

**ITEM 4:**

Consider whether an approximately 31.05-acre private electric transmission line easement that traverses parts of Torreya State Park, Joe Budd Wildlife Management Area, Lake Talquin State Forest, Tallahassee-St. Marks Historic Railroad State Trail, Wakulla State Forest and Plank Road State Forest, is consistent with the Board of Trustees' Linear Facilities Policy.

**LOCATION:**

Multiple Counties

County	Section, Township and Range	Parcel ID Number
Gadsden-Torreya State Park (SP)	25,26/03N,03N/07W,07W	2-25-3N-7W-0000-00200-0000 2-26-3N-7W-0000-00111-0000
Gadsden- Joe Budd Wildlife Management Area (WMA)	23/01N/02W	4-23-1N-2W-0000-00210-0300
Leon – Lake Talquin State Forest (SF)	35,26,23/01N,01N,01N/02W,2W,02W	2235209020000, 2226209010000 2223209020000
Leon-Tallahassee-St. Marks Historic Railroad State Trail (ST)	05/02S/01E	3130209020000
Leon – Wakulla State Forest (SF)	05/02S/01E	3305510010010
Leon & Jefferson – Plank Road State (SF)	25,30/01S,01S/02E,03E	3225202010000 (Leon) 30-1S-3E-0000-0010-0000 (Jefferson)

**APPLICANT:**

Gulf Power Company (Applicant)

**DSL STAFF REMARKS:**

The Applicant is requesting an approximately 31.05-acre private electric transmission line easement, for the construction of an overhead 161-kV transmission line, also known as the North Florida Resiliency Connection (NFRC), to connect the existing Sinai Cemetery Substation in Sneads, Jackson County to the Raven substation in Lake City, Columbia County. The proposed transmission line will be co-located with existing linear facilities wherever possible and, at several locations, the project will cross land owned by the State of Florida and managed by various management agencies. These crossings include the following State-owned conservation lands, listed from west to east in the Panhandle.

Managing Agency	Lease Number-Facility	Parcel Acquired By	Total Easement Acreage (+/-)
Division of Recreation and Parks (DRP)	<b>3645</b> -Torreya State Park	Acquired in 2005 with Florida Forever Funds	6.747
Florida Fish and Wildlife Conservation Commission (FWCC)	<b>3949</b> -Joe Budd Wildlife Management Area	Funds from FWC Preservation 2000 (P-2000) Inholdings & Additions Acquisition Program (I & A) in 1992	0.264
Florida Forest Service (FFS)	<b>3971</b> -Lake Talquin State Forest	Acquired by donation from Florida Power and Light-August 15, 1977	6.744

<b>Managing Agency</b>	<b>Lease Number-Facility</b>	<b>Parcel Acquired By</b>	<b>Total Easement Acreage (+/-)</b>
Division of Recreation and Parks (DRP)	<b>4015</b> -Tallahassee-St. Marks Historic Railroad State Trail	Acquired by donation from FDOT- October 10, 2006	0.096
Florida Forest Service (FFS)	<b>2346</b> -Wakulla State Forest	Acquired by Tax Deed from Leon County in 1946. FKA the Woodville SF, it was combined with the Wakulla SF in June 2002.	2.506
Florida Forest Service (FFS)	<b>4806</b> -Plank Road State Forest	Acquired May 26, 2017 with Florida Forever Funds	14.696

An analysis of transmission routes identified a benefit for utility customers for a direct transmission interconnection (DTI) between the transmission networks of the Applicant and FPL. This DTI will create transfer capability and better optimize generation resources through reliable power flows between existing and future substations in these areas.

FWCC, FFS, and DRP have all provided letters of approval to the Department.

The Division of Historical Resources (DHR) required cultural resource assessments surveys (CRAS) of the easement segments, to determine eligibility for listing in the National Register of Historic Places (NHRP), as part of the overall NFRC project. The survey results were submitted to the DHR Compliance and Review Section (Compliance) for review.

*Survey Areas: Torreya SP (Gadsden), Joe Budd WMA (Gadsden), Lake Talquin SF (Leon), Tallahassee-St. Marks Historic Railroad Trail (Leon) and Wakulla SF (Leon)*

The survey concluded that no eligible sites were found to be located within these areas. DHR concurs that no eligible historic properties are present and that the proposed activities within these sections will have no effect to historic properties.

*Survey Area: Plank Road SF (Jefferson and Leon)*

The survey concluded that the Plank Road SF section does include several historic properties which are eligible for listing in the NRHP, sites 8JE00067, 8JE00880, 8JE00881, and 8LE01549. The proposed transmission line project may adversely affect these resources and DHR recommends that the applicant avoid any potential adverse effects to these sites. Should avoidance not be possible, the Applicant should coordinate with DHR to develop appropriate treatment plans to minimize and mitigate any adverse effects to these sites.

*Avoidance:*

Unlike common commercial or residential developments, the routing and construction of new electric transmission lines is often quite inflexible. Given the nature of this long linear project and the general routing objective to place the proposed new facilities adjacent to other existing linear infrastructure (e.g., roads, electric transmission lines), it is nearly impossible for the Applicant to employ comprehensive traditional avoidance measures, and some impacts could not be avoided. Despite these restrictions, the Applicant made conscious efforts to avoid impacts in the selection of the final alignment of the proposed facilities.

The efforts considered applicable factors including, but not limited to, safety, costs, alternative routes, long range planning, environmental considerations, impacts to population centers and other developed areas, and socioeconomic impacts. The Applicant conducted public outreach through multiple outlets as indicated in the table below.

***NFRC Public Outreach Summary***

<b>Date</b>	<b>Outreach Effort</b>	<b>Type / Attendees / Notices</b>
April 2019	Website created for project ( <a href="http://www.GulfPower.com/nfrc">www.GulfPower.com/nfrc</a> )	Website
5/30/2019	Public notice announcing 6/4/19 open house published in Tallahassee Democrat.	Newspaper
5/31/2019	Public notice announcing 6/4/19 open house published in Monticello Times.	Newspaper
6/2/2019	Op-ed from Gulf Power's President Marlene Santos, published in Tallahassee Democrat	Newspaper
6/4/2019	Open house at Tallahassee Fairgrounds	100 attendees
12/2/2019	Public Scoping Meeting notification letters mailed out	848 notices
12/8/2019	Notice of Public Scoping Meeting published in Tallahassee Democrat newspaper	Newspaper
12/10/2019	Public Scoping Meeting at Tallahassee Days Inn Suites by Wyndham	75 attendees
1/10/2020	Sovereignty Submerged Lands notices mailed to landowners within 500-feet of crossing	51 notices
1/23/2020	Tribal Outreach Letters mailed to Local Tribes	8 notices
5/6/2020	Ad published in the Monticello Times	Newspaper

It was determined that the best route for the NFRC project would be to maximize the use of existing linear facilities, including transmission infrastructure, existing road rights-of-way, existing distribution lines, existing pipeline corridors, and existing railroad corridors. Most of the route runs adjacent to or near Interstate 10 (I-10), providing significant benefits from such co-location. In order to achieve these benefits, it was not possible for the applicant to avoid crossing the identified state lands.

***Minimizing Impacts:***

Adverse impacts to existing infrastructure, operation, and/or public use of adjacent state lands are not expected as a result the proposed easement.

Gulf Power minimized impacts to state lands through the co-location of the proposed transmission lines, where possible, with existing linear features, thus minimizing the areas needing to be cleared and occupied. Additionally, except for a portion within Lake Talquin SF and the aerial crossing of the Tallahassee - St. Marks Historic Railroad ST, all the state lands crossings are proposed on the outer edges or perimeter of the state lands parcels, minimizing the impacts from segmentation. Location within or adjacent to existing linear right of ways (ROWs) and easements such as roads, railroads, pipelines, canals and other utilities' existing transmission

and distribution lines was reviewed and considered. Property ownership boundaries, and constraints such as pinch points or lack of available space within existing ROWs, busy commercial highways, existing utilities, wildlife and aquatic resources, protected species, wetlands, and waterbodies, and areas of dense or proximate residential development, were also studied and evaluated. Publicly available data, consultation with agencies, and field investigations were used. Consideration of all these factors led to the selection of the current proposed route as the preferred alternative.

*Compensation:*

An easement fee will be paid by the Applicant based on the appraised value. Pursuant to F.S. 253.02(4), replacement lands shall be sought by the Applicant at 1.5 times the size of the easement area. If replacement lands are not available or are un-obtainable, the Applicant will pay to the applicable land manager, an amount equaling two times the appraised value of the easement area.

*\*The Applicant has been in negotiations with all the current land managers to identify replacement lands.*

*FWCC indicated in their ARC Memo response that it is anticipated that due to the small size of the requested easement area, the assessed value will not support the cost of replacement land. Therefore, a service will be selected that assists with the mission, management plan and goals of the Joe Budd WMA.*

*FFS indicated in their ARC Memo response that they have discussed some mitigation measures with the Applicant regarding Lake Talquin SF, Plant Road SF and Wakulla SF, that will be required as a condition of the easement. Gulf Power has agreed to co-locate their transmission lines with the City of Tallahassee’s and Talquin Co-Op’s lines to effectively reduce the size of easement needed and minimize resource impact. Further, they agreed to the offered commitments stated in the “Gulf-NFRC-FFS Letter of Commitment”. (See attached.)*

*DRP indicated in their ARC Memo response that since this transmission line will follow the I-10 corridor through Torreya SP, the impacts should be minimal, and currently no recreational activities or public use is in this area. Net positive benefit will be satisfied by Gulf Power providing replacement lands and/or goods and services to the Park.*

*DRP indicated in their ARC Memo response that if the Tallahassee-St. Marks Historic Railroad Trail remains accessible after completion of this project in the same manner in which it is now, there should be no negative impacts to the Trail at the project site. Net positive benefit will be satisfied by Gulf Power providing replacement lands and/or goods and services to the Park.*

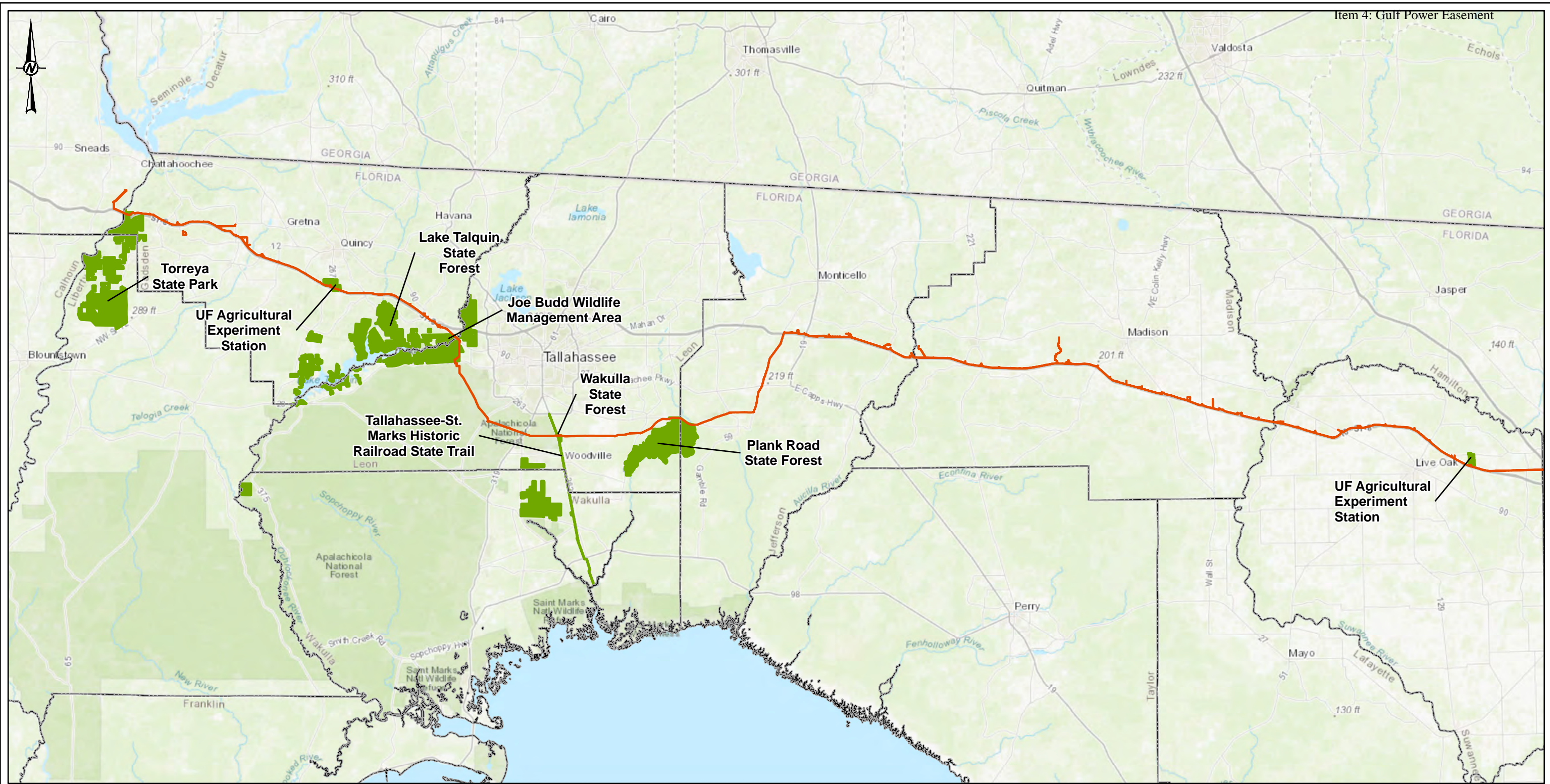
**DSL STAFF RECOMMENDATION:**

Approve the easement.

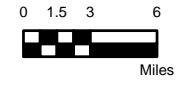
**ARC RECOMMENDATION:**

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





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



**REFERENCE(S)**

1. COUNTY BOUNDARY: FDOT 2018
2. ROUTE CENTERLINE: GULF POWER 2019
3. STATE MANAGED LANDS: FLMA 2018

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA NORTH FIPS 0903 FEET  
 PROJECTION: LAMBERT CONFORMAL CONIC  
 DATUM: NORTH AMERICAN 1983  
 SERVICE LAYER CREDITS: SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDANCE SURVEY, ESRI

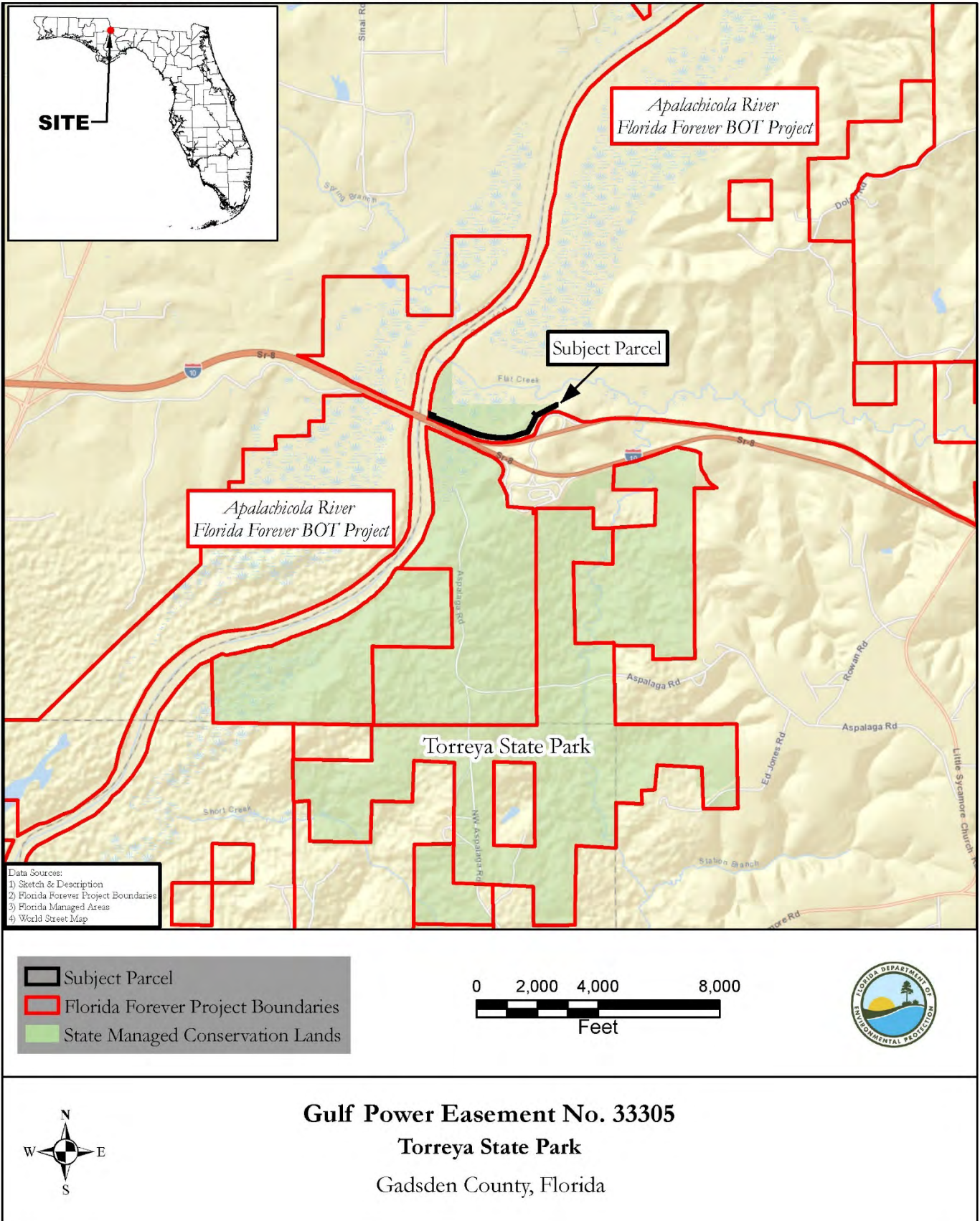
CLIENT GULF POWER		PROJECT NORTH FLORIDA RESILIENCY CONNECTION	
YYYY-MM-DD    2020-07-16 DESIGNED        JGW PREPARED        JGW REVIEWED        MEH APPROVED        MEH		TITLE <b>PROPOSED STATE LAND EASEMENT LOCATION MAP</b> PROJECT NO.    CONTROL        REV.            FIGURE 19119943        A001            Page 5 of 83    1	

P:\14\_ G:\Project\EP\North\_Transmission\_Line\08\_PROJECTS\19119943\_A001\_StateManagedLands\_Location\_CoverPage.mxd

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN COPIED FROM ANSI B



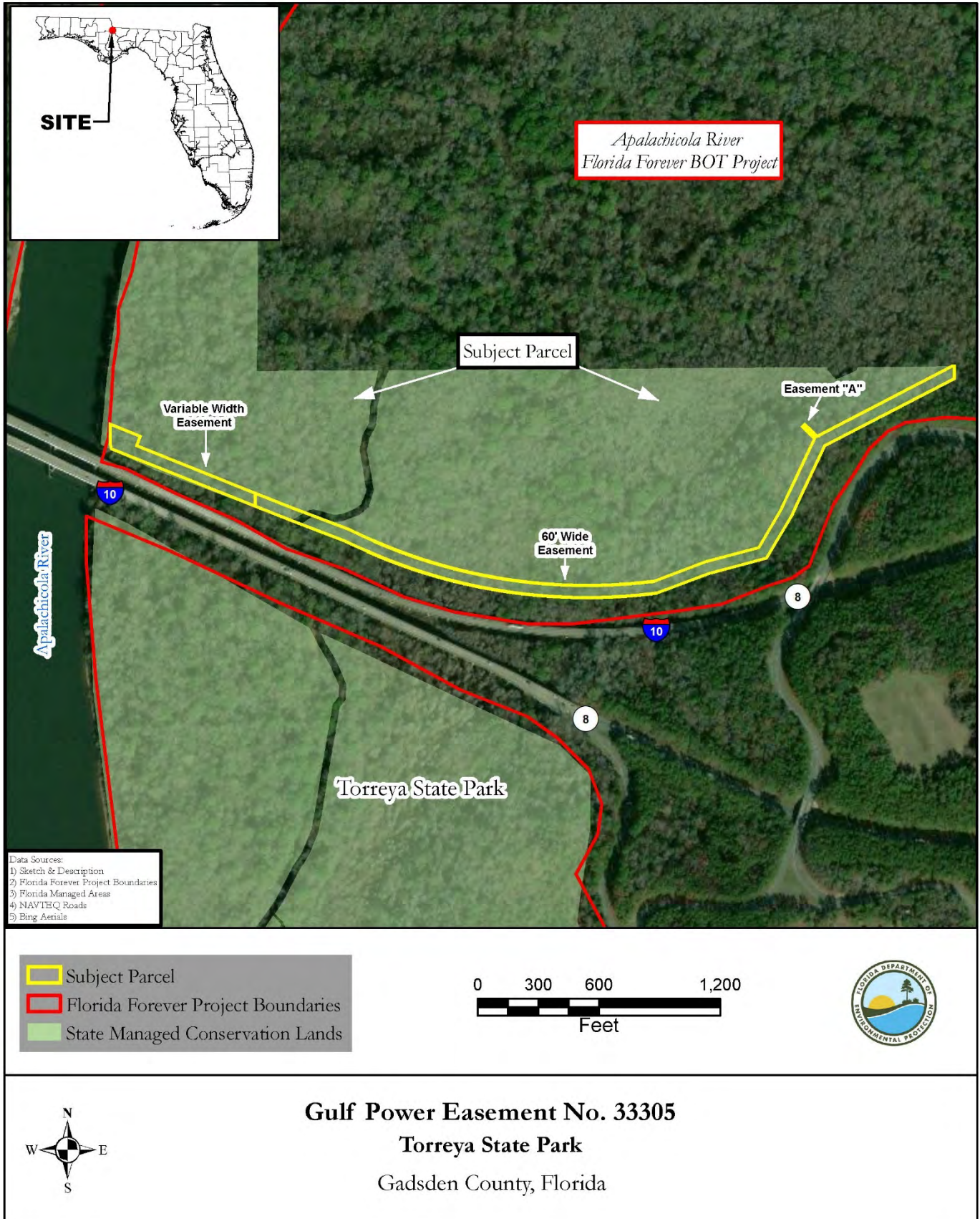
THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



File Location: \\FLDERP1\tech\_cad\Couriers\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf Power Easements\_33305\_Torrey\_Vicinity.mxd  
Date Saved: 6/1/2020 5:54:16 AM  
Map Created By: Kim Parson



THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



File Location: \\FLDERP1\tech\_cad\Courtesy\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf Power Easements\_33305\_Gadsden\_Torrey.mxd  
Date Saved: 6/1/2020 12:14:34 PM  
Map Created By: Kim Parson



Torreya State Park (Gadsden County)

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

BEING A PORTION OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-120.000, LOCATED IN SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP, STAMPED 'BANNERMAN SURVEYORS INC. LB5106' FOUND, MARKING THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334, OF SAID OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-121.000, THENCE SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH THE WEST LINE OF SAID SECTION 25, AND WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000, A DISTANCE OF 603.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET FOR THE **POINT OF BEGINNING**;

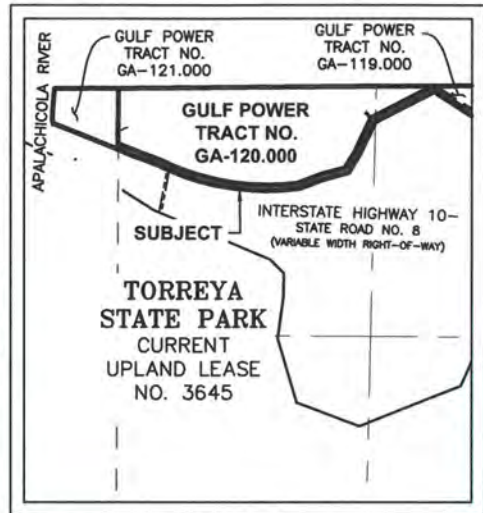
**THENCE** OVER AND ACROSS SAID GULF POWER TRACT NUMBER GA-120.000 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 12 MINUTES 44 SECONDS EAST, A DISTANCE OF 206.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 2) SOUTH 69 DEGREES 26 MINUTES 25 SECONDS EAST, A DISTANCE OF 55.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 3) SOUTH 69 DEGREES 08 MINUTES 23 SECONDS EAST, A DISTANCE OF 231.74 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 4) SOUTH 64 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 67.95 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 5) SOUTH 66 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 39.65 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 6) SOUTH 65 DEGREES 49 MINUTES 32 SECONDS EAST, A DISTANCE OF 25.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET, SAID POINT BEING A POINT OF NON-TANGENT CURVE CONCAVE NORTHERLY,
- 7) WITH SAID CURVE, HAVING A RADIUS OF 2629.21 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 50 MINUTES 09 SECONDS, AN ARC LENGTH OF 1414.99 FEET, AND A CHORD WHICH BEARS SOUTH 81 DEGREES 43 MINUTES 09 SECONDS EAST 1397.97 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 8) NORTH 69 DEGREES 24 MINUTES 24 SECONDS EAST, A DISTANCE OF 275.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 9) NORTH 74 DEGREES 58 MINUTES 35 SECONDS EAST, A DISTANCE OF 273.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 10) NORTH 30 DEGREES 46 MINUTES 51 SECONDS EAST, A DISTANCE OF 217.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 11) NORTH 23 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 39.84 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 12) NORTH 25 DEGREES 12 MINUTES 52 SECONDS EAST, A DISTANCE OF 26.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET,
- 13) NORTH 25 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 331.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908', SET FOR POINT OF REFERENCE "A", AND
- 14) NORTH 62 DEGREES 36 MINUTES 21 SECONDS EAST, A DISTANCE OF 757.94 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET ON THE COMMON NORTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND THE NORTH LINE OF SAID SECTION 25, FROM WHICH A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP, STAMPED 'BANNERMAN SURVEYORS INC. LB5106' FOUND, MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 25, BEARS SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 618.06 FEET;

CONTINUE ON SHEET 02 OF 07

BSM: *Acry*

DATE: June 11, 2020



**LOCATION MAP**

**SURVEYOR CERTIFICATION TO:**

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

GULF POWER

*M. Kevin Mears* 06/11/2020

M. KEVIN MEARS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

\*SEE SHEET 03 OF 07 FOR SURVEYOR'S NOTES\*

\*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

SHEET 01 OF 07

47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

JOB NUMBER: 47322
DATE: 06/11/2020
SCALE: NONE
TRACT ID: GA-120.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-120.000**  
PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
PH: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906



**LEGAL DESCRIPTION** CONTINUED FROM SHEET 01 OF 07

**THENCE** NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST, WITH THE COMMON LINE OF THE NORTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 14.77 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 759, PAGE 908, OF SAID OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER GA-119.000;

**THENCE** SOUTH 00 DEGREES 23 MINUTES 08 SECONDS EAST, WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-119.000, A DISTANCE OF 59.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'FLA DOT 5/8 T' FOUND, ADJACENT TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106 REF MON' FOUND ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, ALSO KNOWN AS STATE ROAD 8 (VARIABLE WIDTH RIGHT-OF-WAY), AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-119.000;

**THENCE** WITH THE COMMON LINE OF THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10 AND THE SOUTH LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

- 1) SOUTH 62 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 723.77 FEET TO A 5/8-INCH IRON ROD WITH DESTROYED CAP, FOUND,
- 2) SOUTH 25 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 311.20 FEET TO A 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106', FOUND,
- 3) SOUTH 25 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.26 FEET TO A 2-INCH IRON ROD WITH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106', FOUND,
- 4) SOUTH 23 DEGREES 19 MINUTES 38 SECONDS WEST, A DISTANCE OF 42.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'FLA DOT 5/8 T', FOUND,
- 5) SOUTH 30 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF 246.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'FLA DOT 5/8 T', FOUND,
- 6) SOUTH 74 DEGREES 58 MINUTES 35 SECONDS WEST, A DISTANCE OF 294.65 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPING ILLEGIBLE, FOUND,
- 7) SOUTH 69 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 279.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'FLA DOT 5/8 T', FOUND ON A POINT OF NON-TANGENT CURVE CONCAVE NORTHERLY,
- 8) WITH THE ARC OF SAID CURVE, HAVING A RADIUS OF 2689.21 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 59 MINUTES 32 SECONDS, AN ARC LENGTH OF 1454.65 FEET, AND A CHORD WHICH BEARS NORTH 81 DEGREES 47 MINUTES 32 SECONDS WEST 1436.98 FEET TO A 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB5106' FOUND,
- 9) NORTH 65 DEGREES 49 MINUTES 32 SECONDS WEST, A DISTANCE OF 25.68 FEET TO A 2-INCH IRON ROD WITH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106' FOUND,
- 10) NORTH 66 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 40.18 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET,
- 11) NORTH 64 DEGREES 49 MINUTES 40 SECONDS WEST, A DISTANCE OF 66.49 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'FLA DOT 5/8 T' FOUND,
- 12) NORTH 69 DEGREES 08 MINUTES 23 SECONDS WEST, A DISTANCE OF 229.33 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106', FOUND,
- 13) NORTH 69 DEGREES 26 MINUTES 25 SECONDS WEST, A DISTANCE OF 56.45 FEET TO A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED 'BANNERMAN SURVEYORS INC. LB 5106' FOUND, AND
- 14) NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 183.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'LB7908' SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, AT A COMMON CORNER WITH SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000;

**THENCE** NORTH 00 DEGREES 15 MINUTES 57 SECONDS EAST, WITH THE COMMON LINE OF SAID GULF POWER TRACT NUMBER GA-120.000 AND SAID GULF POWER TRACT NUMBER GA-121.000, A DISTANCE OF 64.50 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 238,770 SQUARE FEET OR 5.481 ACRES OF LAND, MORE OR LESS.

BSM: *Lucy Lewis*

DATE: June 11, 2020

**EXHIBIT 'A'**

\*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*

\*SEE SHEETS 01, 02 AND 03 OF 07 FOR LEGAL DESCRIPTION\*

\*SEE SHEET 03 OF 07 FOR SURVEYOR'S NOTES AND ENCUMBRANCES / RESTRICTIONS\*

\*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

SHEET 02 OF 07

47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

JOB NUMBER: 47322
DATE: 06/11/2020
SCALE: NONE
TRACT ID: GA-120.000
DRAWN BY: JSD

**BOUNDARY SURVEY  
GULF POWER**  
TRACT NO. GA-120.000  
PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 100  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908

# EXHIBIT 'A'

## LEGAL DESCRIPTION CONTINUED FROM SHEET 02 OF 08

BSM: *Hayden*

DATE: June 11, 2020

TOGETHER WITH EASEMENT 'A' DESCRIBED AS FOLLOWS:

**BEGIN** AT POINT OF REFERENCE "A", DESCRIBED HEREIN, THENCE SOUTH 25 DEGREES 26 MINUTES 34 SECONDS WEST, OVER AND ACROSS SAID GULF POWER TRACT NUMBER GA-120.000, 60 FEET FROM AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF INTERSTATE 10, A DISTANCE OF 7.91 FEET;

**THENCE** OVER AND ACROSS SAID TRACT NUMBER GA-120.000 THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1.) NORTH 45 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 82.52 FEET,
- 2.) NORTH 44 DEGREES 01 MINUTE 28 SECONDS EAST, A DISTANCE OF 15.00 FEET,
- 3.) SOUTH 45 DEGREES 58 MINUTES 32 SECONDS EAST, A DISTANCE OF 82.52 FEET, AND
- 4.) SOUTH 62 DEGREES 36 MINUTES 41 SECONDS WEST WITH THE AFORESAID PARALLEL LINE, A DISTANCE OF 7.91 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1,219 SQUARE FEET OR 0.028 OF AN ACRE, MORE OR LESS.

## ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
335 - 100	NOT AFFECT	NOT PLOTTED	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
554 - 1623	NOT AFFECT	PLOTTED	EASEMENT AGREEMENT TO THE NATURE CONSERVANCY
615 - 615	NOT AFFECT	PLOTTED	EASEMENT FOR INGRESS AND EGRESS (UNDER I-10 BRIDGE)

## SURVEYORS NOTES:

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

\*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*

\*SEE ALSO SHEETS 01 AND 02 OF 07 FOR LEGAL DESCRIPTION\*

\*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THUR 07 ARE NOT BOUND TOGETHER\*

SHEET 03 OF 07


47322 - BOUNDARY SURVEY - GA-120.000 R2.DWG

JOB NUMBER: 47322
DATE: 06/11/2020
SCALE: NONE
TRACT ID: GA-120.000
DRAWN BY: JSD

**BOUNDARY SURVEY  
GULF POWER**

**TRACT NO. GA-120.000**

PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA

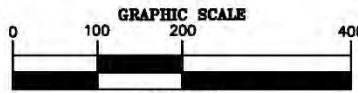



**SAM**  
SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908



**EXHIBIT 'A'**

**P.O.C.**  
 4-INCH SQUARE CONCRETE MONUMENT  
 WITH ALUMINUM CAP STAMPED  
 "BANNERMAN SURVEYORS INC. LB5106"  
 MARKING THE NORTH-WEST CORNER OF  
 SECTION 25, TOWNSHIP 03 NORTH,  
 RANGE 07 WEST, GADSDEN COUNTY,  
 FLORIDA  
 N: 594705.93  
 E: 1842385.92  
 NAD 83(2011) FL. N.



BSM *May 2020*

DATE: June 11, 2020

**TORREYA STATE PARK**  
 CURRENT UPLAND LEASE NO. 3645

GULF POWER TRACT NO.  
 GA-121.000  
 PARCEL ID NO.  
 2-26-3N-7W-0000-00111-0000  
 BOOK 615, PAGE 334  
 O.R.G.C.F.L.

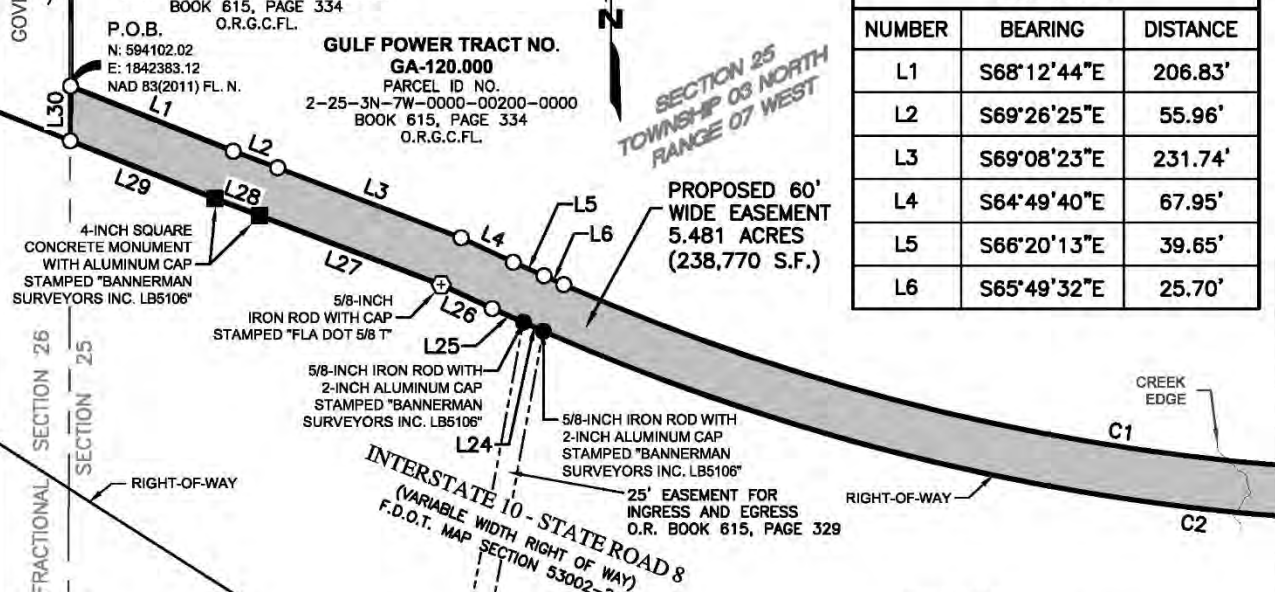
**P.O.B.**  
 N: 594102.02  
 E: 1842383.12  
 NAD 83(2011) FL. N.

GULF POWER TRACT NO.  
**GA-120.000**  
 PARCEL ID NO.  
 2-25-3N-7W-0000-00200-0000  
 BOOK 615, PAGE 334  
 O.R.G.C.F.L.

SECTION 25  
 TOWNSHIP 03 NORTH  
 RANGE 07 WEST

PROPOSED 60'  
 WIDE EASEMENT  
 5.481 ACRES  
 (238,770 S.F.)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S68°12'44"E	206.83'
L2	S69°26'25"E	55.96'
L3	S69°08'23"E	231.74'
L4	S64°49'40"E	67.95'
L5	S66°20'13"E	39.65'
L6	S65°49'32"E	25.70'



**LEGEND**

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
- 5/8-INCH IRON ROD WITH 2" ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊕ 5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- ⊙ 5/8-INCH IRON ROD FOUND (AS NOTED)

- CREEK EDGE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- SUBJECT EASEMENT
- EXISTING EASEMENT
- SECTION LINE

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°50'09"	2629.21'	1414.99'	S81°43'09"E	1397.97'
C2	30°59'32"	2689.21'	1454.65'	N81°47'32"W	1436.98'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L24	N65°49'32"W	25.68'
L25	N66°20'13"W	40.18'
L26	N64°49'40"W	66.49'
L27	N69°08'23"W	229.33'
L28	N69°26'25"W	56.45'
L29	N68°12'44"W	183.81'
L30	N00°15'57"E	64.50'

\*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*  
 \*SEE SHEETS 01, 02 AND 03 OF 07 FOR LEGAL DESCRIPTION\*  
 \*SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS\*  
 \*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*  
 \*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

SHEET 04 OF 07

47322 - BOUNDARY SURVEY - GA-120.000\_R2.DWG

JOB NUMBER: 47322
DATE: 06/11/2020
SCALE: 1"=200'
TRACT ID: GA-120.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-120.000**  
 PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
 SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
 GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTHPARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7906

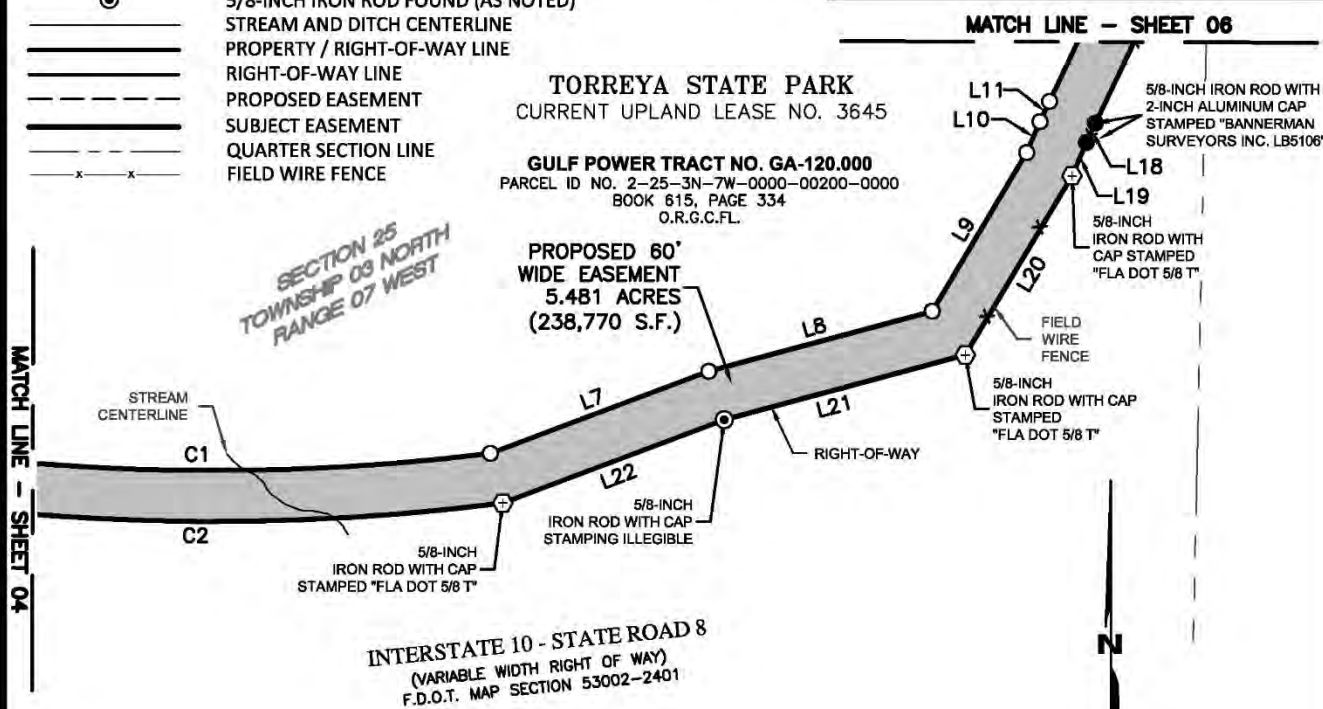
### EXHIBIT 'A'

#### LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
- 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP
- STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊕ 5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- ⊙ 5/8-INCH IRON ROD FOUND (AS NOTED)
- STREAM AND DITCH CENTERLINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- - - SUBJECT EASEMENT
- - - QUARTER SECTION LINE
- x - x - FIELD WIRE FENCE

BSM: *Hayden*

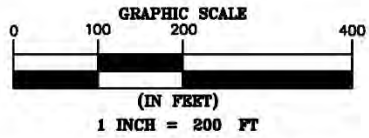
DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L7	N69°24'24"E	275.25'
L8	N74°58'35"E	273.20'
L9	N30°46'51"E	217.75'
L10	N23°19'38"E	39.84'
L11	N25°12'52"E	26.36'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L18	S25°12'52"W	25.26'
L19	S23°19'38"W	42.76'
L20	S30°46'51"W	246.02'
L21	S74°58'35"W	294.65'
L22	S69°24'24"W	279.37'

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	30°50'09"	2629.21'	1414.99'	S81°43'09"E	1397.97'
C2	30°59'32"	2689.21'	1454.65'	N81°47'32"W	1436.98'



\*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*

\*SEE SHEETS 01, 02, AND 03 OF 07 FOR LEGAL DESCRIPTION\*

\*SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS\*

\*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

SHEET 05 OF 07

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

JOB NUMBER: 47322  
 DATE: 06/11/2020  
 SCALE: 1" = 200'  
 TRACT ID: GA-120.000  
 DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-120.000**  
 PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
 SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
 GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTHPARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7906



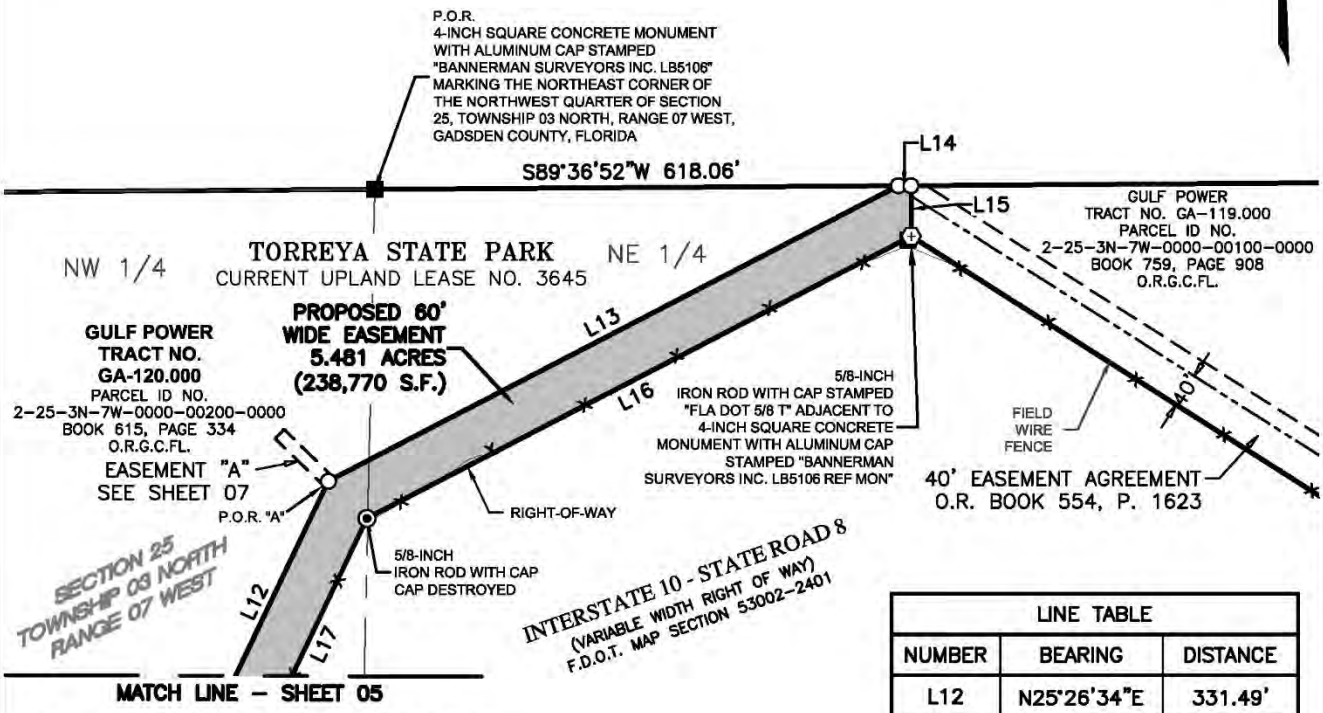
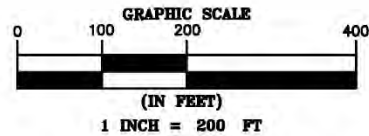
### EXHIBIT 'A'

#### LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
- 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊕ 5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- ⊙ 5/8-INCH IRON ROD FOUND (AS NOTED)
- STREAM AND DITCH CENTERLINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- SUBJECT EASEMENT
- EXISTING EASEMENT
- QUARTER SECTION LINE
- x-x- FIELD WIRE FENCE

BSM: *Hayden*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	N25°26'34"E	331.49'
L13	N62°36'21"E	757.94'
L14	N89°36'52"E	14.77'
L15	S00°23'08"E	59.81'
L16	S62°36'21"W	723.77'
L17	S25°26'34"W	311.20'

\*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*

\*SEE SHEETS 01, 02, AND 03 OF 07 FOR LEGAL DESCRIPTION\*

\*SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS\*

\*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

SHEET 06 OF 07

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

JOB NUMBER: 47322
DATE: 06/11/2020
SCALE: 1"=200'
TRACT ID: GA-120.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-120.000**  
PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA

**SAM**  
SAM SURVEYING AND MAPPING, LLC  
8629 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906

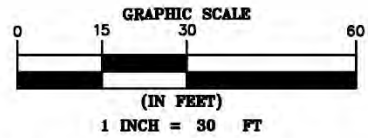
### EXHIBIT 'A'

#### LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT FOUND (AS NOTED)
- 5/8-INCH IRON ROD WITH 2-INCH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106" FOUND
- 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊕ 5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- ⊙ 5/8-INCH IRON ROD FOUND (AS NOTED)
- STREAM AND DITCH CENTERLINE
- ==== PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- SUBJECT EASEMENT
- EXISTING EASEMENT
- QUARTER SECTION LINE
- x-x- FIELD WIRE FENCE

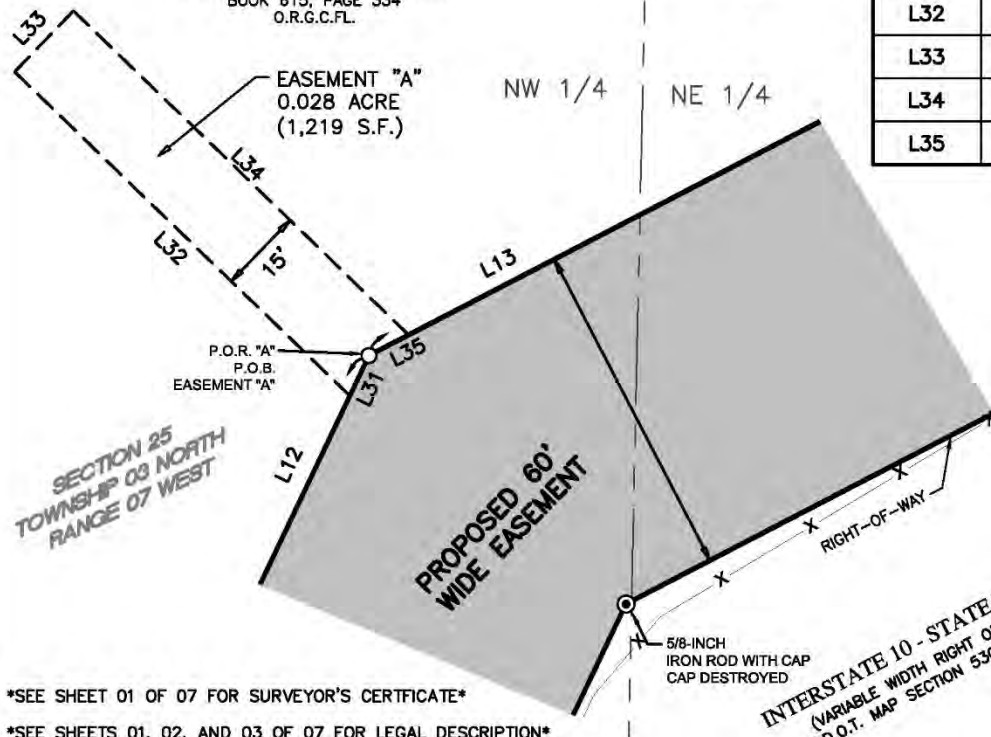
BSM: *Alay Lewis*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L31	S25°26'34"W	7.91'
L32	N45°58'32"W	82.52'
L33	N44°01'28"E	15.00'
L34	S45°58'32"E	82.52'
L35	S62°36'21"W	7.91'

**GULF POWER**  
**TRACT NO.**  
**GA-120.000**  
 PARCEL ID NO.  
 2-25-3N-7W-0000-00200-0000  
 BOOK 615, PAGE 334  
 O.R.G.C.F.L.



- \*SEE SHEET 01 OF 07 FOR SURVEYOR'S CERTIFICATE\*
- \*SEE SHEETS 01, 02, AND 03 OF 07 FOR LEGAL DESCRIPTION\*
- \*SEE SHEET 03 OF 07 FOR SURVEY NOTES AND ENCUMBRANCES / RESTRICTIONS\*
- \*SEE SHEETS 04, 05, 06 AND 07 OF 07 FOR EXHIBIT DRAWING\*
- \*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 07 ARE NOT BOUND TOGETHER\*

INTERSTATE 10 - STATE ROAD 8  
 (VARIABLE WIDTH RIGHT OF WAY)  
 F.D.O.T. MAP SECTION 53002-2401

SHEET 07 OF 07

47322 - BOUNDARY SURVEY - GA-120.000 - R2.DWG

JOB NUMBER: 47322  
 DATE: 06/11/2020  
 SCALE: 1"=30'  
 TRACT ID: GA-120.000  
 DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-120.000**  
 PARCEL ID. NO. 2-25-3N-7W-0000-00200-0000  
 SECTION 25, TOWNSHIP 03 NORTH, RANGE 07 WEST  
 GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7906



# EXHIBIT 'A'

## LEGAL DESCRIPTION

BEING A PORTION OF A TRACT OF LAND IN DEED RECORDED IN OFFICIAL RECORDS BOOK 615, PAGE 334 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-121.000, LOCATED IN FRACTIONAL SECTION 26, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 26, TOWNSHIP 03 NORTH, RANGE 07 WEST, GADSDEN COUNTY, FLORIDA, AT A COMMON CORNER WITH SAID TRACT NUMBER GA-121.000 AND A TRACT OF LAND IN DEED RECORDED IN THE OFFICIAL RECORDS BOOK 615, PAGE 334 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-120.000, THENCE SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH THE EAST LINE OF SAID SECTION 26, THE EAST LINE OF SAID TRACT NUMBER GA-121.000, AND THE WEST LINE OF SAID TRACT NUMBER GA-120.000, A DISTANCE OF 603.92 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET, FOR THE **POINT OF BEGINNING**;

**THENCE** SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, WITH SAID COMMON LINES, A DISTANCE OF 64.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10, ALSO KNOWN AS STATE ROAD 8 (VARIABLE WIDTH RIGHT-OF-WAY), FOR THE SOUTHEAST CORNER OF SAID TRACT NUMBER GA-121.000, FROM WHICH A 4-INCH CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, MARKING THE EAST QUARTER CORNER OF SAID SECTION 26, BEARS SOUTH 00 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 2033.07 FEET;

**THENCE** NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, WITH THE COMMON LINE OF SAID TRACT NUMBER GA-121.000 AND THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 10, A DISTANCE OF 768.04 FEET TO THE ORDINARY HIGH WATER LINE ON THE EAST BANK OF THE APALACHICOLA RIVER, REFERENCED BY A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET, FOR THE SOUTHWEST CORNER OF SAID TRACT NUMBER GA-121.000, FROM WHICH A 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "BANNERMAN SURVEYORS INC. LB5106", FOUND, BEARS NORTH 68 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 23.78 FEET;

**THENCE** WITH THE WEST LINE OF SAID TRACT NUMBER GA-121.000 AND THE ORDINARY HIGH WATER LINE OF THE APALACHICOLA RIVER THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 15 DEGREES 36 MINUTES 50 SECONDS WEST, A DISTANCE OF 21.22 FEET TO A CALCULATED POINT,
- 2) NORTH 06 DEGREES 37 MINUTES 28 SECONDS EAST, A DISTANCE OF 7.81 FEET TO A CALCULATED POINT,
- 3) NORTH 03 DEGREES 26 MINUTES 27 SECONDS WEST, A DISTANCE OF 24.69 FEET TO A CALCULATED POINT,
- 4) NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 14.30 FEET TO A CALCULATED POINT,
- 5) NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, A DISTANCE OF 31.91 FEET TO A CALCULATED POINT, AND
- 6) NORTH 04 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 21.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

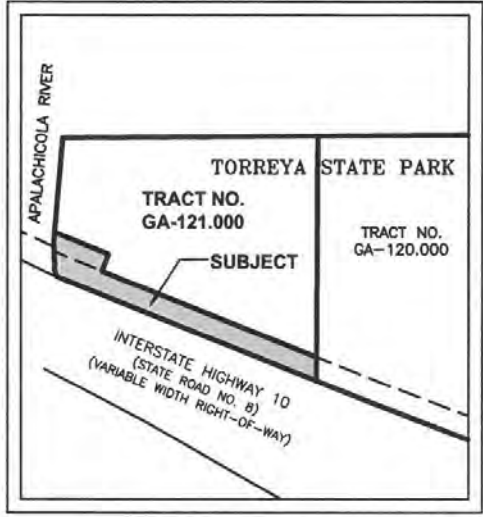
**THENCE** OVER AND ACROSS SAID TRACT GA-121.000 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 158.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET,
- 2) SOUTH 21 DEGREES 47 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AND,
- 3) SOUTH 68 DEGREES 12 MINUTES 45 SECONDS EAST, A DISTANCE OF 634.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 53,930 SQUARE FEET OR 1.238 ACRES, MORE OR LESS.

BSM: *Acry Lewis*

DATE: June 11, 2020



**LOCATION MAP**

### SURVEYOR'S CERTIFICATION TO:

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

GULF POWER

*M. Kevin Mears* 08/02/2019  
 M. KEVIN MEARS DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

\*SEE SHEET 02 OF 04 FOR SURVEYOR'S NOTES\*

\*SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 01 OF 04

47322 - BOUNDARY SURVEY - GA-121.000 R1.DWG

JOB NUMBER: 47322  
 DATE: 08/02/2019  
 SCALE: NONE  
 TRACT ID: GA-121.000  
 DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. GA-121.000**  
 PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000  
 SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST  
 GADSDEN COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-6345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908

**EXHIBIT 'A'**

BSM: *Kay Lew*

DATE: June 11, 2020

**ENCUMBRANCES AND RESTRICTIONS** (SEE SURVEYORS NOTES # 3 BELOW)

<u>O.R. - PG.</u>	<u>AFFECT/NOT AFFECT</u>	<u>EASEMENT</u>	<u>DESCRIPTION</u>
554 - 1623	NOT AFFECT	NOT PLOTTED	EASEMENT AGREEMENT TO THE NATURE CONSERVANCY
615 - 218	NOT AFFECT	NOT PLOTTED	EASEMENT FOR INGRESS AND EGRESS (UNDER I-10 BRIDGE)

**SURVEYOR'S NOTES:**

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



\*SEE SHEET 01 OF 04 FOR SURVEYOR'S CERTIFICATE AND LEGAL DESCRIPTION\*

\*SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 02 OF 04

47322 - BOUNDARY SURVEY - GA-121.000 R1.DWG

JOB NUMBER: 47322	 <b>BOUNDARY SURVEY</b> <b>GULF POWER</b> <b>TRACT NO. GA-121.000</b> PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000 SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST GADSDEN COUNTY, FLORIDA	 SAM SURVEYING AND MAPPING, LLC 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150 ORLANDO, FLORIDA 32819 Ph: (407) 484-9345 EMAIL: INFO@SAM.BIZ LICENSED BUSINESS NO. 7908
DATE: 08/02/2019		
SCALE: NONE		
TRACT ID: GA-121.000		
DRAWN BY: JSD		



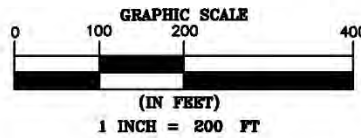
# EXHIBIT 'A'

## LEGEND

- O.R.G.C.F.L. OFFICIAL RECORDS
- GADSDEN COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP "BANNERMAN SURVEYORS INC. LB 5106" FOUND
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- WATER EDGE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT
- SECTION LINE
- SUBJECT EASEMENT
- TREE CANOPIES
- MATCH LINE

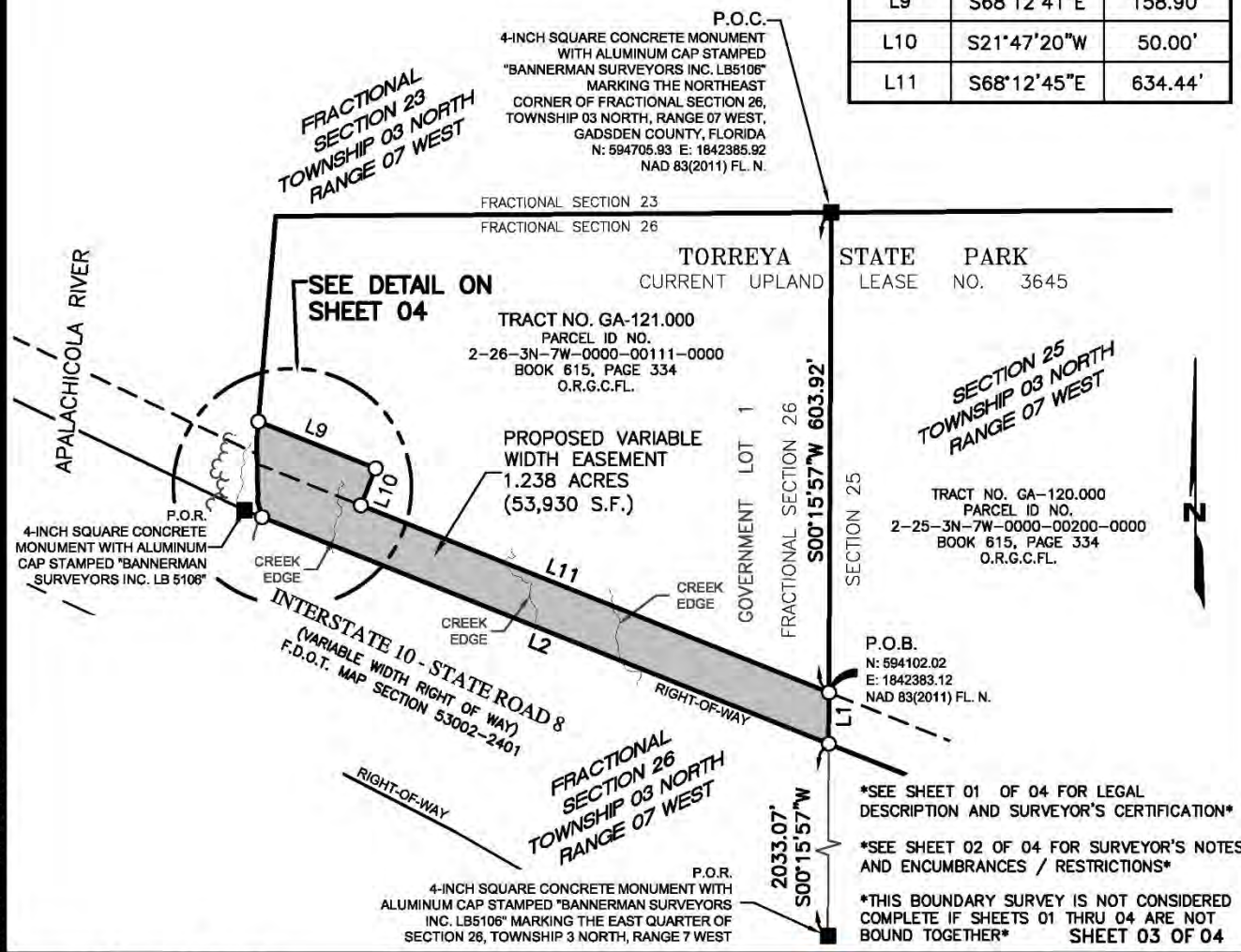
BSM. *May 2020*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°15'57"W	64.50'
L2	N68°12'44"W	768.04'
L9	S68°12'41"E	158.90'
L10	S21°47'20"W	50.00'
L11	S68°12'45"E	634.44'

47322 - BOUNDARY SURVEY - GA-121-000 - R1.DWG



\*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION\*

\*SEE SHEET 02 OF 04 FOR SURVEYOR'S NOTES AND ENCUMBRANCES / RESTRICTIONS\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

