

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 16 day of MARCH, 2010, by ELINOR SUE JOHNSON, whose mailing address is P.O. BOX 390, WOODVILLE, FLORIDA 32362 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

ELINOR SUE JOHNSON

(Name typewritten)

Elinor Sue Johnson
(Signature)

WITNESSES:

Ramona C. Langston
(Sign)
RAMONA C. LANGSTON
(Print Name)

Michelle Lawson
(Sign)
Michelle Lawson
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 16th day of March, 2010
by Elinor Sue Johnson, who is personally known to me or who has produced
(name of person acknowledging)

Personally known as identification.
(type of identification produced)

Kathryn Johnson
(Signature of Notary)
Kathryn Johnson
(Print, Type or Stamp Name of Notary)



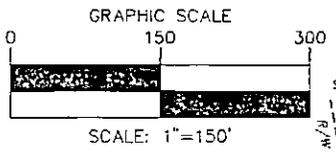
(Title or Rank)

DD 820836
(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

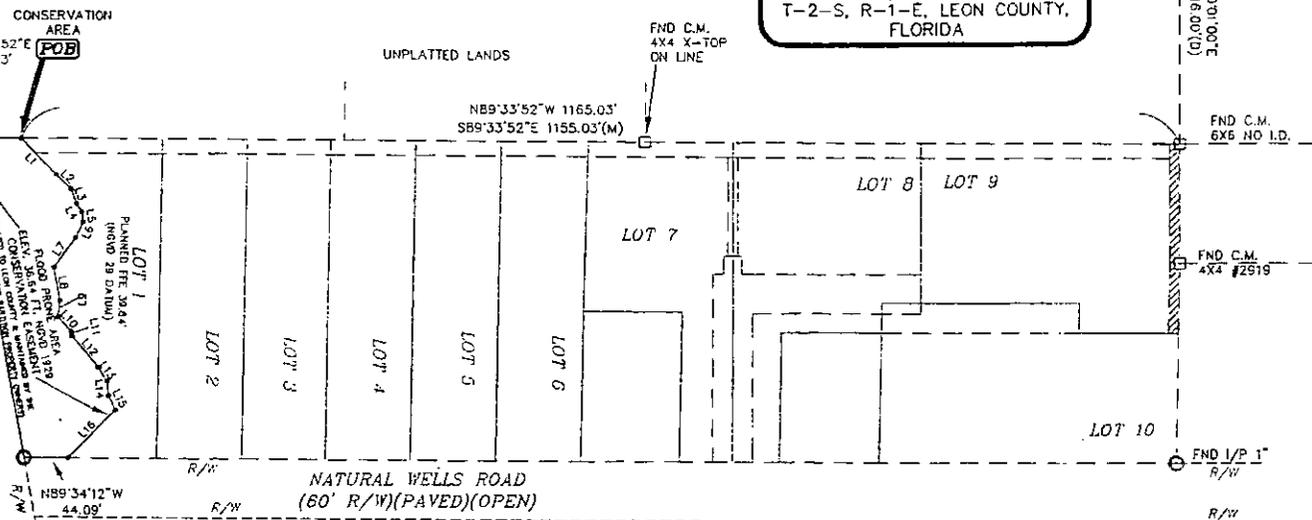
JOHNSON/NATURAL WELLS LIMITED PARTITION ~ 2009

P.O.C.
 COMMENCE AT THE N.E. CORNER
 OF THE W. 1/2 OF
 THE N.W. 1/4 OF SECTION 21,
 T-2-S, R-1-E, LEON COUNTY,
 FLORIDA



- LEGEND**
- AC - ACRES OR ACRES
 - LD - IDENTIFICATION
 - NO - NUMBER
 - OE - OVERHEAD ELECTRIC LINE
 - T - TOWNSHIP
 - R - RANGE
 - N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - CP - CALCULATED POINT (UNLESS NOTED OTHERWISE)
 - FD - FOUND
 - R/W - RIGHT-OF-WAY
 - BRK - BROKEN OR DISTURBED MONUMENT
 - C.M. - CONCRETE MONUMENT
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - SR - SET 3/8" RE-BAR #473
 - D - DEED
 - M - MEASURED
 - R/W - RIGHT OF WAY
 - R/C - ROD AND CAP
 - R/P - IRON PIPE
 - PO - POWER POLE
 - SR 5/8" #473
 - - - - - INDICATES FENCE
 - - - - - LINE NOT TO SCALE
 - FCM - FND CONCRETE MONUMENT (ASA #473 UNLESS NOTED OTHERWISE)
 - FOC - FND R/C 3/8" #473 (UNLESS NOTED OTHERWISE)
 - PN - PARCEL IDENTIFICATION NUMBER
 - OR - OFFICIAL RECORDS BOOK
 - FTE - FINISH FLOOR ELEVATION

