

CONSERVATION EASEMENT "C"

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 3rd day of April, 2007, by San Miguel Partnership, LLP, whose mailing address is 537 Frank Shaw Road, Tallahassee, Florida 32312 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising or utilities.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials, except as noted in Exhibit B.
3. Removal or destruction of trees, shrubs, or other vegetation, except as noted in Exhibit B in relation to maintenance of the existing dam.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface, except as noted in Exhibit B.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the plan attached hereto as Exhibit "B", which also addresses other conditions of this easement.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful

authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Charles A. White
(Name typewritten)

[Handwritten Signature]
(Signature)

WITNESSES:

[Handwritten Signature]
(Sign)
Yamanda Henry
(Print Name)

[Handwritten Signature]
(Sign)
Shanna Baggett
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of April, 2004,
by Charles A. White, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

[Handwritten Signature]
(Signature of Notary)

Tracy Wheeler
(Print, Type or Stamp Name of Notary)

(Title or Rank)

(Serial Number, If Any)



Tracy Wheeler
Commission # DD536219
Expires June 14, 2010
Bonded Troy Fair Insurance, Inc. 800-385-7019

This Instrument was prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street
Tallahassee, Florida 32301

Exhibit "B" to Conservation Easement Area "C"

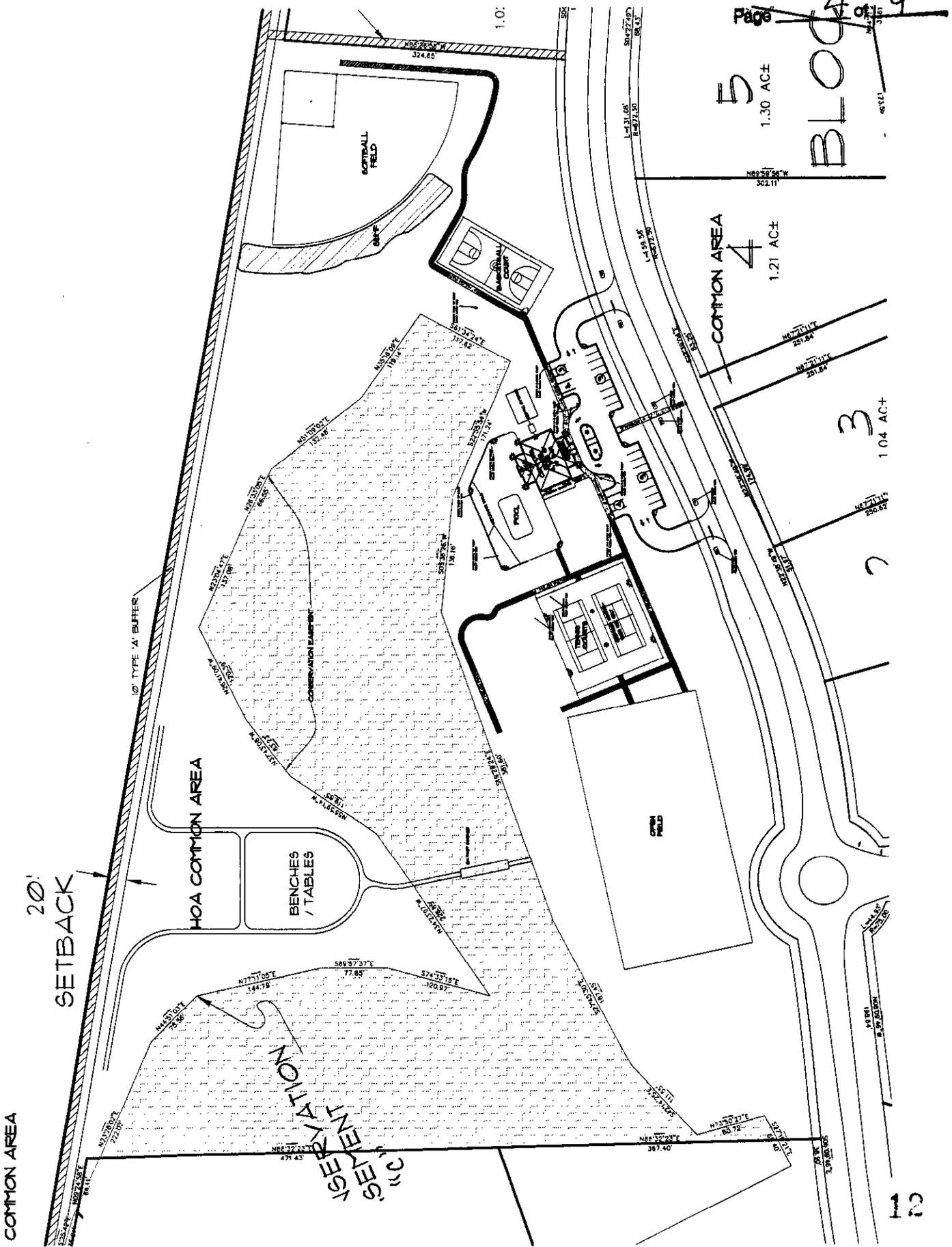
This easement shall allow for the minimal maintenance of existing paths and existing foot bridge necessary to provide safe ingress and egress; however, the expansion of mulched paths or the foot bridge, for example, is prohibited. See attached map showing existing paths and foot bridge.

