

# Governing Board Meeting

## *Agenda and Meeting Information*

*April 22, 2025*

*9:00 a.m.*

*Brooksville Office*

2379 Broad Street • Brooksville, Florida  
(352) 796-7211 • 1-800-423-1476

Southwest Florida  
Water Management District

WATERMATTERS.ORG • 1-800-423-1476



2379 Broad Street, Brooksville, Florida 34604  
(352) 796-7211 or 1-800-423-1476 (FL only)  
WaterMatters.org

An Equal  
Opportunity  
Employer

*The Southwest Florida Water Management District (District) does not discriminate on the basis of disability. This nondiscrimination policy involves every aspect of the District's functions, including access to and participation in the District's programs, services and activities. Anyone requiring reasonable accommodation, or who would like information as to the existence and location of accessible services, activities, and facilities, as provided for in the Americans with Disabilities Act, should contact the Human Resources Office Chief, at 2379 Broad St., Brooksville, FL 34604-6899; telephone (352) 796-7211 or 1-800-423-1476 (FL only); or email [ADACoordinator@WaterMatters.org](mailto:ADACoordinator@WaterMatters.org). If you are hearing or speech impaired, please contact the agency using the Florida Relay Service, 1-800-955-8771 (TDD) or 1-800-955-8770 (Voice). If requested, appropriate auxiliary aids and services will be provided at any public meeting, forum, or event of the District. In the event of a complaint, please follow the grievance procedure located at [WaterMatters.org/ADA](http://WaterMatters.org/ADA).*

## Final Agenda GOVERNING BOARD MEETING

**APRIL 22, 2025  
9:00 AM**

**2379 BROAD STREET, BROOKSVILLE, FL 34604  
(352) 796-7211**

*All meetings are open to the public*

- › Viewing of the Board meeting will be available through the District's website at [WaterMatters.org](http://WaterMatters.org).
- › Public input will be taken only at the meeting location.
- › Public input for issues not listed on the published agenda will be heard shortly after the meeting begins.

Pursuant to Section 373.079(7), Florida Statutes, all or part of this meeting may be conducted by means of communications media technology in order to permit maximum participation of Governing Board members.

The Governing Board may take official action at this meeting on any item appearing on this agenda and on any item that is added to this agenda as a result of a change to the agenda approved by the presiding officer of the meeting pursuant to Section 120.525, Florida Statutes.

The order of items appearing on the agenda is subject to change during the meeting and is at the discretion of the presiding officer.

Public Comment will be taken after each presentation and before any Governing Board action(s) except for Governing Board hearings that involve the issuance of final orders based on recommended Orders received from the Florida Division of Administrative Hearings.

Unless specifically stated, scheduled items will not be heard at a time certain.

The current Governing Board agenda and minutes of previous meetings are available at [WaterMatters.org](http://WaterMatters.org).

### **Bartow Office**

170 Century Boulevard  
Bartow, Florida 33830  
(863) 534-1448 or 1-800-492-7862 (FL only)

### **Sarasota Office**

78 Sarasota Center Boulevard  
Sarasota, Florida 34240  
(941) 377-3722 or 1-800-320-3503 (FL only)

### **Tampa Office**

7601 Hwy 301 N  
Tampa, Florida 33637  
(813) 985-7481 or 1-800-836-0797 (FL only)

MEETING NOTICE



## **1. CONVENE PUBLIC MEETING**

- 1.1 Call to Order
- 1.2 Invocation and Pledge of Allegiance
- 1.3 Employee Recognition
- 1.4 Additions/Deletions to Agenda
- 1.5 Public Input for Issues Not Listed on the Published Agenda

## **2. CONSENT AGENDA**

- 2.1 **Resource Management Committee:** Recommend FY2026 Springs Projects for FDEP Funding Consideration
- 2.2 **Resource Management Committee:** Approve the Highlands Hammock Watershed Management Plan Floodplain Information for Regulatory Use and to Update Flood Insurance Rate Maps in Highlands County (Q181)
- 2.3 **Resource Management Committee:** North Hillsborough Aquifer Recharge Program (NHARP) Phase 2 (Q064) – Scope and Cost Revision
- 2.4 **Operations, Lands and Resource Monitoring Committee:** First Amendment to Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County)
- 2.5 **Operations, Lands and Resource Monitoring Committee:** Right of First Refusal – Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County)
- 2.6 **General Counsel's Report:** Approval of Interagency Agreement – Designation of Regulatory Responsibility to Southwest Florida Water Management District for Environmental Resource Permit – City of Cape Coral (Charlotte and Lee County)
- 2.7 **General Counsel's Report:** Approval of Settlement Agreement – SWFWMD v. Citrus County, Case No. 2023-CA-000135, Fifth Judicial Circuit (Citrus County)
- 2.8 **Executive Director's Report:** Approve Governing Board Minutes – March 25, 2025

## **3. FINANCE/OUTREACH AND PLANNING COMMITTEE**

- 3.1 **Discussion:** Consent Item(s) Moved to Discussion
- 3.2 **Discussion:** Action Item: Investment Strategy Quarterly Update
- 3.3 **Discussion:** Action Item: Fiscal Year 2023-24 Annual Comprehensive Financial Report
- 3.4 **Submit & File:** Information Item: Budget Transfer Report
- 3.5 **Submit & File:** Information Item: Office of Inspector General Quarterly Update – January 1, 2025 to March 31, 2025

## **4. RESOURCE MANAGEMENT COMMITTEE**

- 4.1 **Discussion:** Consent Item(s) Moved to Discussion
- 4.2 **Discussion:** Action Item: Fiscal Year 2026 Cooperative Funding Initiative Update

## **5. OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE**

5.1 **Discussion:** Consent Item(s) Moved to Discussion

5.2 **Discussion:** Information Item: Hydrologic Conditions Report

## **6. REGULATION COMMITTEE**

6.1 **Discussion:** Consent Item(s) Moved to Discussion

6.2 **Discussion:** Action Item: Denials Referred to the Governing Board

## **7. GENERAL COUNSEL'S REPORT**

7.1 **Discussion:** Consent Item(s) Moved to Discussion

7.2 **Discussion:** Action Item: Affirm Governing Board Committee Actions

## **8. COMMITTEE/LIAISON REPORTS**

8.1 **Discussion:** Information Item: Agricultural and Green Industry Advisory Committee

## **9. EXECUTIVE DIRECTOR'S REPORT**

9.1 **Discussion:** Information Item: Executive Director's Report

## **10. CHAIR'S REPORT**

10.1 **Discussion:** Information Item: Chair's Report

10.2 **Discussion:** Information Item: Employee Milestones

## **ADJOURNMENT**



An Equal  
Opportunity  
Employer



2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

**Bartow Office**

170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

**Sarasota Office**

78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

**Tampa Office**

7601 U.S. 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

**Michelle Williamson**

Chair, Hillsborough

**John Mitten**

Vice Chair, Hernando, Marion

**Jack Bispham**

Secretary, Manatee

**Ashley Bell Barnett**

Treasurer, Polk

**Ed Armstrong**

Former Chair, Pinellas

**Kelly S. Rice**

Former Chair, Citrus, Lake,  
Levy, Sumter

**Josh Gamblin**

DeSoto, Hardee, Highlands

**John Hall**

Polk

**James Holton**

Pinellas

**Dustin Rowland**

Pasco

**Robert Stern**

Hillsborough

**Nancy Watkins**

Hillsborough, Pinellas

**Brian J. Armstrong, P.G.**

Executive Director

**GOVERNING BOARD OFFICERS, COMMITTEES AND LIAISONS**

Approved June 24, 2024

OFFICERS	
Chair	Michelle Williamson
Vice Chair	John Mitten
Secretary	Jack Bispham
Treasurer	Ashley Bell Barnett