**SHEET 03 OF 04**

JOB NUMBER: 47322
DATE: 08/02/2019
SCALE: 1"=200'
TRACT ID: GA-121-000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**

**TRACT NUMBER GA-121-000**  
PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000  
SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST  
GADSDEN COUNTY, FLORIDA

**SAM**  
SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906

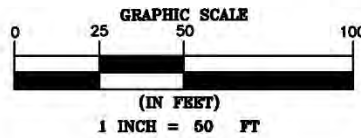
### EXHIBIT 'A'

#### LEGEND

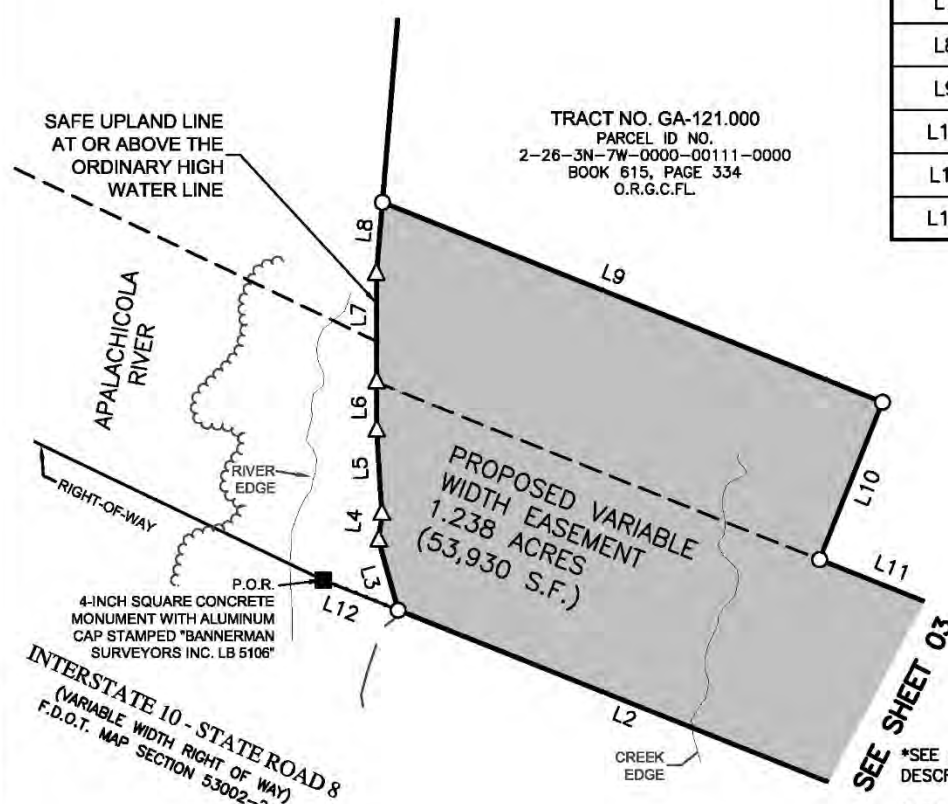
- O.R.G.C.F.L. OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- 4-INCH SQUARE CONCRETE MONUMENT WITH ALUMINUM CAP "BANNERMAN SURVEYORS INC. LB 5106" FOUND
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- △ CALCULATED POINT
- WATERS EDGE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- - - PROPOSED EASEMENT
- SECTION LINE
- SUBJECT EASEMENT
- ~ TREE CANOPIES

BSM: *Lucy Lewis*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	N68°12'44"W	768.04'
L3	N15°36'50"W	21.22'
L4	N06°37'28"E	7.81'
L5	N03°26'27"W	24.69'
L6	N00°09'29"W	14.30'
L7	N00°09'29"W	31.91'
L8	N04°48'18"E	21.33'
L9	S68°12'41"E	158.90'
L10	S21°47'20"W	50.00'
L11	S68°12'45"E	634.44'
L12	N68°12'44"W	23.78'



\*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION\*

\*SEE SHEET 02 OF 04 FOR SURVEYOR'S NOTES AND ENCUMBRANCES / RESTRICTIONS\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\* **SHEET 04 OF 04**

47322 - BOUNDARY SURVEY - GA-121.000 - R1.DWG

JOB NUMBER: 47322
DATE: 08/02/2019
SCALE: 1" = 50'
TRACT ID: GA-121.000
DRAWN BY: JSD

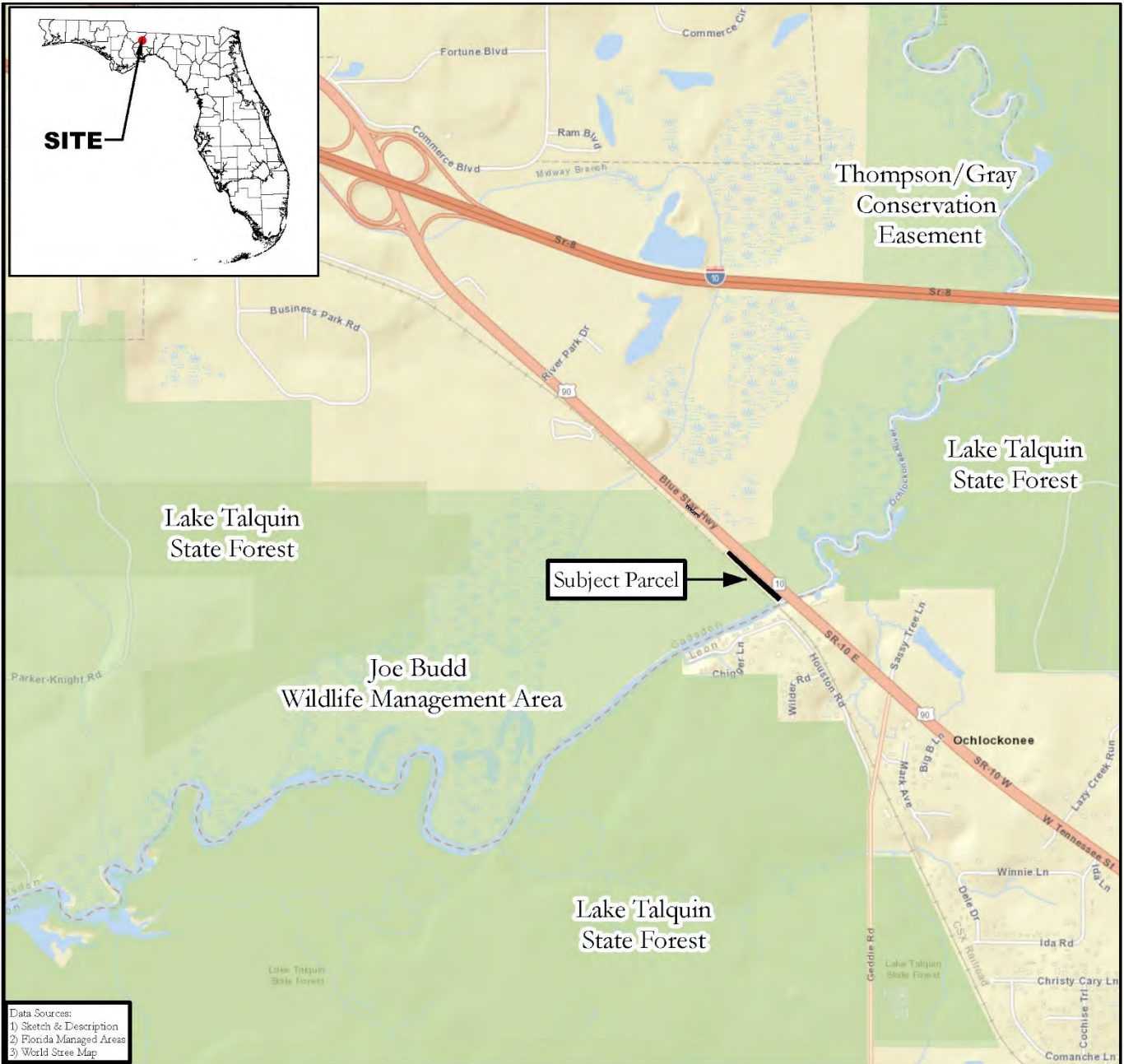
**BOUNDARY SURVEY**  
**GULF POWER**

**TRACT NUMBER GA-121.000**  
 PARCEL ID. NO. 2-26-3N-7W-0000-00111-0000  
 SECTION 26 TOWNSHIP 03 NORTH, RANGE 07 WEST  
 GADSDEN COUNTY, FLORIDA

**SAM**  
 SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7906

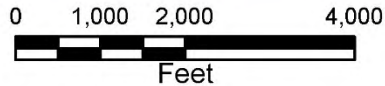


**THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.**



Data Sources:  
 1) Sketch & Description  
 2) Florida Managed Areas  
 3) World Street Map

Subject Parcel  
 State Managed Conservation Lands

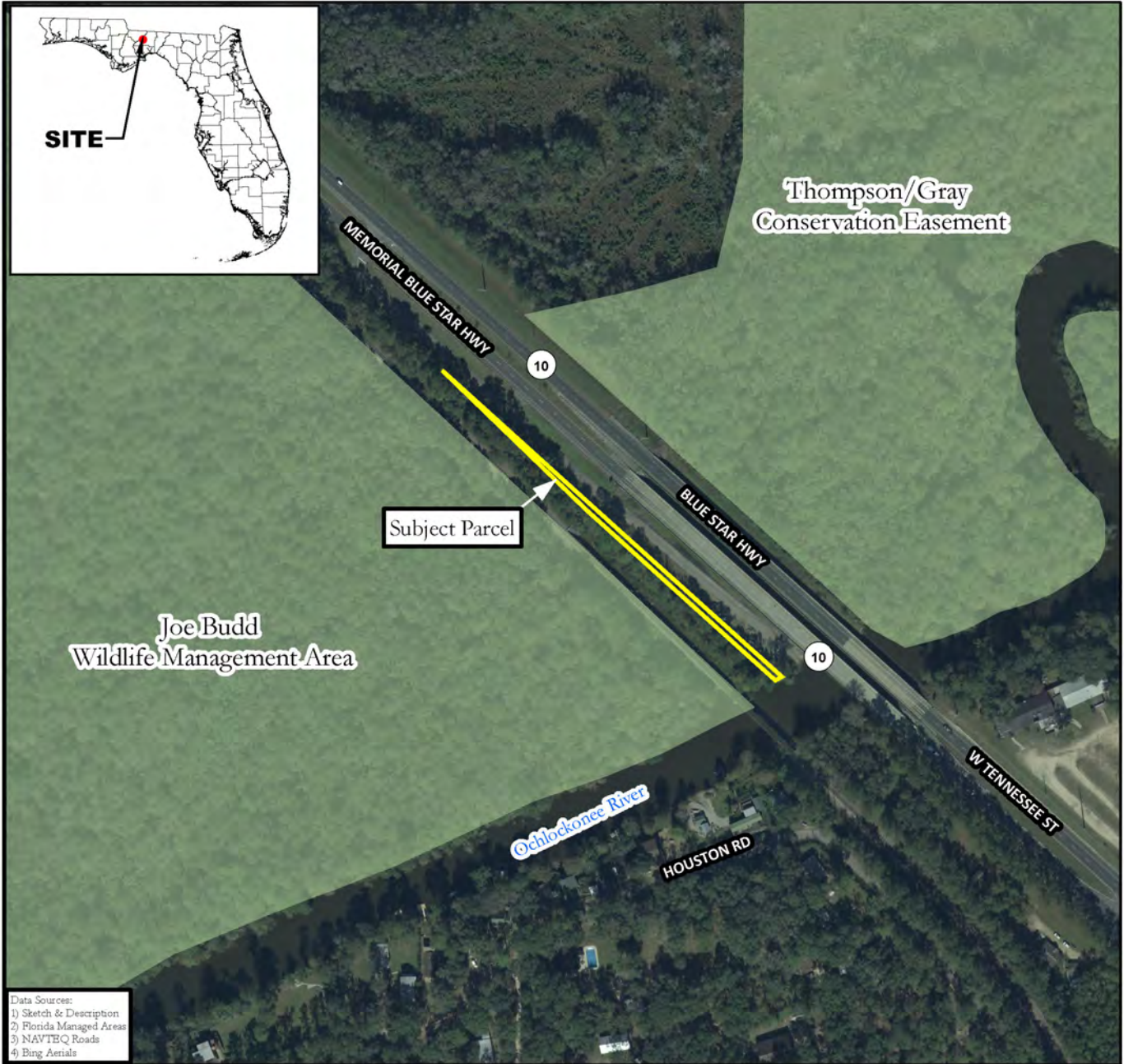


**Gulf Power Easement No. 33305**  
**Joe Budd Wildlife Management Area**  
 Gadsden County, Florida

File Location: \\FLDRP1\tech\_cad\Courtesy\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf Power Easements\_33305\_Joe\_Budd\_Vicinity.mxd  
 Date Saved: 6/2/2020 11:07:08 AM  
 Map Created By: Kim Parson



THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



**Gulf Power Easement No. 33305**  
**Joe Budd Wildlife Management Area**  
Gadsden County, Florida

File Location: \\FLDEF1\tech\_cad\Courtesy\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_Joe\_Budd.mxd  
Date Saved: 6/2/2020 10:22:20 AM  
Map Created By: Kim Faxon



Joe Budd Wildlife Management Area (Gadsden County)

**LEGAL DESCRIPTION** **EXHIBIT 'A'**

BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 884 OF THE OFFICIAL RECORDS OF GADSDEN COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER GA-1.000, LOCATED IN SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "FLA DOT 5/8 T" MARKING THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, GADSDEN COUNTY, FLORIDA, THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 285.56 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 90 (STATE ROAD 10) (VARIABLE WIDTH RIGHT-OF-WAY) MARKED BY A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

**THENCE** SOUTH 46 DEGREES 00 MINUTES 33 SECONDS EAST WITH SAID RIGHT-OF-WAY, A DISTANCE OF 909.83 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (120-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (STATE ROAD 10) (VARIABLE WIDTH RIGHT-OF-WAY), AND THE NORTHWEST CORNER OF SAID TRACT NUMBER GA-1.000, FOR THE **POINT OF BEGINNING**;

**THENCE** SOUTH 47 DEGREES 59 MINUTES 42 SECONDS EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 90 AND THE NORTHERLY LINE OF SAID TRACT NUMBER GA-1.000, AT A DISTANCE OF 969.53 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 984.53 FEET TO A CALCULATED POINT ON THE ORDINARY HIGH WATER LINE OF THE OCHLOCKNEE RIVER, FROM WHICH A 4-INCH SQUARE BROKEN CONCRETE MONUMENT, NO IDENTIFICATION, MARKING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 4271, PAGE 1589 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, FOUND ON SAID SOUTHERLY RIGHT-OF-WAY LINE, BEARS SOUTH 47 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 922.57 FEET;

**THENCE** SOUTH 59 DEGREES 24 MINUTES 46 SECONDS WEST, WITH SAID ORDINARY HIGH WATER LINE, A DISTANCE OF 15.72 FEET TO A CALCULATED POINT;

**THENCE** NORTH 47 DEGREES 59 MINUTES 42 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER GA-1.000, AT A DISTANCE OF 15.00 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET FOR REFERENCE, AND CONTINUING FOR A TOTAL DISTANCE OF 547.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE COMMON LINE OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND THE SOUTHERLY LINE OF SAID TRACT NUMBER GA-1.000;

**THENCE** NORTH 46 DEGREES 00 MINUTES 33 SECONDS WEST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND THE SOUTHERLY LINE OF SAID TRACT NUMBER GA-1.000, A DISTANCE OF 432.89 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 11,488 SQUARE FEET OR 0.264 OF AN ACRE, MORE OR LESS.

**ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)**

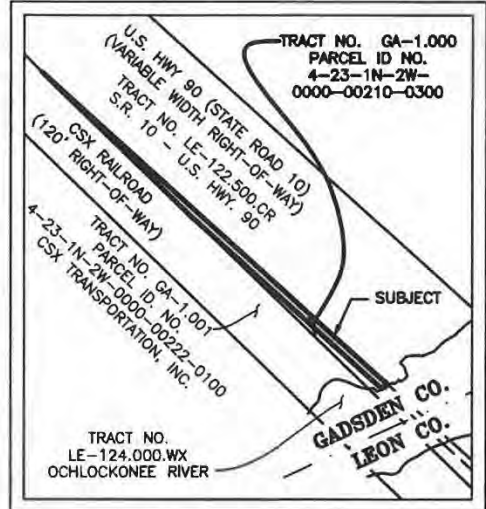
ORB.	PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
			NONE	

**SURVEYOR'S NOTES:**

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

BSM *Long*

DATE: June 11, 2020



**LOCATION MAP**

**SURVEYOR'S CERTIFICATION TO:  
GULF POWER COMPANY**

*M. Kevin Mears* 07/31/2019

M. KEVIN MEARS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

\*SEE SHEETS 02 AND 03 OF 03 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE  
IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER\*

SHEET 01 OF 03

47322 - BOUNDARY SURVEY - GA-1.000.DWG

JOB NUMBER: 47322
DATE: 07/25/2019
SCALE: NONE
TRACT ID: GA-1.000
DRAWN BY: EMC

**BOUNDARY SURVEY  
GULF POWER COMPANY  
TRACT NO. GA-1.000  
PARCEL ID NO. 4-23-1N-2W-0000-00210-0300  
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST  
GADSDEN COUNTY, FLORIDA**



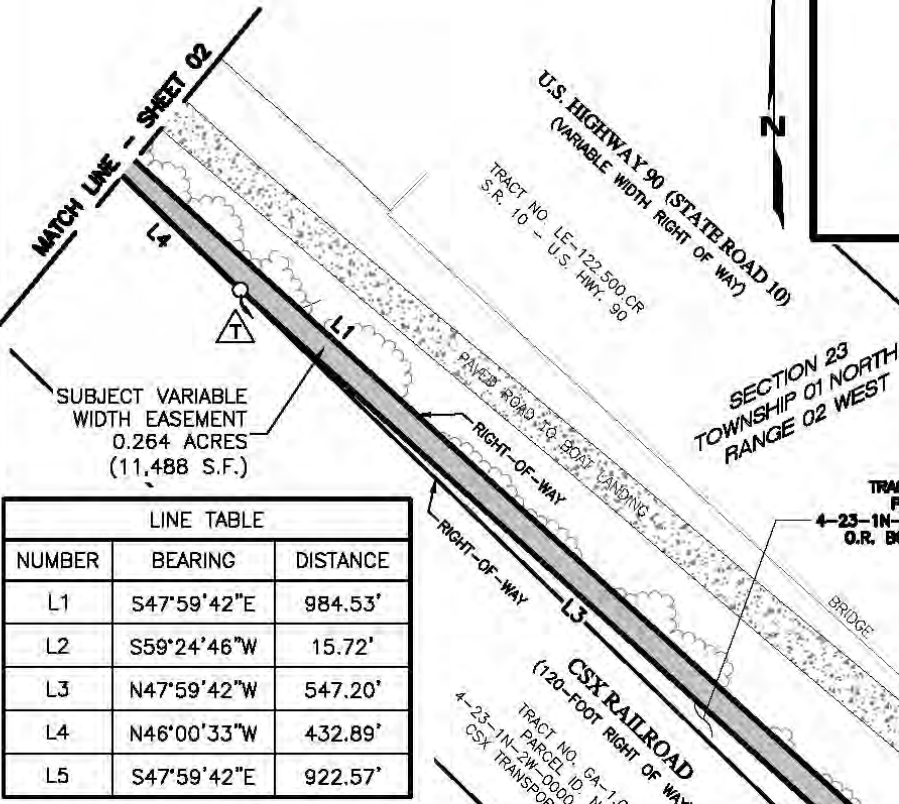
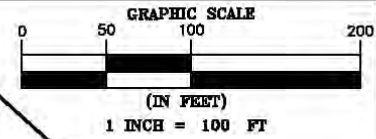
SAM SURVEYING AND MAPPING, LLC  
5529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BZ  
LICENSED BUSINESS NO. 7908



**EXHIBIT 'A'**

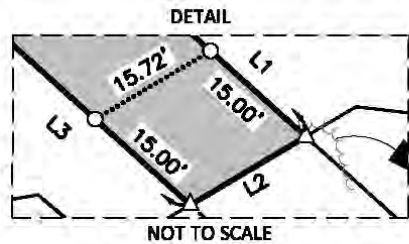
BSM *Hayden*

DATE: June 11, 2020



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S47°59'42"E	984.53'
L2	S59°24'46"W	15.72'
L3	N47°59'42"W	547.20'
L4	N46°00'33"W	432.89'
L5	S47°59'42"E	922.57'

- LEGEND**
- O.R.G.C.F.L OFFICIAL RECORDS GADSDEN COUNTY, FLORIDA
  - O.R.L.C.F.L OFFICIAL RECORDS LEON COUNTY, FLORIDA
  - P.O.R. POINT OF REFERENCE
  - P.O.B. POINT OF BEGINNING
  - FLA DOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - O.R. OFFICIAL RECORDS
  - S.F. SQUARE FEET
  - 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
  - △ CALCULATED POINT
  - 4" X 4" BROKEN CONCRETE MONUMENT
  - △ TELEPHONE PEDESTAL
  - TRACT LINE
  - PROPERTY LINE
  - - - EXISTING EASEMENT
  - - - PROPOSED EASEMENT
  - - - SUBJECT EASEMENT
  - - - REFERENCE LINE
  - x - FIELD WIRE FENCE LINE
  - - - STREAM AND DITCH CENTERLINE
  - ~ ~ ~ TREE CANOPIES
  - ▨ ROADWAY



SEE DETAIL

FOUND 4-INCH SQUARE CONCRETE MONUMENT, NO ID., TOP BROKEN NE CORNER O.R. BOOK 4271, PAGE 1589, O.R.L.C.F.L.

\*SEE SHEET 01 OF 03 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, ENCUMBRANCES AND RESTRICTIONS, AND SURVEYOR'S CERTIFICATION\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER\*

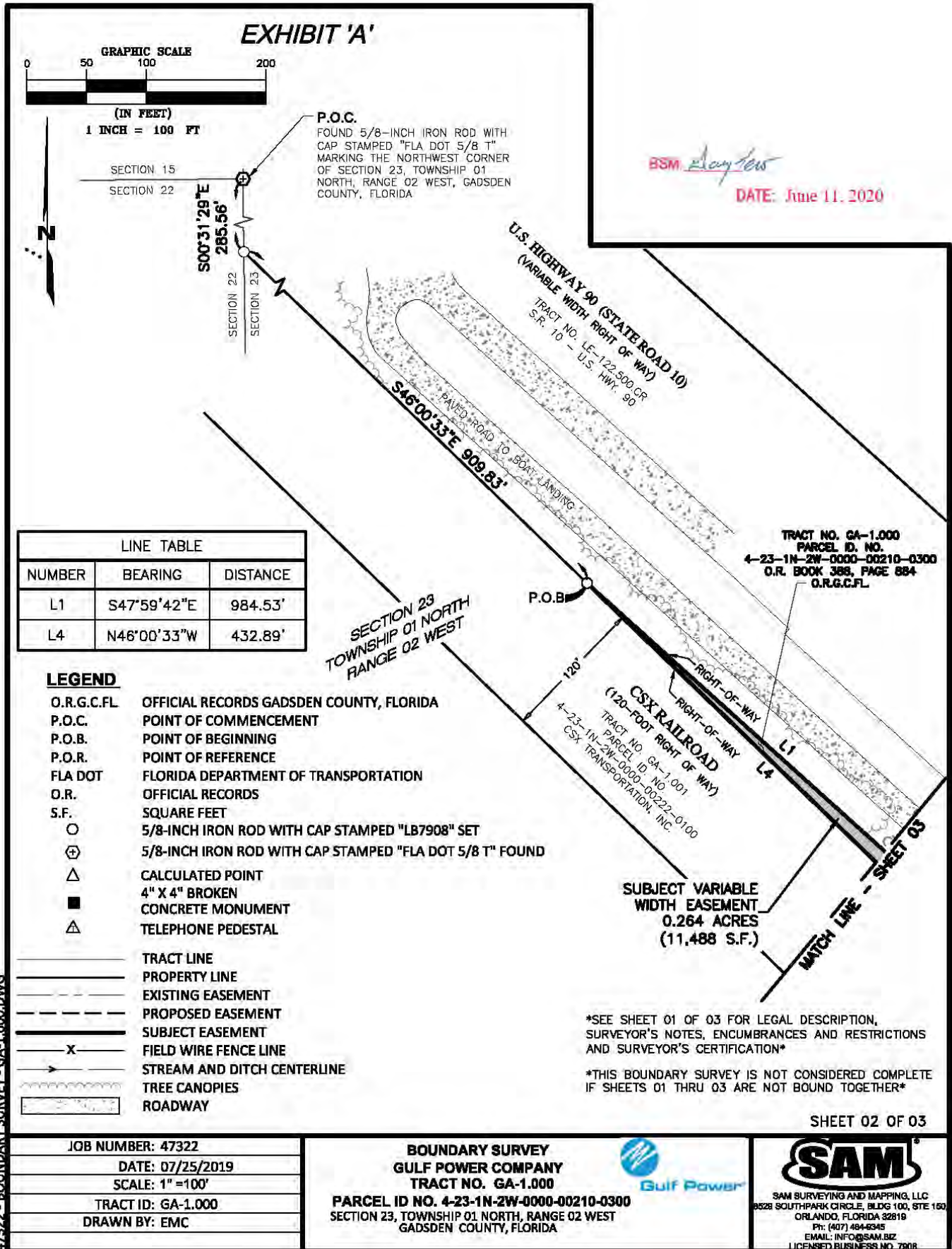
SHEET 03 OF 03

47322 - BOUNDARY SURVEY - GA-1.000.DWG

JOB NUMBER: 47322
DATE: 07/25/2019
SCALE: 1"=100'
TRACT ID: GA-1.000
DRAWN BY: EMC

**BOUNDARY SURVEY**  
**GULF POWER COMPANY**  
**TRACT NO. GA-1.000**  
**PARCEL ID NO. 4-23-1N-2W-0000-00210-0300**  
**SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST**  
**GADSDEN COUNTY, FLORIDA**

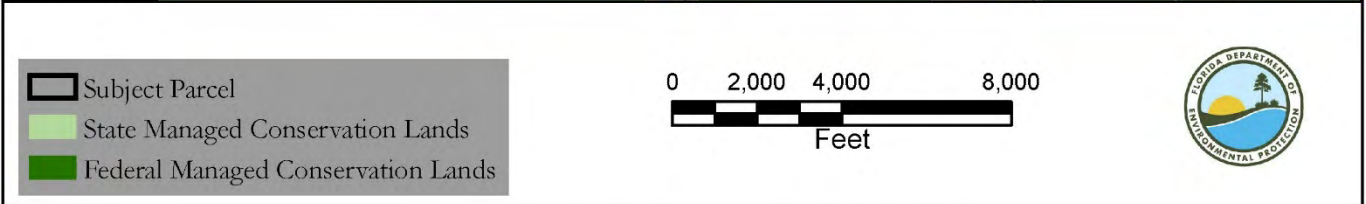
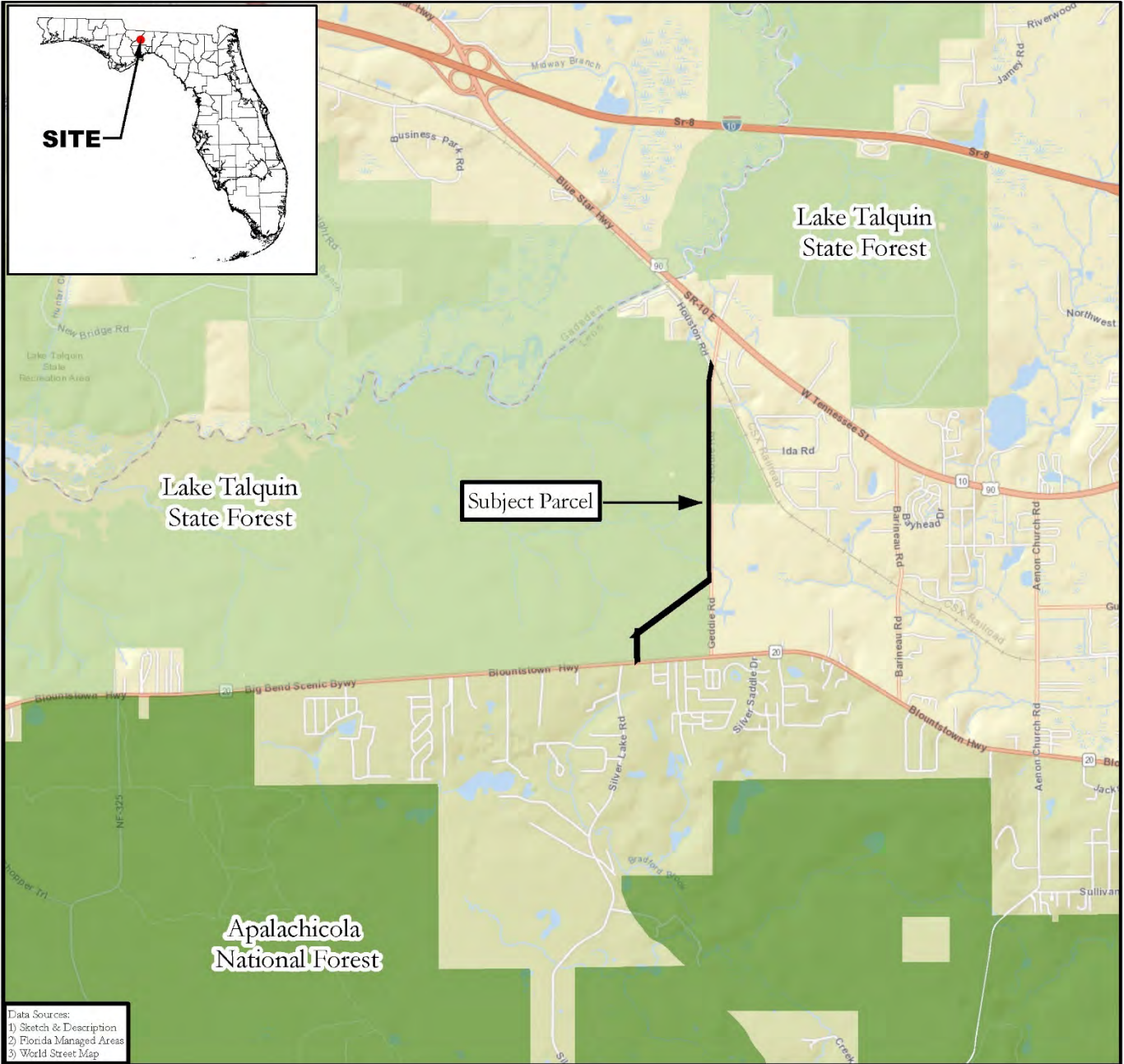
**SAM**  
 SAM SURVEYING AND MAPPING, LLC  
 3528 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-5345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7906



47322 - BOUNDARY SURVEY - GA-1.000.DWG



THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.

