CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 3rd day of June, 20 08, by Dubey Properties, LTD, whose mailing address is 3230 Pablo Creek Way, Tallahassee, FL 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, 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

Dubey Properties, LTD
(Name typewritten)

(Signature)
Donna Dubey, its General Partner

WITNESSES:

(Sign)
Jennifer Menendez
(Print Name)

(Sign)
Rosell Lacate
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2008,

by DONNA DUBEY, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

Nancy Saunders
(Signature of Notary)

(Print, Type or Stamp Name of Notary)
Nancy Saunders
Commission # DD363718
Expires October 18, 2008
Bonded Thru Fain - Insurance, Inc. 800-385-7019

(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

Attachment # 1
Page 3 of 9

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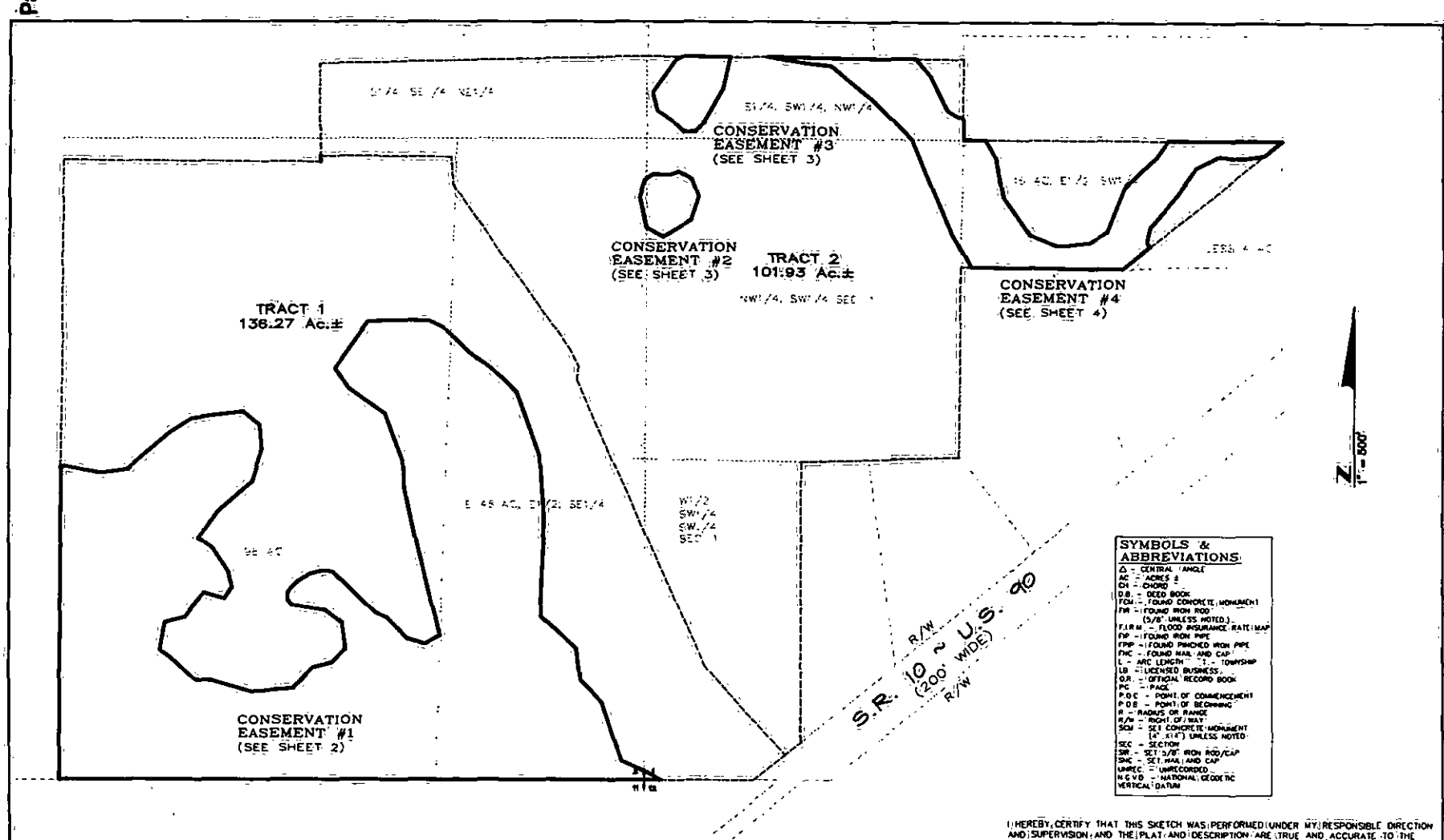


