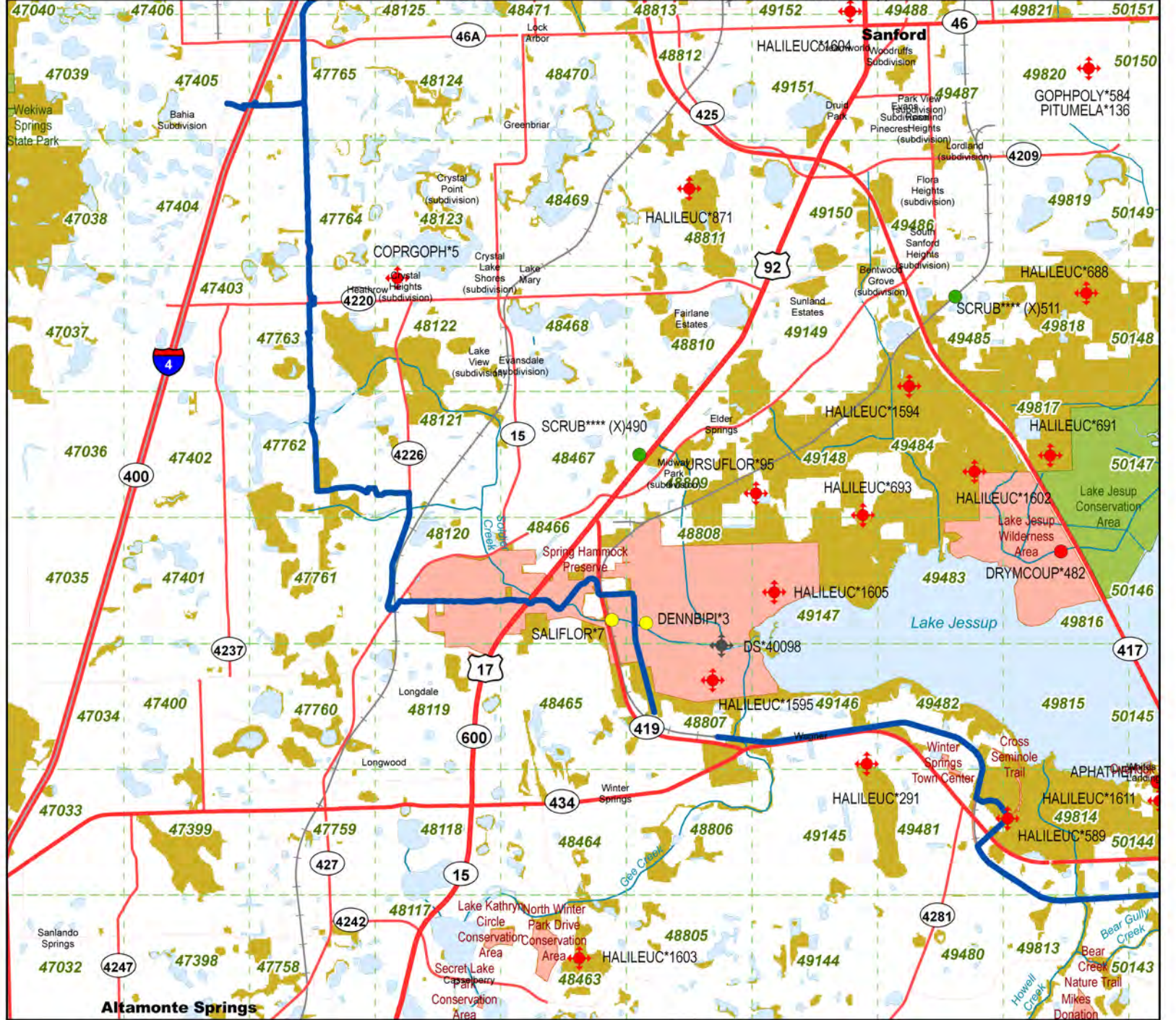
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.



Map produced by KAB
6/16/2022

Cross Seminole Trail Land Management Plan Map 2/3

Seminole County



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves



Land Acquisition Projects

- Florida Forever
- Board of Trustees Projects
- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units

- County Boundary
- Roads
- Water

NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.

Map produced by KAB
6/16/2022

Cross Seminole Trail Land Management Plan Map 3/3

Site boundaries are approximate.

Seminole County



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves



Land Acquisition Projects

Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units

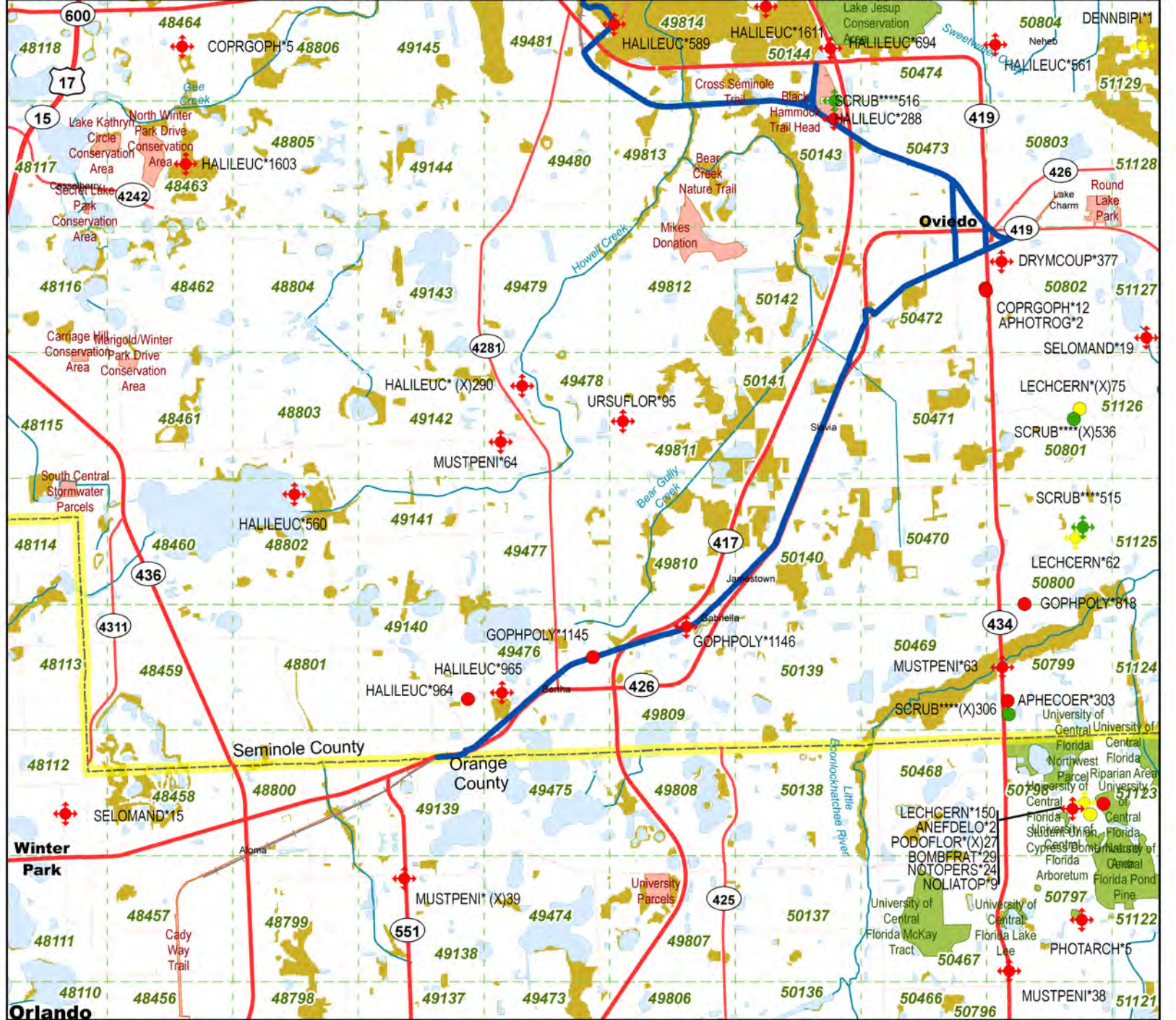
County Boundary

Roads

Water

NOTE

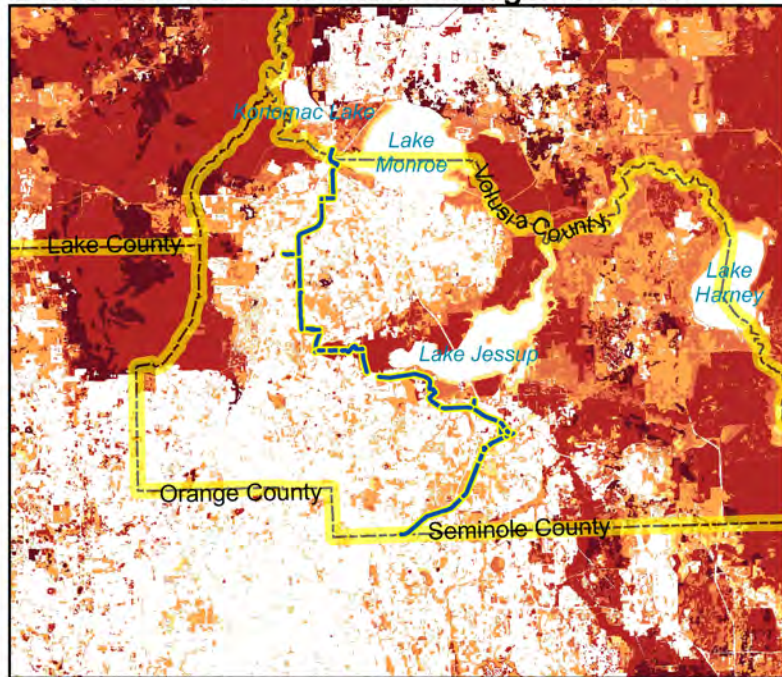
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.