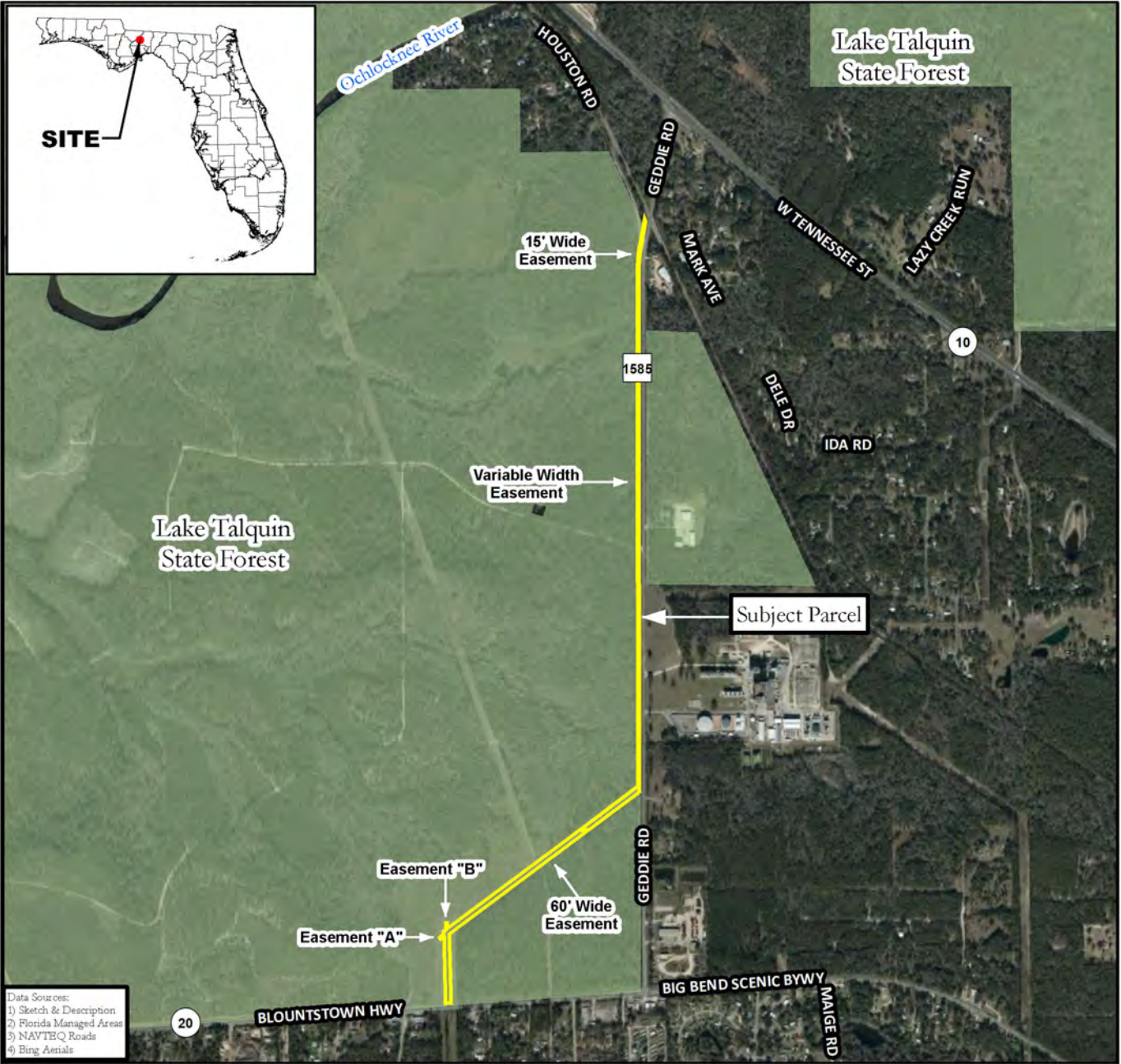


**Gulf Power Easement No. 33305**  
Lake Talquin State Forest  
Leon County, Florida

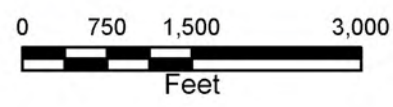
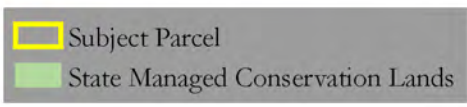
File Location: \\PLDRP1\tech\_cad\Countries\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf Power Easements\_33305\_Lake Talquin\_SF\_Vicinity.mxd  
Date Saved: 6/1/2020 12:34:29 PM  
Map Created By: Kim Parson



THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Data Sources:  
 1) Sketch & Description  
 2) Florida Managed Areas  
 3) NAVTEQ Roads  
 4) Bing Aerials



**Gulf Power Easement No. 33305**  
 Lake Talquin State Forest  
 Leon County, Florida

File Location: \\FLDRP1\tech\_cad\Cosultim\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_Lake\_Talquin\_SF.mxd  
 Date Saved: 6/1/2020 2:27:00 PM  
 Map Created By: Kim Faxon



Lake Talquin State Forest (Leon County)

**EXHIBIT 'A'**

BSM  
BY SK  
Date: 1.06.2020

BSM: May 15/20

DATE: June 11, 2020

**LEGAL DESCRIPTION**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST, DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1348 OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS TRACT NUMBER LE-117.000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 29 MINUTES 04 SECONDS EAST, WITH THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1926.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE CITY OF TALLAHASSEE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS FOR THE **POINT OF BEGINNING**, SAID POINT LYING SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 3397.96 FEET, OF THE NORTHEAST CORNER OF SAID SECTION 35, AS SHOWN ON THE PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23 OF SAID OFFICIAL RECORDS, LYING NORTH 27 DEGREES 28 MINUTES 43 SECONDS EAST 13.97 FEET OF A 6-INCH SQUARE ST. JOE PAPER COMPANY MONUMENT ON THE SOUTH LINE OF SAID PLAT;

THENCE CONTINUE NORTH 89 DEGREES 26 MINUTES 04 SECONDS EAST WITH SAID SECTION LINE, A DISTANCE OF 101.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID CITY OF TALLAHASSEE EASEMENT;

THENCE SOUTH 53 DEGREES 14 MINUTES 27 SECONDS WEST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 1869.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

THENCE SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 743.71 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF STATE ROAD 20 (BLOUNTSTOWN HIGHWAY) AS DEPICTED IN ROAD PLAT BOOK 2, PAGE 142 OF SAID OFFICIAL RECORDS;

THENCE SOUTH 85 DEGREES 55 MINUTES 15 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 19.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

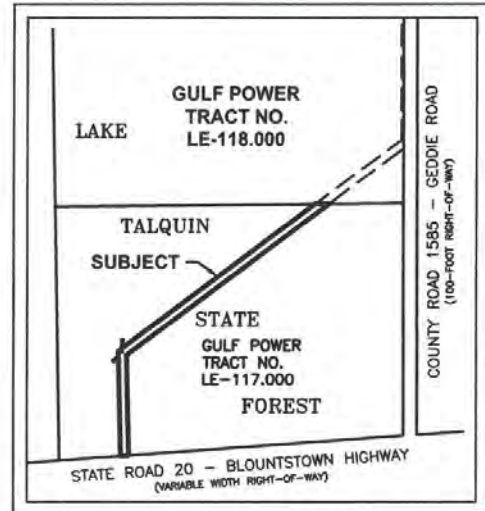
THENCE SOUTH 86 DEGREES 06 MINUTES 42 SECONDS WEST WITH SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 40.28 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET ON THE WESTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE EASEMENT;

THENCE NORTH 01 DEGREES 16 MINUTES 25 SECONDS WEST WITH SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 777.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR POINT OF REFERENCE "A";

THENCE NORTH 53 DEGREES 14 MINUTES 27 SECONDS EAST WITH THE NORTHWESTERLY RIGHT-OF-WAY OF SAID EASEMENT, A DISTANCE OF 1818.04 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 156,253 SQUARE FEET, OR 3.587 ACRES, MORE OR LESS.

(LEGAL DESCRIPTION CONTINUED ON SHEET 02)



**LOCATION MAP**

**SURVEYOR CERTIFICATION TO:**

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

GULF POWER

*M. Kevin Mears* 06/21/2019

M. KEVIN MEARS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

\*SEE SHEET 02 FOR SURVEY NOTES,  
ENCUMBRANCES / RESTRICTIONS, AND LINE  
TABLE\*

\*SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED  
COMPLETE IF SHEETS 01 THRU 04 ARE NOT  
BOUND TOGETHER\*

SHEET 01 OF 04

47322 - BOUNDARY SURVEY - LE-117.000.DWG

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-117.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. LE-117.000**  
**PARCEL ID NO. 2235209020000**  
SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
PH: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7300



## EXHIBIT 'A'

(LEGAL DESCRIPTION CONTINUED FROM SHEET 01)

**TOGETHER WITH EASEMENT 'A'** DESCRIBED AS FOLLOWS:

**BEGIN** AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF THE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS, WHICH BEARS SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST, A DISTANCE OF 27.68 FEET FROM POINT OF REFERENCE "A" DESCRIBED HEREIN, THENCE SOUTH 01 DEGREE 16 MINUTES 25 SECONDS EAST WITH SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 19.61 FEET;

**THENCE** SOUTH 48 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 52.95 FEET;

**THENCE** NORTH 41 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 15.00 FEET;

**THENCE** NORTH 48 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 65.58 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 889 SQUARE FEET, OR 0.020 OF AN ACRE, MORE OR LESS.

**ALSO TOGETHER WITH EASEMENT 'B'** DESCRIBED AS FOLLOWS:

**BEGIN** AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE 120-FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156 OF SAID OFFICIAL RECORDS, WHICH BEARS NORTH 53 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 28.44 FEET FROM POINT OF REFERENCE "A" DESCRIBED HEREIN, THENCE NORTH 00 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 68.01 FEET;

**THENCE** NORTH 89 DEGREES 11 MINUTES 25 SECONDS EAST, A DISTANCE OF 15.00 FEET;

**THENCE** SOUTH 00 DEGREES 48 MINUTES 35 SECONDS EAST, A DISTANCE OF 57.14 FEET TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY;

**THENCE** SOUTH 53 DEGREES 14 MINUTES 27 SECONDS WEST WITH SAID RIGHT-OF-WAY, A DISTANCE OF 18.53 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 939 SQUARE FEET, OR 0.022 OF AN ACRE, MORE OR LESS.

**ENCUMBRANCES AND RESTRICTIONS** (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
299 - 311	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT
764 - 156	AFFECT	PLOTTED	CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT
764 - 182	AFFECT	PLOTTED	CITY OF TALLAHASSEE GUY EASEMENTS
1721 - 509	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT
4100 - 215	AFFECT	PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT

**SURVEYORS NOTES:**

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

BSM: *Dayton*

DATE: June 11, 2020

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°26'04"E	101.61'
L2	S53°14'27"W	1869.13'
L3	S01°16'25"E	743.71'
L4	S85°55'15"W	19.79'
L5	S86°06'42"W	40.28'
L6	N01°16'25"W	777.43'
L7	N53°14'27"E	1818.04'
L8	S01°16'25"E	27.68'
L9	S01°16'25"E	19.61'
L10	S48°37'15"W	52.95'
L11	N41°22'45"W	15.00'
L12	N48°37'15"E	65.58'
L13	N53°14'27"E	28.44'
L14	N00°48'35"W	68.01'
L15	N89°11'25"E	15.00'
L16	S00°48'35"E	57.14'
L17	S53°14'27"W	18.53'
L18	S86°06'42"W	98.43'
L19	S85°38'03"W	98.41'
L20	S85°55'15"W	98.45'
L21	S85°55'15"W	77.63'
L22	S85°55'15"W	24.03'

\*SEE SHEET 01 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.\*

\*SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 02 OF 04

47322 - BOUNDARY SURVEY - LE-117.000.DWG

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-117.000
DRAWN BY: JSD

**BOUNDARY SURVEY  
GULF POWER  
TRACT NO. LE-117.000  
PARCEL ID NO. 2235209020000**

SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA




SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906



### EXHIBIT 'A'

#### LEGEND

- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- FOUND 6-INCH SQUARE "S.R.D." MONUMENT
- ⊥ NATURAL GAS LINE MARKER
- ← GUY ANCHOR
- TRACT LINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - SECTION LINE
- SUBJECT EASEMENT

BSM: *May 2020*

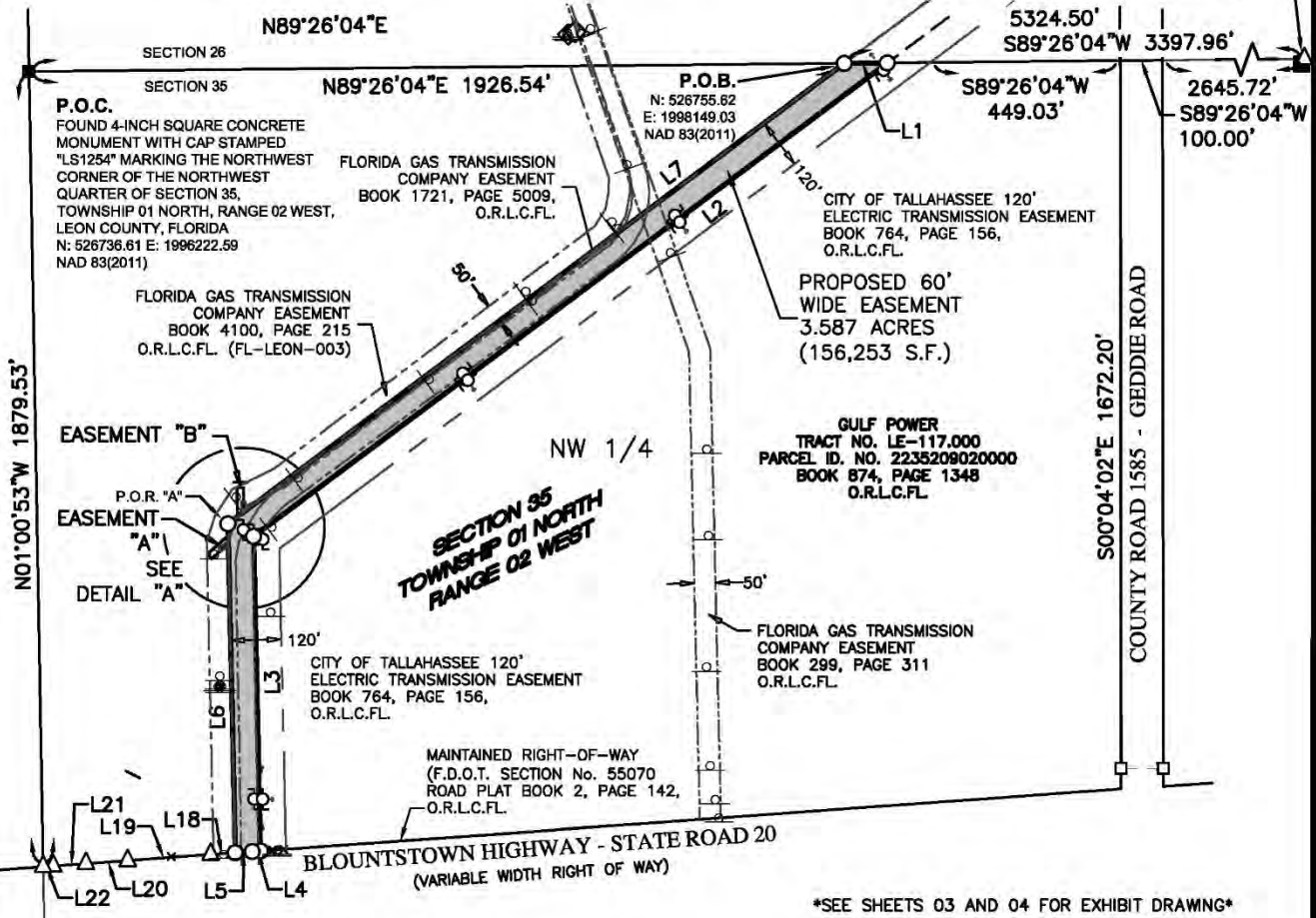
DATE: June 11, 2020



(IN FEET)  
1 INCH = 400 FT

GULF POWER TRACT NO. LE-118.000  
PARCEL ID. NO. 2226209010000  
BOOK 874, PAGE 1348  
O.R.L.C.F.L.

NORTHEAST CORNER OF SECTION 35, TOWNSHIP 01N, RANGE 02W, AS SHOWN ON PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23, O.R.L.C.F.L., N27°28'43"E 13.97' OF 6-INCH SQUARE S.J.P.C. CONCRETE MONUMENT ON THE BOUNDARY OF THE PLAT.



\*SEE SHEETS 01 AND 02 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.\*

\*SEE SHEET 02 FOR SURVEY NOTES, ENCUMBRANCES / RESTRICTIONS, AND LINE TABLE\*

\*SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 03 OF 04

47322 - BOUNDARY SURVEY - LE-117.000.DWG

JOB NUMBER: 47322  
DATE: 06/21/2019  
SCALE: 1" = 400'  
TRACT ID: LE-117.000  
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
TRACT NO. LE-117.000  
PARCEL ID NO. 2235209020000  
SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 100  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906



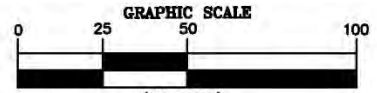
### EXHIBIT 'A'

#### LEGEND

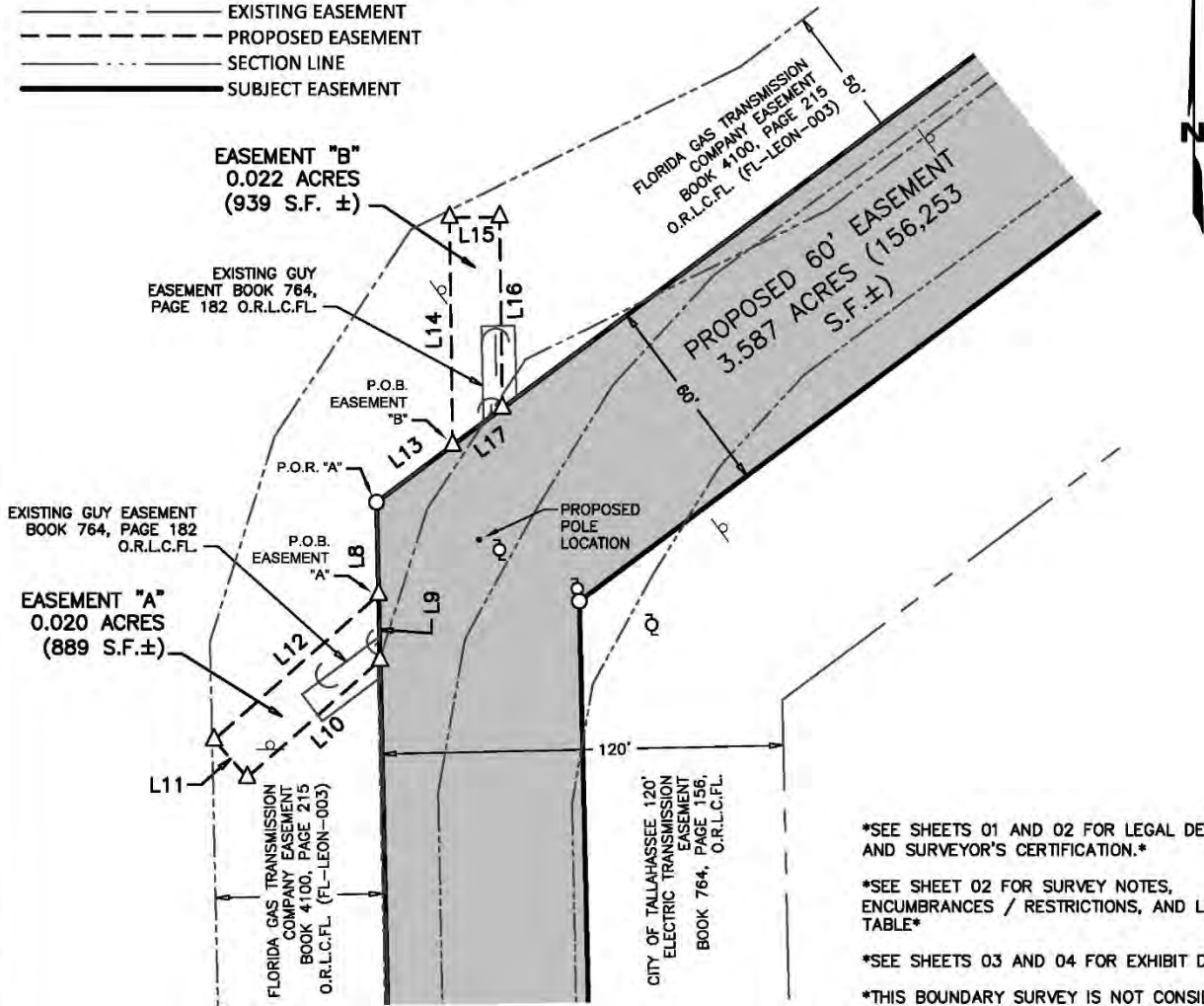
- O.R.L.C.FL. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- FOUND 6-INCH SQUARE "S.R.D." MONUMENT
- ⊥ NATURAL GAS LINE MARKER
- ← GUY ANCHOR

BSM: *Hayden*

DATE: June 11, 2020



- TRACT LINE
- PROPERTY / RIGHT-OF-WAY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- SUBJECT EASEMENT



DETAIL "A"

\*SEE SHEETS 01 AND 02 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATION.\*

\*SEE SHEET 02 FOR SURVEY NOTES, ENCUMBRANCES / RESTRICTIONS, AND LINE TABLE\*

\*SEE SHEETS 03 AND 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 04 OF 04

47322 - BOUNDARY SURVEY - LE-117.000.DWG

JOB NUMBER: 47322  
DATE: 06/21/2019  
SCALE: 1" = 50'  
TRACT ID: LE-117.000  
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. LE-117.000**  
**PARCEL ID NO. 2235209020000**  
SECTION 35, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7906

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

BEING A PORTION OF THE SOUTHWEST QUARTER, THE SOUTH-HALF OF THE NORTHWEST QUARTER, AND THE NORTH-HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST, DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 134B OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER LE-118.000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 26 MINUTES 04 SECONDS EAST, WITH THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1926.54 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE CITY OF TALLAHASSEE 120 FOOT ELECTRIC TRANSMISSION EASEMENT IN A DEED RECORDED IN OFFICIAL RECORDS BOOK 764, PAGE 156, OF SAID OFFICIAL RECORDS, FOR THE **POINT OF BEGINNING**, SAID POINT OF BEGINNING LYING SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, A DISTANCE OF 3397.96 FEET, FROM THE SOUTHEAST CORNER OF SAID SECTION 26, AS SHOWN ON THE PLAT OF ARVAH B. HOPKINS PLANT, RECORDED IN PLAT BOOK 11, PAGE 23 OF SAID OFFICIAL RECORDS, LYING NORTH 27 DEGREES 28 MINUTES 43 SECONDS EAST 13.97 FEET OF A 6-INCH SQUARE ST. JOE PAPER COMPANY MONUMENT ON THE SOUTH LINE OF SAID PLAT;

**THENCE** NORTH 53 DEGREES 14 MINUTES 28 SECONDS EAST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, WITH SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 794.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, 15 FEET WEST OF THE WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD - 100 FOOT RIGHT-OF-WAY);

**THENCE** NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, 15 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2194.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

**THENCE** CONTINUE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, 15 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2663.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

**THENCE** NORTH 89 DEGREES 12 MINUTES 44 SECONDS EAST WITH SAID NORTH LINE, OVER AND ACROSS SAID TRACT NUMBER LE-118.000, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON SAID WEST RIGHT-OF-WAY, SAID POINT LYING SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, A DISTANCE OF 2742.19 FEET FROM A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254", MARKING THE NORTHEAST CORNER OF SAID SECTION 26;

**THENCE** SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2663.44 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, ON THE AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26;

**THENCE** CONTINUE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, WITH SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2257.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET, AT THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF THE AFORESAID CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT;

**THENCE** SOUTH 53 DEGREES 14 MINUTES 28 SECONDS WEST, WITH SAID SOUTHEASTERLY RIGHT-OF-WAY, A DISTANCE OF 686.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET ON THE AFORESAID SOUTH LINE OF SAID SECTION 26;

**THENCE** SOUTH 89 DEGREES 26 MINUTES 04 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 101.61 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,786 SQUARE FEET, OR 2.704 ACRES, MORE OR LESS.

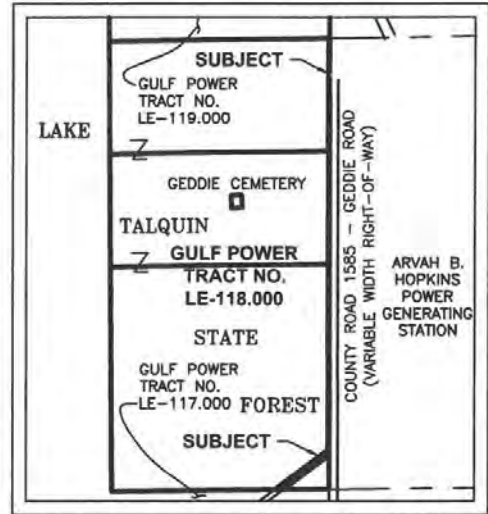
BSM

BY SK

Date: 1.06.2020

BSM May 15

DATE: June 11, 2020



**LOCATION MAP**

**SURVEYOR CERTIFICATION TO:**

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

**GULF POWER**

*M. Kevin Mears* 06/21/2019  
 M. KEVIN MEARS DATE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

\*SEE SHEET 02 OF 04, FOR SURVEY NOTES, AND ENCUMBRANCES / RESTRICTIONS.\*

\*SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 01 OF 04

47322 - BOUNDARY SURVEY - LE-118.000.DWG

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-118.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. LE-118.000**  
 PARCEL ID. NO. 2226209010000  
 SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST  
 LEON COUNTY, FLORIDA



SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-6345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908



## EXHIBIT 'A'

### ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

O.R. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
299 - 311	NOT AFFECT	FLORIDA GAS TRANSMISSION COMPANY EASEMENT	
340 - 75	AFFECT - PLOTTED	CITY OF TALLAHASSEE DRAINAGE EASEMENT	
340 - 79	AFFECT - PLOTTED	FLORIDA GAS TRANSMISSION COMPANY EASEMENT	
764 - 156	AFFECT - PLOTTED	CITY OF TALLAHASSEE ELECTRIC TRANSMISSION EASEMENT	

BSM: *Hayden*

DATE: June 11, 2020

### SURVEYORS NOTES:

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



\*SEE SHEET 01 OF 04 FOR LEGAL DESCRIPTION\*

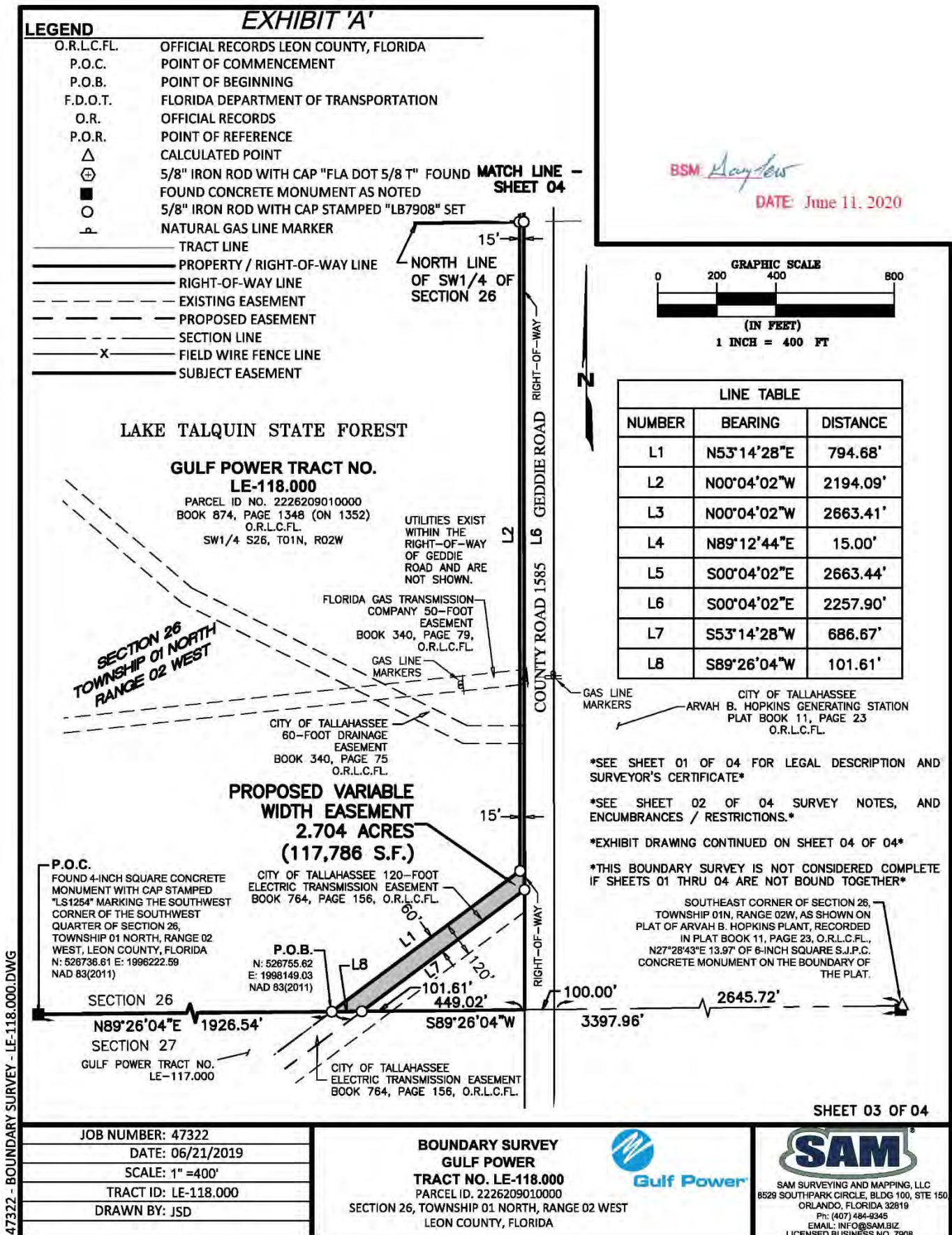
\*SEE SHEETS 03 AND 04 OF 04 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 04 ARE NOT BOUND TOGETHER\*

SHEET 02 OF 04

47322 - BOUNDARY SURVEY - LE-118.000.DWG

JOB NUMBER: 47322 DATE: 06/21/2019 SCALE: NONE TRACT ID: LE-118.000 DRAWN BY: JSD	<b>BOUNDARY SURVEY GULF POWER</b> <b>TRACT NO. LE-118.000</b> PARCEL ID. NO. 2226209010000 SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST LEON COUNTY, FLORIDA	  SAM SURVEYING AND MAPPING, LLC 8529 SOUTH PARK CIRCLE, BLDG 100, STE 150 ORLANDO, FLORIDA 32819 Ph: (407) 484-9345 EMAIL: INFO@SAM.BIZ LICENSED BUSINESS NO. 7908
---	--	---