5
1.30 AC±

BLOCK 4

4
1.21 AC±

3
1.04 AC±



SAN MIGUEL**CONSERVATION EASEMENT "C"**

A tract of land located in Section 15, Township 1 North, Range 2 East, Leon County, Florida being a portion of the lands described in Official Records Book 3329, Page 250, Public Records of Leon County, Florida and more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of Section 15, Township 1 North, Range 2 East, Leon County, Florida; thence South 89 degrees 52 minutes 57 seconds West along the North boundary of said Section 15, a distance of 1,539.11 feet to the Northwest corner of a one-acre parcel as described in Deed Book 75, Page 236, Public Records of Leon County, Florida; thence continue South 89 degrees 52 minutes 57 seconds West along said North boundary, a distance of 880.31 feet to the Southerly right of way boundary of U.S. Highway 90; thence South 80 degrees 07 minutes 12 seconds West along said Southerly right of way boundary, a distance of 354.74 feet to a concrete monument marking the Northwest corner of that certain parcel described in Official Records Book 3329, Page 250, Public Records of Leon County, Florida; thence along the Westerly boundary of said parcel as follows: South 10 degrees 06 minutes 35 seconds West, a distance of 2,571.15 feet to an iron pipe; thence South 09 degrees 24 minutes 58 seconds West, a distance of 363.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Westerly boundary run thence the following courses and distances: thence North 39 degrees 57 minutes 23 seconds East, a distance of 40.23 feet; thence North 16 degrees 25 minutes 42 seconds East, a distance of 46.01 feet; thence North 23 degrees 28 minutes 02 seconds East, a distance of 222.02 feet; thence North 44 degrees 51 minutes 03 seconds East, a distance of 75.56 feet; thence North 77 degrees 11 minutes 05 seconds East, a distance of 144.79 feet; thence South 89 degrees 57 minutes 37 seconds East, a distance of 77.85 feet; thence South 74 degrees 33 minutes 15 seconds East, a distance of 120.97 feet; thence North 34 degrees 23 minutes 07 seconds West, a distance of 228.85 feet; thence North 55 degrees 59 minutes 14 seconds West, a distance of 119.65 feet; thence North 37 degrees 43 minutes 08 seconds West, a distance of 83.23 feet; thence North 26 degrees 41 minutes 09 seconds West, a distance of 120.39 feet; thence North 24 degrees 12 minutes 51 seconds East, a distance of 203.55 feet; thence North 51 degrees 09 minutes 02 seconds East, a distance of 132.48 feet; thence North 35 degrees 16 minutes 09 seconds East, a distance of 119.14 feet; thence South 61 degrees 34 minutes 24 seconds East, a distance of 117.62 feet; thence South 22 degrees 55 minutes 54 seconds West, a distance of 171.24 feet; thence South 05 degrees 36 minutes 26 seconds West, a distance of 136.16 feet; thence South 19 degrees 28 minutes 24 seconds East, a distance of 381.60 feet; thence South 27 degrees 45 minutes 30 seconds East, a distance of 187.45 feet; thence South 42 degrees 14 minutes 25 seconds East, a distance of 111.55 feet; thence North 73 degrees 50 minutes 27 seconds East, a distance of 80.72 feet; thence South 27 degrees 10 minutes 21 seconds East, a distance of 66.40 feet; thence South 62 degrees 54 minutes 42 seconds West, a distance of 603.35 feet; thence South 15 degrees 29 minutes 50 seconds West, a distance of 212.43 feet; thence South 34 degrees 15 minutes 57 seconds West, a distance of 160.24 feet; thence South 69 degrees 43 minutes 04 seconds West, a distance of 64.20 feet; thence North 69 degrees 23 minutes 37 seconds West, a distance of 58.54 feet; thence North 57 degrees 58 minutes 14 seconds West, a distance of 125.26 feet to a point of intersection with aforementioned Westerly boundary of lands described in Official Records Book 3329, Page 250; thence along said Westerly boundary as follows: North 02 degrees 11 minutes 56 seconds West, a distance of 38.14 feet; thence North 05 degrees 36 minutes 55 seconds East, a distance of 216.03 feet; thence North 09 degrees 24 minutes 58 seconds East, a distance of 163.00 feet to the POINT OF BEGINNING, containing 12.51 acres, more or less.

