

AGENDA
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
LANDS COMMITTEE MEETING

OPEN TO THE PUBLIC

June 12, 2018
Following Board Meeting

District Headquarters
Live Oak, FL

1. Call to Order / Committee Roll Call
2. Public Comment
3. General Discussion / Update
 - Surplus Lands Board Directive 18-0003
4. Land Acquisition / New Property Offers
 - None
5. Conservation Easement Modification Requests
 - None
6. Regulatory Conservation Easements
 - Shadd Properties, LLC. - Proposed ERP Conservation Easement, 222.35 Acres +/-, Union County
7. Surplus Lands / Updates
 - None
8. Announcements
9. Adjournment

A person may not lobby the District until such person has registered as a lobbyist with the Contracts and Procurement Coordinator by filing a registration form.

Definitions:

•"Lobbies" is defined as seeking to influence a district policy or procurement decision or an attempt to obtain the goodwill of a district official or employee. (112.3261(1)(b), Florida Statutes [F.S.]

•"Lobbyist" is a person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying, or a person who is principally employed for governmental affairs by another person or governmental entity to lobby on behalf of that other person or governmental entity. (112.3215(1)(h), F.S.)

MEMORANDUM

TO: Lands Committee

FROM: A. Keith Rowell, P.S.M.

DATE: May 29, 2018

RE: Approval of Governing Board Directive Number 18-0003, Water Resource Guidelines for Acquisition and Surplus of Lands and Procedures for Determination and Disposal of Surplus Lands

RECOMMENDATION

Staff requests that the Lands Committee recommend to the Governing Board approval of Directive Number 18-0003 providing Land Acquisition and Disposal of Surplus Lands Guidelines.

BACKGROUND

The revised draft directive is in response to House Bill 703 which was approved during the 2018 Regular Legislative Session and approved by the Governor on April 6, 2018 with an effective date of July 1, 2018 and incorporates Governing Board input.

The revisions include direction for staff to include protection of Outstanding Florida Springs, potential for water resource development, and potential for timber revenue in assessing a parcel for surplus potential.

Consideration of whether a governmental entity requesting surplus property is designated as a Rural Economic Development Initiative (REDI) community would also be required.

Staff is also directed to utilize tools and data that may become available in addition to those currently utilized in our assessment.

This directive supersedes Directives 2011-03LM, 2011-01LM, GBD15-0001 and GBD 17-0002.

SM/kr
Attachment

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

GOVERNING BOARD DIRECTIVE



Policy Number: GBD 18-0003

Date Approved: June 12, 2018

Subject: **Water Resource Guidelines for Acquisition and Surplus of Lands and Procedures for Determination and Disposal of Surplus Lands**

Approval: _____
Virginia Johns, Chair

Alphonas Alexander, Vice Chair

1.0 Reference to Prior Policy

Supersedes Directives 2011-03LM, 2011-01LM, 2015-001, and GBD17-0002.

2.0 Purpose and Intent

The purpose of this Directive is to provide water resource guidelines for consideration in the land acquisition and surplus processes, establish procedures for determination of surplus lands, and create procedures for revenue derived from the disposal of lands acquired with Preservation 2000 and Florida Forever funds.

3.0 Definitions

For the purpose of this directive, surplus lands are defined as those District-owned property interests that either need not be acquired in a proposed project or no longer need to be owned to further the District's land conservation purposes of flood control, water storage, water management, conservation and protection of water resources, aquifer recharge, water resource and water supply development, and preservation of wetlands, streams, and lakes, as per section 373.016, Florida Statutes (F.S.).

4.0 Elements of Directive

Water Resource Guidelines:

Staff shall use the following water resource guidelines to screen voluntary offers to sell lands for suitability for potential acquisition and to screen lands for suitability for potential surplus. Staff shall present the screening results to the Lands Committee and Governing Board.

- The extent to which the lands contain areas of high aquifer recharge as determined by analysis of the best available data sources;
- The extent to which the lands provide protection for springs (either directly or indirectly) as determined by analysis of Upper Floridan aquifer potentiometric surface elevations, springs conduit maps, riverine aquifer discharge zones, light detection and ranging (LiDAR) data, dye trace studies, and any other relevant information;
- The extent to which the lands provide protection of surface waters (wetlands, lakes, springs, and streams);
- The extent to which the lands provide protection of Outstanding Florida Springs;
- The extent to which the lands provide flood protection as determined by analysis of horizontal flooding extent and inundation depth with the Federal Emergency Management Agency (FEMA) one-percent annual chance (100-year) flood event (AE flood zones);
- The extent to which the lands are needed for implementation of water resource development projects, restoration, or other projects; and
- The extent to which the lands provide conservation and protection of water resource values consistent with the objectives of the District's Florida Forever Work Plan.

Policy Direction for Acquisition of Lands:

During the detailed assessment of an owner's voluntary offer to sell lands, staff shall seek to minimize the potential acquisition of surplus lands by employing the following practices prior to acquisition:

- Staff shall state project objectives clearly and delineate project boundaries to meet those objectives as tightly as possible.
- During negotiations, staff shall work with the voluntary seller to keep acquisitions within the project boundaries by offering alternatives such as the purchase of a conservation easement over lands adjacent to the project area.
- Staff will present to the Lands Committee and Governing Board an analysis of potential surplus lands within an acquisition project when recommending an acquisition for approval.

Policy Direction for Surplus of Lands:

Staff shall consider the following factors in the analysis of the District's land holdings for determining which lands are no longer needed for conservation and make a recommendation for potential surplus.

- The results of the screening as defined by the Water Resource Guidelines section above;
- The extent to which disposing of the lands will adversely affect management effectiveness and efficiency;
- The extent to which the lands are currently used by the public for recreational purposes;
- Whether disposal of the lands would result in a net loss of lands open to public hunting;
- The extent to which the lands provide other significant archaeological, historical, or ecological value;
- The extent to which the lands provide a valuable linkage to conservation property owned by the District or other publicly owned conservation lands;
- The extent to which the lands would be accessible to a future owner without causing adverse impacts to natural resources or hindering the District's management of the property (including prescribed fire management);

- The extent to which the lands are marketable;
- The extent to which concerns of other public conservation land managers or members of the public have been addressed;
- The extent to which disposing of the lands will adversely affect potential future water resource development projects;
- The extent to which lands are more suitable for management by others due to size or location with the District retaining a conservation easement;
- The extent to which lands acquired for projects are no longer being pursued or the project is completed and the land or a portion thereof is no longer needed;
- The extent to which lands acquired with Preservation 2000 or Florida Forever funds, the intent of the Act as prescribed in section 259.101(6), F.S.;
- For lands with merchantable timber, the extent to which disposing of the land would reduce timber revenue available to the District;
- Access to public or private water and/or wastewater utilities; and
- Additional tools and data that become available.

Policy Direction for Conveyance of Lands to Governmental Entities:

In addition to the policy direction for surplus lands factors used to determine surplus potential include:

- Whether the community is designated as a REDI (Rural Economic Development Initiative) eligible community pursuant to section 288.0656, F.S.
- Whether a long-term lease would accomplish the goals of the local governmental entity.

Policy Direction for Conveyance of Parcels Valued at \$25,000 or Less:

In addition to the policy direction for surplus lands factors used to determine surplus potential include:

- The proximity to District or other public conservation lands and
- Ability of District to manage parcel.

Procedure for Determining Surplus Lands:

The procedure for determination of surplus lands shall be as follows:

- Staff will conduct a review of all potential surplus lands prior to presentation to the Lands Committee.
- Staff will present potential surplus lands for consideration by the Lands Committee at a regularly-scheduled Committee meeting in which public comment will be received.
- If the Committee approves the potential surplus lands for consideration by the Governing Board, then staff will post notice of consideration of the lands for surplus on the District website to inform the public of the next meeting in which the Governing Board will consider the proposed lands for surplus.
- At the regularly-scheduled Governing Board meeting of which notice was given, the Governing Board will receive public comment with regards to the lands considered for surplus. For lands acquired for conservation purposes as specified in sections 373.089(6)(c) and (d), F.S., the Governing Board must determine the lands are no longer needed for conservation purposes by an affirmative vote of two-thirds of the Governing

Board membership (six Board members) consistent with Article X, Section 18 of the Florida Constitution. All other lands may be designated as surplus and approved for disposal by a simple majority vote of the Governing Board.