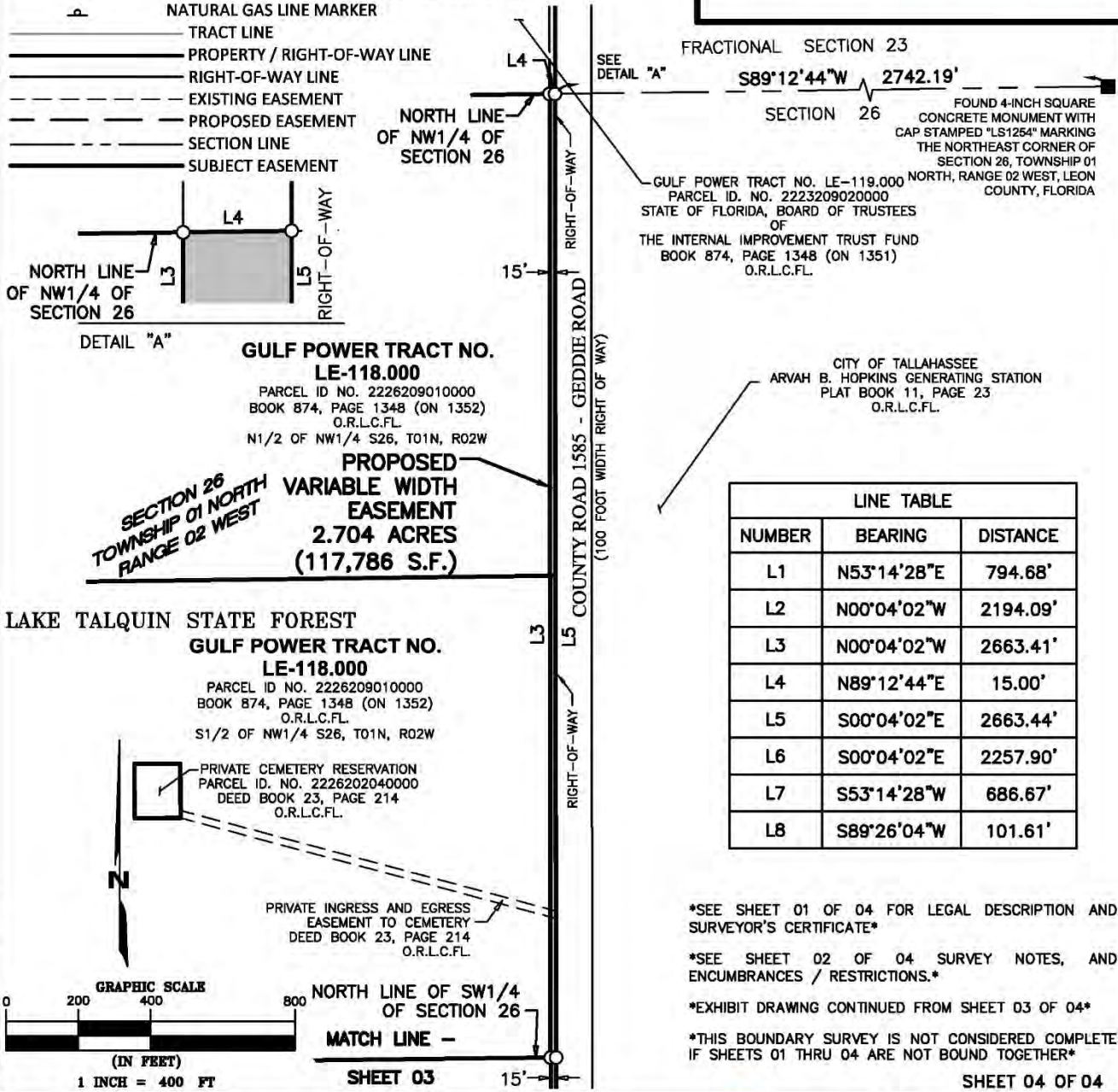


**EXHIBIT 'A'**

**LEGEND**

- O.R.L.C.F.L. OFFICIAL RECORDS LEON COUNTY, FLORIDA
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R. OFFICIAL RECORDS
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- ⊕ 5/8" IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
- FOUND CONCRETE MONUMENT AS NOTED
- 5/8" IRON ROD WITH CAP STAMPED "LB7908" SET
- ⊥ NATURAL GAS LINE MARKER

BSM: *Lucy Lewis*  
 DATE: June 11, 2020



47322 - BOUNDARY SURVEY - LE-118.000.DWG

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: 1" = 400'
TRACT ID: LE-118.000
DRAWN BY: JSD

**BOUNDARY SURVEY**  
**GULF POWER**  
**TRACT NO. LE-118.000**  
 PARCEL ID. 2226209010000  
 SECTION 26, TOWNSHIP 01 NORTH, RANGE 02 WEST  
 LEON COUNTY, FLORIDA

SAM SURVEYING AND MAPPING, LLC  
 8529 SOUTH PARK CIRCLE, BLDG 100, STE 100  
 ORLANDO, FLORIDA 32819  
 Ph: (407) 484-9345  
 EMAIL: INFO@SAM.BIZ  
 LICENSED BUSINESS NO. 7908

**EXHIBIT 'A'**

**LEGAL DESCRIPTION**

BEING A PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 5, OF FRACTIONAL SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, LEON COUNTY, FLORIDA, DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 1348, OF THE OFFICIAL RECORDS OF LEON COUNTY, FLORIDA, HENCEFORTH REFERRED TO AS GULF POWER TRACT NUMBER LE-119.000, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 4-INCH SQUARE CONCRETE MONUMENT WITH CAP STAMPED "LS1254" MARKING THE SOUTHEAST CORNER OF FRACTIONAL SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST, THENCE SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, WITH THE SOUTH BOUNDARY OF SAID SECTION 23, A DISTANCE OF 2742.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD 100-FOOT RIGHT-OF-WAY), FOR THE **POINT OF BEGINNING**;

**THENCE** CONTINUE SOUTH 89 DEGREES 12 MINUTES 44 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET;

**THENCE** RUN NORTHERLY, OVER AND ACROSS, SAID GULF POWER TRACT NUMBER LE-119.00, ALONG A LINE 15-FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 689.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE RIGHT,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1497.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 261.40 FEET, AND A CHORD WHICH BEARS NORTH 04 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 261.07 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR THE POINT OF TANGENCY, AND
- 3) NORTH 09 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 312.61 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION OF SAID PARALLEL LINE, WITH THE SOUTHWESTERLY BOUNDARY OF THE CSX RAILROAD (120-FOOT WIDE);

**THENCE** SOUTH 24 DEGREES 52 MINUTES 59 SECONDS EAST, OVER AND ACROSS SAID GULF POWER TRACT NUMBER LE-119.000, WITH SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 26.27 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET AT THE INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD 1585 (GEDDIE ROAD);

**THENCE** RUN SOUTHERLY, WITH SAID WEST RIGHT-OF-WAY, THE FOLLOWING THREE COURSES AND DISTANCES:

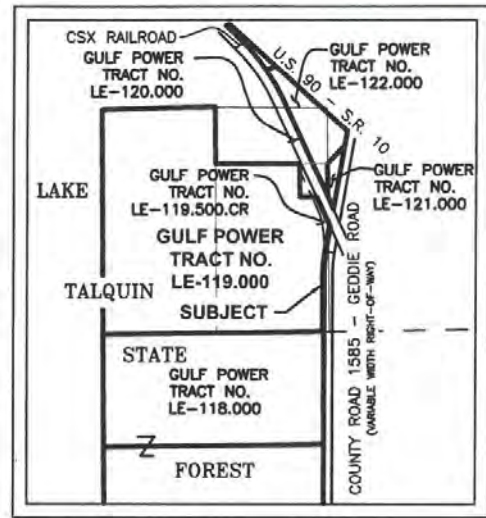
- 1) SOUTH 09 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 291.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR A POINT OF CURVE TO THE LEFT, SAID POINT LYING NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 100.00 FEET, FROM A 6-INCH SQUARE CONCRETE MONUMENT WITH "X" INCISED IN TOP AND "SRD" ON SIDE, ON THE EAST RIGHT-OF-WAY OF SAID COUNTY ROAD,
- 2) WITH SAID CURVE, HAVING A RADIUS OF 1482.71 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 258.78 FEET, AND A CHORD WHICH BEARS SOUTH 04 DEGREES 55 MINUTES 58 SECONDS WEST, A DISTANCE OF 258.45 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LB7908", SET FOR THE POINT OF TANGENCY, AND
- 3) SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 689.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 18,768 SQUARE FEET, OR 0.431 OF AN ACRE OF LAND, MORE OR LESS.

BSM  
BY SK  
Date: 1.06.2020

BSM: *Lucy Lewis*

DATE: June 11, 2020



**LOCATION MAP**

**SURVEYOR CERTIFICATION TO:**

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

**GULF POWER**

*M. Kevin Mears* 06/21/2019

M. KEVIN MEARS DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 5459

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

\*SEE SHEET 02 OF 03, FOR SURVEY NOTES, LEGEND AND ENCUMBRANCES / RESTRICTIONS.\*

\*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER\*

SHEET 01 OF 03

47322 - BOUNDARY SURVEY - LE-119.000.DWG

JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-119.000
DRAWN BY: MKM

**BOUNDARY SURVEY**  
**GULF POWER**  
TRACT NO. LE-119.000  
PARCEL ID. NO. 2223209020000  
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA



**SAM**  
SAM SURVEYING AND MAPPING, LLC  
8529 SOUTHPARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9348  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908



# EXHIBIT 'A'

## ENCUMBRANCES AND RESTRICTIONS (SEE SURVEYORS NOTES # 3 BELOW)

ORB. - PG.	AFFECT/NOT AFFECT	EASEMENT	DESCRIPTION
NONE PROVIDED			

BSM: *Hayden*

DATE: June 11, 2020

## SURVEYORS NOTES:

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

## LEGEND

O.R.L.C.FL.	OFFICIAL RECORDS LEON COUNTY, FLORIDA
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.	OFFICIAL RECORDS
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
⊕	5/8-INCH IRON ROD WITH CAP "FLA DOT 5/8 T" FOUND
■	FOUND CONCRETE MONUMENT AS NOTED
○	5/8-INCH IRON ROD WITH CAP STAMPED "LB7908" SET
----- TRACT LINE	
===== PROPERTY / RIGHT-OF-WAY LINE	
----- RIGHT-OF-WAY LINE	
----- EXISTING EASEMENT	
----- PROPOSED EASEMENT	
----- SECTION LINE	
===== SUBJECT EASEMENT	

\*SEE SHEET 01 OF 03, FOR LEGAL DESCRIPTION \*

\*SEE SHEET 03 OF 03 FOR EXHIBIT DRAWING\*

\*THIS BOUNDARY SURVEY IS NOT CONSIDERED COMPLETE IF SHEETS 01 THRU 03 ARE NOT BOUND TOGETHER\*


SHEET 02 OF 03

47322 - BOUNDARY SURVEY - LE-119.000.DWG

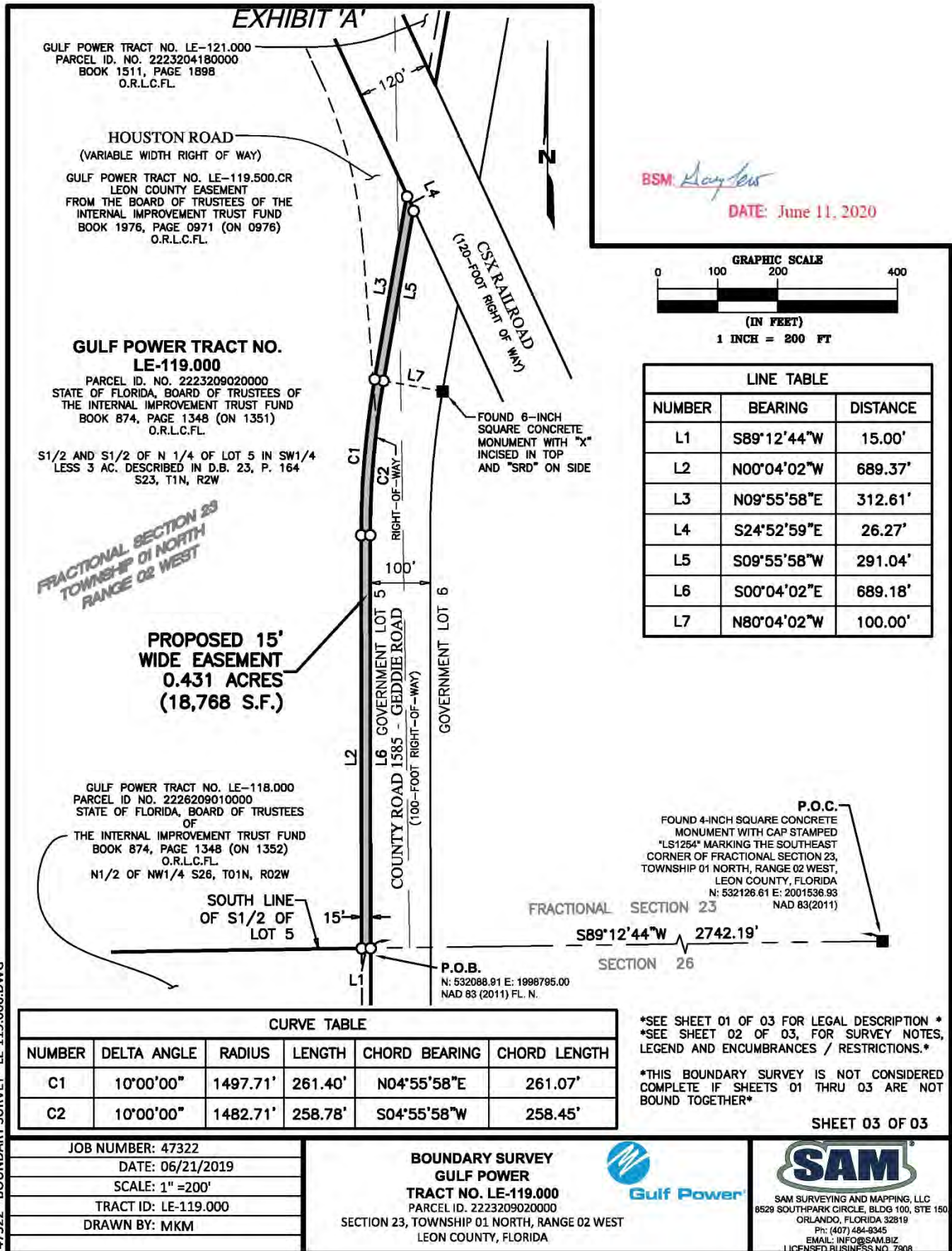
JOB NUMBER: 47322
DATE: 06/21/2019
SCALE: NONE
TRACT ID: LE-119.000
DRAWN BY: MKM

**BOUNDARY SURVEY  
GULF POWER**

**TRACT NO. LE-119.000**  
PARCEL ID. NO. 2223209020000  
SECTION 23, TOWNSHIP 01 NORTH, RANGE 02 WEST  
LEON COUNTY, FLORIDA

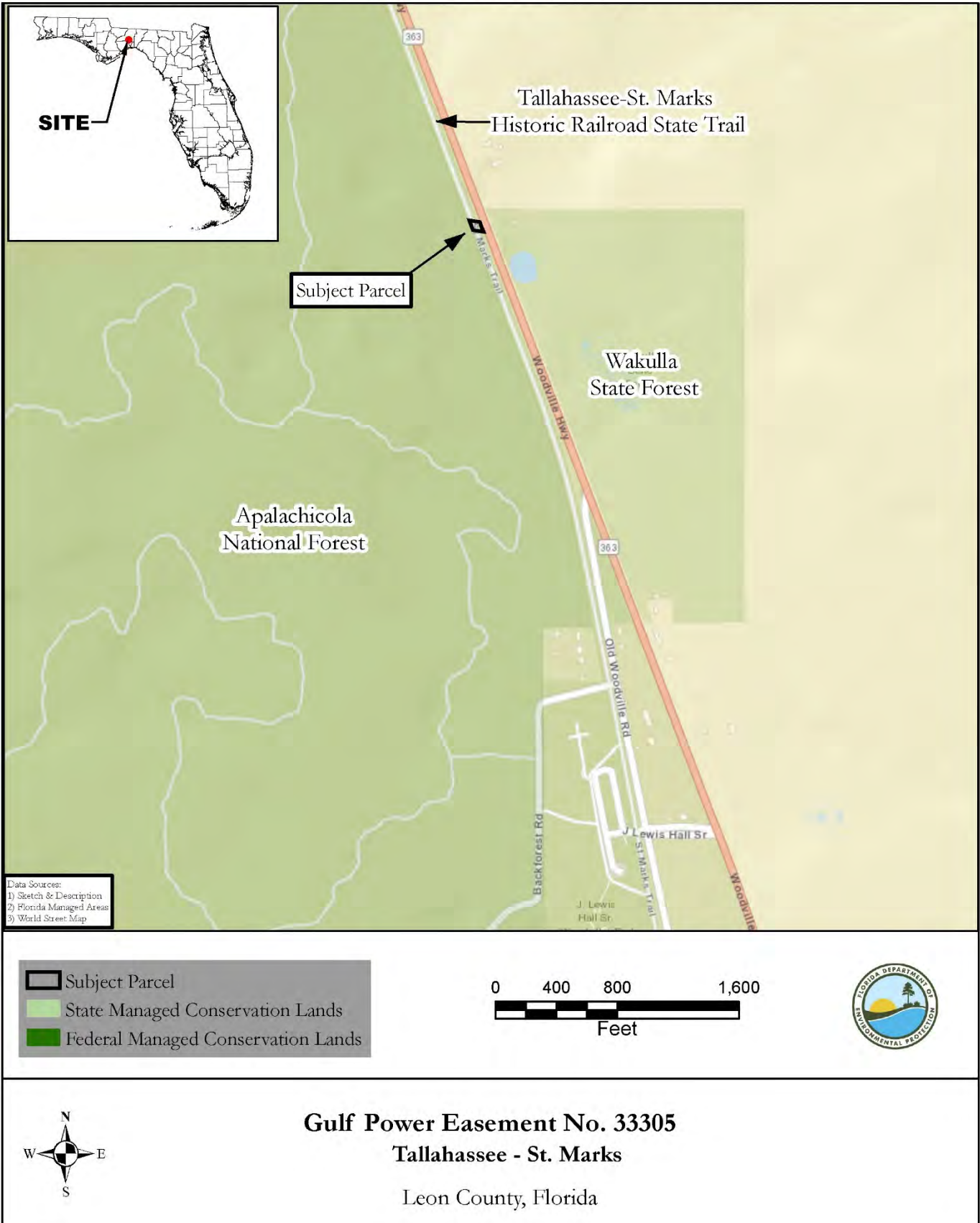



**SAM**  
SAM SURVEYING AND MAPPING, LLC  
8529 SOUTH-PARK CIRCLE, BLDG 100, STE 150  
ORLANDO, FLORIDA 32819  
Ph: (407) 484-9345  
EMAIL: INFO@SAM.BIZ  
LICENSED BUSINESS NO. 7908





THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



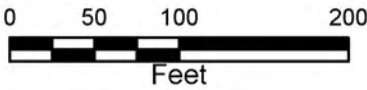
File Location: \\FLDEP1\tech\_cad\Countries\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_WSP\_Revised\_Vicinity.mxd  
Date Saved: 6/15/2020 1:24:19 PM  
Map Created By: Kim Parson

THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Data Sources:  
1) Sketch & Description  
2) Florida Managed Areas  
3) NAVTEQ Roads  
4) Bing Aerials

- Subject Parcel
- State Managed Conservation Lands
- Federal Managed Conservation Lands



**Gulf Power Easement No. 33305**  
**Tallahassee - St. Marks**  
Leon County, Florida

File Location: \\FLDEP1\tech\_cad\Cosistim\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_WSP\_modification.mxd  
Date Saved: 6/15/2020 10:41:53 AM  
Map Created By: Kim Parson



Tallahassee – St. Marks Historic Railroad Trail State Park  
(Leon County)

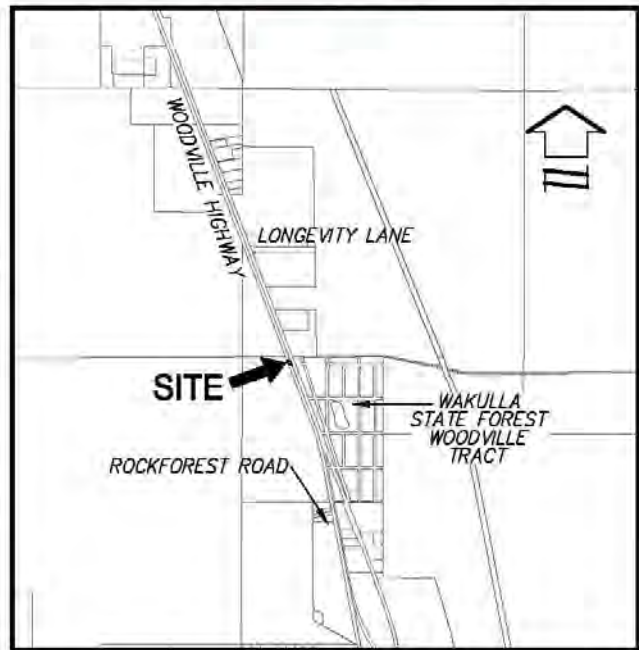
BSM  
BY SAK  
Date: 1.06.2020

*BSM [Signature]*

DATE: June 12, 2020

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE RELATIVE TO THE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N89°49'27"W ALONG THE NORTH LINE OF WOODVILLE TERRACE PER PLAT BOOK 2, PAGE 24.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



**VICINITY MAP**  
(NOT TO SCALE)



*William D. Donley* 06/27/2019  
WILLIAM D. DONLEY DATE  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 5381  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**STATE LAND EASEMENT**  
**WITHIN ST. MARKS**  
**TRAIL**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**GULF POWER**  
&  
**THE BOARD OF TRUSTEES**  
**OF THE INTERNAL**  
**IMPROVEMENT TRUST FUND**  
**OF THE STATE OF FLORIDA**

DATE: 06/20/19  
REV DATE:  
SCALE 1" = N/A

PROJ: 50111203  
DRAWN BY: MRP  
CHECKED BY: WDD

BSM *[Signature]*  
 DATE: June 12, 2020

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 02 SOUTH, RANGE 01 EAST, LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF WOODVILLE TERRACE PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE N89°49'27" W ALONG THE NORTH LINE OF SAID WOODVILLE TERRACE, A DISTANCE OF 1705.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODVILLE HIGHWAY (SR 363) (66.00 FOOT RIGHT OF WAY PER FDOT MAP PROJECT NO. 728); THENCE CONTINUE N89°49'27" W, A DISTANCE OF 70.77 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID WOODVILLE HIGHWAY; THENCE S20°59'27" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 88.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE S20°59'27"E, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN N80°33'15"W, A DISTANCE OF 69.59 FEET TO A POINT ON THE WESTERLY LINE OF ST. MARKS TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 3629, PAGE 1450 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE N20°59'27"W ALONG SAID WESTERLY LINE, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN S80°33'15"E, A DISTANCE OF 69.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,181.76 SQUARE FEET OR 0.096 ACRES MORE OR LESS.

**SHEET 2 OF 3**

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—  
**STATE LAND EASEMENT  
 WITHIN ST. MARKS  
 TRAIL**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**GULF POWER  
 &  
 THE BOARD OF TRUSTEES  
 OF THE INTERNAL  
 IMPROVEMENT TRUST FUND  
 OF THE STATE OF FLORIDA**

DATE: 06/20/19  
 REV DATE:  
 SCALE 1" = N/A

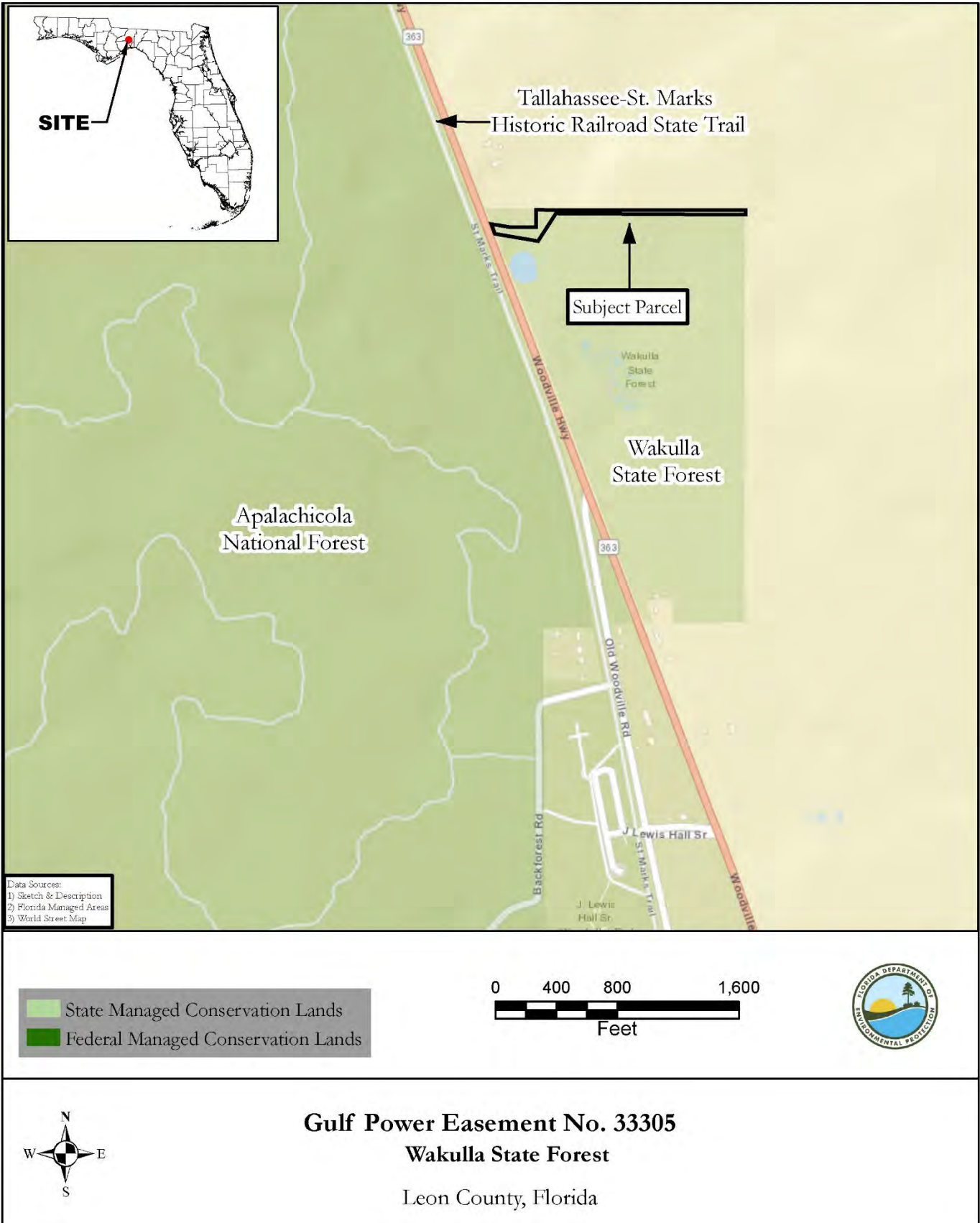
PROJ: 50111203  
 DRAWN BY: MRP  
 CHECKED BY: WDD

Drawing name: S:\\_Employees\Phillips\Autocad\Acad\Plot\202\_51\_Marks\_Trail\_STL\_sandwich.dwg; SHEET 2; Jun 27, 2019 10:16am; 6.6; 10:16am





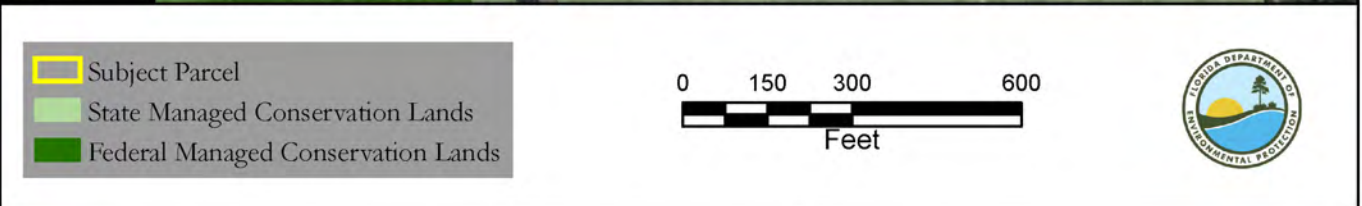
THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



File Location: \\FLDEP1\tech\_cad\Countries\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_WSP\_Revised\_Vicinity.mxd  
Date Saved: 6/15/2020 1:24:19 PM  
Map Created By: Kim Parson



THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



**Gulf Power Easement No. 33305**  
**Wakulla State Forest**  
Leon County, Florida

File Location: \\FLDEF1\tech\_cad\Cosistim\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_WSP\_modification.mxd  
Date Saved: 6/15/2020 10:41:53 AM  
Map Created By: Kim Parson

Wakulla State Forest (Leon County)

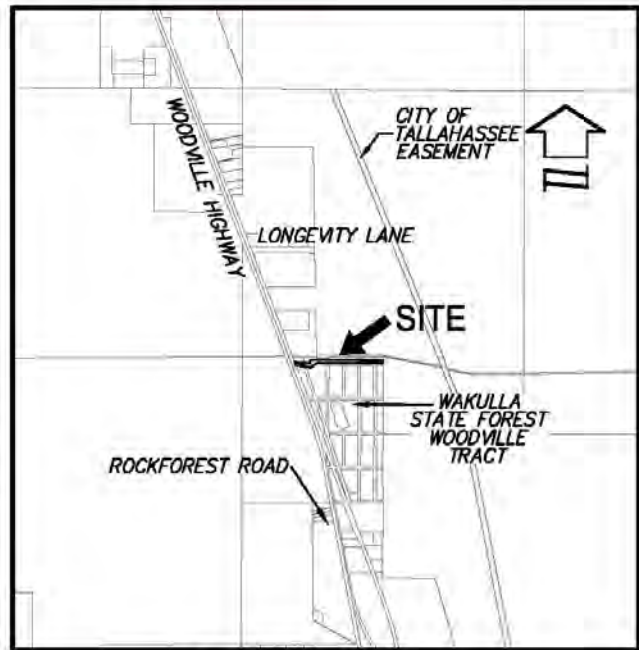
BSM  
BY SK  
Date: 1.06.2020

ESM *Alay*

DATE: June 11, 2020

**SURVEY NOTES:**

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE RELATIVE TO THE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N89°49'27"W ALONG THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



**VICINITY MAP**  
(NOT TO SCALE)



*William D. Donley* 06/24/2019  
DATE  
WILLIAM D. DONLEY  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 5381  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 3

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
-OF-  
**STATE LANDS EASEMENT**  
**WITHIN WAKULLA STATE**  
**FOREST WOODVILLE TRACT**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:  
**GULF POWER**  
&  
**THE BOARD OF TRUSTEES**  
**OF THE INTERNAL**  
**IMPROVEMENT TRUST FUND**  
**OF THE STATE OF FLORIDA**

DATE: 06/24/19  
REV DATE:  
SCALE 1" = N/A

PROJ: 50111203  
DRAWN BY: MRP  
CHECKED BY: WDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\Map\Pub\101\_3740\FPL 202\_Wakulla SLE\_survey\sketch.dwg SHEET 1 Jun 24, 2019 8:56am b.c. ngalliles



SSM *Handwritten Signature*  
 DATE: June 11, 2020

**LEGAL DESCRIPTION:**

A PORTION OF LOT 1, BLOCK 17; LOT 1, BLOCK 18; LOT 4, BLOCK 22; LOTS 3 THROUGH 8, BLOCK 23; LOTS 1 THROUGH 11, BLOCK 24; LOTS 1 THROUGH 8, BLOCK 25 AND A PORTION OF THOSE CERTAIN 50.00 FOOT PLATTED RIGHT OF WAYS LYING BETWEEN SAID BLOCKS, WOODVILLE TERRACE PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, ALL LYING IN SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 EAST LEON COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 25; THENCE S00°10'33" W ALONG THE EAST LINE OF SAID LOT 8, BLOCK 25, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S00°10'33"W, A DISTANCE OF 60.00 FEET; THENCE N89°49'27"W ALONG THE NORTH RIGHT OF WAY LINE OF WASHINGTON STREET (50 FOOT PLATTED RIGHT OF WAY), A DISTANCE OF 1244.09 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN S52°50'26"W, A DISTANCE OF 99.49 FEET; THENCE S80°20'22" E, A DISTANCE OF 52.35 FEET; THENCE S09°39'38" W, A DISTANCE OF 15.00 FEET; THENCE N80°20'22" W, A DISTANCE OF 66.43 FEET; THENCE S52°50'26" W, A DISTANCE OF 27.99 FEET; THENCE N80°33'15"W, A DISTANCE OF 285.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WOODVILLE HIGHWAY (SR 363) (66.00 FOOT RIGHT OF WAY PER FDOT MAP PROJECT NO. 728); THENCE N20°59'27"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 69.59 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S80°33'15"E, A DISTANCE OF 131.06 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE S89°49'27"E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 164.45 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°10'33"E ALONG THE WEST LINE OF THE AFORESAID SAID LOT 3, BLOCK 23, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°49'27"E, A DISTANCE OF 1375.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.506 ACRES MORE OR LESS.

