

**ITEM XX:**

Consider whether an approximately 0.116-acre, 5-foot wide, private underground fiberoptic telecommunication cable within the Nature Coast State Trail is consistent with the Board of Trustees' Linear Facilities Policy.

**LOCATION:**

Gilchrist, Levy and Dixie counties

Section 18 / Township 10S / Range 14E

24 / Township 10S / Range 13E

**APPLICANT:**

Duke Energy Florida, LLC

**DSL STAFF REMARKS:**

This request for easement is a component of the Applicant's project that is intended to accommodate the construction and maintenance of an underground fiberoptic telecommunications cable intended to provide direct communications between the Applicant's substations. This proposed route between the Chiefland Substation to Cross Country Substation along US Hwy 19 and Old Fannin Road and requires the fiberoptic cable to cross the Nature Coast State Trail (Trail) at four different locations. The proposed easement term will be 50 years.

The Trail is managed by the Division of Recreation and Parks (DRP) under Lease Number 4193. The requested easement area was acquired by the Board of Trustees in 1996 under the P-2000 Greenways and Trails program for conservation and recreation purposes. DRP provided a letter of no objection on May 13, 2022.

The Division of Historical Resources reviewed the project, and in a letter dated January 13, 2023, requested that ground-disturbing activities associated with this project that fall within the boundaries of 8GI10 be monitored by a professional archaeologist and prior to construction the Applicant must obtain a 1A-32 permit.

*Avoidance:*

The Trail runs adjacent to the right-of-way where the fiberoptic cable will be installed and other alternative locations are not available.

*Minimizing Impacts:*

Impacts to the Trail and public use of the area is expected to be minimal as the fiberoptic cable will be installed via directional bore. The Trail shall remain open for public use during construction. The Applicant shall ensure that the public will have unimpeded access by providing alternate passage during construction. Species of wildlife found in this locality are consistent with the habitat of the region. The only protected species observed in the area is the gopher tortoise. The Applicant shall coordinate with the Florida Fish and Wildlife Commission to conduct a survey to identify any tortoise within the requested easement area and relocate any impacted tortoises prior to construction, at the Applicants expense. The Trail manager shall be notified at least one week in advance of any planned construction activities within the requested easement area.

*Compensation:*

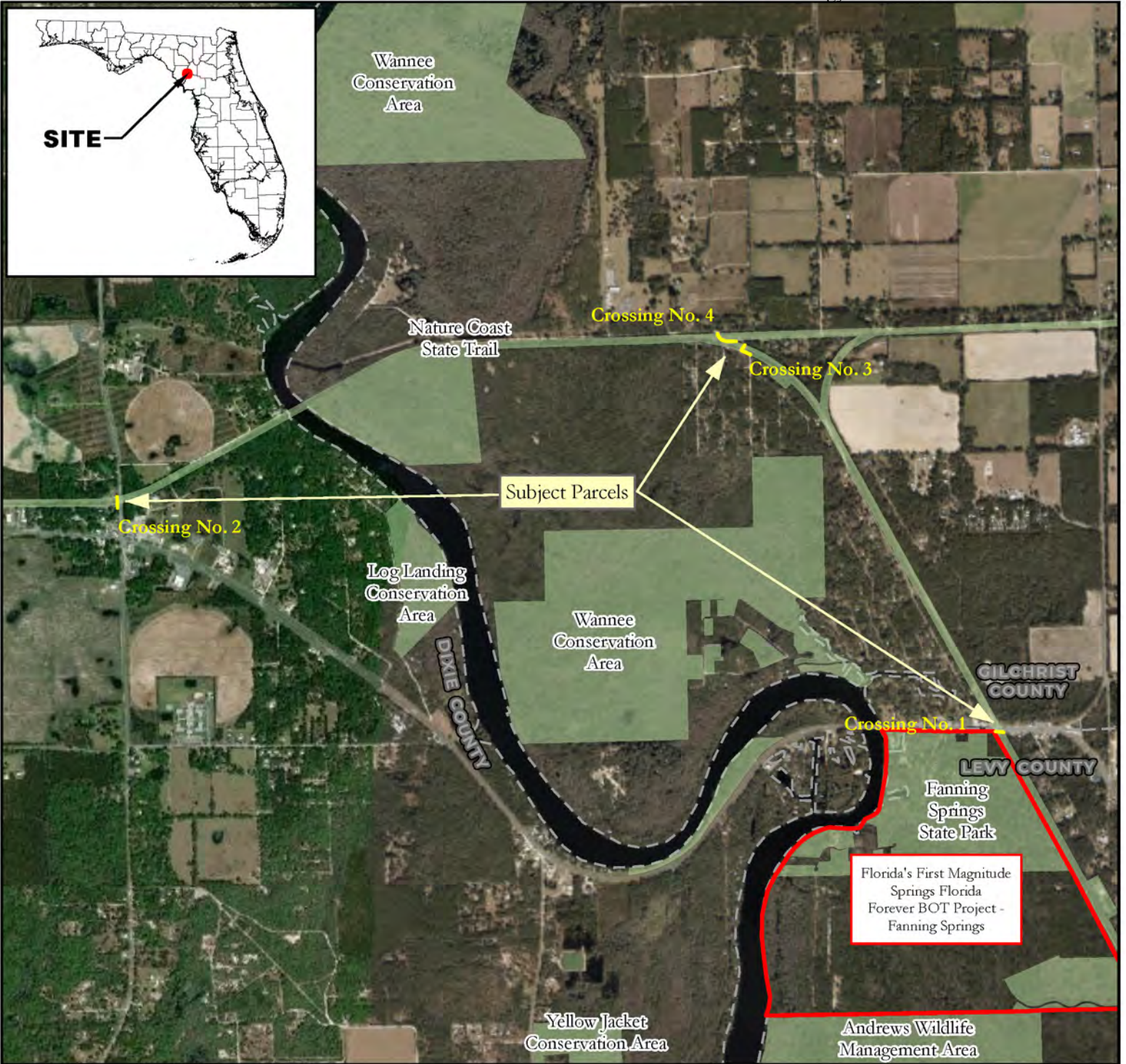
The easement fee will be based on market value and per the BOT’s linear facilities policy, additional compensation, in the form of replacement land or goods and services, will be provided to DRP at 1.5 times the market value of the easement area.

**DSL STAFF RECOMMENDATION:**

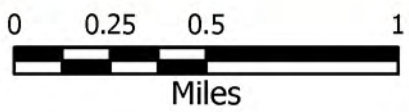
Approve the easement.

**ARC RECOMMENDATION:**

- APPROVE**
- APPROVE WITH MODIFICATIONS:** \_\_\_\_\_
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER** \_\_\_\_\_



- Subject Parcels
- Florida Forever Project Boundaries
- State Managed Conservation Lands



### Easement No. 33505

Dixie, Gilchrist & Levy Counties, Florida



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 3**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**

**Easement Crossing No. 3: As Written by SurvTech Solutions**

A strip of land being a portion of the lands described as PARCEL 1 in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida, lying and being in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northwest corner of WILCOX SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 96 of the Public Records of Gilchrist County, Florida; said point being coincident with the South right-of-way boundary of Southwest 85th Lane; thence coincident with said South right-of-way boundary, S 88°00'57" W a distance of 452.56 feet to a point coincident with the East right-of-way boundary of Southwest 82nd Way; thence departing said South right-of-way boundary, coincident with said East right-of-way boundary, S 30°39'40" W a distance of 67.70 feet to a point being coincident with the Northerly boundary of a CSX Transportation (CSXT) corridor, same being the Northerly boundary of PARCEL 1 as described in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida, said point being coincident with a non-tangent curve concave to the South, said curve having a radius of 2929.93 feet, a delta angle of 00°01'12" and being subtended by a chord bearing N 69°40'15" W for a distance of 1.02 feet; thence coincident with the arc of said curve a distance of 1.02 feet to the POINT OF BEGINNING; thence departing said Northerly boundary, S 30°39'40" W a distance of 114.39 feet; thence S 64°40'35" E a distance of 185.15 feet; thence S 01°45'21" E a distance of 6.81 feet to a point being coincident with the Southerly boundary of said PARCEL 1, said being coincident with a non-tangent curve concave to the South, said curve having a radius of 2799.93 feet, a delta angle of 00°06'48" and being subtended by a chord bearing N 66°19'35" W for a distance of 5.54 feet; thence coincident with the arc of said curve a distance of 5.54 feet; thence departing said Southerly boundary, N 01°45'21" W a distance of 1.38 feet; thence N 64°40'35" W a distance of 184.84 feet to a point coincident with a tangent curve concave to the East, said curve having a radius of 2.50 feet, a delta angle of 95°20'15" and being subtended by a chord bearing N 17°00'27" W for a distance of 3.70 feet; thence coincident with the arc of said curve a distance of 4.16 feet; thence N 30°39'40" E a distance of 116.22 feet to a point being coincident with the aforesaid Northerly boundary of PARCEL 1, said being coincident with a non-tangent curve concave to the South, said curve having a radius of 2929.93 feet, a delta angle of 00°05'58" and being subtended by a chord bearing S 69°43'49" E for a distance of 5.08 feet; thence coincident with the arc of said curve a distance of 5.08 feet to the POINT OF BEGINNING.