No lands shall be recommended to the Governing Board for consideration as surplus unless an on-site inspection has been conducted by District staff within the four months prior to the recommendation.

At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider retention of a conservation easement over the property as a condition of the ultimate sale or exchange of the District's fee interest in the property.

At the time of the Governing Board's determination of lands as surplus, the Governing Board may also consider reservation of rights that may be needed for implementation of projects (restoration or water resource development) as a condition of the ultimate sale or exchange of the District's fee interest in the property.

Procedure for Disposal of Surplus Lands:

The District will follow the procedures in sections 373.056 and 373.089, F.S., when selling, conveying, and disposing of interests in real property as surplus lands.

Procedure for Revenue Derived from the Proceeds of Surplus Lands:

Revenue derived from the sale of Preservation 2000 lands shall be deposited into the Florida Forever Trust Fund within the Florida Department of Environmental Protection in accordance with section 259.101(5)(c), F.S.

Revenue derived from the sale of Florida Forever lands shall be deposited into a Florida Forever restricted fund which shall be used to implement the District's Florida Forever Work Plan.

Florida Forever Program funds that are unencumbered shall be managed pursuant to section 259.105, F.S.

The District's lands database shall be used to track and monitor sales of surplus lands and disclosed within the Annual Florida Forever Work Plan updates.

MEMORANDUM

TO: Lands Committee
FROM: A. Keith Rowell, P.S.M.
DATE: May 22, 2018
RE: Shadd Properties, LLC. - Proposed ERP Conservation Easement, Union County, 222.35 Acres +/-

RECOMMENDATION: NONE – INFORMATIONAL ITEM

Shadd Properties, LLC. (ERP-125-231349-1)

BACKGROUND

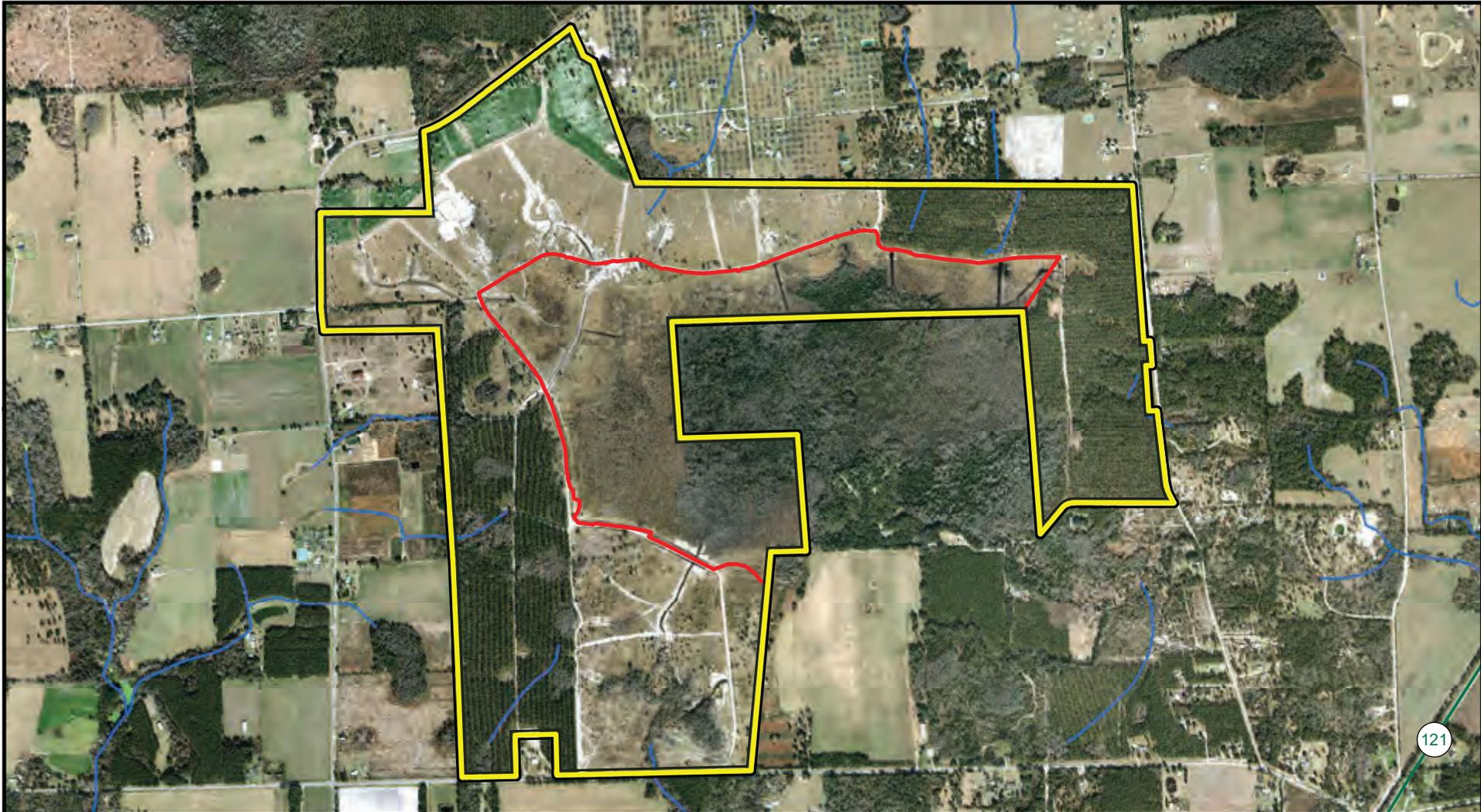
As a condition of Environmental Resource Permit (ERP) ERP-125-231349-1, Shadd Properties, LLC is proposing to convey to the District a conservation easement on 222.35 acres of mixed forested wetlands within an 862.94 acre parent parcel comprised of mixed-use agriculture and mixed forested wetlands.

The conservation easement is proposed as a component of wetlands mitigation for impacts to wetlands in the project area. These impacts include 150.96 acres of wetland dredging, filling and destumping for conversion to uplands, of which 2.96 acres are considered to be permanent impacts and 148 acres are considered to be temporary impacts. The temporarily impacted wetlands will be restored as a component of the ERP.

The ERP is currently being reviewed by staff and it is anticipated that it will be presented for approval at the July 2018 Governing Board meeting. This conservation easement will be conveyed to the District by Shadd Properties, LLC upon ERP issuance. The conservation easement will be subject to perpetual monitoring by District staff to ensure compliance with permit requirements.

No action by the Lands Committee is required.