OPERATIONS, LANDS AND RESOURCE MONITORING COMMITTEE
Chair Robert Stern

RESOURCE MANAGEMENT COMMITTEE
Chair Dustin Rowland

REGULATION COMMITTEE
Chair James Holton

FINANCE/OUTREACH AND PLANNING COMMITTEE
Chair Ashley Bell Barnett*

*All Governing Board members are a member of each committee.*

*\* Board policy requires the Governing Board Treasurer to chair the Finance/Outreach and Planning Committee.*

STANDING COMMITTEE LIAISONS	
Agricultural and Green Industry Advisory Committee	Dustin Rowland
Environmental Advisory Committee	John Mitten
Industrial Advisory Committee	James Holton
Public Supply Advisory Committee	Robert Stern

OTHER LIAISONS	
Central Florida Water Initiative	Ashley Bell Barnett
Spring Coast Steering Committee	Kelly Rice
Coastal & Heartland National Estuary Partnership Policy Committee	John Hall
Sarasota Bay Estuary Program Policy Board	Vacant
Tampa Bay Estuary Program Policy Board	Nancy Watkins
Tampa Bay Regional Planning Council	Vacant

## **Southwest Florida Water Management District Schedule of Meetings Fiscal Year 2025**

### **Governing Board Meeting**

October 22, 2024 – 9:00 a.m., Brooksville Office  
November 19, 2024 – 9:00 a.m., Tampa Office  
December 17, 2024 – 9:00 a.m., Brooksville Office  
January 28, 2025 – 9:00 a.m., Tampa Office  
February 25, 2025 – 9:00 a.m., Brooksville Office  
March 25, 2025 – 9:00 a.m., Tampa Office  
April 22, 2025 – 9:00 a.m., Brooksville Office  
May 20, 2025 – 9:00 a.m., Tampa Office  
June 24, 2025 – 9:00 a.m., Brooksville Office  
July 22, 2025 – 9:00 a.m., Tampa Office  
August 26, 2025 – 9:00 a.m., Brooksville Office  
September 23, 2025 – 3:00 p.m., Tampa Office

### **Governing Board Workshop**

December 17, 2024 – 9:30 a.m., Brooksville Office  
March 25, 2025 – 9:30 a.m., Tampa Office

### **Governing Board Budget Hearing – 5:01 p.m., Tampa Office**

2025 – September 9 & 23

### **Agricultural & Green Industry Advisory Committee – 10:00 a.m.,**

2024 – December 3  
2025 – March 11 (meeting replaced with March 7 tour), June 10, September 9

### **Environmental Advisory Committee – 10:00 a.m.**

2024 – October 8 (Canceled)  
2025 – January 14, April 8, July 8

### **Industrial Advisory Committee – 10:00 a.m.**

2024 – November 5  
2025 – February 11 (meeting replaced with Feb. 28 tour), May 6, August 12

### **Public Supply Advisory Committee – 1:00 p.m.**

2024 – November 5  
2025 – February 11 (meeting replaced with Feb. 28 tour), May 6, August 12

### **Springs Coast Management Committee – 1:30 p.m.**

2024 – October 23, December 4  
2025 – January 8, February 19, May 21, July 9

### **Springs Coast Steering Committee – 2:00 p.m.**

2024 – November 6  
2025 – January 22, March 5, July 23

### **Meeting Locations**

Brooksville Office – 2379 Broad St., Brooksville, FL 34604  
Tampa Office – 7601 US Highway 301 North, Tampa, FL 33637

**Governing Board Meeting**  
**April 22, 2025**

**1. CONVENE PUBLIC MEETING**

1.1 Call to Order..... 6

1.2 Invocation and Pledge of Allegiance..... 7

1.3 Employee Recognition ..... 8

1.4 Additions/Deletions to Agenda ..... 9

1.5 Public Input for Issues Not Listed on the Published Agenda..... 10



**CONVENE PUBLIC MEETING**

**April 22, 2025**

**Call to Order**

The Board Chair calls the meeting to order. The Board Secretary confirms that a quorum is present. The Board Chair then opens the public meeting. Anyone wishing to address the Governing Board concerning any item listed on the agenda or any item that does not appear on the agenda should fill out and submit a speaker's card. Comments will be limited to three minutes per speaker, and, when appropriate, exceptions to the three-minute limit may be granted by the Chair. Several individuals wishing to speak on the same issue/topic should designate a spokesperson.

**Presenter:**

Michelle Williamson, Chair

**CONVENE PUBLIC MEETING**

**April 22, 2025**

**Invocation and Pledge of Allegiance**

An invocation is offered. The Board Chair conducts the Pledge of Allegiance to the Flag of the United States of America.

Presenter:

Michelle Williamson, Chair

**CONVENE PUBLIC MEETING**

**April 22, 2025**

**Employee Recognition**

Staff that have reached 20 or more years of service at the District will be recognized.

Presenter:

Michelle Williamson, Chair

**CONVENE PUBLIC MEETING**

**April 22, 2025**

**Additions/Deletions to Agenda**

According to Section 120.525(2), Florida Statutes, additions to the published agenda will only be made for "good cause" as determined by the "person designated to preside." Based upon that authority, the Chair has determined that good cause exists to make certain changes to the agenda. These changes are being made in order to permit the Governing Board to efficiently accomplish necessary public business at this meeting and to reflect the items on the agenda that have been requested or suggested to be deleted, revised, supplemented or postponed.

ADDITIONS: The items that have been added to the agenda were received by the District after publication of the regular agenda. The Board was provided with the information filed and the District staff's analyses of these matters. Staff has determined that action must be taken on these items prior to the next Board meeting. Therefore, it is the District staff's recommendation that good cause has been demonstrated and should be considered during the Governing Board's meeting.

**Staff Recommendation:**

Approve the recommended additions and deletions to the published agenda if necessary.

**Presenter:**

Brian J. Armstrong, P.G., Executive Director

**CONVENE PUBLIC MEETING**

**April 22, 2025**

**Public Input for Issues Not Listed on the Published Agenda**

At this time, the Board will hear public input for issues not listed on the published agenda.

Presenter:

Michelle Williamson, Chair



# Governing Board Meeting

April 22, 2025

## 2. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine and action will be taken by one motion, second of the motion and approval by the Board. If discussion is requested by a Board member, that item(s) will be deleted from the Consent Agenda and moved to the appropriate Committee or Report for consideration.

- 2.1 **Resource Management Committee:** Recommend FY2026 Springs Projects for FDEP Funding Consideration ..... 11
- 2.2 **Resource Management Committee:** Approve the Highlands Hammock Watershed Management Plan Floodplain Information for Regulatory Use and to Update Flood Insurance Rate Maps in Highlands County (Q181) ..... 21
- 2.3 **Resource Management Committee:** North Hillsborough Aquifer Recharge Program (NHARP) Phase 2 (Q064) – Scope and Cost Revision ..... 22
- 2.4 **Operations, Lands, and Resource Monitoring Committee:** First Amendment to Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County) ..... 24
- 2.5 **Operations, Lands, and Resource Monitoring Committee:** Right of First Refusal – Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County) ..... 149
- 2.6 **General Counsel's Report:** Approval of Interagency Agreement – Designation of Regulatory Responsibility to Southwest Florida Water Management District for Environmental Resource Permit – City of Cape Coral (Charlotte and Lee County) .....182
- 2.7 **General Counsel's Report:** Approval of Settlement Agreement – SWFWMD v. Citrus County, Case No. 2023-CA-000135, Fifth Judicial Circuit (Citrus County) ..... 186
- 2.8 **Executive Director's Report:** Approve Governing Board Minutes – March 25, 2025 ..... 187

## CONSENT AGENDA

**April 22, 2025**

### **Resource Management Committee: Recommend FY2026 Springs Projects for FDEP Funding Consideration**

#### *Purpose*

The purpose of this item is to approve a list of four projects that provide water resource improvements to Outstanding Florida Springs (OFS) within the Southwest Florida Water Management District (District). Pending Board approval, the list will be forwarded to the Florida Department of Environmental Protection (FDEP) in May 2025 for further review and State funding consideration.