SURVEYOR'S CERTIFICATION

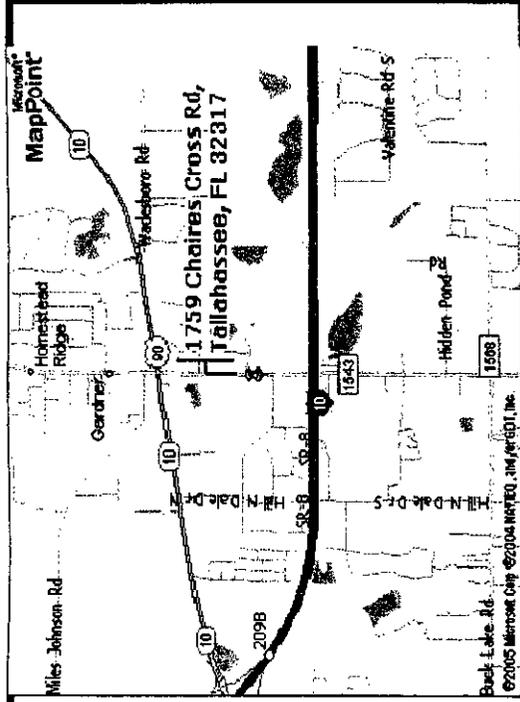
I hereby certify that the above descriptions are based on an overall Boundary Survey of the 258.65 acre site performed by this firm last dated June 17, 2005 under my direct supervision for the proposed development of San Miguel Subdivision. All conservation easement boundaries based on location of low areas, wetland delineation and pond areas as flagged by Florida Environmental & Land Services.



Barbara Jo Bergstrom
Professional Surveyor and Mapper
State of Florida
License No. 5754
Licensed Business No. 6745

3/29/07
Date

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



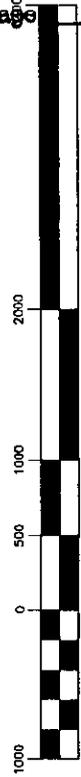
VICINITY MAP (NOT TO SCALE)