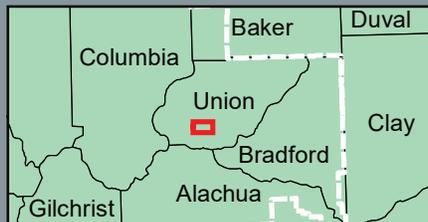
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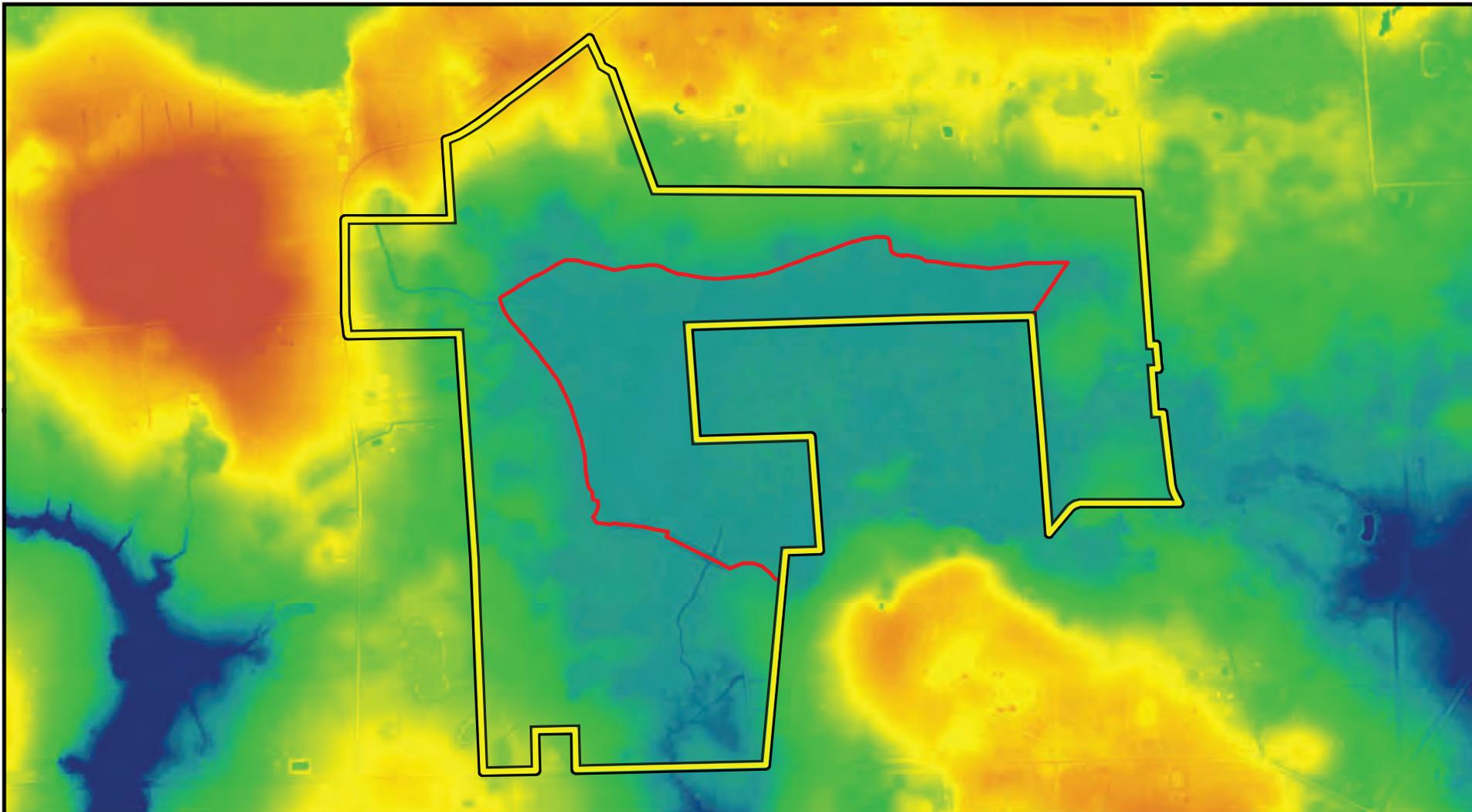
Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, Property Overview



-  Shadd Conservation Easement
-  Project Boundary
-  State HWY



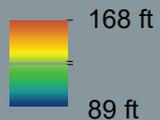
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 5/22/2018



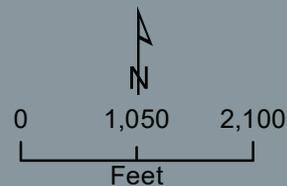
Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, LiDAR Overview

-  Project Boundary
-  Shadd Conservation Easement

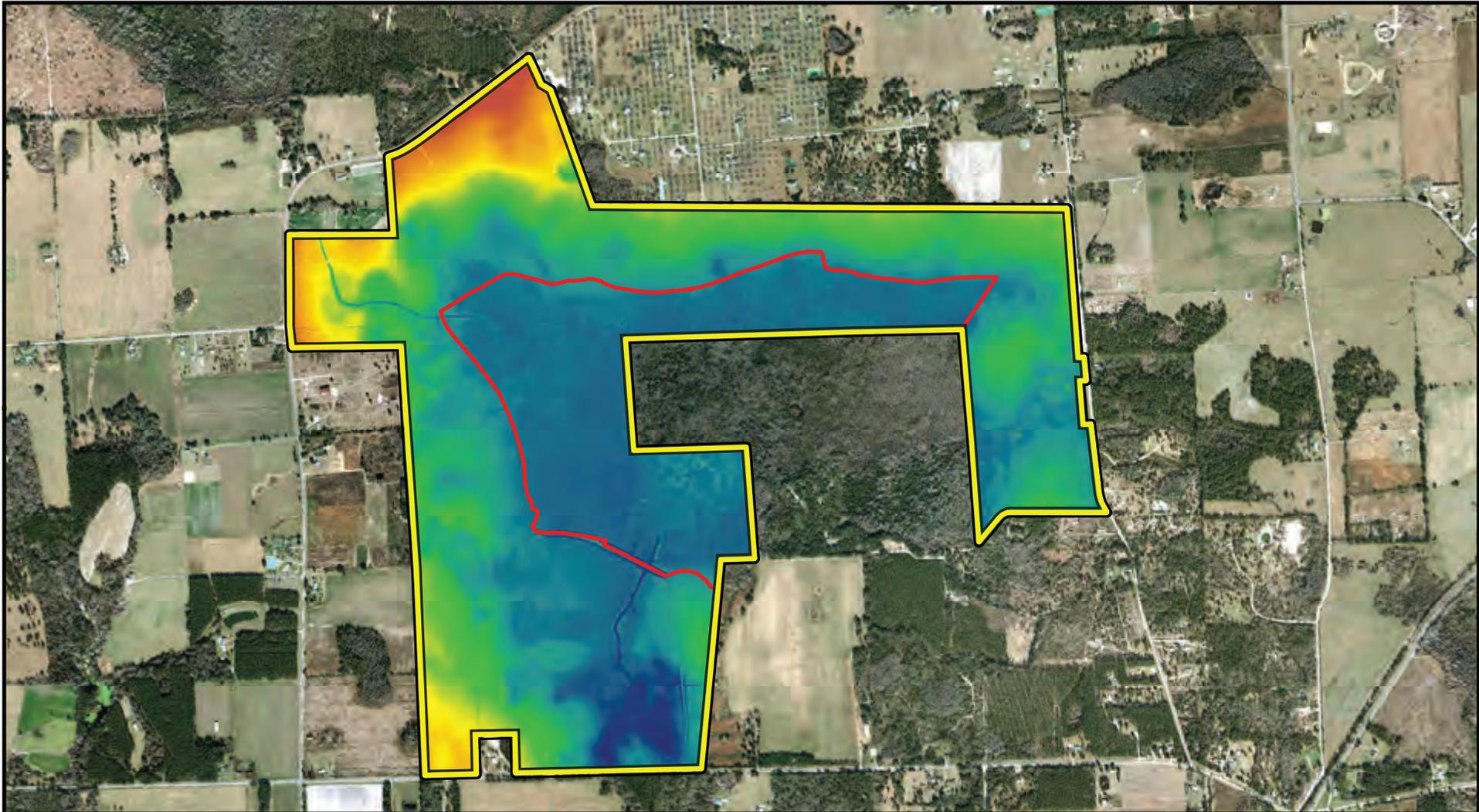
Land Surface Elevation



(Vertical Datum NAVD88-
Units US Feet)
 Note: Elevations displayed are
 derived from LiDAR Data.



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Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, LiDAR DEM Property

