

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 13th day of APRIL, 2007, by Richard K. Barfield, whose mailing address is 24230 Jesse Avenue, Tallahassee, Florida 32310 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, utilities, or other structures above or on the ground.
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.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
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

Richard K. Barfield

Richard K. Barfield
(Signature)

WITNESSES:

Jacob R. Jaks
(Sign)
JACOB R. JAKS
(Print Name)

Donna E. Jaks
(Sign)
DONNA E. JAKS
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this _____ day of _____, 2007,

by Richard K. Barfield, who is personally known to me or who has produced
(name of person acknowledging)

personally known as identification.
(type of identification produced)

Jennifer Lopez
(Signature of Notary)



Jennifer Lopez
Commission # DD590779
Expires August 30, 2010
Bonded Tray Fain - Insurance, Inc. 800-385-7019

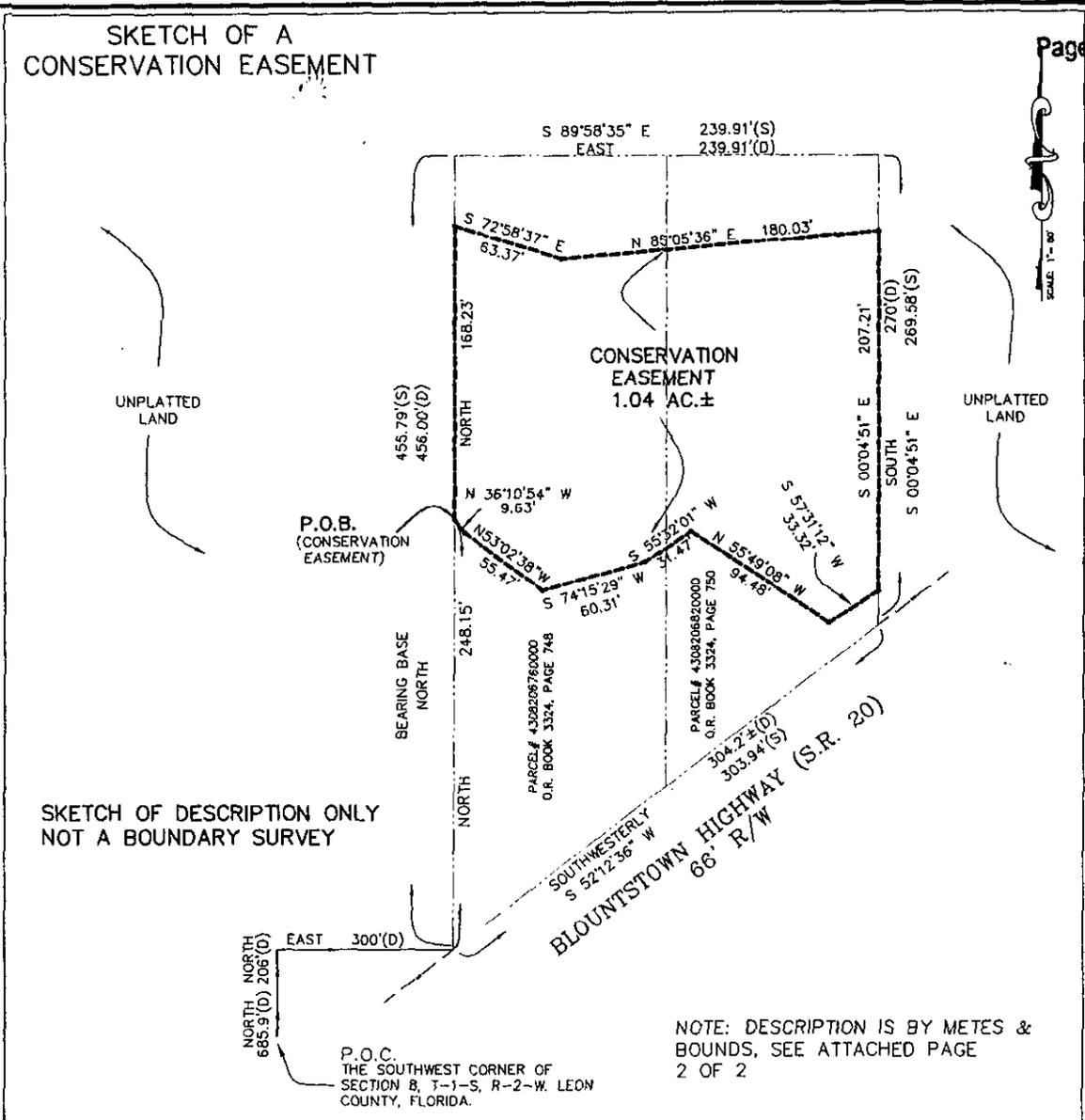
(Print, Type or Stamp Name of Notary)