**MISSION SAN MIGUEL
SUBDIVISION LAYOUT**

258± ACRES LOCATED IN SECTION 15,
TOWNSHIP 1 NORTH, RANGE 2 EAST
LEON COUNTY, FLORIDA

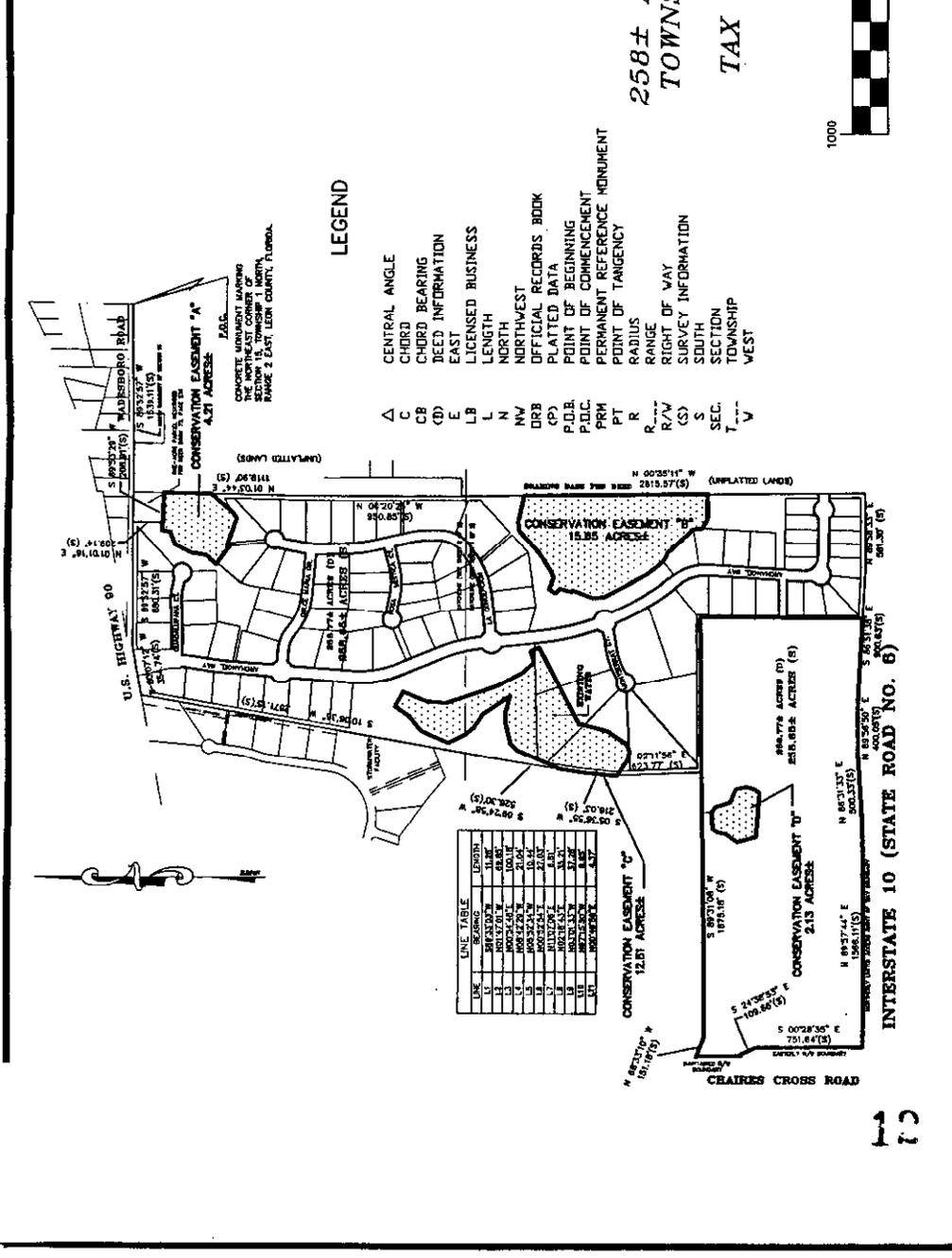
TAX I.D. NO. 12-15-20-040-0000

GRAPHIC SCALE



Attachment # 7

Page 9 of 3
05131



LEGEND

- △ CENTRAL ANGLE
- CHRD CHORD BEARING
- DEED DEED INFORMATION
- E EAST
- L LICENSED BUSINESS
- LEN LENGTH
- N NORTH
- NW NORTHWEST
- DRB DRILLED RECORDS BOOK
- (P) PLATTED DATA
- P.D.B. POINT OF BEGINNING
- P.I.C. POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- R RADIUS
- RANGE RANGE
- R/W RIGHT OF WAY
- S SURVEY INFORMATION
- S SOUTH
- SEC. SECTION
- TOWNSHIP TOWNSHIP
- WEST WEST