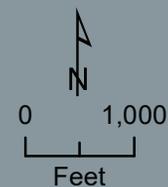


-  Project Boundary
-  Shadd Conservation Easement

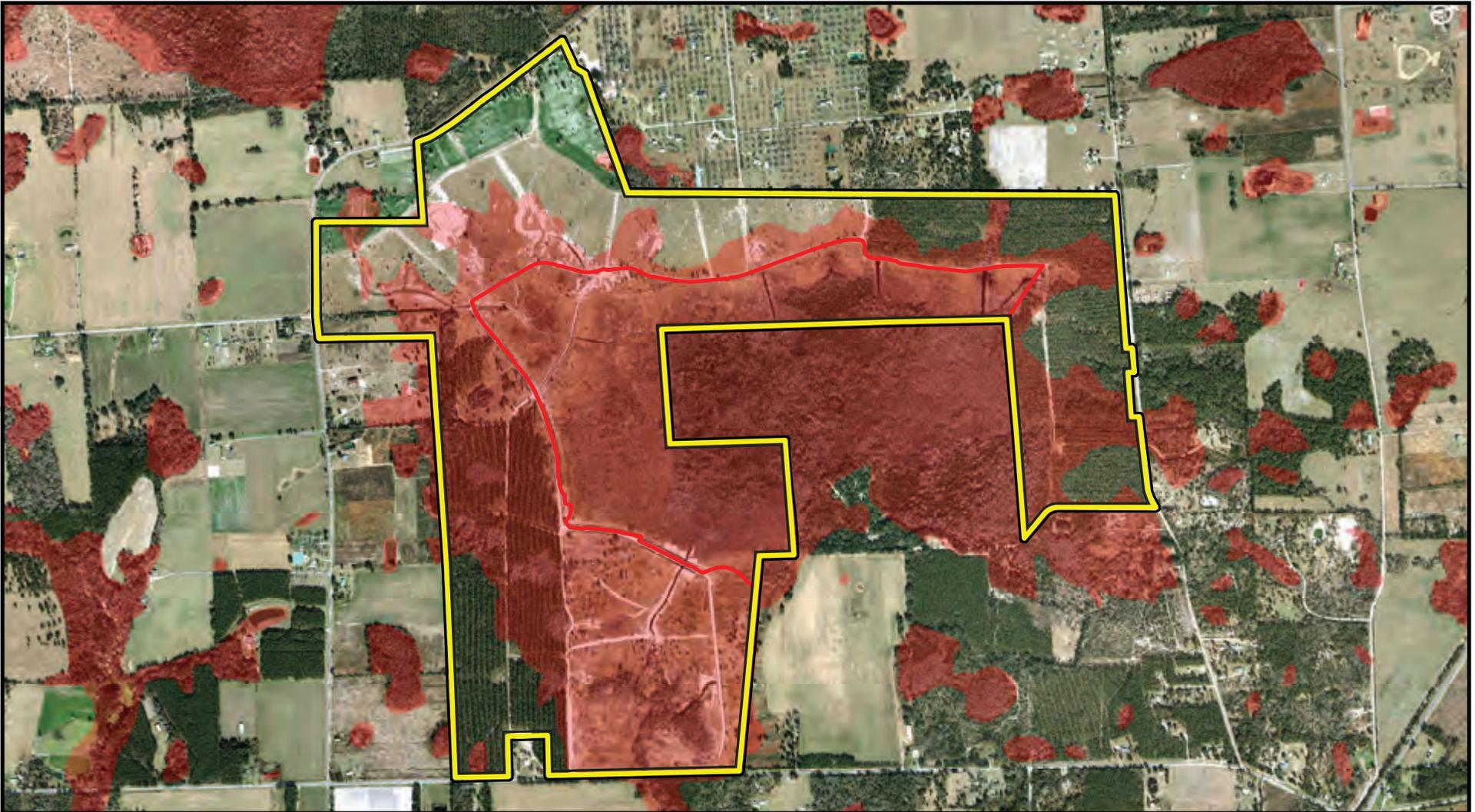
Land Surface Elevation



(Vertical Datum NAVD88-
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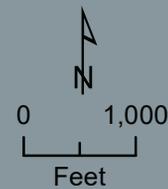
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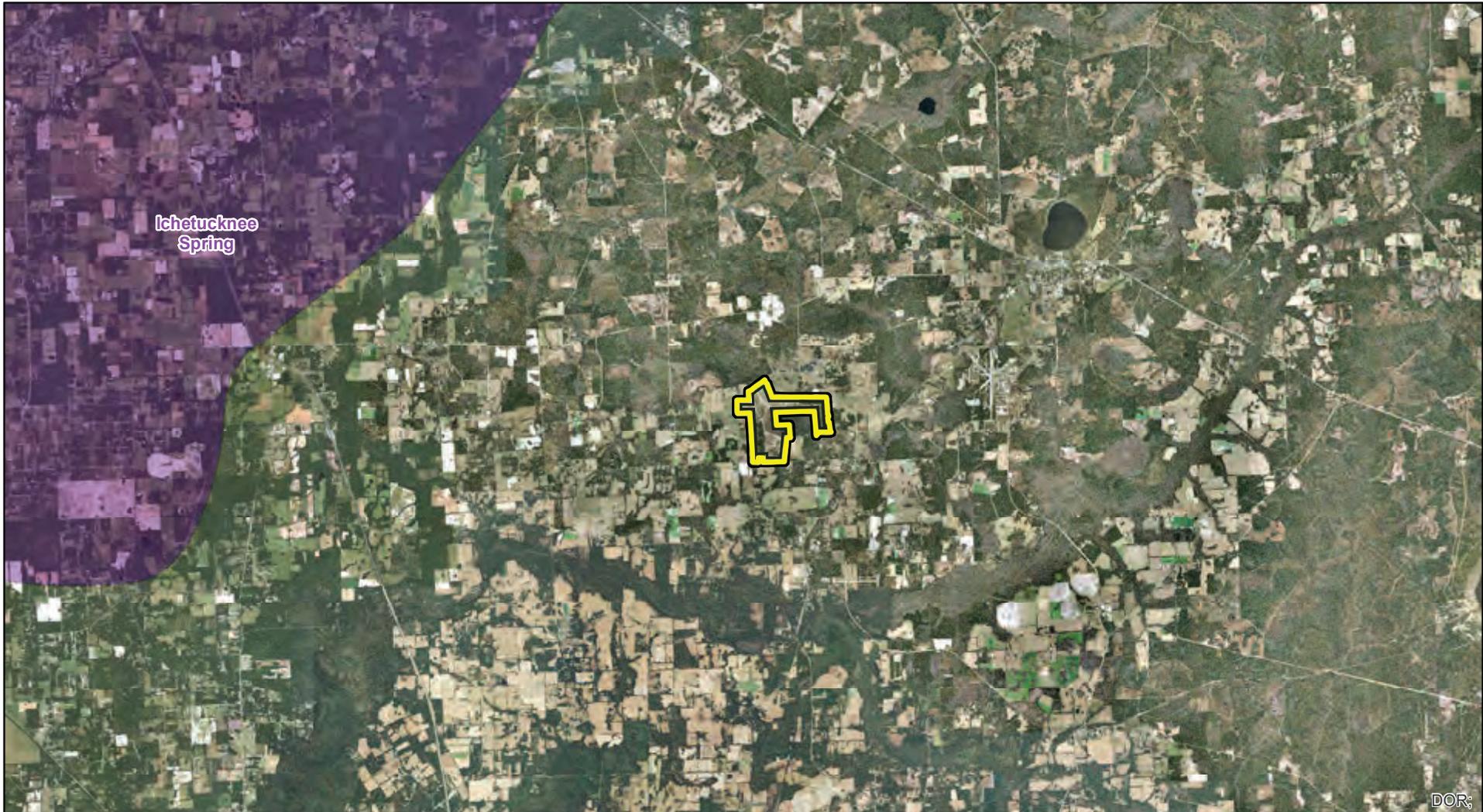
**Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, Floodplain Protection**



-  Shadd Conservation Easement
-  Project Boundary
-  Floodplain Protection 100%



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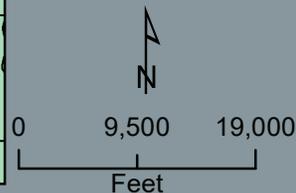


DOR:

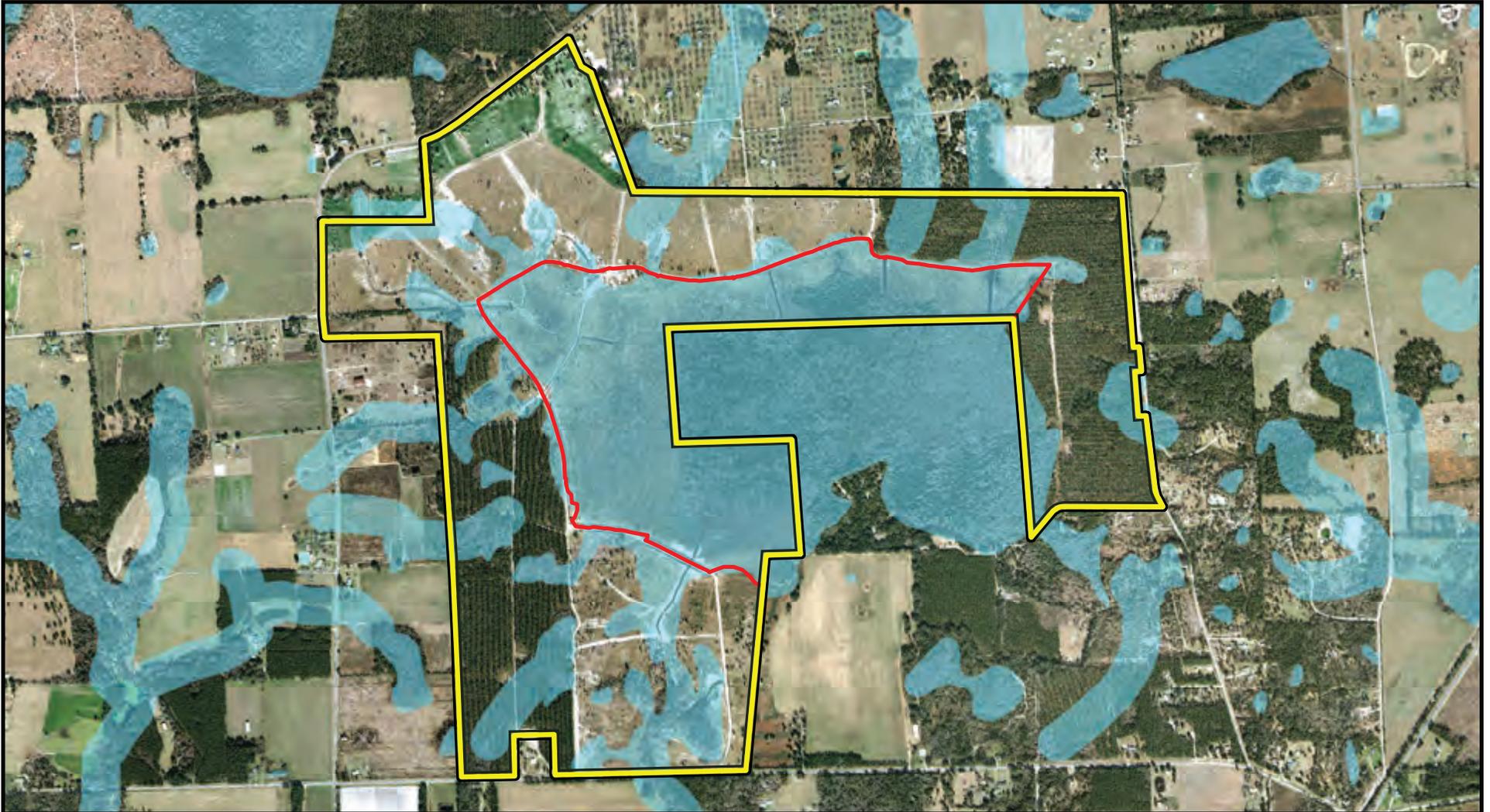
Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, Springs Protection



-  Springshed 0%
-  Project Boundary



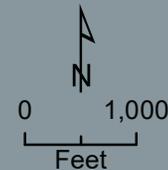
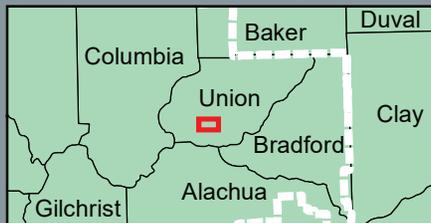
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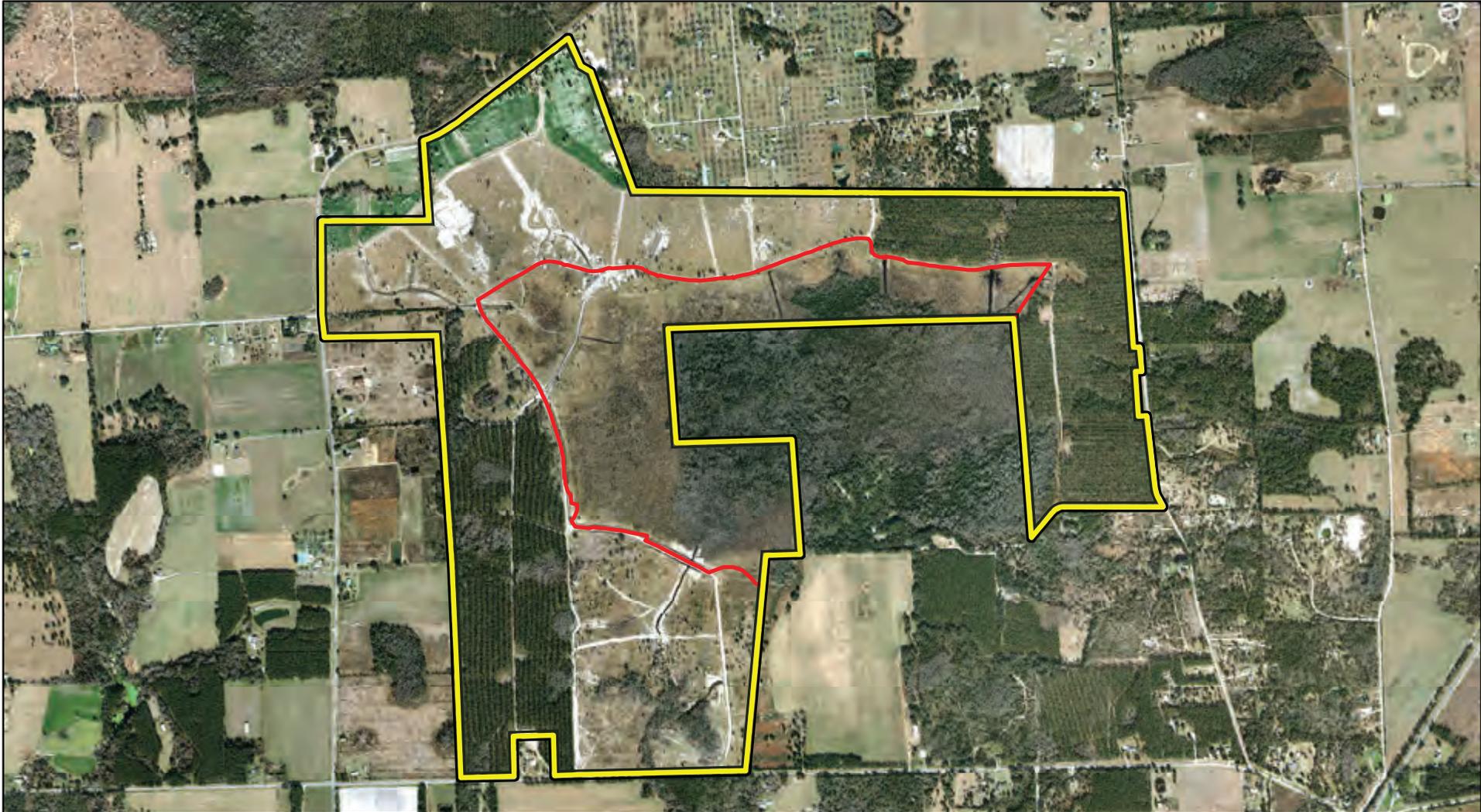
Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94
Acres +/- Project Area Union County, Surface Water Protection



- Shadd Conservation Easement
- Project Boundary
- Surface Water Protection 98%



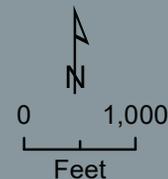
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Shadd Properties
Proposed ERP Conservation Easement on 222.35 Acres of 862.94 Acres +/- Project Area Union County, Aquifer Recharge Protection



-  Project Boundary
-  Shadd Conservation Easement
-  Aquifer Recharge 0%



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DEED OF CONSERVATION EASEMENT

Prepared by:

Hopping Green & Sams, P.A.
Attn: Timothy Riley
119 South Monroe, Suite 300
Tallahassee, FL 32301

Suwannee River Water Management District
9225 County Road 49
Live Oak, FL 32060

THIS DEED OF CONSERVATION EASEMENT is given this ____ day of _____, 2017, by SHADD PROPERTIES, LLC, a Florida Limited Liability Company, ("Grantor") whose mailing address is P.O. BOX 506, LAKE BUTLER, FL 32054, to the SUWANNEE RIVER WATER MANAGEMENT DISTRICT ("Grantee") whose address is 9225 County Road 49, Live Oak, FL 32060. As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner subject to the matters described herein of certain lands in Union County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. ERP-125-231349-1 ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the

Grantee upon the Conservation Easement Area which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland, stream and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto). The existing conditions of the Conservation Easement Area are documented in the Baseline Condition Report attached hereto as Exhibit "C" or referenced therein. If any portion of the Conservation Easement Area is enhanced, restored, or created after the date hereof, a revised Baseline Condition Report will be developed by Grantor and approved by the Grantee to document the enhanced, restored, or created conditions, which approval by Grantee shall not be unreasonably withheld or delayed.