Containing an area of 1534.05 square feet, 0.035 acres, more or less.

**Legend**

- PSM Professional Surveyor and Mapper
- LB Licensed Business
- OR Official Records
- CSXT CSX Transportation
- POB Point of Beginning

**BSM APPROVED**

BY *[Signature]*

DATE 12/14/22 Stacy L. Brown PSM No. 6516  
 SurvTech Solutions, Inc. LB No. 7340



Digitally signed by  
 Stacy L Brown  
 Date:  
 2022.09.08  
 11:41:52  
 -04'00'

Project No.: 221477  
 Prior Phase: N/A  
 Drawing Name: 221477\_3SK  
 Last Field Date: N/A  
 Field Book/Page: N/A

Drafted By: D. DeLoache  
 Date Drafted: 09/06/22  
 Revision Date: N/A  
 Approved By: S. Brown  
 Date Approved: 09/08/22

**SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS**

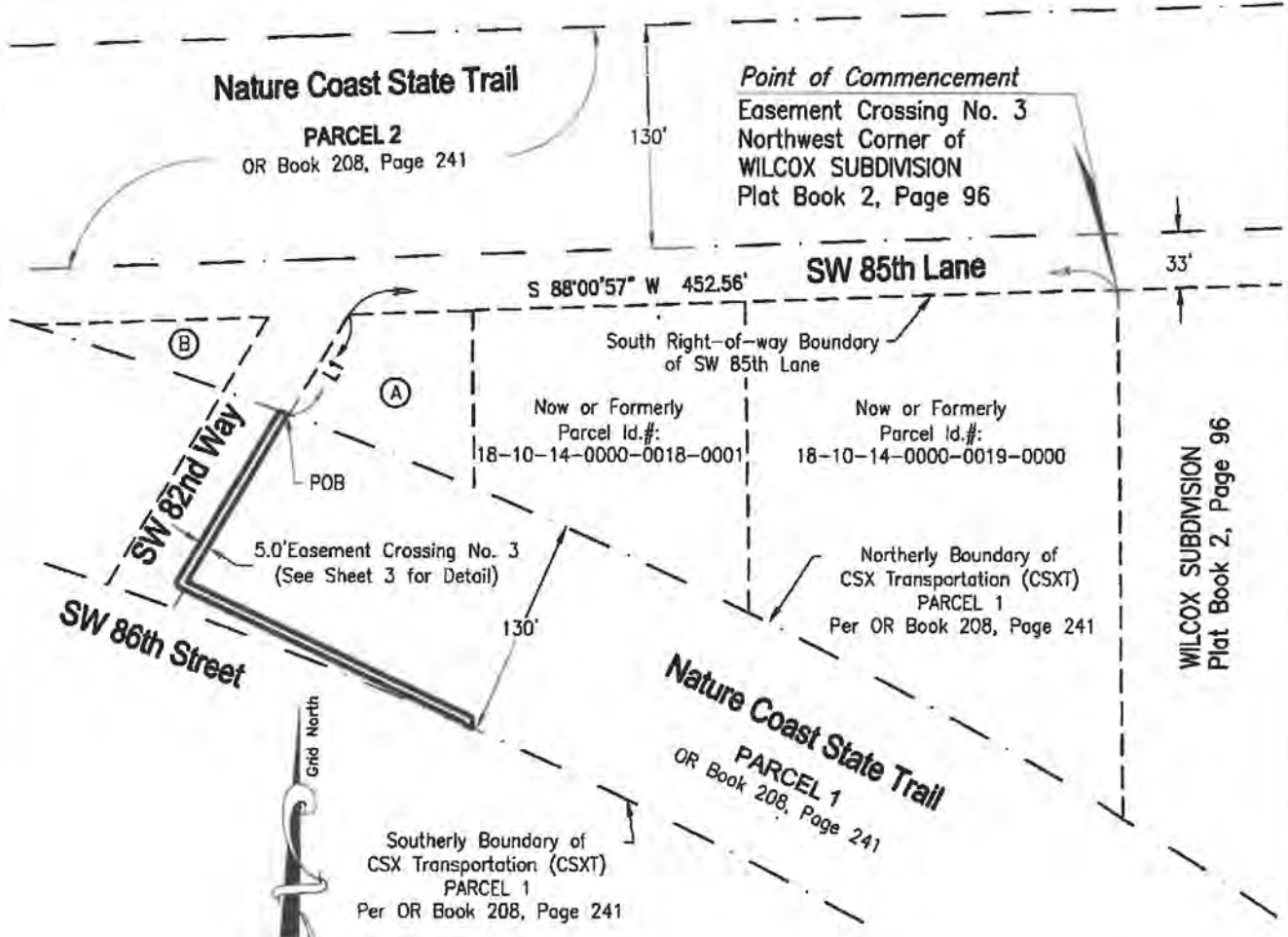
10220 U.S. Highway 92 East, Tampa, FL 33610  
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida North State Plane grid bearing of S 88°00'57" W for the South Right-of-way Boundary of SW 85th Lane.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH  
 TOMORROW'S TECHNOLOGY



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 3**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**

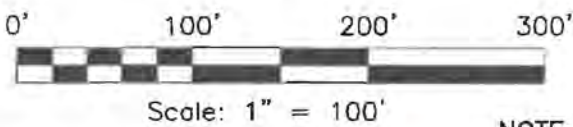


3SM APPROVED

BY MT  
 DATE 12/14/2022

**Parcels Information**

- (A) Now or Formerly Parcel Id.#: 18-10-14-0000-0023-00001
- (B) Now or Formerly Parcel Id.#: 118-10-14-0000-0023-0000



NOTE: See Sheets 3 & 4 for Detail & Line Information

PROJECT NO.: 221477  
 PRIOR PHASE: N/A  
 LAST FIELD DATE: N/A



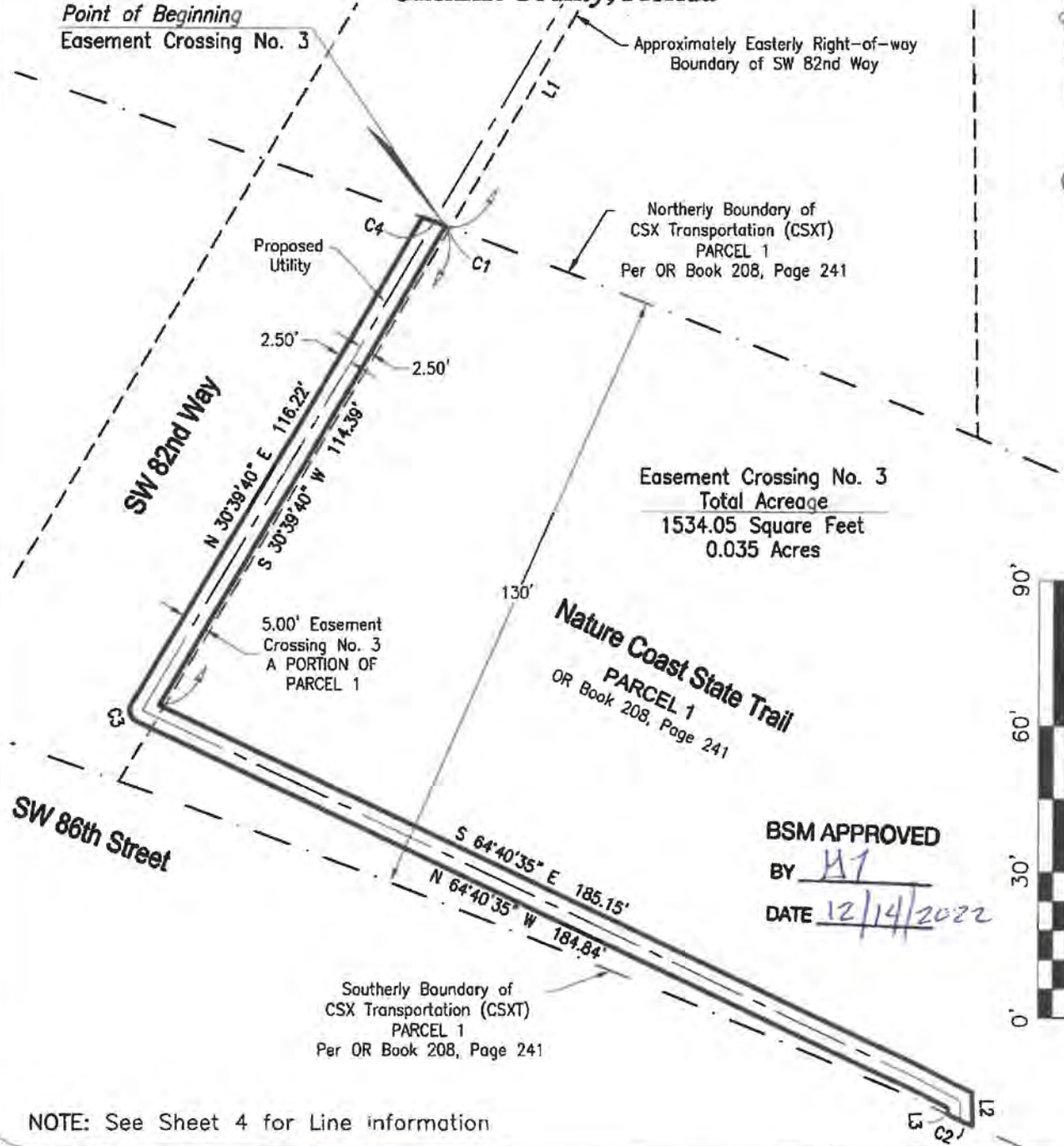
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 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Drawing Name: 221477\_3SK