SHEET 2 OF 3

(SEE SHEET 3 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

—OF—  
**STATE LANDS EASEMENT  
 WITHIN WAKULLA STATE  
 FOREST WOODVILLE TRACT**

SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST

LEON COUNTY

FLORIDA



131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

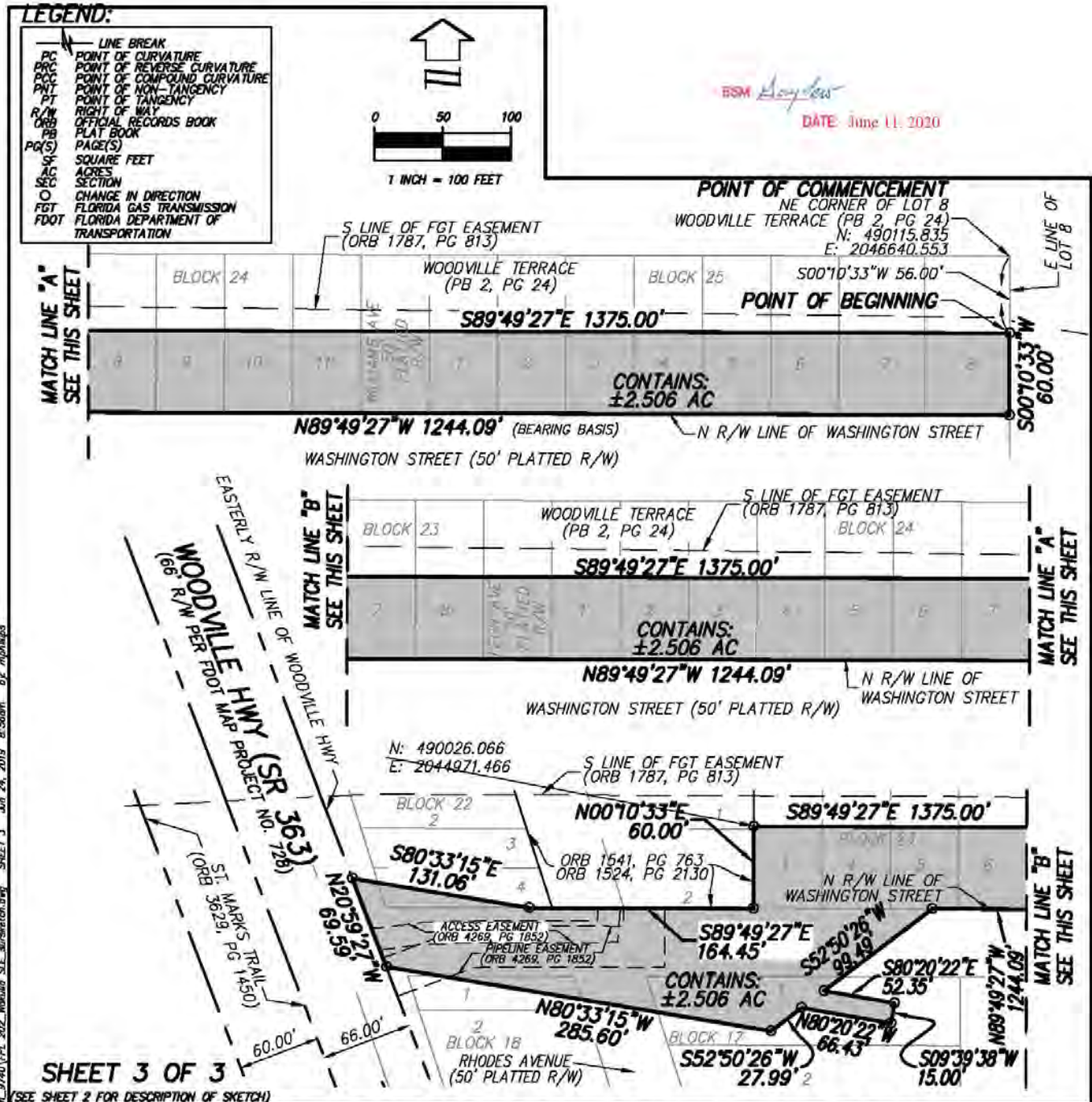
PREPARED FOR:

**GULF POWER  
 &  
 THE BOARD OF TRUSTEES  
 OF THE INTERNAL  
 IMPROVEMENT TRUST FUND  
 OF THE STATE OF FLORIDA**

DATE: 06/20/19  
 REV DATE:  
 SCALE 1" = N/A


PROJ: 50111203  
 DRAWN BY: MRP  
 CHECKED BY: MDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\AcPublish\0740\FPL 202\_Mike\Info SLE\_sursketch.dwg SHEET 2 Jun 24, 2019 8:56am by mphilips



Drawing name: S:\\_Employees\Mike Phillips\A\150000\Arc\Job\150000\FPL 202\_Makullo SLE\_surstatsh.dwg SHEET 3 Jun 24, 2019 8:56am b.c. mph/llp

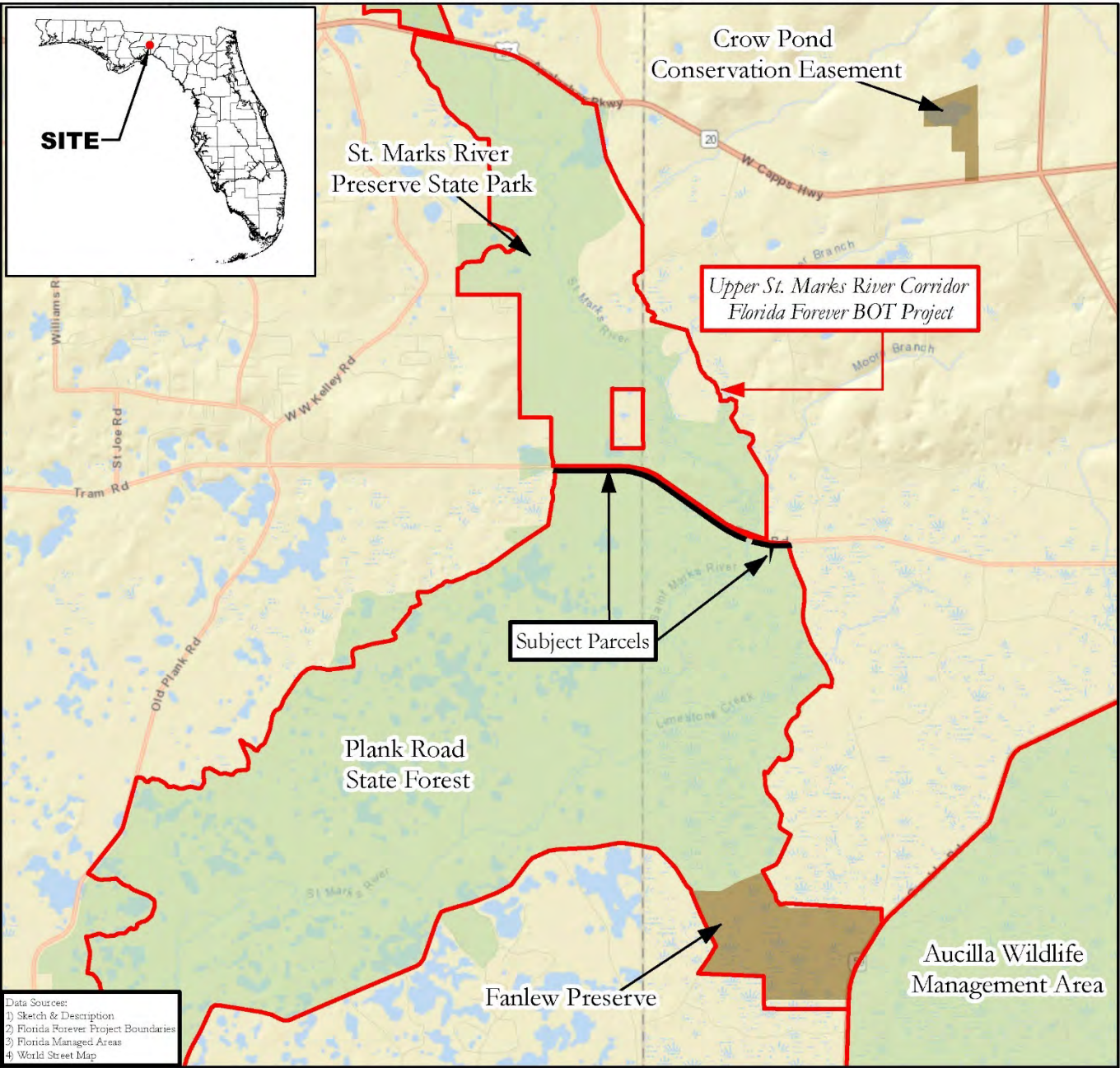
**SKETCH OF DESCRIPTION**  
 -OF-  
**STATE LANDS EASEMENT**  
**WITHIN WAKULLA STATE**  
**FOREST WOODVILLE TRACT**  
 SECTION 05, TOWNSHIP 02 SOUTH, RANGE 01 EAST  
 LEON COUNTY FLORIDA


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

PREPARED FOR:  
**GULF POWER**  
 &  
**THE BOARD OF TRUSTEES**  
**OF THE INTERNAL**  
**IMPROVEMENT TRUST FUND**  
**OF THE STATE OF FLORIDA**  
 DATE: 06/20/19  
 REV DATE:  
 SCALE 1" = 100'  
 PROJ: 50111203  
 DRAWN BY: MRP  
 CHECKED BY: WOO

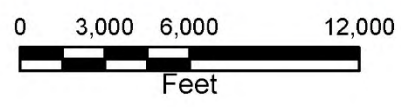


THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Data Sources:  
 1) Sketch & Description  
 2) Florida Forever Project Boundaries  
 3) Florida Managed Areas  
 4) World Street Map

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

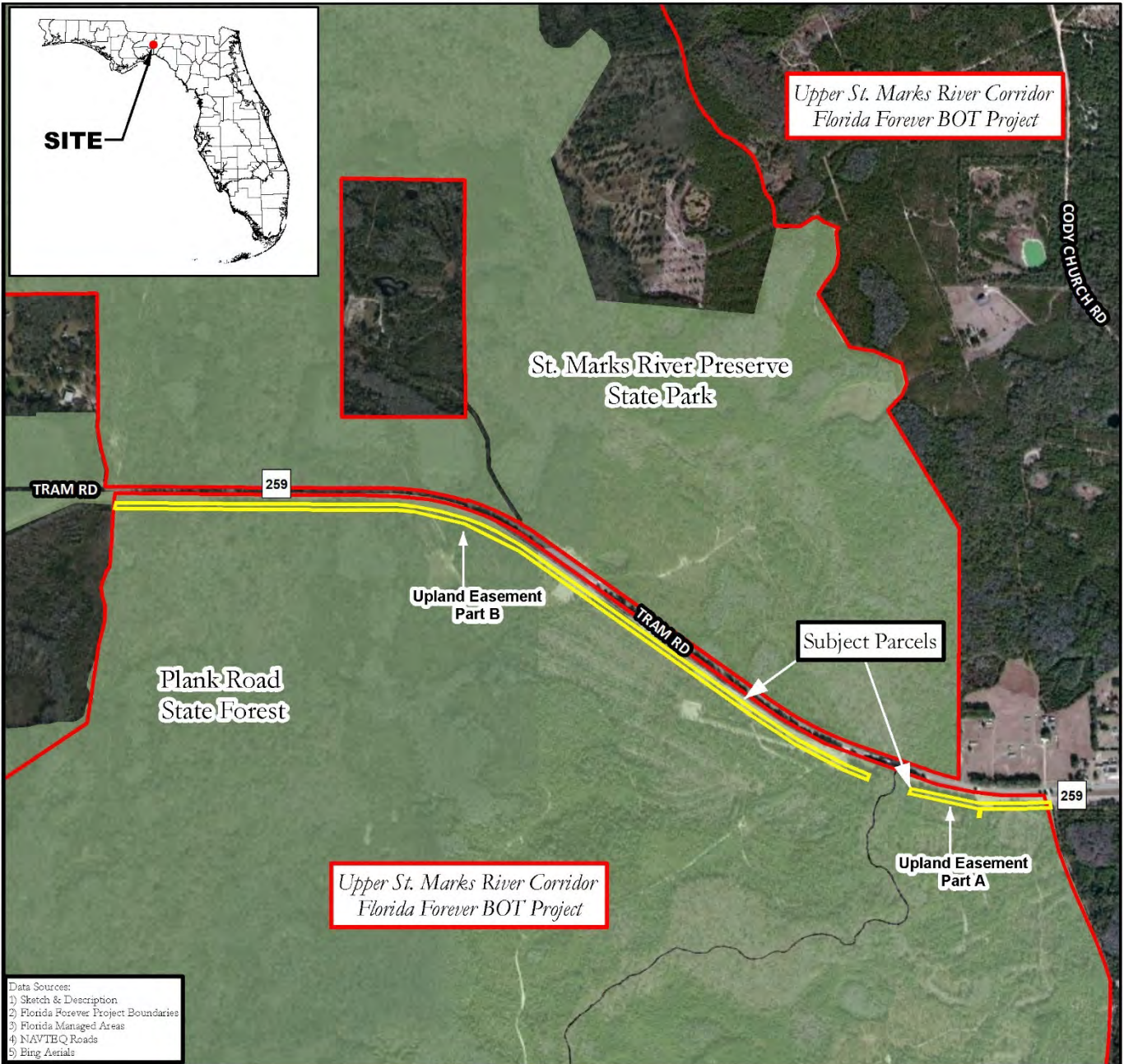


**Gulf Power Easement No. 33305**  
**Plank Road State Forest**  
 Jefferson & Leon Counties, Florida

File Location: \\FLDRP1\tech\_cad\Countries\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf Power Easements\_33305\_Plank\_Road\_SF\_Vicinity.mxd  
 Date Saved: 6/1/2020 2:57:02 PM  
 Map Created By: Kim Parson

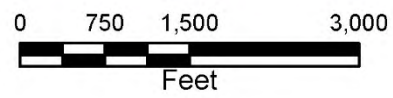


THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Data Sources:  
 1) Sketch & Description  
 2) Florida Forever Project Boundaries  
 3) Florida Managed Areas  
 4) NAVTBQ Roads  
 5) Bing Aerials

	Subject Parcels
	Florida Forever Project Boundaries
	State Managed Conservation Lands



**Gulf Power Easement No. 33305**  
**Plank Road State Forest**  
 Jefferson & Leon Counties, Florida

File Location: \\FLDERP1\tech\_cad\Countries\_GIS\Multi\Gulf Power Easements 33305\GIS\Gulf\_Power\_Easements\_33305\_Plank\_Road\_SF.mxd  
 Date Saved: 6/1/2020 4:06:14 PM  
 Map Created By: Kim Parson



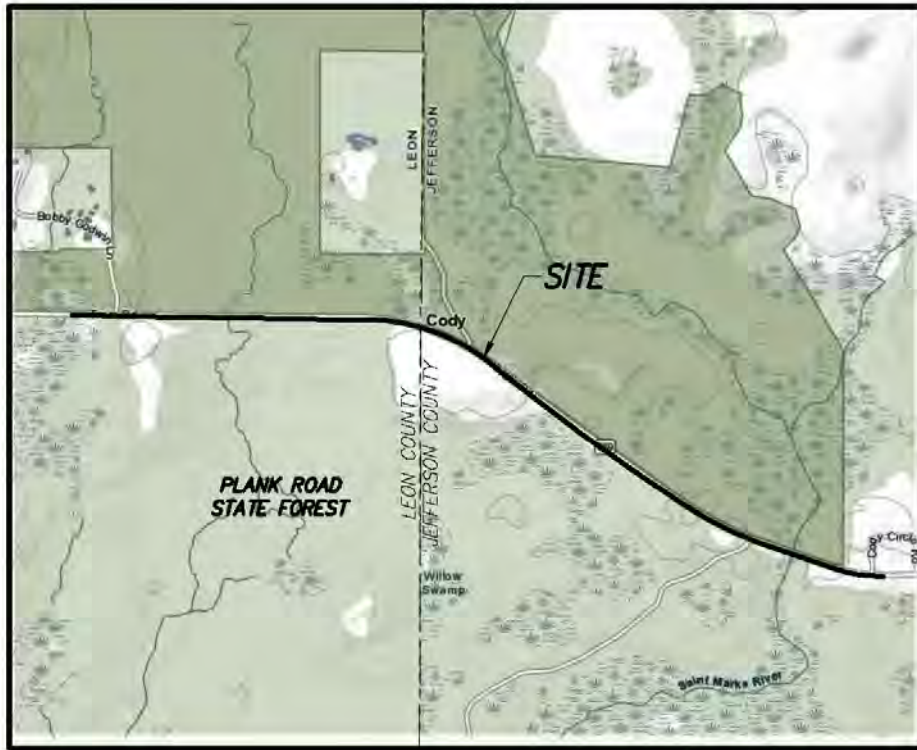
Plank Road State Forest (Leon & Jefferson Counties)

BSM  
 BY SK  
 Date: 1.06.2020

BSM: *Kay Lewis*

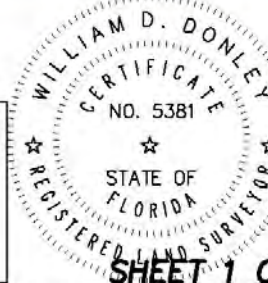
DATE: June 11, 2020

**VICINITY MAP**  
 (NOT TO SCALE)



**SHEET INDEX:**

- SHEET 1: VICINITY MAP
- SHEET 2: NOTES AND LEGEND
- SHEET 3-4: KEY SHEETS
- SHEET 5: LEGAL DESCRIPTION
- SHEET 6-10: EASEMENT DETAILS



*William D. Donley*

05/27/19  
 DATE

WILLIAM D. DONLEY  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NUMBER LS 5381

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 10**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SPECIFIC PURPOSE SURVEY**

—OF—  
**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST  
 AND  
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

PREPARED FOR & CERTIFIED TO:


**GULF POWER**  
 —and—  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**

DATE: 05/21/19  
 REV DATE:  
 SCALE N/A

PROJ: 5011200  
 DRAWN BY: MT  
 CHECKED BY: WDD

Drawing name: S:\Employee\kde Phillips\Autodesk\AcProject\8924\FPL\_2020\_S1 Works Upland Easements State Lands south\_easement\_SKT1.dwg SHEET 1 Jun 27, 2019 9:16am by: mchiggins

**LEGEND:**

	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
R/W	RIGHT OF WAY

BSM: *Kay Lew*

DATE: June 11, 2020

**SURVEYOR'S NOTES:**

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET. DERIVING A BEARING OF S89°27'16"W ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 30, T-1-S, R-3-W.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
4. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052 FLORIDA ADMINISTRATIVE CODE.

**SHEET 2 OF 10**

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SPECIFIC PURPOSE SURVEY**

-OF-

**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

PREPARED FOR & CERTIFIED TO:

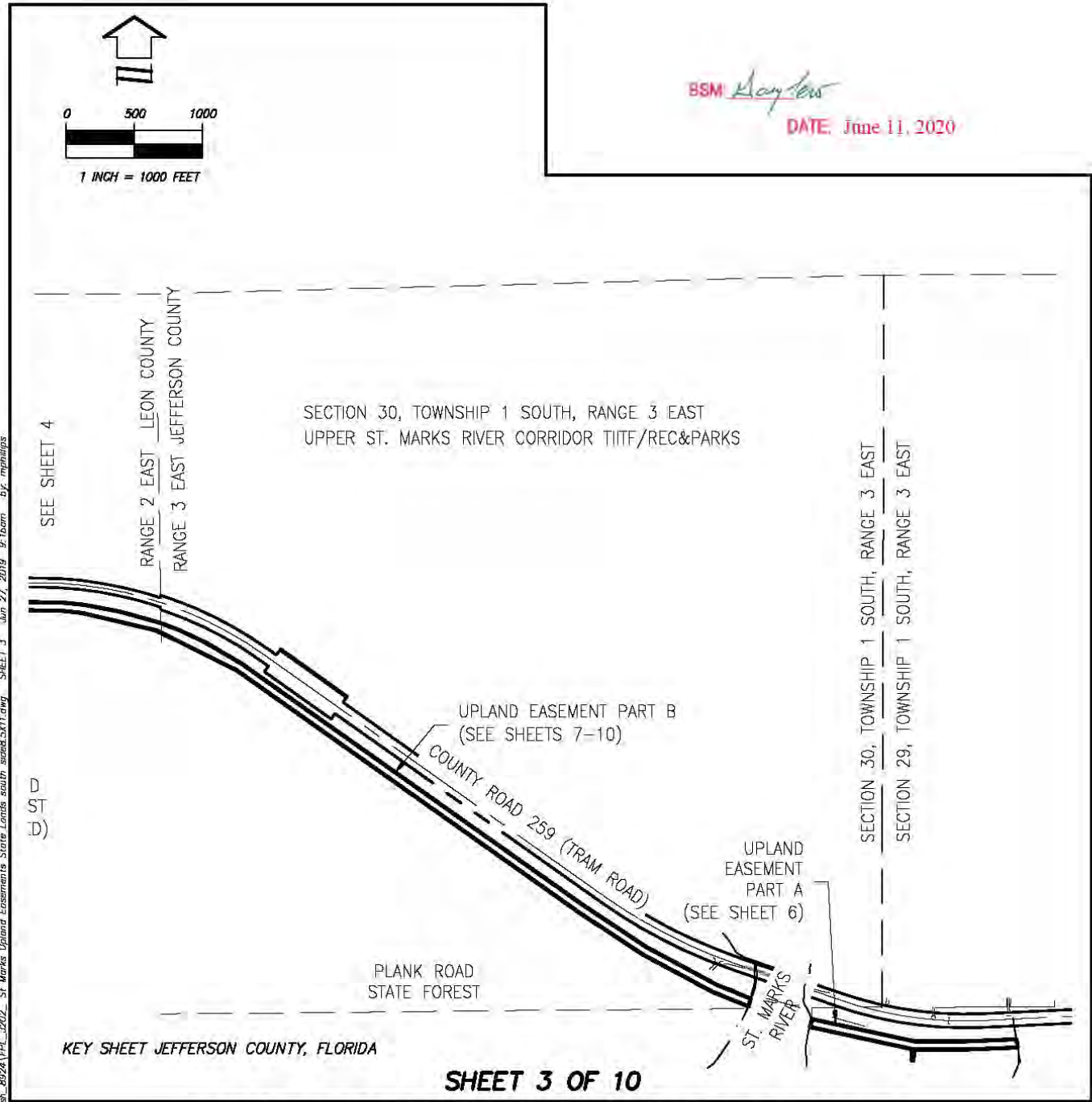
**GULF POWER  
-and-  
THE BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

DATE: 06/21/19  
REV DATE:  
SCALE N/A

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\Ac\p\p\sh\_8024\FPL\_1202\_5t Marks Upland Easements State Lands south side\85X11.dwg SHEET 2 Jun 27, 2019 9:16am by: mphilips





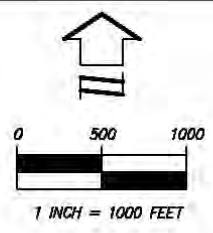
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**  
 -OF-  
**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**  
 SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND  
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST  
 JEFFERSON AND LEON COUNTY FLORIDA

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

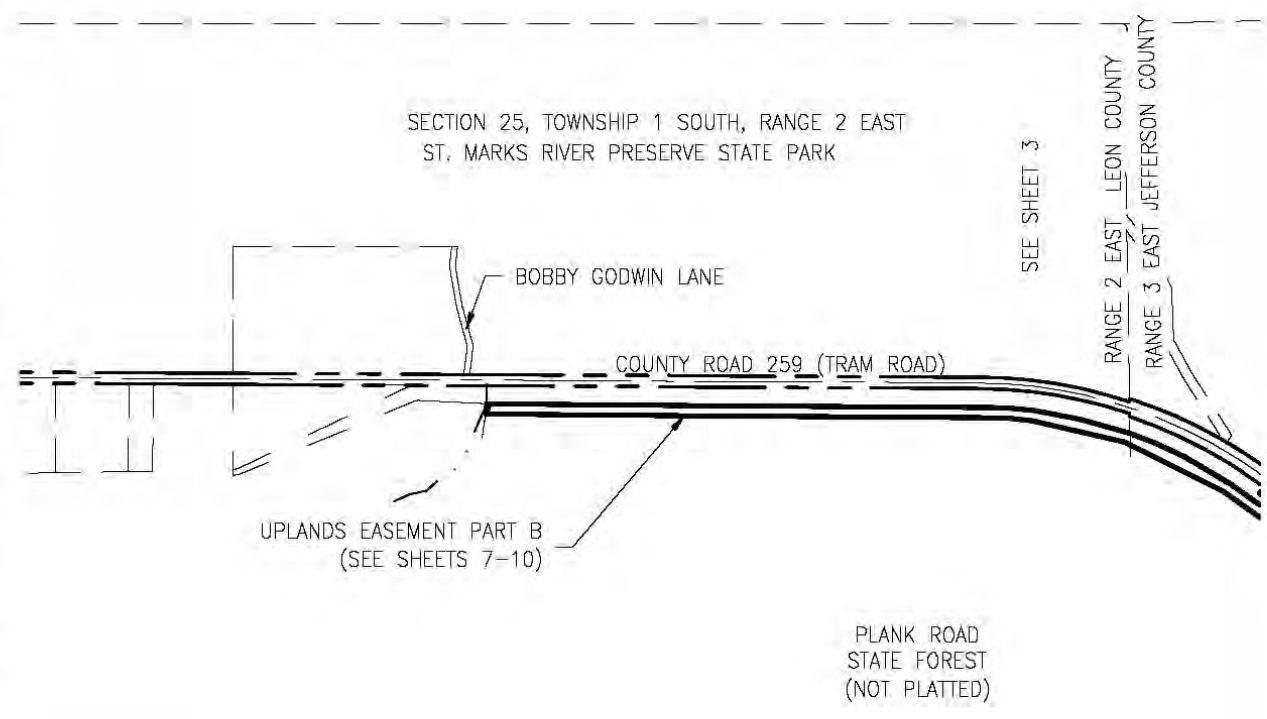
PREPARED FOR & CERTIFIED TO:  
**GULF POWER**  
 -and-  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**  
 DATE: 06/21/19  
 REV DATE:  
 SCALE 1" = 1000'  
 PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\Ac\pub\ish\_8024\FPL\_1202\_St Marks Upland Easements State Lands south side8.5X11.dwg SHEET 3 Jun 27, 2019 9:16am by: mphilips



BSM: *Alay Lewis*

DATE: June 11, 2020




KEY SHEET LEON COUNTY, FLORIDA

SHEET 4 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**  
 -OF-  
**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**  
 SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND  
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST  
 JEFFERSON AND LEON COUNTY FLORIDA

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

PREPARED FOR & CERTIFIED TO:  
**GULF POWER**  
 -and-  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**  
 DATE: 06/21/19  
 REV DATE:  
 SCALE 1" = 1000'  
 PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\Ac\p\101202... St Marks Upland Easements State Lands south side\85X1.dwg SHEET 4 Jun 27, 2019 9:16am by: mpbillis



BSM *Kaley Lew*

DATE: June 11, 2020

**LEGAL DESCRIPTION: UPLAND EASEMENT PART A**

A PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION S89°27'16" W A DISTANCE OF 513.07 FEET; THENCE RUN S00°32'44" E A DISTANCE OF 82.48 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE EASTERLY SAFE UPLAND LINE OF THE ST. MARKS RIVER; THENCE RUN S77°47'30" E A DISTANCE OF 765.40 FEET; THENCE RUN S 89°56'50" E A DISTANCE OF 383.13 FEET; THENCE RUN N87°45'28" E A DISTANCE OF 364.86 FEET TO THE EASTERLY BOUNDARY OF STATE OWNED LANDS; THENCE RUN S08°53'23" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 60.42 FEET; THENCE RUN S87°45'35" W A DISTANCE OF 373.06 FEET; THENCE RUN N89°56'50" W A DISTANCE OF 383.19 FEET; THENCE S05°08'54" W, A DISTANCE OF 80.17 FEET; THENCE N84°51'06" W, A DISTANCE OF 15.00 FEET; THENCE N05°08'54" E, A DISTANCE OF 79.91 FEET; THENCE RUN N77°47'30" W A DISTANCE OF 767.50 FEET; THENCE RUN N71°34'07" W ALONG SAID EAST LINE, A DISTANCE OF 3.26 FEET TO SAID EASTERLY SAFE UPLAND LINE; THENCE RUN N18°25'55" E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; CONTAINING 91,666.84 SQUARE FEET OR 2.104 ACRES.

CONTAINS: 92,869.92 SQUARE FEET OR 2.132 ACRES MORE OR LESS.