LINE	BEARING	LENGTH
1	S 89°23'07" E	109.86 (5)
2	S 00°28'35" E	751.84 (3)
3	N 89°23'07" E	109.86 (5)
4	S 89°23'07" E	109.86 (5)
5	S 00°28'35" E	751.84 (3)
6	N 89°23'07" E	109.86 (5)
7	S 89°23'07" E	109.86 (5)
8	S 00°28'35" E	751.84 (3)
9	N 89°23'07" E	109.86 (5)
10	S 89°23'07" E	109.86 (5)
11	S 00°28'35" E	751.84 (3)
12	N 89°23'07" E	109.86 (5)
13	S 89°23'07" E	109.86 (5)
14	S 00°28'35" E	751.84 (3)
15	N 89°23'07" E	109.86 (5)
16	S 89°23'07" E	109.86 (5)
17	S 00°28'35" E	751.84 (3)
18	N 89°23'07" E	109.86 (5)
19	S 89°23'07" E	109.86 (5)
20	S 00°28'35" E	751.84 (3)
21	N 89°23'07" E	109.86 (5)
22	S 89°23'07" E	109.86 (5)
23	S 00°28'35" E	751.84 (3)
24	N 89°23'07" E	109.86 (5)
25	S 89°23'07" E	109.86 (5)
26	S 00°28'35" E	751.84 (3)
27	N 89°23'07" E	109.86 (5)
28	S 89°23'07" E	109.86 (5)
29	S 00°28'35" E	751.84 (3)
30	N 89°23'07" E	109.86 (5)
31	S 89°23'07" E	109.86 (5)
32	S 00°28'35" E	751.84 (3)
33	N 89°23'07" E	109.86 (5)
