

LANDS COMMITTEE MEETING AGENDA

OPEN TO THE PUBLIC

February 11, 2020
Following Board Meeting

District Headquarters
Live Oak, Florida

1. Call to Order / Committee Roll Call
2. Public Comment

General Discussion / Updates
3. FPL Resiliency Corridor Presentation

Land Acquisition / Property Offers
4. Riverview Road Acquisition Request – Gilchrist County
5. Springs 2020 Grant Acquisition Projects

Conservation Easement Modification Requests
6. Carter Estate Conservation Easement Amendment - Columbia County

Surplus Lands
7. Lee Peanut Farms, LLC. Easement Request – Madison County

Title / Deed Modifications and Corrections
8. Jennings Bluff Corrective Deed - Hamilton County
9. Announcements
10. 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: Stephen Schroeder, Office of Administration Chief

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: January 24, 2020

RE: Approval to Proceed with Detailed Analysis and Negotiations for the Acquisition of a One Acre +/- Parcel, Gilchrist County (Riverview Road)

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board that staff enter into detailed analysis and negotiations for the purchase a one acre +/- parcel located in Gilchrist County.

BACKGROUND

The District received an offer to purchase a one acre +/- parcel of real property in Gilchrist County, currently identified as Riverview Road (Anders). Staff reviewed the offer and is recommending that District proceed with detailed analysis and negotiations for the purchase. The property is located immediately adjacent to the District-owned Wannee tract, is within the Fanning-Manatee Springshed and is within the floodway. Staff determined that ownership of the parcel would provide additional public access, prevent future development within the floodway/floodplain, and would provide additional springs protection.

Staff is recommending that the Lands Committee recommend to the Governing Board that the District enter into detailed analysis and negotiations for the purchase.

The property offer, maps of the parcel, and a parcel assessment are attached.

SCS/rl
Attachments
File #19-017

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT
PROPERTY OFFER APPLICATION**

9225 CR 49, Live Oak, FL 32060
(386)362.1001
E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

Applicant Information
 Name: John A. Anders
 Address: 6554-28th St, N City: St. Pete. State FL Zip: 33702
 Phone: 727-698-9600 E-Mail: john.anders@andersonmcqueen.com
 Applicant Signature: John A. Anders Date: 12-4-19

Owner of Record (Owner is Applicant yes no
 Name: John & Sandra Anders
 Address: SAME AS ABOVE City: _____ State _____ Zip: _____
 Phone: _____ E-Mail: _____
 Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.
 Owner Signature: John A. Anders Date: 12/4/19
 Owner Signature: Sandra Anders Date: 12/4/19

Property/Project Information
 Asking Price (Fee): \$10,500.⁰⁰ (Conservation Easement): ?
 General Location (address, intersection, etc.): Riverview Road Lot 15 Fanning Springs FL
 Acreage: 1 County: Gilchrist
 Tax Parcel Number(s): 19-10-14-0284-0002-0150
 Legal Description: Lot 15, Block 2, Suwannee River Springs unit 4
See enclosed Survey
 Improvements: _____
 In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

Title Condition (Deed restrictions, easements, mineral interest, rights held by others, etc.)
Clear NO KNOWN ISSUES

Agreements (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
NONE

Other Pertinent Information (Please provide any other information that may be helpful in evaluating the request.)
In Flood way



A Boundary Survey of Lot 15, Block 2, SUWANNEE RIVER SPRINGS UNIT 4 A Subdivision in Section 19, Township 10 South, Range 14 East City of Fanning Springs - Gilchrist County, Florida

For: John Anders

Flood report:
 1% Annual Chance Flood Elevation (AFE) = 20.0 feet.
 10% Annual Chance Flood Elevation = 14.9 feet.
 50% Annual Chance Flood Elevation = 9.6 feet.
 This property lies entirely within the regulatory floodway of the Suwannee River.
 Elevations based on NAVD 1988 Report furnished by Suwannee River Water Management District.

Lot 17



Description:
 (Official Records Instrument No. 201921003802)
 Lot 15, Block 2, Unit Four, of Suwannee River Springs, a subdivision in Government Lots 9 and 10, in Section 19, Township 10 South, Range 14 East, as per plat thereof recorded in Plat Book 1, Page 71, in the office of the Clerk of Gilchrist County, Florida.
 Together with an easement over Block 13, Unit One used as a park and for free access and use of the Springs. Also, an easement over Block 2, Unit One, for free access and use of the boat ramp.

Surveyor's Notes:

- 1.) Bearings referenced to the North right of way line of Riverview Road (N 88°45'23" E) based on the record plat.
- 2.) Below ground foundations not located.
- 3.) Improvements do not exist.
- 4.) Below ground utilities not located.
- 5.) Comparison of field measurements to record plat dimensions are shown hereon with record plat dimensions being shown in parentheses ().
- 6.) Boundary determined from existing and locally accepted monumentation.
- 7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than restrictive easements; that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.
- 8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institutions or subsequent owners.
- 9.) Survey "Not valid without the signature and original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) Parcel Identification No. 19-10-14-0284-0002-0150, Property Address - Riverview Road Fanning Springs 32693.
- 12.) Elevations referenced to the North American Vertical Datum of 1988. Benchmark used: Florida Department of Transportation B.M. No. 3, Elevation = 35.70 feet. Brass disk embedded in the South lane wheel guard at the East end of the bridge on U.S. Highway No. 19 over the Suwannee River.

Legend:

- ⊙ Denotes 1/2" iron pipe found - no number
- ⊠ Denotes 4"x4" concrete monument found - no number
- ⊙ Denotes 3/4" iron pipe found - no number

GRAPHIC SCALE



Certified To:
John Anders

Certificate:

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated

Ronald E Parrish, PSM Cert. No. 4929

Field work completed 10/30/2019 - Job No. 2019-288 - Field Book 2019-1 - Drawn by AS

Flood Zone Statement:

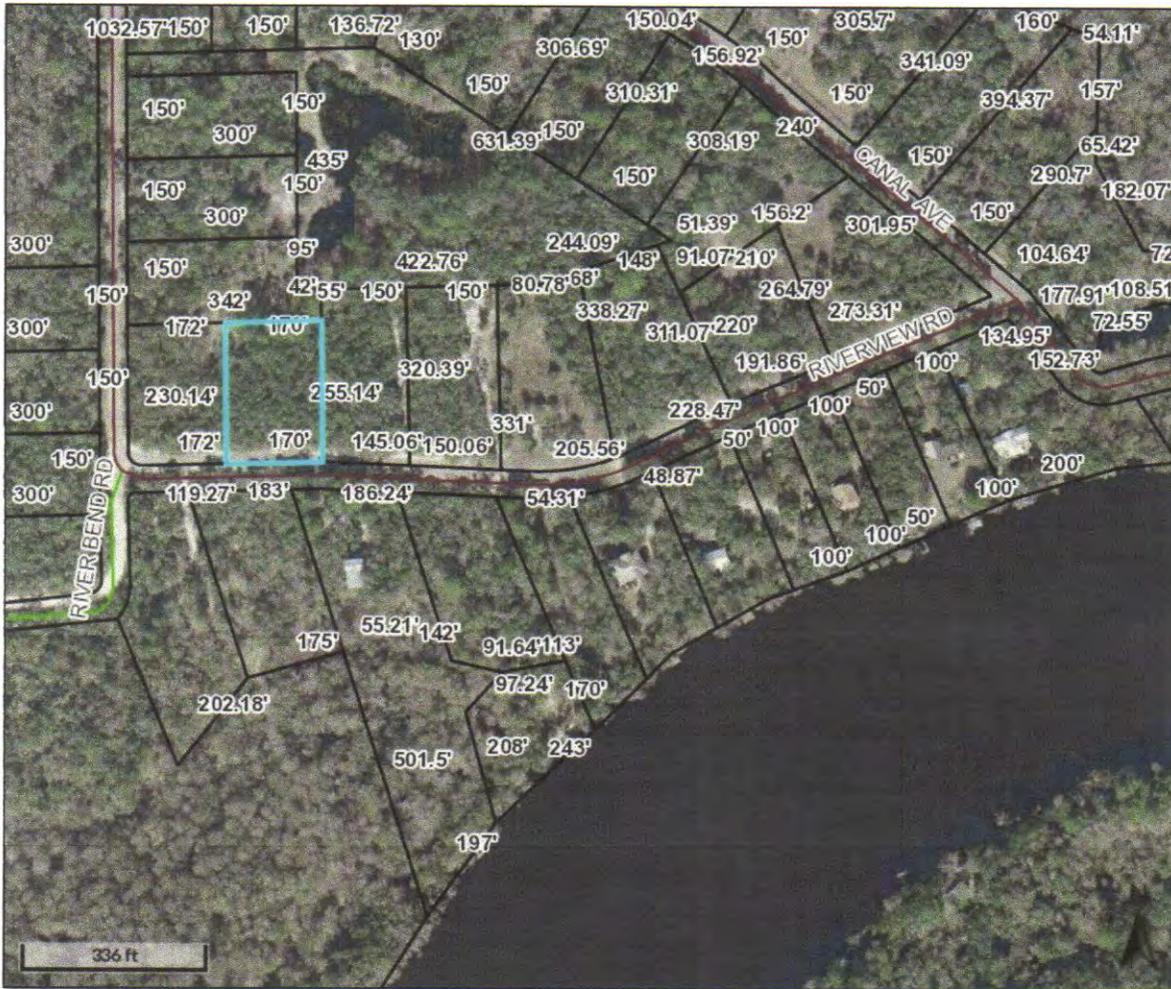
Based upon examination of Flood Insurance Rate Map (FIRM) Number 12047C0227E, effective date January 19, 2018, Gilchrist County, Florida, this property lies in ZONE AE, special flood hazard area subject to inundation by the 1% annual chance flood. Base Flood elevations determined at 20 feet.

Parrish Land Surveying

Ronald E. Parrish - PSM 4929
 Licensed Business No. 7472
 305 S. Main St.
 Trenton, Florida 32693
 Phone: (352) 463-2938



6060



- Legend**
-  Parcels
 - StreetCenterlines**
 -  <all other values>
 -  City-Paved
 -  City-Unpaved
 -  County Line
 -  County Maintainer
 -  County-Paved
 -  Federal
 -  Non-existent Road
 -  Not County Maintained
 -  Private
 -  State
 -  Trail
 - City Labels**

Parcel ID	19-10-14-0284-0002-0150	Alternate ID	141019028400020150	Owner Address	ANDERS JOHNNY ARLAND & SANDRA L 6554 28TH ST N ST PETERSBURG, FL 33702-6209
Sec/Twp/Rng	20-10-14	Class	VACANT		
Property Address	RIVERVIEW RD FANNING SPRINGS	Acreage	1		
District	2				
Brief Tax Description	LOT 15 BLK 2 UNIT 4 SUW RIV (Note: Not to be used on legal documents)				

Date created: 12/4/2019
Last Data Uploaded: 12/3/2019 10:34:25 PM

Developed by  Schneider
GEOSPATIAL

Parcel Identification No 19-10-14-0284-0002-0150

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21 day of August, 2019 between **John D. Knox, a married man, conveying non-homestead property** whose post office address is **6554 28th Street North, St. Petersburg, FL 33702**, of the County of Pinellas State of Florida, Grantor, to **Johnny Arland Anders and Sandra L. Anders, husband and wife**, whose post office address is **6554 28th Street North, St. Petersburg, FL 33702**, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Gilchrist, Florida, to-wit:

Lot 15, Block 2, Unit Four, of Suwannee River Springs, a subdivision in Government Lots 9 and 10, in Section 19, Township 10 South, Range 14 East, as per plat thereof recorded in Plat Book 1, Page 71, in the office of the Clerk of Gilchrist County, Florida.

Together with an easement over Block 13, Unit One used as a park and for free access and use of the Springs. Also, an easement over Block 2, Unit One, for free access and use of the boat ramp.

NOTE: This is an inter-spousal conveyance thus deed stamps do not apply.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Johnny Arland Anders

Johnny Arland Anders

8/22/19

Elizabeth Barnes

WITNESS

Elizabeth Barnes

WITNESS PRINTED NAME

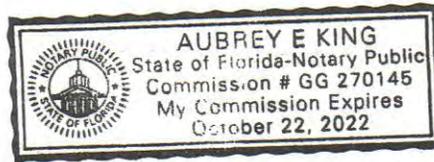
STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 22 day of August, 2019, by Johnny Arland Anders.

Aubrey King

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: DL

WARRANTY DEED

Todd Newton

Clerk of the Circuit Court
Gilchrist County

112 S. Main St.
Trenton, FL 32693

Official Records Receipt Recording

Username: cchadwick

Changed By: cchadwick

Receipt#: 201902919

Payee Name: JOHN ANDERS*

Receipt Date: 08/26/2019

Instrument(s): 201921004548-DEED

Details

ADD'L NAMES- \$1.00	\$0.00
BOCC - CT RELATED TE	\$4.00
DOC STAMP DEED	\$0.00
FACCC - CCMS	\$0.20
MOD TRUST FUND	\$1.50
PRMT - CT RELATED TE	\$3.80
RECORDING FEES	\$9.00

Receipt Total: \$18.50

Amount Tendered: \$18.50

Overage: \$0.00

Check \$18.50 6216

Amount Paid: \$18.50

PARCEL SUMMARY

TRACT: Riverview Road

OWNER: John A. and Sandra Anders

PARCEL: 1 acre +/-

PARCEL DESCRIPTION: The Anders parcel on Riverview Road, near Fanning Springs, consists of 1 acre +/- that is undeveloped and appears to be relatively intact in terms of forestry and/or agricultural use. The parcel is adjacent to the Wannee Tract currently owned by the District. Some development has occurred near the parcel, predominantly single-family homes. Ownership by the District could provide protections against future development within the Floodway of the Suwannee River, provide increased spring protection (Fanning Springs) and enhance public access to existing District lands. The owner has indicated that he has no knowledge of prior timber operations or other activities on the parcel.

WATER RESOURCE GUIDELINE SCREENING:

Springshed Protection: 100% (Fanning Springs)
Floodplain Protection: 100%
Priority Focus Area: 100% (Fanning-Manatee)
Water Supply Planning Area: Eastern
BMAP: Suwannee

OUTSTANDING INTERESTS: Owner indicates there are no outstanding interests, however, this will be confirmed through a title search.

