

ITEM 20:

Consider whether an approximately 3.62-acre private easement within Paynes Prairie Preserve State Park is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Alachua County - Section(s) 22 and 23, Township 11 South, Range 20 East

Project Parcel ID Number(s) 16479-000-000, 16478-000-000, 16378-000-000 & 16289-000-000

APPLICANT:

Duke Energy Florida, LLC d/b/a Duke Energy (Applicant)

DSL STAFF REMARKS:

The applicant has an existing 11-mile long primary distribution feeder line (PDFL) within the western ROW of US 441. This line is experiencing excessive outages due to the proximity of trees and vegetation. The Applicant is requesting a 15-foot buffer to cut back trees and vegetation to reduce the risk of outages. The area abuts the western boundary of Paynes Prairie Preserve State Park along US 441. The conservation land is currently managed by the Division of Recreation and Parks under lease 2515. The parcels under consideration were purchased on July 16, 1971 and June 5, 1973 under the LATF/EEL acquisition program.

DRP expressed support for the project in a letter dated January 3, 2019.

The Division of Historical Resources (DHR) required a cultural resource assessment survey (CRAS) be performed. The survey, performed by SouthArc, Inc., concluded that the project will have no adverse effect on site 8AL31. Based on the information provided, in a letter dated February 20, 2020, (DHR) concurred with the presented survey results and determined that the proposed project will likely have no effect on historic properties listed, or eligible for listing, on the (NRHP), or otherwise of historical, architectural, or archaeological value.

Avoidance:

Since the purpose of the easement is to provide adequate space for trimming trees along an existing powerline, there is no feasible alternative site for the easement. Trees overhanging the section of powerline that runs along US 441 from Micanopy to the south rim of the prairie have been responsible for many electrical outages in the area in recent years. The current easement area is not adequate to mitigate excessive outages as the poles are set very near to the edge of right-of-way, per FDOT requirement.

Minimizing Impacts:

No negative impacts are expected. The additional tree-trimming will likely benefit the park's prescribed burn program by improving the firebreak along that portion of the park boundary.

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 appraised value of the easement area. If replacement lands are not available or are un-obtainable, the Applicant will pay to DRP, an amount equaling two times the appraised value of the Easement area. The applicant will satisfy the additional compensation prior to final execution of the easement by the Board of Trustees.

DSL STAFF RECOMMENDATION:

Approve

ARC RECOMMENDATION:

APPROVE

APPROVE WITH MODIFICATIONS: _____

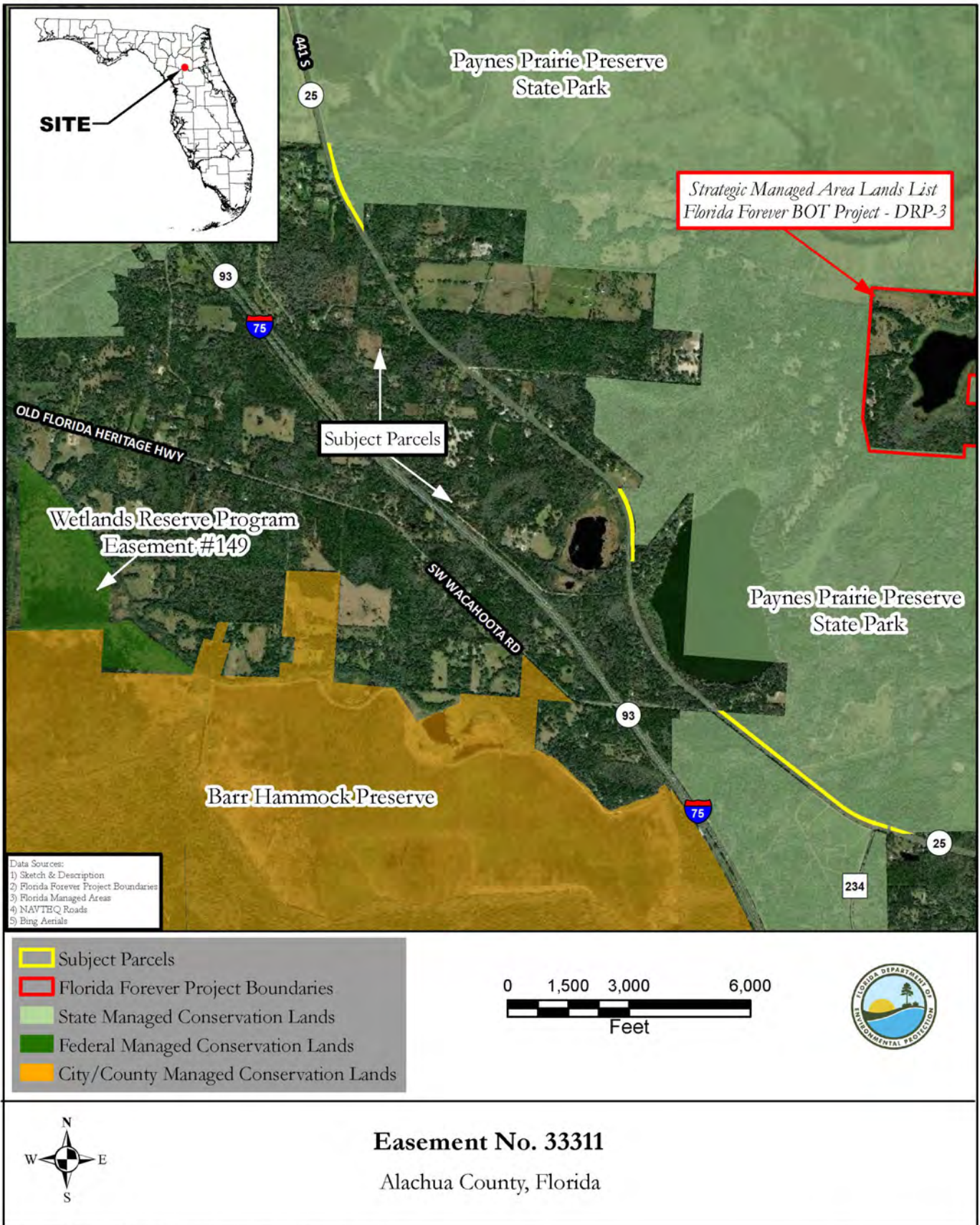
DEFER

WITHDRAW

NOT APPROVE

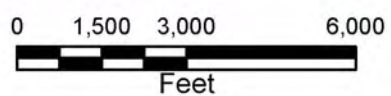
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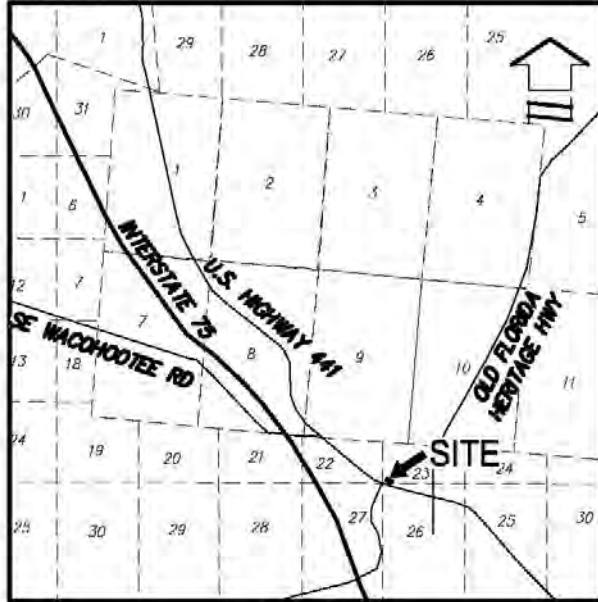
Data Sources:
 1) Sketch & Description
 2) Florida Forever Project Boundaries
 3) Florida Managed Areas
 4) NAVTEQ Roads
 5) Bing Aerials

- Subject Parcels
- Florida Forever Project Boundaries
- State Managed Conservation Lands
- Federal Managed Conservation Lands
- City/County Managed Conservation Lands



File Location: \\FLDEP1\tech_cad\Countries_GIS\Alachua\Easement_No_33311\GIS\Easement_No_33311.mxd
 Date Saved: 8/26/2019 1:55:59 PM
 Map Created By: Kim Patton

EXHIBIT "A"



VICINITY MAP
1"=600'

LEGAL DESCRIPTION:

PARCEL #16479-000-000

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N00°30'59" E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 90.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (VARIABLE RIGHT OF WAY WIDTH) PER RIGHT OF WAY MAP SECTION NO. 2601-110 AND THE POINT OF BEGINNING; THENCE CONTINUE N00°30'59" E, A DISTANCE OF 15.70 FEET; THENCE DEPARTING SAID WEST LINE RUN S72°17'01" E, A DISTANCE OF 325.06 FEET TO A POINT ON THE SOUTH LINE THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S88°41'05" W ALONG SAID SOUTH LINE, A DISTANCE OF 46.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE N72°17'01" W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 276.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,515 SQUARE FEET (0.10 ACRES) MORE OR LESS.

RSM
BY: SK

Date: 9.26.2019

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM NORTH ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N72°17'01"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO DEWBERRY. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. LEGAL DESCRIPTION WAS PREPARED BY DEWBERRY PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
5. 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.

CERTIFIED TO:

DUKE ENERGY FLORIDA, LLC.