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

- a. Upon reasonable notice, to enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and
 - b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.
3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements), any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area [except as authorized by the Permit (or any modification thereof)]:
 - a. Construction or placing of new buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
 - b. Dumping or placing of soil or other substance or material as landfill, or

- dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
- i. The removal of dead trees and shrubs or leaning trees that could cause damage to property is authorized;
 - ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;
 - iii. Activities authorized by the Permit or described in the Management Plan (if any), or otherwise approved in writing by the Grantee are authorized; and
 - iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except maintenance mowing and for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;
- g. Acts or uses detrimental to such aforementioned retention of land or water areas; and
- h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.
4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage, or to permit or invite others to engage, in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), or the intent and purposes of this Conservation Easement.

Without limiting any rights reserved to Grantor hereunder, Grantor's reserved rights specifically include raising, pasturing and grazing of livestock in the Conservation Easement Area, provided those activities are conducted using the best management practices identified in the 2008 Edition of the "Water Quality Best Management Practices for Florida Cow/Calf Operations" manual published by the Florida Department of Agriculture and Consumer Services, Office of Water

Quality (DACS-P-01280), for the protection of surface waters, wetlands, and other aquatic resources.

5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.
6. Grantee's and Third Party Beneficiary's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee and Third Party Beneficiary shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.
7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.
8. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.
9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.
10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.
11. Transfers. Grantor and each of Grantor's successors in title to the Conservation Easement Area shall include the book and page of the public records of Union County, Florida of this Conservation Easement in each deed or other legal instrument by which Grantor or any such successor in title hereafter transfers any interest in the Conservation Easement Area. However, the failure of Grantor or any such successor in title to comply with this provision shall not impair the validity of this Conservation Easement or limit its enforceability in any way and the terms of this Conservation Easement shall be deemed to be automatically included into such deed or other legal instrument.
12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs,

assigns or successors-in-interest, which shall be filed in the public records in Union County, Florida.

14. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Union County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.
15. Acts Beyond Grantor's Control. Nothing contained in this conservation easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood storm, and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to public health, safety or welfare resulting from such causes.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor owns or may claim an interest in said Conservation Easement Area; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Conservation Easement on the day and year last below written and intending same to be effective as of the date first set forth above.

GRANTOR:

By: _____
CASSANDRA S DRIGGERS
Manager and Registered Agent
Shadd Properties, LLC
9678 S.W. SR 121
LAKE BUTLER, FL 32054

Signed, sealed and delivered in our presence as witnesses:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 201__, before me, the undersigned notary public, personally appeared **Cassandra S. Driggers**, the person who subscribed to the foregoing instrument, as the Manager and Registered Agent of Shadd Properties, LLC, a Florida Limited Liability Company, and she was duly authorized to do so. She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official

seal. NOTARY PUBLIC, STATE OF

(Signature)

(Name)

My Commission Expires: _____

SUWANNEE RIVER WATER MANAGEMENT DISTRICT:

By: _____

Executive Director
Suwannee River Water Management District

Signed, sealed and delivered in our presence as witnesses:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA
COUNTY OF _____

On this ___ day of _____, 201___, before me, the undersigned notary public, personally appeared _____ the person who subscribed to the foregoing instrument, as the _____ of **Suwannee River Water Management District**, and he/she was duly authorized to do so. He/she is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, AgAmerica Lending, LLC, the owner and holder of an open-end mortgage dated July 27, 2017, up to the maximum amount of \$1,250,000.00, given by Shadd Properties, LLC, (“Grantor”) to AgAmerica Lending, LLC (“Mortgagee”), encumbering the real property described on Exhibit "A" attached hereto ("Conservation Easement Area"), which mortgage is recorded in Book 365, Page 189, and as assigned in Book 365, Page 209, all of the Public Records of Union County, Florida (said mortgage and assignment of mortgage are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by Shadd Properties, LLC, in favor of Suwannee River Water Management District applicable to the land encumbered by said Conservation Easement, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgage Joinder, Consent and Subordination is made

this _____ day of _____, 2018.

AGAMERICA LENDING, LLC

By: _____
(Signature)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____
(Signature)

By: _____
(Signature)

Name: _____
(Print)

Name: _____
(Print)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (print name), as _____ (title) of AgAmerica Lending, LLC on behalf of AgAmerica Lending, LLC. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Signature)

(Name)

My Commission Expires: _____

EXHIBIT A

Parcel ID: 07-06-19-00-000-0020-0

Parcel ID: 08-06-19-00-000-0010-0

Parcel ID: 09-06-19-00-000-0020-0

Parcel ID: 08-06-19-00-000-0020-0

Parcel ID: 08-06-19-00-000-0030-0

Parcel ID: 17-06-19-00-000-0020-0

Parcel ID: 17-06-19-00-000-0012-0

EXHIBIT B

CONSERVATION EASEMENT AREA

A parcel of land containing a total area of 217.5 acres, more or less, lying, being and situate in Section 8, Section 9 and Section 17, Township 6 South, Range 19 East, Union County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 8, and run South 88 degrees 22 minutes 13 seconds West, along the South line of said Section 8 and along the North line of lands described in Official Records Book 164, Page 586, Public Records of said Union County, a distance of 1344.34 feet to the Southeast corner of the Southwest 1/4 of Southeast 1/4 of said Section 8, and to the POINT OF BEGINNING of the hereinafter described parcel of land: Thence continue running South 88 degrees 22 minutes 13 seconds West, continuing along said South line of Section 8, and continuing along said North line of lands described in Official Records Book 164, Page 586, a distance of 410.06 feet to the Northwest corner of said lands described in Official Records Book 164, Page 586; thence run South 72 degrees 03 minutes 41 seconds West a distance of 632.80 feet; thence run North 58 degrees 42 minutes 50 seconds West a distance of 308.92 feet; thence run North 63 degrees 14 minutes 04 seconds West a distance of 337.02 feet; thence run North 65 degrees 58 minutes 38 seconds West a distance of 320.34 feet to the Point of Curvature of a curve to the left; thence run Northwesterly a distance of 256.70 feet along the arc of a curve concave Southwesterly and having a radius of 1000.00 feet, said arc being subtended by a chord having a bearing of North 73 degrees 19 minutes 52 seconds West and a distance of 255.99 feet, to the Point of Tangency; thence run North 80 degrees 41 minutes 06 seconds West a distance of 201.19 feet; thence run South 88 degrees 13 minutes 01 seconds West a distance of 78.93 feet; thence run North 87 degrees 15 minutes 20 seconds West a distance of 86.15 feet; thence run North 80 degrees 52 minutes 45 seconds West a distance of 41.09 feet; thence run North 84 degrees 07 minutes 32 seconds West a distance of 138.24 feet to the Point of Curvature of a curve to the right; thence run Northwesterly a distance of 28.48 feet as measured along the arc of a curve concave Northeasterly and having a radius of 20.00 feet, said arc being subtended by a chord having a bearing of North 43 degrees 19 minutes 37 seconds West and a distance of 26.14 feet, to the Point of Tangency; thence run North 02 degrees 31 minutes 41 seconds West a distance of 108.90 feet; thence run North 04 degrees 57 minutes 36 seconds West a distance of 184.86 feet; thence run North 00 degrees 13 minutes 30 seconds West a distance of 127.61 feet; thence run North 04 degrees 36 minutes 06 seconds West a distance of 295.95 feet; thence run North 07 degrees 29 minutes 51 seconds West a distance of 109.99 feet; thence run North 15 degrees 48 minutes 23 seconds West a distance of 373.25 feet; thence run North 21 degrees 05 minutes 03 seconds West a distance of 174.65 feet; thence run North 26 degrees 21 minutes 48 seconds West a distance of 96.35 feet; thence run North 20 degrees 44 minutes 48 seconds West a distance of 88.79 feet; thence run North 33 degrees 15 minutes 33 seconds West a distance of 191.43 feet; thence run North 40 degrees 12 minutes 27 seconds West a distance of 95.26 feet; thence run North 33 degrees 55 minutes 17 seconds West a distance of 129.24 feet to the Point of Curvature of a curve to the left; thence run Northwesterly a distance of 159.76 feet along the arc of a curve concave Southwesterly and having a radius of 1100.00 feet, said arc being subtended by a chord having a bearing of North 38 degrees 04 minutes 55 seconds West and a distance of 159.62 feet, to the Point of Tangency; thence run North 42 degrees 14 minutes 33 seconds West a distance of 236.71 feet; thence run North 38 degrees 52 minutes 06 seconds West a distance of 194.71 feet to the Point of Curvature of a curve to the right; thence run Northwesterly a distance of 164.88 feet as measured along the arc of a curve concave Northeasterly and having a radius of 450.00 feet, said arc being subtended by a chord having a bearing of North 28 degrees 22 minutes 19 seconds West and a distance of 163.96 feet, to the Point of Tangency; thence run North 17 degrees 52 minutes 31 seconds West a distance of 89.86 feet to the Point of Curvature of a curve to the right; thence run Northeasterly a distance of 53.47 feet as measured along the arc of a curve concave Southeasterly and having a radius of 40.00 feet, said arc being subtended by a chord having a bearing of North 20 degrees 25 minutes 16 seconds East and a distance of 49.58 feet, to the Point of Tangency; thence run North 58 degrees 43 minutes 02 seconds