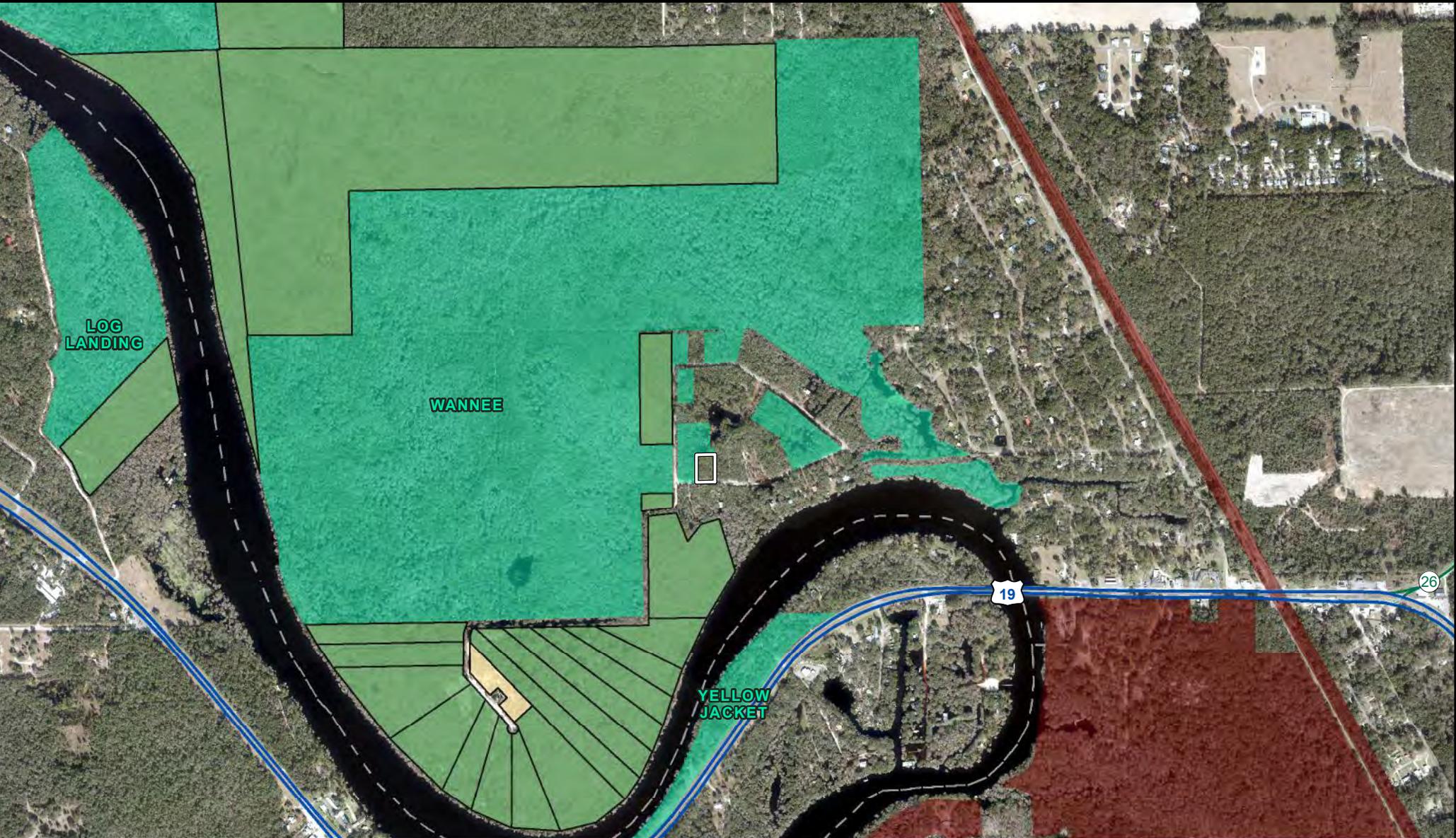
CURRENT ASKING PRICE: The property is being offered for \$10,500 but the owner has indicated a willingness to negotiate. Upon completion of the appraisal staff will negotiate the value of the property rights to be conveyed to the District in accordance with Florida Statutes.

ASSESSMENT COSTS: Costs of detailed assessment are estimated to be from \$1,500 to \$3,500.

ACCESS: This property has access via direct abutment to a county-maintained road, Riverview Road.

MANAGEMENT: District staff has not visited the site but are familiar with the lot due to adjacency to existing District lands and have determined that it presents no issues for management.

SCS/rl
File #19-019

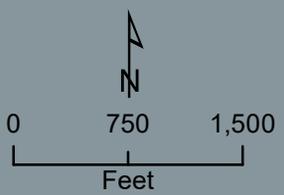


**Riverview Road
± 1 Ac
Gilchrist County**

-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

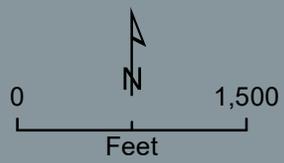


Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee 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 12/5/2019



-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Riverview Road Property Offer Surface Water Protection



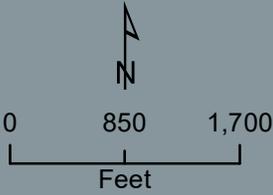
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Fanning Springshed

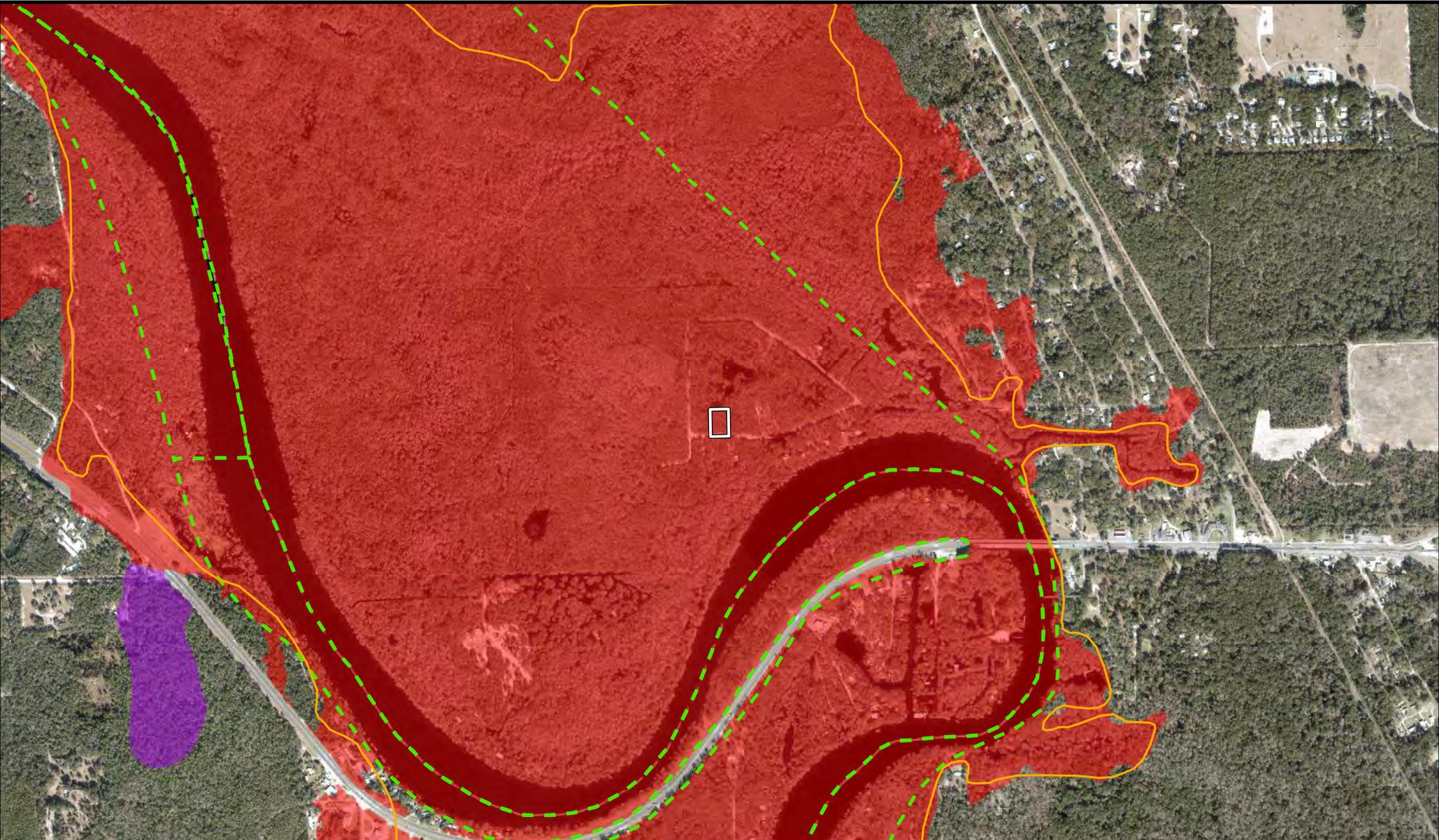


Riverview Road Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

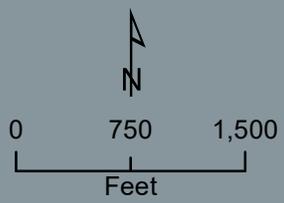


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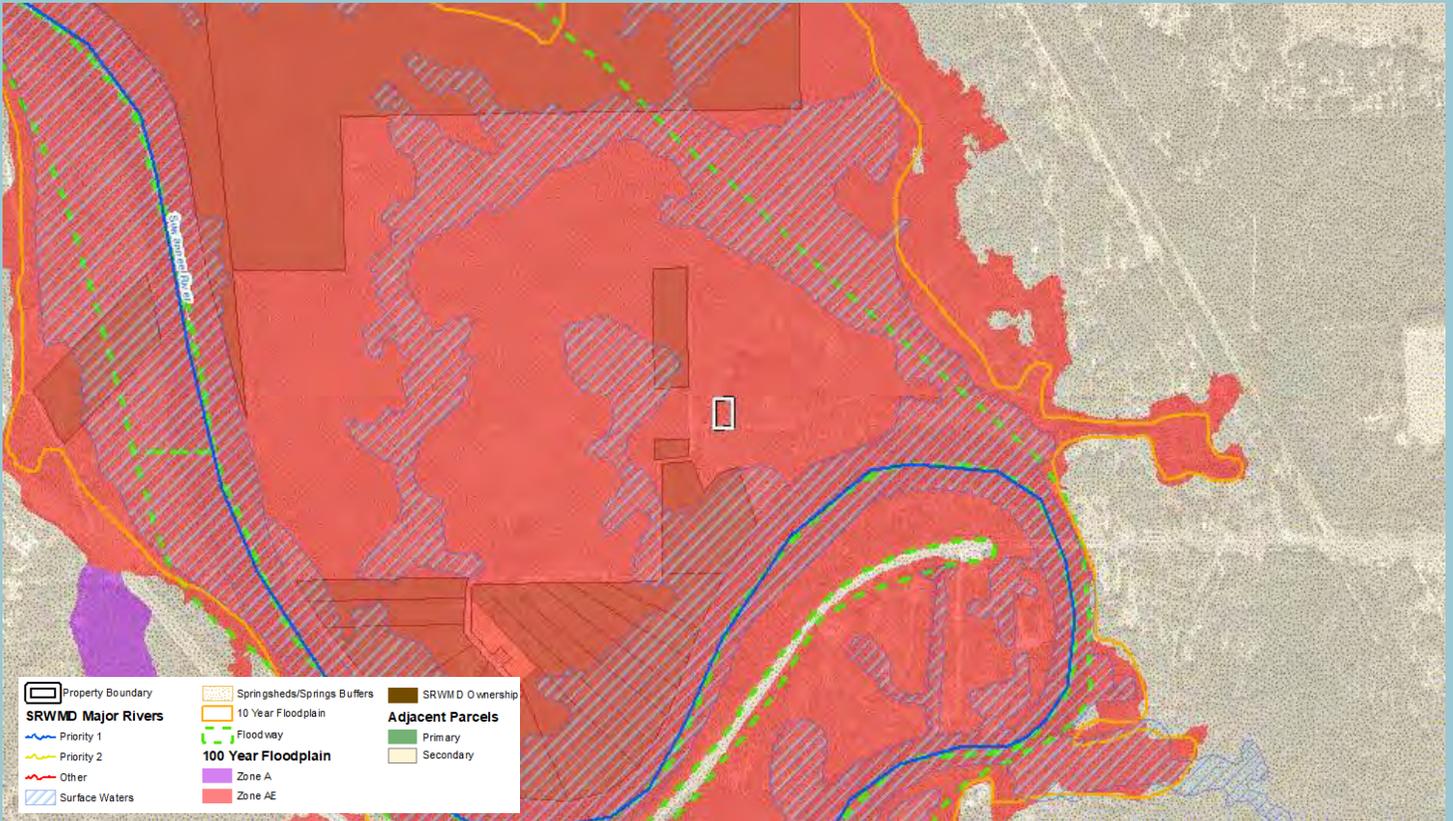
-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

Riverview Road Property Offer Floodplain Protection



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Suwannee River Water Management District Triage Analysis Results



Property Name: Riverview Road

Date: 12/12/19

Acreage: 1

County: Gilchrist

Transaction Type: Acquisition

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?

(Y) [Fanning Springshed] [± 1 ac]

Adjacency

(Y)

Flood Protection-

Floodway? (Y) [± 1 ac]

10 Year Floodplain? (Y) [± 1 ac]

100 Year Floodplain? (Y) [± 1 ac]

Miscellaneous:

PFA? (Y) [Fanning-Manatee]

WSPA? (Y) [Eastern]

BMAP? (Y) [Suwannee]

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: January 24, 2020

RE: Approval of Springs 2020 Grant Acquisition Projects

RECOMMENDATION

Staff requests the Lands Committee to consider four land acquisition projects with a recommendation to the Governing Board of projects to be included in the District's Springs Restoration Funding submittal to the Florida Department of Environmental Protection.