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

DATE

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

SITE#: N/A
LU#: N/A

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16479-000-000)

SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653

ITEM#: N/A

OWNER: N/A

TRANSMISSION LINE: N/A



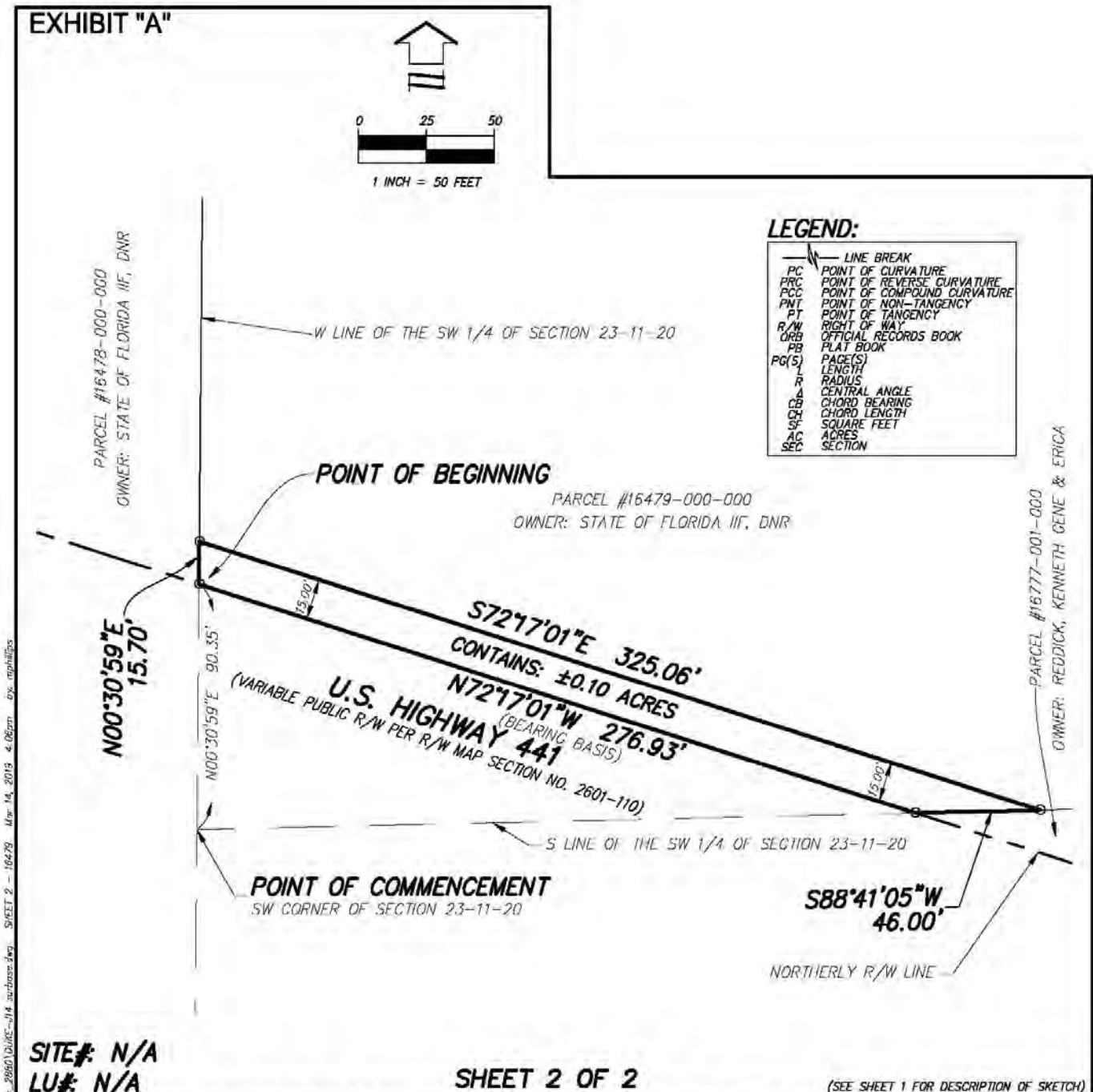
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:



DATE: 03/14/19
REV DATE:
SCALE 1" = N/A

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD



Drawing name: S:\Employs\Wkt_Philip\Autosave1\AcPub\sr_2860\DWG\14_surbam.dwg SHEET 2 - 10429 Mar 14, 2019 4:06pm by: mphillips

SITE#: N/A
LU#: N/A

SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16479-000-000)

SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A

Dewberry

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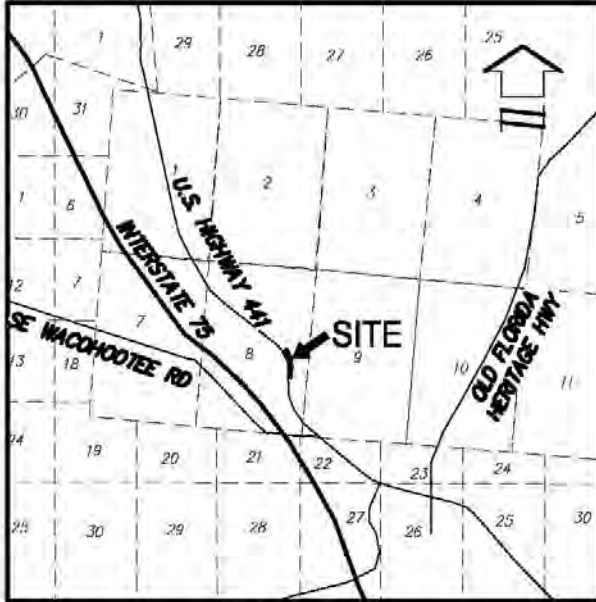
PREPARED FOR:

DUKE ENERGY FLORIDA

DATE: 03/14/19
REV DATE:
SCALE 1" = 50'

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD

EXHIBIT "A"



VICINITY MAP
1"=600'

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N01°19'11"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO DEWBERRY. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. LEGAL DESCRIPTION WAS PREPARED BY DEWBERRY PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
5. 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.

SITE#: N/A
LU#: N/A

LEGAL DESCRIPTION:

PARCEL #16378-000-000

A PARCEL OF LAND LYING IN LOT 8 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, LEVY GRANT; THENCE N04°45'41"E ALONG THE EAST LINE OF SAID LOT 8 LEVY GRANT, A DISTANCE OF 3551.59 FEET; THENCE N85°16'07"W, A DISTANCE OF 1267.44 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (VARIABLE RIGHT OF WAY WIDTH) PER RIGHT OF WAY MAP SECTION NO. 2601-110 AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: N01°19'11"E, A DISTANCE OF 382.44 FEET; THENCE N85°53'49"W, A DISTANCE OF 10.01 FEET; THENCE N01°19'11"E, A DISTANCE OF 231.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1964.86 FEET, A CENTRAL ANGLE OF 34°02'16", A CHORD BEARING OF N15°41'57"W AND CHORD DISTANCE OF 1150.18 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1167.27 FEET TO A POINT ON THE NORTH LINE OF LOT 44, LEITNER TRACT AS RECORDED IN DEED BOOK J, PAGE 645 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN S86°25'20"E ALONG SAID NORTH LINE, A DISTANCE OF 18.57 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1979.86 FEET, A CENTRAL ANGLE OF 33°43'11", A CHORD BEARING OF S15°32'24"E AND A CHORD DISTANCE OF 1148.44 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1165.18 FEET TO A POINT OF TANGENCY; THENCE S01°19'11"W, A DISTANCE OF 217.47 FEET; THENCE S85°53'49"E, A DISTANCE OF 10.01 FEET; THENCE S01°19'11"W, A DISTANCE OF 396.72 FEET; THENCE N88°43'54"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 26,857 SQUARE FEET (0.62 ACRES) MORE OR LESS.

CERTIFIED TO:

DUKE ENERGY FLORIDA, LLC.

BSM
BY: SK
Date: 9.26.2019

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

DATE

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

SHEET 1 OF 2

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16378-000-000)

LOT 8 OF THE LEVY GRANT
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653

ITEM#: N/A

OWNER: N/A

TRANSMISSION LINE: N/A



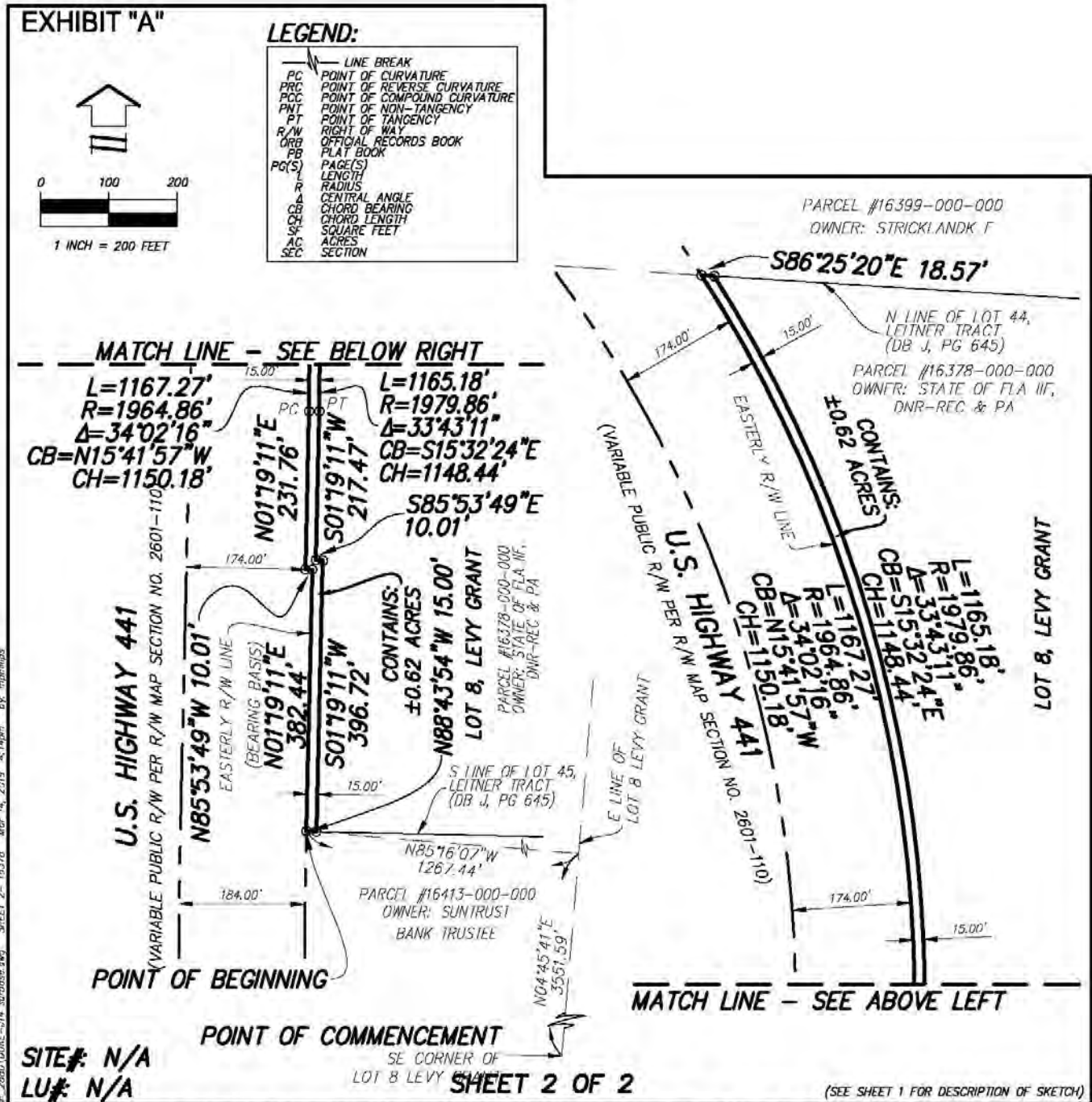
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:



DATE: 03/14/19
REV DATE:
SCALE 1" = N/A

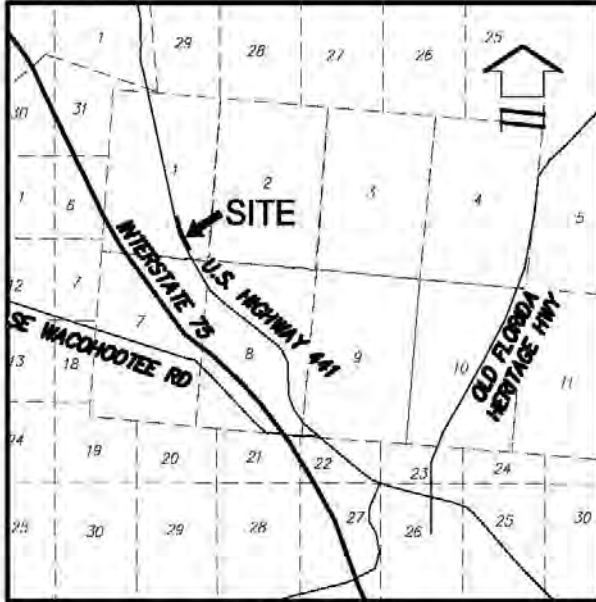
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DRAWN BY: MRP
CHECKED BY: WDD



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH OF DESCRIPTION -OF- R/W ACQUISITION (PARCEL #16378-000-000) LOT 8 OF THE LEVY GRANT ALACHUA COUNTY FLORIDA WORK ORDER#: 29960653 ITEM#: N/A OWNER: N/A TRANSMISSION LINE: N/A</p>	<p> Dewberry</p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p> DUKE ENERGY FLORIDA</p> <p>DATE: 03/14/19 REV DATE: SCALE 1" = 200'</p> <p>PROJ: 50108530 DRAWN BY: MRP CHECKED BY: WDD</p>
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EXHIBIT "A"



VICINITY MAP
1"=600'

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N30°07'11"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO DEWBERRY. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. LEGAL DESCRIPTION WAS PREPARED BY DEWBERRY PER CLIENT REQUEST AND IS BASED ON DEEDS OF RECORD AND A FIELD SURVEY TO LOCATE THE CONTROLLING CORNERS NEEDED TO ESTABLISH THE PARCELS, RIGHT-OF-WAY AND EASEMENT SHOWN IN THE LEGAL DESCRIPTION AND SKETCH HEREON.
5. 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.

SITE#: N/A
LU#: N/A

SHEET 1 OF 5

(SEE SHEETS 2-5 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

LEGAL DESCRIPTION:

PARCEL #16289-000-000

A PARCEL OF LAND LYING IN LOT 1 OF THE LEVY GRANT, ALACHUA COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 1 OF THE LEVY GRANT; THENCE N86°46'13"W ALONG THE SOUTH LINE OF SAID LOT 1 OF THE LEVY GRANT, A DISTANCE OF 1051.83 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (VARIABLE RIGHT OF WAY WIDTH) PER RIGHT OF WAY MAP SECTION NO. 2601-110; THENCE N30°07'11" W ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 754.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO FOLLOWING THREE (3) COURSES: N30°07'11" W, A DISTANCE OF 611.91 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3700.72 FEET, A CENTRAL ANGLE OF 16°21'20", A CHORD BEARING OF N21°56'31" W AND A CHORD DISTANCE OF 1052.82 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1056.40 FEET TO A POINT OF TANGENCY; THENCE N13°45'51" W, A DISTANCE OF 531.77 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE RUN N76°14'09" E, A DISTANCE OF 15.00 FEET; THENCE S13°45'51" E, A DISTANCE OF 531.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS 3685.72 FEET, A CENTRAL ANGLE OF 16°21'20", A CHORD BEARING OF S21°56'31" E AND A CHORD DISTANCE OF 1048.55 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1052.12 FEET TO A POINT OF TANGENCY; THENCE S30°07'11" E, A DISTANCE OF 588.43 FEET; THENCE S02°26'49" W, A DISTANCE OF 27.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 32,793 SQUARE FEET (0.75 ACRES) MORE OR LESS.

BSM
BY SK

Date 9.26.2019

CERTIFIED TO:

DUKE ENERGY FLORIDA, LLC.

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

DATE

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

SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16289-000-000)

LOT 1 OF THE LEVY GRANT
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653

ITEM#: N/A

OWNER: N/A

TRANSMISSION LINE: N/A



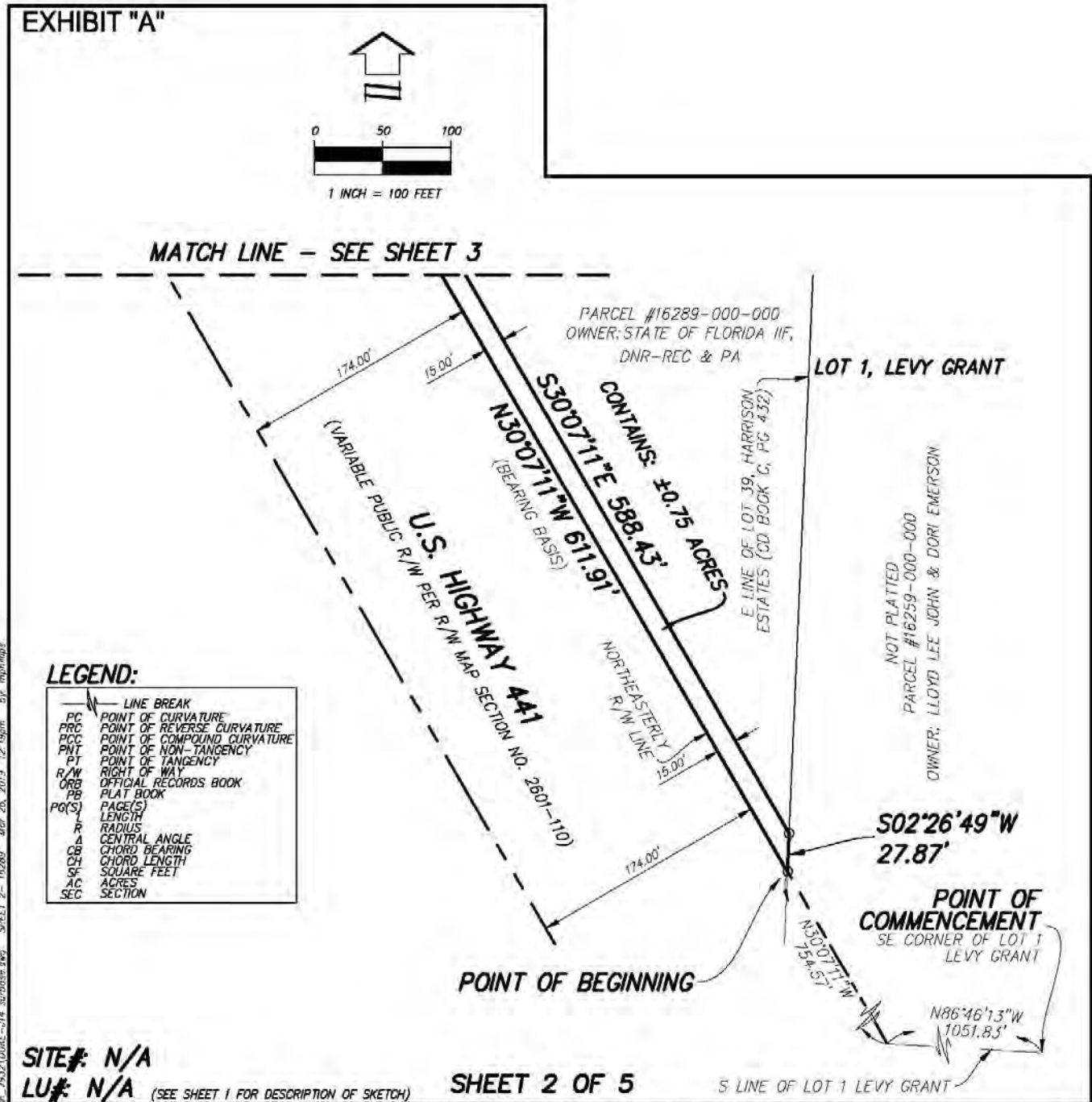
131 WEST KALEY STREET
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PHONE: 321.354.9826 FAX: 407.648.9104
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:





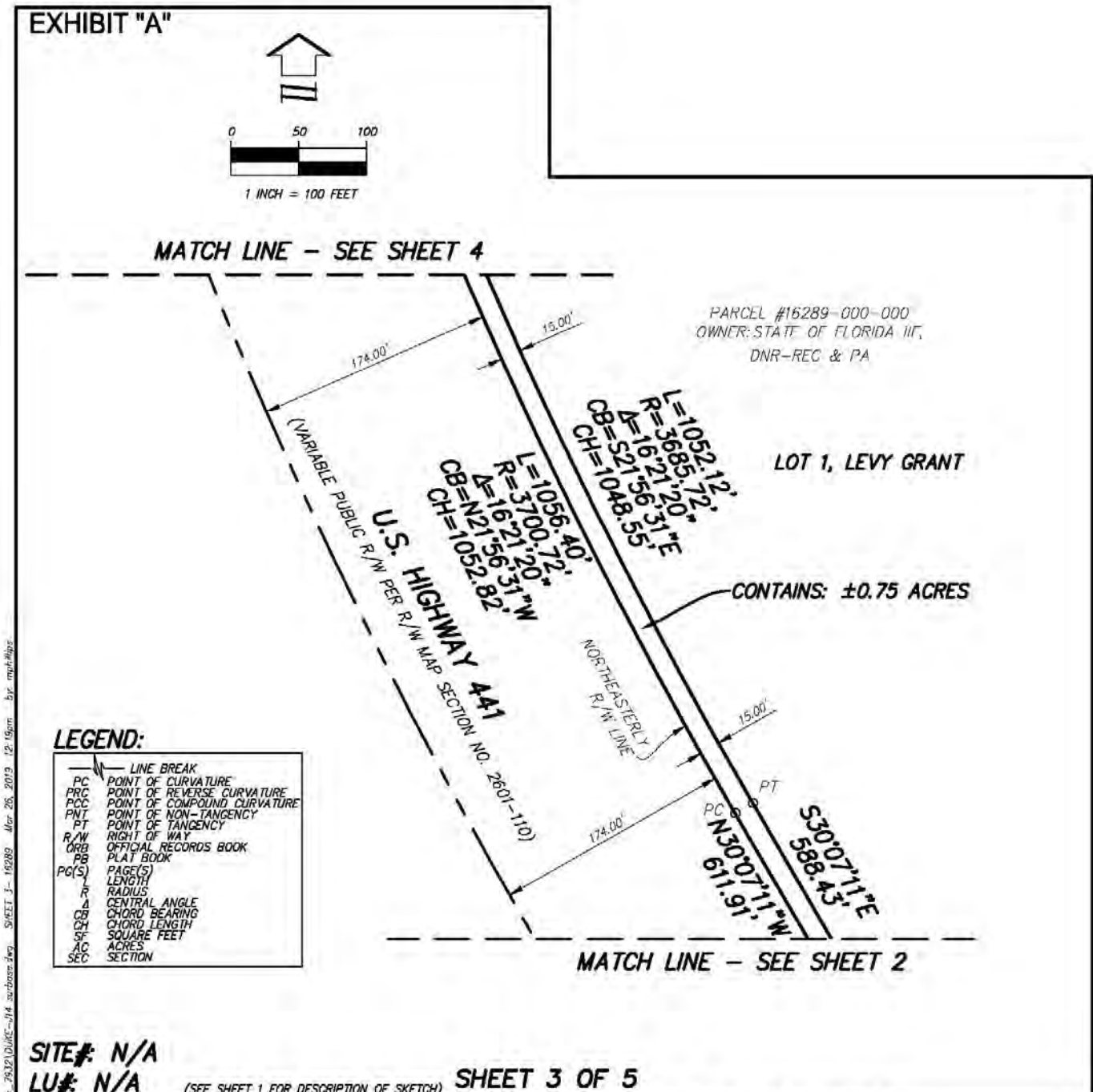
DATE: 03/14/19
REV DATE:
SCALE 1" = N/A

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH OF DESCRIPTION —OF— R/W ACQUISITION (PARCEL #16289-000-000)</p> <p>LOT 1 OF THE LEVY GRANT ALACHUA COUNTY FLORIDA</p> <p>WORK ORDER#: 29960653 ITEM#: N/A OWNER: N/A TRANSMISSION LINE: N/A</p>	<p> Dewberry</p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p> DUKE ENERGY FLORIDA</p> <p>DATE: 03/14/19 REV DATE: SCALE 1" = 100'</p> <p>PROJ: 50108530 DRAWN BY: MRP CHECKED BY: WDD</p>
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SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
—OF—
R/W ACQUISITION
(PARCEL #16289-000-000)

LOT 1 OF THE LEVY GRANT
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A




Dewberry

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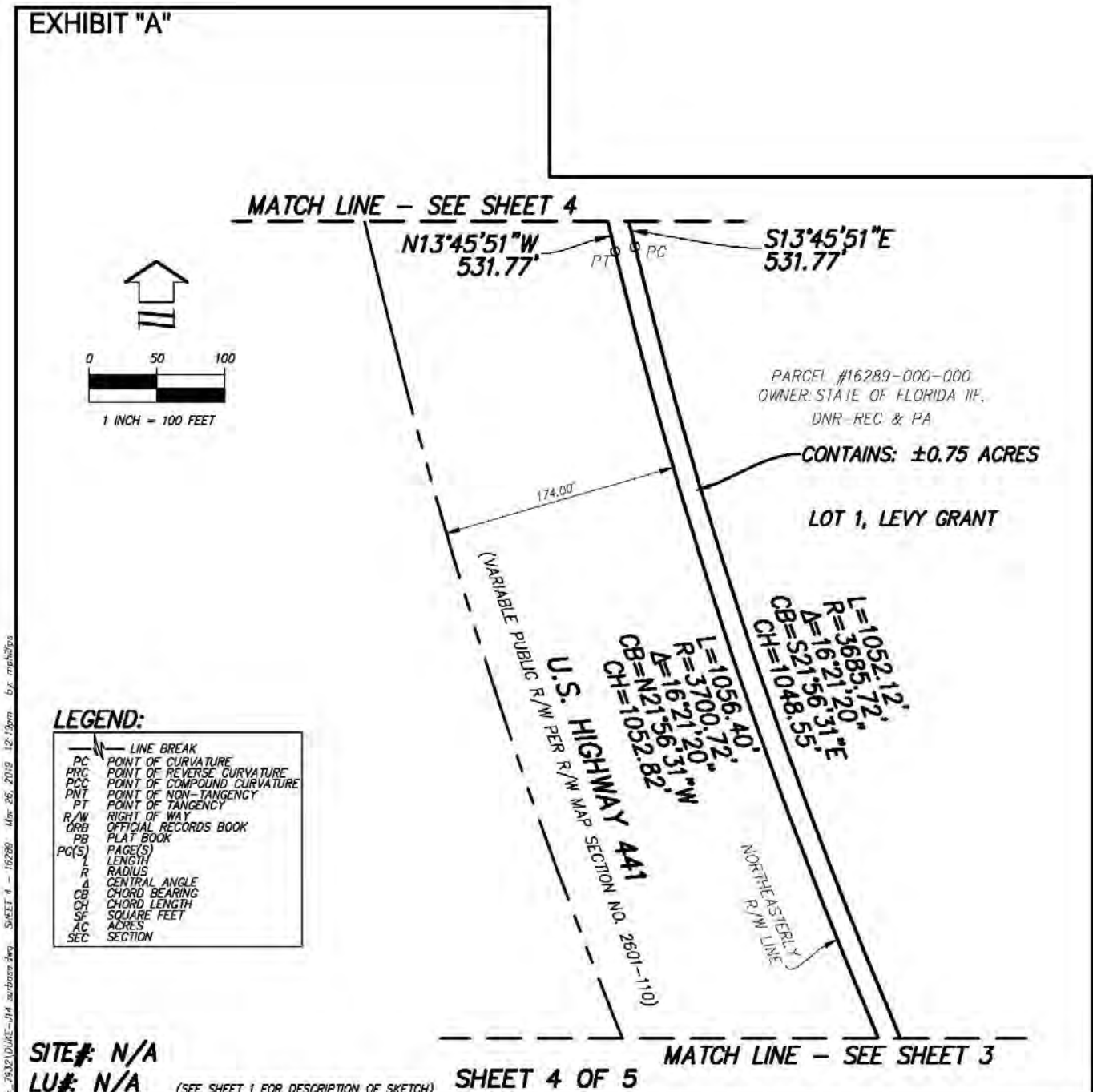
PREPARED FOR:



DUKE ENERGY FLORIDA


DATE: 03/14/19
REV DATE:
SCALE 1" = 100'

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD




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SKETCH OF DESCRIPTION
—OF—
R/W ACQUISITION
(PARCEL #16289-000-000)
LOT 1 OF THE LEVY GRANT
ALACHUA COUNTY FLORIDA
WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A