(Title or Rank)

(Serial Number, If Any)

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

SKETCH OF A CONSERVATION EASEMENT



SKETCH OF DESCRIPTION ONLY
NOT A BOUNDARY SURVEY

NOTE: DESCRIPTION IS BY METES & BOUNDS, SEE ATTACHED PAGE 2 OF 2

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PROVE AREA DETERMINATIONS BY THIS FIRM.

LEGEND: (GENERAL)

- FCM - FOUND CONCRETE MONUMENT (4" X 4")
- FIR - FOUND IRON ROD
- FIP - FOUND IRON PIPE
- FN/C - FOUND NAIL & CAP
- SN/C - SET NAIL & CAP #B5509
- SCM - SET CONCRETE MONUMENT #4016
- SIR - SET 5/8" IRON ROD WITH CAP #B5509
- PRM - PERMANENT REFERENCE MONUMENT
- (P) - PLAT DISTANCE AND/OR BEARING
- (S) - SURVEY DISTANCE AND/OR BEARING
- (C) - CALCULATED DISTANCE AND/OR BEARING

LEGEND: (LABELS)

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- ° - DEGREES
- ' - MINUTES
- " - SECONDS
- R - RADIUS OR RANGE
- Δ - DELTA (CENTRAL ANGLE)
- L - CURVE LENGTH
- CL - CHORD LENGTH (CURVE)
- CB - CHORD BEARING (CURVE)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- RW - RIGHT OF WAY

LEGEND: (DISTANCES)

ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD = FEET.

NOTE: UNLESS OTHERWISE DENOTED

ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for Leon County, Fl. on Map Number 120143 0250 D
Dated: 11/19/97

LAND SURVEYING
LB #5509
Tallahassee, Florida 32311

GARY G. ALLEN
Registered Land Surveyor, Inc.
4101 Apalachee Parkway

CIVIL ENGINEERING
EB #5509
Phone: (850)-877-0541

DESCRIPTION: SKETCH OF CONSERVATION EASEMENT
LEGAL DESCRIPTION ATTACHED

FOUNDATION ADDED: BY:
FINAL ADDITIONS: BY:
DRAWN BY: M.A.

SECTION 8, TOWNSHIP 1-SOUTH, RANGE 3-WEST

RECORDED IN BOOK PAGE, LEON COUNTY, FL.

DATE OF SKETCH 03/20/07

I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.

FIELD BOOK PAGE

SCALE 1" = 80'

JOB No. 93-1570E

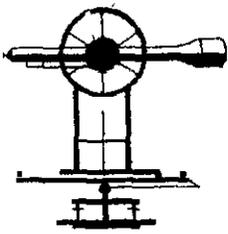
FILE NAME: 93-1570E.DWG

Gary G. Allen
GARY G. ALLEN, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 4016

DATE: 3-21-07

PAGE 1 OF 2

"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."



GARY GEE ALLEN
 REGISTERED LAND SURVEYOR, INC.
 LAND SURVEYING - CIVIL ENGINEERING

GARY G. ALLEN, P.L.S., PRES.
 B.J. ALLEN, V.P.
 MARK T. HENDERSON, P.L.S., V.P.
 R. MICHAEL LATIMER, P.E., V.P.

