

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 17th day of November, 20 08, by Razieh Pourjahan, whose mailing address is 4515 High Grove Place, 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.

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

Razieh Pourjahan
(Name typewritten)
[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)
Fredda Toia
(Print Name)

[Signature]
(Sign)
F. Michael Distinoff
(Print Name)

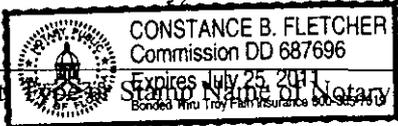
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 17th day of November 2008,
by Razieh Pourjahan, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

[Signature]
(Signature of Notary)

(Print 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

James "Thurman" Roddenberry

Professional Land Surveyor

Attachment # 1

Post Office Box 100 * Sopchoppy, FL 32358-0418 * (850) 962-2538 Page 3 of 9

September 4, 2007

Legal Description of a 2.97 Acre Tract
For: Synergy Design

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at the Northeast corner of the Southwest quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run South 00 degrees 46 minutes 26 seconds East 656.09 feet, thence run South 00 degrees 37 minutes 05 seconds East 1635.85 feet to a point lying on the Northerly right-of-way boundary of CSX Railroad, thence run North 56 degrees 24 minutes 17 seconds West along said right-of-way boundary 1251.89 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run North 08 degrees 31 minutes 30 seconds West 174.39 feet, thence run North 39 degrees 35 minutes 33 seconds West 120.33 feet, thence run North 24 degrees 21 minutes 32 seconds East 105.79 feet, thence run North 49 degrees 15 minutes 26 seconds West 66.83 feet, thence run North 03 degrees 45 minutes 59 seconds West 47.50 feet, thence run North 47 degrees 28 minutes 11 seconds East 99.52 feet, thence run North 25 degrees 59 minutes 43 seconds East 163.19 feet, thence run South 89 degrees 25 minutes 34 seconds West 313.03 feet, thence run South 00 degrees 22 minutes 13 seconds East 478.92 feet to a point lying on the Northerly right-of-way boundary of said CSX Railroad, thence run South 56 degrees 24 minutes 17 seconds East along said right-of-way boundary 333.40 feet to the POINT OF BEGINNING containing 2.97 acres, more or less.

No field work has been performed to verify the accuracy of the sketch described hereon.

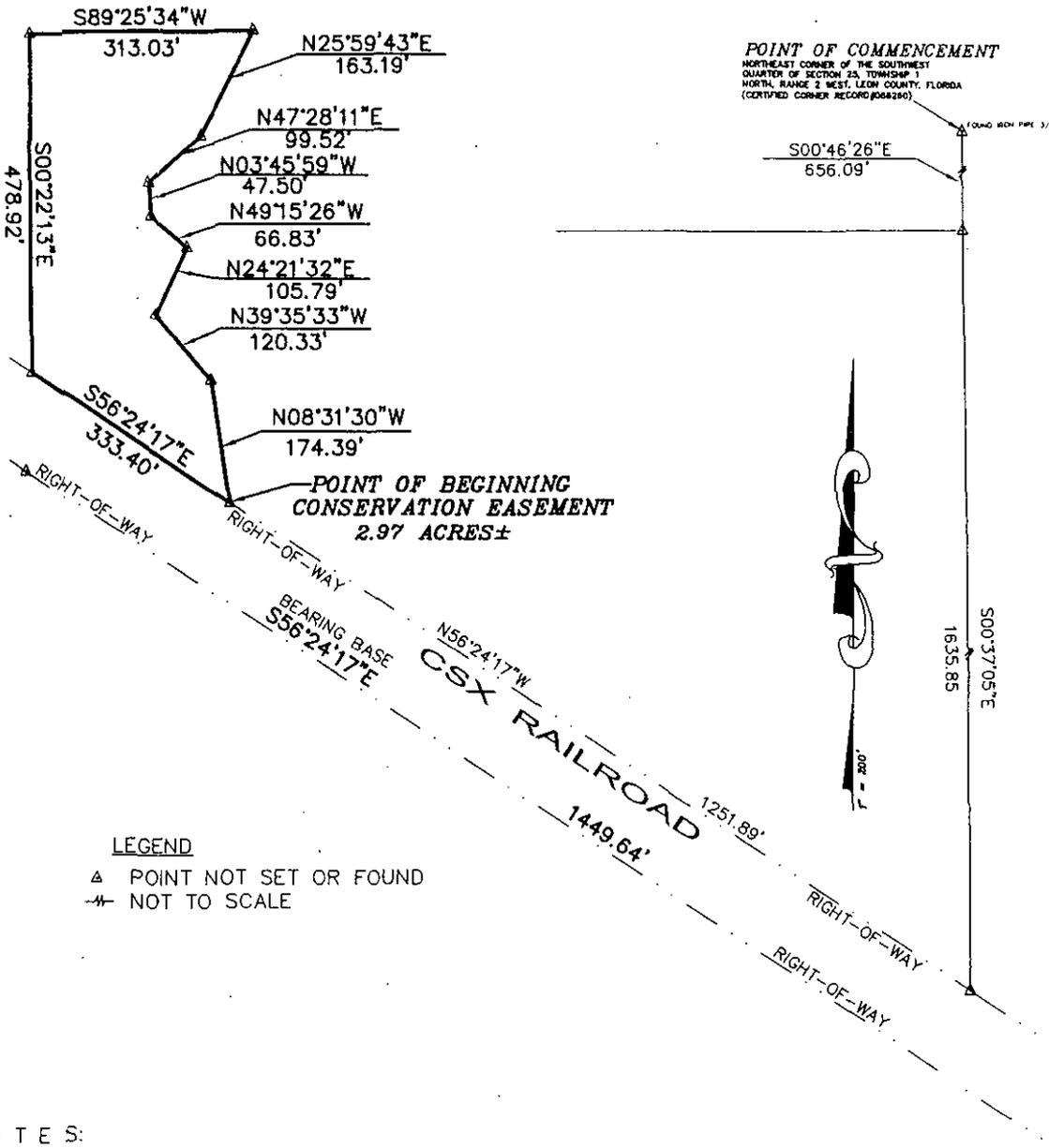
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