East a distance of 220.29 feet; thence run North 61 degrees 22 minutes 58 seconds East a distance of 226.15 feet; thence run North 58 degrees 52 minutes 28 seconds East a distance of 317.90 feet to the Point of Curvature of a curve to the right; thence run Northeasterly a distance of 78.37 feet as measured along the arc of a curve concave Southeasterly and having a radius of 130.00 feet, said arc being subtended by a chord having a bearing of North 76 degrees 08 minutes 41 seconds East and a distance of 77.19 feet, to the Point of Tangency; thence run South 86 degrees 35 minutes 05 seconds East a distance of 100.71 feet to the Point of Curvature of a curve to the right; thence run Easterly a distance of 64.99 feet as measured along the arc of a curve concave Southelry and having a radius of 300.00 feet, said arc being subtended by a chord having a bearing of South 80 degrees 22 minutes 45 seconds East and a distance of 64.86 feet, to the Point of Tangency; thence run South 74 degrees 10 minutes 25 seconds East a distance of 319.03 feet to the Point of Curvature of a curve to the left; thence run Easterly a distance of 110.85 feet as measured along the arc of a curve concave Northerly and having a radius of 250.00 feet, said arc being subtended by a chord having a bearing of South 86 degrees 52 minutes 33 seconds East and a distance of 109.94 feet, to the Point of Tangency; thence run North 80 degrees 25 minutes 18 seconds East a distance of 255.55 feet; thence run North 87 degrees 14 minutes 11 seconds East a distance of 137.27 feet to the Point of Curvature of a curve to the right; thence run Southeasterly a distance of 130.53 feet as measured along the arc of a curve concave Southwesterly and having a radius of 250.00 feet, said arc being subtended by a chord having a bearing of South 77 degrees 48 minutes 23 seconds East and a distance of 129.05 feet, to the Point of Tangency; thence run South 62 degrees 50 minutes 56 seconds East a distance of 49.35 feet to the Point of Curvature of a curve to the left; thence run Southeasterly a distance of 163.48 feet as measured along the arc of a curve concave Northeasterly and having a radius of 525.00 feet, said arc being subtended by a chord having a bearing of South 71 degrees 46 minutes 12 seconds East and a distance of 162.82 feet, to the Point of Tangency; thence run South 80 degrees 41 minutes 27 seconds East a distance of 260.14 feet to the Point of Curvature of a curve to the left; thence run Easterly a distance of 246.49 feet as measured along the arc of a curve concave Northerly and having a radius of 1100.00 feet, said arc being subtended by a chord having a bearing of South 87 degrees 06 minutes 37 seconds East and a distance of 245.98 feet, to the Point of Tangency; thence run North 86 degrees 28 minutes 13 seconds East a distance of 184.33 feet; thence run North 80 degrees 59 minutes 52 seconds East a distance of 287.34 feet to the Point of Curvature of a curve to the left; thence run Northeasterly a distance of 139.41 feet as measured along the arc of a curve concave Northwesterly and having a radius of 730.00 feet, said arc being subtended by a chord having a bearing of North 75 degrees 31 minutes 37 seconds East and a distance of 139.20 feet, to the Point of Tangency; thence run North 70 degrees 03 minutes 21 seconds East a distance of 845.42 feet; thence run North 67 degrees 03 minutes 22 seconds East a distance of 100.91 feet; thence run North 75 degrees 30 minutes 57 seconds East a distance of 219.27 feet; thence run North 81 degrees 06 minutes 08 seconds East a distance of 73.63 feet to the Point of Curvature of a curve to the right; thence run Easterly a distance of 129.12 feet as measured along the arc of a curve concave Southerly and having a radius of 260.00 feet, said arc being subtended by a chord having a bearing of South 84 degrees 40 minutes 14 seconds East and a distance of 127.80 feet, to the Point of Tangency; thence run South 70 degrees 26 minutes 37 seconds East a distance of 34.29 feet to the Point of Curvature of a curve to the right; thence run Southeasterly a distance of 16.62 feet as measured along the arc of a curve concave Southwesterly and having a radius of 15.00 feet, said arc being subtended by a chord having a bearing of South 38 degrees 42 minutes 16 seconds East and a distance of 15.78 feet, to the Point of Tangency; thence run South 06 degrees 57 minutes 56 seconds East a distance of 76.97 feet to the Point of Curvature of a curve to the left; thence run Southeasterly a distance of 165.93 feet as measured along the arc of a curve concave Northeasterly and having a radius of 115.00 feet, said arc being subtended by a chord having a bearing of South 48 degrees 18 minutes 03 seconds East and a distance of 151.91 feet, to the Point of Tangency; thence run South 89 degrees 38 minutes 10 seconds East a distance of 82.69 feet to the Point of Curvature of a curve to the right;

thence run Easterly a distance of 61.69 feet as measured along the arc of a curve concave Southerly and having a radius of 300.00 feet, said arc being subtended by a chord having a bearing of South 83 degrees 44 minutes 41 seconds East and a distance of 61.59 feet, to the Point of Tangency; thence run South 77 degrees 51 minutes 12 seconds East a distance of 109.42 feet; thence run South 75 degrees 19 minutes 57 seconds East a distance of 128.18 feet; thence run South 78 degrees 55 minutes 30 seconds East a distance of 145.74 feet; thence run South 82 degrees 51 minutes 34 seconds East a distance of 469.63 feet to the Point of Curvature of a curve to the left; thence run Easterly a distance of 166.55 feet as measured along the arc of a curve concave Northerly and having a radius of 600.00 feet, said arc being subtended by a chord having a bearing of North 89 degrees 11 minutes 19 seconds East and a distance of 166.01 feet, to the Point of Tangency; thence run North 81 degrees 14 minutes 12 seconds East a distance of 328.79 feet to the Point of Curvature of a curve to the right; thence run Easterly a distance of 35.17 feet as measured along the arc of a curve concave Southerly and having a radius of 250.00 feet, said arc being subtended by a chord having a bearing of North 85 degrees 16 minutes 01 seconds East and a distance of 35.14 feet, to the Point of Tangency; thence run North 89 degrees 17 minutes 51 seconds East a distance of 426.64 feet; thence run South 32 degrees 07 minutes 16 seconds West a distance of 721.78 feet to the Northeast corner of the Northwest 1/4 of Southwest 1/4 of said Section 9; thence run South 88 degrees 45 minutes 28 seconds West, along the North line of said Southwest 1/4 of Section 9, a distance of 1333.39 feet to the Northeast corner of the aforesaid Southeast 1/4 of Section 8; thence run South 88 degrees 10 minutes 40 seconds West, along the North line of said Southeast 1/4 of Section 8, a distance of 2677.31 feet to the Northwest corner of said Southeast 1/4 of Section 8; thence run South 04 degrees 09 minutes 13 seconds East, along the West line of said Southeast 1/4 of Section 8, a distance of 1330.59 feet to the Northwest corner of the aforesaid Southwest 1/4 of Southeast 1/4 of Section 8; thence run North 88 degrees 16 minutes 27 seconds East, along the North line of said Southwest 1/4 of Southeast 1/4 of Section 8, a distance of 1341.49 feet to the Northeast corner of said Southwest 1/4 of Southeast 1/4 of Section 8; thence run South 04 degrees 16 minutes 17 seconds East, along the East line of said Southwest 1/4 of Southeast 1/4 of Section 8, a distance of 1332.96 feet to the POINT OF BEGINNING.

SUBJECT TO all existing easements, rights of way, covenants, restrictions, reservations and jurisdictional areas, whether of record or not of record.