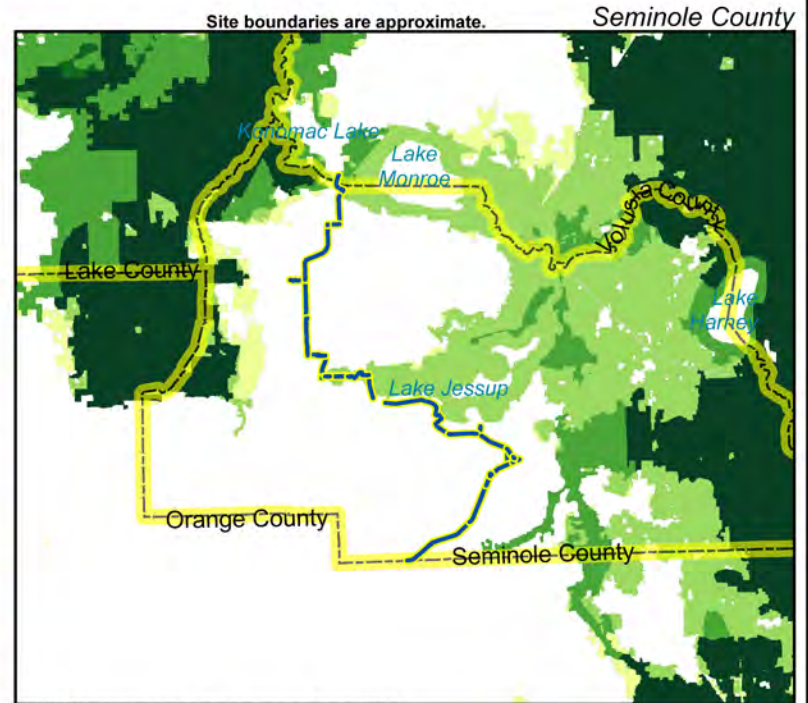
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Map produced by KAB
6/16/2022

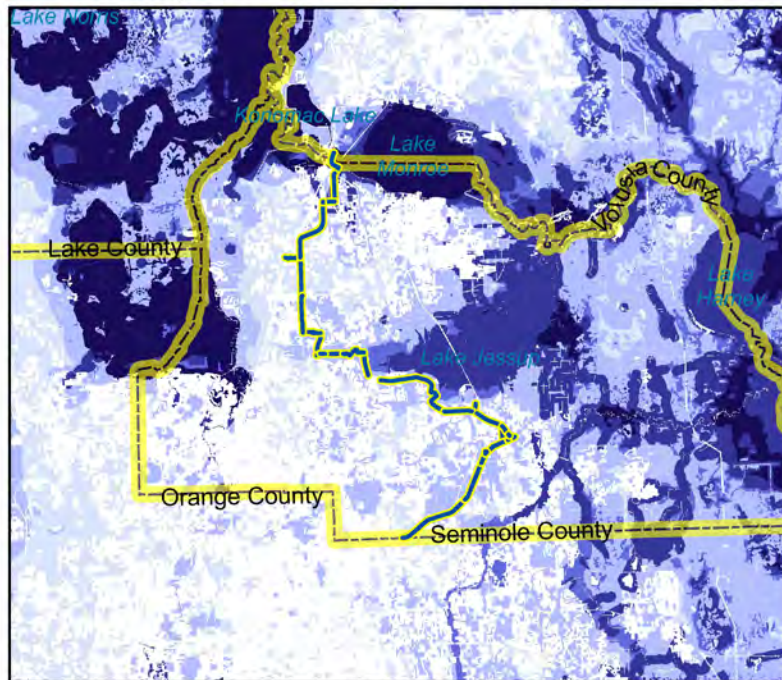
Cross Seminole Trail Land Management Plan



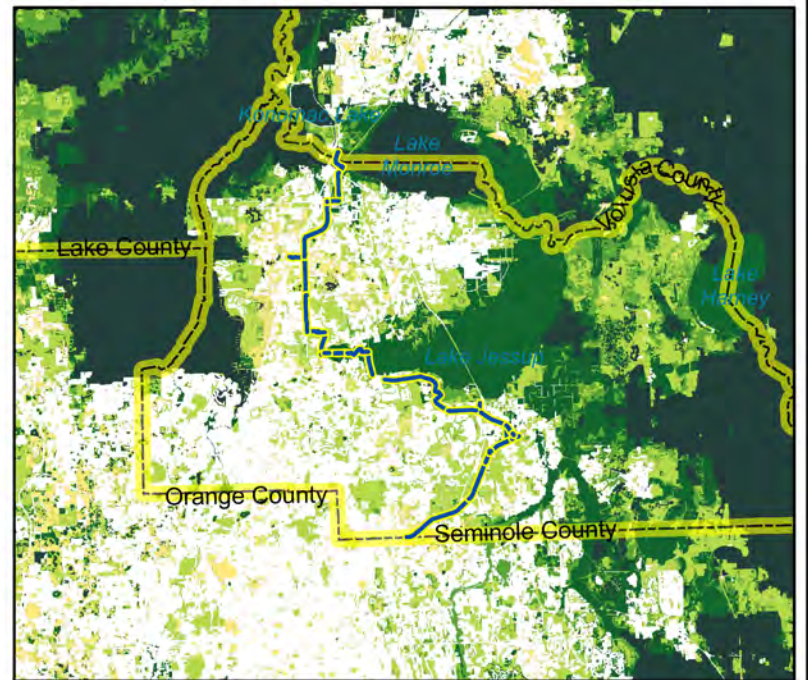
CLIP Biodiversity Resource Priorities



CLIP Landscape Resource Priorities



CLIP Surface Water Resource Priorities



CLIP Aggregated Resource Priorities



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CLIP v4.0 Resource Priorities

Biodiversity Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Surface Water Resource Category

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

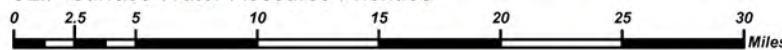
Aggregated CLIP Priorities

- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Site Boundary

Map should not be interpreted without accompanying documents.

Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.



Seminole County

Site boundaries are approximate.



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Map Label	Scientific Name	Common Name	Global State Federal State Observation				Date	Description	EO Comments
			Rank	Rank	Status	Listing			
APHATHEI*1	<i>Aphaostracon theiocrenetum</i>	Clifton Springs Hydrobe Snail	G1	S1	N	N	1981	SPRINGS ARE ON S SHORE OF L. JESSUP. SPRING RUN IS CA 200 YD LONG & ENTERS LAKE ON W SIDE OF FISHING CAMP. SPRING RUN IS CA 10-25' WIDE, 0.5- 2' DEEP. HIGH SAND BANKS, SOFT SAND BOTTOM	SNAILS FOUND ONLY ON AQUATIC VEGETATION IN SPRING RUN, WHERE THEY WERE VERY ABUNDANT. F. G. THOMPSON COLLECTED SPECIMENS ON 1962-08-22 (UF 20235). SPECIMENS ALSO COLLECTED CA. 1981, & OTHER TIMES BETWEEN '62 & '81. POP. LEVELS FLUCTUATE SOME (P87TH O01).
APHECOER*310	<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G1G2	S1S2	T	FT	1981-08-15	1981-08-15: disturbed oak scrub (U81COX01FLUS).	1981-08-15: 2 scrub jays (U81COX01FLUS).
APHOTROG*2	<i>Aphodius troglodytes</i>	Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N	1994-08-27	1994-08-27: Rural yard (W06UNI01FLUS).	1994-08-27: One specimen at UV light in rural yard (W06UNI01FLUS). 1994-05-08: One specimen at UV light in rural yard (W06UNI01FLUS).
COPRGOPH*12	<i>Copris gopheri</i>	Gopher Tortoise Copris Beetle	G2	S2	N	N	1994-04-27	residential area	One specimen was collected at UV light.
COPRGOPH*5	<i>Copris gopheri</i>	Gopher Tortoise Copris Beetle	G2	S2	N	N	1973 pre	1973-Pre: No description given (B73WOO01FLUS).	1973-Pre: One specimen was collected by Hubbard using a black light trap (B73WOO01FLUS).
DENNBIP1*1	<i>Dennstaedtia bipinnata</i>	hay scented fern	G4	S1	N	E	2017-04-23	Wet areas with hardwoods such as swamp and seepage stream	Four specimens collected between 1965-1984. A few individuals observed in 2005 (PNDWAL05FLUS). More than a dozen observed in 2017 (U18FNA02FLUS).
DENNBIP1*3	<i>Dennstaedtia bipinnata</i>	hay scented fern	G4	S1	N	E	2013-04-10	2005-06-07: The area is an ancient portion of the St. John's River Valley within the Central Lake District of Florida and has Eocene limestone near the surface, which may account for the diverse fern assemblages within the good quality hydric hammock that	2013-04-10: 8 counted; in leaf; plants 4-6 ft tall; quick survey in polygon that's about 1/3 of the original (F13FNA01FLUS). 2013-04-10: 6 counted; in leaf; widely scattered; quick survey at point (F13FNA01FLUS). 2005-06-07: This population is within a preserve and consists of many individuals; >30 plants(PNDJEN04FLUS).
DRYMCoup*377	<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT	1982 pre	No general description given	INDIGO COLL. 1973-05-23 IN UCF COLLECTION (MOLER INTERVIEW OF L. EHRHART, 1982-07-12). INDIGO OBSERVED BY PETER PRITCHARD, UNDER HIS HOUSE (MOLER INTERVIEW P. PRITCHARD, 1982-06-10).



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DS*28873	<i>Data Sensitive Element</i>	Data Sensitive	G1	S1	E	E	2004-03-19	Data Sensitive	Data Sensitive
DS*40098	<i>Data Sensitive Element</i>	Data Sensitive	G1	S1	E	E	2016-09-27	Data Sensitive	Data Sensitive
ELLIMONR*4	<i>Elliptio monroensis</i>	St. Johns Elephantear	G1G2	S1S2	N	N	2015 pre	St. Johns River system, at least south (upstream) of Lake George. Inhabits river, lakes along the main stem, and lower reaches of some large tributaries (B14WIL01FLUS:205).	Williams et al. (2014) depict at least 17 sites from which this occurrence has been documented.
GEOLXERA*5	<i>Geolycosa xera</i>	McCrone's Burrowing Wolf Spider	G2G3	S2S3	N	N	1963 pre	1963-Pre: No description given (A63MCC01FLUS).	1963-Pre: Two specimens were collected at one locale and four at another not too far away (A63MCC01FLUS).
GOPHPOLY*1145	<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST	2002-10-03	Abandoned railroad line that is being converted to a greenway trail. Canopy includes scattered slash and loblolly pine, with live, bluejack, laurel, and Chapman's oak. Ground cover includes dog fennel, bracken fern, gopher apple, smilax, runner oak, gra	2002: during surveys on 16 July and 3 October, D. Skurski recorded 8-9 burrows, only two of which were considered to be abandoned, in this stretch. (U02SKU01FLUS).
GOPHPOLY*1146	<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST	2002-10-03	Abandoned railroad line that is being converted to a greenway trail. Canopy includes scattered slash and loblolly pine, with live, bluejack, laurel, and Chapman's oak. Ground cover includes dog fennel, bracken fern, gopher apple, smilax, runner oak, gra	2002: during surveys on 16 July and 3 October, D. Skurski recorded 14-15 burrows, none of which were considered to be abandoned, in this stretch. (U02SKU01FLUS).
GOPHPOLY*584	<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST	ZZ	No general description given	Three specimens (Carn. MNH-3091,3125,9101), collector and date are not available.
HALILEUC*1595	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2000	2005-07-12: Source does not provide a description.	Nest status: Active, 2000, 1999; Not active, 2003, 2002, 2001;(U03FWC01FLUS)
HALILEUC*1605	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	2005-07-12: Source does not provide a description.	Nest status: Active, 2003, 2002, 2001, 2000; Unknown status or not assessed, 1999;(U03FWC01FLUS)
HALILEUC*1606	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2001	2005-07-12: Source does not provide a description.	Nest status: Active, 2001; Not active, 2003, 2002; Unknown status or not assessed, 2000, 1999;(U03FWC01FLUS)



