CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 24th day of AUGUST, 2009, by Linda F. Pepper and Ellen R. Seeman, whose mailing address is 326 Jupiter Lakes Blvd, Unit 2321-D, Jupiter, FL 33458 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

Ellen R. Seeman
(Name typewritten)

Ellen R. Seeman
(Signature)

WITNESSES:

(Sign)
JACOB R JAKS
(Print Name)

Donna E Jaks
(Sign)
Donna E Jaks
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of August, 2009, by Ellen R. Seeman, who is personally known to me or who has produced
(name of person acknowledging)

Florida Driver License as identification.
(type of identification produced)

(Signature of Notary)

Jennifer Lopez
Commission # DD590779
Expires August 30, 2010
Bonded Troy Fain - Insurance, Inc. 800-385-7019

(Print, Type or Stamp Name of Notary)

(Title or Rank)

(Serial Number, If Any)

GRANTOR

Linda F. Pepper
(Name typewritten)

(Signature)

WITNESSES:

(Sign)
JACOB R. JAKS
(Print Name)

(Sign) Donna E Jaks
Donna E Jaks
(Print Name)

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of August, 2009 by Linda F. Pepper, who is personally known to me or who has produced
(name of person acknowledging)

Florida Driver License as identification.
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Jennifer Lopez
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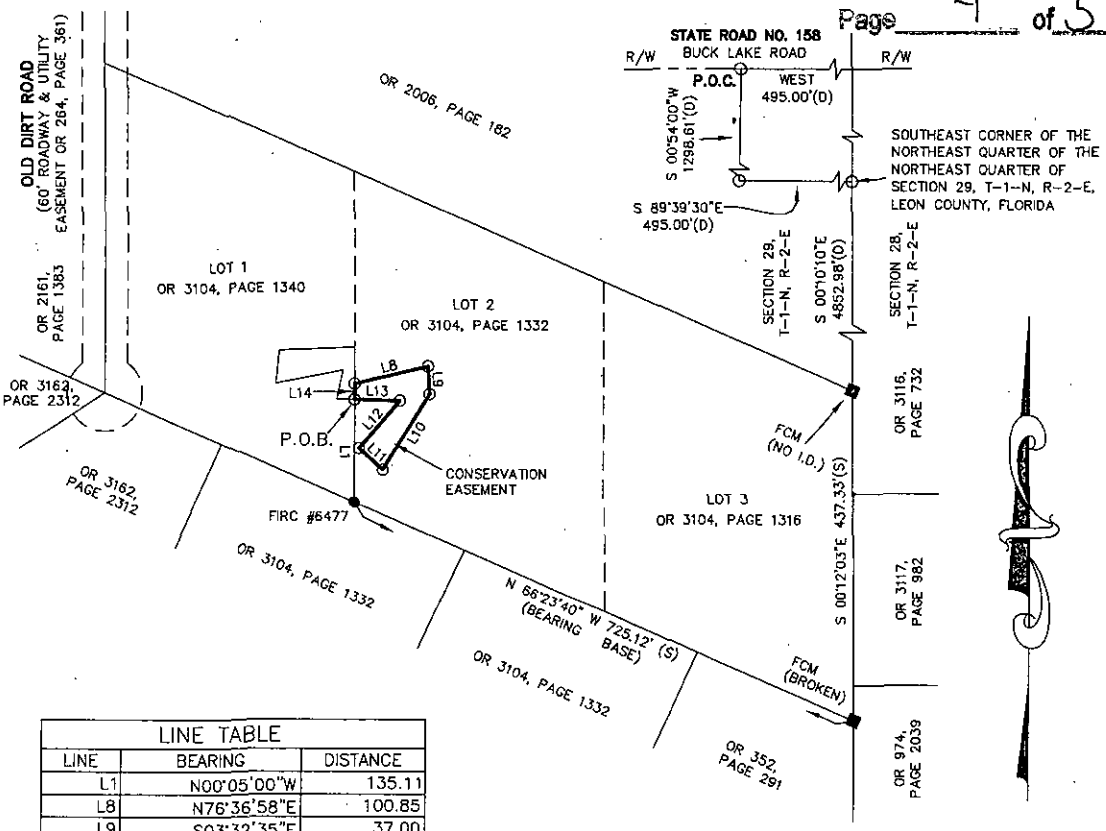

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°05'00"W	135.11
L8	N76°36'58"E	100.85
L9	S03°32'35"E	37.00
L10	S32°03'35"W	117.13
L11	N48°30'19"W	42.44
L12	N40°55'48"E	82.57
L13	N88°25'31"W	60.52
L14	N00°05'00"W	20.70

NOTE:
THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH AND DESCRIPTION FOR A PROPOSED CONSERVATION EASEMENT.

200 0 100 200

1 inch = 200 ft.