SHEET: 2 OF 4



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 3**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**



BSM APPROVED  
BY H1  
DATE 12/14/2022

NOTE: See Sheet 4 for Line information

PROJECT NO.: 221477  
PRIOR PHASE: N/A  
LAST FIELD DATE: N/A



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Drawing Name: 221477\_3K

SHEET: 3 OF 4

**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 3**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**

**Line Information:**

LINE	BEARING	DISTANCE
L1	S 30°39'40" W	67.70'
L2	S 01°45'21" E	6.81'
L3	N 01°45'21" W	1.38'

**Curve Information:**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2929.93'	1.02'	N 69°40'15" W	1.02'	0°01'12"	0.51'
C2	2799.93'	5.54'	N 66°19'35" W	5.54'	0°06'48"	2.77'
C3	2.50'	4.16'	N 17°00'27" W	3.70'	95°20'15"	2.74'
C4	2929.93'	5.08'	S 69°43'49" E	5.08'	0°05'58"	2.54'

**BSM APPROVED**

BY MT

DATE 12/14/2022

PROJECT NO.: 221477  
 PRIOR PHASE: N/A  
 LAST FIELD DATE: N/A



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 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Drawing Name: 221477\_3K

SHEET: 4 OF 4



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 4**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**

**Easement Crossing No. 4: As Written by SurvTech Solutions**

A strip of land being a portion of the lands described as PARCEL 1 and PARCEL 2 in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida, lying and being in Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Southeast 1/4 of Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida; thence coincident with the East boundary of the Southeast 1/4 of said Section 18, S 00°58'02" E a distance of 261.09 feet to a point coincident with the North boundary of a CSX Transportation (CSXT) corridor, same being the North boundary of PARCEL 2 as described in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida; thence coincident with said North boundary, S 88°00'21" E a distance of 1944.65 feet to the POINT OF BEGINNING; thence departing said North boundary, thence S 22°15'19" E a distance of 41.21 feet; thence S 30°20'29" E a distance of 26.03 feet; thence S 37°42'23" E a distance of 20.79 feet; thence S 44°15'22" E a distance of 20.81 feet; thence S 50°48'11" E a distance of 20.81 feet; thence S 57°20'54" E a distance of 20.67 feet; thence S 70°27'37" E a distance of 26.66 feet; thence S 74°11'15" E a distance of 21.47 feet; thence S 77°31'09" E a distance of 21.48 feet; thence S 80°49'36" E a distance of 21.63 feet; thence S 77°32'03" E a distance of 21.81 feet; thence N 88°57'33" E a distance of 139.04 feet to a point being coincident with the Northerly boundary of a CSX Transportation (CSXT) corridor, same being the North boundary of PARCEL 1 as described in said Official Records Book 208, Page 241, said point being coincident with a non-tangent curve concave to the South, said curve having a radius of 2929.93 feet, a delta angle of 00°19'11" and being subtended by a chord bearing S 73°14'24" E for a distance of 16.36 feet; thence coincident with the arc of said curve a distance of 16.36 feet; thence departing said Northerly boundary, S 88°57'33" W a distance of 155.20 feet; thence N 77°32'03" W a distance of 22.25 feet; thence N 80°49'36" W a distance of 21.63 feet; thence N 77°31'09" W a distance of 21.77 feet; thence N 74°11'15" W a distance of 21.78 feet; thence N 70°27'37" W a distance of 27.40 feet; thence N 57°20'54" W a distance of 21.53 feet; thence N 50°48'11" W a distance of 21.38 feet; thence N 44°15'22" W a distance of 21.38 feet; thence N 37°42'23" W a distance of 21.40 feet; thence N 30°20'29" W a distance of 26.70 feet; thence N 22°15'19" W a distance of 43.41 feet to a point coincident with the aforementioned North boundary of said PARCEL 2; thence coincident with said North boundary, N 88°00'16" E a distance of 5.33 feet to the POINT OF BEGINNING.

Containing an area of 2070.63 square feet, 0.048 acres, more or less.

**BSM APPROVED**

BY MJ  
 DATE 12/14/2022



Digitally signed by  
**Stacy L Brown**  
 Date:  
**2022.09.08**  
**12:15:55**  
**-04'00'**

Stacy L. Brown PSM No. 6516  
 SurvTech Solutions, Inc. LB No. 7340

**Legend**

- ◆ Section Corner
- PSM Professional Surveyor and Mapper
- LB Licensed Business
- OR Official Records
- CSXT CSX Transportation

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  - 2.) The bearing structure for this sketch is based on a Florida North State Plane grid bearing of S 00°58'02" E for the East Boundary of the SE 1/4 Section 18-10S-14E.
- THIS IS NOT A BOUNDARY SURVEY.

