

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 14th day of January, 2011, by Matthew Carl Ferrell & Dallas Lee Ferrell, whose mailing address is 2021 W. Randolph Cir., Tallahassee, FL 32308 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.

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

(Husband's Name Typewritten)

[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)
ROBERT STINSON
(Print Name)

Rebecca K Wheeler
(Sign)
Rebecca K. Wheeler
(Print Name)

GRANTOR

(Wife's name typewritten)

[Signature]
(Signature)

WITNESSES:

[Signature]
(Sign)
ROBERT STINSON
(Print Name)

Rebecca K. Wheeler
(Sign)
Rebecca K. Wheeler
(Print Name)

STATE OF Florida

COUNTY OF Leon

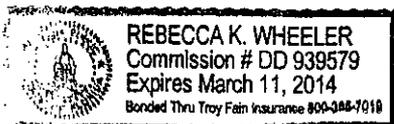
The foregoing instrument was acknowledged before me this 14th day of

January, 2011, by Matthew Carl + Dallas Lee, who is personally
(Husband's name) Ferrill
known to me, or has produced FL DIL as identification and
(type of identification)
did not take an oath.

(Signature of Notary)

Rebecca K. Wheeler
(Print, Type or Stamp Name of Notary)

(Title or Rank).



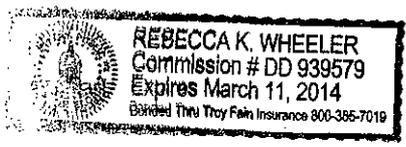
(Serial Number, If Any)

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 14th January 2011 by Dallas Lee Ferrell, who is personally known to me, or has produced FL DL as identification and did not take an oath.
(Wife's name)
(type of identification)

(Signature of Notary)
Rebecca K Wheeler
(Print, Type or Stamp Name of Notary)

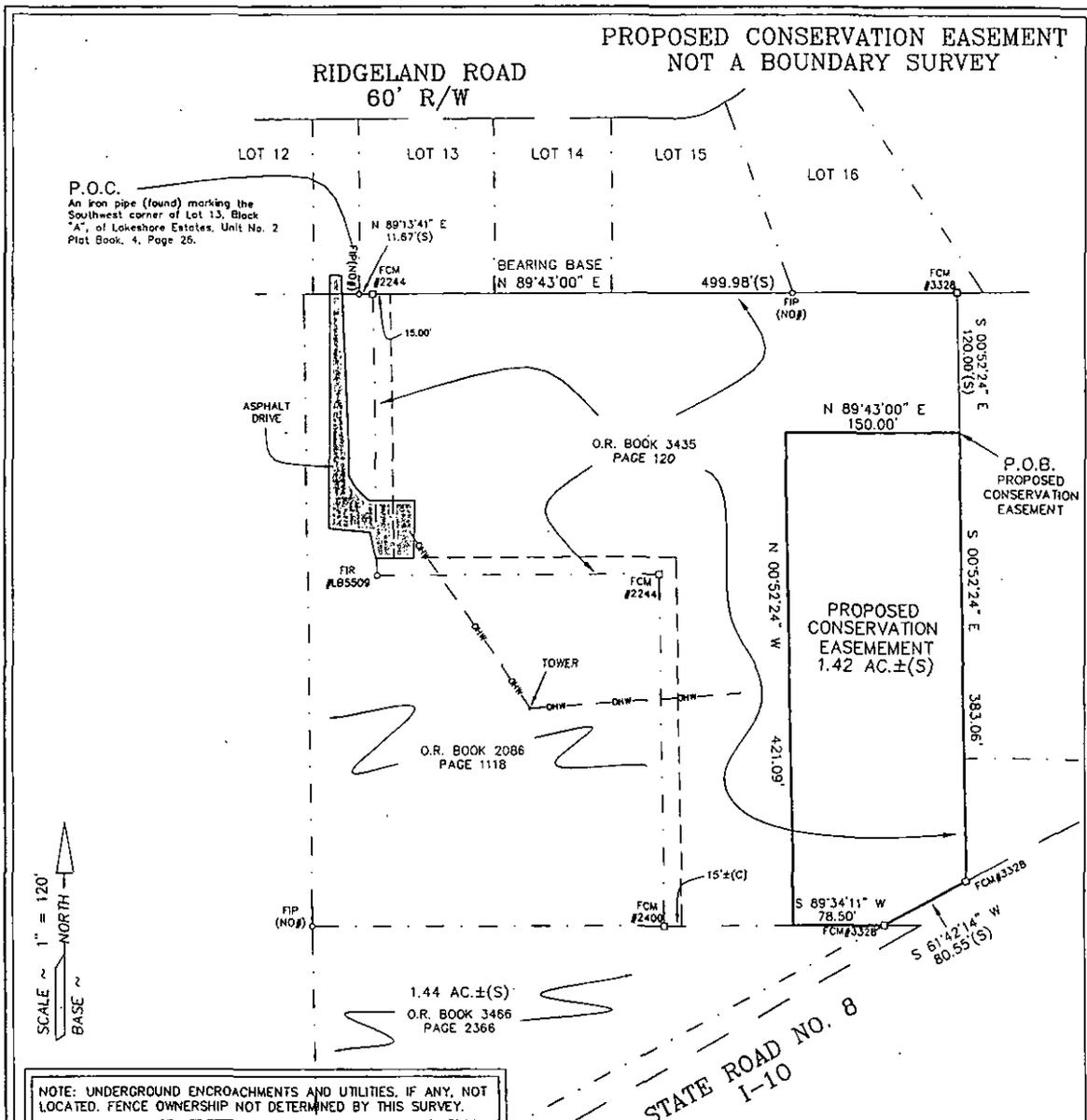
(Title or Rank)