SYMBOLS & ABBREVIATIONS

Δ - CENTRAL ANGLE
AC - ACRES ±
CH - CHORD
D.B. - DEED BOOK
FCM - FOUND CONCRETE MONUMENT
FIR - FOUND IRON ROD (5/8" UNLESS NOTED)
F.I.R.M. - FLOOD INSURANCE RATE MAP
FIP - FOUND IRON PIPE
FPIP - FOUND PINCHED IRON PIPE
FNC - FOUND NAIL AND CAP
L - ARC LENGTH
T - TOWNSHIP
LB - LICENSED BUSINESS
O.R. - OFFICIAL RECORD BOOK
PG - PAGE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R - RADIUS OR RANGE
R/W - RIGHT OF WAY
SCM - SET CONCRETE MONUMENT (4"x4") UNLESS NOTED
SEC - SECTION
SIR - SET 5/8" IRON ROD/CAP
SNC - SET NAIL AND CAP
UNREC. - UNRECORDED
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. 61G17-6)

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No 4664

03/25/08
DATE SIGNED

03/24/08
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

CERTIFIED TO
DONNA DUBEY
MARIE SEFFLER

A.D. Platt & ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 4590

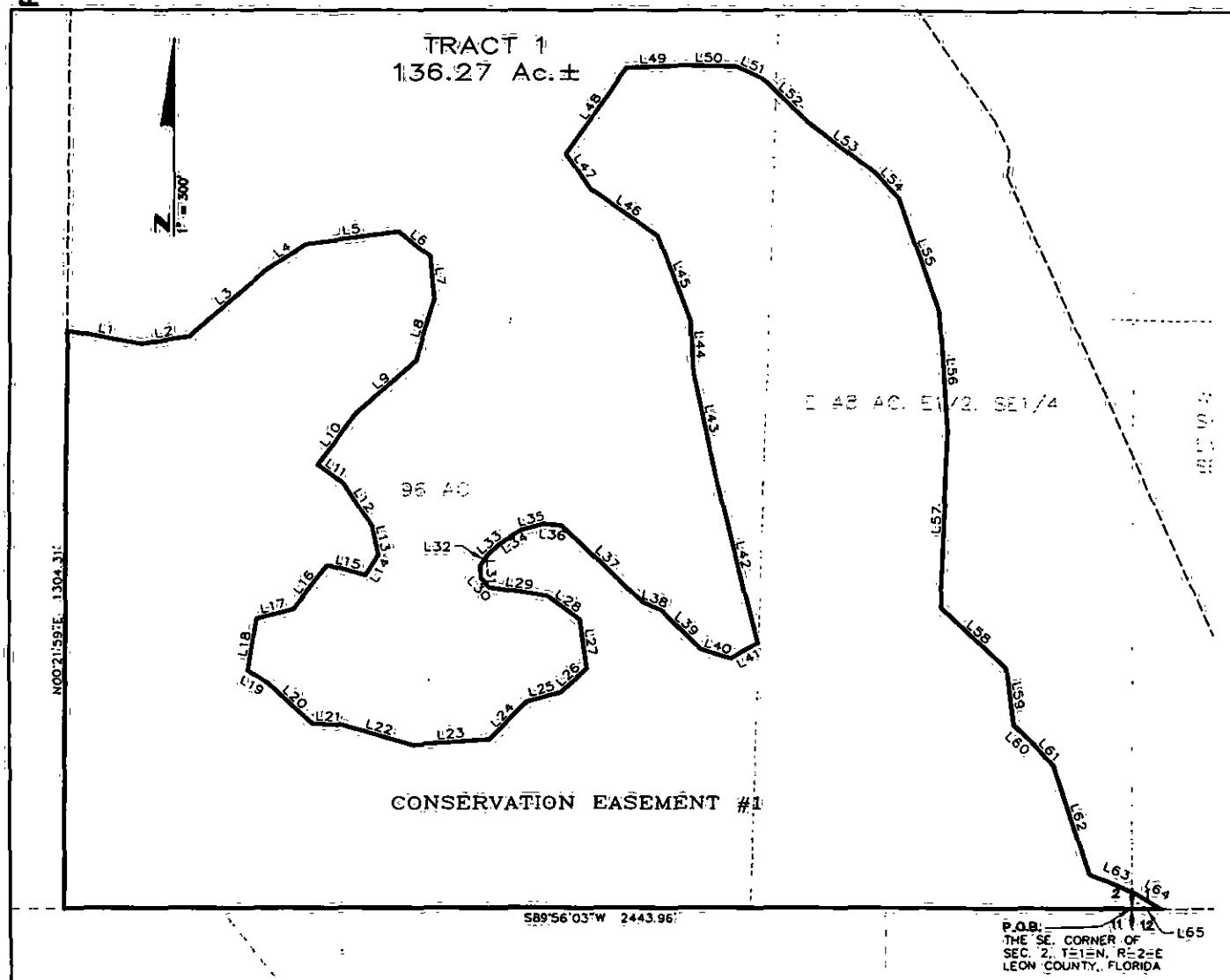
SKETCH & DESCRIPTIONS OF 4 CONSERVATION EASEMENTS LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FLORIDA