#### *Background/History*

In 2016, the Florida Legislature adopted Senate Bill 552, a comprehensive water bill that addressed statewide water supply and water quality issues, including springs restoration. The Florida Springs and Aquifer Protection Act, created out of Senate Bill 552, focuses on protecting and enhancing Florida's springs. The Legacy Florida Act, signed in 2016, provides legislative funding at an annual level of \$50 million for the protection and restoration of Outstanding Florida Springs (OFS).

The FDEP requested that water management districts evaluate and submit projects for FY2026 State funding consideration. The District's Springs Coast Steering Committee (SCSC) provides a lead role in soliciting and reviewing springs projects that will be forwarded to the FDEP for funding consideration. The SCSC directed its Management Committee to evaluate and rank projects and the Management Committee met two times to complete the review of projects and finalized the evaluation process based on SCSC guidance. At their March 5, 2025 meeting, the SCSC approved forwarding five projects to the FDEP for further review and State funding consideration, subject to the approval by the District's Governing Board. Following the SCSC approval on March 5th, one of the projects was withdrawn by the applicant. Attached are two exhibits, the FY2026 Springs Funding Final Evaluations for the remaining four projects approved by the SCSC and the FDEP FY2026 Project Submittal Spreadsheet.

#### Staff Recommendation:

Approve the list of four springs projects for submittal to the Florida Department of Environmental Protection.

#### Presenter:

Vivianna Bendixson, Manager, Natural Systems and Restoration Bureau

FDEP FY2026 Project Submittal Spreadsheet

	I. Contact Information				II. Spring Information				III. Project Information											
#	Lead Water Manageme nt District Name	WMD Project Manager Name, Phone and Email	Local Government	Local Government Contact Name, Phone and Email	Spring Name	Does the Spring have an Impairment?	If Spring does have a BMAP, list the BMAP Name.	Does the Spring have an MFL, and, if so, is it in recovery or prevention?	Project Name	County	Project Location - Latitude of project	Project Location - Longitude of project	Project Type	Project description	Is the Project Listed in a BMAP (or Annual Update)?	If Project is in BMAP, list the BMAP Project Number and Name	Is the Project Listed in a Recovery/Prevention Strategy or Identified in a Regional Water Supply Plan as Benefitting an MFL?	If the Project is in a Regional Water Supply Plan, list the project Number and Name	Does this Project Have Water Quality Benefits?	
1	SWFWMD	Devon Villareal 352-363-5934 devon.villareal@watermatters.org	Hernando County	Ron Patel 352-540-6792 rpatel@co.hernando.fl.us	Weeki Wachee	BMAP or RAP	Weeki Wachee Springs	MFL - Meeting	Private Package Plant Connections	Hernando	28.534917	-82.474923	Wastewater Collection & Treatment	Design, permitting, and construction of a sewer collection system to connect and decommission the Weeki Wachee North Mobile Home Park, Frontier Mobile Home Park, Topics RV Resort and Countryside Estates package plants to the Hernando County wastewater system. Connection fees are included in the funding request.	Yes	HC-05	No	-	Yes	
2	SWFWMD	Devon Villareal 352-363-5934 devon.villareal@watermatters.org	Pasco County	Gerrit Van Lent 727-602-0926 gvanlent@pasco countyfl.net	Weeki Wachee	BMAP or RAP	Weeki Wachee Springs	MFL - Meeting	Weeki Wachee Septic to Sewer Project	Pasco	28.430171	-82.58293	Wastewater Collection & Treatment	Design and construction of a sewer collection system which will remove from service a minimum of 242 existing septic tanks with the ability to service 24 vacant lots. Includes customer laterals and abandonment of the existing septic systems. Connection fees are not included in the funding request.	No	-	No	-	Yes	
3	SWFWMD	Devon Villareal 352-363-5934 devon.villareal@watermatters.org	Pasco County	Gerrit Van Lent 727-602-0926 gvanlent@pasco countyfl.net	Weeki Wachee	BMAP or RAP	Weeki Wachee Springs	MFL - Meeting	Wesley Center WWTP Expansion Phase 1	Pasco	28.26495	-82.32934	Wastewater Collection & Treatment	Design, permitting, and construction for expansion of the existing 9 MGD, secondary treatment Wesley Center Subregional Wastewater Treatment Facility to a 13.5 MGD facility to meet flow increases and upgrade the plant to AWT quality treatment.	No	-	No	-	Yes	
4	SWFWMD	Brent White 352-269-5182 Brent.White@watermatters.org	Pasco County	Gerrit Van Lent 727-602-0926 gvanlent@pasco countyfl.net	Weeki Wachee	BMAP or RAP	Weeki Wachee Springs	MFL - Meeting	Aripeka Septic to Sewer	Pasco	28.43049	-82.66319	Wastewater Collection & Treatment	Design, permitting, and construction for expansion of a sewer collection system which will remove from service a minimum of 128 residential septic tanks and decommission the Aripeka mobile home park package plant. Includes customer laterals and abandonment of the existing septic systems. Connection fees are included in the funding request.	No	-	No	-	Yes	

	IV. Water Quality			V. Water Quantity		VI. Land Acquisition	VI. Project Time and Cost									VII. Other
#	N Reduced (lbs/yr)	Number of Septic Tanks to be Eliminated with this project (Septic to Sewer)	Number of Potential Septic Tank Abandonments that this project will allow for in the future	Does this Project Have Water Quantity Benefits?	Quantity of Water Made Available (MGD)	Acres to be Acquired	State Funding Requested	Local Contribution	WMD Contribution	Third Party Contribution	Anticipated Start Date	Anticipated End Date	Estimated Design Completeion %	Has Permitting been completed?	Is this a multi-year project?	Additional Information
1	1,241	-	-	No	0	0	\$ 5,000,000	\$ -	\$ -	\$ -	2/2/2026	12/31/2029	95%	No	No	Ranking: Medium This project has received previous FDEP springs funding (LP27017) and is reapplying for funding due to cost increases.
2	2,310	242	24	No	0	0	\$ 2,005,927	\$ -	\$ -	\$ -	10/1/2026	5/1/2028	0%	No	Yes	Ranking: Medium Land acquisition is required to move forward with the project.
3	27,648	-	-	No	0	0	\$ 7,000,000	\$ 2,000,000.00	\$ -	\$ -	12/1/2025	12/1/2026	0%	No	No	Ranking: High Effluent goes into the Pasco County Master Reclaimed System which discharges reclaimed water into the Weeki Wachee BMAP.
4	767	128	-	No	0	0	\$ 2,940,000	\$ -	\$ -	\$ -	10/1/2025	10/1/2028	0%	No	Yes	Ranking: Low

