

**CONSERVATION EASEMENT**

STATE OF FLORIDA:

COUNTY OF LEON:

**THIS CONSERVATION EASEMENT** is hereby made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2009, by MARSHALL GIBBS AND JOHN MICHAEL SHANNON, whose mailing address is 1435 EAST PIEDMONT DRIVE SUITE 210 TALLAHASSEE, FL 32308 hereinafter referred to as "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 for the herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, three (3) perpetual Conservation Easements in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described as Exhibit "A", Exhibit "B" and Exhibit "C" which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within these easements, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above 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 manner as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife 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, archaeological, or cultural significance.

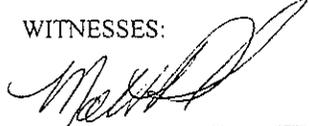
It is understood that these easements are further protected by the Conservation Management Plan for Talquin Meadows-Leon County Florida. Notwithstanding the foregoing, the Grantor shall be permitted to perform the activities set forth in the Conservation Management Plan for Talquin Meadows-Leon County Florida, which also addresses other conditions of these easements.

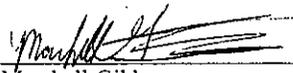
It is understood that the granting of these easements entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of these easements.

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 these easements 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.

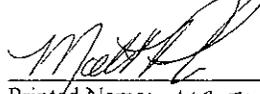
The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

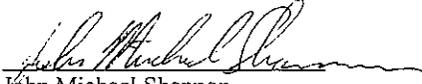
IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

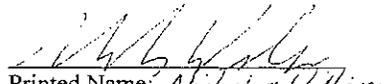
WITNESSES:  
  
Printed Name: MATTHEW PARKER

GRANTOR:  
  
Marshall Gibbs

~~Signature~~  
Printed Name: Nicholas Williams

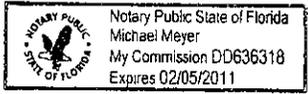
  
Printed Name: MATTHEW PARKER

  
John Michael Shannon

  
Printed Name: Nicholas Williams

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19 day of MAY, 2009, by **Marshall Gibbs**, who is known to me personally or, who produced \_\_\_\_\_ as identification.



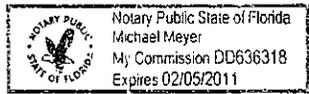
  
NOTARY PUBLIC

MICHAEL MEYER  
Name Typed, Printed or Stamped

My Commission Expires: 2/5/11

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 18 day of MAY, 2009, by **John Michael Shannon**, who is known to me personally or, who produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC

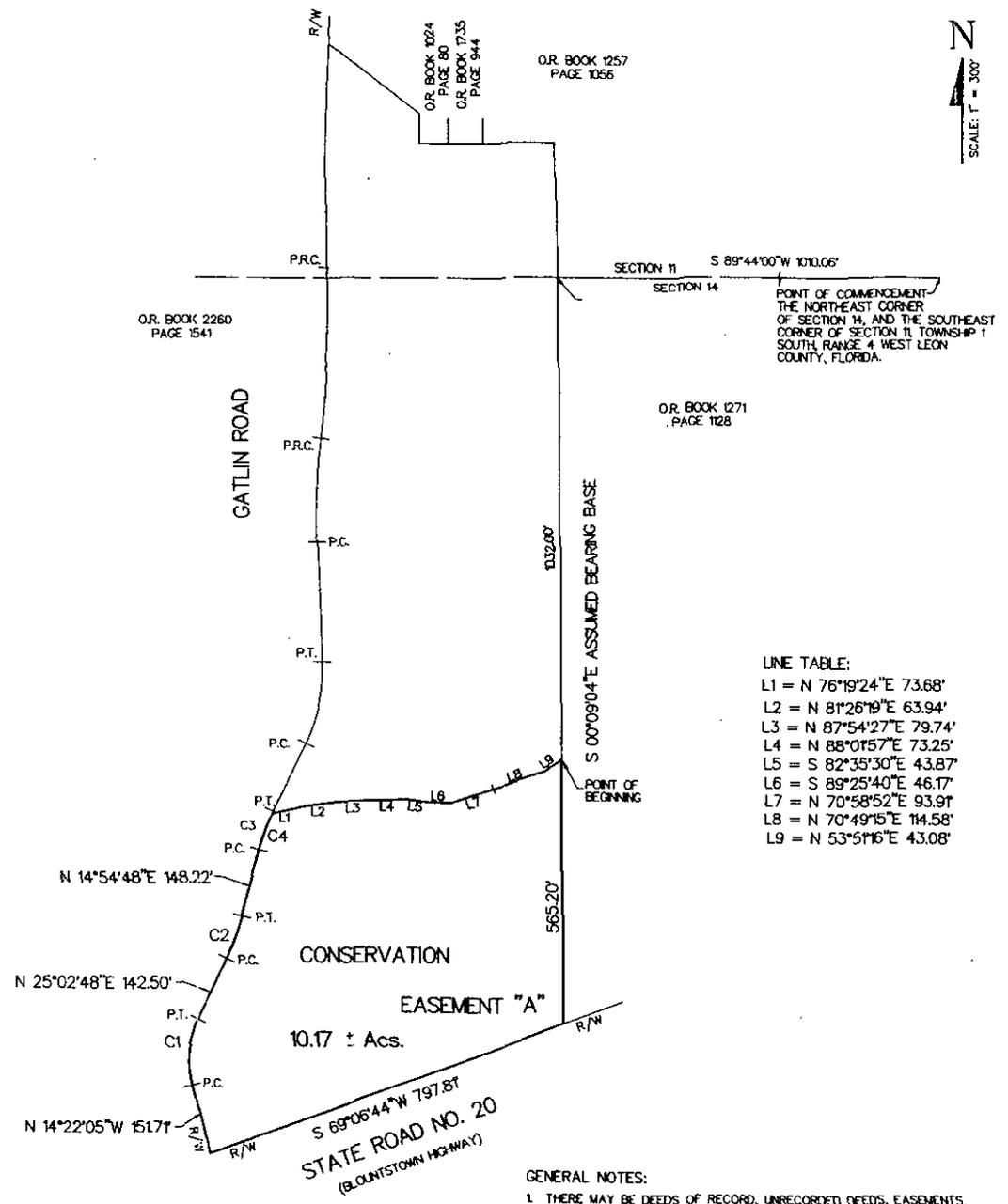
MICHAEL MEYER  
Name Typed, Printed or Stamped

My Commission Expires: 2/5/11

SKETCH OF DESCRIPTION OF A CONSERVATION EASEMENT

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	39°18'26"	212.08'	145.50'	75.17'	144.68'	N 14°54'48"E
C 2	10°06'03"	543.20'	95.76'	48.01'	95.64'	N 19°57'49"E
C 3	09°45'48"	518.29'	88.32'	44.27'	88.21'	N 19°47'41"E
C 4	09°13'10"	518.29'	83.40'	41.79'	83.31'	N 19°31'22"E

**EXHIBIT A**



LINE TABLE:

L1	=	N 76°19'24"E	73.68'
L2	=	N 81°26'19"E	63.94'
L3	=	N 87°54'27"E	79.74'
L4	=	N 88°01'57"E	73.25'
L5	=	S 82°35'30"E	43.87'
L6	=	S 89°25'40"E	46.17'
L7	=	N 70°58'52"E	93.91'
L8	=	N 70°49'15"E	114.58'
L9	=	N 53°51'16"E	43.08'

- GENERAL NOTES:
1. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS OF WAY, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE ABOVE PROPERTY.
  2. NO UNDERGROUND FOUNDATIONS OR UNDERGROUND UTILITIES WERE LOCATED.
  3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  4. THIS IS NOT A SURVEY.