DRAWING: 9120-BS
PROJECT: 9120

EASEMENT OVERVIEW
SHEET 1 OF 6

Attachment # 1

Page 4 of 9



CONSERVATION EASEMENT #1
SHEET 2 OF 6

LINE TABLE		
LINE	LENGTH	BEARING
L1	168.62	S79°53'53"E
L2	112.28	N81°49'12"E
L3	234.25	N49°29'49"E
L4	104.50	N57°41'52"E
L5	212.51	N82°18'08"E
L6	90.29	S51°36'48"E
L7	98.02	S06°03'58"E
L8	142.46	S17°02'06"W
L9	181.34	S48°36'58"W
L10	143.26	S36°47'04"W
L11	72.96	S54°02'09"E
L12	115.52	S33°45'10"E
L13	165.84	S13°07'25"E
L14	54.55	S32°14'23"W
L15	90.46	N75°01'02"W
L16	125.71	S37°50'01"W
L17	87.82	S75°11'41"W
L18	118.21	S09°04'39"W
L19	51.87	S56°01'59"E
L20	138.96	S48°31'17"E
L21	66.55	S87°14'33"E
L22	171.15	S74°28'55"E
L23	174.64	N85°28'55"E
L24	119.07	N44°28'02"E
L25	81.31	N75°00'16"E
L26	80.76	N47°02'55"E
L27	112.55	N08°32'35"W
L28	88.41	N53°40'35"W
L29	137.33	N81°46'43"W
L30	27.26	N41°21'52"W
L31	28.69	N03°16'22"W
L32	30.65	N34°07'51"E
L33	38.89	N49°17'11"E
L34	56.58	N58°37'29"E
L35	52.42	N75°32'16"E
L36	40.25	S85°20'09"E
L37	253.13	S47°01'46"E
L38	47.06	S68°00'05"E
L39	128.63	S45°36'09"E
L40	72.56	S73°39'37"E
L41	70.32	N59°25'48"E
L42	401.25	N14°20'18"W
L43	229.07	N12°54'56"W
L44	114.11	N02°55'21"W
L45	205.17	N21°37'56"W
L46	187.71	N55°51'33"W
L47	97.31	N35°12'21"W
L48	238.40	N35°25'42"E
L49	124.32	N87°19'32"E
L50	132.17	S88°49'25"E
L51	59.55	S65°47'06"E
L52	149.77	S46°29'13"E
L53	185.69	S53°32'17"E
L54	81.28	S43°39'48"E
L55	272.13	S20°21'21"E
L56	270.14	S04°13'36"E
L57	396.64	S02°05'25"W
L58	202.40	S47°58'05"E
L59	130.95	S07°42'00"E
L60	62.81	S46°45'16"E
L61	65.04	S42°17'29"E
L62	258.61	S18°39'09"E
L63	116.95	S66°59'16"E
L64	65.72	S60°39'24"E
L65	68.66	N89°57'34"E