07-239sk2.97

SKETCH OF CONSERVATION EASEMENT FOR:
SYNERGY DESIGN



LEGEND

- △ POINT NOT SET OR FOUND
- NOT TO SCALE

NOTES:

1. SOURCE: Geometry provided by client and special instructions as per client.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of the CSX Railroad South 55 degrees 24 minutes 17 seconds East as per information provided by client.
3. A current field survey has not been performed to verify the accuracy of the sketch shown hereon.
4. THIS IS NOT A BOUNDARY SURVEY.
5. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. See attached sheet for legal description.

I hereby certify that this is a true and correct representation of the sketch shown hereon and that this sketch meets the minimum technical standards for land surveying (Chapter 61C17-6, Florida Administrative Code).

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

James Roddenberry

JAMES L. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

THURMAN RODDENBERRY & ASSOCIATES, INC. <i>Professional Surveyors & Mappers</i> LB. NO. 7160 P.O. Box 100 • 125 Sheldon Street • Sopchoppy, FL 32358-0100 • (850) 962-2538			
DATE: 08/31/07	DRAWN BY: MD	N.B. XX Pg XX	COUNTY: LEON
FILE: 07239CE.DWG	DATE OF LAST FIELD WORK: XXXX	JOB NUMBER: 07-239	

James "Thurman" Roddenberry

Professional Land Surveyor

Post Office Box 100 * Sopchoppy, FL 32358-0418 * (850) 962-2538

Attachment # 1
Page 5 of 9

September 4, 2007

Legal Description of a 0.86 Acre Tract
For: Synergy Design

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at the Northeast corner of the Southwest quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run South 00 degrees 46 minutes 26 seconds East 656.09 feet, thence run South 00 degrees 37 minutes 05 seconds East 1403.32 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 37 minutes 05 seconds East 232.53 feet to a point lying on the Northeasterly right-of-way boundary of CSX Railroad, thence run North 56 degrees 24 minutes 17 seconds West along said right-of-way boundary 517.01 feet, thence leaving said right-of-way boundary run North 33 degrees 35 minutes 43 seconds East 30.00 feet, thence run South 56 degrees 24 minutes 17 seconds East 292.67 feet, thence run North 33 degrees 35 minutes 43 seconds East 42.21 feet, thence run North 19 degrees 38 minutes 01 seconds West 49.38 feet, thence run North 89 degrees 22 minutes 55 seconds East 161.00 feet to the POINT OF BEGINNING containing 0.86 acres, more or less.

No field work has been performed to verify the accuracy of the sketch described hereon.