	I. TOTAL PROJECT COST					II. Year 1 - Project Funding Breakout				
#	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Project Cost	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Year 1 Funding
1					\$ -					\$ -
3	\$ 14,221,090				\$14,221,090					\$2,005,927
4					\$ -					\$ -
5	\$ 14,700,000				\$ 14,700,000					\$2,940,000

	II. Year 2 - Project Funding Breakout					III. Year 3 - Project Funding Breakout				
#	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Year 2 Funding	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Year 3 Funding
1					\$ -					\$ -
3					\$12,215,163					\$ -
4					\$ -					\$ -
5					\$5,880,000					\$5,880,000

	III. Year 4 - Project Funding Brea					III. Year 5 - Project Funding Brea				
#	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Year 4 Funding	DEP/State Funding Amount	Local Contribution Amount	WMD Contribution Amount	Third Party Contribution Amount	TOTAL Year 5 Funding
1					\$					\$
3					\$					\$
4					\$					\$
5					\$ -					\$ -



# FDEP Springs Funding FY2026 Final Evaluations

April 22, 2025

**My Home.  
My Springs.**

Southwest Florida  
Water Management District

**#MySprings**

FY2026 FDEP Springs Funding Final Evaluations

Unit Number	Applicant	Project	Nitrogen Reduction (lbs/yr)	FDEP Request	WMD Request	Local Match	Other Funding	Total
APP02	Hernando County	<a href="#">Private Package Plant Connections</a>	1,241	\$ 5,000,000	\$ -	\$ -	\$ -	\$ 5,000,000
APP04	Pasco County	<a href="#">Weeki Wachee Septic to Sewer Project^</a>	2,310	\$ 2,005,927	\$ -	\$ -	\$ -	\$ 2,005,927
APP05	Pasco County	<a href="#">Wesley Chapel Center WWTP Expansion Phase 1</a>	27,648	\$ 7,000,000	\$ -	\$ 2,000,000	\$ -	\$ 9,000,000
APP06	Pasco County	<a href="#">Aripeka Septic to Sewer^</a>	767	\$ 2,940,000	\$ -	\$ -	\$ -	\$ 2,940,000
		^Multiyear request						
	Application Count:	4	31,966	\$ 16,945,927	\$ -	\$ 2,000,000	\$ -	\$ 18,945,927



Project No.	APP02	Private Package Plant Connections			FY2026
Hernando County					
Project Type:		Wastewater Collection & Treatment		Multiyear Contract:	No
DESCRIPTION					
Description:		Design, permitting, and construction of a sewer collection system to connect and decommission the Weeki Wachee North Mobile Home Park, Frontier Mobile Home Park, Topics RV Resort and Countryside Estates package plants to the Hernando County wastewater system. Connection fees are included in the funding request.			
Costs:		Total project cost: \$8,750,002 (Design, permitting & construction) Hernando County share: \$317,032 (\$0 in FY26, \$317,032 in previous funding) FDEP share: \$8,432,970 (\$5,000,000 all in FY26, \$3,432,970 in previous funding)			
PROJECT INFORMATION					
Spring Information:		High	Benefitting spring: Weeki Wachee  Yes    Benefitting spring is an OFS? Yes    Project located within the BMAP? Yes    Project located within the PFA?  The spring is approximately 7 miles from the project location.		
Project Benefit:		Medium	The benefit of this project will be the reduction of pollutant loads by an estimated 1,241 lbs/yr of TN.		
Cost Effectiveness:		Medium	The estimated cost for this project is \$235/lb TN.		
Related Strategies:		High	Yes    Project is listed in the BMAP list of projects or is anticipated to be listed in the BMAP in the next update? Yes    Benefitting spring has an MFL? Yes    Project is part of a specific water quality or water quantity improvement plan?		
Local Match:		Low	The project does not include a local match.		
Project Readiness:		Medium	Design is ongoing or will start before Dec 31 of the fiscal year funding is being requested.		
OVERALL RANKING					
		Medium			
FUNDING					
Funding Source		Prior	FY2026	Future	Total
FDEP		\$ 3,432,970	\$ 5,000,000	\$ -	\$ 8,432,970
Hernando County		\$ 317,032	\$ -	\$ -	\$ 317,032
Total		\$ 3,750,002	\$ 5,000,000	\$ -	\$ 8,750,002

Project No.	APP04	Weeki Wachee Septic to Sewer Project			FY2026
Pasco County					
Project Type:		Wastewater Collection & Treatment		Multiyear Contract:	Yes
DESCRIPTION					
Description:		Design and construction of a sewer collection system which will remove from service a minimum of 242 existing septic tanks with the ability to service 24 vacant lots. Includes customer laterals and abandonment of the existing septic systems. Connection fees are not included in the funding request.			
Costs:		Total project cost: \$14,221,090 (Design & construction) Pasco County share: \$0 FDEP share: \$14,221,090 (\$2,005,927 in FY26, \$12,215,163 in future funding)			
PROJECT INFORMATION					
Spring Information:		Medium	Benefitting spring: Weeki Wachee  Yes    Benefitting spring is an OFS? Yes    Project located within the BMAP? No    Project located within the PFA?  The spring is approximately 6 miles from the project location.		
Project Benefit:		Medium	The benefit of this project will be the reduction of pollutant loads by an estimated 2,310 lbs/yr of TN.		
Cost Effectiveness:		Medium	The estimated cost for this project is \$205/lb TN.		
Related Strategies:		High	No    Project is listed in the BMAP list of projects or is anticipated to be listed in the BMAP in the next update? Yes    Benefitting spring has an MFL? No    Project is part of a specific water quality or water quantity improvement plan?		
Local Match:		Low	The project does not include a local match.		
Project Readiness:		Low	Other elements must be addressed before design or construction may begin.		
OVERALL RANKING					
		Medium			
FUNDING					
Funding Source		Prior	FY2026	Future	Total
FDEP		\$ -	\$ 2,005,927	\$ 12,215,163	\$ 14,221,090
Total		\$ -	\$ 2,005,927	\$ 12,215,163	\$ 14,221,090

Project No.	APP05	Wesley Chapel Center WWTP Expansion Phase 1			FY2026
Pasco County					
Project Type:		Wastewater Collection & Treatment		Multiyear Contract:	No
DESCRIPTION					
Description:		Design, permitting, and construction for expansion of the existing 9 MGD, secondary treatment Wesley Center Subregional Wastewater Treatment Facility to a 13.5 MGD facility to meet flow increases and upgrade the plant to AWT quality treatment.			
Costs:		Total project cost: \$9,000,000 (Design, permitting, and construction) Pasco County share: \$2,000,000 FDEP share: \$7,000,000 all in FY26			
PROJECT INFORMATION					
Spring Information:		Medium	Benefitting spring: Weeki Wachee  Yes    Benefitting spring is an OFS? Yes    Project located within the BMAP? No    Project located within the PFA?  The spring is approximately 23 miles from the project location.		
Project Benefit:		High	The benefit of this project will be the reduction of pollutant loads by an estimated 27,648 lbs/yr of TN.		
Cost Effectiveness:		High	The estimated cost for this project is \$11/lb TN.		
Related Strategies:		High	No    Project is listed in the BMAP list of projects or is anticipated to be listed in the BMAP in the next update? Yes    Benefitting spring has an MFL? No    Project is part of a specific water quality or water quantity improvement plan?		
Local Match:		Medium	The local match is less than 25% of the project costs.		
Project Readiness:		Medium	Design is ongoing or will start before Dec 31 of the fiscal year funding is being requested.		
OVERALL RANKING					
		High			
FUNDING					
Funding Source		Prior	FY2026	Future	Total
FDEP		\$ -	\$ 7,000,000	\$ -	\$ 7,000,000
Pasco County		\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
Total		\$ -	\$ 9,000,000	\$ -	\$ 9,000,000