BACKGROUND

Since 2014, the District has received Springs Restoration Funding from the Florida Department of Environmental Protection (FDEP). In anticipation of the next round of project submittals to the FDEP, staff has identified four projects which involve the District acquiring land.

The projects are:

Columbia County Grasslands (File #10-009): This project includes the purchase of a conservation easement on 512 acres +/- located in Columbia County and is a partnership with the Alachua Conservation Trust (ACT). The project includes a National Resource Conservation Service (NRCS) grant in the amount of \$714,000 with the District contribution to the required match totaling \$95,200. Conditions of the proposal will include prohibition of the use of nitrates on the property. The parcel is within the Ichetucknee Springshed. The acquisition was approved by the Governing Board at the January 14, 2020 meeting.

Long Pond (File #18-002): The District would acquire 964 Acres +/- for \$2,200,000. All of the property is located in the Manatee Springshed, which is a designated Outstanding Florida Spring, and is within the Priority Focus Area of Fanning-Manatee Springshed. The property is in the District's Florida Forever Work Plan. Although the District's aquifer recharge map layer does not indicate the property is a high recharge area, features within the property such as soils and location in a springshed suggest that aquifer recharge does occur on the property. This project was included in the District's Springs Restoration Funding submittal list last year but was not funded.

Quail Heights (File #19-012): This Springs Restoration Grant project proposal involves a partnership between the District, Florida Department of Transportation (FDOT), and Columbia County. The total project cost is estimated at \$8,950,000, with a Springs Restoration Grant request of \$2,510,000, a match of \$5,080,000 from FDOT that includes \$1,000,000 for land acquisition and \$4,080,000 for construction, and a \$1,000,000 from the District for land acquisition.

The project includes acquiring the fee interest in 40.83 acres +/- of real property located in Columbia County within Quail Heights for the construction of regional stormwater ponds to treat and attenuate runoff from Cannon Creek. The project will serve as direct treatment for roadway improvements on SR 247 and I-75. It will treat existing untreated runoff and provide a net benefit to Cannon Creek, a tributary of the Santa Fe River. Over 800 pounds of nitrogen are estimated to be removed each year by the project. The proposed FDOT pond will accept runoff from the upstream reach of Cannon Creek. This runoff will be piped from the Cannon Creek crossing just north of the Bascom Norris Intersection with SR 247. Piping of runoff from the creek crossing at Bascom Norris is proposed to also reduce existing flooding that is experienced at the location. Additionally, nitrogen levels upstream and downstream of the pond site will be monitored to evaluate nitrogen removal effectiveness and the reduction in frequency and/or duration of overtopping of SR 247 at the Bascom Norris intersection.

The property is entirely within the Ichetucknee Springshed Priority Focus Area and 9.74 acres +/- are within the floodplain. Staff review found that the property has project potential to improve water quality and water flow within the Ichetucknee Springshed. The District will partner with FDOT on the land acquisition, with FDOT initially holding the title to the property with the possible future conveyance of a portion of the project land to Columbia County for their partnership area responsibility.

Tim Walker Conservation Easement (File #19-020): The District would acquire a conservation easement for 90 acres +/- in Lafayette County. The property adjoins the District's Walker and Troy Springs Tracts and is across the Suwannee River from Little River Tract. The project is within the District's Florida Forever Work Plan proposed acquisition area, is located approximately ¼ mile west of Troy Springs State Park and is within the Troy Springshed, a 1st Magnitude spring. Bubble Spring, aka Boiling Spring, a 2nd magnitude spring is adjacent to the property. The original offer price was \$300,000. The property was approved for detailed assessment and negotiations by the Governing Board at the November 8, 2016 meeting.

Property assessment maps are attached.

SCS/rl
Attachment

J.Y. Wilson Trust Tract (Columbia Grassland)

Discussion with Erica Hernandez – ACT – 9/26/19

Project is an Agricultural Land Easement Grassland of Special Significance with the Natural Resource Conservation Service (NRCS)

NRCS grant will pay 75% of purchase price of the easement (\$714,000) with Alachua Conservation Trust being responsible for the remaining 25% (\$238,000) plus all acquisition costs. Typical ALEs are a 50:50 match but because the property has the special designation of grassland of special significance (the first for the state of Florida), NRCS will pay 75% of the easement cost.

NRCS does not see a conflict with the District's interest in installing a monitoring well on the property, this could be negotiated into deed restrictions if land owner does not take issue with it as well. Having developed a relationship with the land owner I think it likely they would be interested in a monitoring well.

A relatively small investment by a state agency can bring in over \$714,000 of federal dollars to our region for watershed and water quality protection. The District would not be responsible for management, monitoring or enforcement. This project avoids future potential remediation, restoration or complete loss of native habitat and high recharge soils.

This project is the first Grassland of Special Significance designation in Florida. This designation means the landscape has no noxious species (<0.1 percent), no invasive species, and is subject to threat of conversion to non-grassland use and fragmentation.

The 2013 SRWMD Minimum Flows and Levels report on the Lower Santa Fe and Ichetucknee, identify the project area as being within a high recharge area to the Upper Floridan Aquifer and discharge to the Santa Fe River.

As demonstrated by the 2018 Water Yield Study commissioned by the five water management districts in Florida (Cohen et. al. 2018), areas with lower leaf area index yield the greatest water quantity to recharge. In other words, 390 acres of non-irrigated grassland, of which 309 have native groundcover is a greater contributor to recharge over say a similar property that is forested.

The property is composed of 309 acres of high quality native ground cover actively managed with prescribed fire, 123 acres of mature oak hammock woodlands and 81 acres of actively farmed hay pasture. The property is not irrigated.

Future use of the land would likely be active agriculture, subdivision and development. SRWMD land use maps from 2016 and 2017 show conversion from agriculture to development along the county road corridor to the property. Adjacent property owners that graze and grow hay have made offers. The owner is using the easement funds to buy out siblings so that the land stays in native cover and is not converted to pasture.

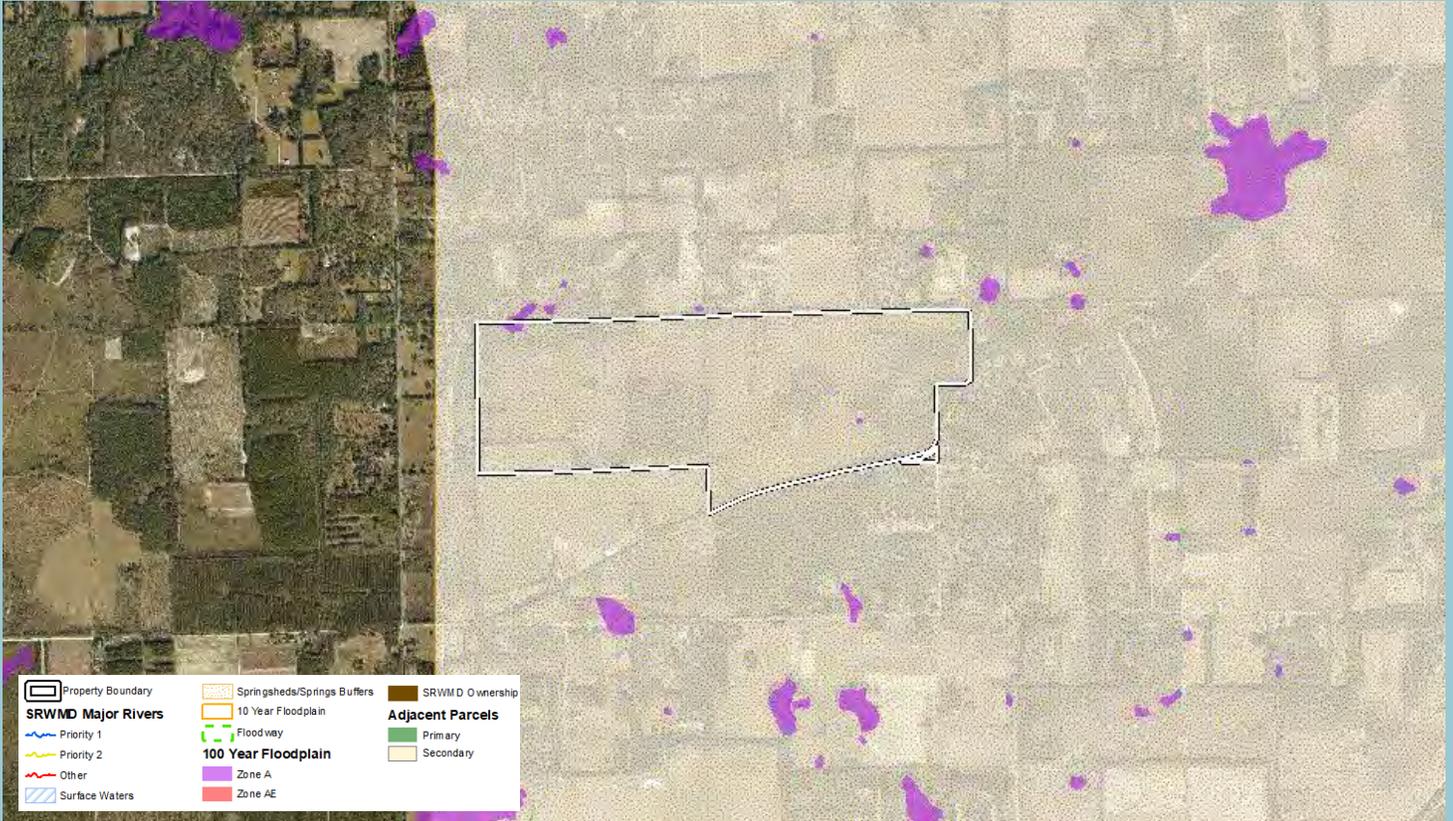
The 309 acres of native grassland would be easy to convert because it does not have any tree cover.

ACT is the easement holder over the property to prevent degradation of the high quality habitat and prohibit the introduction of non-native species. Will also protect existing wildlife populations like gopher tortoises.

By preventing future development or agricultural use, the current minimal production of nutrients will be maintained. Native grasslands low in woody species such as this produces high water infiltration yields to the Florida Aquifer and springs areas.

The land lies entirely within the Ichetucknee Spring Priority Focus Area (PFA). The Department of Environmental Protection delineates PFAs based on ground water travel time to the spring, hydrogeology, and nutrient loads in the springshed. Boundaries are adjusted to identifiable boundaries such as roads or political jurisdictions, therefore being on the edge of PFA does not diminish a property's contribution to the spring.

Suwannee River Water Management District Triage Analysis Results



Property Name: Columbia Co.
Grasslands

Date: 09/12/19
County: Columbia

Acreage: 512

Transaction Type: Acquisition

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?

(Y) [Itchetucknee] [± 512 ac]

Adjacency

(N)

Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 1.5 ac]

Miscellaneous:

PFA? (Y) [Itchetucknee]

WRCA? (Y) [Eastern]

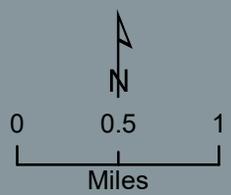
BMAP? (Y) [Santa Fe]





-  Property Boundary
 -  SRWMD Ownership
 -  Other Public Ownership
- Adjacent Parcels Ranking**
-  Primary
 -  Secondary

Long Pond
 ± 964 Ac
 Levy County

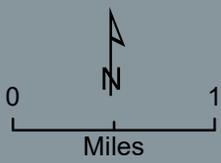
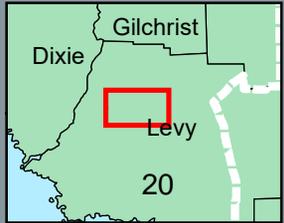


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Long Pond Property Offer Surface Water Protection

-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

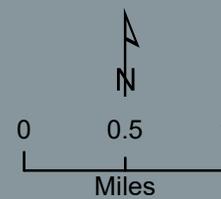


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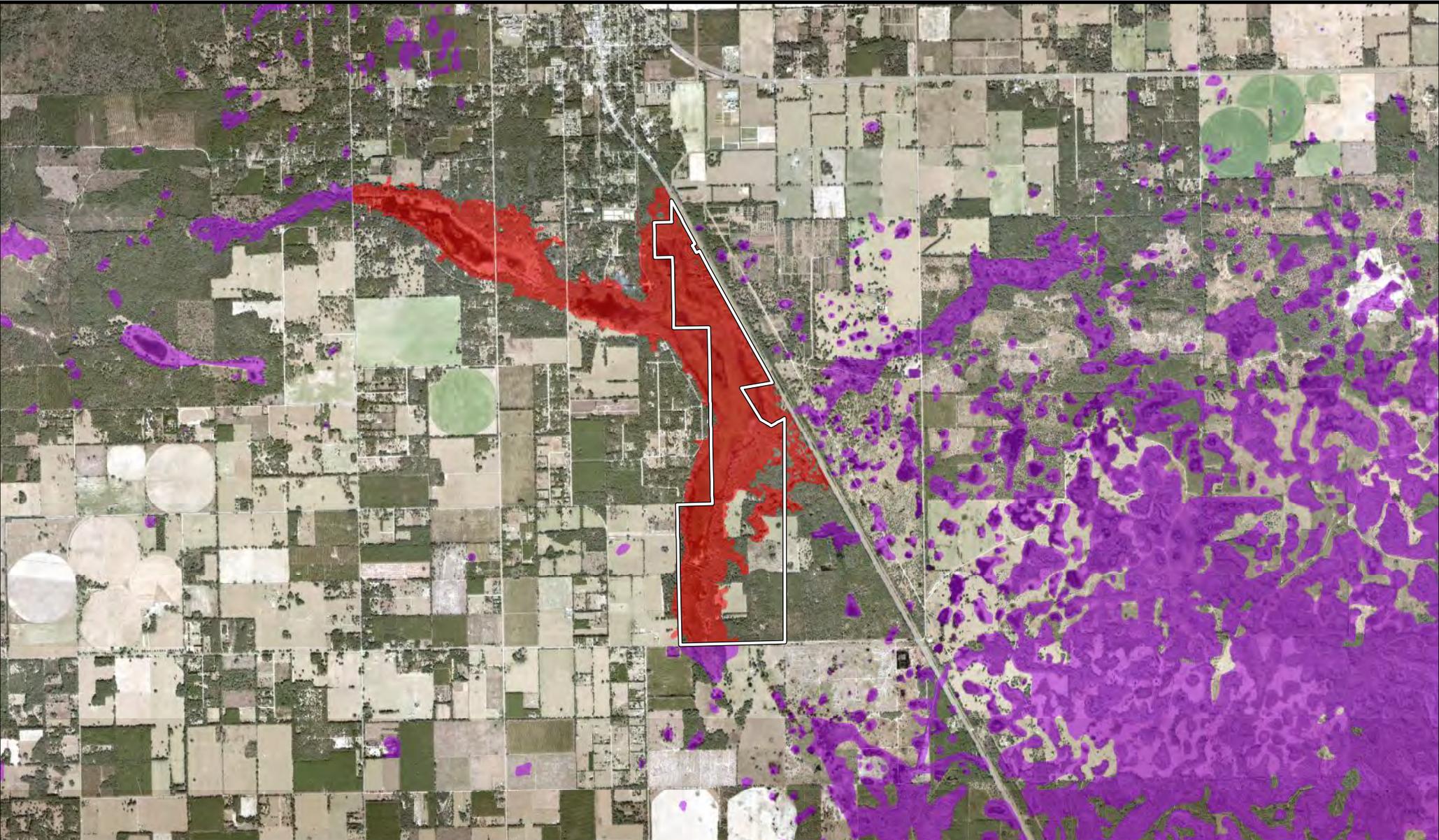
Manatee Springs Springshed