Attachment
 Page 4 of 5

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA, 32311

PHONE: (850) 877-0541
 FAX NO. (850) 877-0041

LEGAL DESCRIPTION - CONSERVATION EASEMENT

Commence at the Southwest corner of Section 8, Township 1 South, Range 3 West, Leon County, Florida, and run thence North 685.9 feet to a point on the Northerly boundary of the 66 foot right of way of State Road No. 20, continue thence North along the center of a graded County Road 206.0 feet, thence East 300 feet to the Northerly boundary of the 66 foot right of way of said State Road No. 20, said point being an iron pipe (1 inch) marking the Southwest corner of that certain tract of land recorded in Official Records Book 3324, Page 748 of the Public Records of Leon County, Florida, thence run North along the West boundary of said tract a distance of 248.15 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North along said West boundary a distance of 168.25 feet, thence leaving said boundary run South 72 degrees 58 minutes 37 seconds East 63.37 feet, thence North 85 degrees 05 minutes 36 seconds East 180.03 feet to a point lying on the East boundary of that certain tract of land recorded in Official Records Book 3324, Page 750 of the Public Records of Leon County, Florida, thence run South 00 degrees 04 minutes 51 seconds East along said East boundary 207.21 feet, thence leaving said East boundary run South 57 degrees 31 minutes 12 seconds West 33.32 feet, thence North 55 degrees 49 minutes 08 seconds West 94.48 feet, thence South 55 degrees 32 minutes 01 seconds West 31.47 feet, thence South 74 degrees 15 minutes 29 seconds West 60.31 feet, thence North 53 degrees 02 minutes 38 seconds West 55.47 feet, thence North 36 degrees 10 minutes 54 seconds West 9.63 feet to the POINT OF BEGINNING. Containing 1.04 acres more or less.

Bearings and source of information for this description are based on a survey prepared by Gary Allen Land Surveying dated May 6, 2005, Job #93-1570, and deed of property as recorded on Official Records Book 632, Page 243 of the Public Records of Leon County, Florida.

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying as established by chapter 61G17-6 of the Florida Administrative Code.

Gary G. Allen 3/21/07
 Gary G. Allen DATE
 Prof. Land Surveyor
 Fl. Cert. No. 4016

Job No. 95-1570

EXHIBIT "A"

VEGETATIVE MANAGEMENT PLAN
TALQUIN HARDWARE AND SUPPLY

Existing vegetation will be incorporated into the over-all landscape plan for this site. The existing vegetation can be divided into two categories in so far as the practices to be utilized in maintaining the vegetation are concerned; (1) vegetation utilized to complement the planted landscaping within the developed portion of the site, and (2) vegetation within the conservation easement, (wetlands + 30' buffer upland of the wetland line).

Existing Vegetation on Developed Portion

Existing trees, (canopy and mid-story), and shrubbery will be used, where present, to make up the landscape buffers along the project perimeter. In some locations, this existing vegetation will be supplemented with additional plantings to gain the desired plant density. Care shall be taken in planting the supplemental vegetation to ensure that no damage is done to the existing plants. No mechanical methods which would compact the earth or impair root systems, or the pruning of limbs greater than 10 percent of the green mass of an existing tree will be allowed, unless depicted on the permitted landscape plan. The existing vegetation shall be maintained per the guidelines listed in the planting schedule on the permitted landscape plan, (note that all vegetation, both existing and proposed, are native species, with maintenance guidelines spelled out on the landscape plan).

Existing Vegetation in Conservation Easement Portion

Maintenance of vegetation in the proposed conservation easement will be limited to removal, on occasion, of invasive species, and thinning by prescribed burn or non-mechanical methods. Such identification and removal of invasive species shall be performed once or twice each year. Any maintenance activities undertaken within this portion of the site shall be performed under proper authorization from permitting authorities, (Leon County, Florida Division of Forestry, etc.).