 **Dewberry**

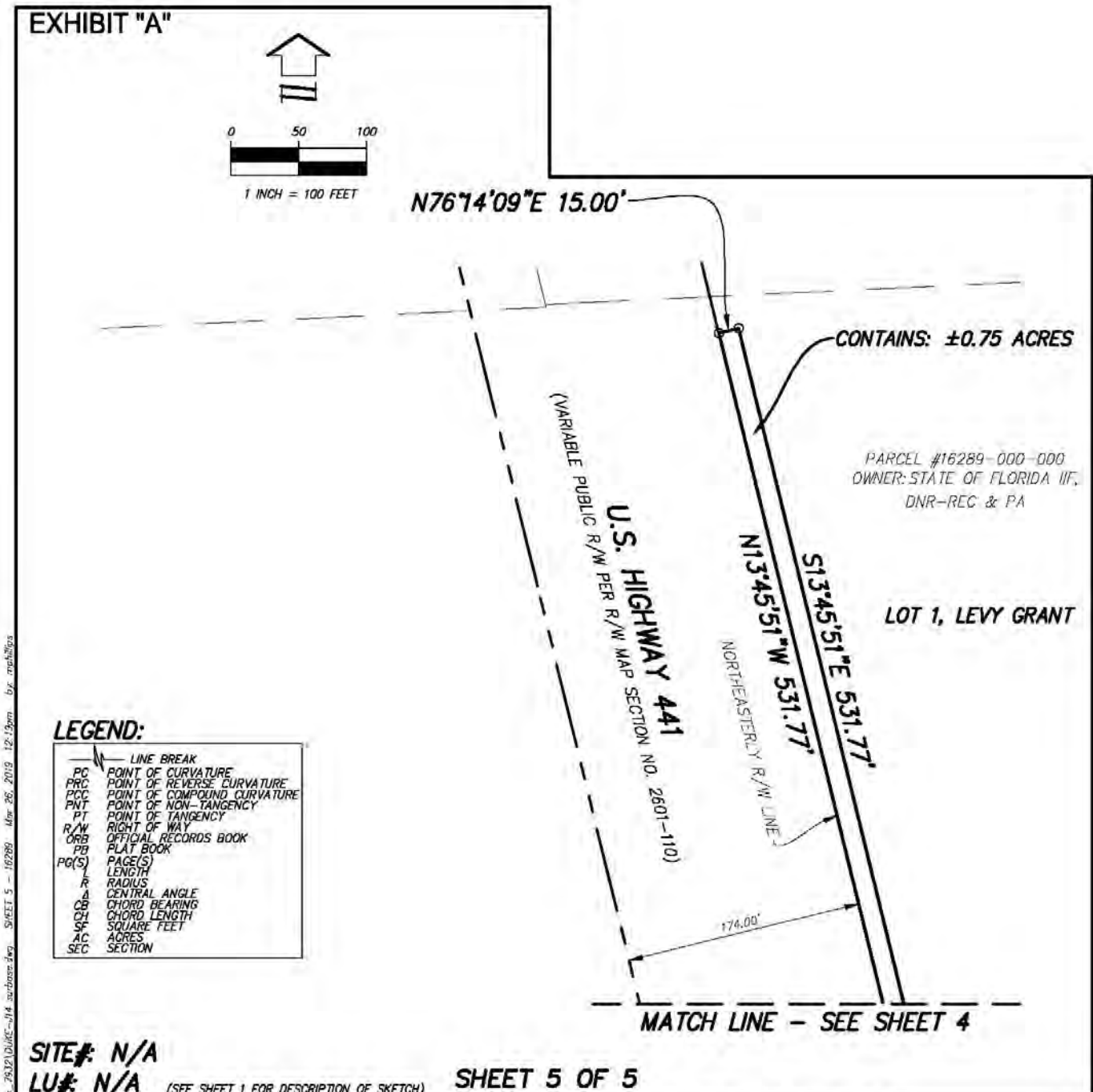
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PREPARED FOR:

 **DUKE ENERGY FLORIDA**

DATE: 03/14/19
REV DATE:
SCALE 1" = 100'

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD



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
A	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
SEC	SECTION

SITE#: N/A
 LU#: N/A (SEE SHEET 1 FOR DESCRIPTION OF SKETCH) SHEET 5 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.



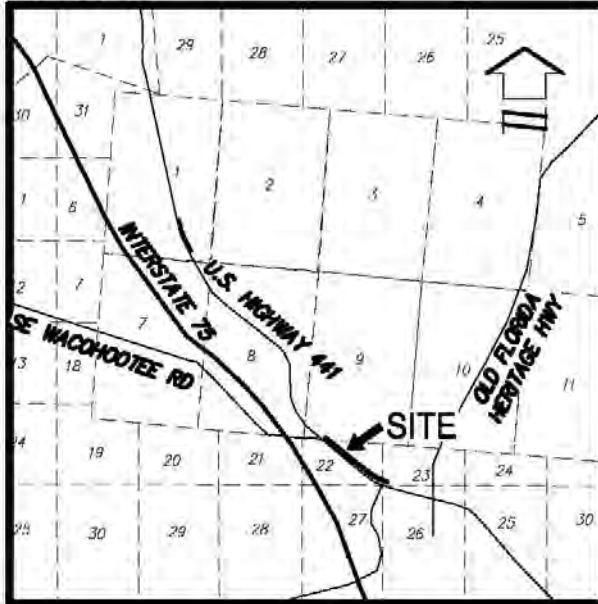
<p>SKETCH OF DESCRIPTION —OF— R/W ACQUISITION (PARCEL #16289-000-000) LOT 1 OF THE LEVY GRANT ALACHUA COUNTY FLORIDA WORK ORDER#: 29960653 ITEM#: N/A OWNER: N/A TRANSMISSION LINE: N/A</p>	<p> Dewberry 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:  DATE: 03/14/19 REV DATE: SCALE 1" = 100' PROJ: 50108530 DRAWN BY: MRP CHECKED BY: WDD</p>
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EXHIBIT "A"



VICINITY MAP
1"=600'

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM NORTH ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING N51°50'27"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
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SITE#: N/A
LU#: N/A

SHEET 1 OF 7

(SEE SHEETS 2-7 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

LEGAL DESCRIPTION:

PARCEL #16478-000-000

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 11 SOUTH, RANGE 20 EAST, ALACHUA COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 9 OF THE LEVY GRANT; THENCE S86°06'50"E ALONG THE SOUTH LINE OF SAID LOT 9 OF THE LEVY GRANT, A DISTANCE OF 1228.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (VARIABLE RIGHT OF WAY WIDTH) PER RIGHT OF WAY MAP SECTION NO. 2601-110 AND THE POINT OF BEGINNING; THENCE CONTINUE S86°06'50"E ALONG SAID SOUTH LINE OF LOT 9 OF THE LEVY GRANT, A DISTANCE OF 26.64 FEET; THENCE DEPARTING SAID SOUTH LINE RUN S51°50'27"E, A DISTANCE OF 3652.61 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2794.79 FEET, A CENTRAL ANGLE OF 20°26'34", A CHORD BEARING OF S62°03'44"E AND A CHORD DISTANCE OF 991.88 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 997.16 FEET TO A POINT OF TANGENCY; THENCE S72°17'01"E, A DISTANCE OF 295.73 FEET A POINT ON THE EAST LINE OF SECTION 22; THENCE S00°30'59"W ALONG SAID EAST LINE, A DISTANCE OF 15.70 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE RUN ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: N72°17'01"W, A DISTANCE OF 300.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2809.79 FEET, A CENTRAL ANGLE OF 20°26'34", A CHORD BEARING OF N62°03'44"W AND A CHORD DISTANCE OF 997.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1002.52 FEET TO A POINT OF TANGENCY; THENCE N51°50'27"W, A DISTANCE OF 3674.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 74,423 SQUARE FEET (1.71 ACRES) MORE OR LESS.

CERTIFIED TO:

DUKE ENERGY FLORIDA, LLC.

BSM

BY: SK

Date: 9.26.2019

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

SKETCH OF DESCRIPTION

-OF-

**R/W ACQUISITION
(PARCEL #16478-000-000)**

SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653

ITEM#: N/A

OWNER: N/A

TRANSMISSION LINE: N/A



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

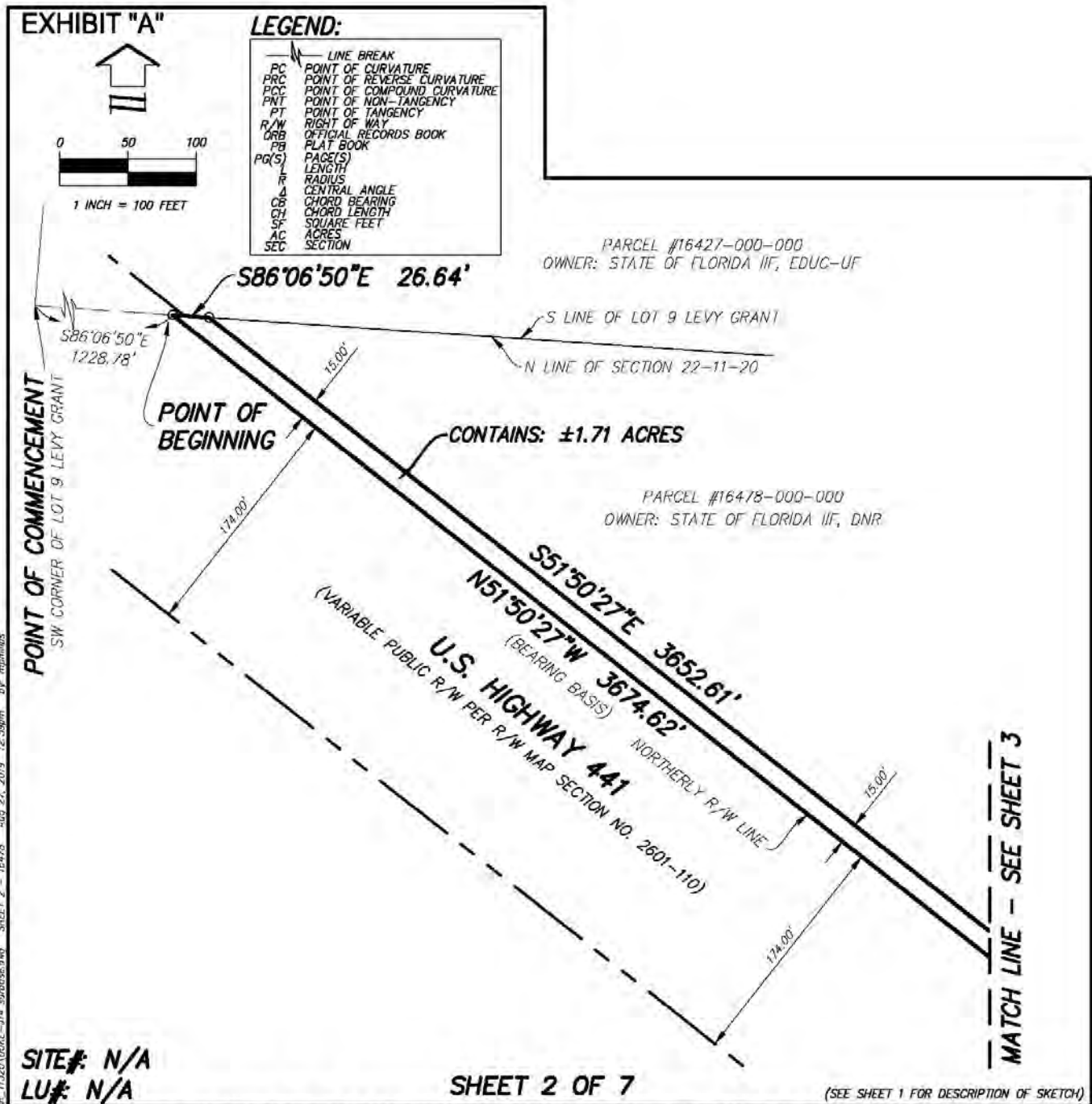
PREPARED FOR:





**DUKE
ENERGY
FLORIDA**

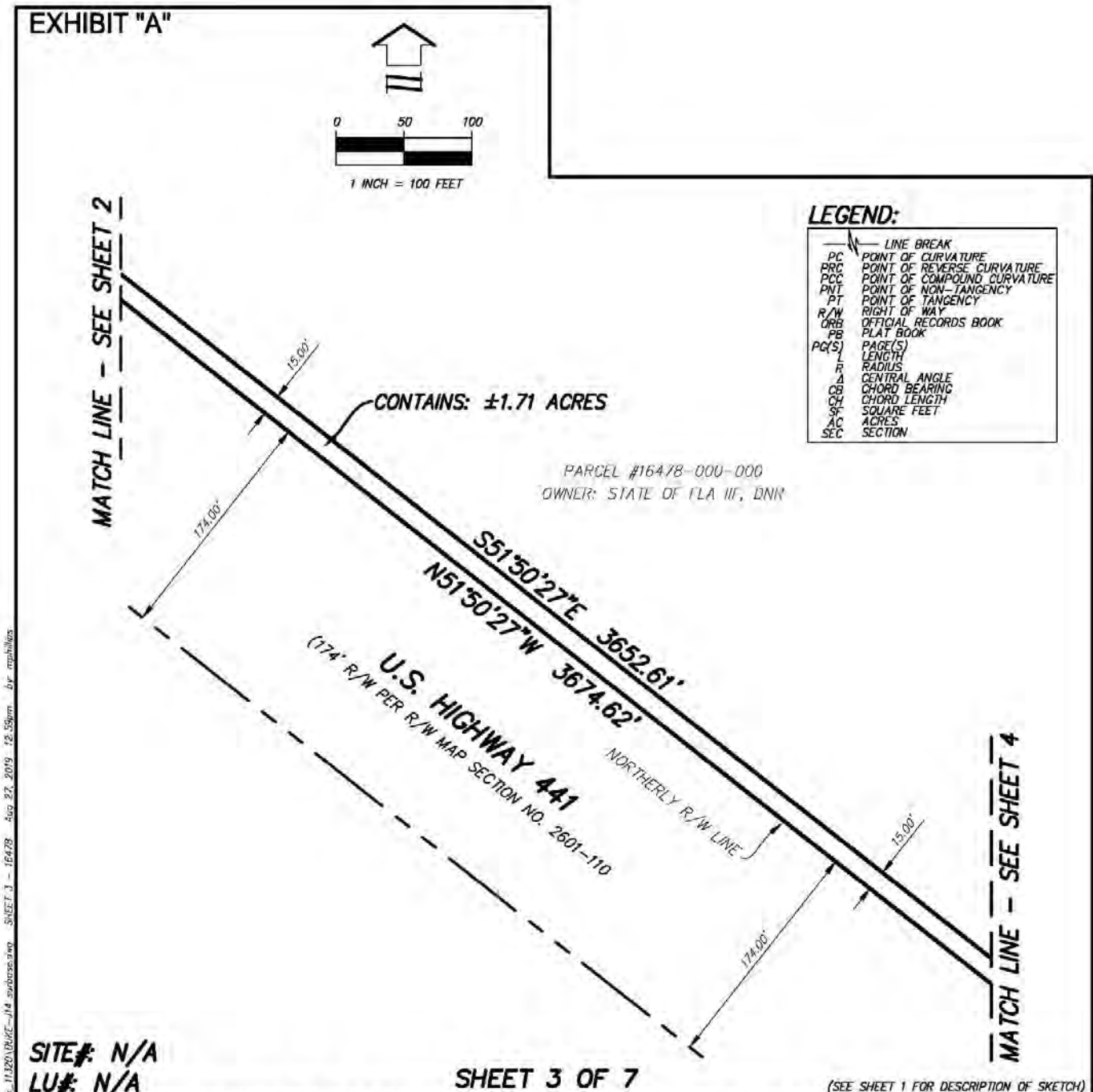
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REV DATE: 08/27/19 MRP
SCALE 1" = N/A

PROJ: 50108530
DRAWN BY: MRP
CHECKED BY: WDD



SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH OF DESCRIPTION —OF— R/W ACQUISITION (PARCEL #16478-000-000)</p> <p>SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST ALACHUA COUNTY FLORIDA</p> <p>WORK ORDER#: 29960653 ITEM#: N/A OWNER: N/A TRANSMISSION LINE: N/A</p>	<p> Dewberry</p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM</p> <p>CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p> DUKE ENERGY FLORIDA</p> <p>DATE: 03/14/19 REV DATE: 08/27/19 MRP SCALE 1" = N/A</p> <p>PROJ: 50108530 DRAWN BY: MRP CHECKED BY: WDD</p>
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SITE#: N/A
LU#: N/A

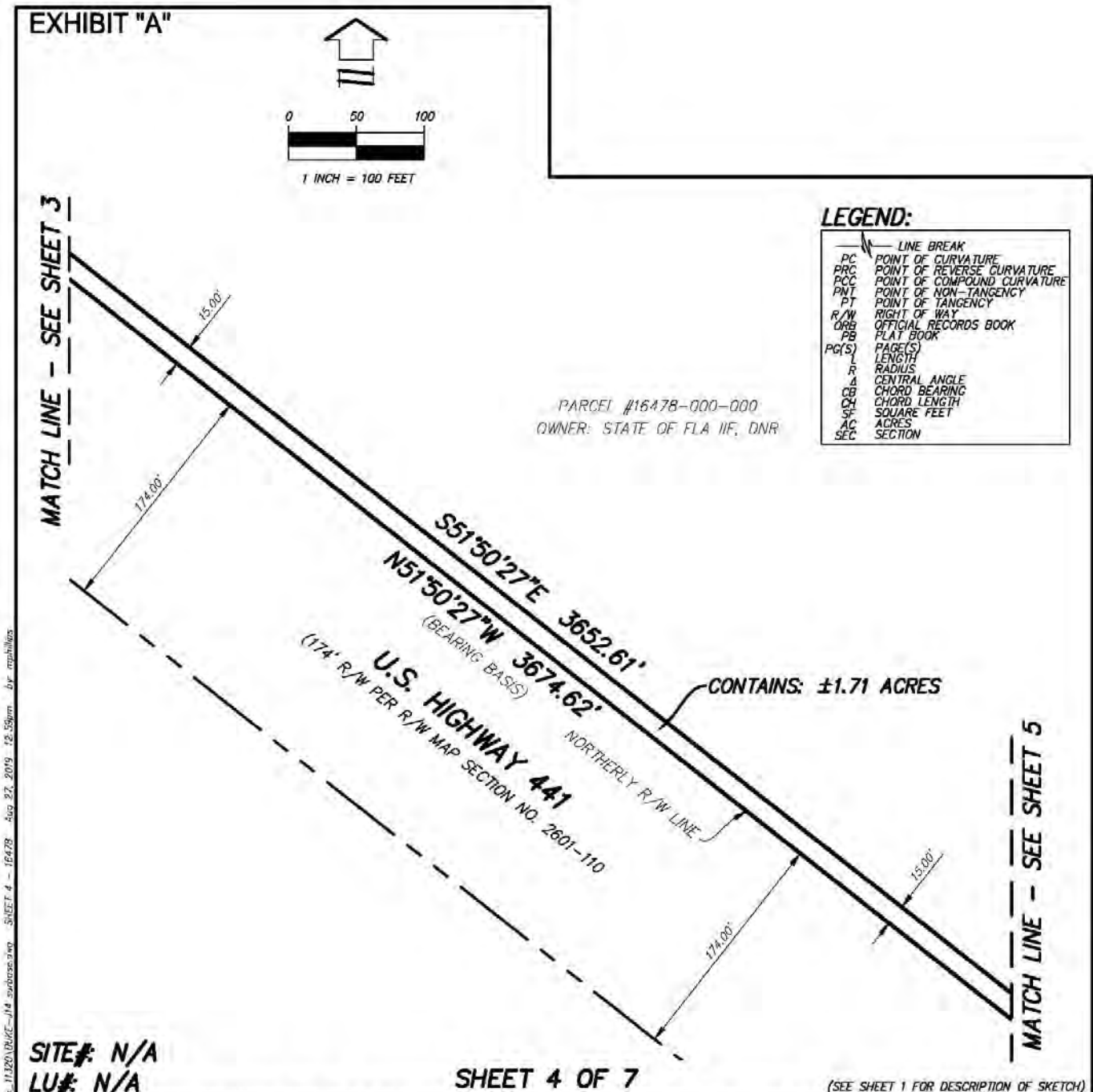
SHEET 3 OF 7

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16478-000-000)
SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA
WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A

 **Dewberry**
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PREPARED FOR:
 **DUKE ENERGY FLORIDA**
DATE: 03/14/19
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SCALE 1" = N/A
PROJ: 50108530
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SITE#: N/A
LU#: N/A


SHEET 4 OF 7

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION
—OF—
R/W ACQUISITION
(PARCEL #16478-000-000)

SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A

 **Dewberry**

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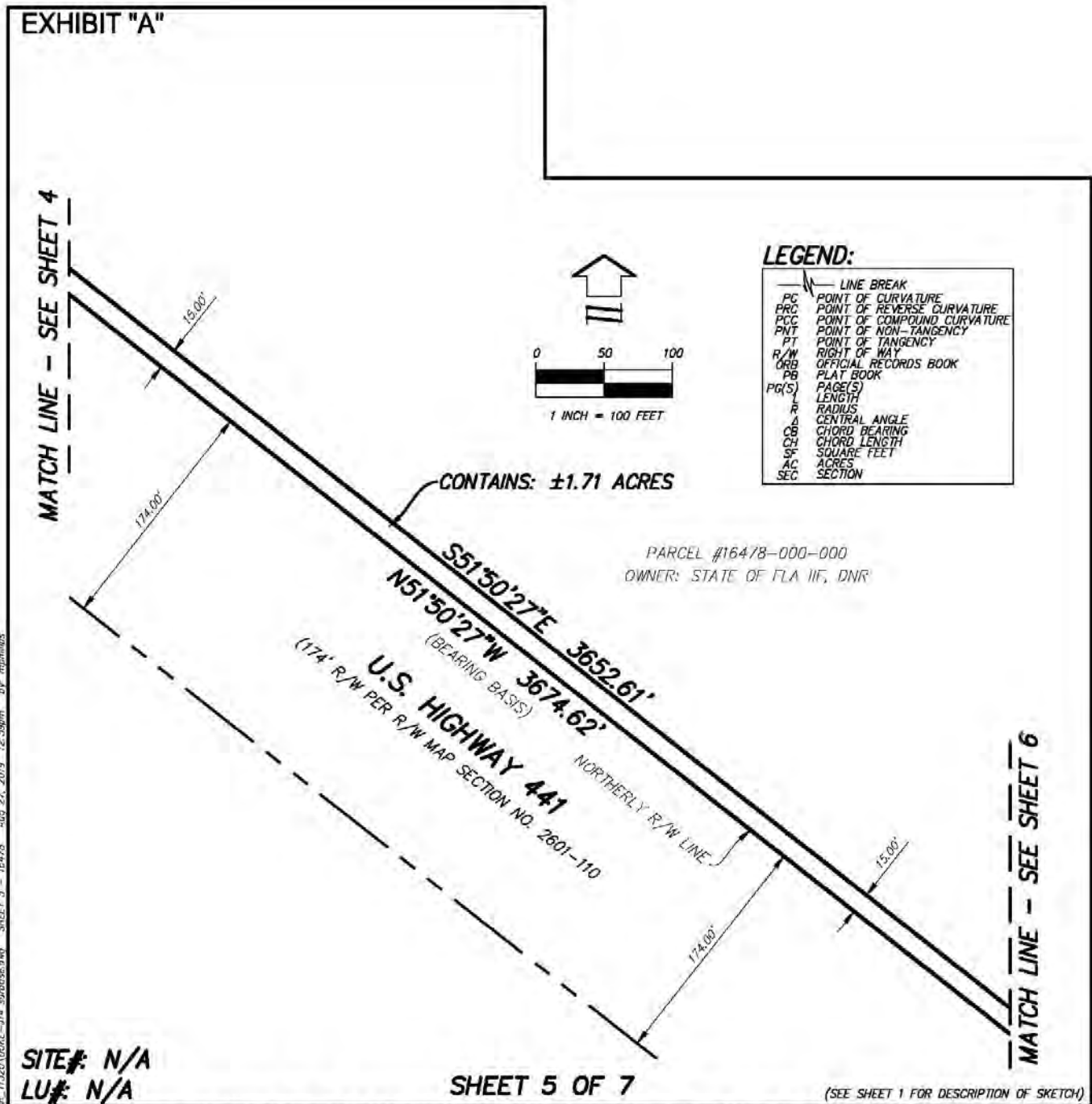
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PREPARED FOR:

 **DUKE ENERGY FLORIDA**

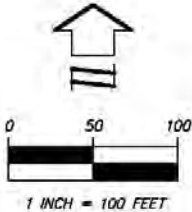
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LEGEND:

—	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
SEC	SECTION



PARCEL #16478-000-000
OWNER: STATE OF FLA IIF, DNR

CONTAINS: ±1.71 ACRES

S51°50'27"E 3652.61'

N51°50'27"W 3674.62'

(BEARING BASIS)

U.S. HIGHWAY 441

(174' R/W PER R/W MAP SECTION NO. 2601-110)

NORTHERLY R/W LINE

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 6

SITE#: N/A
LU#: N/A

SHEET 5 OF 7

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)


SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

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SKETCH OF DESCRIPTION
-OF-
R/W ACQUISITION
(PARCEL #16478-000-000)

SECTION 23, TOWNSHIP 11 SOUTH, RANGE 20 EAST
ALACHUA COUNTY FLORIDA

WORK ORDER#: 29960653
ITEM#: N/A
OWNER: N/A
TRANSMISSION LINE: N/A




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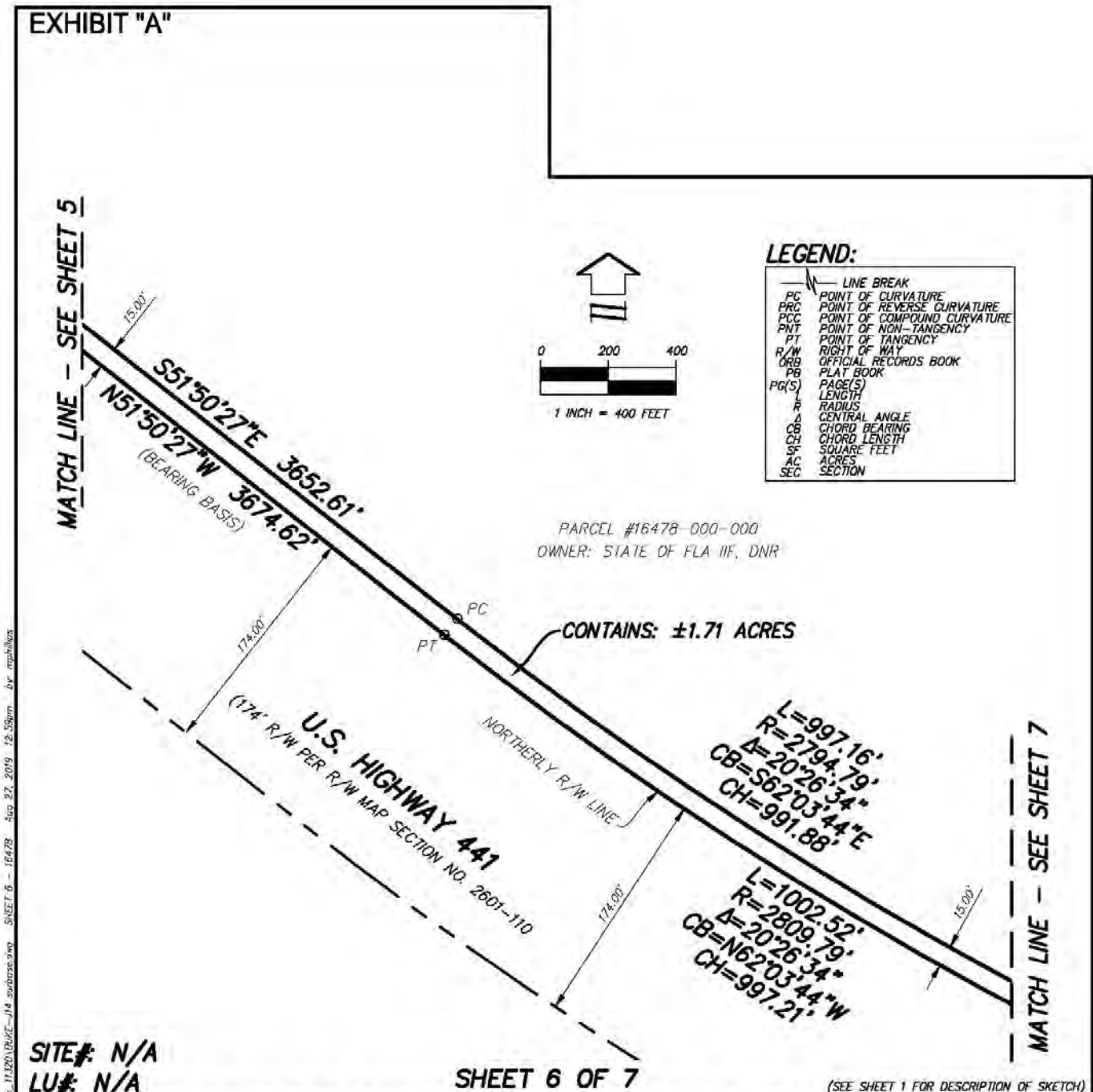
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DATE: 03/14/19
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SITE#: N/A
LU#: N/A

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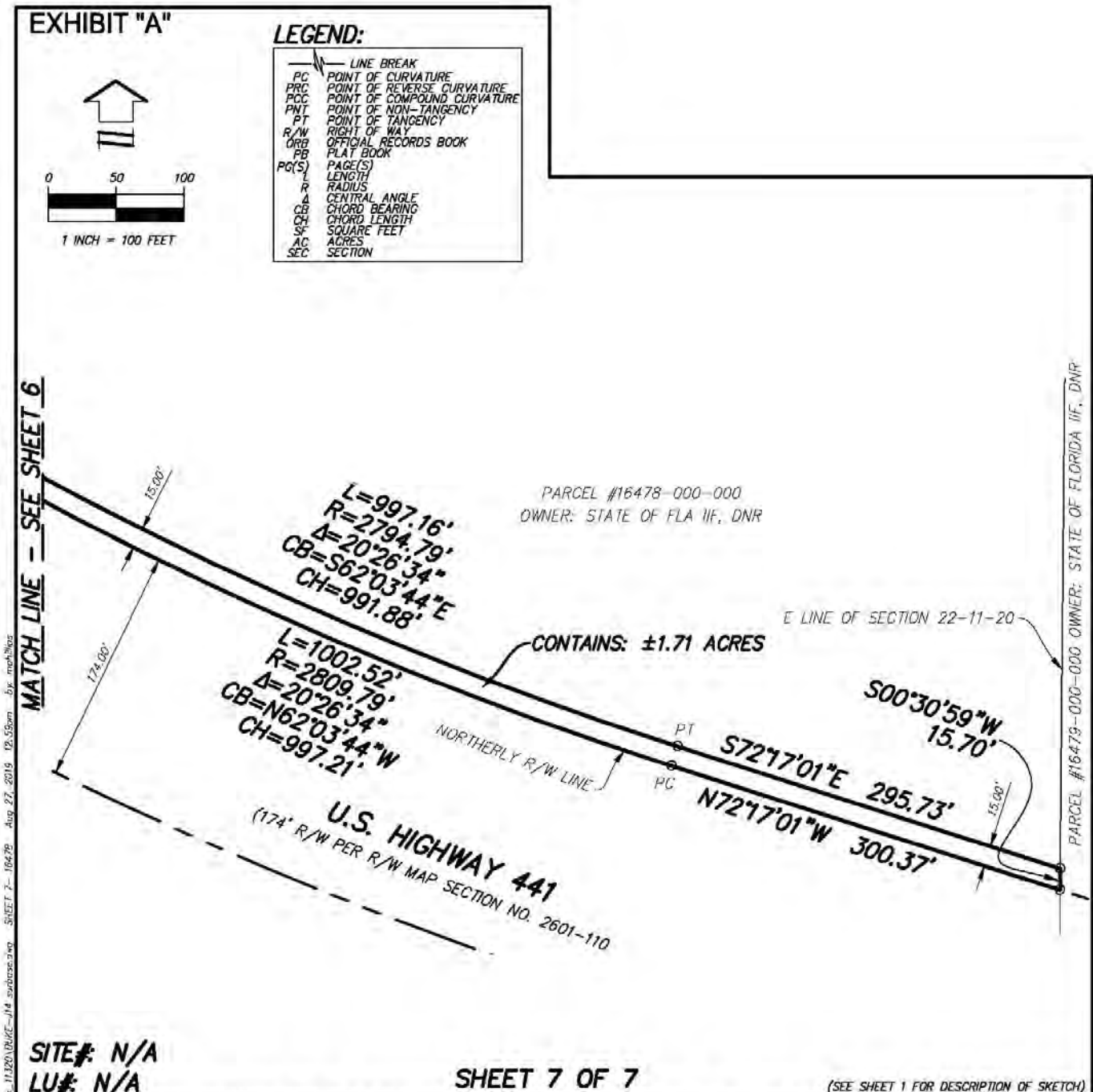
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FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