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			Rank	Rank	Status	Listing			
HALILEUC*1611	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	2005-07-12: Source does not provide a description.	Nest status: Active, 2003; Unknown status or not assessed, 2002, 2001, 2000, 1999;(U03FWC01FLUS)
HALILEUC*288	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	No general description given	Nest status 1999-2003: Continuously active; Status 1995-98: Active - 1998, 1997, 1996; Inactive - 1995; (U03FWC01FLUS). Previous data (note different format) NEST: 1995: ACTIVE, PRODUCED 0 YOUNG; 1994: ACTIVE, PRODUCED 0 YOUNG; 1993: PRODUCED 1 YOUNG; 1992: PRODUCED 1 YOUNG; 1991: PRODUCED 1 YOUNG; 1990: PRODUCED 1 YOUNG; 1989: ACTIVE, PRODUCTIVITY UNKNOWN; 1973-1988 ACTIVE, FLEDGED YOUNG 1973-1976, 1978, 1981-1987.
HALILEUC*291	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2002	No general description given	Nest status 1999-2003: Active - 2002; Inactive - 2003, 2001, 2000, 1999; Status 1995-98: Continuously active. (U03FWC01FLUS). Previous data (note different format) NEST: 1995: PRODUCED 1 YOUNG; 1994: PRODUCED 2 YOUNG; 1993: PRODUCED 2 YOUNG; 1992: INACTIVE; 1991: ACTIVE, PRODUCED 0 YOUNG; 1990: PRODUCED 2 YOUNG; 1989: ACTIVE, PRODUCED 0 YOUNG; 1974-1988 ACTIVE; FLEDGED YOUNG 1974-1987.
HALILEUC*48	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	1985	No general description given	Nest status 1999-2003: Inactive - 2003; Unknown/not assessed - 2002, 2001, 2000, 1999; Status 1995-98: Inactive - 1998, 1997, 1996, 1995; (U03FWC01FLUS). Previous data (note different format) NEST: 1995-90: GONE; 1989-87: NO DATA; 1974-1985 ACTIVE; 1986 INACTIVE; FLEDGED YOUNG 1979-1980, 1982, 1984-1985.



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			Rank	Rank	Status	Listing			
HALILEUC*561	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	No general description given	Nest status 1995-2003: Continuously active. (U03FWC01FLUS). Previous data (note different format) NEST: 1995: PRODUCED 3 YOUNG; 1994: PRODUCED 2 YOUNG; 1993: PRODUCED 2 YOUNG; 1992: PRODUCED 1 YOUNG; 1991: PRODUCED 1 YOUNG; 1990: INACTIVE; 1989: ACTIVE, PRODUCED 0 YOUNG; 1984-1988 ACTIVE. FLEDGED YOUNG 1984-1988.
HALILEUC*589	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	No general description given	Nest status 1995-2003: Continuously active. (U03FWC01FLUS). Previous data (note different format) NEST: 1995: PRODUCED 1 YOUNG; 1994: PRODUCED 1 YOUNG; 1993: PRODUCED 1 YOUNG; 1992: ACTIVE, PRODUCED 0 YOUNG; 1991: PRODUCED 1 YOUNG; 1990: ACTIVE, PRODUCTIVITY UNKNOWN; 1989: PRODUCED 2 YOUNG; 1974-1977, 1979-1980, 1982-1988 ACTIVE; 1978 USED BY OWL; 1981 INACTIVE. FLEDGED YOUNG 1974-1976, 1979-1980, 1982-1983, 1985-1987.
HALILEUC*694	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2002	No general description given	Nest status 1999-2003: Active - 2002, 2001, 2000, 1999; Inactive - 2003; Status 1995-98: Continuously active. (U03FWC01FLUS). Previous data (note different format) NEST: 1995: ACTIVE, PRODUCED 0 YOUNG; 1994: ACTIVE, PRODUCED 0 YOUNG; 1993: PRODUCED 1 YOUNG; 1992: PRODUCED 1 YOUNG; 1991: PRODUCED 2 YOUNG; 1990: PRODUCED 1 YOUNG.



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			Rank	Rank	Status	Listing			
HALILEUC*695	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	No general description given	Nest status 1995-2003: Continuously active. (U03FWC01FLUS). Previous data (note different format) NEST; 1995: PRODUCED 1 YOUNG; 1994: PRODUCED 2 YOUNG; 1993: PRODUCED 1 YOUNG; 1992: PRODUCED 1 YOUNG; 1991: PRODUCED 2 YOUNG; 1990: ACTIVE BUT PRODUCED 0 YOUNG; 1989: PRODUCED 2 YOUNG.
HALILEUC*876	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	No general description given	Nest status 1995-2003: Continuously active. (U03FWC01FLUS). Previous data (note different format) Nest; 1995: Produced 1 young.
HALILEUC*964	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2002-11-27	Generally a suburban, developed area with highways, roads, houses, and other development. Area contains freshwater lakes and ponds. 2002: This nest is on electrical power structure at edge of pond that appears to be modified as a borrow pit; pond lies w	Nest: 2002, active, apparently replaced nearby nest taken over by great horned owl. Fledged young: 2002 (2). 2002 data from U02SKU02FLUS.
HALILEUC*965	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N	2003	Generally a suburban, developed area with highways, roads, houses, school, and other development. Area contains freshwater lakes and ponds. Nest is in stand of pines across from school ground athletic fields (U02SKU02FLUS; DOQQ aerial photograph).	Nest status 1999-2003: Active - 2003, 2002, 2000, 1999; Inactive - 2001, Status 1995-98: Continuously active. (U03FWC01FLUS). Previous data (note different format) Nest; 2002: abandoned, occupied by great horned owl; pair moved northwest to new nest site (EOR 964). Site had been active for many years (U02SKU02FLUS).
MUSTPENI* (X)39	<i>Mustela frenata peninsulæ</i>	Florida Long-tailed Weasel	G5T3?	S3?	N	N	1977-01-11	Sandhill and scrub; area is now developed.	1977-01-11: Snyder - Skin. Univ. Central Fla. No. MAV-003.
MUSTPENI*64	<i>Mustela frenata peninsulæ</i>	Florida Long-tailed Weasel	G5T3?	S3?	N	N	1983-02	Scrub and sandhills; area has been developed.	1983-02: J. Trimble, - Skin. Univ. Central Fla. No. JLT-83002...
PELTPROF*14	<i>Pelotrupes profundus</i>	Florida Deepdigger Scarab Beetle	G3	S3	N	N	1960-05-05	1960-05-05: No description given (B73WOO01FLUS).	1960-05-05: One specimen was collected by G.W. Desin using a malt trap (B73WOO01FLUS). 1960-04-28: Two specimens were collected by G.W. Desin using a malt trap (B73WOO01FLUS).
PITUMELA*136	<i>Pituophis melanoleucus</i>	Pine Snake	G4	S3	N	ST	1936-06-06	No general description given	1936-06-06: specimen collected by Russell (UF-621) (S36RUSSMFLUS).



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SALIFLOR*7	<i>Salix floridana</i>	Florida willow	G2G3	S2S3	N	E	1997-10	1997-10: BOTTOMLAND FOREST (EONUM .033) ALONG SOLDIER CREEK (PNDJOH01FLUS). 1985-05-05: IN WET DEPRESSION IN SHADY FOREST DOMINATED BY SABAL PALMS (HYDRIC HAMMOCK) (F85SCH12FLUS).	2013-04-10: 0 counted; failed to find; quick survey (F13FNA01FLUS). 1997-10: OCCURRENCE ON SITE. 1985-05-05: 11-50 plants, 3-15 feet tall; mostly spindly (F85SCH12FLUS).
SCRUB****(X)490	Scrub		G2	S2	N	N	1984-06-24	1984-06-24: small fragment of formerly large scrub on St. Lucie fine sand. Sand pines dominate tree layer. Shrub layer dominated by myrtle oak, <i>Lyonia ferruginea</i> , wild olive, live oak. Some rosemary, lichen not abundant (PNDSTO01FLUS).	2005-05-01: This area has been converted to a commercial development (PNDJEN04FLUS).
SCRUB****309	Scrub		G2	S2	N	N	2004	DISTURBED OAK SCRUB.	2004: Update to last obs date was based on interpretation of aerial photography (previous value was 1981-08-15) (U05FNA02FLUS).
SCRUB****516	Scrub		G2	S2	N	N	2005-05-28	1983-06-28: ON ST LUCIE FINE SAND. SCATTERED SAND PINE. ROSEMARY PRESENT QUERCUS MYRTIFOLIA, Q. INOPINA, Q. GEMINATA, SERENOA AND OSMANTHUS PRESENT (U88CHR01). SITE HAS BURNED WITHIN LAST 20 YEARS (F83STO14).	2005-05-28: Original point and scrub from 1983 is highly modified from residential and highway development. Presently a mature sand pine scrub exists, but is extremely fire suppressed (PNDJEN04FLUS). 1983-06-28: SAND PINE SIZE RANGES FROM 10-15 CM DBH; NODE COUNT ON AN OLD ROSEMARY WAS 20 (PNDSTO01FLUS).
SELOMAND*19	<i>Selonodon mandibularis</i>	Large-Jawed Cebrioid Beetle	G2G4	S2S4	N	N	1963-05-20	1963-05-20: No description given (B99GAL01FLUS).	1963-05-20: This female specimen was collected in a ligustrum trap and deposited at FSCA (B99GAL01FLUS).