CERTIFIED TO
DONNA DUBEY
MARIE SEFFLER

A.D. Plott
& ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

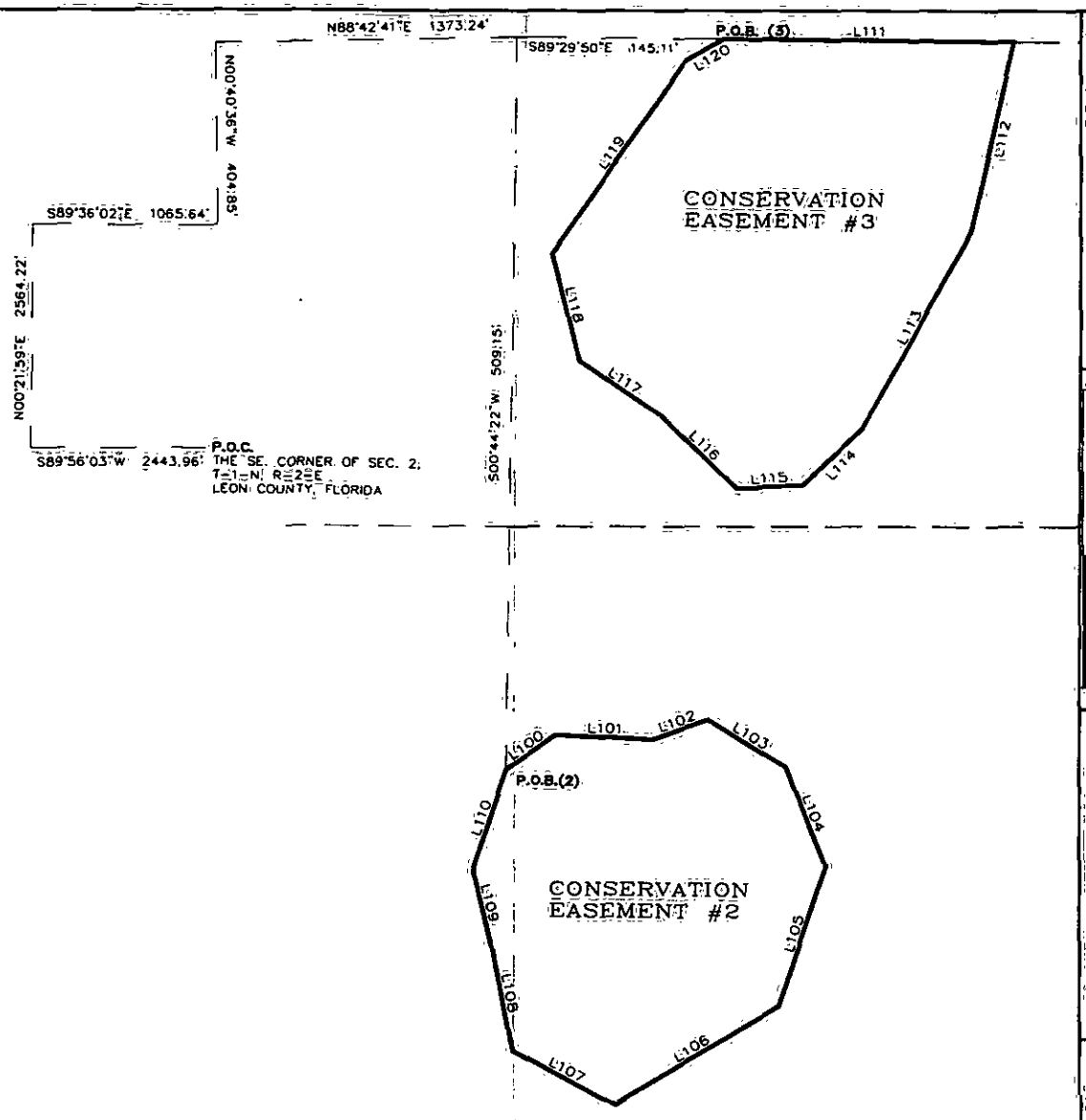
SKETCH & DESCRIPTIONS OF:
4 CONSERVATION EASEMENTS
LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 1 NORTH, RANGE 2 EAST,
LEON COUNTY, FLORIDA

DRAWING: 9120-85

PROJECT: 9120

11

LINE TABLE		
LINE	LENGTH	BEARING
L100	42.24	S55°38'04"W
L101	67.97	N87°25'21"W
L102	40.81	S70°45'44"W
L103	62.82	N58°57'22"W
L104	74.36	N21°43'38"W
L105	103.04	N18°20'16"E
L106	132.99	N59°19'23"E
L107	80.70	S62°28'41"E
L108	78.65	S11°40'01"E
L109	49.23	S14°23'27"E
L110	74.82	S18°35'41"W
L111	202.57	N89°29'50"W
L112	134.93	S12°36'59"W
L113	157.94	S28°55'59"W
L114	56.79	S47°05'16"W
L115	45.50	S87°33'52"W
L116	72.49	N46°05'53"W
L117	69.74	N56°19'36"W
L118	76.90	N14°34'09"W
L119	163.09	N35°07'14"E
L120	30.42	N59°18'57"E