EXHIBIT C

The Baseline Documentation Report, entitled _____
dated _____, and prepared by _____, is
maintained in the offices of the Suwannee River Water Management District and is
incorporated by this reference. A copy of the Baseline Documentation Report is
available from the District on request.

Return to:

Timothy M. Riley, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street
Suite 300
Tallahassee, Florida 32301

ACCESS EASEMENT AGREEMENT

THIS AGREEMENT (the “Agreement”) is made and entered into as of the ____ day of _____, 2018, by, between, and among Shadd Properties, LLC, a Florida limited liability company, having an address at PO Box 506, Lake Butler, Florida 32054 (“Shadd Properties”) and the **SUWANNEE RIVER WATER MANAGEMENT DISTRICT** (“SRWMD”), a public body existing under Chapter 373, Florida Statutes, having a mailing address at 9225 CR 49, Live Oak, Florida 32060.

WITNESSETH:

WHEREAS, contemporaneously with the execution and delivery of this Agreement, Shadd Properties conveyed to SRWMD a Conservation Easement or Easements over that land in Union County, Florida, described on **Attachment 2**, attached hereto and incorporated herein by reference (“Protected Property”), as a condition of Permit # _____ (“Permit”) issued by SRWMD;

WHEREAS, the Protected Property is not contiguous to a public road; consequently SRWMD has requested that Shadd Properties grant SRWMD a private access easement so that its staff will have the right to access the Protected Property to monitor compliance with the conditions of the Conservation Easement from time to time;

WHEREAS, Shadd Properties has agree to grant an access easement to SRWMD subject to the terms herein; and

WHEREAS, the parties wish to create, grant and establish a certain perpetual, non-exclusive access easement and wish to set forth their agreement with respect thereto below.

NOW THEREFORE, in consideration of the premises, and the mutual benefits to be realized by the parties, and for other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged by each party, the parties agree as follows:

1. Recitals and Definitions. The recitals contained hereinabove are true and correct and are incorporated herein by reference. Capitalized terms used in this Agreement shall have the meanings given them unless the context shall otherwise clearly require.

2. Grant of Easement.

2.1 Access Easement. Shadd Properties hereby grants unto SRWMD, and its successors, a permanent, non-exclusive easement as described on **Attachment 1**, attached hereto and made a part hereof (the “Access Easement”) for purposes of motor vehicle and pedestrian ingress and egress, with prior notice to Shadd Properties.

2.2 Appurtenance. The Access Easement shall be appurtenant to the Protected Property.

3. Purpose. The Access Easement shall be solely for the purposes of providing SRWMD staff access, ingress, and egress to the Protected Property from public roads so that SRWMD staff may inspect and monitor the Protected Property and undertake other activities allowed of it under the provisions of the Conservation Easement or Easements or activities allowed under the Permit, and shall be used for no other purposes. Should the Conservation Easements or Permit be amended in the future to eliminate the need for this Access Agreement, SRWMD and Shadd Properties agree to execute such instruments as may be reasonably required in order to effect and confirm the release of this Access Easement.

4. Restrictions on Use. No part of the Access Easement may be used for any other purpose by SRWMD and the rights granted herein shall not be assignable. This easement shall be private and confer no rights to the public. Nothing herein shall be construed to prevent Shadd Properties from the full use and enjoyment of real property underlying the Access Easement, including but not limited to, modifying, removing, or constructing trail roads; provided, however, that Shadd Properties shall not unreasonably interfere with the rights granted to SRWMD hereunder. SRWMD shall be provided a key or combination to any locks placed on gates located in the Access Easement. Other than SRWMD employees or agents, SRWMD shall not allow any persons onto the Access Easement without prior written consent from Shadd Properties. Before using this Access Easement, SRWMD shall give Shadd Properties reasonable prior notice of SRWMD's intent to use the Access Easement. Absent emergency circumstances, reasonable prior notice shall mean notice at least 24 hours prior to SRWMD's use of the Access Easement. SRWMD's use of the Access Easement shall be limited to normal business days and hours, absent emergency circumstances.

5. Improvements or Modifications. SRWMD may not construct improvements or make modifications upon or to the real property within the Access Easement. Notwithstanding the foregoing, SRWMD shall at all times be allowed meaningful access to the Protected Property. Both Parties recognize that the real property within the Access Easement is undeveloped or in agricultural use. Both Parties further recognize that meaningful access shall mean reasonable vehicular or pedestrian access along unimproved trail roads, paths, or open terrain traversable by vehicles with off-road capabilities. Shadd Properties shall have no obligation under the Access Easement to improve, maintain, pave, or construct additional trail roads or paths, provided SRWMD has meaningful access to the Protected Properties.

6. Right to Relocate. Shadd Properties or any future successor in interest of the property may relocate and reconfigure the Access Easement, provided (a) the new Easement will continue to provide both legal and practical access to and from the Protected Properties from public roads; (b) the Access Easement as so relocated shall not carry with it practical use impediments, such as but not limited to, crossing jurisdictional wetlands, ponds, swales, drainage ditches, or other physical land features that would render it useless; (c) the Access Easement as so relocated shall not be subordinate to any title matters other than those to which the Access Easement was subordinate prior to relocation; and (d) Highlands Ranch shall pay all costs associated with the relocation and preparing and recording in the Public Records of Union County, Florida, an instrument effecting such relocation. If all of the foregoing conditions are complied with, then SRWMD shall execute such instruments as may be reasonably requested in order to effect and confirm the relocation of the Access Easement.

7. Devolution. The terms and provisions contained in this Agreement are covenants running with the land, shall be binding upon and the benefits hereof inure to, the respective successors of the parties hereto.

8. Miscellaneous. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof. Any modification of this Agreement shall be binding only if evidenced in a written instrument signed by each party or an authorized representative of a party in appropriate format for

filing of public record. This Agreement shall be construed under the laws of Florida, and shall not be construed more strongly against any party, regardless of the extent to which such party may have participated in the drafting of this Agreement. The singular shall include the plural, and the plural the singular, as the context may require, and any one gender shall include all genders, as the context may require.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in their names as of the day and year first above written.

[remainder of page intentionally left blank]

WITNESSES:

“SHADD PROPERTIES”

SHADD PROPERTIES, LLC,
a Florida limited liability company

Print Name: _____

By: _____

Print Name: _____

By: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____ of Shadd Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me, or who has produced _____ as identification.

Notary Public

Print Name: _____

WITNESSES:

“SRWMD”

**SUWANNEE RIVER WATER
MANAGEMENT DISTRICT**

By: _____

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, as _____ of the **SUWANNEE RIVER WATER MANAGEMENT DISTRICT**, on behalf of SJRWMD, who is personally known to me, or who has produced _____ as identification.

Notary Public
Print Name: _____

Attachment 1

Commence at the Northeast corner of said Section 17, and run South 89 degrees 34 minutes 28 seconds West, along the North line of said Section 17, a distance of 1754.40 feet; thence run South 06 degrees 32 minutes 05 seconds West a distance of 2512.41 feet to the intersection with the North right of way line of County Road Number S-239-A, the Point of Beginning of the hereinafter described access easement:

An unimproved dirt access road which shall consist only of those lands lying 10 feet west of that line beginning at the Point of Beginning thence running North 06 degrees 32 minutes 05 seconds East until intersecting the boundary of the lands described on the Conservation Easement set forth in Attachment 2 hereof; and of those lands lying 10 feet north of that line beginning at the Point of Beginning thence running South 89 degrees 50 minutes 38 seconds West, along said North right of way line of County Road Number S-239-A, a distance of 267 feet until and including access gate. Said access easement shall be bounded on the North by the Conservation Easement set forth in Attachment 2 hereof and on the South by the North right of way line of County Road Number S-239-A. Said access easement location is generally depicted on the drawing labeled Attachment 1A attached hereto.



The information included on this graphic representation has been compiled from a variety of sources and is subject to change without notice. Kleinfelder makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a land survey product nor is it designed or intended as a construction design document. The use or misuse of the information contained on this graphic representation is at the sole risk of the party using or misusing the information.



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PROJECT NO.	20170262.001A
DRAWN:	4/26/2018
DRAWN BY:	NL
CHECKED BY:	EJM
FILE NAME:	18-0426--Shadd CE-Access.mxd

Conservation Easement Access

Shadd Properties LLC
Union County, Florida

ATTACHMENT:

1A