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URSUFLO*95	<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N	2020-11-19	Large area of pine plantation, mesic and wet flatwoods, and dome and basin swamps; Largely private commercial timberland, nurseries, and small neighborhoods; public lands are dominated by pine plantation but also have flatwoods interspersed with dome swam	2002: 1,025-1,539 bears estimated in the primary ranges in the Ocala-St. John's region. Part of a larger population that includes Okefenokee Swamp National Wildlife Refuge in Georgia (U05SIM01FLUS). 2014: 1,198 bears estimated in the Ocala-St. John's region and 495 estimated in the Osceola region (A16HUM01FLUS). 2016: polygons created to show where bears are considered 'Abundant' and 'Common' (U16FWC01FLUS) Primary is the FWC-designated core area that represents breeding range and contains documented evidence of reproduction or female bears within available habitat, and Secondary is the FWC-designated area where bears occur within available habitat but outside primary bear range (evidence of bears without documented evidence of reproduction) (U12FWC02FLUS, U05SIM01FLUS). These boundaries are based on decades of bear observations, roadkill distribution, nuisance bear locations, and bear research projects. For detailed location data contact the FWC.



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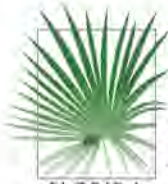
Florida Natural Areas Inventory

Aggregated Biodiversity Matrix Report



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Documented					
<i>Cucurbita okeechobeensis</i>	Okeechobee gourd	G1	S1	E	E
<i>Dennstaedtia bipinnata</i>	hay scented fern	G4	S1	N	E
<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3	N	N
<i>Salix floridana</i>	Florida willow	G2G3	S2S3	N	E
Scrub		G2	S2	N	N
Likely					
<i>Aphaostracon theiocrenetum</i>	Clifton Springs Hydrobe Snail	G1	S1	N	N
<i>Aphodius troglodytes</i>	Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT
<i>Elliptio monroensis</i>	St. Johns Elephantear	G1G2	S1S2	N	N
Mesic flatwoods		G4	S4	N	N
<i>Mycteria americana</i>	Wood Stork		S2	T	FT
Sandhill upland lake		G3	S2	N	N
<i>Ursus americanus floridanus</i>	Florida Black Bear	G5T4	S4	N	N
Potential					
<i>Antigone canadensis pratensis</i>	Florida Sandhill Crane	G5T2	S2	N	ST
<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G2?	S1S2	T	FT
<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i>	many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i>	Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i>	sand butterfly pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i>	Piedmont jointgrass	G3	S3	N	T
<i>Coleataenia abscissa</i>	cutthroatgrass		S3	N	E
<i>Conradina grandiflora</i>	large-flowered rosemary		S3	N	T
<i>Copris gopheri</i>	Gopher Tortoise Copris Beetle	G2	S2	N	N
<i>Corynorhinus rafinesquii</i>	Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Deeringothamnus pulchellus</i>	beautiful pawpaw	G1	S1	E	E
<i>Deeringothamnus rugelii</i>	Rugel's pawpaw		S1	E	E
<i>Geolycosa xera</i>	McCrone's Burrowing Wolf Spider	G2G3	S2S3	N	N
<i>Hartwrightia floridana</i>	hartwrightia	G2	S2	N	T
<i>Heterodon simus</i>	Southern Hognose Snake		S2S3	N	N
<i>Illicium parviflorum</i>	star anise		S2	N	E
<i>Lechea cernua</i>	nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i>	Gopher Frog	G2G3	S3	N	N
<i>Matelea floridana</i>	Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i>	Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i>	celestial lily	G2	S2	N	E
<i>Neofiber alleni</i>	Round-tailed Muskrat		S2	N	N
<i>Nolina atopocarpa</i>	Florida beargrass	G3	S3	N	T
<i>Notophthalmus perstriatus</i>	Striped Newt	G2G3	S2	N	C
<i>Peltotrupes profundus</i>	Florida Deepdigger Scarab Beetle	G3	S3	N	N
<i>Peucaea aestivalis</i>	Bachman's Sparrow		S3	N	N
<i>Pituophis melanoleucus</i>	Pine Snake	G4	S3	N	ST
<i>Podomys floridanus</i>	Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i>	giant orchid	G2G3	S2	N	T
<i>Pteronotropis welaka</i>	Bluenose Shiner	G3G4	S3S4	N	ST
<i>Pycnanthemum floridanum</i>	Florida mountain-mint	G3	S3	N	T

Definitions: Documented - Rare species and natural communities documented on or near this site.
 Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
 Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
 Potential - This site lies within the known or predicted range of the species listed.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Aggregated Biodiversity Matrix Report



Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
<i>Sciurus niger niger</i>	Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Selonodon mandibularis</i>	Large-Jawed Cebrionid Beetle	G2G4	S2S4	N	N
<i>Trichechus manatus latirostris</i>	Florida Manatee	G2G3T2	S2S3	T	N
<i>Warea amplexifolia</i>	clasping warea	G1	S1	E	E
<i>Warea carteri</i>	Carter's warea		S1	E	E

Definitions: Documented - Rare species and natural communities documented on or near this site.
 Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
 Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
 Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

- G1** = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- G2** = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- G3** = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- G4** = Apparently secure globally (may be rare in parts of range).
- G5** = Demonstrably secure globally.
- GH** = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
- GX** = Believed to be extinct throughout range.
- GXC** = Extirpated from the wild but still known from captivity or cultivation.
- G#?** = Tentative rank (e.g., G2?).
- G#G#** = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
- G#T#** = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
- G#Q** = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
- G#T#Q** = Same as above, but validity as subspecies or variety is questioned.
- GU** = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
- GNA** = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- GNR** = Element not yet ranked (temporary).
- GNRTNR** = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

- S1** = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
- S2** = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
- S3** = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
- S4** = Apparently secure in Florida (may be rare in parts of range).
- S5** = Demonstrably secure in Florida.
- SH** = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
- SX** = Believed to be extirpated throughout Florida.
- SU** = Unrankable; due to a lack of information no rank or range can be assigned.
- SNA** = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
- SNR** = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

- C** = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
- E** = Endangered: species in danger of extinction throughout all or a significant portion of its range.
- E, T** = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
- E, PDL** = Species currently listed endangered but has been proposed for delisting.
- E, PT** = Species currently listed endangered but has been proposed for listing as threatened.
- E, XN** = Species currently listed endangered but tracked population is a non-essential experimental population.
- T** = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
- PE** = Species proposed for listing as endangered
- PS** = Partial status: some but not all of the **species'** infraspecific taxa have federal
- PT** = Species proposed for listing as threatened
- SAT** = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
- SC** = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

- C** = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
- FE** = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
- FT** = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
- FXN** = Federal listed as an experimental population in Florida
- FT(S/A)** = Federal Threatened due to similarity of appearance
- ST** = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
- SSC** = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for *Pandion haliaetus* (Osprey) indicates that this status applies in Monroe county only.)
- N** = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: <http://www.doacs.state.fl.us/pi/>.

- E** = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
- T** = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
- N** = Not currently listed, nor currently being considered for listing.

Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

- A** = Excellent estimated viability
- A?** = Possibly excellent estimated viability
- AB** = Excellent or good estimated viability
- AC** = Excellent, good, or fair estimated viability
- B** = Good estimated viability
- B?** = Possibly good estimated viability
- BC** = Good or fair estimated viability
- BD** = Good, fair, or poor estimated viability
- C** = Fair estimated viability
- C?** = Possibly fair estimated viability
- CD** = Fair or poor estimated viability
- D** = Poor estimated viability
- D?** = Possibly poor estimated viability
- E** = Verified extant (viability not assessed)
- F** = Failed to find
- H** = Historical
- NR** = Not ranked, a placeholder when an EO is not (yet) ranked.
- U** = Unrankable
- X** = Extirpated

*For additional detail on the above ranks see: <http://www.natureserve.org/explorer/eorankguide.htm>

FNAI also uses the following EO ranks:

- H?** = Possibly historical
- F?** = Possibly failed to find
- X?** = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).

APPENDIX E: ARTHROPOD CONTROL PLAN



Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

ARTHROPOD MANAGEMENT PLAN - PUBLIC LANDS

Return to:
Mosquito Control Program
3125 Conner Blvd, Bldg 6,
Tallahassee, Florida 32399-1650

NICOLE "NIKKI" FRIED
COMMISSIONER

Section 388.4111, F.S.
Telephone: (850) 617-7995

For use in documenting an Arthropod Control Plan for lands designated by the State of Florida or any political subdivision thereof as being environmentally sensitive and biologically highly productive therein. Fill this form out if control work is necessary or planned.

Name of Designated Land: *Seminole County Natural Lands (Wilderness Areas):*
1) Black Bear, 2) Black Hammock 3) Chuluota 4) Econ River 5) Geneva
6) Lake Harney 7) Lake Jesup 8) Lake Proctor 9) Spring Hammock
10) Cross Seminole Trail.

Is Control Work Necessary: Yes No

Location: *Please see attached map for the wilderness area locations within Seminole County.*

Land Management Agency: *Seminole County Greenways and Natural Lands Program.*

Are Arthropod Surveillance Activities Necessary? Yes No

If "Yes", please explain: *Wilderness areas exist adjacent to developments. It is necessary to deploy surveillance activities in order to understand arthropod population within the County. Additionally, many public events are held at the wilderness areas (Eco camp) that require surveillance.*

Which Surveillance Techniques Are Proposed?
Please Check All That Apply:

Landing Rate Counts

Light Traps

Sentinel Chickens

Citizen Complaints

Larval Dips

Other

If "Other", please explain:

Arthropod Species for Which Control is Proposed: *Nuisance and Vector Mosquito Species*

Proposed Larval Control:

Proposed larval monitoring procedure: *Field inspections that are documented.*
Are post treatment counts being obtained: Yes No

Biological Control of Larvae:

Might predacious fish be stocked: Yes No
Other biological controls that might be used:

Material to be Used for Larvaciding Applications:

(Please Check All That Apply:)

- Bti
- Bs
- Methoprene
- Non-Petroleum Surface Film
- Other, please specify: *Mineral oil surface film*

Please specify the following for each larvacide:

Chemical or Common name: *Altosid, Aqua-Bac, CoCo Bear, Natular, Vectobac, Vectolex, VectoPrime*

Ground Aerial

Rate of application: *Per label-based on site conditions and field inspection*

Method of application: *Ground, hand, spray truck, ATV w/spray rig, Drone.*

* *Multiple formulations listed - pellet, liquid, briquets, granules.*

Proposed Adult Mosquito Control:

Aerial adulticiding Yes No
Ground adulticiding Yes No

Please specify the following for each adulticide:

Chemical or common name:	DeltaGard	Perm-x-UL-44	Dibrom
Rate of application:	4 - 6.5 oz Acre	3.18 oz Acre (MAX)	1/2 - 1 oz Acre
Method of application:	ULV	ULV	Air (Plane)

Proposed Modifications for Public Health Emergency Control: Arthropod control agency may request special exception to this plan during a threat to public or animal health declared by State Health Officer or Commissioner of Agriculture.