January 3, 2019

Mr. Tom Hudson
Senior Land Agent
Duke Energy
3300 Exchange Place, NP4C
Lake Mary, Florida 32746

RE: Paynes Prairie Preserve State Park - proposed electric utility easement

Dear Mr. Hudson:

The Florida Department of Environmental Protection, Division of Recreation and Parks (DRP), has completed its review of Duke Energy's (GRANTEE) request for a managing agency review letter for a proposed electric utility easement across state-owned, conservation lands within Paynes Prairie Preserve State Park. DRP has no objection to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (GRANTOR) granting the easement as requested, provided that Duke Energy agrees to employ best management practices including agreeing to the following special easement conditions:

- A. By issuance of this easement, GRANTOR acknowledges that GRANTEE has fully satisfied GRANTEE's "Net Positive Benefit" obligation to provide in-kind goods to Paynes Prairie Preserve State Park (Park) in the amount of \$ _____, in accordance with the GRANTOR's Policy for Incompatible Use of Natural Resource Lands dated August 9, 1988.
- B. GRANTEE will contact the Florida Division of Historical Resources (DHR) to determine if a certified archaeological monitor is required to be on-site for ground-disturbing activities. Further, GRANTEE shall provide written confirmation to the Park Manager that the aforementioned determination from DHR has been obtained. Should an on-site monitor be required, GRANTEE shall provide one at GRANTEE's sole cost and expense. DHR may be contacted directly at (850) 245-6333.
- C. GRANTEE shall pay maintenance, repair and/or replacement costs for any adverse impacts the proposed activities may have on park resources, facilities, infrastructure or other improvements, should the Division of Recreation and Parks (DRP) determine such impacts are a direct result of GRANTEE's actions pertaining to this easement. GRANTEE acknowledges and agrees that costs of any repair or replacement work shall not count towards satisfaction of Net Positive Benefit.

Mr. Tom Hudson
Page Two
January 3, 2019

- D. GRANTEE shall obtain prior approval and coordinate all scheduled maintenance activities with the Park Manager, or his/her designee. At the discretion of the Park Manager, or his/her designee, such coordination may require an on-site meeting. In the event of any emergency repair or maintenance activity, GRANTEE shall inform the Park Manager, or his/her designee, of such emergency immediately, if practicable, and GRANTEE shall implement measures to address the emergency.
- E. GRANTEE acknowledges and understands that prescribed burning is a land management practice used by DRP to effectively manage natural resources at the Park. Prescribed burning may result in fire or smoke within or surrounding the easement area, and GRANTEE assumes all responsibility for ensuring that GRANTEE's improvements within the easement area are designed, constructed, operated and maintained in a manner compatible with prescribed burning activities at the Park. GRANTEE agrees to fully cooperate with the Park Manager, or his/her designee, to ensure that the design, maintenance, and use of the easement area does not prevent or adversely affect the Park Manager's, or his/her designee's, ability to conduct periodic prescribed fires in the Park and/or 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 the easement area to pedestrian and vehicular traffic. The Park Manager, or his/her designee, will notify GRANTEE prior to any prescribed fire activity on or near the easement area and limit all temporary closures to the minimum duration possible for public safety.

Sincerely,



Diane C. Martin, Planning Manager
Office of Park Planning

DCM/gd

cc: Steve Cutshaw
Clif Maxwell
Brian Fugate
Donald Forgione
Brad Richardson

September 4, 2019

DRP ARC Questionnaire Responses
AID 40766-Easement 33311-Duke Energy

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

The parcels under consideration were purchased on 07/16/1971 and 06/05/1973 under the LATF/EEL acquisition program.

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 parcels were purchased as part of a much larger acquisition whose purpose was to protect Paynes Prairie's unique ecological, hydrological, and geological systems that exist nowhere else in Florida.

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

The parcels under consideration are situated along the park boundary where it runs adjacent to the U.S. Highway 441 right-of-way. The slivers of land that would constitute the easement are not currently used by the public except for vehicular access to the park's entrance station (parcel # 16478) and to the Bolen Bluff trail head (parcel # 16289). Tree-trimming along the proposed 15-foot wide easement would not hinder public access to the larger portions of those parcels. In fact, it would likely increase public safety where access roads intersect with Highway 441 by enhancing visibility and improving line-of-sight.

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

The easement would cross fragments of the following natural communities and altered landcover types: basin marsh (0.048 A.), bay gall (0.057 A.), developed (0.185 A.), mesic flatwoods (1.103 A.), mesic hammock (0.299 A.), road (0.015 A.), scrubby flatwoods (0.301 A.), successional hardwood forest (0.507 A.), upland hardwood forest (0.237 A.), upland pine (0.389 A.).

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

Gopher tortoise burrows may occur within parts of the proposed easement. Equipment operators would have to take care during easement maintenance to avoid impacting burrows. However, tree-trimming within the easement may improve tortoise habitat by encouraging growth of groundcover species favored by tortoises.

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

The Florida Master Site File indicates that a portion of one site, the Bolen Bluff site (8AL439), could occur within the 0.75-acre fragment of parcel #16289 occupied by the easement. The Bolen Bluff site, which contains an Archaic midden, is located on both sides of Highway 441 where the south rim of the prairie overlooks the prairie basin. If any ground disturbing activities are undertaken at that site, it is likely that a trained cultural resource monitor would need to be present.

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.

Since the purpose of the easement is to provide adequate space for trimming trees along an existing powerline, there is no feasible alternative site for the easement. Trees overhanging the section of powerline that runs along Highway 441 from Micanopy to the south rim of the prairie have been responsible for many electrical outages in the area in recent years.

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.

Other than the considerations mentioned in numbers 3, 5, and 6 above, no impacts are anticipated. No alternative site is proposed.

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.

No negative impacts are expected. In fact, the additional tree-trimming that would take place would likely benefit the park's prescribed burn program by improving the firebreak along that portion of the park boundary.

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.

Net positive benefits may include firebreak improvements and increased visibility and safety at park access points.



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Lucy B. Wayne, Ph.D, RPA
SouthArc, Inc.
3700 NW 91st Street, Suite D300
Gainesville, FL 32606

February 20, 2020

RE: DHR Project File No.: 2019-6470, Received by DHR: January 28, 2020
*Cultural Resource Assessment Survey, Paynes Prairie Preserve State Park Duke Energy Vegetation Clearing
Along Existing Transmission Line, Alachua County, Florida*

Dear Dr. Wayne:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed in, or eligible for, the *National Register of Historic Places* (NRHP), or otherwise of historical, architectural, or archaeological value.

In December 2019, SouthArc, Inc., conducted the above referenced Phase I cultural resource assessment survey (CRAS) on behalf of Duke Energy. The project is subject to compliance with requirements for Florida Division of Historical Resources (DHR) 1A-32 permit 1920.036, and was completed in fulfillment of DHR request No. 2019-6470-A, sent on October 29, 2019.

The project area is a narrow 15 foot wide, 1.7 mile long corridor (3.09 acres). Five previously unidentified sites were recorded (8AL6964, 8AL6965, 8AL6966, 8AL6967, 8AL6968). These five sites are lithic scatters lacking diagnostic artifacts, and in the opinion of the investigators, lack the research potential for NRHP eligibility. Three archaeological occurrences, each consisting of lithic flakes, were also recorded. Archaeological occurrences are by definition not NRIIP eligible.

The survey resulted in the expansion of the boundaries of one previously recorded site, 8AL31. The site had been recommended as potentially NRHP eligible as the result of a 2018 survey to the west of the present project area, but it has not been evaluated by DHR. The narrow portion of the site within the survey corridor appears disturbed by prior construction, and had a limited artifact assemblage. As expressed within the APE, the project will have no adverse effect on site 8AL31.

Based on the information provided, our office concurs with the presented survey results and recommendations, and determined that the proposed project will likely have no effect on historic properties listed, or eligible for listing, on the NRHP, or otherwise of historical, architectural, or archaeological value. Further, we find the submitted report complete and sufficient in accordance with Chapter 1A-46, *Florida Administrative Code*.

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



If you have any questions about this letter, please feel free to contact me at Cletus.Rooney@dos.myflorida.com.

Sincerely,

A handwritten signature in blue ink that reads "Jason Aldridge".

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