CONSERVATION EASEMENT

Commence at a point on the South boundary of State Road No. 158 (Buck Lake Road), said point being 495.00 feet West of the East boundary of Section 29, Township 1 North, Range 2 East, Leon County, Florida; thence run South 00 degrees 54 minutes West a distance of 1298.61 feet; thence run South 89 degrees 39 minutes 30 seconds East a distance of 495.00 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 29; thence run South 00 degrees 10 minutes 10 seconds East a distance of 4852.98 feet to a concrete monument marking the Northeasterly corner of Lot 3 as recorded in Official Records Book 3104, Page 1316 of the Public Records of Leon County, Florida; thence run South 00 degrees 12 minutes 03 seconds East 437.33 feet to a concrete monument marking the Southeasterly corner of said Lot 3; thence run North 66 degrees 23 minutes 40 seconds West 725.12 feet to an iron rod with cap (LB#6477) marking the Southeasterly corner of Lot 1 as recorded in Offiical Records Book 3104, Page 1340 of said public records; thence run North 00 degrees 05 minutes 00 seconds West along the Easterly boundary of said Lot 1 a distance of 135.11 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 05 minutes 00 seconds West along said Easterly boundary a distance of 20.70 feet; thence run North 76 degrees 36 minutes 58 seconds East 100.85 feet; thence run South 03 degrees 32 minutes 35 seconds East 37.00 feet; thence run South 32 degrees 03 minutes 35 seconds West 117.13 feet; thence run North 48 degrees 30 minutes 19 seconds West 42.44 feet; thence run North 40 degrees 55 minutes 48 seconds East 82.57 feet; thence run North 88 degrees 25 minutes 31 seconds West 60.52 feet to the POINT OF BEGINNING.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: FRANCES NICHOLAS

SHEET 1 OF 1

LEGEND:
(D) – DESCRIPTION
(P) – PLAT
(S) – SURVEY
(C) – CALCULATED
D – DELTA
R – RADIUS
A – ARC LENGTH
CH – CHORD
T – TANGENT
U/P – UTILITY POLE
OHU – OVERHEAD UTILITY
R/W – RIGHT-OF-WAY
D.O.T. – DEPARTMENT OF TRANSPORTATION
O.B. – DEED BOOK
LB# – LAND SURVEYING BUSINESS NO.
LS# – LAND SURVEYOR NUMBER
O.R. – OFFICIAL RECORDS BOOK
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.C. – POINT OF CURVATURE
P.T. – POINT OF TANGENT
P.I. – POINT OF INTERSECTION
P.R.C. – POINT OF REVERSE CURVATURE
FIP – FOUND IRON PIPE
FCIP – FOUND CRIMPED IRON PIPE
FCM – FOUND CONCRETE MONUMENT 4"x4"
FIR – FOUND IRON ROD
FIRC – FOUND IRON ROD (5/8") & PLASTIC CAP
FNC – FOUND NAIL & METAL CAP
FTCM – FOUND TERRA COTTA MONUMENT 4" DIA.
SCM – SET CONCRETE MONUMENT (4"X 4") WITH METAL CAP LS#5831
SIRC – SET IRON ROD (5/8") WITH PLASTIC CAP LS#5831
SNC – SET NAIL & METAL CAP LS#5831

NOTES:
1). THIS IS NOT A BOUNDARY SURVEY.
2). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
3). ALL MEASUREMENTS ARE U.S. FEET.
4). INFORMATION AND BEARINGS BASED ON DESCRIPTIONS RECORDED IN O.R. BOOK 2347, PAGE 227, O.R. BOOK 3104 PAGES 1316, 1332 & 1340, ALL OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

FILE No.	07323
P.S.R. NO.	043-01-09
DRAWING DATE:	01/28/10
SCALE:	1"=200'
SURVEY DATE:	11/20/07
BOOK:	142/13
	10881107.RAW
DRAWN BY:	BSG 043-01-08.DWG

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING
G.E.G. LAND SURVEYING
1135 POPLAR DRIVE
TALLAHASSEE, FLORIDA 32304
PHONE: (850) 386-6742
FAX: (850) 386-6239
CERTIFICATE OF AUTHORIZATION NO. LB 0007172

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

1/28/10
DATE

GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 5831

REVISIONS:

EXHIBIT "A"

EXHIBIT "B"

SPECIAL ACTIVITIES

The purpose of this plan is to prevent erosion of steep slopes while maintaining native vegetation and controlling invasive exotic plants. This plan also allows for control of nuisance or weedy native plants in order to encourage development of a healthy forest community. To achieve these goals, vegetation management activities within the conservation easement may include the techniques listed below. Any deviation from the activities listed must be approved by the Leon County Growth and Environmental Management (LCGEM) Department.

Control and Eradication of Invasive Exotic Plant Species

1) Invasive exotic species are recognized as those listed by the Florida Exotic Pest Plant Council on their List of Invasive Species or its successor. Any additional invasive exotic plant species proposed to be treated or removed must first be approved by LCGEM.

2) Small plants may be pulled from the ground by hand. For larger plants that aren't easily pulled by hand, any obvious clusters of fruits or seeds may be clipped from their tops. These plants along with their fruits and seed parts must be placed in plastic garbage bags and disposed of in a landfill. Attention should be made to ensure that any plant materials, including fruits or seeds, are not dispersed into other areas during removal from the site.

3) Large shrubs or extensive patches which cannot be managed by hand may be treated with an herbicide designed for such purposes and must be used in accordance with the manufacturer's directions. LCGEM should be contacted with questions regarding the specific types of herbicides to use and appropriate methods of treatment.

Control of Native Nuisance Plant Species

1) Native nuisance species shall be recognized as catbriar (*Smilax spp.*), grapevine (*Vitis spp.*), blackberry (*Rubus spp.*), virginia creeper (*Parthenocissus quinquefolia*), trumpet vine (*Campsis radicans*), poison ivy (*Toxicodendron radicans*), and poison oak (*Toxicodendron toxicarium*)

2) Plants may be pulled from the ground by hand, clipped, or if absolutely necessary treated with an appropriate herbicide as described in #3 above.