Proposed Notification Procedure for Control Activities: Reverse 911 Calling utilized by County Software program. (Everbridge) Notify Land Manager when necessary.

Records:

Are records being kept in accordance with Chapter 388, F.S.:

Yes No

Records Location: Watershed Management office located at 200 County Home Rd., Sanford, Fl. 32773

How long are records maintained:

4+ years

Vegetation Modification:

What trimming or altering of vegetation to conduct surveillance or treatment is proposed?

None

Proposed Land Modifications:

Is any land modification, i.e., rotary ditching, proposed: No

Include proposed operational schedules for water fluctuations: None

List any periodic restrictions, as applicable, for example peak fish spawning times. None

Proposed Modification of Aquatic Vegetation: None

Land Manager Comments:

Arthropod Control Agency Comments: None

Sherry Williams

7/7/22

Signature of Lands Manager or Representative

Date

Jim Jew

7/7/2022

Signature of Mosquito Control Director / Manager

Date

APPENDIX F: GOALS AND OBJECTIVES (SUPPLEMENT)

Core Objectives	Measure	Timeframe	Expenses/Manpower
Public Access and Recreational Opportunities			
a) Monitor visitation rates at trailheads and strategic locations	Continue monthly monitoring of TRAFx trail counters *(annual cost x 10 years)	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	\$220,000
	Provide annual summary of counts in Leisure Services Community Impact Report	Within 2 YRS <u> X </u>	N/A
		Within 10 YRS ____	
b) Revisit feasibility study for powerline easement alignment in Lake Mary	Engage utility company and private landowners to discuss possible placement of trail.	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	N/A
Subtotal			\$220,000
Capital Facilities and Infrastructure			
Coordinate with Public Works to initiate improvements to trail crossings.	Upgrade north section of trail.	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	\$50,000
	Improve SR 46 Crossing.	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	\$30,000
	Refine crossing at Ronald Reagan Blvd.	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	\$25,000
Subtotal			\$105,000.00
Cultural and Historical Resources			
Maintain Historical Markers	Coordinate with Seminole County Historical Society to replace/place historic markers.	Within 2 YRS ____	
		Within 10 YRS <u> X </u>	\$35,000
Subtotal			\$35,000
Urban Tree Canopy			
Restore urban tree canopy along trail corridor.	Determine need and location for trees.	Within 2 YRS <u> X </u>	\$15,000
		Within 10 YRS ____	
	Implement urban tree restoration	Within 2 YRS <u> X </u>	N/A
		Within 10 YRS ____	
Subtotal			\$15,000

Core Objectives	Measure	Timeframe	Expenses/Manpower
Invasive Species Maintenance			
Annually treat 2 acres of Florida Invasive Species Council (formerly FLEPPC), Cat. I&II species.	Treat 20 acres.	Within 2 YRS _____	
		Within 10 YRS <u> X </u>	\$20,000
Subtotal			\$20,000
Administration			
Inspection and management of contracts	Staff time (annual) = \$25,000	Within 10 YRS <u> X </u>	\$250,000.00
	Mowing contract	Within 10 YRS <u> X </u>	\$2,084,500.00
Subtotal			\$2,334,500
TOTAL OVER 10 YEARS			\$2,729,500

APPENDIX G: Letter of Compliance from Seminole County

DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND DEVELOPMENT DIVISION



July 20, 2022

James Parker, Government Operations Consultant III
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Boulevard, MS 140
Tallahassee, FL 32399-3000

Subject: Cross Seminole Trail, Seminole County, Florida

Dear Mr. Parker:

This letter will acknowledge consistency of the Cross Seminole Trail with the Seminole County Comprehensive Plan, adopted pursuant to Chapter 163, Florida Statutes, and Seminole County's ongoing commitment to develop, conserve, and protect the CST.

Cross Seminole Trail

The Cross Seminole Trail (CST) is one of three Signature trails in Seminole County exemplifying a partnership among the community, state, local agencies, and trail support groups. REC Exhibit-2 (attached) of the Recreation and Open Space Element of the Seminole County Comprehensive Plan depicts the CST as part of the County's Greenways, Blueways and Major Trails system. The CST extends from the Seminole/Orange County line, north to the Seminole Wekiva Trail at Interstate-4, traversing through portions of unincorporated Seminole County and the cities of Oviedo, Winter Springs, Longwood, and Lake Mary. The CST corridor is approximately 27.69 miles in length, of which 14.54 miles are owned by or otherwise in the control of Seminole County. The CST passes through or along a number of unincorporated future land use designations and zoning districts (including the following) which allow for the CST:

- Preservation/Managed Lands
- Recreation
- Low Density Residential
- Medium Density Residential
- Office
- Planned Development
- Higher Intensity Planned Development
- Industrial
- A-1 (Agriculture)
- R-1 and R-1AA (Single-Family Residential District)
- R-3A (Multiple-Family Dwelling District)
- PD (Planned Development)
- M-1A (Very Light Industrial District)
- M-1 (Industrial District)

Acquisition and development of the CST was achieved through funding partnerships between Seminole County and the Florida Department of Environmental Protection, Office of Greenways and Trails, Florida Department of Transportation, local municipalities, and private landowners. In 1997, the Board of Trustees of the Internal Improvement Trust Fund conveyed management

authority of the property to the Florida Department of Environmental Protection's Office of Greenways and Trails which subsequently conveyed management authority to Seminole County via a sublease in 1997. In 2000, the voters of Seminole County approved \$20 million dollars for the development of greenways and trails connecting the County's natural lands areas.

The following policy from the Seminole County Comprehensive Plan and provisions of the Seminole County Code demonstrate the County's continued commitment to the CST.

- **Policy REC 5.2 Recreational Trail Development**

The County shall continue to develop and maintain the showcase trails, which include the Seminole Wekiva Trail, the Cross-Seminole Trail, and the Flagler Trail, as well as others identified in the Countywide Greenways and Trails Masterplan. These efforts shall include, at a minimum, application for available grant funding for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and voter-based referenda.

- **Section 190.97 Seminole County Code**

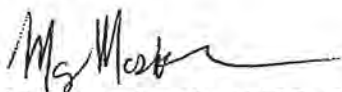
The Seminole County Code provides for standards and procedures for the applications, permitting, construction and maintenance of crossings and other uses within the Seminole County Trails System in order to, among others, protect trail corridors from private encroachments and detrimental or disruptive uses, and protect the County's interest in properties owned or managed by the County that have been designated as trail corridors.

I trust the above clearly demonstrates the County's commitment to maintaining those portions of the Cross Seminole Trail in unincorporated Seminole County as an allowable use in perpetuity, protected from encroachment and detrimental or disruptive uses.

For questions regarding the portions of the CST within municipalities, you may wish to contact the cities of Oviedo, Winter Springs, Longwood, and Lake Mary.

If you have questions regarding this matter, please contact me at 407-665-7375; or email at mmoskowitz@seminolecountyfl.gov.

Sincerely,

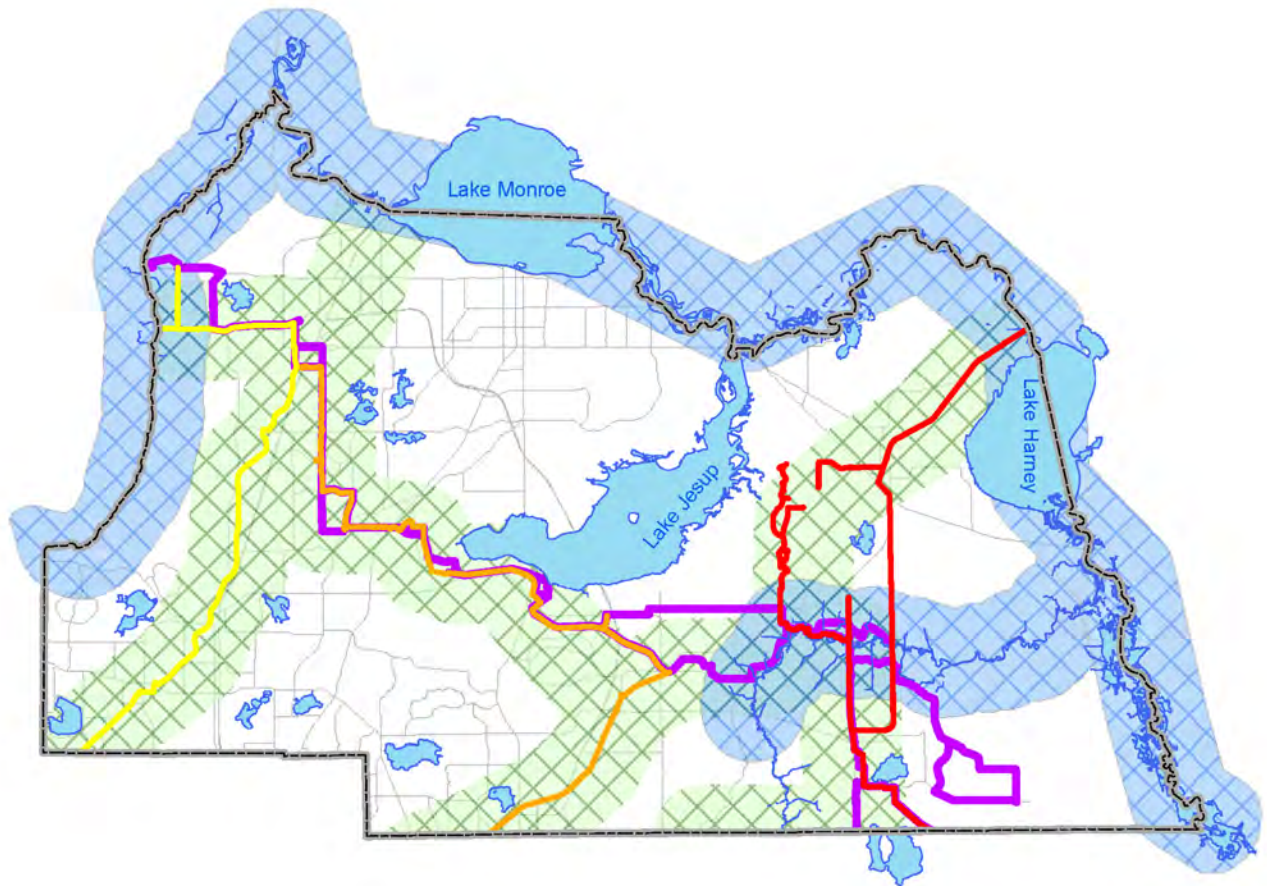


Mary Moskowitz, AICP, CPM
Planning and Development Division Manager

Cc: Sherry Williams, Special Projects Program Manager, Seminole County Leisure Services



Greenways, Blueways and Major Trails



5 Miles



LEGEND

- Seminole Wekiva Trail
- Cross Seminole Trail
- Flagler Trail
- Florida National Scenic Trail
- Blueway Corridor
- Greenway Corridor
- Roads

(REC - Effective date of information: 02/2008)

APPENDIX H: Invasive Species Management Plan

**LEISURE SERVICES DEPARTMENT
INVASIVE SPECIES MANAGEMENT PLAN
2022**



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OVERVIEW OF INVASIVE SPECIES MANAGEMENT PLAN

Invasive species control is part of the overall site management and restoration program for the Leisure Services Department (LS). Implementing preventative programs to keep our sites free of species that are not yet established but which are known to be pests elsewhere in the region will be one of the goals. Setting priorities for the control or elimination of invasive species that have already established, according to their actual and potential impacts on native species and communities, will be focused upon.