DESCRIPTION: SEE SHEET 2 OF 2

COUNTY OF LEON STATE OF FLORIDA SECTIONS 11 & 14 TOWNSHIP 1S RANGE 4W  
RECORDED BOOK PAGE SCALE 1" = 300' FIELD BOOK PAGE

*Patrick F. Crowley* 12/11/08

PATRICK F. CROWLEY, LICENSED SURVEYOR AND MAPPER #4988, CORPORATE #6477

SEAL

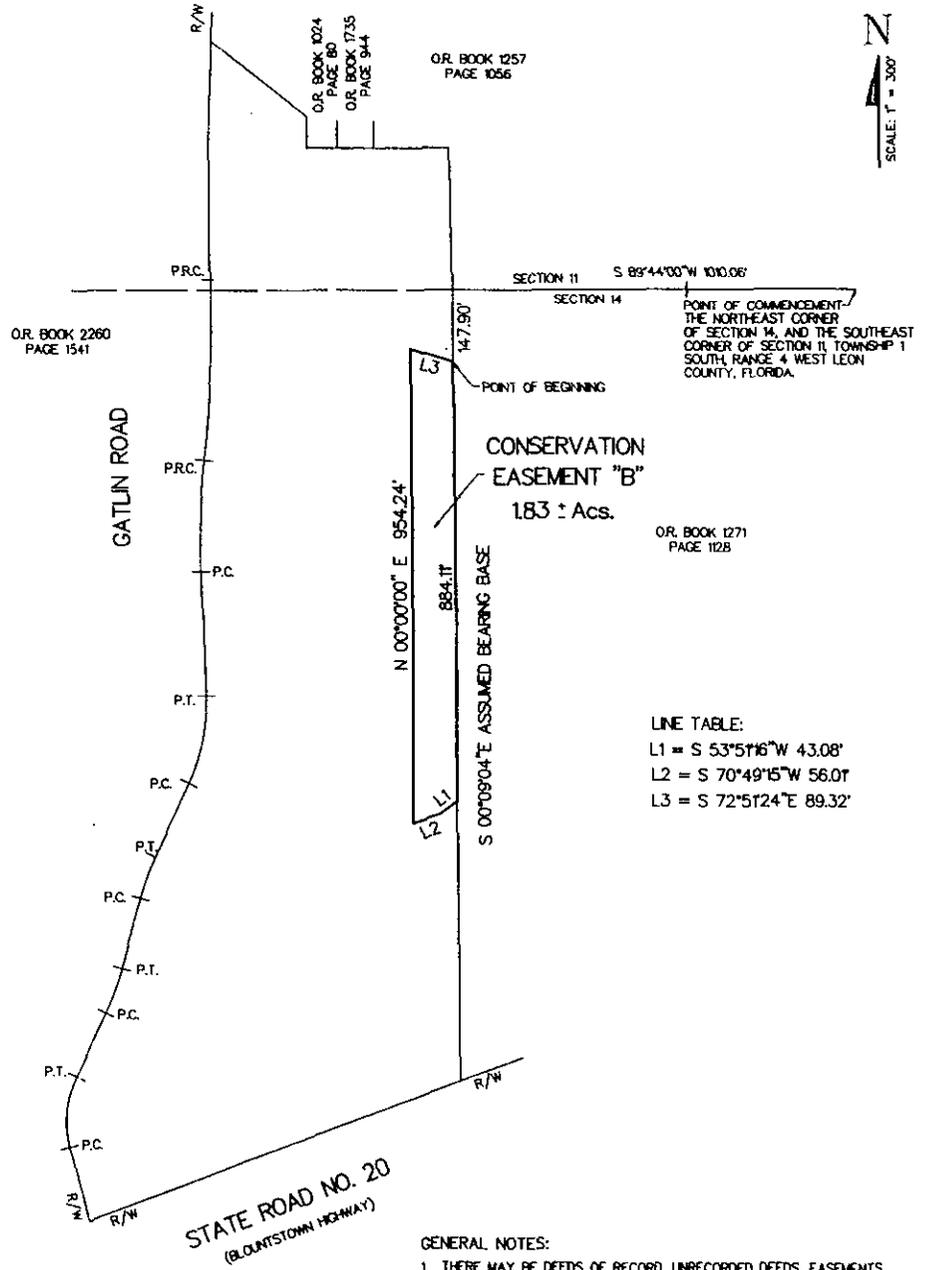
LEGEND:  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
O.R. = OFFICIAL RECORDS  
P.R.C. = POINT OF REVERSE CURVATURE