WOODVILLE HIGHWAY
 STATE ROAD NO. 365
 (R/W VARIES)(PAVED)(OPEN)



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	31.36'	S42°50'33"E	L9	18.08'	S08°48'43"W
L2	24.81'	S47°21'52"E	L10	18.81'	S41°17'42"E
L3	16.24'	S20°10'38"E	L11	4.54'	S10°58'20"E
L4	9.71'	S32°17'39"E	L12	41.30'	S38°53'33"E
L5	9.91'	S08°12'01"E	L13	17.34'	S34°59'01"E
L6	13.02'	S44°30'48"W	L14	14.02'	S04°33'21"E
L7	36.40'	S20°14'04"W	L15	18.13'	S24°56'33"E
L8	34.57'	S10°07'40"E	L16	88.15'	S44°38'32"W

EDWIN BROWN & ASSOCIATES
 SURVEYORS • MAPPERS • ENGINEERS
 P.O. Box 523 2813 Crawfordville Hwy. Crawfordville, FL 32526

I hereby certify that this is a true and correct representation of the property shown hereon and that this sketch substantially meets the minimum technical standards for land surveying (Chapter 81C17, 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.

WADE C. BROWN
 Surveyor & Mapper
 Florida Certificate No. 5899
 (LB# 6475)

- NOTES:**
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - All measurements shown hereon are Standard U.S. Survey Feet, and decimals thereof.
 - The use of this sketch is limited to the specific transaction shown hereon.
 - This sketch is not complete without an attached legal description.
 - See attached sheet for legal description.
 - Subject to zoning setbacks, easements and restrictions of record.
 - Adjoining deeds of record were not provided to this firm.
 - THIS IS NOT A BOUNDARY SURVEY.**

THIS IS NOT A BOUNDARY SURVEY

DATE PREPARED: JANUARY 5, 2009

SKETCH OF CONSERVATION EASEMENT PREPARED FOR
HOWARD JOHNSON

PREPARED BY:
EDWIN G. BROWN AND ASSOCIATES, INC.
 2813 CRAWFORDVILLE HWY. P.O. BOX 523 CRAWFORDVILLE, FL 32526 (850) 928-3016

NOTEBOOK/PAGE PLAT/DC	COUNTY: LEON	DRAWN BY: PES	REVIEWED BY: WGB
NOTEBOOK/PAGE	SECTION: 21	SCALE: 1"=150'	CHECKED BY: WGB
NOTEBOOK/PAGE	TOWNSHIP: 2-SOUTH	SURVEY DATE: JULY 28, 2008	
SHEET: 1 OF 2	RANGE: 1-EAST	JOB NUMBER: P904	
DATE: MARCH 3, 2010	DATE: MAY 7, 2009	97-181	CON. EA.
REVISION: ADDED NOT FOR LOT 1	REVISION: EASTMONTN CONSERVATION AREA		
DATE: NOVEMBER 30, 2009	REVISION: GPM COMMENTS		

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

JULY 28, 2008
(DATE PREPARED: JANUARY 5, 2009)
(REVISED: JUNE 16, 2009)

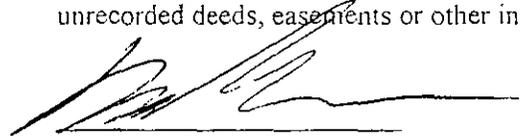
JOHNSON/NATURAL WELLS LIMITED PARTITION~2009