Long Pond Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

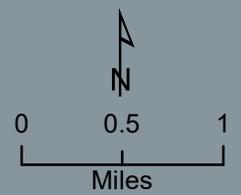
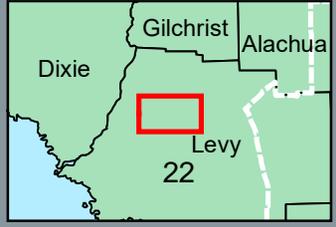


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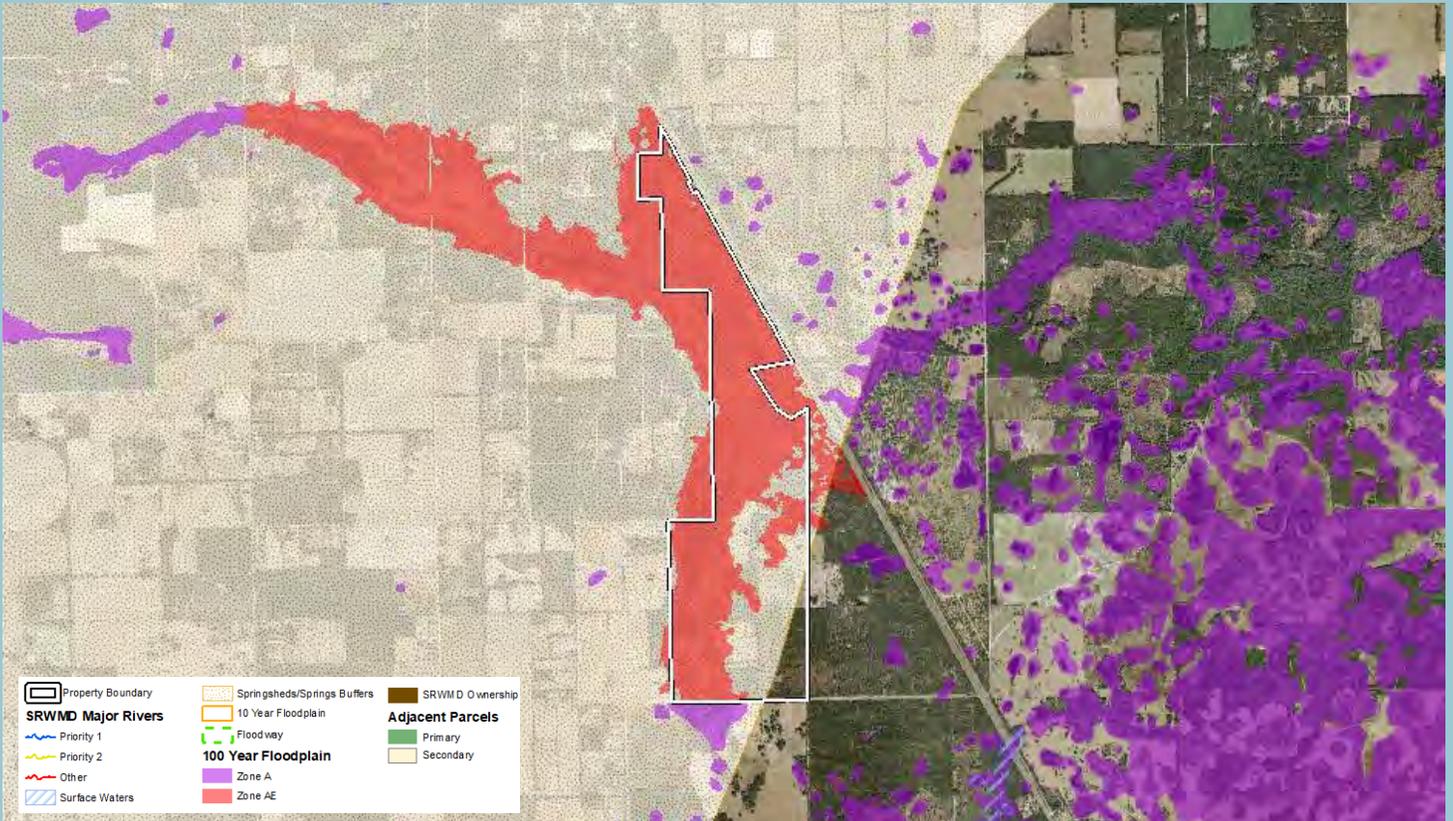
Long Pond Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



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 1/17/2020

Suwannee River Water Management District Triage Analysis Results



Property Name: Long Pond
 Acreage: ± 964
 Transaction Type: Acquisition

Date: 01/17/2020
 County: Levy

Surface Water Protection-
 Major River? (N)
 Riverine Surface Waters? (N)

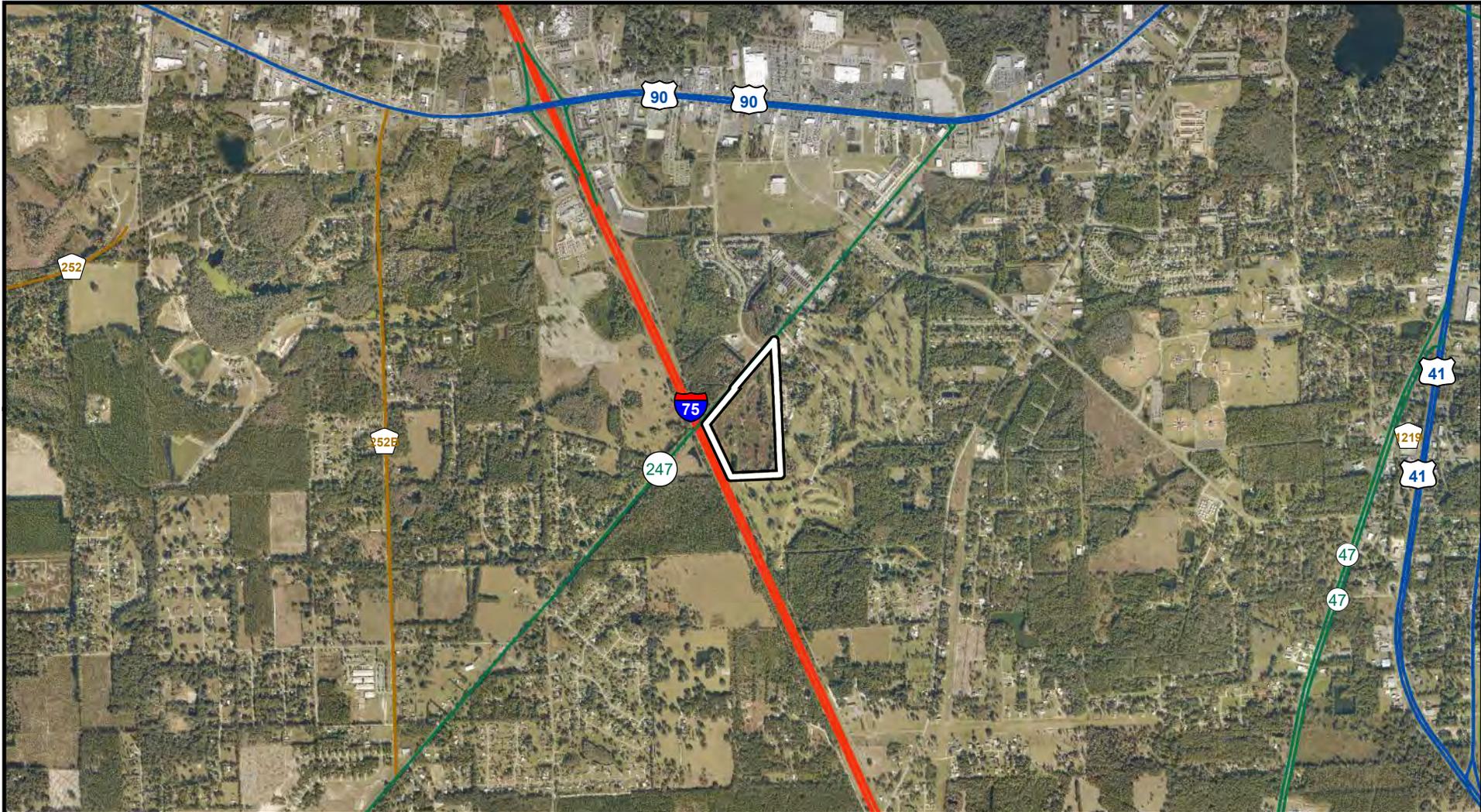
Springs Protection -
 Within Springshed or springs buffers?
 (Y) [Manatee Springshed] [± 964 ac]

Adjacency
 (N)

Flood Protection-
 Floodway? (N)
 10 Year Floodplain? (N)
 100 Year Floodplain? (Y) [± 910 ac]

Miscellaneous:
 PFA? (± 964 ac)
 WSPA? (Y) [Western]
 BMAP? (Y) [Suwannee]





Property Boundary



SRWMD Ownership



Other Public Ownership



SRWMD Proposed Acquisitions

Adjacent Parcels Ranking

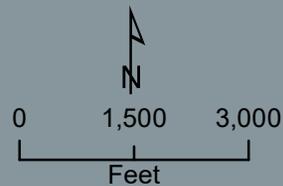


Primary

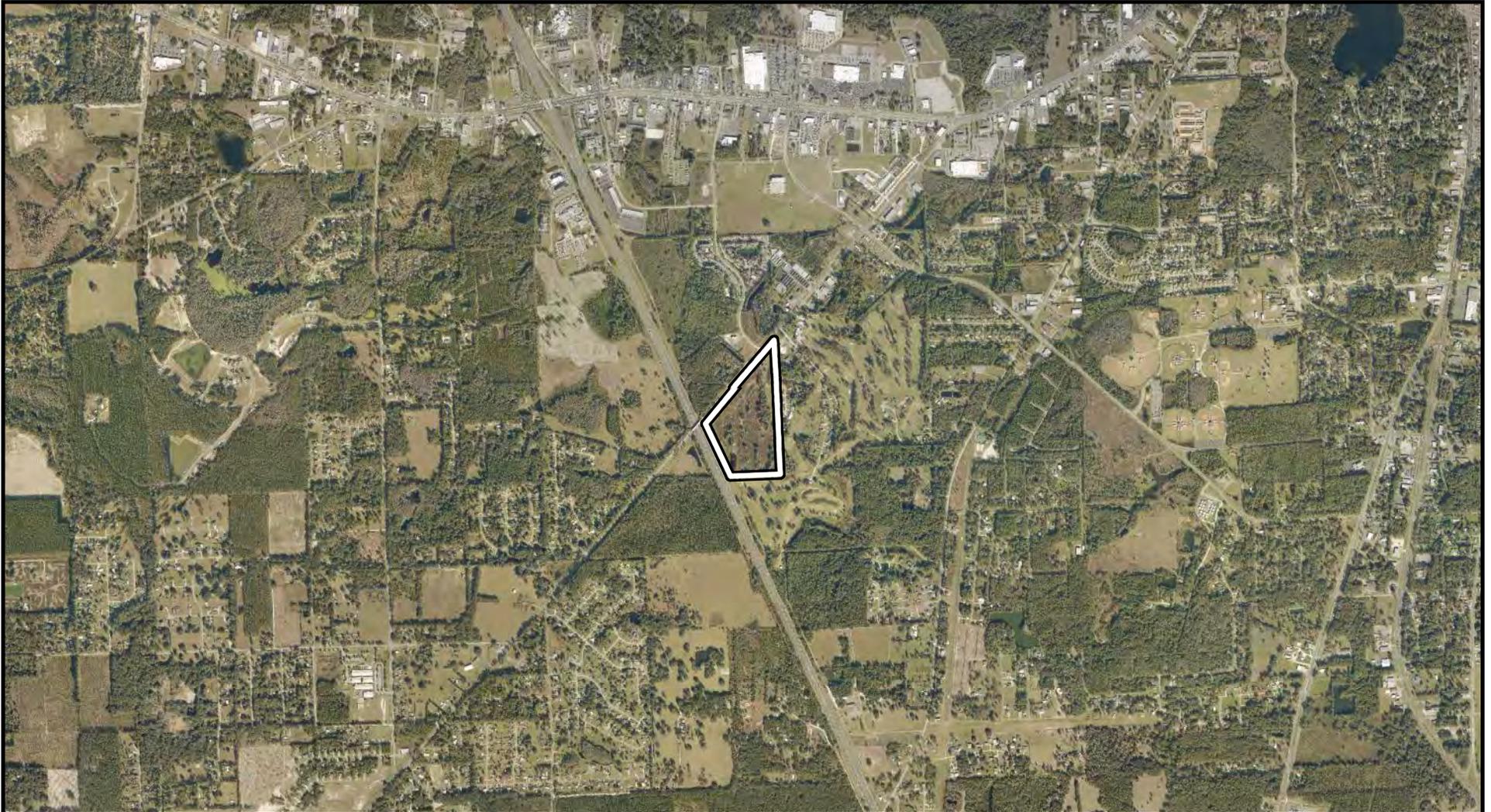


Secondary

**Quail Heights
± 40.83 Ac
Columbia County**

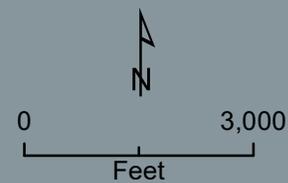
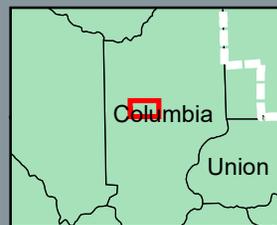