CONSERVATION EASEMENT "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1010.06 FEET; THENCE LEAVING SAID SECTION LINE RUN SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 1032.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 565.20 FEET TO NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20; THENCE RUN SOUTH 69 DEGREES 06 MINUTES 44 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 797.81 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF GATLIN ROAD; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, RUN ALONG SAID EASTERLY RIGHT OF WAY LINE AS FOLLOWS; NORTH 14 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 151.71 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 212.08 FEET, THROUGH A CENTRAL ANGLE 39 DEGREES 18 MINUTES 26 SECONDS AN ARC DISTANCE OF 145.50 FEET (CHORD = NORTH 05 DEGREES 23 MINUTES 02 SECONDS EAST 142.66 FEET) TO A POINT OF TANGENCY; THENCE RUN NORTH 25 DEGREES 02 MINUTES 48 SECONDS EAST A DISTANCE OF 142.50 FEET, TO A POINT OF CURVATURE TO THE LEFT; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 543.20 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 06 MINUTES 03 SECONDS, AN ARC DISTANCE OF 95.76 FEET (CHORD = NORTH 19 DEGREES 57 MINUTES 49 SECONDS EAST 95.64 FEET) TO A POINT OF TANGENCY; THENCE RUN NORTH 14 DEGREES 54 MINUTES 48 SECONDS EAST A DISTANCE OF 148.22 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE RUN NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 518.29 FEET THROUGH A CENTRAL ANGLE OF 09 DEGREES 13 MINUTES 10 SECONDS AN ARC DISTANCE OF 83.40 FEET (CHORD = NORTH 19 DEGREES 31 MINUTES 22 SECONDS EAST 83.31 FEET); THENCE LEAVING SAID CURVE AND EASTERLY RIGHT OF WAY LINE, RUN NORTH 76 DEGREES 19 MINUTES 24 SECONDS EAST A DISTANCE OF 73.68 FEET; THENCE RUN NORTH 81 DEGREES 26 MINUTES 19 SECONDS EAST A DISTANCE OF 63.94 FEET; THENCE RUN NORTH 87 DEGREES 54 MINUTES 27 SECONDS EAST A DISTANCE OF 79.74 FEET; THENCE RUN NORTH 88 DEGREES 01 MINUTES 57 SECONDS EAST A DISTANCE OF 73.25 FEET; THENCE RUN SOUTH 82 DEGREES 35 MINUTES 30 SECONDS EAST A DISTANCE OF 43.87 FEET; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 40 SECONDS EAST A DISTANCE OF 46.17 FEET; THENCE RUN NORTH 70 DEGREES 58 MINUTES 52 SECONDS EAST A DISTANCE OF 93.91 FEET; THENCE RUN NORTH 70 DEGREES 49 MINUTES 15 SECONDS EAST A DISTANCE OF 114.58 FEET; THENCE RUN NORTH 53 DEGREES 51 MINUTES 16 SECONDS EAST A DISTANCE OF 43.08 FEET TO THE POINT OF BEGINNING; CONTAINING 10.17 ACRES, MORE OR LESS.

SKETCH OF  
DESCRIPTION OF A  
CONSERVATION  
EASEMENT

**EXHIBIT B**



DESCRIPTION: SEE SHEET 2 OF 2

COUNTY OF LEON STATE OF FLORIDA SECTIONS 11 & 14 TOWNSHIP 15 RANGE 4W  
RECORDED BOOK PAGE SCALE 1" = 300' FIELD BOOK PAGE

*Patrick F. Crowley* 12/11/08  
PATRICK F. CROWLEY, LICENSED SURVEYOR AND MAPPER #4988, CORPORATE #6477

SEAL

**LEGEND:**  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.R.C. = POINT OF REVERSE CURVATURE  
O.R. = OFFICIAL RECORDS



2888-B REMINGTON GREEN LANE  
TALLAHASSEE, FL 32308  
850/385-3999

JOB NUMBER 356CONSERVATION\_B  
SKETCH DATE 12/11/08  
SHEET NUMBER 2 OF 2

Attachment # 1  
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CONSERVATION EASEMENT "B"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1010.06 FEET; THENCE LEAVING SAID SECTION LINE RUN SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 147.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 884.11 FEET; THENCE RUN SOUTH 53 DEGREES 51 MINUTES 16 SECONDS WEST A DISTANCE OF 43.08 FEET; THENCE RUN SOUTH 70 DEGREES 49 MINUTES 15 SECONDS WEST A DISTANCE OF 56.01 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 954.24 FEET; THENCE RUN SOUTH 72 DEGREES 51 MINUTES 24 SECONDS EAST A DISTANCE OF 89.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.83 ACRES, MORE OR LESS.