FLOOD PRONE AREA
100 YEAR FLOOD PLAIN
ELEVATION 36.64 FEET (NGVD 29 DATUM)
CONSERVATION EASEMENT

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

Commence at the Northeast corner of the West half of the Northwest quarter of Section 21, Township 2 South, Range 1 East, Leon County, Florida; thence South 00 degrees 01 minutes 00 seconds East 2016.00 feet; thence North 89 degrees 33 minutes 52 seconds West 1165.03 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run South 42 degrees 50 minutes 33 seconds East 51.36 feet; thence South 47 degrees 21 minutes 52 seconds East 20.81 feet; thence South 20 degrees 10 minutes 36 seconds East 16.24 feet; thence South 32 degrees 17 minutes 39 seconds East 9.71 feet; thence South 08 degrees 12 minutes 01 seconds East 9.91 feet; thence South 24 degrees 30 minutes 46 seconds West 18.02 feet; thence South 36 degrees 14 minutes 04 seconds West 36.40 feet; thence South 10 degrees 07 minutes 40 seconds East 34.37 feet; thence South 06 degrees 48 minutes 43 seconds West 16.08 feet; thence South 41 degrees 17 minutes 42 seconds East 19.81 feet; thence South 10 degrees 58 minutes 28 seconds East 4.54 feet; thence South 39 degrees 53 minutes 33 seconds East 41.30 feet; thence South 34 degrees 55 minutes 01 seconds East 17.34 feet; thence South 04 degrees 33 minutes 21 seconds East 14.02 feet; thence South 24 degrees 56 minutes 33 seconds East 16.13 feet; thence South 44 degrees 39 minutes 32 seconds West 68.15 feet to a point lying on the Northerly right of way line of Natural Wells Road; thence run along said Northerly right of way line North 89 degrees 34 minutes 12 seconds West 44.09 feet to a point marking the intersection of said Northerly right of way line with the Easterly right of way line of Woodville Highway, also being known as State Road No. 363; thence leaving said Northerly right of way line run along said Easterly right of way line North 10 degrees 13 minutes 53 seconds West 328.20 feet to a concrete monument; thence leaving said Easterly right of way line run South 89 degrees 33 minutes 52 seconds East 54.43 feet to the POINT OF BEGINNING.

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.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

JUL 28 2008

97-181PSC:31747.Con.Area

Sheet 2 of 2

2813 Crawfordville Hwy * P.O. Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180

Exhibit "B"

Johnson / Natural Wells Limited Partition Subdivision Habitat Protection and Management Plan

33-21-20-201-0000 (LEA 08-0026)

3/18/10

A. Community Description

The forested floodplain as shown in exhibit A (Conservation Easement #1- specific limits shown in LEA 08-0026) is a mixed forest community. This forest has a closed canopy dominated by loblolly pine (*Pinus taeda*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), and southern magnolia (*Magnolia grandiflora*). Young, invasive, and exotic mimosa (*Albizia julibrissin*) exists in the midstory along the south property line as well (along Natural Wells Drive).

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 Leon County's List of Invasive Plant Species. 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) The University of Florida's Center for Aquatic and Invasive Plants website <http://plants.ifas.ufl.edu> provides Invasive Plant Management Plans. Also, 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>.
- 2) Removal of mimosa (*Albizia julibrissin*) should occur before the seeds are produced to prevent seed spread and dispersal during the removal process. The cut-stump and basal bark herbicidal method should effectively control individual young mimosa trees on the site as long as water is not standing at the time of application. Horizontally cut stems at or near ground level. Immediately apply a 25% solution of glyphosate or triclopyr and water to the cut stump making sure to cover the outer 20% of the stump. Young seedlings may be controlled by hand pulling the entire root.

D. Responsible Management Entity

The Natural Wells III homeowners association 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. Schedule. If the invasive exotic plant cover is above 1%, the initial control/treatment shall occur prior to the environmental final inspection and as-built approval. A monitoring report shall be provided at the time of the initial control/treatment and every 3 yrs. from the Environmental Management Permit date until the Leon County Department of Growth and Environmental Management has determined that the invasive exotic plant species in the subject area are under control.

F. Sediment Removal. Removal of accumulated sediment within the easement area may be allowed. Any sediment removal must be proposed in a Leon County Environmental Management Permit application and authorized through the issuance of a permit prior to undertaking such activities. Revegetation of disturbed areas may be required.

G. 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 the Leon County Department of Growth and Environmental Management and will supersede this plan.