**LEGAL DESCRIPTION: UPLAND EASEMENT PART B**

A PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, AND SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST, JEFFERSON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST, JEFFERSON COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION S89°27'16" W, A DISTANCE OF 981.77 FEET TO THE; THENCE RUN N00°32'44" W, A DISTANCE OF 15.25 FEET; TO THE POINT OF BEGINNING; SAID POINT LYING ON THE WESTERLY SAFE UPLAND LINE OF THE ST. MARK RIVER; THENCE RUN N71°34'08" W, A DISTANCE OF 2.53 FEET; THENCE RUN N67°53'34" W, A DISTANCE OF 274.40 FEET; THENCE RUN N61°46'40" W, A DISTANCE OF 587.49 FEET; THENCE RUN N56°29'32" W, A DISTANCE OF 562.26 FEET; THENCE RUN N54°43'06" W, A DISTANCE OF 3066.73 FEET; THENCE RUN N63°32'34" W, A DISTANCE OF 659.10 FEET; THENCE RUN N76°47'40" W, A DISTANCE OF 557.34 FEET; THENCE RUN N83°57'17" W, A DISTANCE OF 161.75 FEET; THENCE RUN N89°38'43" W, A DISTANCE OF 1892.98 FEET; THENCE RUN N89°31'12" W, A DISTANCE OF 1166.22 FEET TO THE WEST BOUNDARY OF STATE OWNED LANDS; THENCE RUN N15°43'51" E ALONG SAID WEST LINE, A DISTANCE OF 62.19 FEET; THENCE RUN S89°31'12" E, A DISTANCE OF 1149.79 FEET; THENCE RUN S89°38'43" E, A DISTANCE OF 1895.90 FEET; THENCE RUN S83°57'17" E, A DISTANCE OF 172.28 FEET; THENCE RUN S79°04'36" E, A DISTANCE OF 268.08 FEET; THENCE RUN S74°33'14" E, A DISTANCE OF 297.19 FEET; THENCE RUN S69°11'15" E, A DISTANCE OF 170.16 FEET; THENCE RUN S64°55'27" E, A DISTANCE OF 190.06 FEET; THENCE RUN S59°43'53" E, A DISTANCE OF 308.24 FEET; THENCE RUN S54°43'06" E, A DISTANCE OF 3073.64 FEET; THENCE RUN S56°29'32" E, A DISTANCE OF 558.56 FEET; THENCE RUN S61°46'40" E, A DISTANCE OF 581.51 FEET; THENCE RUN S67°53'34" E, A DISTANCE OF 269.88 FEET TO SAID WESTERLY SAFE UPLAND LINE; THENCE RUN S18°25'52" W ALONG SAID WEST LINE, A DISTANCE OF 59.96 FEET; TO THE POINT OF BEGINNING. CONTAINING 547,281.03 SQUARE FEET OR 12.564 ACRES MORE OR LESS.

SHEET 5 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**

—OF—  
**PLANK ROAD STATE  
FOREST LANDS UPLAND  
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST  
AND  
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

PREPARED FOR & CERTIFIED TO:

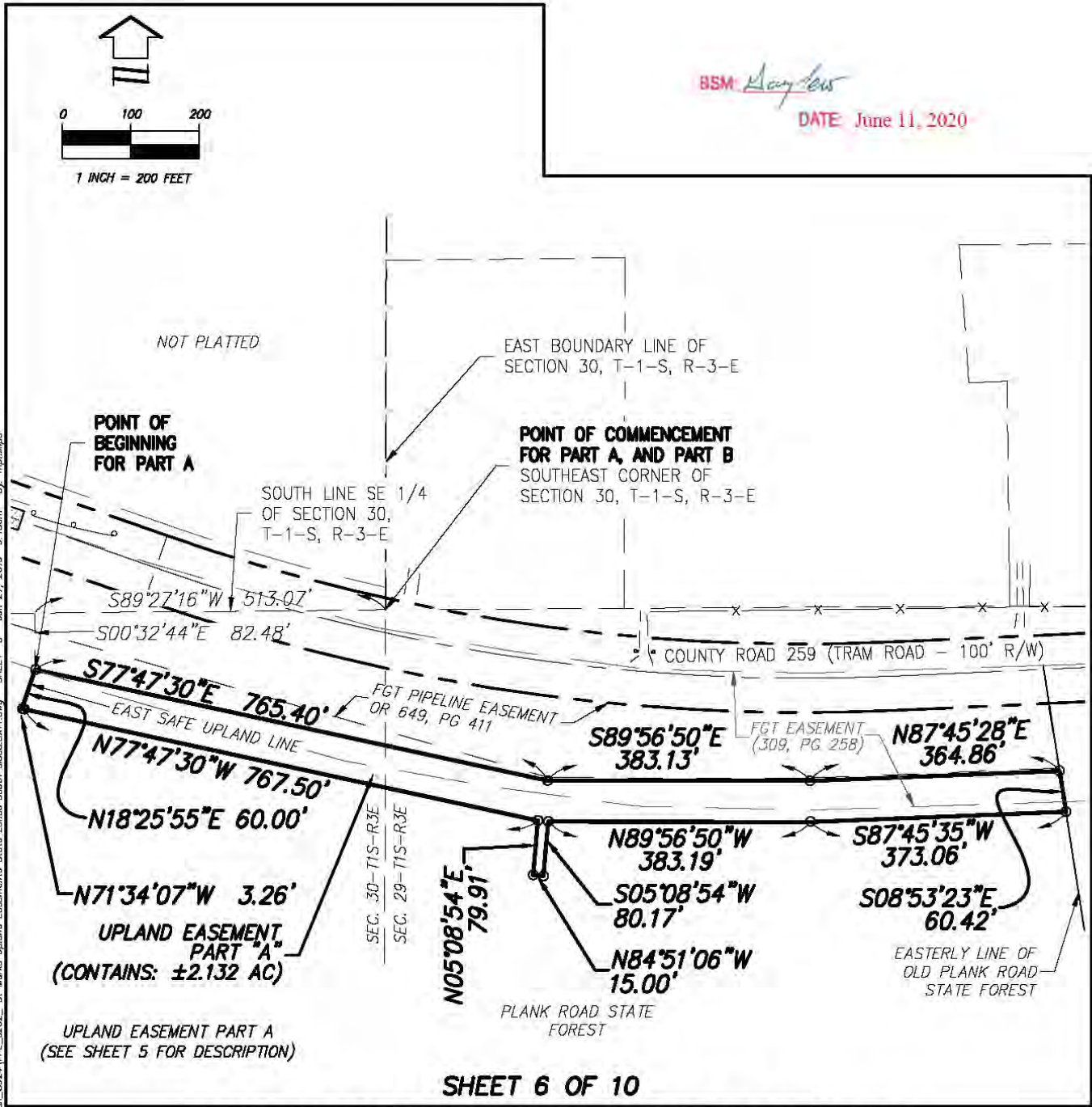
**GULF POWER  
—and—  
THE BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

DATE: 06/21/19  
REV DATE:  
SCALE N/A

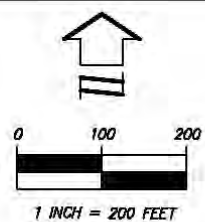
PROJ: 5011200  
DRAWN BY: MT  
CHECKED BY: WDD

Drawing name: S:\\_Employee\_Mike\_Phillips\Autosave\Ac\p\proj\_8024\FPL\_2020\_ St Marks Upland Easements State Lands south sideB.SX1.dwg SHEET 5 Jun 21, 2019 9:16am by: mphilips





BSM: *May Lewis*  
 DATE: June 11, 2020



Drawing name: S:\\_Employee\_Mike\_Phillips\Autosave\Acq\p\is\8024\FPL\_202\_S1\_Marks\_Upland\_Easements\_State\_Lands\_south\_side8\_SX11.dwg SHEET 6 Jun 27, 2019 9:16am by mphillips

SHEET 6 OF 10

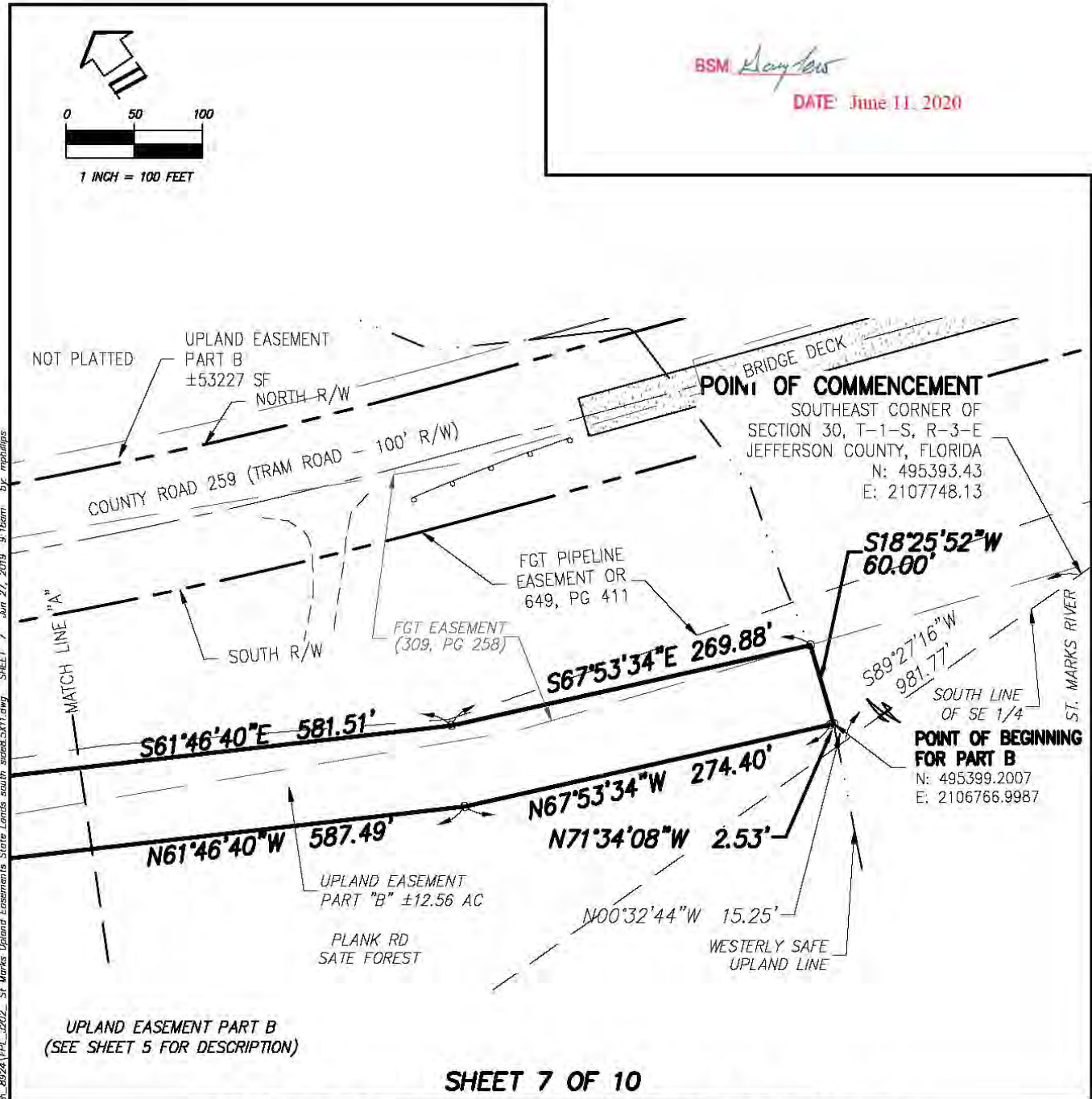
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**  
 -OF-  
**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**  
 SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND  
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST  
 JEFFERSON AND LEON COUNTY FLORIDA

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

PREPARED FOR & CERTIFIED TO:  
**GULF POWER**  
 -and-  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**  
 DATE: 06/21/19  
 REV DATE:  
 SCALE 1" = 200'  
 PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD





SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**

—OF—  
**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND  
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

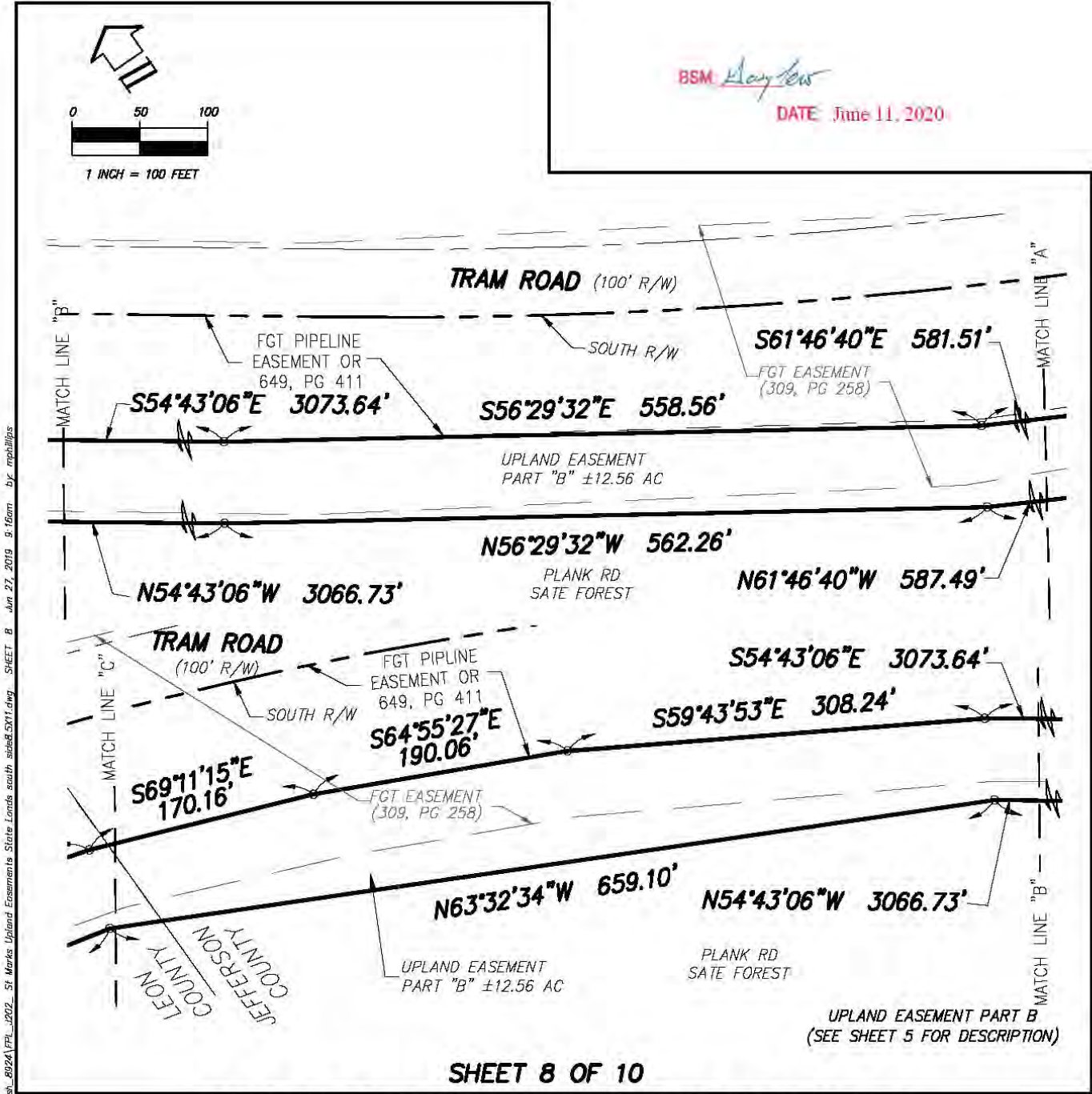
PREPARED FOR & CERTIFIED TO:

**GULF POWER**  
—and—  
**THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**

DATE: 06/21/19  
REV DATE:  
SCALE 1" = 100'

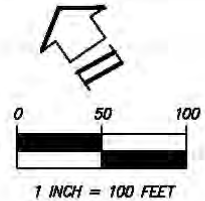
PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD

Drawing name: S:\\_Employee\_Mike\_Phillips\Autosave\Acad\p101\_8024\FPL\_1202\_ St Marks Upland Easements State Lands south side8.SX1.dwg SHEET 7 Jun 27, 2019 9:16am by: mphilips



BSM *May 2020*

DATE: June 11, 2020



**SHEET 8 OF 10**

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

Drawing name: S:\Employee\Mike Phillips\Autosave\Acad\p101\_8024\FPL\_202\_S1\_Mark\_Upland\_Easements\_State\_Lands\_south\_side8\_SX11.dwg SHEET 8 Jun 27, 2019 9:16am by: mp01101

**SPECIFIC PURPOSE SURVEY**


—OF—

**PLANK ROAD STATE FOREST LANDS UPLAND EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST AND

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA

 **Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806  
PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

**GULF POWER**

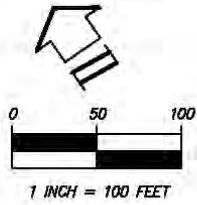
—and—

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

DATE: 06/21/19  
REV DATE:  
SCALE 1" = 100'

PROJ: 50111200  
DRAWN BY: MT  
CHECKED BY: WDD



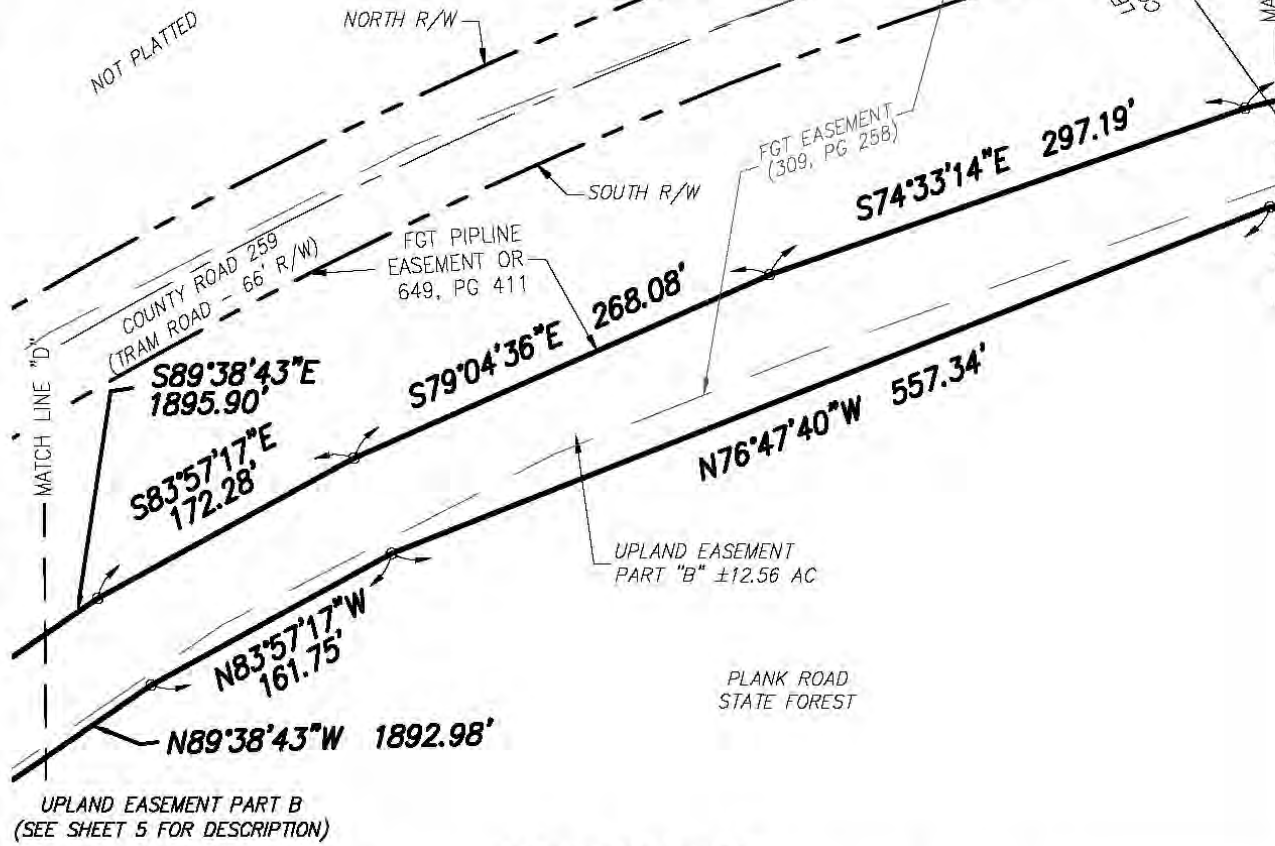


BSM *Kay New*

DATE: June 11, 2020

SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST  
ST. MARKS RIVER STATE PARK

EAST BOUNDARY SECTION 25  
JEFFERSON COUNTY  
LEON COUNTY  
MATCH LINE "C"



UPLAND EASEMENT PART B  
(SEE SHEET 5 FOR DESCRIPTION)

SHEET 9 OF 10

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**

—OF—  
**PLANK ROAD STATE  
FOREST LANDS UPLAND  
EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST  
AND  
SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

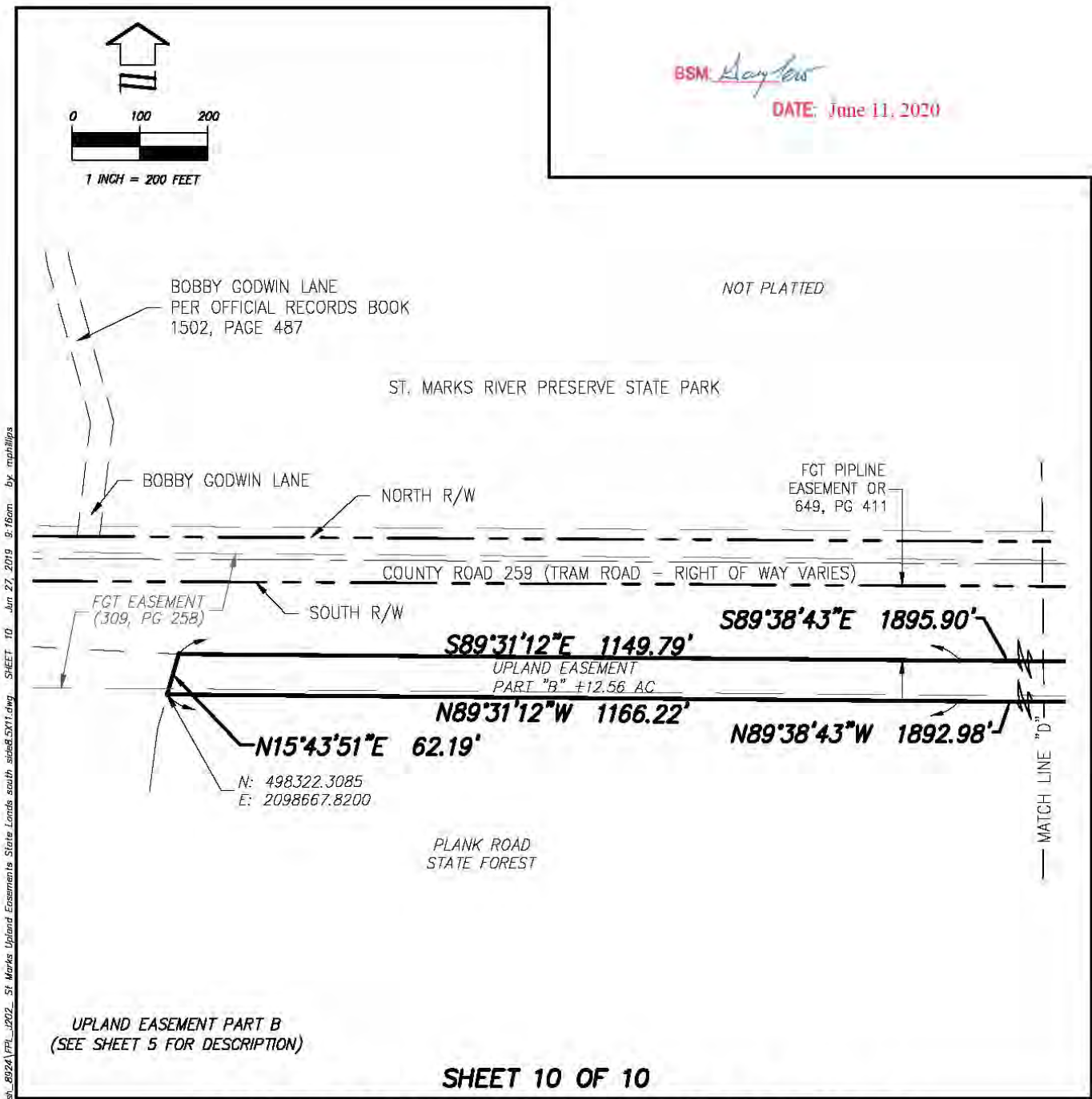
PREPARED FOR & CERTIFIED TO:

**GULF POWER**  
—and—  
**THE BOARD OF TRUSTEES  
OF THE INTERNAL  
IMPROVEMENT TRUST FUND  
OF THE STATE OF FLORIDA**

DATE: 06/21/19  
REV DATE:  
SCALE 1" = 100'

PROJ: 5011200  
DRAWN BY: MT  
CHECKED BY: WDD

Drawing name: S:\\_Employee\_Mike\_Phillips\Autosave\Acad\p101\2020\_ St Marks Upland Easements State Lands south side\85X11.dwg SHEET 9 Jun 27, 2019 9:16am by: mphilips



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

**SPECIFIC PURPOSE SURVEY**

-OF-  
**PLANK ROAD STATE  
 FOREST LANDS UPLAND  
 EASEMENTS**

SECTION 30, TOWNSHIP 1 SOUTH, RANGE 3 EAST  
 AND  
 SECTION 25, TOWNSHIP 1 SOUTH, RANGE 2 EAST

JEFFERSON AND LEON COUNTY FLORIDA



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

PREPARED FOR & CERTIFIED TO:

**GULF POWER**  
 -and-  
**THE BOARD OF TRUSTEES  
 OF THE INTERNAL  
 IMPROVEMENT TRUST FUND  
 OF THE STATE OF FLORIDA**

DATE: 06/21/19  
 REV DATE:  
 SCALE 1" = 200'

PROJ: 50111200  
 DRAWN BY: MT  
 CHECKED BY: WDD

Drawing name: S:\\_Employee\Mike Phillips\Autosave\Ac\p\p\p\8024\FPL\_1202\_ St Marks Upland Easements State Lands south side\85X11.dwg SHEET 10 Jun 27, 2019 9:16am by mphilips





# FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

June 27, 2019

Loretta Cranmer, Environmental Services Director  
Gulf Power Company  
15430 Endeavor Drive  
Jupiter Florida, 33478

Dear Ms. Cranmer:

The Florida Department of Environmental Protection, Division of Recreation and Parks (DRP), is issuing our managing agency review letter based on completion of our review of Gulf Power Company's (GRANTEE) request to utilize a certain portion of Torreya State Park (Park), Lease No. 3645, and Tallahassee-St. Marks Historic Railroad State Trail (Trail), Lease No. 4015. This letter replaces my letter dated May 3, 2019, to incorporate your requested revisions to this project.

After reviewing your request, DRP finds the proposed activity does not have any known adverse impacts on the resources of the Park or Trail. 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 an easement to Gulf Power Company to install and operate a new transmission line within the boundaries of the Park and Trail, provided that the GRANTEE agrees to employ best management practices, including complying with the following special conditions:

1. By issuance of this easement, GRANTOR acknowledges that GRANTEE has fully satisfied GRANTEE'S "Additional Compensation" obligation to provide in-kind goods and/or services to the respective managers of Torreya State Park and Tallahassee St. Marks Historic Railroad State Trail (Park Managers) in the amount of \$\_\_\_\_\_, in accordance with the GRANTOR'S Linear Facilities Policy dated January 23, 1996.

Ms. Loretta Cranmer  
Page Two  
June 27, 2019

2. GRANTEE shall contact the Florida Department of State, Division of Historical Resources (DHR), at (850) 245-6333 to determine if a certified archaeological monitor is required to be on-site during any ground-disturbing activities. Further, GRANTEE shall provide written confirmation to the Park Managers that the aforementioned determination of DHR has been obtained. Should such a monitor be required to be on site, GRANTEE shall provide one at GRANTEE'S sole cost and expense.
3. GRANTEE shall pay maintenance, repair, and/or replacement costs for any adverse impacts the proposed activities may have on the park resources, facilities, infrastructure or other improvements should DRP determine such impacts are a result of GRANTEE'S actions pertaining to this easement. Further, GRANTEE acknowledges and agrees that any repair or replacement work shall not count toward its satisfaction of Additional Compensation as described in condition 1. above.
4. GRANTEE shall coordinate all scheduled maintenance activities with the Park Managers, or his/her designees, and obtain his/her prior approval. At the discretion of the Park Managers, or his/her designees, such coordination may require an on-site meeting. In the event of any emergency repairs or maintenance activities, GRANTEE shall inform the Park Managers, or his/her designees, of such emergency within an hour of addressing the emergency.
5. GRANTEE acknowledges and understands that prescribed burning is a land management practice used by the Division of Recreation and Parks to effectively manage natural resources at the Parks. Prescribed burning may result in fire or smoke within or surrounding the easement area. GRANTEE assumes all responsibility for ensuring that the GRANTEE'S improvements within the easement area are designed, constructed, operated and maintained in a manner compatible



Ms. Loretta Cranmer  
Page Three  
June 27, 2019

with prescribed burning practices at the Park and Trail. GRANTEE agrees to cooperate fully with the Park Managers, or his/her designees, to ensure that the design, maintenance, and use of the area doesn't prevent or adversely affect the Park Managers', or his/her designees', ability to conduct periodic prescribed fires in the Park, Trail, and/or within the easement area. This includes, but may not be limited to, all measures necessary to maximize safety such as not interfering with posted smoke signage, traffic control, and possible temporary closure of easement area to pedestrian and vehicular traffic. The Park Managers, or his/her designees, will notify the GRANTEE prior to any prescribed fire activity on or near the area and limit all temporary closures to the minimum duration possible for public safety.

6. GRANTEE understands and agrees that it shall avoid placement of any utility poles in the trail bed corridor as related to Tallahassee St. Marks Historic Railroad State Trail.

Sincerely,



Diane Martin, Planning Manager  
Office of Park Planning

DM/gd

cc: Steven Cutshaw  
Warren Poplin  
Benjamin Faure  
Robert Steele  
Jason Vickey  
Brad Richardson  
Dr. Michael Harrington

FLORIDA FOREST SERVICE  
(850) 681-5800



THE CONNER BUILDING  
3125 CONNER BOULEVARD  
TALLAHASSEE, FLORIDA 32399-1650

**FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES**  
**COMMISSIONER NICOLE "NIKKI" FRIED**

---

January 21, 2020

Callie DeHaven, Director  
Division of State Lands  
Department of Environmental Protection  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399-3000

Subject: Gulf Power - North Florida Resiliency Connection Project Easement Request – Wakulla State Forest (WaSF, Lease No. 4287 and 2346), Lake Talquin State Forest (LTSF, Lease No. 3971 and 4211), and Plank Road State Forest (PRdSF, Lease No. 4806)

Ms. DeHaven:

The Florida Forest Service (FFS) has reviewed Gulf Power's proposal (attached) regarding the proposed easements located on portions of WaSF, LTSF, and PRdSF in Leon and Jefferson Counties. The FFS prefers this type easement not be located on FFS managed lands, as this may disturb those natural communities present in the easement area. However, in this instance, the FFS understands that suitable substitutes may not exist.