<b>Project No.</b>	<b>APP06</b>	<b>Aripeka Septic to Sewer</b>			<b>FY2026</b>
<b>Pasco County</b>					
<b>Project Type:</b>		Wastewater Collection & Treatment	Multiyear Contract:	Yes	
<b>DESCRIPTION</b>					
<b>Description:</b>		Design, permitting, and construction for expansion of a sewer collection system which will remove from service a minimum of 128 residential septic tanks and decommission the Aripeka mobile home park package plant. Includes customer laterals and abandonment of the existing septic systems. Connection fees are included in the funding request.			
<b>Costs:</b>		<b>Total project cost: \$14,700,000 (Design, permitting, &amp; construction)</b> Pasco County share: \$0 FDEP share: \$14,700,000 (\$2,940,000 in FY26 and \$11,760,000 anticipated to be requested in future years)			
<b>PROJECT INFORMATION</b>					
<b>Spring Information:</b>		Medium	Benefitting spring: Weeki Wachee  Yes Benefitting spring is an OFS? Yes Project located within the BMAP? No Project located within the PFA?  The spring is approximately 7.6 miles from the project location.		
<b>Project Benefit:</b>		Low	The benefit of this project will be the reduction of pollutant loads by an estimated 767 lbs/yr of TN. The benefit calculation methodology deviates from the FDEP guidance.		
<b>Cost Effectiveness:</b>		Low	The estimated cost for this project is \$639/lb TN.		
<b>Related Strategies:</b>		High	No Project is listed in the BMAP list of projects or is anticipated to be listed in the BMAP in the next update? Yes Benefitting spring has an MFL? No Project is part of a specific water quality or water quantity improvement plan?		
<b>Local Match:</b>		Low	The project does not include a local match.		
<b>Project Readiness:</b>		Medium	Design is ongoing or will start before Dec 31 of the fiscal year funding is being requested.		
<b>OVERALL RANKING</b>					
		Low			
<b>FUNDING</b>					
<b>Funding Source</b>		<b>Prior</b>	<b>FY2026</b>	<b>Future</b>	<b>Total</b>
FDEP		\$ -	\$ 2,940,000	\$ 11,760,000	\$ 14,700,000
<b>Total</b>		\$ -	\$ 2,940,000	\$ 11,760,000	\$ 14,700,000

**CONSENT AGENDA****April 22, 2025****Resource Management Committee: Approve the Highlands Hammock Watershed Management Plan Floodplain Information for Regulatory Use and to Update Flood Insurance Rate Maps in Highlands County (Q181)***Purpose*

Request the Board's approval to use the Highlands Hammock Watershed Management Plan (WMP) floodplain information for regulatory purposes and to update Flood Insurance Rate Maps (FIRMs) in Highlands County (County). The WMP evaluates the capacity of the watershed in achieving flood protection primarily through computer modeling. The watershed model and floodplain information have gone through the District's process that includes internal review and external peer review by experienced licensed professional engineers. The WMP floodplain information serves as the basis for updating the FIRMs for the Federal Emergency Management Agency (FEMA). The County may coordinate with FEMA to produce the preliminary FIRMs at a future date. This coordination may include additional public meetings to present the preliminary floodplain information, provide an opportunity for additional comments, and incorporate this information into FEMA's mapping specifications.

*Background/History*

Flood protection and floodplain information have been a priority at the District since the inception of the organization. To improve the floodplain information, the District has partnered with local governments more than two decades to develop regional scale flood routing models to identify flood prone areas, improve local government's understanding of their flood protection level of service, and plan for implementation projects to reduce flood risk. Since November 2008, District staff have obtained Governing Board approval to use WMP floodplain information for updating FIRMs for 106 watersheds throughout the District. Implementing the Environmental Resource Permitting (ERP) program using WMP floodplain information to maintain current levels of flood protection is identified as a strategic initiative in the District's Strategic Plan 2025-2029. Upon the Governing Board's approval, WMP floodplain information for these watersheds is typically used as best information available by the ERP program.

Floodplain information for the Highlands Hammock watershed was prepared by a District hired consultant DRMP, Inc., Engineering Firm of Record, reviewed by the District and then reviewed by the District's independent peer review consultant, JMT, Inc. Floodplain information for the watershed was presented for public review and comment through a virtual public outreach initiative from September 27, 2024 to November 11, 2024. During the outreach period, the District received approximately 47 unique comments. This data was used to make model refinements where appropriate. The watershed model and preliminary floodplain data reasonably reflect recent significant storm events and currently represent most accurate floodplain information available for the watershed.

Staff Recommendation:

Approve use of the Highlands Hammock Watershed Management Plan floodplain information for best information available by the District ERP program and to update Flood Insurance Rate Maps in Highlands County.

Presenter:

Terese Power, P.E., CFM, Manager, Engineering and Project Management Bureau

## CONSENT AGENDA

**April 22, 2025**

### **Resource Management Committee: North Hillsborough Aquifer Recharge Program (NHARP) Phase 2 (Q064) – Scope and Cost Revision**

#### *Purpose*

The purpose of this item is to request Governing Board approval to revise the scope of work and cost for the Hillsborough County North Hillsborough Aquifer Recharge Program (NHARP) Phase 2 (Q064) cooperative funding project.

#### *Background/History*

The NHARP Phase 2 project is a feasibility study that includes the construction and testing of three exploratory wells to evaluate recharge locations as part of Hillsborough County's Northwest Hillsborough Aquifer Recharge Program. When completed, the study will aid in the determination of the hydrogeological characteristics and water quality of the targeted Avon Park Formation of the Upper Floridan aquifer, as well as the approximate depth of the base of the underground source of drinking water (USDW) in the general vicinity of northwest Hillsborough County (County).

The Governing Board approved funding for this project for fiscal year 2020 and the District entered into a Cooperative Funding Agreement with Hillsborough County in October 2020. The total project cost was \$1,500,000 with the District's share at 50 percent, or \$750,000.

The County has requested to reduce the number of exploratory wells included in the original scope of work. The County has successfully drilled one exploratory well and has entered into an interlocal agreement with the Hillsborough County School Board to secure a suitable location for the second exploratory well. Drilling activities for the second exploratory well are expected to begin in August 2025 and the County expects to have the construction completed by August 2026. At this time, due to difficulties with locating and securing a suitable third exploratory well site, the County requested to reduce the scope of work from three to two exploratory wells, which would result in a corresponding reduction in the District's funding share.

#### *Benefits/Costs*

Information from this study will help determine the viability of expanding the use of reclaimed water for aquifer recharge to manage the rate of saltwater intrusion and aid in recovery of aquifer water levels in the Northern Tampa Bay Water Use Caution Area. Hydrogeological data obtained as part of the project with two exploratory wells will remain valuable information that will support selection of the recharge zone and aid in pursuing permits for future recharge wells, if determined to be feasible for a future project.

The total initial Board approved project cost is \$1,500,000 with the District's share of funding at 50%, or \$750,000. Given the County's request, staff are recommending a reduction of the number of exploratory wells identified in the original project scope, from three to two wells, as well as to proportionally reduce the District's funding share by \$250,000, from \$750,000 to \$500,000.