34	S 89°23'07" E	109.86 (5)
35	S 00°28'35" E	751.84 (3)
36	N 89°23'07" E	109.86 (5)
37	S 89°23'07" E	109.86 (5)
38	S 00°28'35" E	751.84 (3)
39	N 89°23'07" E	109.86 (5)
40	S 89°23'07" E	109.86 (5)
41	S 00°28'35" E	751.84 (3)
42	N 89°23'07" E	109.86 (5)
43	S 89°23'07" E	109.86 (5)
44	S 00°28'35" E	751.84 (3)
45	N 89°23'07" E	109.86 (5)
46	S 89°23'07" E	109.86 (5)
47	S 00°28'35" E	751.84 (3)
48	N 89°23'07" E	109.86 (5)
49	S 89°23'07" E	109.86 (5)
50	S 00°28'35" E	751.84 (3)

NOT A BOUNDARY SURVEY
EXHIBIT "A-1"

INCOMPLETE WITHOUT ATTACHED
DESCRIPTION (SEE EXHIBIT "A")

BARBARA JO BERGSTROM
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
LICENSE NO. 5754

DATE: 08/17/08
REVISED: 10/19/08
07/29/07 - REVISION
CALL 8075

SCALE 1" = 500'

POOLE
ENGINEERING &
SURVEYING, Inc.

LB NO. 6745

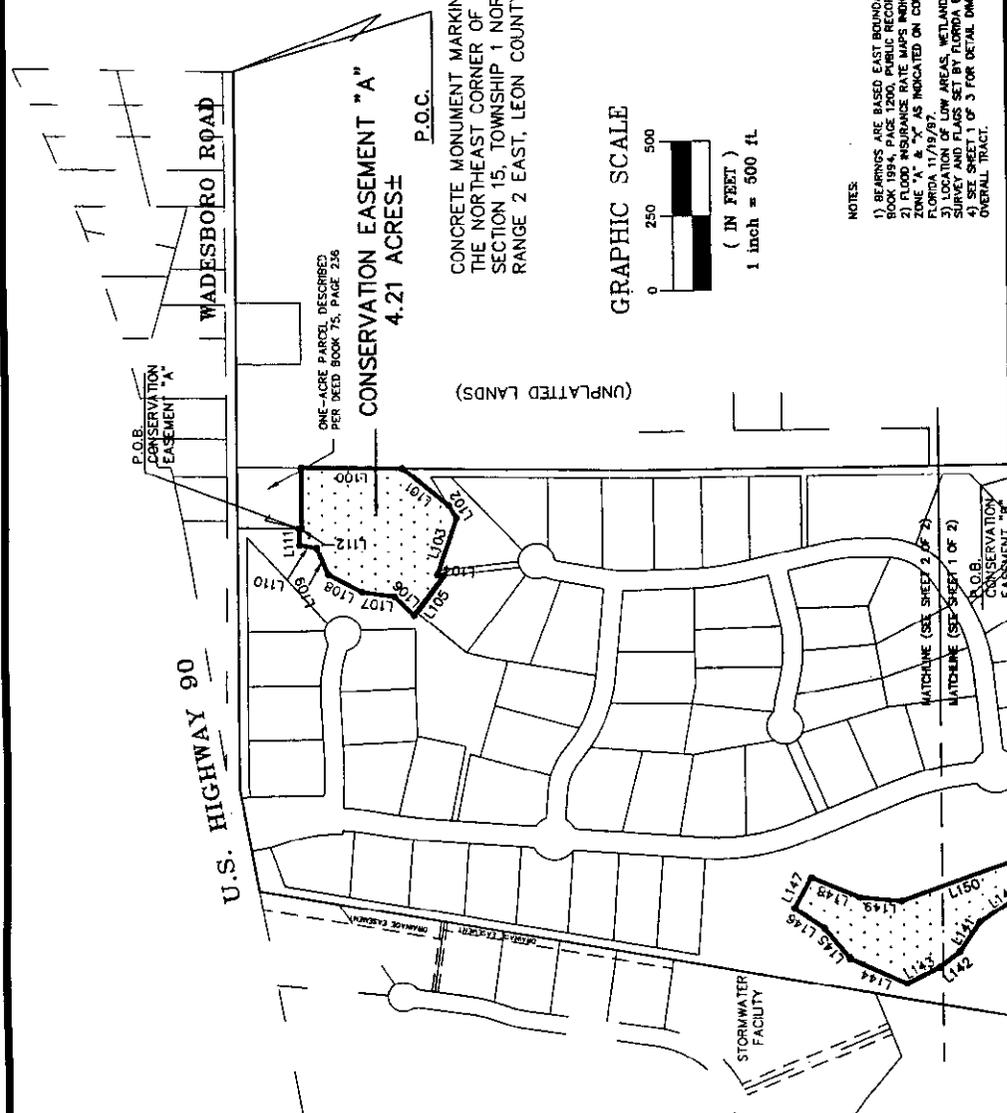
2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303
TELEPHONE #: (850) 386-5117