An adaptive management strategy will be used to treat invasive species. First, we establish and record the goals for the site. Second, we identify species that block us from reaching these goals and assign them priorities based on the severity of their impacts. Third, we consider methods for controlling them or otherwise diminishing their impacts and, if necessary, re-order priorities based on likely impacts on target and non-target species. Fourth, we develop weed control plans based on this information. Fifth, the plan is implemented, and results of our management actions monitored. Sixth, we evaluate the effectiveness of our methods in light of the site goals (taken from the Land Management Plans), and use this information to modify and improve control priorities, methods and plans. Finally, start the cycle again by establishing new/modified goals.

We set priorities in the hope of minimizing the total, long-term workload. Therefore, we act to prevent new infestations and assign highest priority to existing infestations that are the fastest growing, most disruptive, and affect the most highly valued area(s). We also consider the difficulty of control, giving higher priority to infestations we think we are most likely to control with available technology and resources.

BACKGROUND

The Leisure Services Department was reorganized to the present day structure in 2007 and 2008. Initially, invasive plant control was being conducted at the program level in Natural Lands. As part of the Department and County strategic plan, a formalized plan to control invasive plants was mandated throughout Leisure Services. The following is background information on the two Divisions within LS.

The Greenways and Natural Lands (GNL) Division encompasses Natural Lands, passive parks, trails and medians. The Parks and Recreation Division includes all active parks. The approach to treating these areas differs greatly and therefore LS will be taking a tiered approach to maintenance control of invasive species.

Tier I

Under this category all invasive species will be treated to at least a maintenance control level. Natural Lands is the only program under this category.

Tier II

Target species of FLEPPC (now called FISC) Category I and II will be identified and treated when possible in passive parks and trails.

Tier III

Target species will be treated when they hamper activities at the active parks.

Medians are treated under contracted services.

INTRODUCTION

Tier I Area

The Natural Lands Program (NLP) began actively managing properties purchased through two County referendums, starting in 1995. The properties total approximately 6,600 acres and encompass a diverse suite of habitats including

sandhill, scrub, xeric hammock, scrubby flatwoods, mesic flatwoods, prairie hammock, hydric hammock, wet flatwoods, baygall, floodplain marsh, strand swamp, depression marsh, dome swamp, and flatwoods/prairie lake.

The NLP is committed to the stewardship of natural lands properties and the conservation of the natural flora and fauna. Management goals are to preserve and protect the existing natural plant communities, facilitate restoration where necessary, and conduct public education programs.

There are many rare and listed plant and animal species, located on NLP properties that depend on good land management practices in order to sustain and/or increase their populations. Removing invasive species from NLP properties is one way to maintain healthy plant and animal communities.

Tier II Areas

There are 61 miles of Showcase Trails and approximately 1,000 acres of passive parks. These parks and trails are not staffed but are inspected weekly and invasive species are noted. The Division is committed to treating certain FISC Category I & II species in the passive parks and trails, especially noxious vines.

Tier III Areas

There are four active parks. We will take action only when careful consideration indicates leaving the weed unchecked will result in more damage than controlling it with available methods.

Justification for Invasive Species Treatment/Removal

Florida is a magnet for many invasive species. Due to the warm, tropical climate, many foreign species thrive here. Most invasive species have proved to be impossible to eradicate and are extremely costly to treat. These invasive species displace native species, effecting both ecosystem structure and function (i.e. melaleuca introduced into swamps in south Florida became monoculture stands that eliminated other native plant species and changed the hydrology of the area (Laroche, 1999)).

Seminole County Leisure Services properties have at least 38 invasive plant species and at least 5 invasive animal species (excluding feral cats and dogs). This plan only discusses invasive plant species. All of the invasive plant species require treatment and maintenance control (except where indicated above). Any newly discovered invasive plant species should be treated immediately and monitored for any recurrence.

In 1984, the Florida Exotic Pest Plant Council (FLEPPC) was formed to support the management of invasive plants in Florida's natural areas by providing a forum for the exchange of scientific, educational and technical information. In 2020, the name was changed to the Florida Invasive Species Council (FISC) to align with other states invasive plant councils and to update their terminology. FISC compiles a list of invasive plant species (as determined by professional botanists and other research scientists), splitting species into either Category I (they are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives), or Category II (have increased in abundance or frequency but have not yet altered Florida plant communities to the extent shown by Category I species). This plan refers to this list in order to prioritize treatment.

Terminology

In an effort to standardize the language around invasive species, the University of Florida Extension office has recommended using the term "invasive" to describe a nonnative species that was introduced by humans and "does or can cause environmental or economic harm to humans" (Iannone et al., 2021). The previous plan used the term "exotic" to describe invasive species, however the term nonnative better describes the species, and can be used for any species not native to the relevant region. A nonnative species does not have to be invasive, and can in fact be beneficial in some cases, but an invasive species does have to be nonnative.

Inventory of Invasive Plant Species that Interfere with Management Goals (Top 5)

Old World and Japanese Climbing Fern (*Lygodium microphyllum* and *japonicum*) Category I

Old World climbing fern, *L. microphyllum*, is a non-native vine that is rapidly invading flatwoods, and hardwood and cypress swamps of southern and central Florida, and it is moving north. Since 1993, the area infested in Florida has grown to nearly 210,000 acres. A related species, Japanese climbing fern, *L. japonicum*, is spreading south into central Florida, from the north. Old World climbing fern smothers plants, including understory and canopy trees, and it creates thick mats of plant material on the ground. It is flammable and carries fire into the canopy and across wetlands. Japanese climbing fern does not appear to climb as much as *L. microphyllum* in central Florida; however, it does spread on the ground. Land managers and property owners should be vigilant for these weeds. Early detection and elimination can significantly reduce control costs and efforts.

Coral Ardisia (*Ardisia crenata*) Category I

Coral ardisia has been an ornamental plant for many years (also known as Christmas berry for its bright red berries), and escaped cultivation in 1982. Originally from Southeast Asia, it was declared a noxious weed in 2014 and can no longer be sold or purchased in Florida. It is able to regrow quickly after cutting, and quickly forms monocultures due to the large production of berries each year. Identifiable characteristics include the crenate pattern on the leaves (scalloped-shape leaf edges) and the bright red berries.

Coral ardisia is found on a number of properties, with very large infestations on Spring Hammock Preserve and Black Hammock Wilderness Area. The goal is to at least reach maintenance control with this species.

Cesar’s Weed (*Urena lobata*) Category I

This plant is in the same family as hibiscus and is occasionally referred to as hibiscus bur. Leaves are pubescent and it produces a fruit that has Velcro-like properties. The plant is originally from Asia and has invaded into moist tropic and subtropical environments. It colonizes disturbed areas and may become a monoculture in shaded areas.

The goal is to treat new infestations immediately and prevent existing infestations from expanding.

Skunk Vine (*Paederia foetida*) Category I

This species was introduced to the USDA Field Station near Brooksville before 1897. It is native to eastern and southern Asia and is illegal to possess, move or release, in Florida. It is a fast-growing vine with wide ranging adaptability. Invades disturbed and undisturbed areas including both xeric and wetland communities. It creates dense canopies and causes damage or death to native vegetation. The leaves are opposite, oval to lance shaped. It flowers late summer and early fall. The plant emits a pungent odor.

The goal is to treat new infestations immediately and prevent existing infestations from expanding.

Sword Fern (*Nephrolepis cordifolia*) Category I

The origin of this species is still uncertain. It forms dense stands in partial or full shade hammock areas, becoming a monoculture. It occurs throughout Florida. There is a native species, *Nephrolepis exaltata*, which can be hard to distinguish from the invasive species.

The goal is to at least reach maintenance control.

Table I Inventory of Plant Species that Interfere with Management Goals

Common Name	Scientific Name	Population Status	FLEPPC Category
Air Potato	<i>Dioscorea bulbifera</i>	Stable	I
Arrowhead vine	<i>Syngonium podophyllum</i>	Increasing	I
Balsam-apple	<i>Momordica charantia</i>	Increasing	II
Brazilian Pepper	<i>Schinus terebinthefolius</i>	Increasing	I
Britton’s Wild Petunia	<i>Ruellia simplex</i>	Stable	I

Caesar's Weed	<i>Urena lobata</i>	Increasing	I
Camphor Tree	<i>Cinnamomum camphora</i>	Increasing	I
Castor Bean	<i>Ricinus communis</i>	Stable	II
Cat's Claw Vine	<i>Dolichandra unguis-cati</i>	Increasing	I
Chinaberry	<i>Melia azedarach</i>	Stable	II
Chinese Tallow	<i>Sapium sebiferum</i>	Increasing	I
Cogongrass	<i>Imperata cylindrica</i>	Increasing	I
Coral Ardisia	<i>Ardisia crenata</i>	Increasing	I
Creeping Oxeye	<i>Sphagneticola trilobata</i>	Increasing	II
Earleaf Acacia	<i>Acacia auriculiformis</i>	Stable	I
Elephant Ear	<i>Xanthosoma sagittifolium</i>	Increasing	II
Guineagrass	<i>Panicum maximum</i>	Increasing	II
Heavenly Bamboo	<i>Nandina domestica</i>	Stable	I
Japanese Climbing Fern	<i>Lygodium japonicum</i>	Increasing	I
Old World Climbing Fern	<i>Lygodium microphyllum</i>	Increasing	I
Lantana	<i>Lantana camara</i>	Stable	I
Mimosa	<i>Albizia julibrissin</i>	Stable	I
Napier Grass	<i>Pennisetum purpureum</i>	Stable	I
Natal Grass	<i>Rhynchelytrum repens</i>	Increasing	I
Paper Mulberry	<i>Broussonetia papyrifera</i>	Increasing	II
Paragrass	<i>Urochloa mutica</i>	Increasing	I
Pothos	<i>Epipremnum pinnatum</i>	Stable	II
Queen Palm	<i>Syagrus romanzoffiana</i>	Stable	II
Rosary Pea	<i>Abrus precatorius</i>	Stable	I
Skunk Vine	<i>Paederia foetida</i>	Increasing	I
Surinam Cherry	<i>Eugenia uniflora</i>	Increasing	I
Swordfern	<i>Nephrolepis cordifolia</i>	Increasing	I
Torpedo Grass	<i>Panicum repens</i>	Increasing	I
Tropical Soda Apple	<i>Solanum viarum</i>	Stable	I
Two-leaf Nightshade	<i>Solanum diphyllum</i>	Increasing	II
Wax Begonia	<i>Begonia cucullata</i>	Stable	II
White-flowered Spiderwort	<i>Tradescantia fluminensis</i>	Increasing	I
Wild Taro	<i>Colocasia esculenta</i>	Increasing	I

INVASIVE SPECIES MANAGEMENT PLAN

General Management Philosophy

Controlling invasive species is part of the overall management and restoration program in LS. The focus is placed on the desired species and communities, rather than on simply eliminating invasive species. Preventative programs will be implemented to discourage any new invasive species from establishing. This plan will help to set priorities for controlling or eliminating invasive species that are already established, according to their actual and potential impacts on native species and communities.