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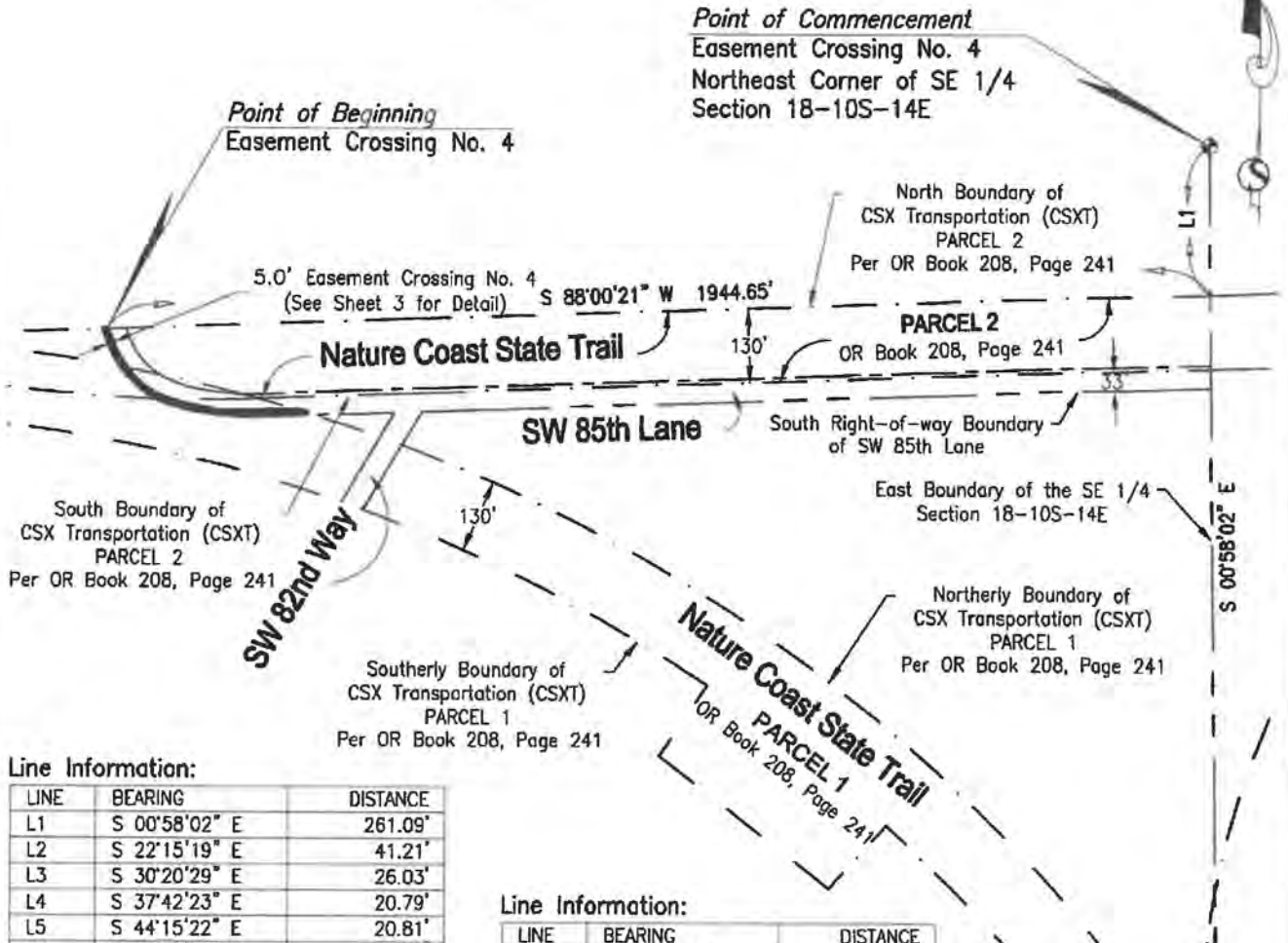
Project No.: 221477  
 Prior Phase: N/A  
 Drawing Name: 221477\_ASK  
 Last Field Date: N/A  
 Field Book/Page: N/A

Drafted By: D. DeRoche  
 Date Drafted: 09/06/22  
 Revision Dates: N/A  
 Approved By: S. Brown  
 Date Approved: 09/08/22

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 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 4**  
**Section 18, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**



**Line Information:**

LINE	BEARING	DISTANCE
L1	S 00°58'02" E	261.09'
L2	S 22°15'19" E	41.21'
L3	S 30°20'29" E	26.03'
L4	S 37°42'23" E	20.79'
L5	S 44°15'22" E	20.81'
L6	S 50°48'11" E	20.81'
L7	S 57°20'54" E	20.67'
L8	S 70°27'37" E	26.66'
L9	S 74°11'15" E	21.47'
L10	S 77°31'09" E	21.48'
L11	S 80°49'36" E	21.63'
L12	S 77°32'03" E	21.81'
L13	N 88°57'33" E	139.04'
L14	S 88°57'33" W	155.20'
L15	N 77°32'03" W	22.25'
L16	N 80°49'36" W	21.63'
L17	N 77°31'09" W	21.77'
L18	N 74°11'15" W	21.78'

**Line Information:**

LINE	BEARING	DISTANCE
L19	N 70°27'37" W	27.40'
L20	N 57°20'54" W	21.53'
L21	N 50°48'11" W	21.38'
L22	N 44°15'22" W	21.38'
L23	N 37°42'23" W	21.40'
L24	N 30°20'29" W	26.70'
L25	N 22°15'19" W	43.41'
L26	N 88°00'16" E	5.33'

NOTE: See Sheet 3 for Detail

**BSM APPROVED**

BY AT

DATE 12/14/2022



Scale: 1" = 300'

PROJECT NO.: 221477  
 PRIOR PHASE: N/A  
 LAST FIELD DATE: N/A



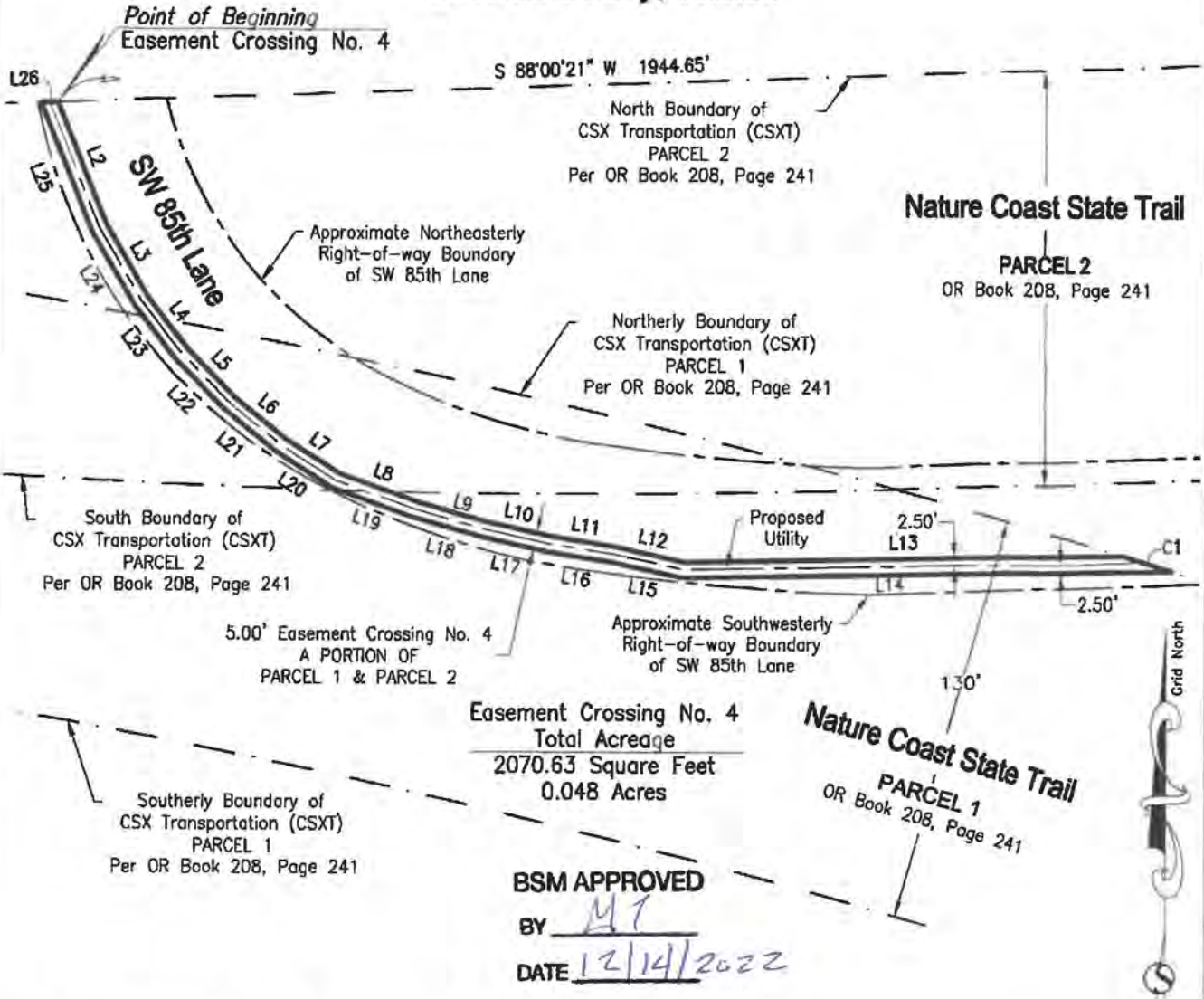
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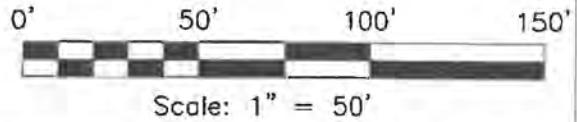
Drawing Name: 221477\_4SK

SHEET: 2 OF 3

**Sketch & Description  
Nature Coast State Trail Crossings  
Easement Crossing No. 4  
Section 18, Township 10 South, Range 14 East  
Gilchrist County, Florida**



NOTE: See Sheet 2 for Line Information



**Curve Information:**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2929.93'	16.36'	S 73°14'24" E	16.36'	0°19'11"	8.18'