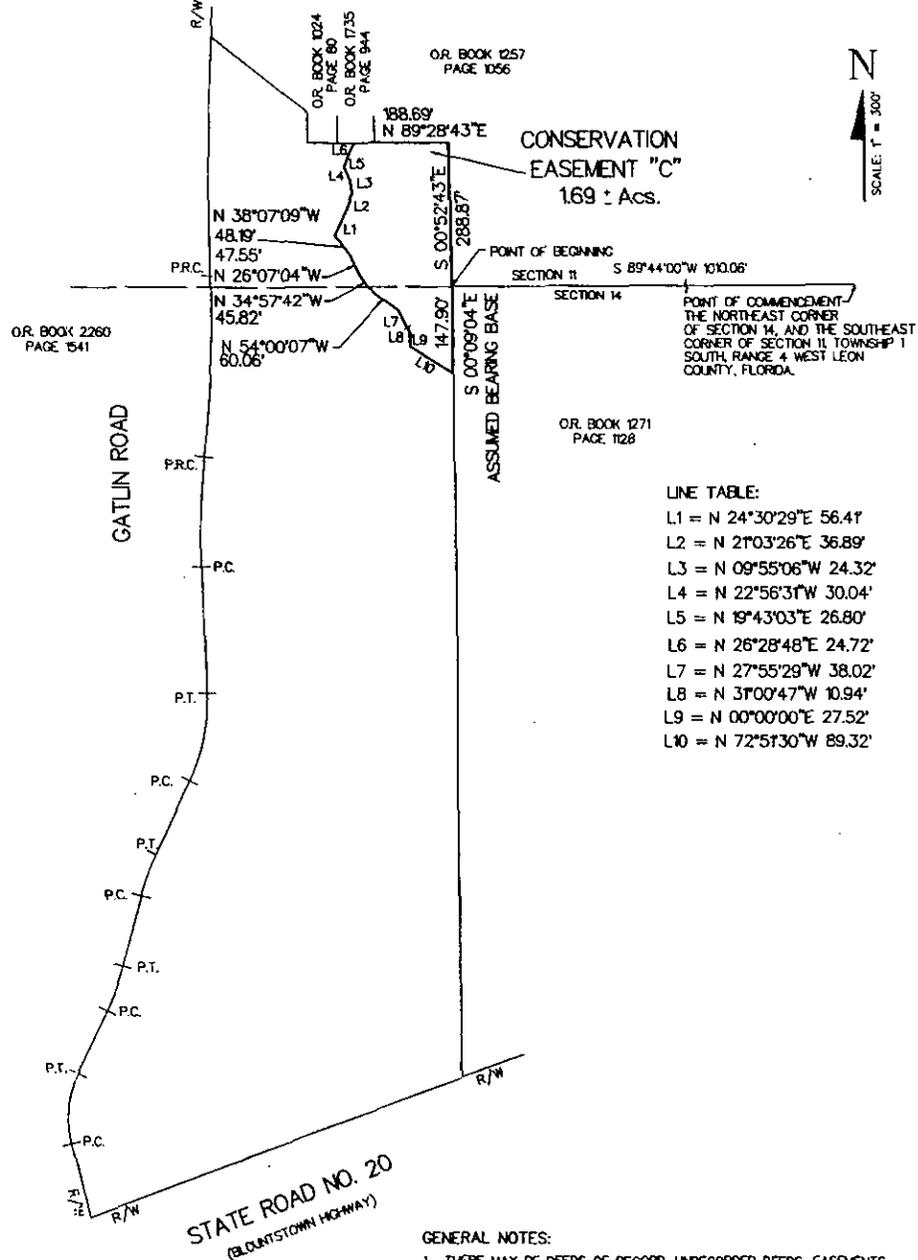
2888-B REMINGTON GREEN LANE  
TALLAHASSEE, FL 32308  
850/385-3999