Staff Recommendation:

Authorize staff to amend the Hillsborough County North Hillsborough Aquifer Recharge Program Phase 2 (Q064) cooperative funding agreement to:

1. Revise the number of exploratory wells from three to two.
2. Reduce the District's funding share from \$750,000 to \$500,000.

Presenter:

Jay Hoecker, PMP, Bureau Chief, Water Resources Bureau

## CONSENT AGENDA

**April 22, 2025**

### **Operations, Lands and Resource Monitoring Committee: First Amendment to Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County)**

#### *Purpose*

Recommend the Governing Board approve the First Amendment to Perpetual Conservation Easement (Amendment), which incorporates the encumbrance of additional property into the existing Perpetual Conservation Easement identified as SWF Parcel No. 10-200-1144C (Conservation Easement), relocates a designated homesite within the Conservation Easement, and establishes a new homesite within the Conservation Easement. The Amendment is attached as Exhibit 1. A Location Map and a Site Map of the Conservation Easement are attached as Exhibits 2 and 3, respectively.

#### *Background/History*

In November of 1997, the Governing Board approved the purchase of a less than fee interest in approximately 991 acres of real property in Lake County, Florida (the Encumbered Property), and on January 30, 1998, the District closed on the purchase of the Conservation Easement from Claude O. Godwin, Donald G. Rhodes as Trustee u/t/d 12/6/93, and Reuben Joseph O'Berry aka Joseph O'Berry (the Original Owners) for the common purpose of conserving certain natural values and characteristics of the Encumbered Property. The Conservation Easement was recorded in Official Record Book 1580, Page 1854, in the Public Records of Lake County, Florida. A copy of the recorded Conservation Easement is attached as Exhibit 4.

In connection with the Conservation Easement, a Baseline Natural Resource Inventory report (BNRI) was prepared by Environmental Consulting & Technology, Inc., which identified three (3) potential homesite locations on the Encumbered Property. A copy of the BNRI is attached as Exhibit 5.

The Encumbered Property was subsequently sold by the Original Owners to Green Swamp Reserve, Inc. and James Modica (Current Owner).

In February 2023, the Current Owner entered into a Vacant Land Contract (Contract) to sell a portion of the Encumbered Property to Arthur and Connie Raney. Pursuant to the Contract, the parties agreed to the relocation of one of the homesites designated in the BNRI (Homesite #3), consisting of approximately 43 acres, to a different location within the Conservation Easement area being retained by the Current Owner, pending District approval. A request was subsequently made to the District by the Current Owner to amend the Conservation Easement in accordance with the Contract, relocating Homesite #3 and reducing the size to approximately 17 acres and establishing an additional homesite (Homesite #4), of approximately 11 acres. The reduction in size and relocation of Homesite #3 along with the addition of Homesite #4 provides a net gain of approximately 15 acres to the District. A map of the proposed relocation of Homesite #3 and the new Homesite #4 is attached as Exhibit 6.

In exchange for the Current Owner's request to relocate Homesite #3 and the addition of Homesite #4, the Current Owner will add certain additional property (Additional Property) to the Conservation Easement, subject to the same terms and conditions thereof.

The Additional Property is comprised of 24 parcels and totals approximately 25 acres. A map of the Additional Property to be encumbered by the Conservation Easement is attached as Exhibit 7.

### *Benefits/Costs*

The Additional Property, the relocation and reduced acreage of Homesite #3, and the addition of Homesite #4 result in the addition of approximately 40 acres to the current Conservation Easement.

### Staff Recommendation:

- Approve the First Amendment to Perpetual Conservation Easement for the incorporation of the Additional Property into the Conservation Easement, the relocation of Homesite #3, and the establishment of a new Homesite #4 into the Conservation Easement.
- Approve and authorize the Chairman and Secretary of the Governing Board to execute the First Amendment to Perpetual Conservation Easement on behalf of the District.
- Designate the Additional Property to be incorporated into the Conservation Easement as having been acquired for conservation purposes;
- Authorize staff to make minor changes or corrections to conform documents or correct errors; any substantive changes will be subject to Governing Board review and approval; and
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

### Presenter:

Ellen Morrison, Bureau Chief, Land Resources Bureau

Approved by Attorney: DJD  
SWF Parcel No. 10-200-1144C

Prepared by and return to:  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, FL 34604-6899  
Attn. Land Resources Bureau

## **FIRST AMENDMENT TO PERPETUAL CONSERVATION EASEMENT**

This First Amendment to Perpetual Conservation Easement (First Amendment) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, a public corporation existing under Chapter 373, Florida Statutes, having an address of 2379 Broad Street, Brooksville, Florida 34604, hereinafter referred to as the District, and James V. Modica, whose address is 10650 Arrowtree Blvd., Clermont, Florida 34715, Green Swamp Reserve, Inc., a Florida corporation, whose address is 10650 Arrowtree Boulevard, Clermont, Florida 34715 hereinafter referred to as Fee Owner 1, and Arthur V. Raney, Jr., Trustee of the Arthur V. Raney, Jr. Family Trust dated January 16, 2006, as amended as to a 50% interest and Connie J. Raney, Trustee of the Connie J. Raney Family Trust dated January 16, 2006, as amended as to a 50% interest, whose address is P.O. Box 686, Groveland, Florida 34736, hereinafter referred to as Fee Owner 2, and collectively referred to as the Parties and each singularly a Party.

### **WITNESSETH**

**WHEREAS**, the District owns that certain Perpetual Conservation Easement (Conservation Easement) for its benefit as recorded in Official Record Book 1580 Page 1854, of the Public Records of Lake County Florida; and

**WHEREAS**, Fee Owner 1 and Fee Owner 2 are the fee simple owners of the property encumbered by said Conservation Easement; and

**WHEREAS**, Fee Owner 1 wishes to relocate Homesite No. 3 as described in the District's Baseline Natural Resource Inventory Report (BNRI) dated January 1998 to another location within the Conservation Easement area; and

**WHEREAS**, Fee Owner 1 also wishes to establish an additional homesite on the Conservation Easement (Homesite No. 4); and

**WHEREAS**, Fee Owner 1 owns additional parcels which are not encumbered by the Conservation Easement ("Additional Property"); and

**WHEREAS**, the Parties have agreed to encumber the Additional Property under the Conservation Easement, to relocate Homesite No. 3 to a designated site within the Conservation Easement, and to establish Homesite No. 4 within the Conservation Easement.

**NOW THEREFORE**, in consideration of the above recitals and the mutual covenants, terms, conditions, and restrictions contained herein, the Parties hereby amend the Conservation Easement as follows:

1. Recitals. The above "WHEREAS" clauses are true and correct and, by this reference, are incorporated into and made a part of this First Amendment.

2. The Additional Property as identified in Exhibit A attached hereto and made a part hereof will be encumbered subject to the same terms, conditions, and restrictions as contained in the Conservation Easement.

3. Homesite No. 3 will be relocated, and Homesite No. 4 will be established within the Conservation Easement as set forth on Exhibit B attached hereto and made a part hereof.

4. Covenant Running with the Land. The covenants, terms, conditions, and restrictions of the Conservation Easement, as amended by this First Amendment, shall be binding upon, and insure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity.

5. Conflict. In the event of a conflict between the terms of this First Amendment and the Conservation Easement, the terms of the First Amendment shall prevail.

6. Duration. The rights conveyed in this First Amendment shall be perpetual and shall not be extinguishable by any method in Chapter 712, Florida Statutes.

7. All Other Terms Remain the Same. Except as expressly modified in this First Amendment, all other terms of the Conservation Easement shall continue in full force and effect, and District and the Parties hereby ratify and affirm all of their respective rights and obligations under the Conservation Easement, as amended by this First Amendment.