PROJECT NO.: 221477  
PRIOR PHASE: N/A  
LAST FIELD DATE: N/A



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Drawing Name: 221477\_4SK

SHEET: 3 OF 3



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 1**  
**Section 20, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**  
**Section 29, Township 10 South, Range 14 East**  
**Levy County, Florida**

**Easement Crossing No. 1: As Written by SurvTech Solutions**

A strip of land being a portion of the lands described as PARCEL 1 in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida, lying and being in Sections 20 and 29, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Southeast 1/4 of Section 18, Township 10 South, Range 14 East, Gilchrist County, Florida; thence coincident with the East boundary of the Southeast 1/4 of said Section 18, S 00°58'02" E a distance of 1961.12 feet to a point being on the Westerly boundary of a CSX Transportation (CSXT) corridor, same being the Westerly boundary of PARCEL 1 as described in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida; thence coincident with the Westerly boundary of said PARCEL 1 for the following two (2) courses; 1.) S 29°06'54" E a distance of 4949.84 feet; 2.) thence S 29°06'44" E a distance of 1805.58 feet to the POINT OF BEGINNING; thence departing said Westerly boundary, S 85°20'30" E a distance of 156.51 feet to a point coincident with the Easterly boundary of said PARCEL 1; thence coincident with said Easterly boundary, S 29°06'44" E a distance of 6.01 feet; thence departing said Easterly boundary, N 85°20'30" W a distance of 156.51 feet to a point coincident with the aforesaid Westerly boundary; thence coincident with said Westerly boundary, N 29°06'44" W a distance of 6.01 feet to the POINT OF BEGINNING.

Containing an area of 782.57 square feet, 0.018 acres, more or less.

**BSM APPROVED**

BY ST  
 DATE 12/14/2022

Digitally  
 signed by  
**Stacy L Brown**  
 Date:  
**2022.09.08**  
**11:09:53**  
**-04'00'**



Stacy L. Brown PSM No. 6516  
 SurvTech Solutions, Inc. LB No. 7340

**Legend**

- ◆ Section Corner
- PSM Professional Surveyor and Mapper
- LB Licensed Business
- OR Official Records
- CSXT CSX Transportation

- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida North State Plane grid bearing of S 00°58'02" E for the East Boundary of the SE 1/4 Section 18-10S-14E.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH  
 TOMORROW'S TECHNOLOGY



Project No.: 221477  
 Prior Phase: N/A  
 Drawing Name: 221477\_ISX  
 Last Field Date: N/A  
 Field Book/Page: N/A

Drafted By: D. DeRoche  
 Date Drafted: 08/31/22  
 Revision Date: N/A  
 Approved By: S. Brown  
 Date Approved: 09/08/22

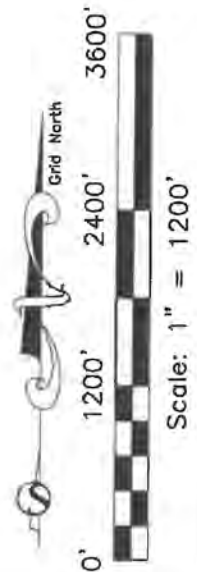
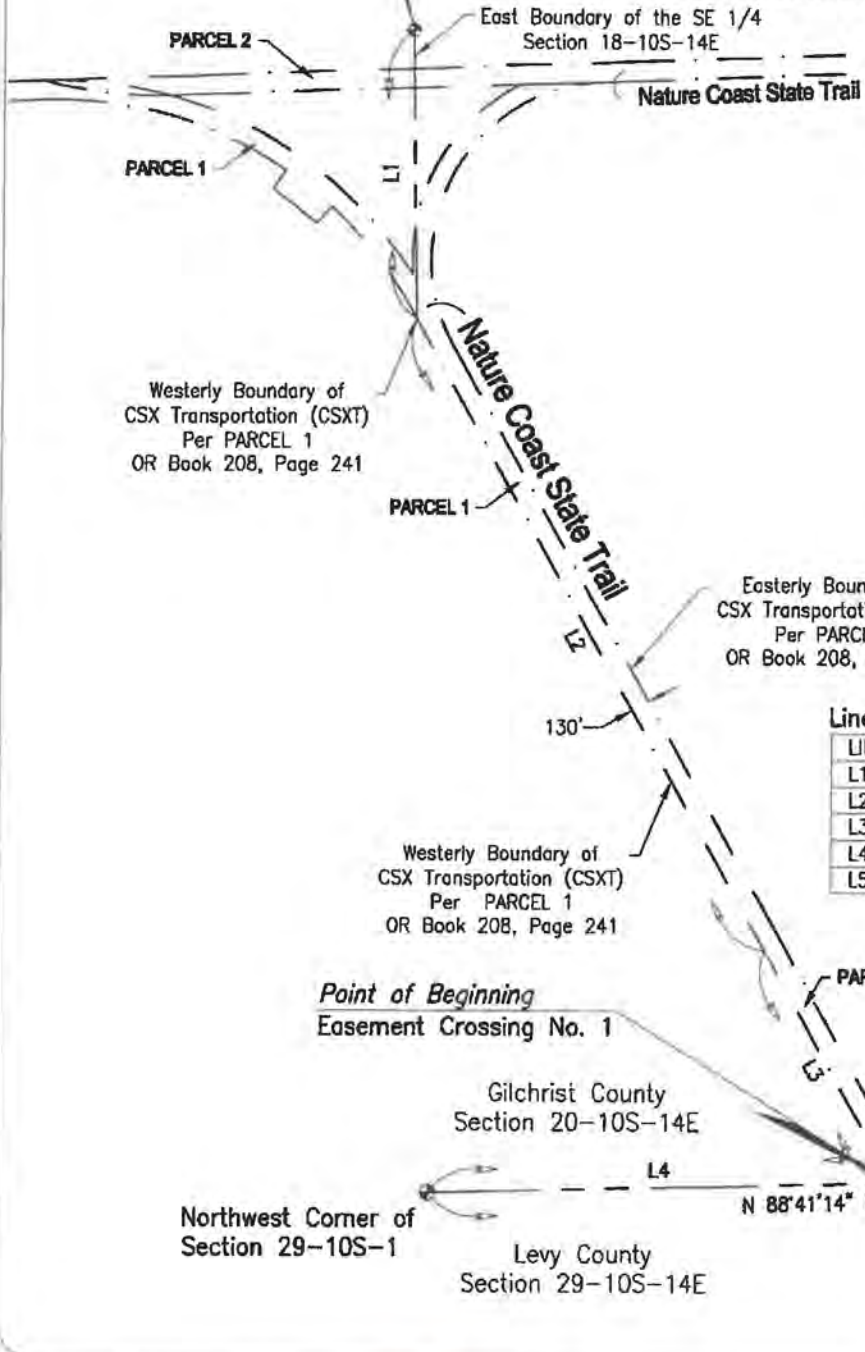
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 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

**Point of Commencement**

Easement Crossing No. 1  
 Northeast Corner of SE 1/4  
 Section 18-10S-14E

**Sketch & Description**  
**Nature Coast State Trail Crossings**

**Easement Crossing No. 1**  
**Section 20, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**  
**Section 29, Township 10 South, Range 14 East**  
**Levy County, Florida**



**Line Information:**

LINE	BEARING	DISTANCE
L1	S 00°58'02" E	1961.12'
L2	S 29°06'54" E	4949.84'
L3	S 29°06'44" E	1805.58'
L4	N 88°41'14" E	3185.15'
L5	N 88°41'14" E	1959.87'

**BSM APPROVED**

BY MT

DATE 12/14/2022

**Point of Beginning**

Easement Crossing No. 1

Gilchrist County  
 Section 20-10S-14E

Northwest Corner of  
 Section 29-10S-1

Levy County  
 Section 29-10S-14E

Easement Crossing No. 1  
 (See Sheet 3 for Detail)