The FFS will look to the Department of Environmental Protection's Division of State Lands to negotiate the terms and conditions of the easement and an agreeable net positive benefit for the state forests. FFS staff will assist by providing input into the resources involved and any mitigation that is deemed necessary for making this a successful transaction.

Please keep us apprised of the progress as this request moves through the process. Should we be of further assistance, please contact Alan Davis at (850) 681-5816,

Sincerely,

Jim Karels, Director  
Florida Forest Service

JRK/ad

cc: Keith Rowell, Land Programs Administrator, FFS  
Brian Camposano, Assistant Bureau Chief, FFS  
Chris Colburn, Center Manager, FFS  
Michael Harrington, Senior Consultant, Golder Associates Inc.

Attachment





**Florida Fish and Wildlife Conservation Commission**

Commissioners  
**Robert A. Spottswood**  
Chairman  
Key West

**Michael W. Sole**  
Vice Chairman  
Tequesta

**Rodney Barreto**  
Coral Gables

**Steven Hudson**  
Fort Lauderdale

**Gary Lester**  
Oxford

**Gary Nicklaus**  
Jupiter

**Sonya Rood**  
St. Augustine

Office of the  
Executive Director  
**Eric Sutton**  
Executive Director

**Thomas H. Eason, Ph.D.**  
Assistant Executive Director

**Jennifer Fitzwater**  
Chief of Staff

Division of Habitat and  
Species Conservation  
**Kipp Frohlich**  
Director

(850) 488-3831  
(850) 921-7793 FAX

Managing fish and wildlife  
resources for their long-  
term well-being and the  
benefit  
of people.

620 South Meridian Street  
Tallahassee, Florida  
32399-1600  
Voice: 850-488-4676

Hearing/speech-impaired:  
800-955-8771 (T)  
800-955-8770 (V)

MyFWC.com

April 28, 2020

Mr. Brad Richardson  
Department of Environmental Protection  
Division of State Lands  
Bureau of Public Land Administration  
3800 Commonwealth Boulevard  
Tallahassee, FL 32399-3000

Re: Proposed Gulf Power Company (Gulf Power) new overhead 161 kV transmission line (the North Florida Resiliency Connection Line) – Columbia County to Jackson County – Application for Permanent Linear Facility Easement across a portion of the Board of Trustees of the Internal Improvement Trust Fund (BOT) Land – Joe Budd Wildlife Management Area (Joe Budd WMA)

Dear Mr. Richardson:

Gulf Power requests a permanent linear facility easement (permanent easement) totaling 0.264 acres, MOL (11,488 sq. ft.) within the eastern boundary of the BOT-owned and Florida Fish and Wildlife Conservation Commission (FWC)-managed Joe Budd WMA (BOT Lease #3949) between the CFX Railroad right-of-way on the west and U. S. 90 to the east. The Ochlockonee River, at the southern end, serves as the base (16 ft. wide) of a triangular easement area that would parallel U. S. 90 just outside of its right-of-way, running northwest for approximately 1,000 feet to a point (see attached). The easement area would contain either 2 or 3 monopoles.

Gulf Power states the proposed transmission line is needed to connect its system with its sister utility company, Florida Power and Light’s system. The line will run between Columbia County and Jackson County and is to be designed to “harden the power grid against storms”.

In its locational analysis, Gulf Power determined that following I-10 through the Tallahassee area was not feasible for various reasons. This then necessitated the line to run south of Tallahassee, following the Florida Gas Transmission natural gas pipeline and a City of Tallahassee overhead electric line to within about 0.5 miles of the desired easement location. From that point, the line would run on the south side of U. S. 90 to and across the Ochlockonee River to the start of the easement. Per Gulf Power, the line cannot run on the north side of U. S. 90, thereby avoiding the Joe Budd WMA, due to the existence of a Duke Energy line running along that side.

FWC is constitutionally and legislatively mandated as the managing agency for Joe Budd WMA to protect the concerned state-owned conservation land. Legislation also mandates that state-owned conservation land is to be held in perpetuity. Additionally, the State’s linear facilities policy requires an applicant to seek alternative routes where possible and to minimize the effects on state-owned conservation land. Further, legislation states that state agencies are to work with linear facility providers where linear facilities are in the public interest. FWC management, following the guidelines set forth in the State’s linear facilities policy, has accepted Gulf Power’s determination that it cannot avoid impacting the Joe Budd WMA and that it has worked to minimize the impacts by placing the linear facility on the perimeter of the state-owned conservation land east of the railroad tracks that is difficult to manage.

FWC recommends that any approval of the proposed Gulf Power project outlined herein be contingent upon, but not limited to, the following terms and conditions:

Mr. Brad Richardson  
Page 2  
April 28, 2020

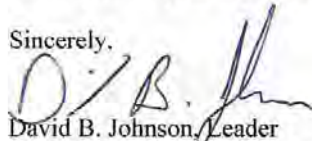
1. Gulf Power's line and access thereto shall not negatively impact FWC's various land management activities. Though not anticipated, Gulf Power shall be responsible for any gates or fencing that become necessary.
2. Gulf Power would need to agree to work with FWC in the management and control of vegetation along and within the permanent easement. This would include, but not be limited to prescribed burns, mechanical and herbicide treatments and plantings. Further, Gulf Power would need to be required to restore the permanent easement to its natural state to FWC's satisfaction should Gulf Power ever no longer need the permanent easement.
3. Gulf Power would need the approval of FWC in the trimming or cutting of any trees located outside of the permanent easement. Should Gulf Power receive the right to trim/remove any trees outside of the permanent easement that may be hazardous to its electric line, then Gulf Power should be required to mitigate that potential additional impact.
4. The easement's term should be for as long as it is needed for its intended purpose rather than perpetual.
5. Gulf Power is required to pay the fair market value for the easement in accordance with the State's Linear Facilities Policy.
6. Gulf Power is to pay all costs required to complete the transaction.
7. DSL and FWC will review and approve all due diligence documents associated with any land transaction pursuant to state standards, including but not limited to a review by the Department of State, Division of Historical Resources.
8. Gulf Power is to comply with the state's Linear Facilities Policy and provide a net positive benefit based upon the easement's appraised value that is acceptable to FWC.

Additionally, it is understood that the issuance of the proposed easement would also include all of DSL's standard conditions for issuance of linear facilities easements on state-owned conservation lands.

Please contact Richard Mospens at the address and phone number located hereon should there be any questions regarding this matter. He may also be reached by his cell phone of (850) 443-2514 or by email at [richard.mospens@MyFWC.com](mailto:richard.mospens@MyFWC.com).

Thank you for your assistance on this matter.

Sincerely,



David B. Johnson, Leader  
Wildlife and Habitat Management Section

DBJ/rm





## FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, FL 32399

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

### DRP - ARC Memo Responses

#### TALLAHASSEE-ST. MARKS HISTORIC STATE TRAIL

ARC Questionnaire  
(Attach additional  
sheets if necessary)

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

**This parcel was acquired in 2006, and it was donated.**

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

**This parcel was acquired for conservation and protection of resources to be used as a public multi-use trail as part of Tallahassee-St. Marks Historic State Trail. It was a donation, and there are no known restrictions or conditions on use of this property.**

3. Description of the current level of public recreational use or public access of the parcel.

**The current use of the area is a recreational multi-use trail, and the primary use is bicycling. The trail has an annual visitation of a little over 213,000.**

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

**The parcel is linear and is 60' wide at the project site. In this corridor, you'll mainly find mowed bahaha grass and a few oak trees.**

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

**There are no known imperiled species that use this area of the Trail. The occasional Florida Black Bear is observed however sightings are very infrequent.**

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

**Because this site is part of the Historic Tallahassee-St Marks railroad corridor, there are historic resources present from that era. Also, there are high likelihoods of paleo to middle woodland period Indian artifacts present based on findings in close proximity to the project site.**

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.

**Because the area identified by Gulf Power is in a current power line corridor, there doesn't appear to be a more practical, alternate site.**

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 parcel.

**Any major ground disturbance is likely to negatively impact historical and cultural resources present at the site, therefore recommend prior consultation and oversight by Division of Historical Resources for any ground disturbing activities.**

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.

**Potential impacts include erosion to shoulder of the paved portion of the Trail as well as paved portions of the Trail being crushed by heavy equipment. Recommend special conditions for easement requiring Gulf Power to restore any trail damage. Also, because this area is located along a very busy and developed portion of the Trail adjacent to Woodville Highway, impacts to flora and fauna will be minimal.**



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

**As long as the Trail remains accessible after completion of this project in the same manner in which it is now, there should be no negative impacts to the Trail at the project site. Net positive benefit will be satisfied by Gulf Power providing replacement lands and/or goods and services to the Park.**

Please return completed questionnaire to:

Angel Granger, Government Operations  
Consultant III Florida Department of  
Environmental Protection  
State Lands/Bureau of Public Land  
Administration 3800 Commonwealth  
Blvd., MS 130  
Tallahassee, Florida 32399  
[Angel.Granger@FloridaDEP.gov](mailto:Angel.Granger@FloridaDEP.gov)  
Office: 850-245-2696

**TORREYA STATE PARK**

ARC Questionnaire

(Attach additional sheets if necessary)

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.

**This parcel was purchased in 2005 with Florida Forever funds.**

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.

**This parcel was purchased for conservation and protection of resources and for compatible public uses as part of Torreya State Park. There are no known restrictions or conditions on use of this parcel.**

3. Description of the current level of public recreational use or public access of the parcel.

**There is no public access or recreational use at this time on this parcel within Torreya State Park.**

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

**This parcel is made up mostly of River Swamp/Floodplain at the Apalachicola River.**

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

**No imperiled species are known at this parcel. Deer and other mammals use this parcel as a travel corridor under the bridge on I-10 crossing the Apalachicola River to move north and south.**

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

**There are none listed on the current Florida Master Site File within this parcel. The presence of scattered ceramics/lithic artifacts from former early human occupation is always a possibility. A burial mound and archaic campsite occur 1/2 mile south of this site near Aspalaga. Recommend prior consultation and oversight by Division of Historical Resources for any ground disturbing activities.**



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

**The south side of I-10 has presence of imperiled species such as *Torreya taxifolia* and Florida Yew.**

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 will be minimal because of the disturbance already occurring with the presence of I-10. There is a proposed trail from Chattahoochee to Bristol possible in the future, however transmission lines and poles can be mitigated.**

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.

**Impacts should be minimal.**

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

**Since this transmission line will follow the I-10 corridor through Torreya State Park, the impacts should be minimal, and currently no recreational activities or public use is in this area. Net positive benefit will be satisfied by Gulf Power providing replacement lands and/or goods and services to the Park.**

## FDACS-FFS ARC Memo Response

### ARC Questionnaire – Wakulla State Forest

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.

*The parcel under consideration was acquired by a Tax Deed from Leon County in 1946. Formerly known as the Woodville State Forest, it was combined with the Wakulla State Forest in June 2002.*

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 property was acquired for public, multiple-use forest conservation and recreation.*

3) Description of the current level of public recreational use or public access of the parcel.

*Approved recreational activities on the parcel/forest include nature viewing, hiking, biking, and horseback riding on designated areas. Given the easement's location, impacts to public access and recreation are expected to be negligible.*

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

*The parcel is a sandhill community that is in maintenance condition with uneven-aged longleaf pine & a predominately wiregrass understory. There is an isolated basin marsh within the sandhill community that is adjacent to the proposed easement.*

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

*Gopher tortoises occur on the property. Gulf Power will make all efforts to avoid any direct impacts to wildlife.*

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

*There are no known resources on this site.*

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.

*Please see the uplands application submitted by Gulf Power.*

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.

*The proposed easement is not anticipated to have any of these impacts within the proposed easement area.*

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.

*This request is for a 1.58-acre easement along the northern boundary of Wakulla State Forest. Impacts include degraded aesthetics and loss of timber and restored longleaf pine ecosystem. Impacts to natural resources should be relatively minor.*



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

*The Florida Forest Service and Gulf Power have discussed some mitigation measures that will be taken as a condition of the easement. Gulf Power has agreed to co-locate their transmission lines with the City of Tallahassee's and Talquin Co-Op's lines to effectively reduce the size of easement needed and minimize resource impact. Further, they agreed to the offered commitments stated in the "Gulf-NFRC-FFS Letter of Commitment", as well as, mitigating the entire bifurcated portion of Wakulla State Forest that is located on the north side of the proposed easement. The Florida Forest Service will also be requesting double stumpage fees for all merchantable timber within the easement to offset lost revenue from future timber sales. Finally, FFS will look to the Department of Environmental Protection, Division of State Lands to determine the appraised value of the easement for use in calculating net positive benefit payment to offset costs to management.*

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.

## FDACS-FFS ARC Memo Response

### ARC Questionnaire – Plank Road State Forest

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.

*The parcel under consideration was acquired with funds from the Land Acquisition Trust Fund in 2017.*

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.

*Public acquisition of this project will contribute to the Florida Forever goals of protecting Florida's biodiversity at the species, natural community, and landscape levels and beginning a long-sought and permanent wildlife corridor along the St. Marks River. The project forms a corridor to conservation lands to the north and south, thereby helping to form a contiguous landscape-sized Protection Area. This project is also important to protect water resources within this project and the surrounding area, protect historic sites, and increase public recreational and education opportunities.*

3) Description of the current level of public recreational use or public access of the parcel.

*The proposed easement is within a Wildlife Management Area on the forest. Approved recreational activities on the parcel/forest include hunting, nature viewing, and fishing; with hiking, biking, horseback riding allowed on roads/firelines. Given the easement's location, impacts to public access and recreation are expected to be negligible.*

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

*The natural communities found on the parcel in or adjacent to the easement include sandhill, basin swamp, mesic & wet flatwoods, upland pine, and bottomland hardwood forest. The proposed easement crosses the St. Marks River, a large basin swamp, and several stands of 40-year-old planted pine.*

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

*Gopher tortoises occur on the property. Gulf Power will make all efforts to avoid any direct impacts to wildlife.*

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

*There are three (3) known resources on this site. They include, two (2) prehistoric campsites and "raw materials" according to the Florida Master Site File.*

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.

*Please see the uplands application submitted by Gulf Power.*

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.



*The proposed easement is not anticipated to have any of these impacts within the proposed easement area.*

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.

*This proposed easement is located on the northern boundary of Plank Road State Forest. Impacts include degraded aesthetics and loss of timber. Impacts to natural resources should be relatively minor.*

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

*The Florida Forest Service and Gulf Power have discussed some mitigation measures that will be taken as a condition of the easement. Gulf Power has agreed to co-locate their transmission lines with the City of Tallahassee's and Talquin Co-Op's lines to effectively reduce the size of easement needed and minimize resource impact. Further, they agreed to the offered commitments stated in the "Gulf-NFRC-FFS Letter of Commitment". The Florida Forest Service will also be requesting double stumpage fees for all merchantable timber within the easement to offset lost revenue from future timber sales. Finally, FFS will look to the Department of Environmental Protection, Division of State Lands to determine the appraised value of the easement for use in calculating net positive benefit payment to offset costs to management.*

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.

## FDACS-FFS ARC Memo Response

### ARC Questionnaire – Lake Talquin State Forest

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.

*The parcel under consideration was donated by Florida Power Corporation in 1977.*

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.

*This parcel was donated and there are no remaining restrictions on the parcel.*

3) Description of the current level of public recreational use or public access of the parcel.

*The parcel is within a Wildlife Management Area on the forest. Approved recreational activities on the parcel/forest include hunting and nature viewing; with hiking, biking, horseback riding allowed on roads/firelines. Given the easement's location, impacts to public access and recreation are expected to be negligible.*

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

*The natural communities found on the parcel in or adjacent to the easement include mesic flatwoods, upland pine, and upland & bottomland hardwood forest. There are various stages of succession and ecological restoration on the subject parcel, including timber management. Intact native ground cover is found throughout the parcel. The proposed easement crosses two perennial streams and associated natural communities.*

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

*The only known occurrence of imperiled wildlife found along the parcel are gopher tortoises. Gulf Power will make all efforts to avoid any direct impacts to wildlife.*

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

*There are no known resources on this site.*

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.

*Please see the uplands application submitted by Gulf Power.*

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.

*The proposed easement is not anticipated to have any of these impacts within the proposed easement area.*

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.



*This easement request is within the boundary of Lake Talquin State Forest. Impacts include degraded aesthetics and loss of timber. Impacts to natural resources should be relatively minor.*

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

*The Florida Forest Service and Gulf Power have discussed some mitigation measures that will be taken as a condition of the easement. Gulf Power has agreed to co-locate their transmission lines with the City of Tallahassee's and Talquin Co-Op's lines to effectively reduce the size of easement needed and minimize resource impact. Further, they agreed to the offered commitments stated in the "Gulf-NFRC-FFS Letter of Commitment". The Florida Forest Service will also be requesting double stumpage fees for all merchantable timber within the easement to offset lost revenue from future timber sales. Finally, FFS will look to the Department of Environmental Protection, Division of State Lands to determine the appraised value of the easement for use in calculating net positive benefit payment to offset costs to management.*

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.



**Michael G. Spoor**  
Vice President, Power Delivery

**Gulf Power Company NFRC - FFS Letter of Commitment**

December 6, 2019

Mr. Brian Camposano  
Assistant Bureau Chief  
Forest Management Bureau, Florida Forest Service  
Florida Department of Agriculture and Consumer Services  
The Conner Building  
3125 Conner Boulevard, I-255  
Tallahassee, Florida 32399-1650  
*Transmitted via electronic submittal*

**RE: North Florida Resiliency Connection Project Easement Request**

Dear Mr. Camposano:

Pursuant to your telephone conversation with Michael Harrington on November 14, 2019, Gulf Power Company (GPC) is pleased to provide the following written commitments and enclosed documents regarding your Agency's review and consideration of GPC's request for easement rights within Lake Talquin State Forest, Wakulla State Forest and Plank Road State Forest (all together Forest Lands) for the North Florida Resiliency Connection (NFRC) Project.

Upon approval of the project by the Acquisition and Restoration Council, GPC offers commitments to the following:

1. GPC agrees to pay for all required appraisals and provide the Florida Forest Service the appraised value of each property where easements are being requested on Forest Lands.
2. GPC agrees to provide the Florida Forest Service appropriate mitigation lands, that at a minimum, contain equivalent acreages to the acreages where easements are being requested on Forest Lands.
3. GPC agrees to secure a qualified forester to conduct merchantable timber assessments and agrees to compensate the Florida Forest Service the assessed value of merchantable timber where easements on Forest Lands are being requested.
4. GPC agrees to install Corten (weathering steel) poles for the all new structures along Geddie Road at the locations shown in Attachment A.
5. GPC agrees to provide the Florida Forest Service a Restoration and Management Plan for those areas requiring land disturbance, clearing, or long term vegetation management. The Plan will include the following: (a) Revegetation details including seeding in native ground cover; (b) Mowing schedule/treatment plan; and (c) Post-construction monitoring and nuisance/exotic control details.

Gulf Power Company

---

1 Energy Place, Pensacola, FL 32520





**Michael G. Spoor**  
Vice President, Power Delivery

Included as attachments, are the below listed items:

1. Attachment A. Map depicting locations of Proposed Corten Poles
2. Attachment B. Table Summarizing Easement Acreages
3. Attachment C. Sketch and Descriptions for each Easement
4. Attachment D. City of Tallahassee Agreement

We trust the above commitments and enclosed attachments are sufficient for the Florida Forest Service to issue a Letter of Concurrence for the NFRC Project. Upon receipt of your letter, GPC will send it to DEP's Division of State Lands for them to continue processing our Application for the Use of State Owned Uplands. The project team at Gulf Power Company appreciates your time and consideration in this matter and looks forward to continuing to work with your Agency during the review process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Spoor', written over a light blue circular stamp.

Michael G. Spoor  
Vice President, Power Delivery

Enclosures

Gulf Power Company

---

1 Energy Place, Pensacola, FL 32520



## FWCC ARC Memo Response

### Acquisition and Restoration Council (ARC) Ten Questions

<b>Project Type/Name:</b>	Joe Budd WMA – Gulf Power Linear Facility Transmission Line Easement	
<b>Managing Agency:</b>	FL Fish and Wildlife Conservation Comm	
<b>Managing Agency Approval:</b>		<b>Received Date:</b>
<b>Applicant:</b>		
<b>Action/Instrument Number:</b>		

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.  

In 1992, the FWC purchased the Davis tract (1,032 acres) in which the concerned property is located, using funds provided to the agency under the FWC Preservation 2000 (P-2000) Inholdings and Additions Acquisition Program (I & A).
  
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 FWC-lead and co-lead portions of JBWMA, including lands titled to FWC and those titled to the Trustees, are managed for the purpose of operating a Wildlife Management Area, providing ecological diversity, providing managed habitat for both common and imperiled wildlife, and for providing the public with fish and wildlife-oriented outdoor recreational opportunities.
  
3. Description of the current level of public recreational use or public access of the parcel.  

Pursuant to the approved management plan, “The JBWMA is being managed as a multiple-use wildlife management area. Multiple-use management strategies incorporate concerns related to wildlife, fisheries, and forest management. On JBWMA, where FWC is lead and co-lead, the area is managed in conformance with the original purposes for acquisition in order to provide a diversity of recreational opportunities that are fish and wildlife oriented, and that do not adversely impact the long-term well-being of fish and wildlife habitats and their associated wildlife populations. Provisions have been made for fish and wildlife-based public outdoor educational and recreational opportunities that are compatible with the original purposes for acquiring the JBWMA.”

The parcel has potential to impact access to the Ochlockonee river highway 90 boat ramp. This ramp is popular among recreational fisherman and is maintained by Gadsden county.
  
4. Description of the natural resources, land cover, vegetation, habitat or natural community, if any, that are currently present on the parcel.  

The impacted area consists of Bottomland Forest and Floodplain Swamp natural communities that make up part of the upper Ochlockonee river drainage system.
  
5. Description and list of the imperiled and other wildlife species, if any, that occurs on or use the parcel.  

There are no known imperiled wildlife species currently occurring on the impacted parcel. The two natural communities impacted (bottomland forest and floodplain swamp) are important foraging habitat for wading birds, nesting habitats for bald eagles, serve as refuge for black bears, and are inhabited by large numbers of reptiles and amphibians such as alligator snapping turtles. Being that this parcel is currently disturbed, between highway 90 and the railroad tracks, there is little wildlife use of this parcel.

\*Attach additional sheets if necessary.





**Acquisition and Restoration Council (ARC) Ten Questions**

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

There is one recorded prehistoric archeological site (GD00007) that is mostly submerged.

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

In its locational analysis, Gulf Power determined that following I-10 through Tallahassee area was not feasible for various reasons. This then necessitated the line to run south of Tallahassee, following the Florida Gas Transmission natural gas pipeline and a City of Tallahassee overhead electric line to within about 0.5 miles of the desired easement location. From that point, the line would run on the south side of U.S. 90 to and across the Ochlockonee River to the start of the easement. Per Gulf Power, the line cannot run on the north side of U.S. 90, thereby avoiding the Joe Budd WMA, due to the existence of a Duke Energy line running along that side.

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.

The impact will be significant upon this portion of the Joe Budd WMA as it will take nearly the entire sliver of land that lies between the railroad tracks and U.S. 90. As previously noted, there is a reported archaeological site in this area.

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

The impact will be nominal relative to the balance of the Joe Budd WMA and surrounding conservation lands.

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

Gulf Power is to provide a net positive benefit pursuant to the state's Linear Facilities Policy that will either be replacement land or a service that will benefit the Joe Budd WMA. It is anticipated that due to the small size of the requested easement the assessed value will not support the cost of replacement land. Therefore, a service will be selected that assists with the mission, management plan and goals of the Joe Budd WMA.

\*Attach additional sheets if necessary.

Ms. Angel Granger  
FDEP-Bureau of Public Land Administration, MS 130  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

August 3, 2020

RE: DHR Project File No.: 2019-4318  
Project: AID 40469-NDB Easement 33305  
Gulf Power NFRC Transmission Line Project Easement Request No. 33305 – Eight Sections

- UF Agricultural Experimental Station, Suwannee County
- UF Agricultural Experimental Station, Gadsden County
- Torreya State Park, Gadsden County
- Joe Budd Wildlife Management Area, Gadsden County
- Lake Talquin State Forest, Leon County
- Plank Road, Jefferson and Leon Counties
- Tallahassee –St. Marks Trail, Leon County
- Wakulla State Forest, Leon County

Dear Ms. Granger:

Our office reviewed the referenced easement request in accordance with this agency's responsibilities under Chapters 267.061 *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.

We note that cultural resource assessments surveys have been undertaken of the above referenced easement segments as part of the overall Gulf Power NFRC Transmission Line project. The survey was divided among three consulting firms. The three resulting survey reports were submitted to the Division of Historical Resources (DHR) Compliance and Review Section (Compliance) for review and included these easement sections. We are providing our comments separately as the eight easement segments fall under the State Lands Section of DHR.

The following easement segments have been surveyed and no eligible sites were found to be located within the project areas:

UF Agricultural Experimental Station, Suwannee County  
Torreya State Park, Gadsden County  
Joe Budd Wildlife Management Area, Gadsden County  
Lake Talquin State Forest, Leon County – *Northern Section only*



Ms. Granger  
DHR Project File No.: 2019-4318  
August 3, 2020  
Page 2

Regarding the UF Agricultural Experimental Station, Gadsden County: One new site was recorded within this project area. It was determined as not eligible for the NRHP. This office concurs with this finding. It is the opinion of this office that the above referenced easement sections have been sufficiently surveyed and the proposed project will have no effect on historic properties in these segments.

However, we do not have sufficient survey information to determination if the proposed project will have an effect on historic properties in the following easement sections:

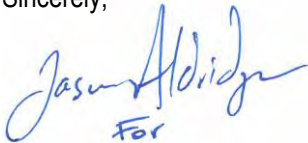
- Lake Talquin State Forest, Leon County – southern part
- Plank Road, Jefferson and Leon Counties
- Tallahassee –St. Marks Trail, Leon County
- Wakulla State Forest, Leon County

Our understanding is that phase I shovel testing was not conducted for most of these segments for the current project because they had been surveyed under previous projects in the past. However, we do not have test maps or sufficient information from the prior surveys to determine if the coverage is sufficient. The Plank Road segment of the easement is of special concern due to the numerous archaeological and other sites recorded there. Our office will need sufficient information to determine if we concur with eligibility determinations for sites that may be impacted by the proposed project, and how adverse effects, if any, will be addressed.

We note that Compliance requested additional information after reviewing the initial survey reports. These revised reports for the Gulf Power NFRC Transmission Line project are to be delivered to Compliance Monday, August 3-2020. State Lands reviewers have also requested copies of the revised reports to determine if the easement segments of concern are sufficiently addressed. If they are not, we will need to request additional information and possibly further field testing. The Bureau of Archaeological Research (BAR) within DHR will need to review the surveys to determine if they can close out the 1A-32 permits issued for the state land easement segments. In addition, the Acquisition and Restoration Council (ARC) State Lands Liaison at BAR will need to have sufficient information for the easement to advise and make recommendations to the Director of DHR for the ARC meeting when it is scheduled on the agenda.

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

Sincerely,



Jason Aldridge  
For

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

Ms. Angel Granger  
FDEP-Bureau of Public Land Administration, MS 130  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

August 10, 2020

RE: DHR Project File No.: 2019-4318-B  
Project: AID 40469-NDB Easement 33305  
Gulf Power NFRC Transmission Line Project Easement Request No. 33305 – Four Sections

- Lake Talquin State Forest, Leon County
- Plank Road, Jefferson and Leon Counties
- Tallahassee –St. Marks Trail, Leon County
- Wakulla State Forest, Leon County

Dear Ms. Granger:

Our office reviewed the referenced easement request in accordance with this agency's responsibilities under Chapters 267.061 *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.

Our office received additional information from Gulf Power and SEARCH addressing the four easement sections for which our office noted in our August 3, 2020 letter that insufficient information was provided to determine if the proposed project would affect historic properties in those areas. The report provided by SEARCH, *Technical Memorandum Cultural Resources Assessment Survey of State Lands North Florida Resiliency Connection Transmission Line Project Leon, Jefferson, Madison, and Suwannee Counties, Florida*, provided additional information and analysis for each of the four sections:

- Lake Talquin State Forest, Leon County – southern part – SEARCH conducted additional Phase I testing within this section. The additional testing was negative for cultural material.
- Plank Road, Jefferson and Leon Counties – SEARCH documented previous Phase I testing within or adjacent to this section. SEARCH does not recommend further Phase I testing within this area, but does note that archaeological sites 8JE00067, 8JE00880, 8JE00881, and 8LE01549 area eligible for listing in the NRHP and should be avoided by project activities or subjected to additional testing.
- Tallahassee –St. Marks Trail, Leon County – SEARCH notes that the transmission line will cross the historic trail, but that the trail was previously determined to be ineligible for listing in the NRHP.



SEARCH did not recommend additional testing within this section based on the narrow width of the section and the previous ground disturbance within the area.

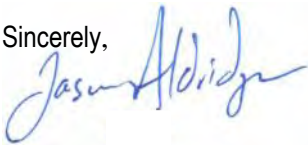
- Wakulla State Forest, Leon County – SEARCH documents previous Phase I testing adjacent to this section. SEARCH archaeologists also completed a pedestrian survey of this section. SEARCH determined that the area has a low probability to contain significant archaeological sites and did not recommend additional testing.

Based on the additional information provided by Gulf Power and SEARCH, our office concurs that additional Phase I testing is not necessary for the above mentioned sections. For the Lake Talquin State Forest, Tallahassee-St. Marks Trail, and Wakulla State Forest sections, we concur that no eligible historic properties are present and that the proposed activities within these section will have no effect to historic properties.

The Plank Road section does include several historic properties which are eligible for listing in the NRHP, sites 8JE00067, 8JE00880, 8JE00881, and 8LE01549. The proposed transmission line project may adversely affect these resources and our offices recommends that Gulf Power avoid any potential adverse effects to these sites. Should avoidance not be possible, Gulf Power should coordinate with our office to develop appropriate treatment plans to minimize and mitigate any adverse effects to these sites. The treatment plans should be developed and implemented in a manner consistent with the draft *Programmatic Agreement Among the U.S. Army Corps of Engineers, the Florida State Historic Preservation Officer and Gulf Power Company Regarding Gulf Power Company North Florida Resiliency Connection Transmission Line in Columbia, Suwannee, Madison, Jefferson, Leon, Gadsden and Jackson Counties, Florida*. This agreement is currently in draft form, but must be completed prior to issuance of the U.S. Army Corps of Engineers permit for the project.

If you have any questions, please contact me by email at [Jason.Aldridge@dos.myflorida.com](mailto:Jason.Aldridge@dos.myflorida.com) or by telephone at 850-245-6344.

Sincerely,



Jason Aldridge  
Deputy State Historic Preservation Officer  
for Compliance and Review