*[Remainder of page Intentionally left blank, attestations on following page]*



IN WITNESS WHEREOF, the undersigned have by their duly authorized representatives executed this First Amendment as of the day and set forth below their respective signatures.

SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT, a public corporation  
of the State of Florida

By: \_\_\_\_\_  
Michelle Williamson, Chair

(seal)

ATTEST:

By: \_\_\_\_\_  
Paul J. Bispham, Secretary

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Michelle Williamson, as Chair, of the GOVERNING BOARD OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, who is personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

My commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Paul J. Bispham, Secretary, as Secretary, of the GOVERNING BOARD OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, who is personally known to me.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have by their duly authorized representatives executed this First Amendment as of the day and set forth below their respective signatures.

Signed, sealed, and delivered in  
in the presence of:

Green Swamp Reserve, Inc., a Florida  
corporation

\_\_\_\_\_

By: \_\_\_\_\_

Print Name

Print Name

\_\_\_\_\_

Title

Print Name

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence  
or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by  
\_\_\_\_\_, as \_\_\_\_\_ of Green Swamp Reserve,  
Inc., a Florida corporation, on behalf of the corporation. He/She is ☐ personally known to me, or  
☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have by their duly authorized representatives executed this First Amendment as of the day and set forth below their respective signatures.

\_\_\_\_\_

James V. Modica

Print Name

\_\_\_\_\_

Print Name

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by James V. Modica, who is ☐ personally known to me, or ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have by their duly authorized representatives executed this First Amendment as of the day and set forth below their respective signatures.

\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Arthur V. Raney, Jr., Trustee of the  
Arthur V. Raney, Jr. Family Trust dated January 16,  
2006

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Arthur V. Raney, Jr., as Trustee of the Arthur V. Raney, Jr. Family Trust dated January 16, 2006, who is ☐ personally known to me, or ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

IN WITNESS WHEREOF, the undersigned have by their duly authorized representatives executed this First Amendment as of the day and set forth below their respective signatures.

\_\_\_\_\_  
\_\_\_\_\_

Print Name

\_\_\_\_\_

Print Name

COUNTY OF \_\_\_\_\_

\_\_\_\_\_  
Connie J. Raney, Trustee of the  
Connie J. Raney Family Trust dated January 16,  
2006

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Connie J. Raney, Trustee of the Connie J. Raney Family Trust dated January 16, 2006, who is ☐ personally known to me, or ☐ produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public - State of Florida

Printed Name: \_\_\_\_\_

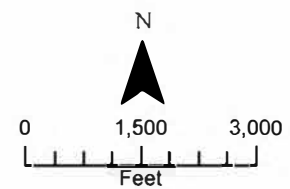
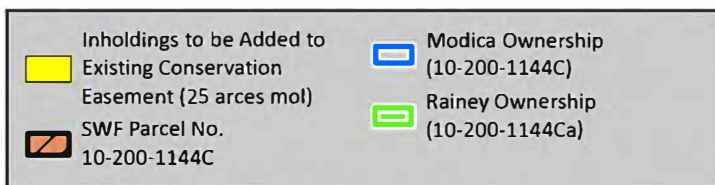
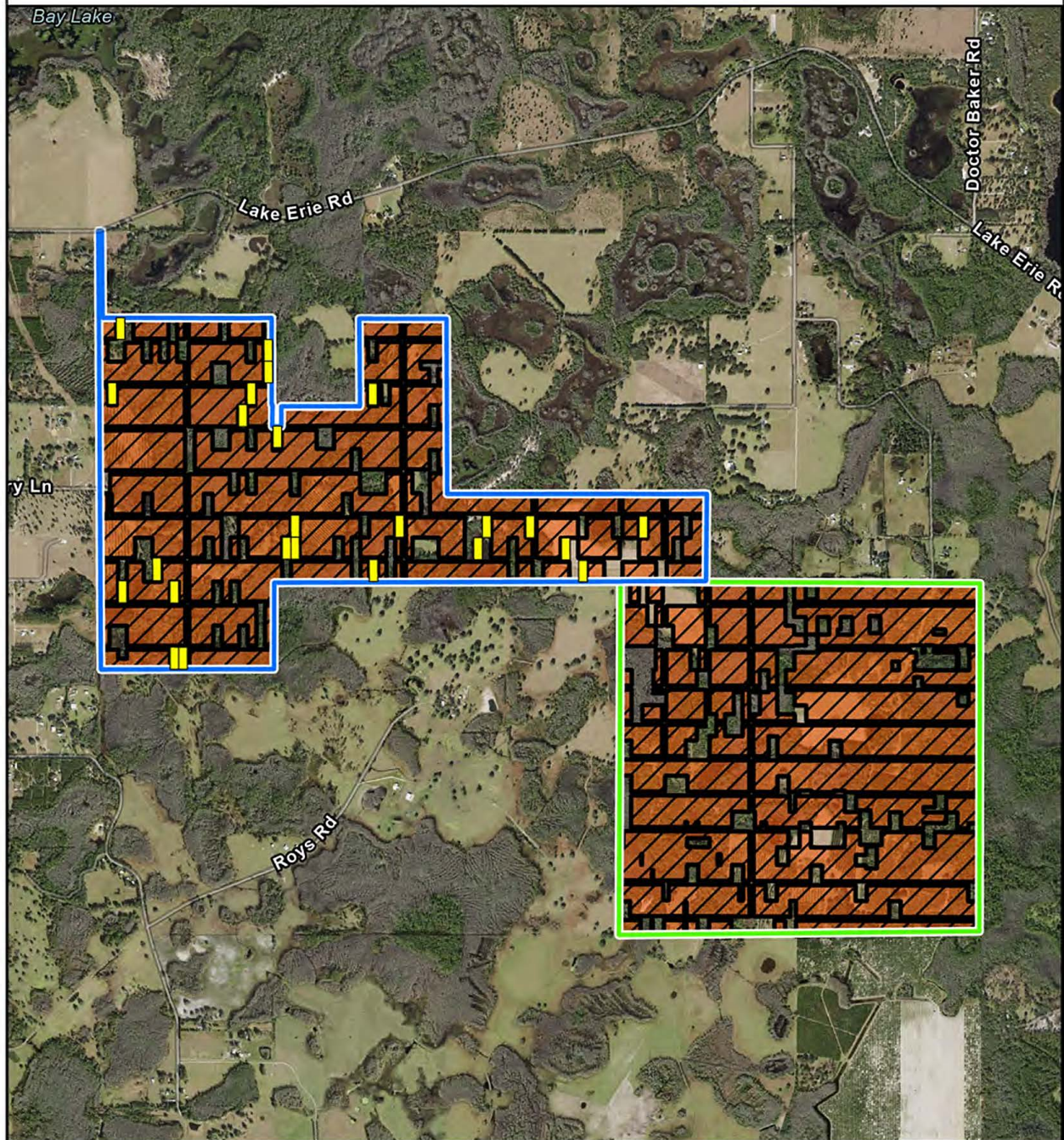
My Commission Expires: \_\_\_\_\_

