

CONSERVATION EASEMENT

STATE OF FLORIDA:  
COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 8<sup>th</sup> day of October, 2009, by David A. Barrett, whose mailing address is P. O. Box 930, Tallahassee, Florida, 32302, 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, but not trimming, 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 and its seal to be affixed hereto on the day and year first above written.

GRANTOR

*David A. Barrett*

DAVID A. BARRETT

(Print Name)



AUDREY M. FRAZIER  
MY COMMISSION # DD 797218  
EXPIRES: September 29, 2012  
Bonded Thru Budget Notary Services

WITNESSES:

*Steve Nichols*

(Sign)

STEVE NICHOLS

(Print Name)

*A. D. Barrett*

(Sign)

A. D. Barrett

(Print Name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of October,  
David A. Barrett.

Audrey M. Grazier  
Signature of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known   
Produced Identification

Type of Identification Produced \_\_\_\_\_

This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
301 South Monroe Street, Suite 202  
Tallahassee, Florida 32301



# Broward Davis & Assoc., Inc.

Florida • Georgia • Since 1958

Richard L. White, PLS  
President

October 5, 2009

G. Robert Hancock, PLS  
Vice President, Georgia

## **CONSERVATION, AREA 0.38 ACRES**

Commence at the Southwest corner of the Northwest Quarter of Section 32, Township 2 North, Range 1 West, Leon County, Florida, thence run North 88 degrees 16 minutes 36 seconds West 27.99 feet to a point of intersection with the Easterly right of way line of State Road No. 263, (Capital Circle), thence with said Easterly right of way line run North 09 degrees 47 minutes 06 seconds East 287.02, thence continue North 09 degrees 47 minutes 06 seconds East along said right of way boundary a distance of 133.88 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 09 degrees 47 minutes 06 seconds East along said right of way boundary a distance of 138.38 feet, thence leaving said right of way boundary and run South 80 degrees 12 minutes 44 seconds East 87.79 feet, thence South 18 degrees 44 minutes 35 seconds East 119.08 feet, thence South 71 degrees 15 minutes 25 seconds West 62.32 feet to a point of curve to the right, thence along said curve with a radius of 99.65 feet, through a central angle of 15.03 feet, for an arc distance of 08 degrees 38 minutes 37 seconds, (the chord of said arc being South 81 degrees 58 minutes 53 seconds West 15.02 feet), thence South 86 degrees 18 minutes 12 seconds West 58.72 feet, thence North 03 degrees 41 minutes 48 seconds West 14.70 feet, thence North 80 degrees 13 minutes 36 seconds West 15.11 feet to the POINT OF BEGINNING. Containing 0.38 acres more or less.

Boundary Surveys  
Topographic Surveys  
ALTA Surveys  
GPS Surveys  
Construction Surveys  
Bathymetric Surveys  
Expert Witness  
Eminent Domain

2228 Capital Circle, NE  
Tallahassee, FL 32309  
Tel. 850.878.4195  
Fax 850.878.2058

## **CONSERVATION EASEMENT, AREA 0.30 ACRES**

Commence at the Southwest corner of the Northwest Quarter of Section 32, Township 2 North, Range 1 West, Leon County, Florida, thence run North 88 degrees 16 minutes 36 seconds West 27.99 feet to a point of intersection with the Easterly right of way line of State Road No. 263, (Capital Circle), thence with said Easterly right of way line run North 09 degrees 47 minutes 06 seconds East 287.02, thence North 09 degrees 47 minutes 06 seconds East along said right of way boundary a distance of 774.24 feet to a point lying on the Southwesterly right of way boundary of U.S. Highway No. 27 (State Road No. 63), said point lying on a curve concave to the Southwesterly, thence Southeasterly along said right of way curve with a radius of 8025.70 feet, through a central angle of 02 degrees 15 minutes 50 seconds, for an arc distance of 317.08 feet (the chord of said arc being South 36 degrees 33 minutes 27 seconds East 317.06 feet), thence South 35 degrees 25 minutes 32 seconds East along said right of way boundary a distance of 141.93 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 35 degrees 25 minutes 32 seconds East along said right of way boundary a distance of 173.72 feet, thence South 85 degrees 37 minutes 12 seconds East along said right of way boundary a distance of 29.87 feet to the intersection of said right of way boundary and the Northerly right of way boundary of Tower Road Extension, said point also lying on a curve concave to the Northwesterly, thence Southwesterly along said Northerly right of way boundary with a radius of 129.04 feet, through a central angle of 20 degrees 55 minutes 54 seconds, for an arc distance of 47.13 feet, (the chord of said arc being South 54 degrees 47 minutes 51 seconds West 46.87 feet) to a point of reverse curve, thence along said Northerly