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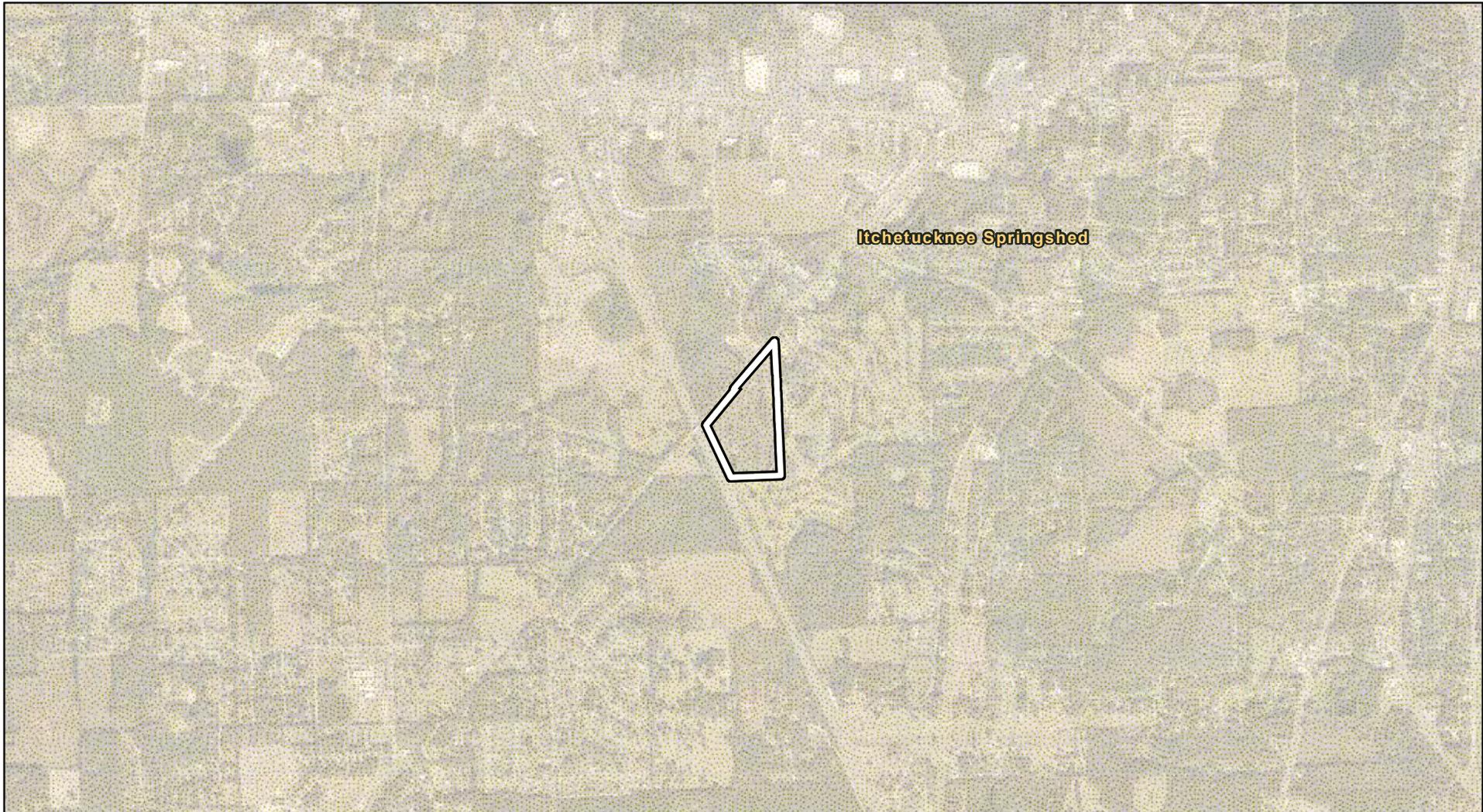


-  Property Boundary
-  Surface Waters (Riverine)
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other

Quail Heights Property Offer Surface Water Protection

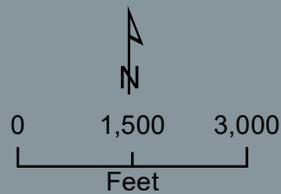
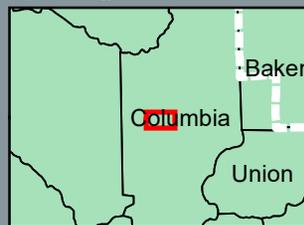


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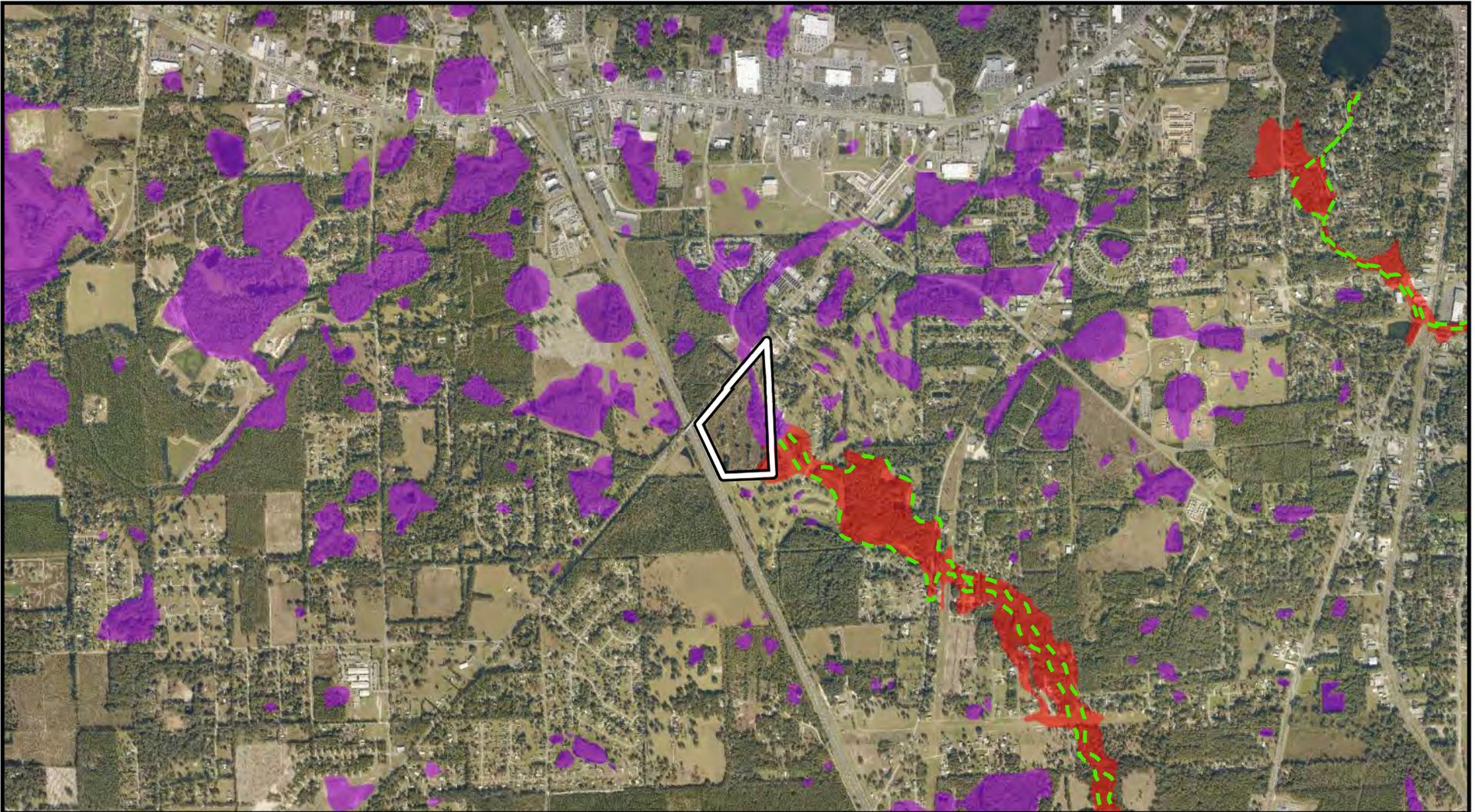


**Quail Heights
Property Offer
Springs Protection**

-  Property Boundary
-  Springs Protection

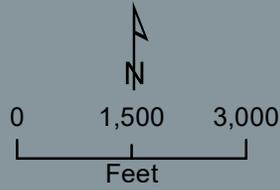
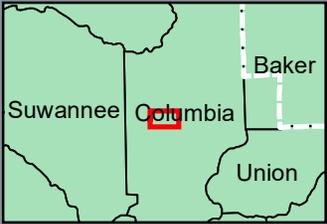


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Quail Heights Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE

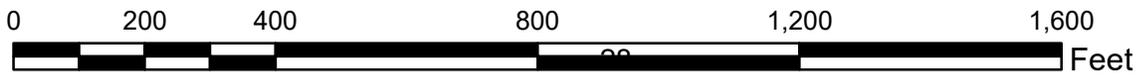


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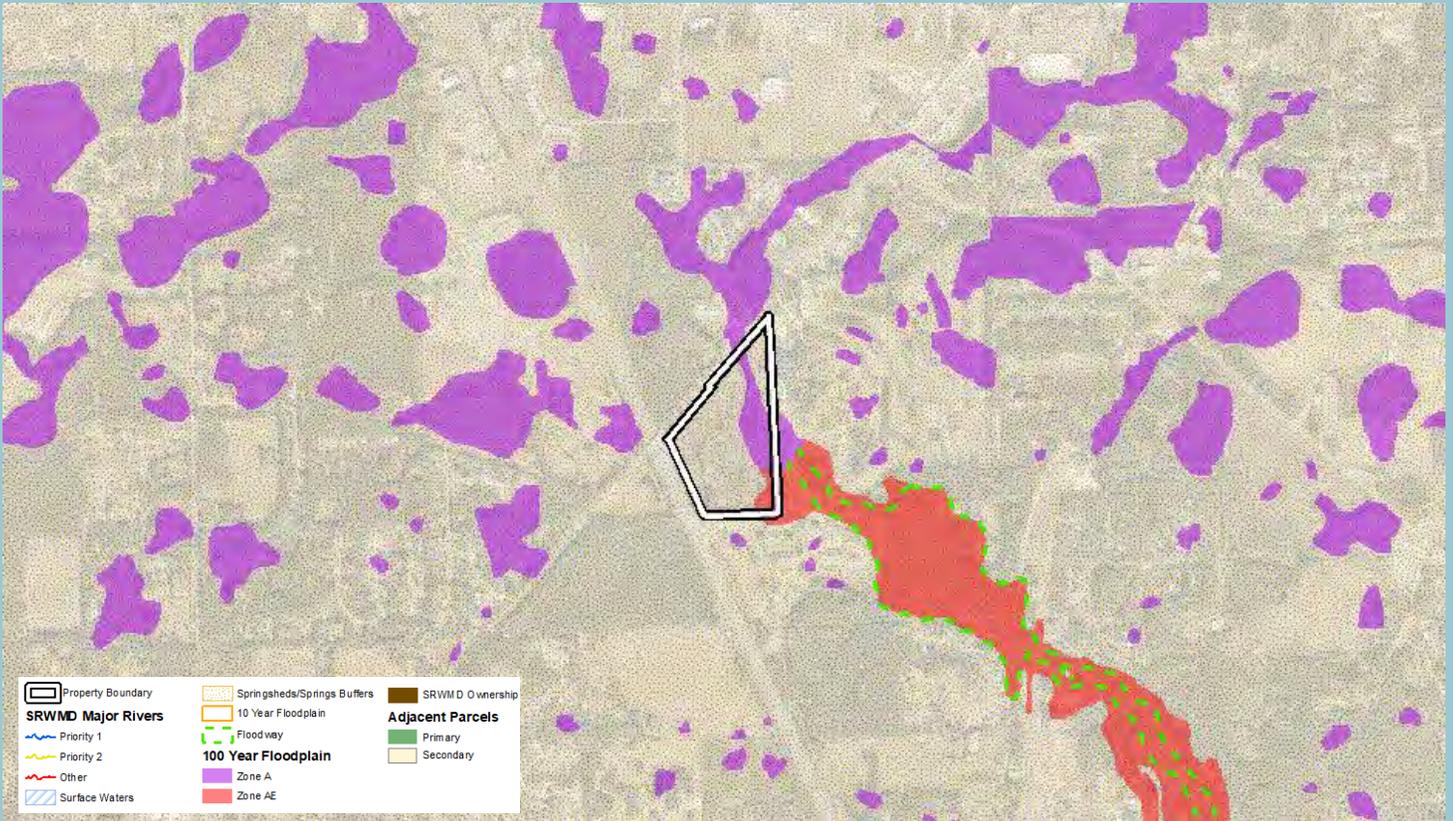
-  CYPRESS
-  INTERMITTENT PONDS
-  MIXED WETLAND HARDWOODS
-  RESERVOIRS LESS THAN 10 ACRES
-  UPLAND CUT DITCH
-  WETLAND CUT DITCH

JOINT USE POND

FDOT POND



Suwannee River Water Management District Triage Analysis Results



Property Name: Quail Heights

Acreage: ± 40.83 ac

Transaction Type: Acquisition

Date: 01/16/20

County: Columbia

Surface Water Protection-

Major River? (N)