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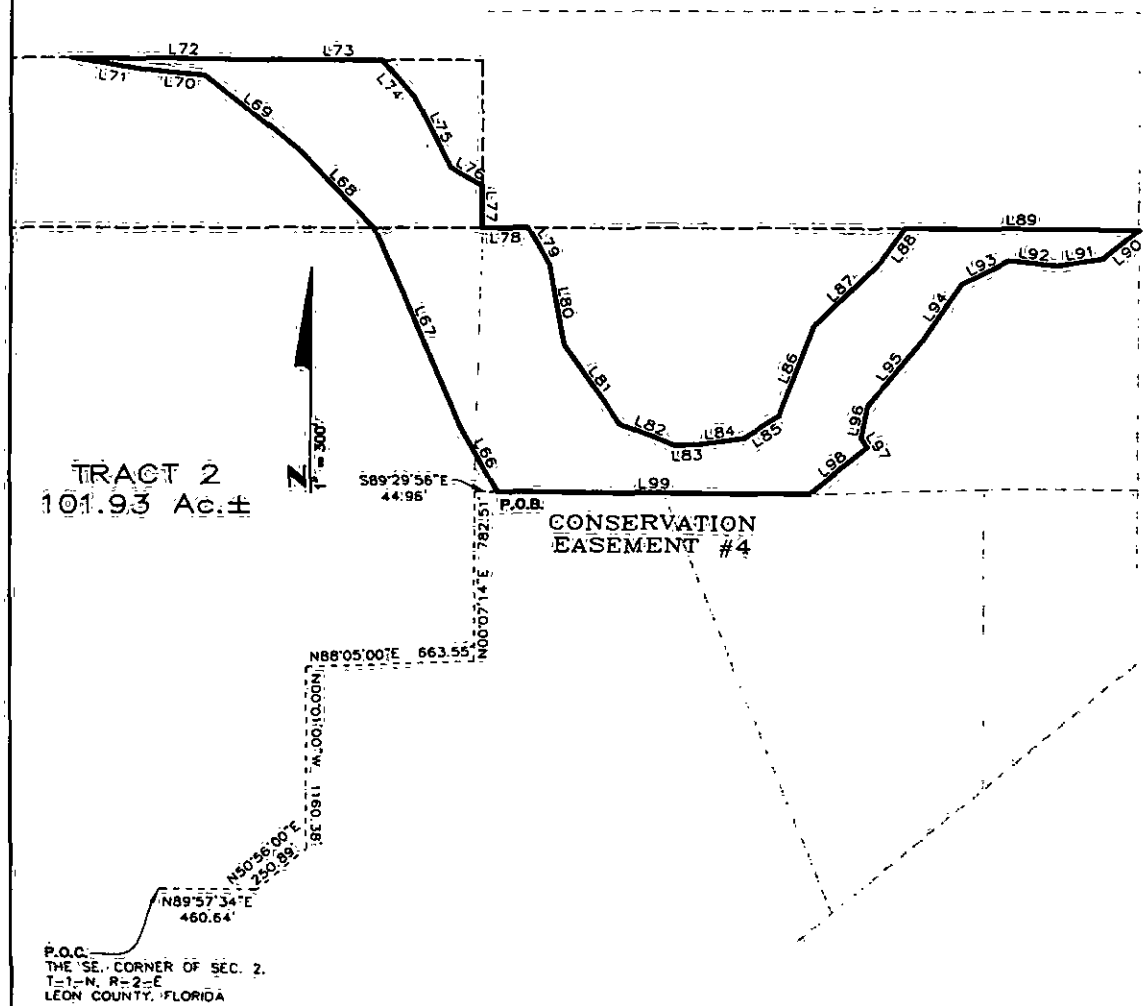
489 JOHN KNOX ROAD, TALLAHASSEE, FL 32303
PHONE (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

SKETCH & DESCRIPTIONS OF
A CONSERVATION EASEMENTS
LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 1 NORTH, RANGE 2 EAST,
LEON COUNTY, FLORIDA

DRAWING: 9120-BS

PROJECT: 9120

CONSERVATION EASEMENT #1
SHEET 3 OF 6



LINE TABLE		
LINE	LENGTH	BEARING
L66	153.78	S29°49'21"E
L67	426.96	S23°49'47"E
L68	216.39	S44°23'17"E
L69	241.07	S51°48'54"E
L70	196.75	S85°20'56"E
L71	170.11	S81°00'42"E
L72	442.86	N89°29'50"W
L73	178.05	N89°57'00"W
L74	197.53	N41°14'42"W
L75	157.18	N27°09'15"W
L76	74.63	N60°49'44"W
L77	83.93	N00°01'28"W
L78	91.69	N89°52'17"W
L79	187.06	N30°05'54"W
L80	160.87	N11°10'50"W
L81	193.93	N36°01'23"W
L82	117.65	N68°07'20"W
L83	48.78	S87°42'34"W
L84	93.47	S82°12'45"W
L85	82.75	S58°00'39"W
L86	191.60	S21°29'18"W
L87	184.05	S46°31'10"W
L88	84.55	S35°36'41"W
L89	472.39	N89°52'17"W
L90	94.30	N51°31'40"E
L91	92.54	N81°10'25"E
L92	97.57	S84°29'36"E
L93	105.58	N63°53'25"E
L94	132.95	N34°41'12"E
L95	173.97	N40°07'52"E
L96	64.33	N12°16'18"E
L97	22.58	N34°21'47"W
L98	149.92	N51°31'40"E
L99	631.24	S89°29'56"E

CONSERVATION EASEMENT #4
SHEET 4 OF 6

CERTIFIED TO
DONNA DUBEY
MARIE SEFFLER

A.D. Platt
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489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1038 (FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

SKETCH & DESCRIPTIONS OF
4 CONSERVATION EASEMENTS
LOCATED IN SECTIONS 1 AND 2
TOWNSHIP 1 NORTH, RANGE 2 EAST,
LEON COUNTY, FLORIDA

