

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 2<sup>nd</sup> day of April, 2007, by PEGGY DAFFIN, whose mailing address is 4800 Bradfordville Road, Tallahassee, Florida 32309 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.

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 enure to the benefit of the Grantee and its successors and assigns.

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

GRANTOR

Peggy Daffin  
Peggy Daffin

WITNESSES:  
[Signature]  
(Sign)  
Garvin Bowden  
(Print Name)

Amanda Maluty  
(Sign)  
Amanda Maluty  
(Print Name)

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of April, 2007, by Peggy Daffin, who is personally known to me or who has produced FL Driver's License as identification.

Cynthia T. Ragans  
(Signature of Notary)  
Cynthia T. Ragans  
(Print, Type or Stamp Name of Notary)

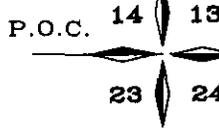


**Cynthia T. Ragans**  
Commission # DD484200  
Expires November 22, 2009  
Bonded Troy Farm Insurance, Inc. 800-395-7019

\_\_\_\_\_  
(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



(N89°39'00"W 2315.08')

LEGAL DESCRIPTION:

COMMENCE at an iron rod (5/8") marking the Northeast corner of Section 23, Township 2 North, Range 1 East, Leon County, Florida and thence run North 89 degrees 39 minutes 00 seconds West 2315.08 feet, thence run South 00 degrees 03 minutes 49 seconds East 328.01 feet to the Northwest corner of Lot 5, which is the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 39 minutes 00 seconds East a distance of 142.69 feet, thence run South 28 degrees 10 minutes 32 seconds West a distance of 177.53 feet, thence run North 89 degrees 39 minutes 00 seconds West a distance of 58.69 feet, thence run North 00 degrees 03 minutes 49 seconds West a distance of 157.00 feet, to the POINT OF BEGINNING, said lands containing 0.36 acres, more or less.

PARCEL 2  
3.40± ACRES

P.O.B.

(S89°39'00"E 142.69')

POND

CONSERVATION  
EASEMENT

LOT 5  
3.20± ACRES

(N89°39'00"W 58.69')

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESES.
4. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE.

SYMBOLS & ABBREVIATIONS

- |                                     |   |
|-------------------------------------|---|
| Δ - CENTRAL ANGLE                   | D.R. - OFFICIAL RECORD BOOK                 |
| AC - ACRES &                        | PG. - PAGE                                  |
| CH - CHORD                          | P.O.C. - POINT OF COMMENCEMENT              |
| D.B. - DEED BOOK                    | P.O.B. - POINT OF BEGINNING                 |
| FCM - FOUND CONCRETE MONUMENT       | R - RADIUS OR RANGE                         |
| FIR - FOUND IRON ROD                | R/W - RIGHT OF WAY                          |
| (5/8" UNLESS NOTED)                 | SCM - SET CONCRETE MONUMENT                 |
| F.I.R.M. - FLOOD INSURANCE RATE MAP | (4" X 4" UNLESS NOTED)                      |
| FB - FOUND IRON PIPE                | SEC - SECTION                               |
| FIP - FOUND PINCHED IRON PIPE       | SR - SET 5/8" IRON ROD/CAP                  |
| FN - FOUND NAIL AND CAP             | SHC - SET NAIL AND CAP                      |
| L - ARC LENGTH                      | UNREC - UNRECORDED                          |
| LB - LOCKED BUSINESS                | N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM |

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SKETCH MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (F.A.C. §1017-6).

*Alan D. Platt*

ALAN D. PLATT, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
FLORIDA LICENSED No. 4684

04/02/07

DATE SIGNED

04/02/07

DATE SKETCHED

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

SHEET 1 OF 1

DRAWING:  
7315-SK-CONSEASE  
PROJECT:  
7315

SKETCH OF LEGAL DESCRIPTION OF:

A CONSERVATION EASEMENT IN SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

**A. D. Platt**

& ASSOCIATES, INC.  
488 JOHN KNOX ROAD, TALLAHASSEE, FL 32303  
PHONE: (860) 385-1036 FAX: (860) 385-1108  
LICENSED BUSINESS No. 6990

CERTIFIED TO:  
PEGGY DAFFIN  
CAPITAL CITY BANK  
GARDNER, WADSWORTH, DUGGAR,  
BIST & WEINER, P.A.  
ATTORNEY'S TITLE INS. FUND, INC.