Riverine Surface Waters? (N)

Springs Protection -

Within Springshed or springs buffers?
(Y) [Itchetucknee] [± 40.83 ac]

Adjacency

(N)

Flood Protection-

Floodway? (N)

10 Year Floodplain? (N)

100 Year Floodplain? (Y) [± 9.74 ac]

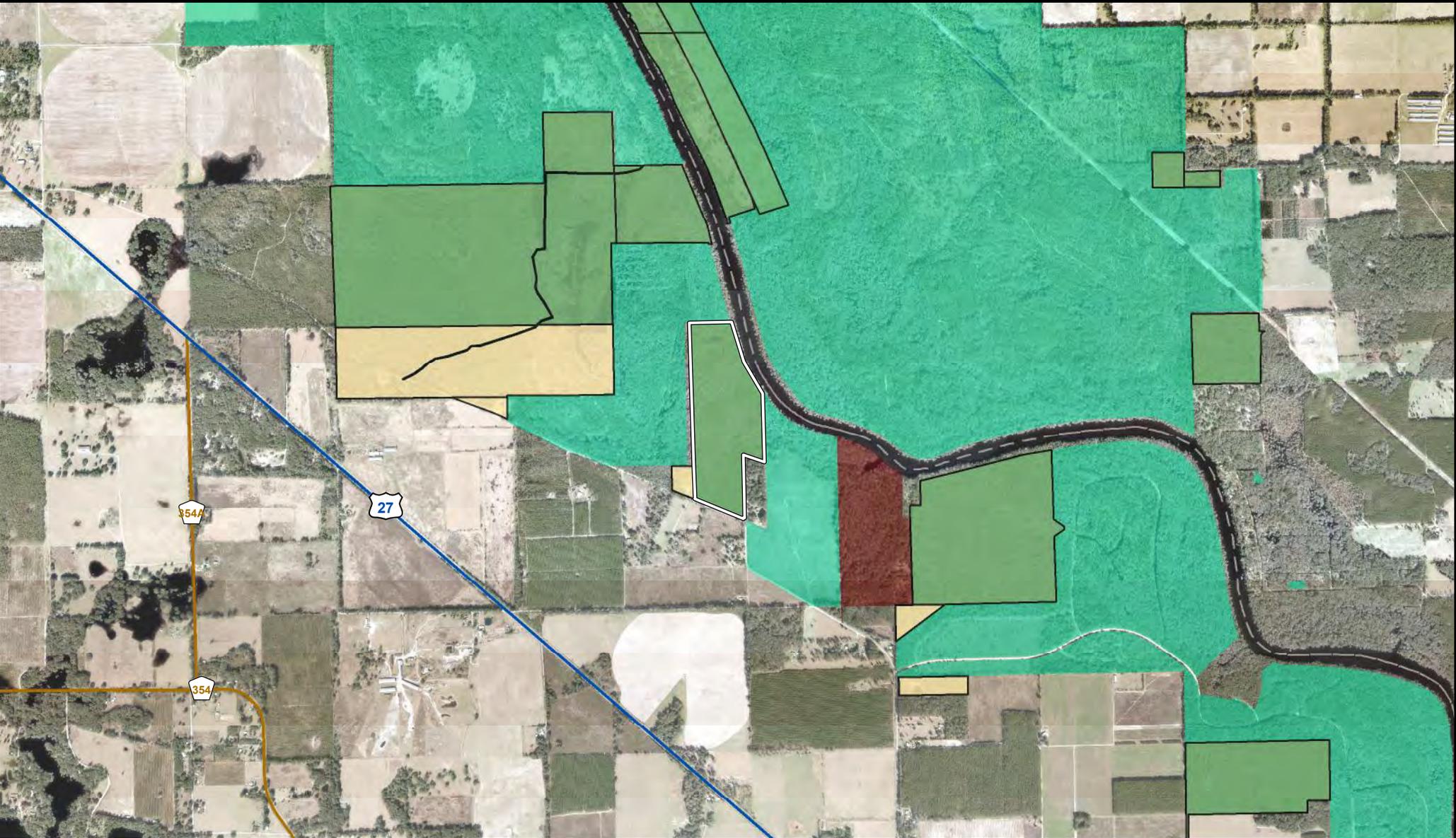
Miscellaneous:

PFA? (Y) [Itchetucknee]

WSPA? (Y) [Eastern]

BMAP? (Y) [Santa Fe]



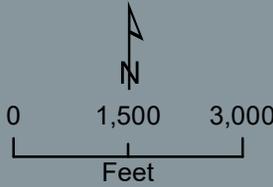


**Tim Walker CE
± 90 Ac
Lafayette County**

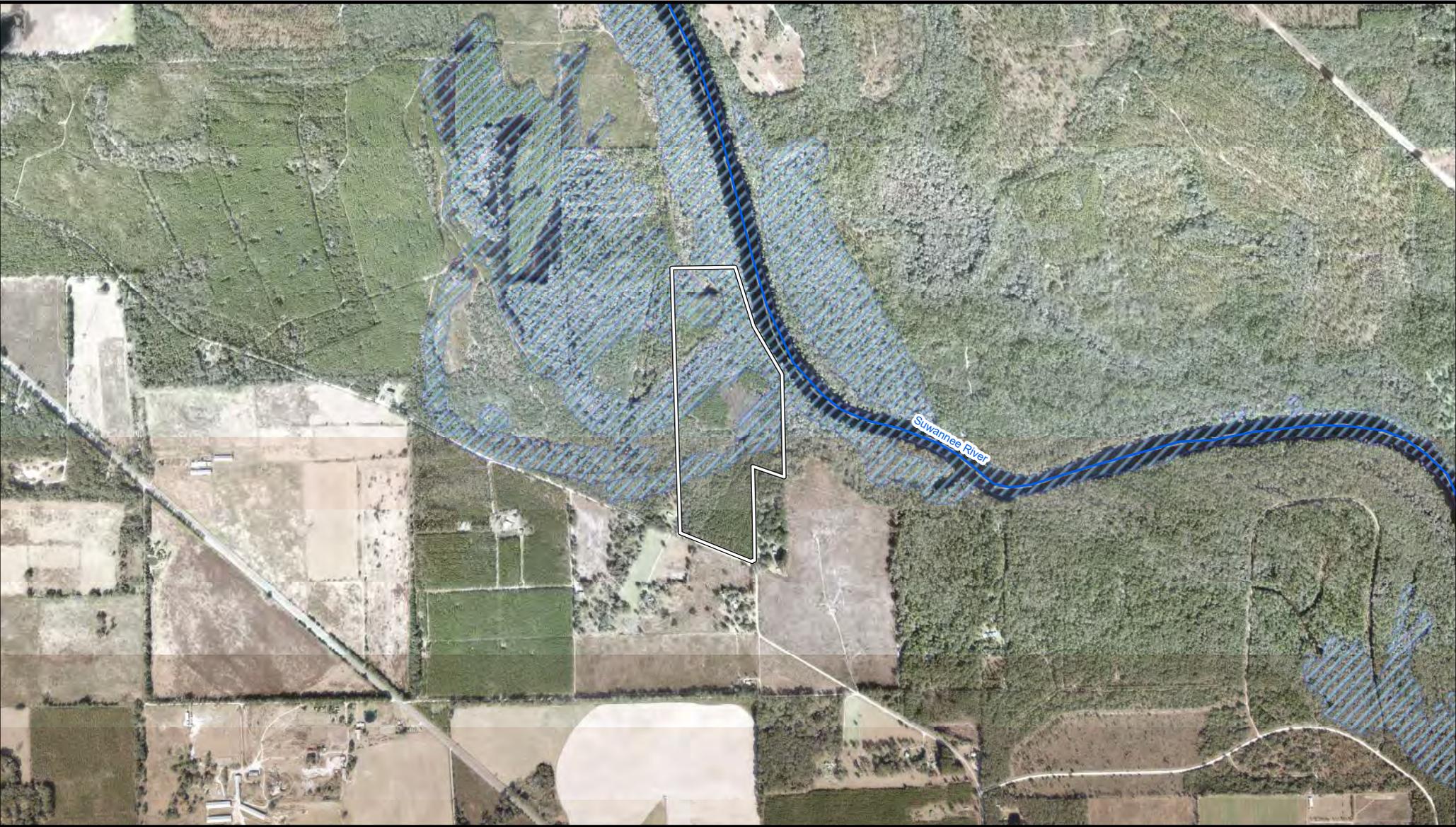
-  Property Boundary
-  SRWMD Ownership
-  Other Public Ownership

Adjacent Parcels Ranking

-  Primary
-  Secondary

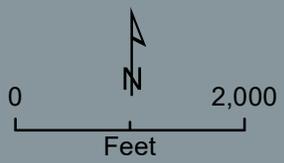
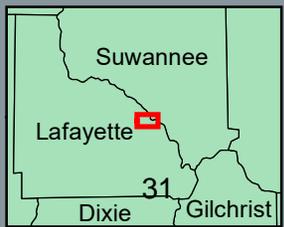


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-  Property Boundary
- SRWMD Major Rivers**
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