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

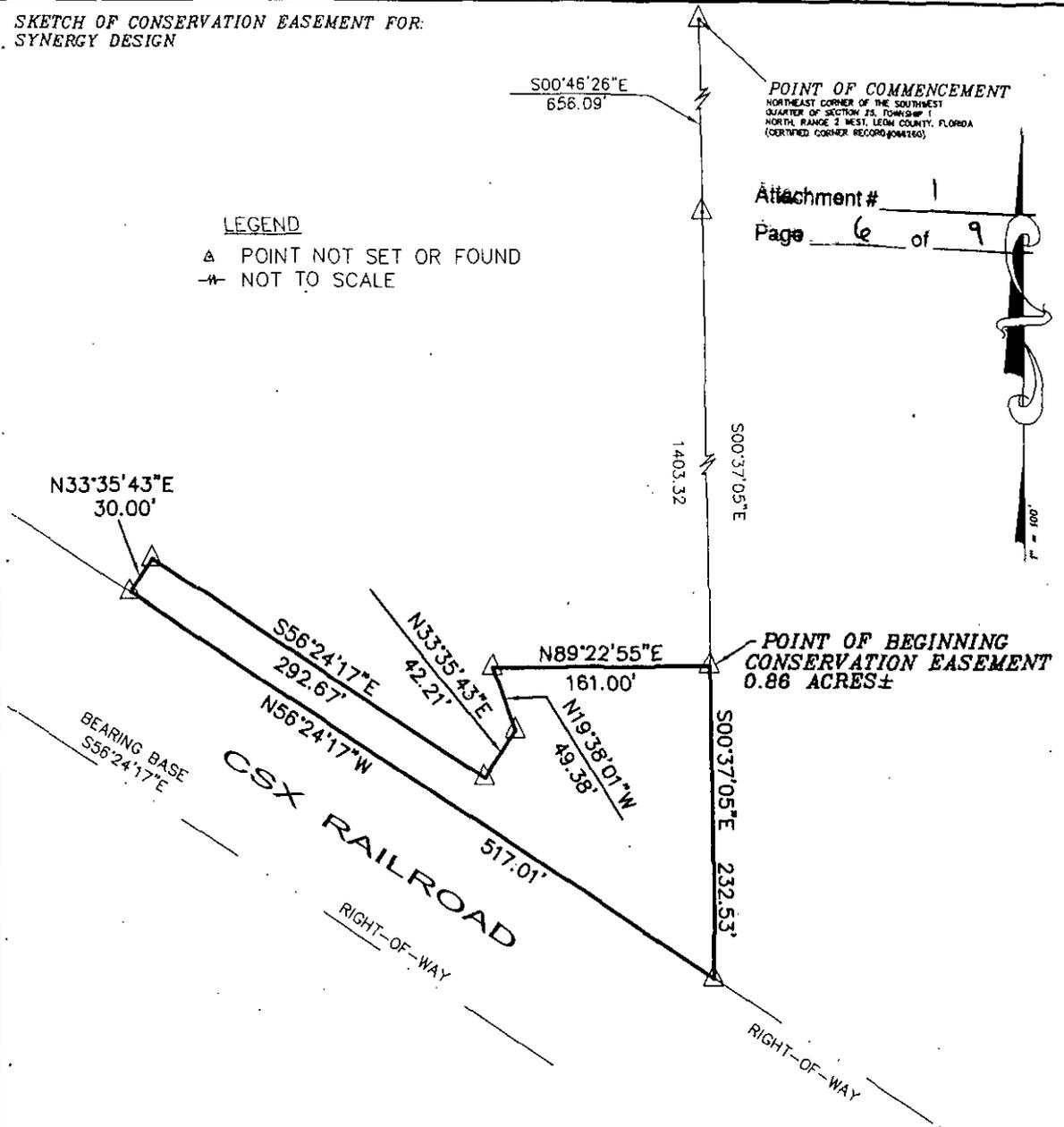


JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

07-239sk11.16

SKETCH OF CONSERVATION EASEMENT FOR:
SYNERGY DESIGN

LEGEND
 ▲ POINT NOT SET OR FOUND
 -#- NOT TO SCALE



Attachment # 1
 Page 6 of 9

NOTES:

1. SOURCE: Geometry provided by client and special instructions as per client.
2. BEARING REFERENCE: Southwesterly right-of-way boundary of the CSX Railroad South 56 degrees 24 minutes 17 seconds East as per information provided by client.
3. A current field survey has not been performed to verify the accuracy of the sketch shown hereon.
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6. See attached sheet for legal description.

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James T. Roddenberry
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 Florida Certificate No: 4261

THURMAN RODDENBERRY & ASSOCIATES, INC. Professional Surveyors & Mappers LB. NO. 7160			
P.O. Box 100 • 125 Sheldon Street • Seepohpy, FL 32358-0100 • (850) 962-2538			
DATE: 08/31/07	DRAWN BY: MD	N.B. XX Pg XX	COUNTY: LEON
FILE: 07239CE.DWG	DATE OF LAST FIELD WORK: XXXX	JOB NUMBER: 07-239	

James "Thurman" Roddenberry

Professional Land Surveyor

Post Office Box 100 * Sopchoppy, FL 32358-0418 * (850) 962-2538

Attachment# 1
Page 7 of 9

September 4, 2007

Legal Description of a 11.16 Acre Tract
For: Synergy Design

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Commence at the Northeast corner of the Southwest quarter of Section 25, Township 1 North, Range 2 West, Leon County, Florida and run South 00 degrees 46 minutes 26 seconds East 656.09 feet, thence run South 00 degrees 37 minutes 05 seconds East 1698.86 feet, thence run South 89 degrees 36 minutes 46 seconds West 121.46 feet to a point lying on the Southwesterly right-of-way boundary of CSX Railroad said point also being the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary continue South 89 degrees 36 minutes 46 seconds West 1200.09 feet, thence run North 00 degrees 31 minutes 33 seconds West 810.26 feet to a point lying on the Southwesterly right-of-way boundary of said CSX Railroad, thence run South 56 degrees 24 minutes 17 seconds East along said right-of-way boundary 1449.64 feet to the POINT OF BEGINNING containing 11.16 acres, more or less.