EXHIBIT OF DESCRIPTIONS
CONSERVATION EASEMENTS
LOCATED IN SECTION 15
TOWNSHIP 1 NORTH, RANGE 2 EAST
LEON COUNTY, FLORIDA

MISSION SAN MIGUEL

11 12

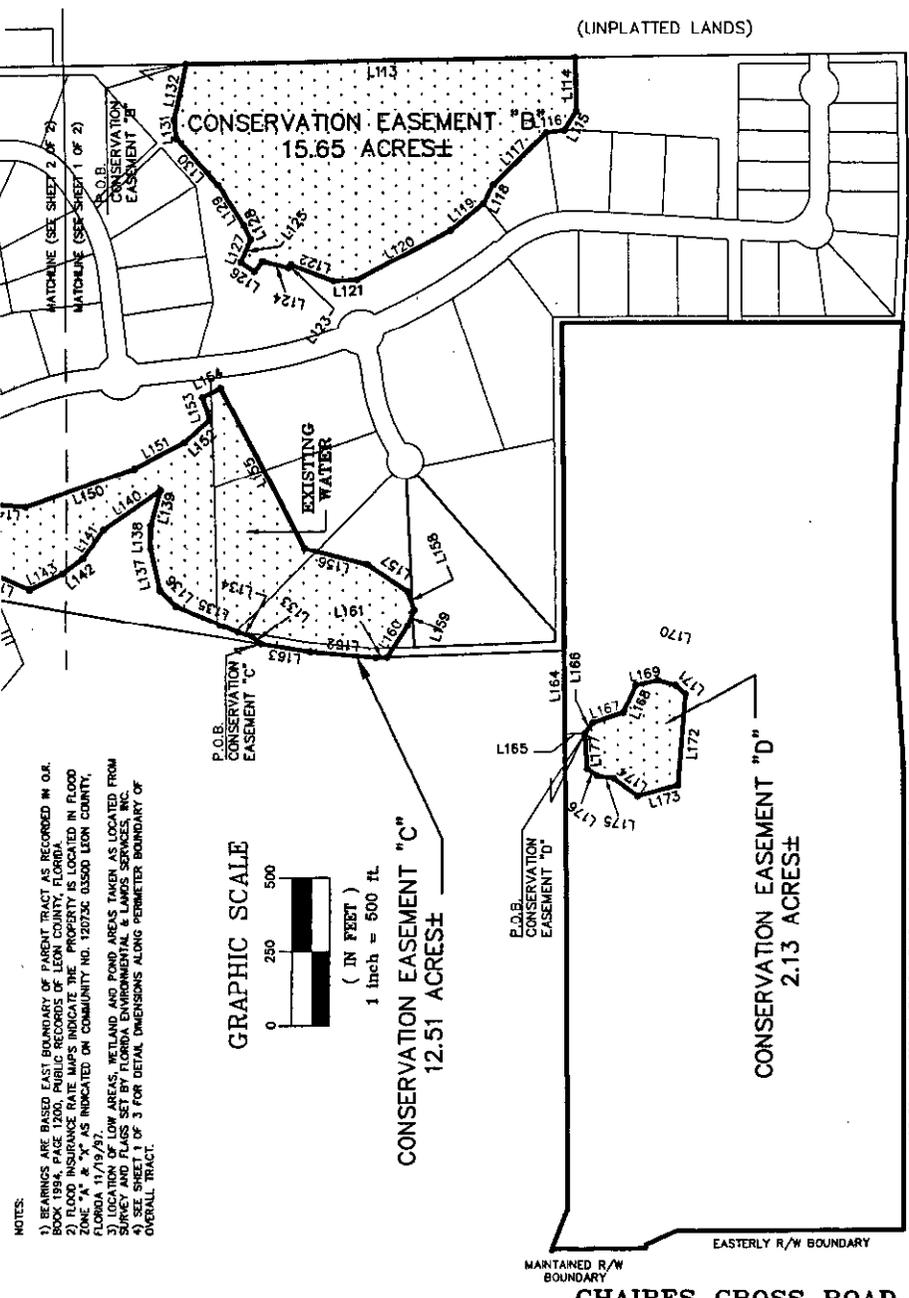
LINE TABLE		
LINE	BEARING	LENGTH
L100	S01°03'44"W	331.95'
L101	S40°09'28"W	199.27'
L102	S58°35'40"W	50.63'
L103	N71°24'36"W	203.21'
L104	S08°03'08"W	20.36'
L105	N53°00'04"W	164.21'
L106	N44°32'06"E	90.18'
L107	N08°10'11"E	107.11'
L108	N28°18'55"E	127.18'
L109	N68°08'57"E	93.01'
L110	N11°33'58"E	56.45'
L111	N87°56'15"E	54.69'
L137	N77°11'05"E	144.79'
L138	S89°57'37"E	77.85'
L139	S74°33'15"E	120.97'
L140	N34°23'07"W	228.85'
L141	N55°59'14"W	119.65'
L142	N37°43'08"W	83.23'
L143	N26°41'09"W	120.39'
L144	N24°12'51"E	203.55'
L145	N51°09'02"E	132.48'
L146	N35°16'09"E	119.14'
L147	S61°34'24"E	117.62'
L148	S22°55'54"W	171.24'
L149	S05°36'26"W	136.16'
L150	S19°28'24"E	381.60'
L151	S27°45'30"E	187.45'



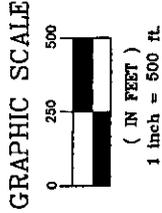
NOTES:
 1) BEARINGS ARE BASED EAST BOUNDARY OF PARENT TRACT AS RECORDED IN DEED BOOK 1984, PAGE 1200, PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
 2) FLOOD INSURANCE RATE MAPS INDICATE THE LOCATION OF FLOOD ZONE A-17A(1972) AS INDICATED ON COMMUNITY NO. 12073C 03500 LEON COUNTY, FLORIDA.
 3) LOCATION OF LOW AREAS, WETLAND AND POND AREAS TAKEN AS LOCATED ON SURVEY AND FLAGS SET BY FLORIDA ENVIRONMENTAL & LANDS SERVICE, INC.
 4) SEE SHEET 1 OF 3 FOR DETAIL DIMENSIONS ALONG PERIMETER BOUNDARY OF OVERALL TRACT.