Tim Walker CE Property Offer Surface Water Protection



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 1/22/2020

Troy Springs Springshed

LAF718972

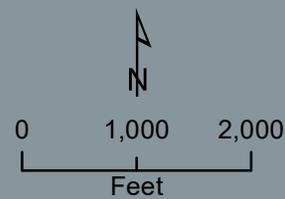
BRANTLEY SPRING

TROY SPRING

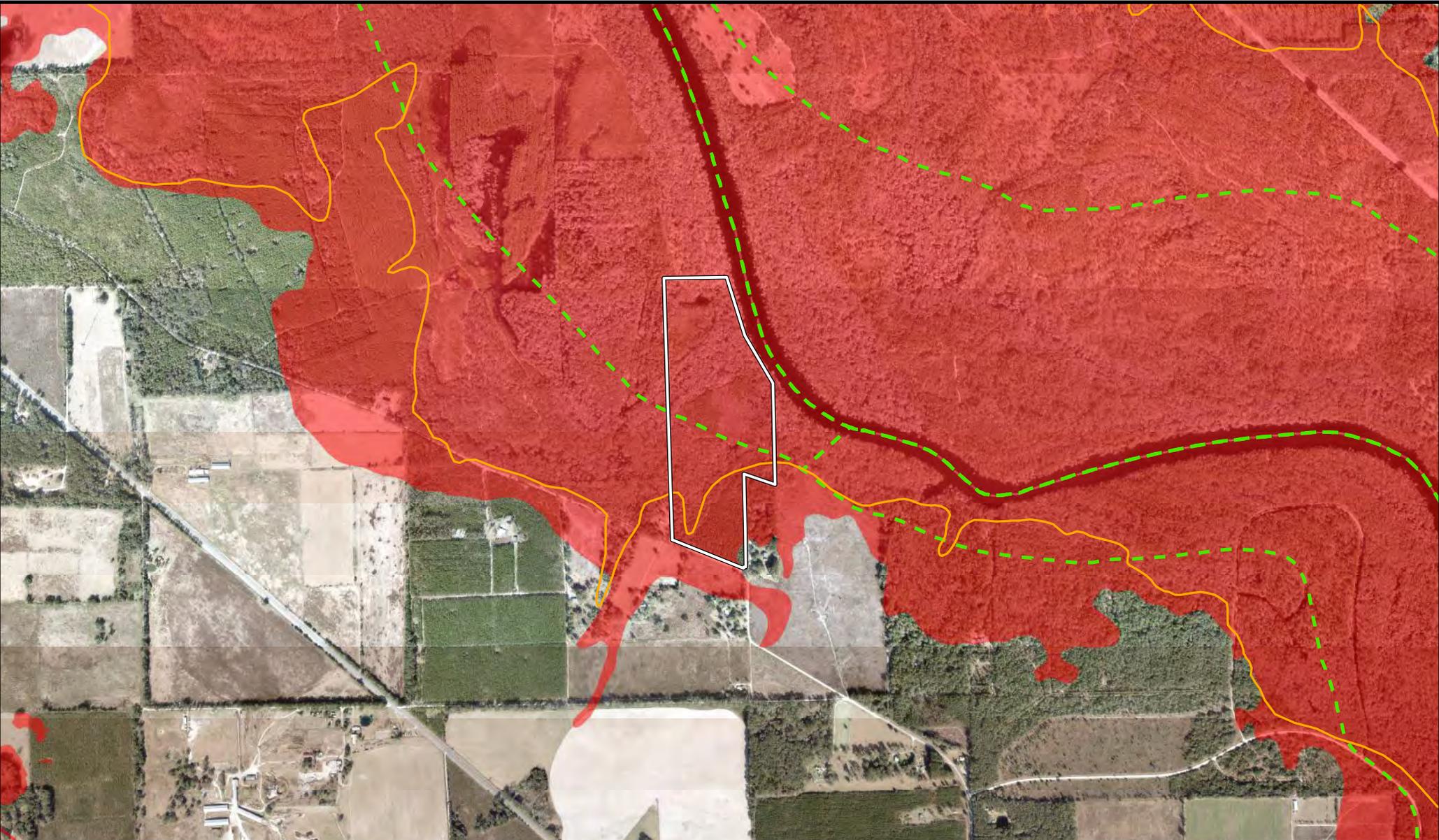
LAF1024001

-  Springs
-  Property Boundary
-  Springs Protection

Tim Walker CE
Property Offer
Springs Protection

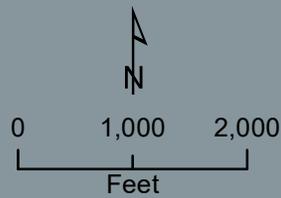


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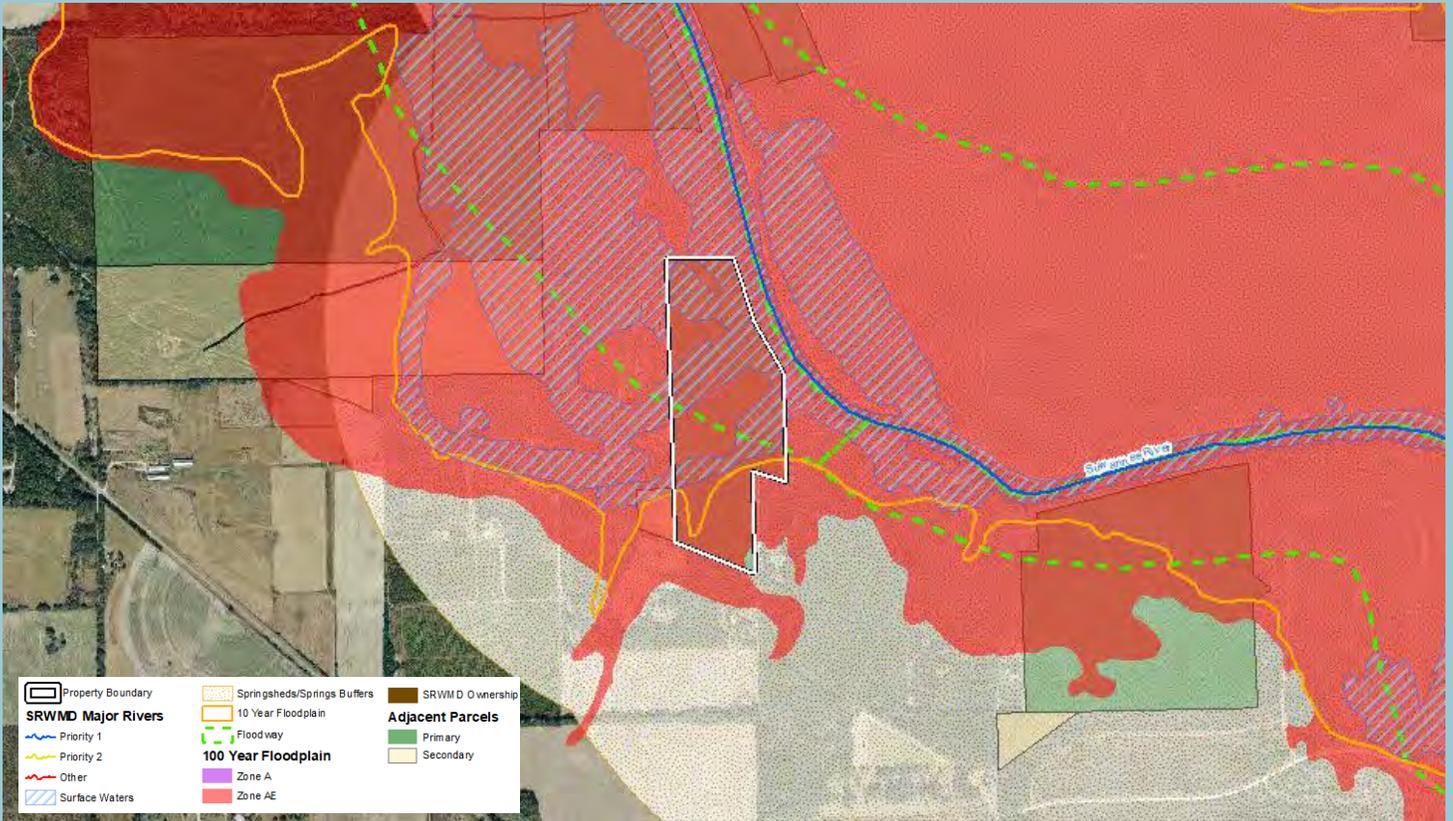
Tim Walker Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
-  100 Year Floodplain
-  Zone A
-  Zone AE



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Suwannee River Water Management District Triage Analysis Results



Property Name: Tim Walker Property

Acreage: ± 90

Transaction Type: Conservation Easement

Date: 01/22/2020

County: Lafayette

Florida Forever: Yes

Surface Water Protection-

Major River? (Y) [Suwannee - priority 1]

Riverine Surface Waters? (Y) [± 41 ac]

Springs Protection -

Within Springshed or springs buffers?
(Y) [Troy Springs Springshed [± 90 ac]

Adjacency

(Y) [Primary]

Flood Protection-

Floodway? (Y) [± 50 ac]

10 Year Floodplain? (Y) [± 68 ac]

100 Year Floodplain? (Y) [± 85 ac]

Miscellaneous:

PFA? (Y) [Troy Peacock Lafayette Blue
Falmouth]

WSPA? (Y) [Western]

BMAP? (Y) [Suwannee]

MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: January 24, 2020

RE: Approval of Amendment to the Carter Estate - Tract 2, Conservation Easement, Columbia County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board that the District approve the amendment to the Carter Estate - Tract 2, Conservation Easement in Columbia County to authorize construction of an access road.

The District currently owns a conservation easement in Columbia County identified as Carter Estate, Tract 2 consisting of approximately 575 acres. The terms of the easement permit the fee owner to conduct timber operations on a large portion of the property. The timber rights have been, and continue to be, leased to a third party and access has previously been provided through the adjacent parcel to the south. Because the owner of the parcel to the south intends to not renew the timber lease, access through that parcel will be eliminated. Access through the existing northern lumber road has been deemed unsafe due to its position on a curve on US 441.

The fee owners of the Carter Estate, Tract 2 approached the District seeking to add an access road onto the property in an area roughly depicted on the attached aerial maps. The construction of the access road will be done in accordance with standards established by the District and the conservation easement will be amended to reflect the restrictions on the road's construction, maintenance and use. The proposed road will consist of approximately 1.1 acres. In exchange, the fee owner has offered to include additional protected areas consisting of approximately 3.5 acres. The fee owner has agreed to absorb all costs associated with the amendment.

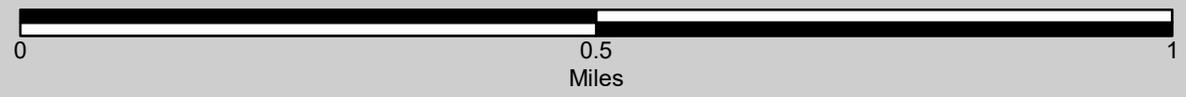
This matter was tabled by the Lands Committee at the September 24, 2019 meeting with directions for staff to work with Mr. Hinson (the Owner of the Fee) to determine the best solution. After discussions and meetings with Mr. Hinson and clarification of the costs to be incurred by him in effecting the amendment, Mr. Hinson has agreed to return to the original proposal, as set forth above.

Staff reviewed the proposed amendment and finds that it would enhance District conservation efforts, that the road would have minimal impact on the protected portions of the property and that the amendment would not adversely impact the purpose of the conservation easement. Staff is recommending approval of the amendment.

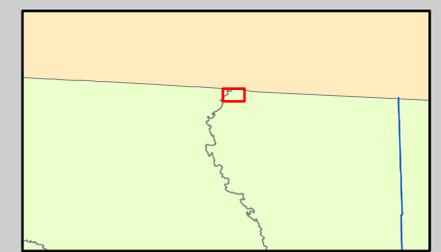
SCS/rl
File #00-034
Attachments

-  Proposed Road from Survey
-  FOREST OPERATIONS
-  PROTECTED AREA

Suwannee River



**Carter Estate - Conservation Easement
Proposed Amendment
"Tract 2" - David Hinson
Columbia County - 575 Acres**



I hereby agree to the tentative protected area (3.5 acres) for road access (1.1 acres) exchange acreages as depicted on the attached map. I acknowledge that these areas were interpreted aerially, and may be modified upon ground-truthing.

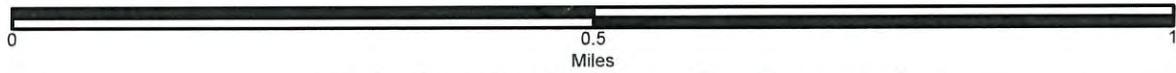
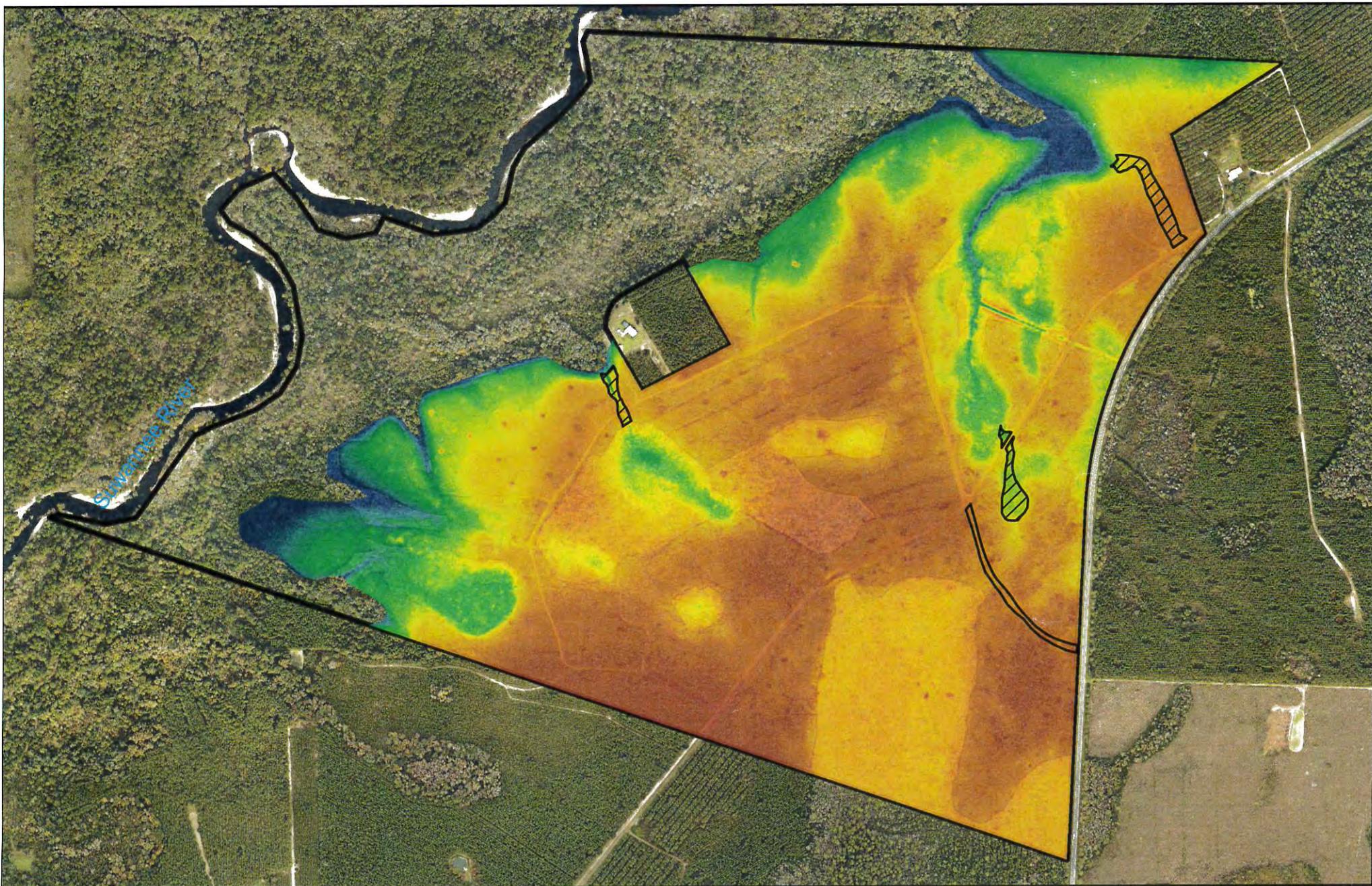


-  Proposed Road (1.1 ac)
-  Proposed Protected Area Additions (3.5 ac)
-  FOREST OPERATIONS
-  PROTECTED AREA
-  ROADS
-  SPECIAL USE AREA

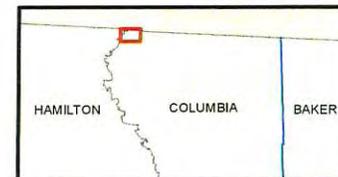


**Carter Estate - Conservation Easement
 Proposed Amendment
 "Tract 2" - David Hinson
 Columbia County - 575 acres**





**Carter Estate - Conservation Easement
"Tract 2" - David Hinson
Columbia County - 575 acres**



July 26, 2019

RE: Carter Estate – Conservation Easement “Tract 2” Columbia County – 575 acres

Dear Mr. Sims.

Per our previous conversation, we are requesting a minor modification to the terms of the Conservation Easement to allow a timber road connection from the existing timber road to the straight part of U.S. 441 as shown on the attached map to allow the timber lease holder to continue its timber management on the property.

For background, PCA currently holds a timber lease over my property and the adjacent property to the south of me. That lease (over both parcels) expires within the next 18 months. They have been accessing my property through the adjacent property for their timber harvesting and timber management operations as there is not currently a timber access road that allows safe access to U.S. Highway 441 from my property.

The adjacent property owner has elected not to renew the PCA lease for his property, so PCA will no longer be able to access my property to manage and harvest the timber. I would like to renew the PCA lease on my property as they have been a good steward of the property and I would like them to continue that.

If I do not renew the lease, PCA will harvest all of the timber within the remainder of their lease period. This will result in a major clear cutting of all of the timber at one time instead of rotational harvesting on a periodic basis.

The current lease does not contain a requirement to replant. I do not have the equipment, resources, or expertise to replant and manage the timber myself. PCA has agreed to replant and continue their management of the timber if we can renew the lease, however, PCA will not renew the lease unless they can obtain a safe access to U.S. 441. They are willing to construct the access connection being requested.

The lease allows the owner to manage the property for timber. Without safe access to U.S. Highway 441 for timber harvest and management equipment, the timber management cannot continue.

Mutual benefits to allowing this connection include:

- Continued rotational harvesting of timber instead clear cutting all ages of timber at one time, allowing a diversity of tree ages which, in turn, allows a diversity of wildlife habitat.
- Replanting of harvested areas with best management practices (if lease renewed) vs clear cutting all of the timber at one time with no replanting and no management, which increases the opportunity for soil erosion from the timbered Forest Operations areas into the Protected Areas.
- Controlled burns, fire break maintenance, disease control, and road maintenance of the Forest Operations areas by PCA also benefits the Protected Areas as they are located within or adjacent to the Forest Operations areas.

Therefore, we respectfully request that this access connection be allowed.