DRAWING: 9120-6S
PROJECT: 9120

CONSERVATION EASEMENT #1

BEGIN at the Southeast Corner of Section 2, Township 1 North, Range 2 East, Leon County, Florida, and thence run South 89 degrees 56 minutes 03 seconds West a distance of 2,443.96 feet, thence run North 00 degrees 21 minutes 59 seconds East a distance of 1,304.31 feet, thence run South 79 degrees 53 minutes 53 seconds East a distance of 168.62 feet, thence run North 81 degrees 49 minutes 12 seconds East a distance of 112.28 feet, thence run North 49 degrees 29 minutes 49 seconds East a distance of 234.25 feet, thence run North 57 degrees 41 minutes 52 seconds East a distance of 104.50 feet, thence run North 82 degrees 18 minutes 08 seconds East a distance of 212.51 feet, thence run South 51 degrees 36 minutes 48 seconds East a distance of 90.29 feet, thence run South 06 degrees 03 minutes 58 seconds East a distance of 98.02 feet, thence run South 17 degrees 02 minutes 06 seconds West a distance of 142.46 feet, thence run South 48 degrees 36 minutes 58 seconds West a distance of 181.34 feet, thence run South 36 degrees 47 minutes 04 seconds West a distance of 143.26 feet, thence run South 54 degrees 02 minutes 09 seconds East a distance of 72.96 feet, thence run South 33 degrees 45 minutes 10 seconds East a distance of 115.52 feet, thence run South 13 degrees 07 minutes 25 seconds East a distance of 65.84 feet, thence run South 32 degrees 14 minutes 23 seconds West a distance of 54.55 feet, thence run North 75 degrees 01 minutes 02 seconds West a distance of 90.46 feet, thence run South 37 degrees 50 minutes 01 seconds West a distance of 125.71 feet, thence run South 75 degrees 11 minutes 41 seconds West a distance of 87.82 feet, thence run South 09 degrees 04 minutes 39 seconds West a distance of 118.21 feet, thence run South 56 degrees 01 minutes 59 seconds East a distance of 51.87 feet, thence run South 48 degrees 31 minutes 17 seconds East a distance of 138.96 feet, thence run South 87 degrees 14 minutes 33 seconds East a distance of 66.55 feet, thence run South 74 degrees 28 minutes 55 seconds East a distance of 171.15 feet, thence run North 85 degrees 28 minutes 55 seconds East a distance of 174.64 feet, thence run North 44 degrees 28 minutes 02 seconds East a distance of 119.07 feet, thence run North 75 degrees 00 minutes 16 seconds East a distance of 81.31 feet, thence run North 47 degrees 02 minutes 55 seconds East a distance of 80.76 feet, thence run North 08 degrees 32 minutes 35 seconds West a distance of 112.55 feet, thence run North 53 degrees 40 minutes 35 seconds West a distance of 88.41 feet, thence run North 81 degrees 46 minutes 43 seconds West a distance of 137.33 feet, thence run North 41 degrees 21 minutes 52 seconds West a distance of 27.26 feet, thence run North 03 degrees 16 minutes 22 seconds West a distance of 28.69 feet, thence run North 34 degrees 07 minutes 51 seconds East a distance of 30.65 feet, thence run North 49 degrees 17 minutes 11 seconds East a distance of 38.89 feet, thence run North 58 degrees 37 minutes 29 seconds East a distance of 56.58 feet, thence run North 75 degrees 32 minutes 16 seconds East a distance of 52.42 feet, thence run South 85 degrees 20 minutes 09 seconds East a distance of 40.25 feet, thence run South 47 degrees 01 minutes 46 seconds East a distance of 253.13 feet, thence run South 68 degrees 00 minutes 05 seconds East a distance of 47.06 feet, thence run South 45 degrees 36 minutes 09 seconds East a distance of 128.63 feet, thence run South 73 degrees 39 minutes 37 seconds East a distance of 72.56 feet, thence run North 59 degrees 25 minutes 48 seconds East a distance of 70.32 feet, thence run North 14 degrees 20 minutes 18 seconds West a distance of 401.25 feet, thence run North 12 degrees 54 minutes 56 seconds West a distance of 229.07 feet, thence run North 02 degrees 55 minutes 21 seconds West a distance of 114.11 feet, thence run North 21 degrees 37 minutes 56 seconds West a distance of 205.17 feet, thence run North 55 degrees 51 minutes 33 seconds West a distance of 187.71 feet, thence run North 35 degrees 12 minutes 21 seconds West a distance of 97.31 feet, thence run North 35 degrees 25 minutes 42 seconds East a distance of 238.40 feet, thence run North 87 degrees 19 minutes 32 seconds East a distance of 124.32 feet, thence run South 88 degrees 49 minutes 25 seconds East a distance of 132.17 feet, thence run South 65 degrees 47 minutes 06 seconds East a distance of 59.55 feet, thence run South 46 degrees 29 minutes 13 seconds East a distance of 149.77 feet, thence run South 53 degrees 32 minutes 17 seconds East a distance of 185.69 feet, thence run South 43 degrees 39 minutes 48 seconds East a distance of 81.28 feet, thence run South 20 degrees 21 minutes 21 seconds East a distance of 272.13 feet, thence run South 04 degrees 13 minutes 36 seconds East a distance of 270.14 feet, thence run South 02 degrees 05 minutes 25 seconds West a distance of 396.64 feet, thence run South 47 degrees 58 minutes 05 seconds East a distance of 202.40 feet, thence run South 07 degrees 42 minutes 00 seconds East a distance of 130.95 feet, thence run South 46 degrees 45 minutes 16 seconds East a distance of 62.81 feet, thence run South 42 degrees 17 minutes 29 seconds East a distance of 65.04 feet, thence run South 18 degrees 39 minutes 09 seconds East a distance of 258.61 feet, thence run South 66 degrees 59 minutes 16 seconds East a distance of 116.95 feet, thence run South 60 degrees 39 minutes 24 seconds East a distance of 65.72 feet, thence run South 89 degrees 57 minutes 34 seconds West a distance of 68.66 feet, to the POINT OF BEGINNING, said lands containing 57.70 acres, more or less.