An adaptive management approach will be used to guide the program. Goals will be established, species that interfere with these goals will be assigned priorities based on their impacts. Methods for maintenance control or elimination will be established. Control plans will be developed based on likely impacts on target and non-target species. The plan will be implemented and results of management actions monitored. Staff will evaluate the effectiveness of the treatment

and use this information to modify and improve control priorities, methods and plans. When necessary, goals will be modified or new goals will be established.

Setting goals will help to minimize the total, long-term workload. Goals include the following; preventing new infestations, assigning high priority to existing infestations that are the fastest growing, ranking the importance of the infested site according to what type of plant community and the condition of the plant community, and finally considering the difficulty of control.

Preventing new infestations falls under the Early Detection Rapid Response (EDRR) method that involve immediate eradication of any new infestations or new invasive species discovered with long-term monitoring.

Setting Priorities

Table II Current Extent of Species: Priorities are assigned to species in order to first, prevent the establishment of new weed species; second, eliminate small, rapidly-growing infestations; third, prevent large infestations from expanding; and fourth, reduce or eliminate large infestations.

Rank	Common Name	Scientific Name	Population Status	FLEPPC Category
C	Air Potato	<i>Dioscorea bulbifera</i>	Stable	I
D	Arrowhead vine	<i>Syngonium podophyllum</i>	Increasing	I
B	Balsam-apple	<i>Momordica charantia</i>	Increasing	II
B	Brazilian Pepper	<i>Schinus terebinthefolius</i>	Increasing	I
E	Britton's Wild Petunia	<i>Ruellia simplex</i>	Stable	I
B	Caesar's Weed	<i>Urena lobata</i>	Increasing	I
B	Camphor Tree	<i>Cinnamomum camphora</i>	Increasing	I
F	Castor Bean	<i>Ricinus communis</i>	Stable	II
D	Cat's Claw Vine	<i>Dolichandra unguis-cati</i>	Increasing	I
E	Chinaberry	<i>Melia azedarach</i>	Stable	II
D	Chinese Tallow	<i>Sapium sebiferum</i>	Increasing	I
D	Cogongrass	<i>Imperata cylindrica</i>	Increasing	I
B	Coral Ardisia	<i>Ardisia crenata</i>	Increasing	I
B	Creeping Oxeye	<i>Sphagneticola trilobata</i>	Increasing	II
E	Earleaf Acacia	<i>Acacia auriculiformis</i>	Stable	I
D	Elephant Ear	<i>Xanthosoma sagittifolium</i>	Increasing	II
D	Guineagrass	<i>Panicum maximum</i>	Increasing	II
E	Heavenly Bamboo	<i>Nandina domestica</i>	Stable	I
E	Japanese Climbing Fern	<i>Lygodium japonicum</i>	Increasing	I
A	Old World Climbing Fern	<i>Lygodium microphyllum</i>	Increasing	I
C	Lantana	<i>Lantana camara</i>	Stable	I
E	Mimosa	<i>Albizia julibrissin</i>	Stable	I
E	Napier Grass	<i>Pennisetum purpureum</i>	Stable	I
B	Natal Grass	<i>Rhynchelytrum repens</i>	Increasing	I
E	Paper Mulberry	<i>Broussonetia papyrifera</i>	Increasing	II
B	Paragrass	<i>Urochloa mutica</i>	Increasing	I
E	Pothos	<i>Epipremnum pinnatum</i>	Stable	II
E	Queen Palm	<i>Syagrus romanzoffiana</i>	Stable	II
F	Rosary Pea	<i>Abrus precatorius</i>	Stable	I
B	Skunk Vine	<i>Paederia foetida</i>	Increasing	I
E	Surinam Cherry	<i>Eugenia uniflora</i>	Increasing	I

B	Swordfern	<i>Nephrolepis cordifolia</i>	Increasing	I
B	Torpedo Grass	<i>Panicum repens</i>	Increasing	I
E	Tropical Soda Apple	<i>Solanum viarum</i>	Stable	I
D	Two-leaf Nightshade	<i>Solanum diphyllum</i>	Increasing	II
E	Wax Begonia	<i>Begonia cucullata</i>	Stable	II
D	White-flowered Spiderwort	<i>Tradescantia fluminensis</i>	Increasing	I
D	Wild Taro	<i>Colocasia esculenta</i>	Increasing	I

A = Species present as new populations or outliers of larger infestations, especially if they are expanding rapidly.

B = Species present in large infestations that continue to expand.

C = Species present in large infestations that are not expanding, or stable.

D = Species present in small infestations that are increasing.

E = Species present in small infestations that are stable or decreasing.

F = Species present that are stable.

Table III Difficulty of Control.

Rank	Common Name	Scientific Name	Population Status	FLEPPC Category
A	Air Potato	<i>Dioscorea bulbifera</i>	Stable	I
C	Arrowhead vine	<i>Syngonium podophyllum</i>	Increasing	I
C	Balsam-apple	<i>Momordica charantia</i>	Increasing	II
C	Brazilian Pepper	<i>Schinus terebinthefolius</i>	Increasing	I
C	Britton's Wild Petunia	<i>Ruellia simplex</i>	Stable	I
C	Caesar's Weed	<i>Urena lobata</i>	Increasing	I
B	Camphor Tree	<i>Cinnamomum camphora</i>	Increasing	I
A	Castor Bean	<i>Ricinus communis</i>	Stable	II
A	Cat's Claw Vine	<i>Dolichandra unguis-cati</i>	Increasing	I
A	Chinaberry	<i>Melia azedarach</i>	Stable	II
A	Chinese Tallow	<i>Sapium sebiferum</i>	Increasing	I
C	Cogongrass	<i>Imperata cylindrica</i>	Increasing	I
C	Coral Ardisia	<i>Ardisia crenata</i>	Increasing	I
D	Creeping Oxeye	<i>Sphagneticola trilobata</i>	Increasing	II
E	Earleaf Acacia	<i>Acacia auriculiformis</i>	Stable	I
D	Elephant Ear	<i>Xanthosoma sagittifolium</i>	Increasing	II
C	Guineagrass	<i>Panicum maximum</i>	Increasing	II
E	Heavenly Bamboo	<i>Nandina domestica</i>	Stable	I
C	Japanese Climbing Fern	<i>Lygodium japonicum</i>	Increasing	I
C	Lantana	<i>Lantana camara</i>	Stable	I
A	Mimosa	<i>Albizia julibrissin</i>	Stable	I
A	Napier Grass	<i>Pennisetum purpureum</i>	Stable	I
C	Natal Grass	<i>Rhynchelytrum repens</i>	Increasing	I
C	Old World Climbing Fern	<i>Lygodium microphyllum</i>	Increasing	I
A	Paper Mulberry	<i>Broussonetia papyrifera</i>	Increasing	II
D	Paragrass	<i>Urochloa mutica</i>	Increasing	I
D	Pothos	<i>Epipremnum pinnatum</i>	Stable	II
A	Queen Palm	<i>Syagrus romanzoffiana</i>	Stable	II
A	Rosary Pea	<i>Abrus precatorius</i>	Stable	I
C	Skunk Vine	<i>Paederia foetida</i>	Increasing	I

A	Surinam Cherry	<i>Eugenia uniflora</i>	Increasing	I
C	Swordfern	<i>Nephrolepis cordifolia</i>	Increasing	I
D	Torpedo Grass	<i>Panicum repens</i>	Increasing	I
A	Tropical Soda Apple	<i>Solanum viarum</i>	Stable	I
A	Two-leaf Nightshade	<i>Solanum diphyllum</i>	Increasing	II
A	Wax Begonia	<i>Begonia cucullata</i>	Stable	II
C	White-flowered Spiderwort	<i>Tradescantia fluminensis</i>	Increasing	I
C	Wild Taro	<i>Colocasia esculenta</i>	Increasing	I

A = Species likely to be controlled or eliminated with available technology and resources and which desirable native species will replace with little further input.

B = Species likely be controlled but will not be replaced by desirable natives without an active restoration program requiring substantial resources.

C = Species difficult to control with available technology and resources and/or whose control will likely result in substantial damage to other, desirable species.

D = Species unlikely to be controlled with available technology and resources.

E = Species is not in need of control measures but should be monitored.

Summary of Specific Actions Planned

The three principal approaches to control of invasive plants in LS are: (1) chemical (2) physical/mechanical, and (3) monitoring. Monitoring will help to quantify results of chemical, physical and mechanical treatment. Long-term success will depend on receiving grants for treatment, dedicating staff time to control measures and evaluating progress. Staff will refer to property management plans for more specific treatment methods and priorities.

Herbicides

Herbicides are an incredibly important tool for upland invasive plant management. Many species require herbicide treatment, as hand-pulling, cutting, or other types of mechanical treatment will not control the invasive plant. Herbicide use is also more efficient and cost-effective than other types of treatment in many situations. Herbicides are carefully examined by the Department before being used on any of the properties, and environmental concerns are addressed through proper use and disposal.