(Serial Number, If Any)

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

EXHIBIT A



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

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

LEGEND: (GENERAL) FCM - FOUND CONCRETE MONUMENT (4" X 4") FIR - FOUND IRON ROD FIP - FOUND IRON PIPE FN/C - FOUND NAIL & CAP SN/C - SET NAIL & CAP SCH - SET CONCRETE MONUMENT SR - SET 5/8" IRON ROD WITH CAP PRM - PERMANENT REFERENCE MONUMENT (P) - PLAT DISTANCE AND/OR BEARING (S) - SURVEY DISTANCE AND/OR BEARING (C) - CALCULATED DISTANCE AND/OR BEARING	LEGEND: (LABELS) N - NORTH S - SOUTH ° - DEGREES ' - SECONDS Δ - DELTA (CENTRAL ANGLE) L - CURVE LENGTH CL - CHORD LENGTH (CURVE) CB - CHORD BEARING (CURVE) P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT RW - RIGHT OF WAY	LEGEND: (DISTANCES) ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD " = FEET.	NOTE: UNLESS OTHERWISE DENOTED ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.
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This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Fl. on Map Number 1201430281 F
Dated: 8/18/09

LAND SURVEYING LB #5509 Tallahassee, Florida 32311	GARY G. ALLEN Registered Land Surveyor, inc. 4101 Apalachee Parkway	CIVIL ENGINEERING EB #5509 Phone: (850)-877-0541
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DESCRIPTION: PROPOSED CONSERVATION EASEMENT	FOUNDATION ADDED: BY:
DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED	FINAL ADDITIONS: BY:
SECTION 13, TOWNSHIP 1-NORTH, RANGE 1-WEST	DRAWN BY: C.N.
RECORDED IN BOOK PAGE LEON COUNTY, FL.	PAGE 1 OF 2
DATE OF SKETCH 1/10/2011	"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID."
FIELD BOOK PAGE	
SCALE 1" = 120'	
JOB No. 07-367	
FILE NAME: 07-367.DWG	TONIE R. GREEN, P.S.M. Professional Surveyor and Mapper Florida Registration No. 4485

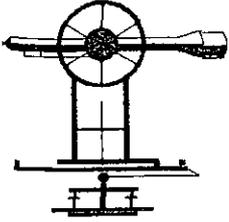


EXHIBIT A

GARY GEE ALLEN
REGISTERED LAND SURVEYOR, INC.
LAND SURVEYING – CIVIL ENGINEERING

Attachment # 1
Page 5 of 5

GARY G. ALLEN, P.L.S, PRES.
B.J. ALLEN, V.P.
MARK T. HENDERSON, P.L.S., V.P.
R. MICHAEL LATIMER, P.E., V.P.
TONIE R. GREEN, PSM

E-MAIL: GARYALLEN05@COMCAST.NET
PHONE: (850) 877-0541
FAX NO. (850) 877-0041

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA, 32311

Legal description:

A Conservation Easement lying within the property described in Official Record Book 3435, page 120 of the Public Records of Leon County, Florida and also lying in Section 13, Township 1 North, Range 1 West, Leon County, Florida being more particularly described as follows:

Commence at an iron pipe marking the Southwest corner of Lot 13, Block "A" of Lakeshore Estates, Unit 2 as per Plat Book or map thereof recorded in Plat Book 4, page 26 of the Public Records of Leon County, Florida and thence run North 89 degrees 13 minutes 41 seconds East, 11.67 feet to a concrete monument (no.2244); thence North 89 degrees 43 minutes 00 seconds East, 499.98 feet to a concrete monument (no.3328); thence run South 00 degrees-52 minutes 24 seconds East, 120.00 feet for the POINT OF BEGINNING; FROM SAID POINT OF BEGINNING thence continue South 00 degrees 52 minutes 24 seconds East, 383.06 feet to a concrete monument (no.3328) lying on the northerly right of way boundary of State Road No. 8 (Interstate 10); thence South 61 degrees 42 minutes 14 seconds West along said northerly right of way 80.55 feet to a concrete monument (no.3328); thence South 89 degrees 34 minutes 11 seconds West, 78.50; thence North 00 degrees 52 minutes 24 seconds West, 421.09 feet; thence North 89 degrees 43 minutes 00 seconds East, 150.00 feet to the POINT OF BEGINNING, containing 1.42 acres, more or less.

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

I hereby certify that the legal description shown hereon meets the minimum technical standards as established by chapter 5J-17.051 of the Florida Administrative Code.

Tonie R. Green
Professional Surveyor & Mapper
Florida Registration No. 4485

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Job no. 07-367
07-367.doc
January 11, 2011