CONSERVATION EASEMENT #2

Commence at the Southeast Corner of Section 2, Township 1 North, Range 2 East, Leon County, Florida, and thence run South 89 degrees 56 minutes 03 seconds West a distance of 2443.96 feet, thence run North 00 degrees 21 minutes 59 seconds East a distance of 2564.22 feet, thence run South 89 degrees 36 minutes 02 seconds East a distance of 1065.64 feet, thence run North 00 degrees 40 minutes 36 seconds West a distance of 404.85 feet, thence run North 88 degrees 42 minutes 41 seconds East a distance of 1373.24 feet, thence run South 00 degrees 44 minutes 22 seconds West a distance of 509.15 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 55 degrees 38 minutes 04 seconds East a distance of 42.24 feet, thence run South 87 degrees 25 minutes 21 seconds East a distance of 67.97 feet, thence run North 70 degrees 45 minutes 44 seconds East a distance of 40.81 feet, thence run South 58 degrees 57 minutes 22 seconds East a distance of 62.82 feet, thence run South 21 degrees 43 minutes 38 seconds East a distance of 74.36 feet, thence run South 18 degrees 20 minutes 16 seconds West a distance of 103.04 feet, thence run South 59 degrees 19 minutes 23 seconds West a distance of 132.99 feet, thence run North 62 degrees 28 minutes 41 seconds West a distance of 80.70 feet, thence run North 11 degrees 40 minutes 01 seconds West a distance of 78.65 feet, thence

run North 14 degrees 23 minutes 27 seconds West a distance of 49.23 feet, thence run North 18 degrees 35 minutes 41 seconds East a distance of 74.82 feet, to the POINT OF BEGINNING, said lands containing 1.10 acres, more or less.

CONSERVATION EASEMENT #3

Commence at the Southeast Corner of Section 2, Township 1 North, Range 2 East, Leon County, Florida, and thence run South 89 degrees 56 minutes 03 seconds West a distance of 2443.96 feet, thence run North 00 degrees 21 minutes 59 seconds East a distance of 2564.22 feet, thence run South 89 degrees 36 minutes 02 seconds East a distance of 1065.64 feet, thence run North 00 degrees 40 minutes 36 seconds West a distance of 404.85 feet, thence run North 88 degrees 42 minutes 41 seconds East a distance of 1373.24 feet, thence run South 89 degrees 29 minutes 50 seconds East 145.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 29 minutes 50 seconds East a distance of 202.57 feet, thence run South 12 degrees 36 minutes 59 seconds West a distance of 134.93 feet, thence run South 28 degrees 55 minutes 59 seconds West a distance of 157.94 feet, thence run South 47 degrees 05 minutes 16 seconds West a distance of 56.79 feet, thence run South 87 degrees 33 minutes 52 seconds West a distance of 45.50 feet, thence run North 46 degrees 05 minutes 53 seconds West a distance of 72.49 feet, thence run North 56 degrees 19 minutes 36 seconds West a distance of 69.74 feet, thence run North 14 degrees 34 minutes 09 seconds West a distance of 76.90 feet, thence run North 35 degrees 07 minutes 14 seconds East a distance of 163.09 feet, thence run North 59 degrees 18 minutes 57 seconds East a distance of 30.42 feet, to the POINT OF BEGINNING, said lands containing 1.57 acres, more or less.