Please call me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "David L. Hinson". The signature is written in a cursive style with a large initial 'D' and 'H'.

David L. Hinson



FOREST OPERATIONS
 PROTECTED AREA
 SPECIAL USE AREA

SUBJECT PROPERTY

ADJACENT PROPERTY

PROPOSED ACCESS ROAD



Carter Estate - Conservation Easement
"Tract 2" - David Hinson
Columbia County - 575 acres



MEMORANDUM

TO: Lands Committee

FROM: Stephen Schroeder, Office of Administration Chief

THRU: Steve Minnis, Deputy Executive Director, Business and Community Services

DATE: January 23, 2020

RE: Approval to Enter into Negotiations to Convey an Easement for a Powerline Over a Portion of the Ellaville Parcel to Lee Peanut Farms, LLC., Madison County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board that staff enter into negotiations to convey an easement over a portion of the Ellaville parcel in Madison County to Lee Peanut Farms, LLC.

BACKGROUND

The District received a request from Lee Peanut Farms, LLC., through agent, Brooks Garland to purchase an easement over of a portion of the Ellaville tract in Madison County, Florida. Mr. Garland indicates that the intent of the easement is to provide power to the existing pivot on the farm located near the parcel for conversion of the pivot from diesel power to electric. The attached map provides a tentative location of the easement with the exact location, dimensions, acreage, and pole placement to be determined by a survey. An appraisal to determine the value will be required.

Lee Peanut Farms, LLC., has agreed to pay all costs associated with the transaction, including the agreed purchase price. A copy of the e-mail request is attached.

SCS/rl
Attachments
File #2020-001

Steve, the map attached to this email shows the path that the easement would follow. This easement would be for us to run power to a pivot to convert it to electric. The parcels that it would cross are 34-15. -1-1586-000-000 and 27-15-11562-001-000. Lee Peanut Farms would incur any cost this project would have. The easement would be about 4300 feet long. The width would be up to the district. Please let me know if I can do anything to speed this process up. Thanks, Brooks Garland

-----Original Message-----From: Brooks



For detailed information/confirm address, please contact the 911 Addressing office at (850) 973-1454.

Date created: 1/13/2020
Last Data Uploaded: 1/13/2020 7:35:39 AM

Developed by  Schneider
GEOSPATIAL

Lee Peanut Farms Proposed Easement Madison County

MEMORANDUM

TO: Lands Committee
FROM: Stephen Schroeder, Office of Administration Chief
THRU: Steve Minnis, Deputy Executive Director, Business and Community Services
DATE: January 16, 2020
RE: Approval of Corrective Deed for the Jennings Bluff Tract Donation to Hamilton County

RECOMMENDATION

Staff requests the Lands Committee recommend to the Governing Board approval of a Corrective Deed for the conveyance of a portion of the Jennings Bluff tract to Hamilton County.

BACKGROUND

In 1989, the District purchased parcels that together are considered the Jennings Bluff Tract in Hamilton County, Florida. In 2015, the District conveyed a 46 acres +/- parcel within this tract to Hamilton County which included a portion of an access easement into the property. In that transaction an easement was reserved to the District to ensure continued access to the remaining portion of Jennings Bluff. In 2019, staff discovered discrepancies in the survey and, subsequently discovered that the easement language was not in conformance with the needs of the District. Specifically, the easement language limited access to District employees and contractors. Additionally, the legal description of the entire easement did not appear consistent with the survey. District staff worked with Legal Counsel and revised the language within the easement to reflect that the easement was also for public access and to conform the legal description. A revised survey has also been submitted to the District. Because this corrective action is of benefit only to the District and was initiated by the District, the District has not sought contribution from the County for the costs of these activities.

The Corrective Deed has been reviewed and approved by Legal Counsel.

Staff is recommending that the Lands Committee recommend to the Governing Board approved the execution of the corrective deed by the Board Chair and the recording of the document.

SCS/rl
Attachments
File # 008-00482

CORRECTIVE DEED OF CONVEYANCE
PURSUANT TO SECTION 373.099, FLORIDA STATUTES

THIS CORRECTIVE DEED, made this ___ day of _____, 2019, by the SUWANNEE RIVER WATER MANAGEMENT DISTRICT, a Florida water management district created pursuant to Section 373.069, Florida Statutes, party of the first part, and HAMILTON COUNTY, political subdivision of the State of Florida, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in HAMILTON County, Florida:

**PROPERTY BEING CONVEYED IS IDENTIFIED AS THE "PROPERTY"
ON EXHIBIT "A" ATTACHED HERETO**

RESERVATION OF EASEMENT. The DISTRICT hereby reserves unto itself and its heirs, successors and assigns, perpetual, non-exclusive easements (hereinafter the "EASEMENTS") over, along, across and under a portion of the PROPERTY identified as the "EASEMENT AREA" on EXHIBIT "B" attached hereto and for the following purposes:

1. Traverse the EASEMENT AREA for movement of the DISTRICT'S personnel (including vehicles and equipment) and/ or contractors (including vehicles and equipment) across the EASEMENT AREA.
2. Give consent to utility providers to install (Including the clearing of trees and brush) and maintain (including the trimming of trees and brush) utility transmission lines, facilities and equipment in the EASEMENT AREA.
3. Repair and improve the EASEMENT AREA as may be needed for the DISTRICT'S purposes. (Provided the DISTRICT will not be required to do so.)
4. Grant to others, who may acquire portions of the DISTRICT'S other property, easements on terms similar to the EASEMENT over, along, across and under the EASEMENT PROPERTY. (Provided the grant of such easement shall not be presumed.)

5. Traverse the EASEMENT AREA for ingress and egress by the public, by use of automobile, foot traffic, or any other legal means of transportation across the EASEMENT AREA to access property owned by the DISTRICT.

The DISTRICT shall not be liable for any wear, tear or damages howsoever resulting from the DISTRICT'S continued use and occupancy of the EASEMENT AREA, provided that the DISTRICT, shall not willfully cause undue damage thereto.

The EASEMENTS shall be enforceable as a restrictive covenant and equitable servitude upon the PROPERTY, shall run with the PROPERTY, and shall be binding upon the PROPERTY and each person having or acquiring any right, title or interest therein or any part thereof or any improvements thereon, and upon their respective successors, heirs and assigns owning all or a portion of such PROPERTY.

REVERTER CLAUSE. The parties intend that the PROPERTY be perpetually and exclusively used as a recreation area open to the public (hereinafter the "intended purposes"). This deed is made and accepted on the condition that the PROPERTY be used solely for the intended purposes, and that the party of the second part, its heirs, or assigns shall forever use the property solely for the intended purposes. In the event that the PROPERTY, or any portion thereof, is not used solely and perpetually for the intended purposes, then the party of the second part, its heirs or assigns shall forfeit all rights thereto and the PROPERTY shall, without further notice; revert to and revest in the party of the first part or its heirs or assigns as fully and completely as if this deed had never been executed. Provided that the enactment or enforcement of reasonable rules of use of the PROPERTY by the public including, without limitation, rules dealing with dates and times of operation, charging fees, closing of areas of the PROPERTY from time to time, requirements for peaceable use and similar rules, shall be deemed consistent with the intended purposes and shall not result in the reversion and revestment of the PROPERTY to the party of the first part. Further provided that, notwithstanding anything else herein the contrary, the party of the second part, may from time to time, lease the PROPERTY to a non-profit organization or organizations for the construction and maintenance of a recreational facility with the approval of the first party of the first part to do so.

NO WARRANTIES OF TITLE. Pursuant to Section 373.099, Florida Statutes, this deed shall convey only the interest of the party of the first part in the PROPERTY and shall not be deemed to warrant the title to the PROPERTY or represent any state of facts concerning the same. Further the party of the first part disclaims any responsibility for the accuracy of the above legal description.

EXECUTION OF THIS DEED. Pursuant to Section 373.099, Florida Statutes, this deed shall be executed in the name of the party of the first part by its governing board acting by the chair or vice chair of said board and shall have the corporate seal of the board affixed thereto attested by its secretary and shall thereafter be effective to pass the title or interest of the party of the first part in the PROPERTY.

NO DOCUMENTARY STAMP TAX DUE. This conveyance is between two governmental entities and therefore not subject to documentary stamp tax pursuant to Rule 12B-4.014(10), Florida Administrative Code.

CORRECTIVE DEED. This deed is being given as a corrective deed to correct that certain deed given by the party of the first part to the party of the second part dated March 25, 2015 and recorded in the public records of Hamilton County, Florida on May 20, 2015 at O.R. Book 767, Page 19.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Governing Board acting by the Chair or Vice Chair of said board, the day and year aforesaid.

GOVERNING BOARD OF THE SUWANNEE
RIVER WATER MANAGEMENT DISTRICT

By: _____
Virginia H. Johns
Chair

(OFFICIAL SEAL)

ATTEST: _____
Richard Schwab
Secretary Treasurer

ACKNOWLEDGEMENT AND CONSENT

The party of the second part, HAMILTON COUNTY, a political subdivision of the State of Florida, hereby acknowledges and consents to the above CORRECTIVE DEED OF CONVEYANCE PURSUANT TO SECTION 373.099, FLORIDA STATUTES.

BOARD OF COUNTY COMMISSIONERS
OF HAMILTON COUNTY FLORIDA

By: _____

Its chair

Attest: _____
Greg Godwin
Clerk of the Circuit Court

EXHIBIT "A"

PROPERTY

LEGAL DESCRIPTION: 46.65 ACRES +/-, ON AND ACROSS THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 239, PAGE 246, FOUND IN THE PUBLIC RECORDS IN HAMILTON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 13 EAST, HAMILTON COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, NORTH 88 DEGREES 00 MINUTES 11 SECONDS EAST 1313.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A 30' WIDE INGRESS WITH EGRESS EASEMENT, PER UNRECORDED LEGAL DESCRIPTION BY J. SHERMAN FRIER & ASSOCIATES, JOB # 293-88C, AND BEING THE POINT OF BEGINNING, THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01 DEGREES 32 MINUTES 57 SECONDS WEST 572.38 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1094.81 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1494.21 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF A 2.84 ACRE± CEMETERY, THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 87 DEGREES 51 MINUTES 21 SECONDS EAST 50.62 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID CEMETERY, THENCE ALONG SAID EAST BOUNDARY LINE SOUTH 16 DEGREES 18 MINUTES 38 SECONDS EAST 326.64 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID CEMETERY, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 86 DEGREES 48 MINUTES 23 SECONDS WEST 142.54 FEET, THENCE LEAVING SAID SOUTH BOUNDARY LINE OF SAID CEMETERY SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 38.17 FEET TO THE SOUTH BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 239, PAGE 246, FOUND IN THE PUBLIC RECORDS IN HAMILTON COUNTY, FLORIDA, THENCE ALONG SAID SOUTH BOUNDARY LINE SOUTH 87 DEGREES 54 MINUTES 32 SECONDS WEST 1045.23 FEET TO THE WEST BOUNDARY LINE OF SAID TRACT OF LAND, THENCE ALONG SAID WEST BOUNDARY LINE NORTH 01 DEGREES 30 MINUTES 45 SECONDS WEST 1318.35 FEET TO THE POINT OF BEGINNING. CONTAINING 46.65 ACRES, MORE OR LESS.

END OF EXHIBIT "A"

EXHIBIT "B"

EASEMENT AREA

A 30.00 FOOT WIDE STRIP OF LAND BEING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 13 EAST; HAMILTON COUNTY, FLORIDA. THENCE RUN N 01°33'29" W, ALONG THE WEST LINE OF THE SW 1/4 OF NE 1/4, 484.73 FEET; THENCE N 86°39'43" E, 30.01 FEET TO THE POINT OF BEGINNING OF SAID

CENTERLINE THENCE CONTINUE N 86°39'43" E, 106.32 FEET; THENCE N 82°50'25" E, 436.54 FEET; THENCE S 66°30'32" E, 155.90 FEET; N 86°15'36" E, 211.59 FEET; THENCE S 81°50'32" E, 261.75 FEET; THENCE S 41°13'08" E, 63.26 FEET; THENCE N 64°36'31" E, 94.54 FEET TO EAST LINE OF SAID SW 1/4 OF NE 1/4 AND TO THE POINT OF TERMINATION OF SAID CENTERLINE.

AND ALSO:

30.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS:

THE WEST 30.00 FEET OF THE SOUTHEAST 1/4 AND THE WEST 30.00 FEET AND THE SOUTH 30.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP NORTH, RANGE EAST, HAMILTON COUNTY, FLORIDA. CONTAINING 3.59 ACRES. (ALSO KNOWN AS *J. SHERMAN FRIER & ASSOCIATES EASEMENT, JOB # 293-88C*)

AND ALSO:

A 15 FOOT WIDE STRIP OF LAND BEING 7.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 13 EAST, HAMILTON COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, NORTH 88 DEGREES 00 MINUTES 11 SECONDS EAST 1313.33 FEET TO A POINT ON THE WEST BOUNDARY LINE OF A 30' INGRESS WITH EGRESS EASEMENT, PER UNRECORDED LEGAL DESCRIPTION BY J. SHERMAN FRIER & ASSOCIATES, JOB # 293-88C, THENCE ALONG SAID WEST BOUNDARY LINE, NORTH 01 DEGREES 32 MINUTES 57 SECONDS WEST 572.38 FEET, THENCE LEAVING SAID WEST BOUNDARY LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1094.81 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1494.21 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF A 2.84 ACRE± CEMETERY, THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 87 DEGREES 51 MINUTES 21 SECONDS EAST 8.51 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID NORTH BOUNDARY LINE AND ALONG THE CENTERLINE OF A 15' INGRESS\EGRESS EASEMENT, THENCE SOUTH 10 DEGREES 06 MINUTES 42 SECONDS WEST 65.30 FEET, THENCE SOUTH 30 DEGREES 53 MINUTES 26 SECONDS EAST 167.69 FEET, THENCE SOUTH 14 DEGREES 41 MINUTES 19 SECONDS EAST 109.05 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID CEMETERY AND BEING THE TERMINAL POINT OF SAID CENTERLINE, CONTAINING 0.118 ACRES, MORE OR LESS.

END OF EXHIBIT "B"