122 Buford Place  
Macon, Ga 31204  
Tel. 478.745.0894

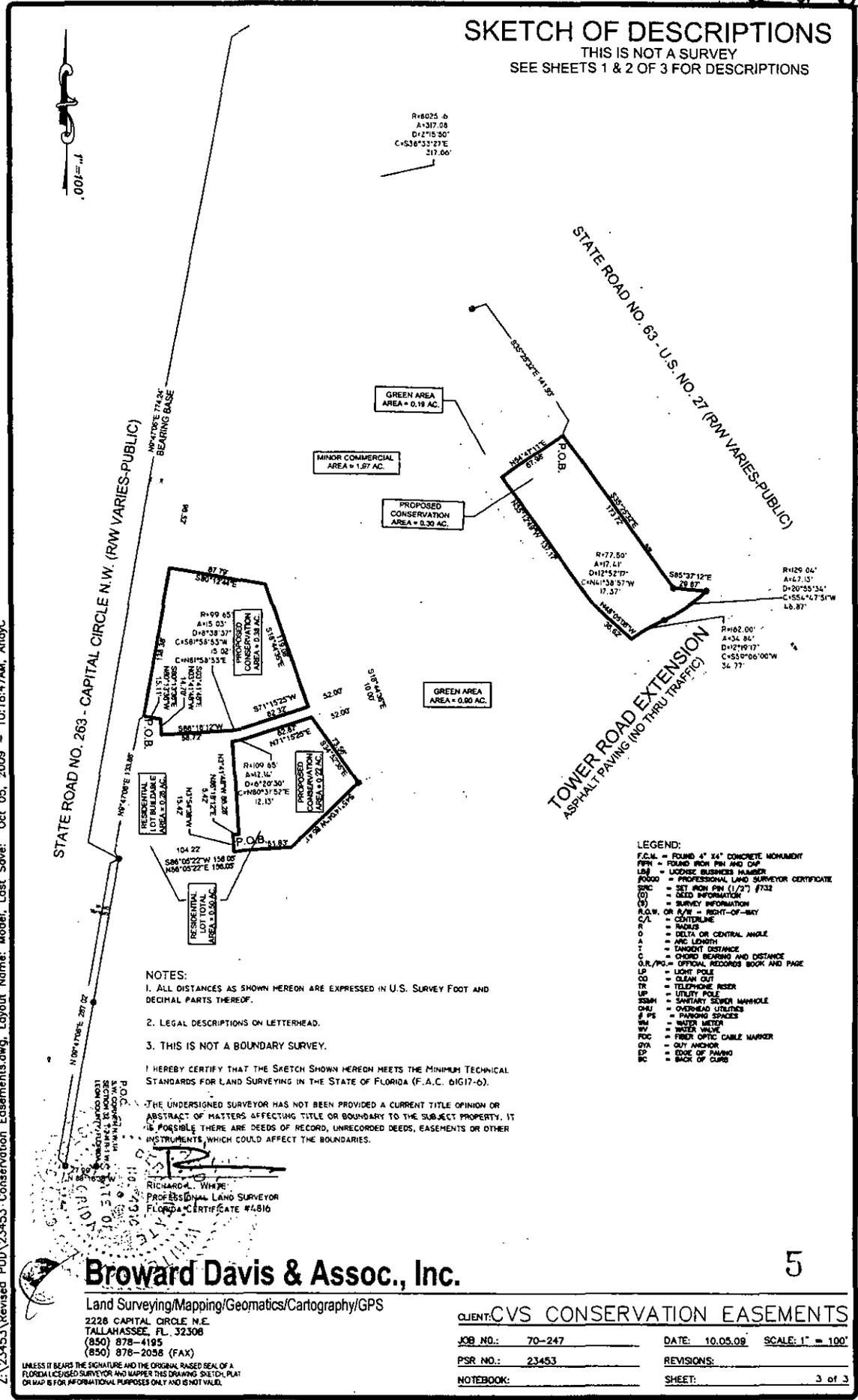
[www.browardavis.com](http://www.browardavis.com)

P. O. Box 12367  
Tallahassee, FL 32317



# SKETCH OF DESCRIPTIONS

THIS IS NOT A SURVEY  
SEE SHEETS 1 & 2 OF 3 FOR DESCRIPTIONS



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- NOTES:**
1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FOOT AND DECIMAL PARTS THEREOF.
  2. LEGAL DESCRIPTIONS ON LETTERHEAD.
  3. THIS IS NOT A BOUNDARY SURVEY.

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 61G17-6).

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 RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

**RICHARD A. WHITE**  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE #4816

- LEGEND:**
- F.C.M. = FOUND 4" X4" CONCRETE MONUMENT
  - F.P.M. = FOUND IRON PIN AND CAP
  - L.B. = LICENSE BUSINESS NUMBER
  - P.O.C. = PROFESSIONAL LAND SURVEYOR CERTIFICATE
  - SPC = SET IRON PIN (1/2") #32
  - (S) = DEED INFORMATION
  - (S) = SURVEY INFORMATION
  - R.O.W. OR R.O.B. = RIGHT-OF-WAY
  - C/L = CENTERLINE
  - R/A = RADIALS
  - Δ = DELTA OR CENTRAL ANGLE
  - ARC = ARC LENGTH
  - T = TANGENT DISTANCE
  - C.R.D./P.O. = CHORD BEARING AND DISTANCE
  - L.P. = LIGHT POLE
  - C.O. = CLEAN OUT
  - T.P. = TELEPHONE PISER
  - U.P. = UTILITY POLE
  - S.S.M. = SANITARY SEWER MANHOLE
  - O.U. = OVERHEAD UTILITIES
  - P.S. = PARKING SPACES
  - W.M. = WATER METER
  - W.V. = WATER VALVE
  - F.C. = FIBER OPTIC CABLE MARKER
  - O.A. = GUY ANCHOR
  - E.P. = EDGE OF ROAD
  - B.C. = BACK OF CURB

## Broward Davis & Assoc., Inc.

Land Surveying/Mapping/Geomatics/Cartography/GPS  
2228 CAPITAL CIRCLE N.E.  
TALLAHASSEE, FL. 32308  
(850) 878-4195  
(850) 878-2058 (FAX)

CLIENT:	CVS CONSERVATION EASEMENTS		
JOB NO.:	70-247	DATE:	10.05.09
PSR NO.:	23453	REVISIONS:	
NOTEBOOK:		SHEET:	3 of 3

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