Northeast Corner of  
 Section 29-10S-14E

PROJECT NO.: 221477  
 PRIOR PHASE: N/A  
 LAST FIELD DATE: N/A



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS

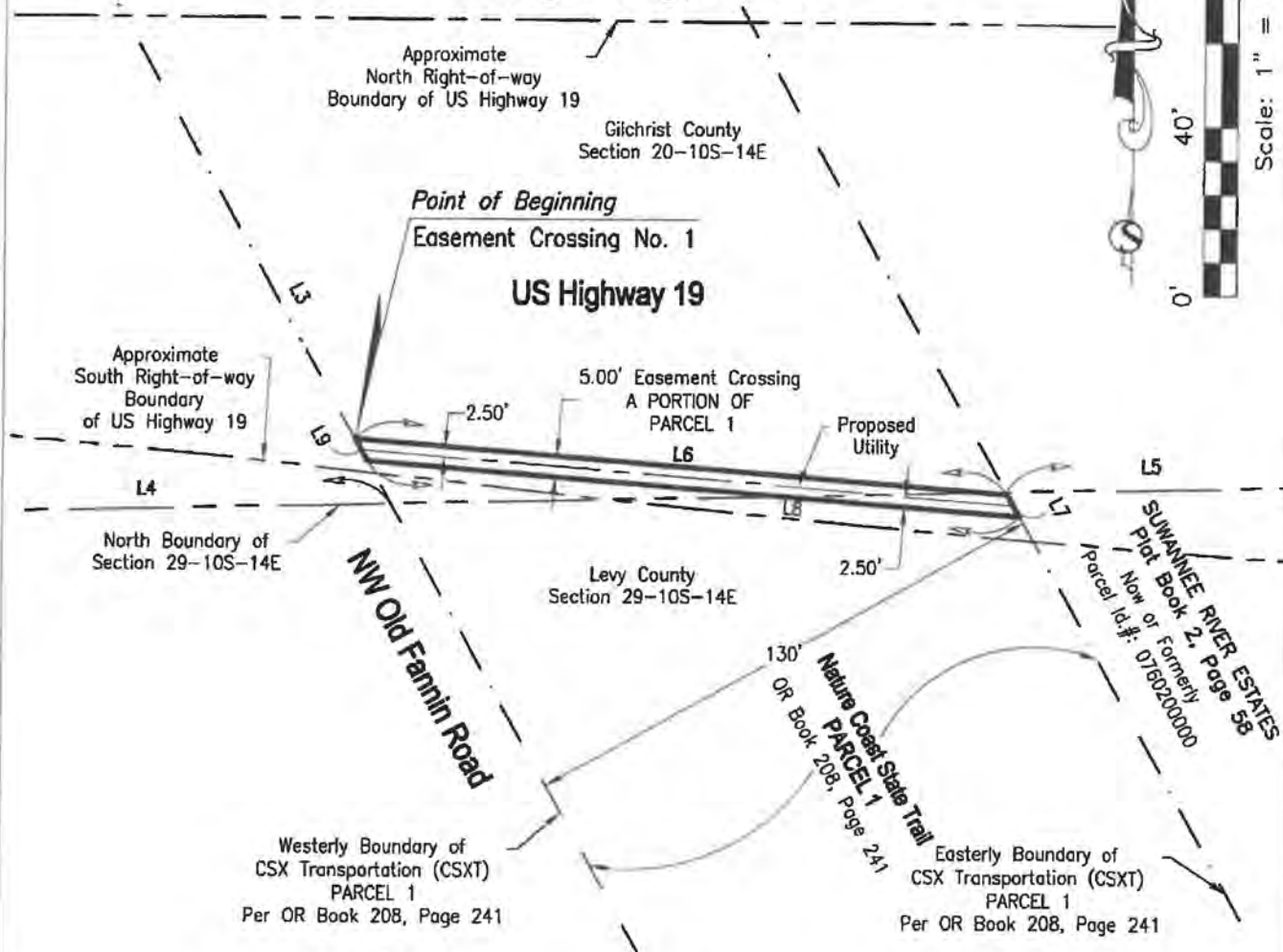
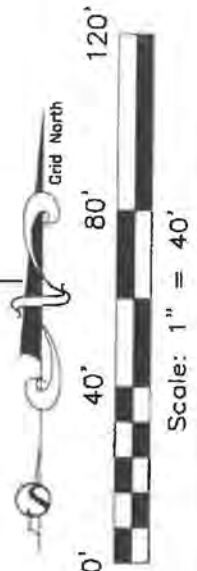
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Drawing Name: 221477\_1SK

SHEET: 2 OF 3



**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 1**  
**Section 20, Township 10 South, Range 14 East**  
**Gilchrist County, Florida**  
**Section 29, Township 10 South, Range 14 East**  
**Levy County, Florida**



**Line Information:**

LINE	BEARING	DISTANCE
L3	S 29°06'44" E	1805.58'
L4	N 88°41'14" E	3185.15'
L5	N 88°41'14" E	1959.87'
L6	S 85°20'30" E	156.51'
L7	S 29°06'44" E	6.01'
L8	N 85°20'30" W	156.51'
L9	N 29°06'44" W	6.01'

**Easement Crossing No. 1**  
**Total Acreage**  
 782.57 Square Feet  
 0.018 Acres

**BSM APPROVED**  
 BY MJ  
 DATE 12/14/22

PROJECT NO.: 221477  
 PRIOR PHASE: N/A  
 LAST FIELD DATE: N/A



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610  
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Drawing Name: 221477\_1SK

SHEET: 3 OF 3

**Sketch & Description**  
**Nature Coast State Trail Crossings**  
**Easement Crossing No. 2**  
**Section 24, Township 10 South, Range 13 East**  
**Dixie County, Florida**

Easement Crossing No. 2: As Written by SurvTech Solutions

A strip of land lying and being in Section 24, Township 10 South, Range 13 East, Dixie County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of Lot 1, BLOCK 4 of the TOWN OF OLD TOWN, according to the map or plat thereof as recorded in the Public Records of Dixie County, Florida; thence coincident with the North boundary of said BLOCK 4, N 89°42'06" E a distance of 92.02 feet; thence departing said North boundary, N 02°42'41" W a distance of 83.42 feet to a point coincident with the Southerly boundary of a CSX Transportation (CSXT) corridor, same being the Southerly boundary of PARCEL 1 as described in Official Records Book 208, Page 241, of the Public Records of Dixie County, Florida, said point being the POINT OF BEGINNING; thence departing said Southerly boundary, N 02°42'41" W a distance of 131.30 feet to a point being coincident with the Northerly boundary of said CSX Transportation (CSXT) corridor, same being the Northerly boundary of said PARCEL 1, said point being coincident with a non-tangent curve concave to the North, said curve having a radius of 2799.94 feet, a delta angle of 00°06'12" and being subtended by a chord bearing N 78°51'55" E for a distance of 5.05 feet; thence coincident with said Northerly boundary and the arc of said curve a distance of 5.05 feet; thence departing said Northerly boundary, S 02°42'41" E a distance of 131.34 feet to a point coincident with the Southerly boundary of said PARCEL 1, said point being coincident with a non-tangent curve concave to the North, said curve having a radius of 2929.94 feet, a delta angle of 00°05'55" and being subtended by a chord bearing S 79°14'21" W for a distance of 5.05 feet; thence coincident with said Southerly boundary and the arc of said curve a distance of 5.05 feet to the POINT OF BEGINNING.

Containing an area of 656.61 square feet, 0.015 acres, more or less.

**BSM APPROVED**

BY MT

DATE 12/14/2022

Digitally  
signed by  
Stacy L Brown  
Date:  
2022.12.09  
09:02:39  
-05'00'



Stacy L. Brown PSM No. 6516  
SurvTech Solutions, Inc. LB No. 7340

**Legend**

- PSM Professional Surveyor and Mapper
- LB Licensed Business
- (P) Plat Reference
- OR Official Records
- CSXT CSX Transportation

Project No.: 221477  
Prior Phase: N/A  
Drawing Name: 221477\_2SK  
Last Field Date: N/A  
Field Book/Page: N/A

Drafted By: D. DeRoche  
Date Drafted: 08/31/22  
Revision Date: 12/08/22  
Approved By: S. Brown  
Date Approved: 09/08/22

**SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS**  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

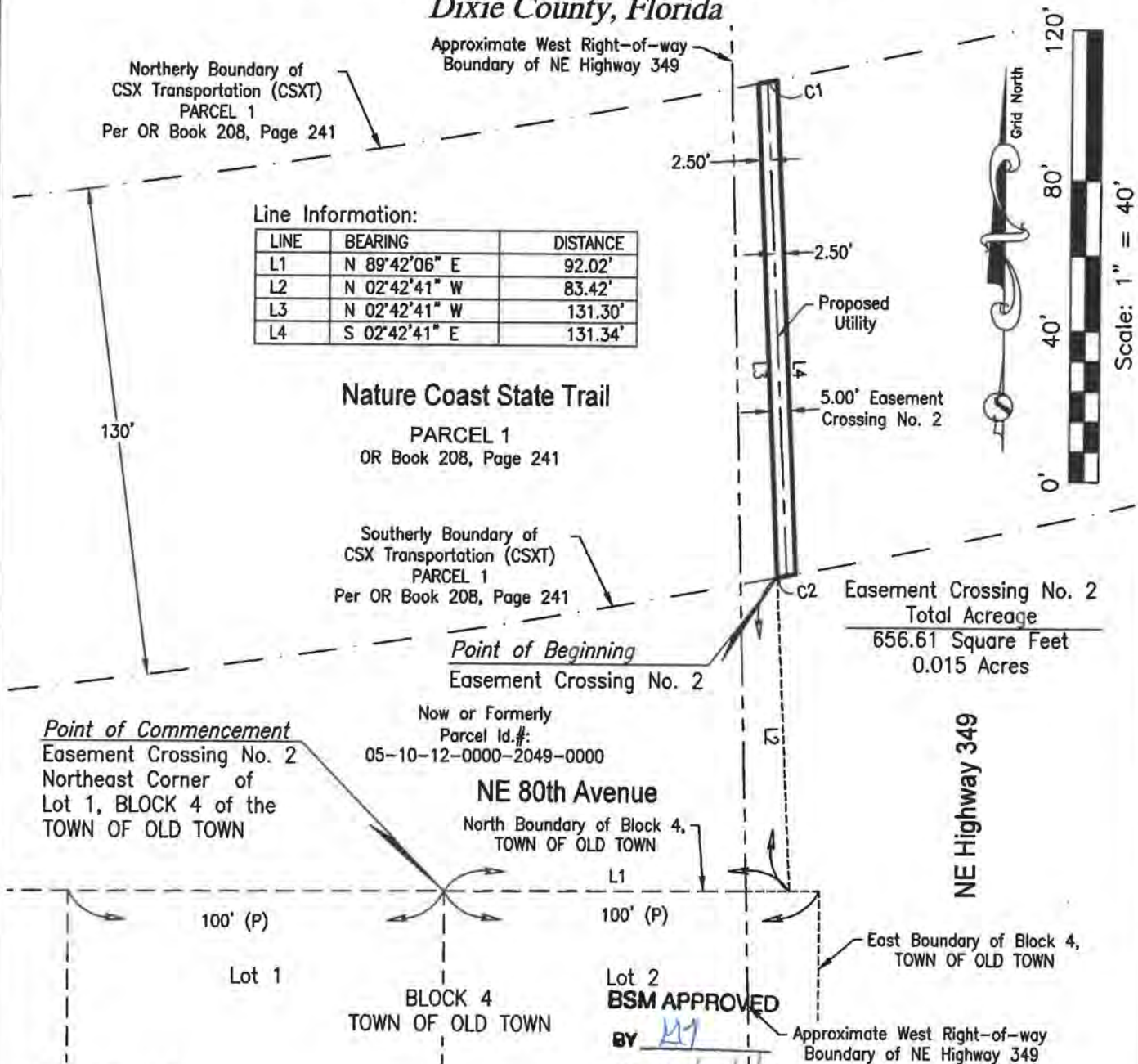
- 1.) Paper copies of this sketch are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this sketch is based on a Florida North State Plane grid bearing of N 89°42'06" E for the North Boundary of BLOCK 4, TOWN OF OLD TOWN, Dixie County
- 3.) THIS IS NOT A BOUNDARY SURVEY.

SURVEYING TODAY WITH  
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## Sketch & Description Nature Coast State Trail Crossings Easement Crossing No. 2 Section 24, Township 10 South, Range 13 East Dixie County, Florida



**Line Information:**

LINE	BEARING	DISTANCE
L1	N 89°42'06" E	92.02'
L2	N 02°42'41" W	83.42'
L3	N 02°42'41" W	131.30'
L4	S 02°42'41" E	131.34'

**Curve Information:**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2799.94'	5.05'	N 78°51'55" E	5.05'	0°06'12"	2.53'
C2	2929.94'	5.05'	S 79°14'21" W	5.05'	0°05'55"	2.52'

PROJECT NO.: 221477  
PRIOR PHASE: N/A  
LAST FIELD DATE: N/A



**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS  
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340  
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>



## FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Shawn Hamilton**  
Secretary

May 13, 2022

Duke Energy Florida, LLC  
Attn: Robert McDonald, PMP, PM II  
Telecom Delivery EOL Program Support  
Fiber Project Manager  
400 S. Tryon St  
Charlotte, NC 28202  
[robert.mcdonald@duke-energy.com](mailto:robert.mcdonald@duke-energy.com)

RE: Nature Coast State Trail - Fiber Optic Easement

Dear Mr. McDonald:

Thank you for contacting the Division of Recreation and Parks (DRP) leaseholder of the Nature Coast State Trail (Park) under the Board of Trustee's Lease Number 4193. DRP has completed its review of Duke Energy Florida, LLC's (GRANTEE) request to place fiber optic cable within the Park boundary at multiple locations, as depicted in the attached Exhibit "A".

DRP has determined that it has no objection to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (GRANTOR), issuing this easement, subject to the special conditions listed below:

- a) GRANTEE shall contact the manager of the of the Nature Coast State Trail (Trail) by phone at (352) 493-6737 or the Park Services Specialist at (352) 535-5181 to coordinate construction activities not less than (7) seven days in advance of construction. At the discretion of the park manager (Park Manager) a preconstruction meeting with GRANTEE'S project manager may be required.
- b) GRANTEE shall follow all of the Park Manager's specialized instructions as discussed at the pre-construction meeting. GRANTEE acknowledges that the Park Manager has the authority to temporarily halt GRANTEE'S activities if Park Manager observes conditions that are unsafe for Trail visitors or could potentially damage natural resources or recreational facilities.
- c) GRANTEE shall contact the Florida Division of Historical Resources (DHR) to determine if a certified archaeological monitor is required to be on-site for ground-disturbing activities. DHR may be contacted directly by calling (850) 245-6333.
- d) GRANTEE shall ensure that all stationary and mechanized equipment that enters the Trail is clean and does not contain any soil, plant, or animal remains. All



May 13, 2022  
Robert McDonald  
Page 2 of 5

- equipment may be subject to inspection by the Park Manager. For complete decontamination guidelines visit: <https://www.floridainvasives.org/resources.cfm>
- e) GRANTEE shall not drive or park personal vehicles on the Trail's paved surface or within the Trail corridor unless approved in advance by the Park Manager. Additionally, GRANTEE shall not use the Trail corridor as a staging area for equipment, supplies, and refueling during construction unless agreed upon by the Park Manager at the pre-construction meeting.
  - f) GRANTEE shall, to the greatest extent possible, ensure that construction activities or post-construction activities are performed outside of the Trail's normal daytime operating hours. For any construction that must occur during normal daytime operating hours, GRANTEE shall ensure that Trail visitors will have unimpeded access by providing a safe alternate passage. GRANTEE shall also post signs notifying visitors of the duration of the construction.
  - g) GRANTEE shall repair any damages to the Trail which includes the natural vegetation, trail surface, grasses or other vegetation that is a direct result of its construction activities. GRANTEE shall make these repairs at its own sole cost and expense. All repairs or restoration efforts shall be approved by the Park Manager in advance. Further all repairs or restoration shall be done to DRP standards and to the Park Manager's satisfaction.

This letter should accompany your request for easement to the Division of State Lands, Bureau of Public Land Administration. For more information, visit their website at <https://floridadep.gov/lands/bureau-public-land-administration>

You may contact me at (850) 245-3084 or via email at [Brian.Fugate@FloridaDep.gov](mailto:Brian.Fugate@FloridaDep.gov) if you have any questions.