CONSERVATION EASEMENT #4

Commence at the Southeast Corner of Section 2, Township 1 North, Range 2 East, Leon County, Florida, thence run North 89 degrees 57 minutes 34 seconds East a distance of 460.64 feet, thence run North 50 degrees 56 minutes 00 seconds East a distance of 250.89 feet, thence run North 00 degrees 01 minute 00 seconds West a distance of 1160.38 feet, thence run North 88 degrees 05 minutes 00 seconds East a distance of 663.55 feet, thence run North 00 degrees 07 minutes 14 seconds East a distance of 782.51 feet, thence run South 89 degrees 29 minutes 56 seconds East a distance of 44.96 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 29 degrees 49 minutes 21 seconds West a distance of 153.78 feet, thence run North 23 degrees 49 minutes 47 seconds West a distance of 426.96 feet, thence run North 44 degrees 23 minutes 17 seconds West a distance of 216.39 feet, thence run North 51 degrees 48 minutes 54 seconds West a distance of 241.07 feet, thence run North 85 degrees 20 minutes 56 seconds West a distance of 96.75 feet, thence run North 81 degrees 00 minutes 42 seconds West a distance of 170.11 feet, thence run South 89 degrees 29 minutes 50 seconds East a distance of 442.86 feet, thence run South 89 degrees 57 minutes 00 seconds East a distance of 178.05 feet, thence run South 41 degrees 14 minutes 42 seconds East a distance of 97.53 feet, thence run South 27 degrees 09 minutes 15 seconds East a distance of 157.18 feet, thence run South 60 degrees 49 minutes 44 seconds East a distance of 74.63 feet, thence run South 00 degrees 01 minutes 28 seconds East a distance of 83.93 feet, thence run South 89 degrees 52 minutes 17 seconds East a distance of 91.69 feet, thence run South 30 degrees 05 minutes 54 seconds East a distance of 87.06 feet, thence run South 11 degrees 10 minutes 50 seconds East a distance of 160.87 feet, thence run South 36 degrees 01 minutes 23 seconds East a distance of 193.93 feet, thence run South 68 degrees 07 minutes 20 seconds East a distance of 117.65 feet, thence run North 87 degrees 42 minutes 34 seconds East a distance of 48.78 feet, thence run North 82 degrees 12 minutes 45 seconds East a distance of 93.47 feet, thence run North 58 degrees 00 minutes 39 seconds East a distance of 82.75 feet, thence run North 21 degrees 29 minutes 18 seconds East a distance of 191.60 feet, thence run North 46 degrees 31 minutes 10 seconds East a distance of 184.05 feet, thence run North 35 degrees 36 minutes 41 seconds East a distance of 84.55 feet, thence run South 89 degrees 52 minutes 17 seconds East a distance of 472.39 feet, thence run South 51 degrees 31 minutes 40 seconds West a distance of 94.30 feet, thence run South 81 degrees 10 minutes 25 seconds West a distance of 92.54 feet, thence run North 84 degrees 29 minutes 36 seconds West a distance of 97.57 feet, thence run South 63 degrees 53 minutes 25 seconds West a distance of 105.58 feet, thence run South 34 degrees 41 minutes 12 seconds West a distance of 132.95 feet, thence run South 40 degrees 07 minutes 52 seconds West a distance of 173.97 feet, thence run South 12 degrees 16 minutes 18 seconds West a distance of 64.33 feet, thence run South 34 degrees 21 minutes 47 seconds East a distance of 22.58 feet, thence run South 51 degrees 31 minutes 40 seconds West a distance of 149.92 feet, thence run North 89 degrees 29 minutes 56 seconds West a distance of 631.24 feet, to the POINT OF BEGINNING, said lands containing 9.63 acres, more or less.

Exhibit "B"
Dubey Limited Partition Subdivision
Habitat Protection and Management Plan

12-01-20-208-000-0 (LEA 06-0089; LSP 08-0010)
06/13/2008

A. Community Description

The native forest as shown in exhibit A (Conservation Easement #1 - specific limits shown in LEA 06-0089)) is a mixed hardwood forest community. This forest type is rare and contains a wide diversity of tree species, associated shrub and groundcover plants. The forest has a closed canopy dominated by American beech (*Fagus americana*), southern magnolia (*Magnolia grandiflora*), spruce pine (*Pinus glabra*), white oak (*Quercus alba*), sweetgum (*Liquidambar styraciflua*), and pignut hickory (*Carya glabra*). The forest also provides habitat for the threatened crane-fly orchid (*Tipularia discolor*). No invasive exotic plant species were observed during the Natural Features Inventory (March 2008).

B. Purpose and Goals

The purpose of the conservation easement is to protect the existing natural community and its natural processes with the specific goal of controlling invasive exotic plant species. The easement area must be monitored for the presence of invasive exotic plant species and control/treatment measures implemented if they are discovered. Invasive exotic plant species shall include any species listed by the Florida Exotic Pest Plant Council on their most recent list. Invasive exotic plant cover must remain below 1%. The areas must also be monitored for any other prohibited activities outlined in the easement agreement and corrected if they occur.

C. Invasive Exotic Plant Control/Treatment Guidelines

1) To immediately prevent further spread of existing invasive plants within the forest, any obvious fruits or berries may be clipped from the plants, placed in a garbage bag, removed from the site, and properly disposed of in a landfill. Any small plants that can easily be pulled from the ground by hand can be removed from the area in the same manner.
2) Other larger plants or trees may need to be treated with an herbicide as is appropriate for the particular target species. Proper treatment and control guidelines are available through the University of Florida's Cooperative Extension Service. Document SP 242, *Control of Non-native Plants in Natural Areas of Florida* is available from their office or on-line at http://edis.ifas.ufl.edu/WG209.

D. Responsible Management Entity

The property owners on which the easement exists shall be responsible for ensuring implementation of this management plan. Any person conducting invasive exotic plant control must have experience and training in recognizing native and exotic plant species of the area.

E. Future Development

If further subdivision development is proposed in the future, a new and revised management plan may be required. Any new management plan must be approved by Leon County Growth and Environmental Management and will supersede this plan.