JOB NUMBER 356CONSERVATION\_C  
SKETCH DATE 12/11/08  
SHEET NUMBER 1 OF 2

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EXHIBIT C

SKETCH OF DESCRIPTION OF A CONSERVATION EASEMENT

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	39°18'26"	212.08'	145.50'	75.74'	142.66'	N 05°23'02"E
C 2	10°06'03"	543.20'	95.76'	48.01'	95.64'	N 19°57'49"E
C 3	09°45'48"	518.29'	88.32'	44.27'	88.21'	N 19°47'41"E
C 4	26°47'59"	387.47'	181.24'	92.31'	179.59'	N 11°19'18"E
C 5	08°40'06"	1476.46'	223.37'	111.90'	223.16'	N 02°16'19"E
C 6	07°59'07"	2636.81'	367.50'	184.05'	367.20'	N 02°32'46"E
C 7	04°34'14"	6006.29'	479.12'	239.69'	478.99'	N 00°49'09"E
C 8	09°13'10"	518.29'	83.40'	41.79'	83.31'	N 19°31'22"E



DESCRIPTION: SEE SHEET 2 OF 2

COUNTY OF LEON STATE OF FLORIDA SECTIONS 11 & 14 TOWNSHIP 15 RANGE 4W  
 RECORDED BOOK PAGE SCALE 1" = 300' FIELD BOOK PAGE

*Patrick F. Crowley* 12/11/08  
 PATRICK F. CROWLEY, LICENSED SURVEYOR AND MAPPER #4988, CORPORATE #6477

SEAL

LEGEND:  
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 P.T. = POINT OF TANGENCY  
 P.R.C. = POINT OF REVERSE CURVATURE  
 O.R. = OFFICIAL RECORDS

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2888-B REMINGTON GREEN LANE  
TALLAHASSEE, FL 32308  
850/385-3999

JOB NUMBER 356CONSERVATION\_C  
SKETCH DATE 12/11/08  
SHEET NUMBER 2 OF 2

Attachment# 1  
7 of 8

CONSERVATION EASEMENT "C"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LEON COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 44 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1010.06 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE RUN SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST A DISTANCE OF 147.90; THENCE RUN NORTH 72 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 89.32 FEET; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 27.52 FEET; THENCE RUN NORTH 31 DEGREES 00 MINUTES 47 SECONDS WEST A DISTANCE OF 10.94 FEET; THENCE RUN NORTH 27 DEGREES 55 MINUTES 29 SECONDS WEST A DISTANCE OF 38.02 FEET; THENCE RUN NORTH 54 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 60.06 FEET; THENCE RUN NORTH 34 DEGREES 57 MINUTES 42 SECONDS WEST A DISTANCE OF 45.82 FEET; THENCE RUN NORTH 26 DEGREES 07 MINUTES 04 SECONDS WEST A DISTANCE OF 47.55 FEET; THENCE RUN NORTH 38 DEGREES 07 MINUTES 09 SECONDS WEST A DISTANCE OF 48.19 FEET; THENCE NORTH 24 DEGREES 30 MINUTES 29 SECONDS EAST A DISTANCE OF 56.41 FEET; THENCE RUN NORTH 21 DEGREES 03 MINUTES 26 SECONDS EAST A DISTANCE OF 36.89 FEET; THENCE RUN NORTH 09 DEGREES 55 MINUTES 06 SECONDS WEST A DISTANCE OF 24.32 FEET; THENCE RUN NORTH 22 DEGREES 56 MINUTES 31 SECONDS WEST A DISTANCE OF 30.04 FEET; THENCE RUN NORTH 19 DEGREES 43 MINUTES 03 SECONDS EAST A DISTANCE OF 26.80 FEET; THENCE RUN NORTH 26 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 24.72 FEET; THENCE RUN NORTH 89 DEGREES 28 MINUTES 43 SECONDS EAST A DISTANCE OF 188.69 FEET; THENCE RUN SOUTH 00 DEGREES 52 MINUTES 43 SECONDS EAST A DISTANCE OF 288.87 FEET TO THE POINT OF BEGINNING. CONTAINING 1.69 ACRES, MORE OR LESS.