Herbicides work through several modes of action, including the inhibition of electron transport, growth regulation through auxin/cytokinin mimicry, amino acid synthesis inhibition, seedling growth inhibition, photosynthesis inhibition, lipid synthesis inhibition, cell membrane disruption, and pigment inhibition. Herbicides can be divided into two categories: selective and non-selective. Selective herbicides affect some types of plants, but not others. For example, some selective herbicides will kill broadleaf weeds, but not affect grasses. These are popular for turf grass areas. Non-selective herbicides can kill most types of plant. They are used to control all vegetation in an area or as spot treatments on deep-rooted plants and those that spread by rhizomes.

Physical/Mechanical Controls

Hand Pulling

Hand and mechanical pulling has been around since the dawn of agriculture. It is by far the least invasive method of control for weeds. Studies done by The Nature Conservancy (TNC) have shown that “weeding”, while labor intensive

and expensive, can effectively reduce small patches of invasive plants. When used in combination with other control techniques, control can reach up to 100%. This method will be used specifically with volunteers. The GNL Division works with the Seminole Education, Restoration & Volunteer Program to organize group invasive removal projects on our properties, as well as individual volunteers.

Mowing

For certain plants, it has been shown that mowing prior to or at seed onset reduces the spread, thereby maintaining current invasive plant populations. Although mowing can be an effective mechanism for invasive plant control, it's vital that mowing take place during the optimum life stage of the plant, thereby avoiding the risk of increasing the plant's population. This method has been used on natal grass in conjunction with other methods and will be evaluated in the future for other species.

Table IV Prioritized List.

Priority	Common Name	Scientific Name	Population Status	FLEPPC Category
1	Cogongrass	<i>Imperata cylindrica</i>	Increasing	I
2	Coral Ardisia	<i>Ardisia crenata</i>	Increasing	I
3	Skunk Vine	<i>Paederia foetida</i>	Increasing	I
4	Old World Climbing Fern	<i>Lygodium microphyllum</i>	Increasing	I
5	Brazilian Pepper	<i>Schinus terebinthefolius</i>	Increasing	I
6	Japanese Climbing Fern	<i>Lygodium japonicum</i>	Increasing	I
7	Swordfern	<i>Nephrolepis cordifolia</i>	Increasing	I
8	Chinese Tallow	<i>Sapium sebiferum</i>	Increasing	I
9	Caesar's Weed	<i>Urena lobata</i>	Increasing	I
10	Guineagrass	<i>Panicum maximum</i>	Increasing	II
11	Natal Grass	<i>Rhynchelytrum repens</i>	Increasing	I
12	Balsam-apple	<i>Momordica charantia</i>	Increasing	II
13	Cat's Claw Vine	<i>Dolichandra unguis-cati</i>	Increasing	I
14	Camphor Tree	<i>Cinnamomum camphora</i>	Increasing	I
15	Two-leaf Nightshade	<i>Solanum diphyllum</i>	Increasing	II
16	White-flowered Spiderwort	<i>Tradescantia fluminensis</i>	Increasing	I
17	Air Potato	<i>Dioscorea bulbifera</i>	Stable	I
18	Tropical Soda Apple	<i>Solanum viarum</i>	Stable	I
19	Lantana	<i>Lantana camara</i>	Stable	I
20	Rosary Pea	<i>Abrus precatorius</i>	Stable	I
21	Wild Taro	<i>Colocasia esculenta</i>	Increasing	I
22	Britton's Wild Petunia	<i>Ruellia simplex</i>	Stable	I
23	Creeping Oxeye	<i>Sphagneticola trilobata</i>	Increasing	II
24	Paper Mulberry	<i>Broussonetia papyrifera</i>	Increasing	II
25	Chinaberry	<i>Melia azedarach</i>	Stable	II
26	Arrowhead vine	<i>Syngonium podophyllum</i>	Increasing	I
27	Queen Palm	<i>Syagrus romanzoffiana</i>	Stable	II
28	Surinam Cherry	<i>Eugenia uniflora</i>	Increasing	I
29	Paragrass	<i>Urochloa mutica</i>	Increasing	I

30	Mimosa	<i>Albizia julibrissin</i>	Stable	I
31	Wax Begonia	<i>Begonia cucullata</i>	Stable	II
32	Torpedo Grass	<i>Panicum repens</i>	Increasing	I
33	Earleaf Acacia	<i>Acacia auriculiformis</i>	Stable	I
34	Elephant Ear	<i>Xanthosoma sagittifolium</i>	Increasing	II
35	Napier Grass	<i>Pennisetum purpureum</i>	Stable	I
36	Pothos	<i>Epipremnum pinnatum</i>	Stable	II
37	Heavenly Bamboo	<i>Nandina domestica</i>	Stable	I
38	Castor Bean	<i>Ricinus communis</i>	Stable	II

References

FLEPPC Plant List Committee. (2019). 2019 FLEPPC List of Invasive Plant Species. Florida Invasive Species Council. Retrieved March 10, 2022, from <https://floridainvasivespecies.org/plantlist2019.cfm>

Iannone, B. V., Carnevale, S., Main, M. B., Hill, J. E., McConnell, J. B., Johnson, S. A., Enloe, S. F., Andreu, M., Bell, E. C., Cuda, J. P., & Baker, S. M. (2021). Invasive Species Terminology: Standardizing for Stakeholder Education. *Journal of Extension*, 58(3). Retrieved from <https://tigerprints.clemson.edu/joe/vol58/iss3/27>

Laroche, F.B. (1999). *Melaleuca Management Plan: Ten Years of Successful Melaleuca Management in Florida (1988 - 1998)*. Florida EPPC (Exotic Pest Plant Council)

APPENDIX I: Parks and Preservation Advisory Committee
Meeting, July 20, 2022

**NOTICE
PUBLIC MEETING
OF THE
SEMINOLE COUNTY
PARKS & PRESERVATION ADVISORY COMMITTEE**

DATE: July 20, 2022
TIME: 6:30 p.m.
Location: Boombah Soldiers Creek Park
2400 State Road 419
Longwood, FL 32750

Call to Order – Mark Brandenburg

Pledge of Allegiance

Welcome/Introductions – Mark Brandenburg

Approval of February 23, 2022 Meeting Minutes/March and April meeting cancelled due to no quorum

New Business:

Sherry Williams

- Cross Seminole Trail Land Management Plan

Bill Pandos

- Greenways and Natural Lands Division Updates

Michael Wirsing

- Parks and Recreation Division Updates

Rick Durr

- BCC Agenda items of Interest

Old Business:

Public Comment

Adjourn

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES, ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

FOR ADDITIONAL INFORMATION REGARDING THIS NOTICE, PLEASE CONTACT THE COUNTY MANAGER'S OFFICE, AT 407-665-7224. PERSONS ARE ADVISED THAT, IF THEY DECIDE TO APPEAL DECISIONS MADE AT THESE MEETINGS / HEARINGS, THEY WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, THEY MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 286.0105, FLORIDA STATUTES.

**APPENDIX J: Summary of Completed Projects and
Maintenance of the Cross Seminole Trail: 2012-2022**

Completed Trails - By Public Works Engineering from 2012 to Present Day

ROW No.	CIP No.	PROJECT NAME	SCOPE	PROJECT LIMITS	APPROX. LENGTH IN MILES	ACTUAL CONSTRUCTION + CEI COSTS	CONSTRUCTION COMPLETION DATE	PROJECT MANAGER
1	01785319 00187774 (PW Grant)	RINEHART ROAD MISSING GAPS	THIS PROJECT WILL COMPLETE THE TRAIL ALONG RINEHART ROAD. THE CROSS SEMINOLE TRAIL WILL CONNECT CONTINUOUSLY FROM SR 46 TO CR 46A.	SR 46 TO CR 46A	2.26	\$841,842	11/9/2016	DAVID MARTIN
2	01785155	REGIONAL TRAIL PROJECTS- HANDRAILS/STRIPING	COUNTYSHARE OF FUTURE PROPOSED TRAIL PROJECTS WITHIN THE CITY LIMITS THAT HAVE REGIONAL CONNECTIVITY. THESE INCLUDE BUT ARE NOT LIMITED TO CONNECTIONS BETWEEN THE RIVERWALK SANFORD SUNRAIL STATION AND NEIGHBORING COMMUNITIES.	COUNTYWIDE	N/A	\$41,525	4/12/2018	DAVID MARTIN
3	00187766 02007160	CST MISSING LINK	THIS PROJECT IS PART OF THE COUNTY'S TRAIL NETWORK ENSURING SAFE PEDESTRIAN AND BICYCLE ACCESS/CONNECTIONS TO PARK SITES, NATURAL LANDS, SCHOOLS, AND MIXED-USE CENTERS.	FROM LAYER ELEMENTARY TO N. OF OLD SANFORD OVIEDO RD	0.6	\$1,364,434	8/11/2021	SAM MOUSSA
4	00262111	CANTERCLUN TRAIL SINK HOLE RESTORATION PROJECT	FILL SUBSURFACE VOID BY USING GROUT INJECTION, CURB REPLACEMENT, ASPHALT OVERLAY, FULL DEPTH RECLAMATION, AND/OR VARIOUS REHABILITATION METHODS. (I.E. PIPE LINING OR REPLACEMENT, MILL & RESURFACE)	W. WEKIVA TRAIL TO HAVILLAND POINT	0.11	\$58,238	1/8/2013	CHAD SMITH
5	00187762	CROSS SEMINOLE TRAIL-DOWNTOWN OVIEDO TRAIL CONNECTOR	CONSTRUCT CROSSING OF SR 434 AND EXTENSION OF APPROXIMATELY 0.5 MILES OF 14 FOOT WIDE TRAIL WITHIN FDEP CORRIDOR TO OVIEDO BLVD AND CONNECTION TO THEIR TRAILHEAD .	SR 434 TO OVIEDO BOULEVARD	0.5	\$632,466	9/30/2014	DAVID MARTIN
6	00187764	RINEHART ROAD TRAIL PROJECT	THIS PROJECT WILL CONSTRUCT MISSING SEGMENTS OF TRAIL ALONG THE EASTSIDE OF THE ROADWAY	CR 46A TO LOCKHART SMITH CANAL	0.98	\$841,842	7/28/2017	CALVIN LANDERS
7	90000118	TRAILS ASPHALT RECONSTRUCTION RESURFACING PROJECT	THIS PROJECT WILL RESURFACE/RECONSTRUCT TRAILS ON THE COUNTY TRAIL SYSTEM.	COUNTYWIDE	N/A	\$359,649	9/30/2014	BRETT BLACKADAR
8	00137122	TRAILS ASPHALT RECONSTRUCTION RESURFACING PROJECT	THIS PROJECT WILL RESURFACE/RECONSTRUCT TRAILS ON THE COUNTY TRAIL SYSTEM.	COUNTYWIDE	N/A	\$222,438	2/1/2016	DAVID MARTIN