No field work has been preformed to verify the accuracy of the sketch described hereon.

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



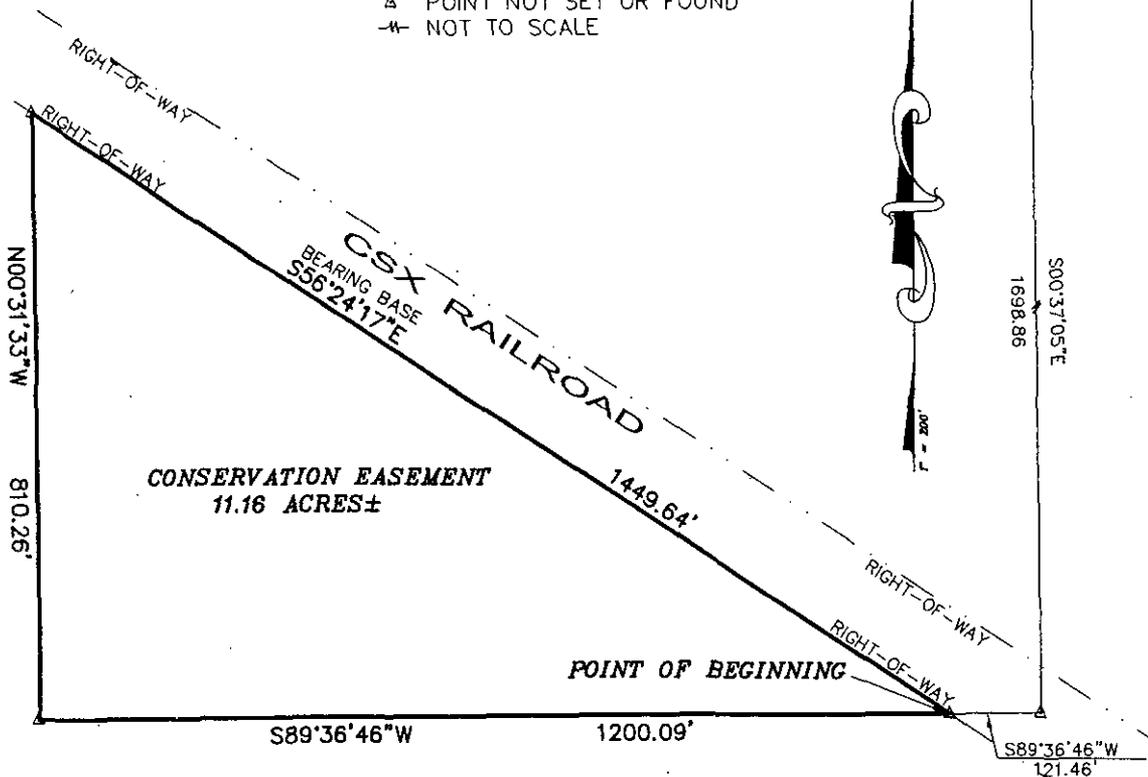
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261

07-239sk11.16

SKETCH OF CONSERVATION EASEMENT FOR:
SYNERGY DESIGN

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE SOUTHWEST
QUARTER OF SECTION 23, TOWNSHIP 1
NORTH, RANGE 3 WEST, LEON COUNTY, FLORIDA
(CERTIFIED CORNER RECORD #088280)

LEGEND
△ POINT NOT SET OR FOUND
-M- NOT TO SCALE



NOTES:

1. SOURCE: Geometry provided by client and special instructions as per client.
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DATE: 08/31/07	DRAWN BY: MD	N.B. XX Pg XX	COUNTY: LEON
FILE: 07239CE.DWG	DATE OF LAST FIELD WORK: XXXX	JOB NUMBER: 07-239	

EXHIBIT "B"

SPECIAL ACTIVITIES

The purpose of the activities are to allow for the installation and maintenance of pedestrian footpaths and trails for passive uses (such as nature study and hiking) within the conservation area. Proposed trail locations, dimensions, extent of disturbance, method of construction and associated maintenance activities shall be approved by the grantee prior to creation. Trails must be proposed in a Leon County Environmental Management Permit application and authorized through the issuance of a permit prior to undertaking such activities.