DRAWN BY: <i>BP</i> CHECKED BY: <i>BB</i> DATE: 08/17/06 REVISED: 03/29/07 COMMENTS 03/29/07 - SHOW DESCRIPTION CALL OUTS SCALE 1" = 500'	INCOMPLETE WITHOUT ATTACHED DESCRIPTION (SEE EXHIBIT "A") <i>Barbara J. Bergstrom</i> BARBARA JO BERGSTROM PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LICENSE NO. 5754	NOT A BOUNDARY SURVEY EXHIBIT "A-2" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	POOLE ENGINEERING & SURVEYING, INC. LB NO. 6745 2145 DELTA BOULEVARD, SUITE 100 TALLAHASSEE, FLORIDA 32303 TELEPHONE #: (850) 386-5117	EXHIBIT OF DESCRIPTION CONSERVATION EASEMENTS LOCATED IN SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 EAST LEON COUNTY, FLORIDA MISSION SAN MIGUEL	SHEET NO. 9 OF 3 05131 -CE
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LINE	BEARING	LENGTH
L112	S01°01'16"W	9.23'
L113	S00°35'11"E	1278.60'
L114	S89°49'42"W	176.19'
L115	N58°04'01"W	75.08'
L116	N05°26'48"W	60.57'
L117	N43°38'33"W	246.80'
L118	N61°15'46"W	68.16'
L119	N38°45'49"W	140.02'
L120	N28°15'03"W	348.06'
L121	N02°31'28"W	75.17'
L122	N21°14'24"E	149.77'
L123	N51°50'54"W	12.69'
L124	N14°14'45"E	87.57'
L125	N51°01'39"W	42.98'
L126	N35°15'39"E	53.12'
L127	S57°35'29"E	84.39'
L128	N65°34'07"E	51.03'
L129	N58°59'49"E	155.37'
L130	N49°00'24"E	205.12'
L131	N63°37'50"E	61.47'
L132	S77°22'33"E	189.01'
L133	N39°57'23"E	40.23'
L134	N16°55'42"E	46.01'
L135	N23°08'02"E	222.02'
L136	N44°51'03"E	75.56'
L137	S42°14'25"E	111.55'
L138	N73°50'27"E	80.72'
L139	S77°10'21"E	66.40'
L140	S62°54'42"W	603.35'
L141	S15°29'50"W	212.43'
L142	S34°15'57"W	160.24'
L143	S69°43'04"W	64.20'
L144	N69°23'37"W	58.54'
L145	N57°58'14"W	125.26'
L146	N02°11'56"W	38.14'
L147	N05°16'55"E	216.03'
L148	N09°24'58"E	163.00'
L149	N89°31'08"E	264.78'
L150	N00°29'52"W	65.77'
L151	S54°23'51"E	45.89'
L152	S16°20'01"E	108.14'
L153	S66°22'04"E	102.74'
L154	S12°06'57"E	74.09'
L155	S15°10'07"W	62.73'
L156	S41°22'23"W	43.04'
L157	N85°13'35"W	313.01'
L158	N14°52'35"W	38.77'
L159	N36°25'51"E	97.80'
L160	N08°30'36"E	57.13'
L161	N36°33'44"E	39.73'
L162	N85°54'52"E	120.30'



NOTES:
 1) BEARINGS ARE BASED EAST BOUNDARY OF PARENT TRACT AS RECORDED IN O.A. BOOK 1994, PAGE 1200, PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
 2) FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY IS LOCATED IN FLOOD ZONE "A" & "X" AS INDICATED ON COMMUNITY NO. 12073C 03500 LEON COUNTY, FLORIDA 11/19/97.
 3) WETLAND AND BOUNDARY AREAS TAKEN AS LOCATED FROM SURVEY AND PLANS SET BY FLORIDA ENVIRONMENTAL & LANDS SERVICES, INC.
 4) SEE SHEET 1 OF 3 FOR DETAIL DIMENSIONS ALONG PERIMETER BOUNDARY OF OVERALL TRACT.



INTERSTATE 10 (STATE ROAD NO. 8)

DRAWN BY : b/p CHECKED BY : BJB DATE : 08/17/08 REVISED: 10/29/08 COMMENTS 04/29/07 - SHOW DESCRIPTION CALL OUTS SCALE: 1" = 500'	INCOMPLETE WITHOUT ATTACHED DESCRIPTION (SEE EXHIBIT "A") <i>Barbara Jo Bergstrom</i> BARBARA JO BERGSTROM PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA LICENSE NO. 5754	NOT A BOUNDARY SURVEY EXHIBIT "A-3" NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	POOLE ENGINEERING & SURVEYING, INC. I.B. NO. 6745 2145 DELTA BOULEVARD, SUITE 100 TALLAHASSEE, FLORIDA 32303 TELEPHONE #: (850) 386-5117	EXHIBIT OF DESCRIPTION CONSERVATION EASEMENTS LOCATED IN SECTION 15 TOWNSHIP 1 NORTH, RANGE 2 EAST LEON COUNTY, FLORIDA MISSION SAN MIGUEL	SHEET NO. 3 OF 3 JOB NO. 05131 -CE
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