Sincerely,

**Brian Fugate** Digitally signed by Brian Fugate  
Date: 2022.05.13 12:38:11 -0400

Brian Fugate, Chief  
Office of Park Planning  
Division of Recreation and Parks

BF/dp

Attachments

cc: Clif Maxwell, Bureau of Parks, District 2, Chief  
Mebane Cory-Ogden, Park Manager  
Kirk Marhefka, Park Services Specialist  
Angel Granger, Planning Manager, OPP

May 13, 2022  
 Robert McDonald  
 Page 3 of 5

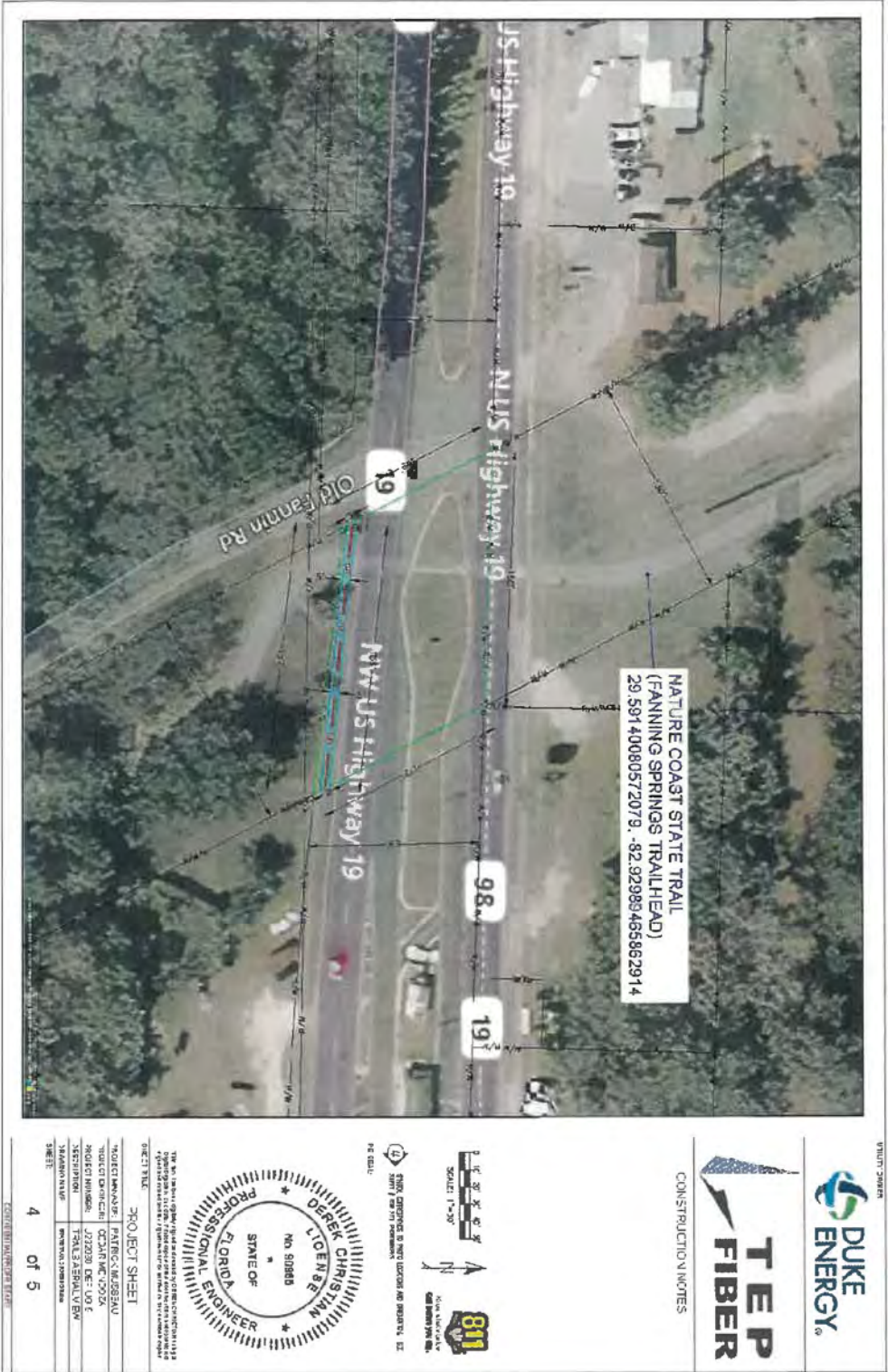
EXHIBIT "A"





April 18, 2022  
Robert McDonald  
Page 4 of 5

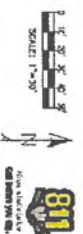
EXHIBIT "A"



NATURE COAST STATE TRAIL  
(FANNING SPRINGS TRAILHEAD)  
29.591.400.8057.2079 - 82.922.985.455.862.914



CONSTRUCTION NOTES



811  
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PROJECT SHEET

PROJECT MANAGER	PAVING'S BUSINESS
PROJECT ENGINEER	OSCAR MC COY
PROJECT NUMBER	27223 - 561 - 01 - EW
DATE	04/18/2022
REVISIONS	NO REVISIONS
DATE	
PROJECT TITLE	

4 of 5

April 18, 2022  
 Robert McDonald  
 Page 5 of 5

EXHIBIT "A"



**DUKE ENERGY**

**TEP FIBER**

CONSTRUCTION NOTES

**DEREK CHRISTIAN**  
 V.L.C.M. & S.  
 No. 810865  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

811

CALL BEFORE YOU DIG

1-800-4-A-DIG

FLORIDA RESIDENTS: 800-4-A-DIG

FLORIDA BUSINESS: 800-4-A-DIG

FLORIDA GOVERNMENT: 800-4-A-DIG

PROJECT TITLE:	
PROJECT MANAGER:	PATRICK MARSHALL
PROJECT ENGINEER:	DEREK CHRISTIAN
PROJECT NUMBER:	232029 - DEPT. 00.6
PROJECT NAME:	TEP FIBER
PROJECT LOCATION:	NE 80th Ave
SHEET:	5 of 5





FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

Department of Environmental Protection  
Bureau of Public Lands Administration  
3800 Commonwealth Blvd.  
Tallahassee, FL 32399

January 13, 2023

Re: DHR No.: 2022-8335  
Project: 46396 Easement 33505

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapter 267, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places (NRHP)*, or otherwise of historical, architectural or archaeological value.

A portion of this project appears to come close to the boundaries of archaeological site 8GI10. At this time, this office has insufficient information to determine if 8GI10 is eligible for listing in the NRHP. Therefore, this office recommends that ground-disturbing activities associated with this project that fall within the boundaries of 8GI10 be monitored by a professional archaeologist. The purpose of monitoring will be to identify archaeological deposits or significant artifacts that may be encountered. Should significant archaeological deposits, features or artifacts be encountered, the archaeologist must be empowered to direct the project activities to shift away from such resources. This discretionary power would enable the monitor to contact this office and to determine measures that must be taken to avoid, minimize adverse effects to the site; or to proceed to recover the archaeological resources in a professional manner. When the archaeologist has completed recordation and/or recovery measures the project activities would be allowed to continue as planned. At completion of the project, the archaeological monitor must compile a monitoring report in accordance with the provisions of Chapter 1A-46, Florida Administrative Code to be forwarded to this office. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

In addition, because the project will occur on state lands, it will require a 1A-32 permit. The archaeological consultant should contact Brandon Ackermann at Brandon.Ackermann@DOS.myflorida.com or 850-245-6334, Bureau of Archaeological Research.



If you have any questions, please contact Jennifer Tobias, Historic Sites Specialist, by email at [Jennifer.Tobias@dos.myflorida.com](mailto:Jennifer.Tobias@dos.myflorida.com).

Sincerely,

A handwritten signature in blue ink that reads "Kelly L. Chase" with "For" written below it.

Alissa S. Lotane  
Director, Division of Historical Resources and State Historic Preservation Officer



ARC Questionnaire

NATURE COAST STATE TRAIL - BOT LEASE NUMBER 4193  
AID 46396 - EASEMENT 33505 – DUKE ENERGY

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

P2000

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

The primary purpose of the acquisition was to provide resource-based public outdoor recreation.

3. Description of the current level of public recreational use or public access of the parcel. The use is resource-based public outdoor activities primarily consisting of bicycle, pedestrian and equestrian users.

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

The requested easements are located within disturbed areas adjacent to roadway ROWs and pass through former railroad ROWs dominated by non-native pasture grasses adjacent to the paved portions of the state trail.

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

Gopher tortoises are commonly found in open areas adjacent to the paved portions of the state trail. Disturbance of gopher tortoises and their burrows are regulated by FWC.

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

GI00114 – ACL Railroad (Nature Coast State Trail) linear resource

GI00115 – SR 26 (Wade) St. linear resource

LV00826 – ACL Railroad/Nature Coast Trail linear resource

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

NONE PROVIDED

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

Impacts to recreation and natural resources should be minimal. Impacts to historical and archaeological resources may depend on construction methods.

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

Minimal impacts.

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

The proposed NPB payment to the Park is 1.5 x the appraised value of the requested easement area. As minimal impacts to the affected trail area are expected, the NPB will be used for areas designated for improvement within the Park.

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

Completed and Submitted by:

Mebane Cory-Ogden, Park Manager

Nature Coast State Trail

[Mebane.Cory-Ogden@FloridaDEP.gov](mailto:Mebane.Cory-Ogden@FloridaDEP.gov)

(305) 493-6737