Commission No: \_\_\_\_\_

**EXHIBIT “A”**  
**Additional Property**

**The Remainder of this page intentionally left blank**

# Exhibit A Additional Property

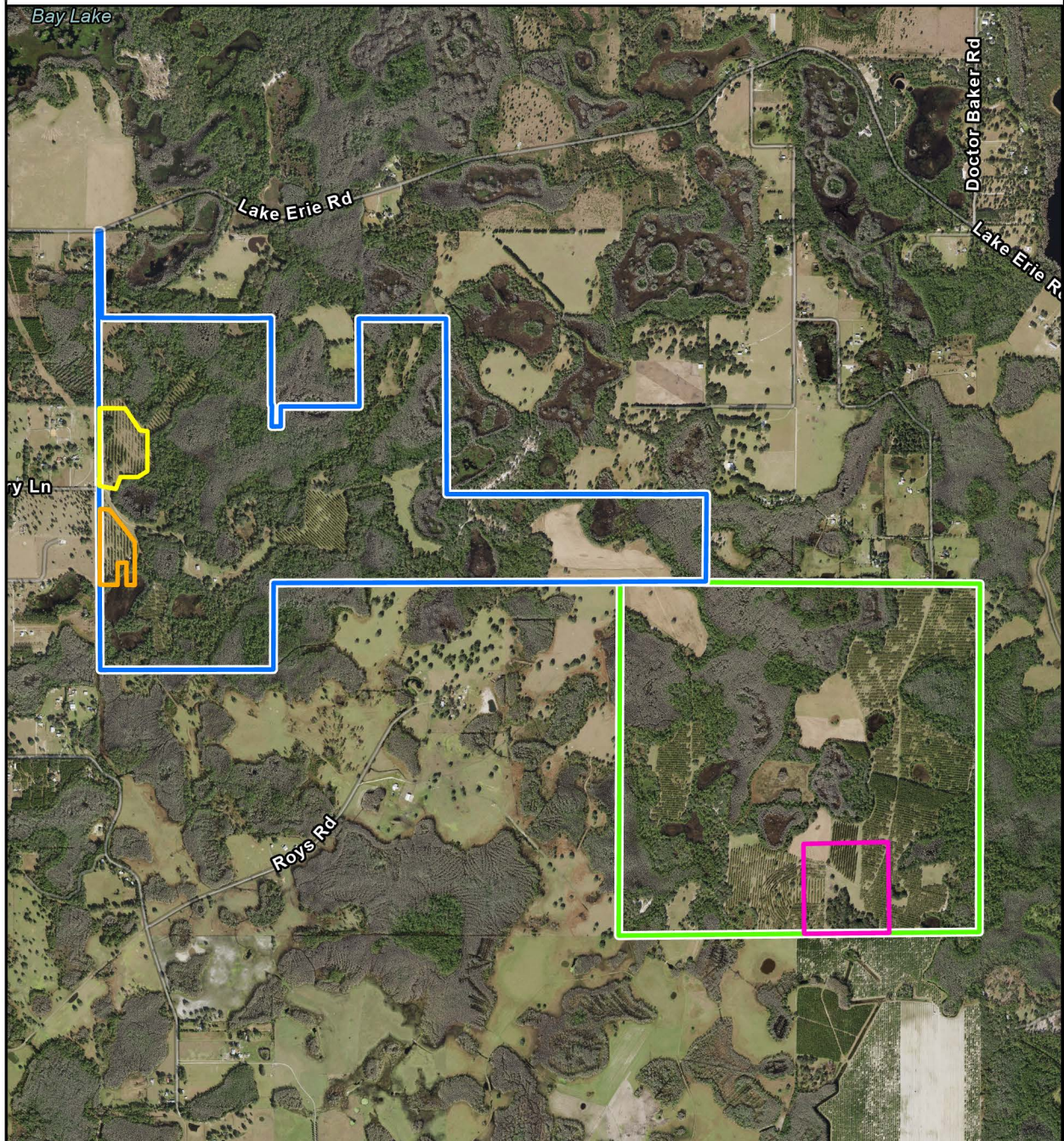









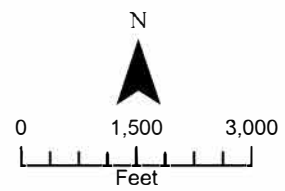
**EXHIBIT “B”**  
**Homesites 3 & 4**

**The Remainder of this page intentionally left blank**

# Exhibit B Homesites 3 & 4



 Modica Ownership (10-200-1144C)	 Current Homesite #3
 Rainey Ownership (10-200-1144Ca)	 Proposed Homesite #3
	 Proposed Homesite #4





## SKETCH OF DESCRIPTION

### NORTH PARCEL - STORY LANE

PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

#### DESCRIPTION

A PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, GROVELAND, LAKE COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS:

AREA ABOVE RESERVED FOR RECORDING INFORMATION

**BEGIN** AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE RUN SOUTH 89°49'55" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 22, A DISTANCE OF 394.61 FEET; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 33°48'20" EAST A DISTANCE OF 405.23 FEET; THENCE RUN SOUTH 83°06'45" EAST A DISTANCE OF 116.20 FEET; THENCE RUN SOUTH 00°05'37" WEST A DISTANCE OF 611.91 FEET; THENCE RUN SOUTH 58°24'56" WEST A DISTANCE OF 172.56 FEET; THENCE RUN NORTH 89°55'57" WEST A DISTANCE OF 265.24 FEET; THENCE RUN SOUTH 21°34'36" WEST A DISTANCE OF 196.04 FEET; THENCE RUN NORTH 79°35'63" WEST A DISTANCE OF 256.25 FEET TO A POINT LYING ON THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 22. THENCE ALONG SAID WESTERLY LINE, RUN NORTH 00°05'37" EAST A DISTANCE OF 1189.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 737380.04 SQUARE FEET OR 16.928 ACRES, MORE OR LESS.

#### SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON **WEST LINE OF SOUTHEAST 1/4 OF SECTION 22-23S-24E**, WHICH BEARS N00°05'37"E, PER ASSUMED DATUM.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 2 OF 2 FOR SKETCH, LINE AND CURVE TABLES.

THIS IS NOT A SURVEY.

#### SKETCH OF DESCRIPTION

PORTION OF SECTION 22, TOWNSHIP  
23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY,  
FLORIDA

JOB NO.: 240722	DATE	REVISIONS	TECH
SCALE: 1"= 200'	.	.	.
DRAWN BY: BS	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE #	.	.	.
240722_3500 STORY	.	.	.
LANE.DWG	.	.	.



I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY E. GLENN TURNER PSM  
#5643 PER FAC 5J-17.062(2)

# SKETCH OF DESCRIPTION NORTH PARCEL - STORY LANE

PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

AREA ABOVE RESERVED FOR RECORDING INFORMATION

NW 1/4 OF SECTION  
22-23S-24E

NE 1/4 OF SECTION 22-23S-24E

N LINE OF SE 1/4 OF SECTION 22-23S-24E

**POB**

NE CORNER OF SE 1/4 OF  
SECTION 22-23S-24E

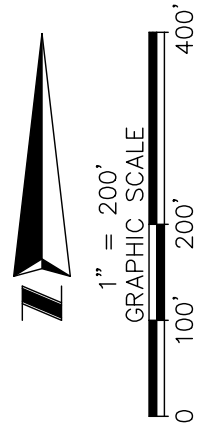
LINE	BEARING	DISTANCE
L1	S 89°49'55" E	394.61'
L2	S 33°48'20" E	405.23'
L3	S 83°06'45" E	116.20'
L4	S 00°05'37" W	611.91'
L5	S 58°24'56" W	172.56'
L6	N 89°55'57" W	265.24'
L7	S 21°34'36" W	196.04'
L8	N 79°35'53" W	256.25'
L9	N 00°05'37" E	1189.82'

SW 1/4 OF SECTION  
22-23S-24E

W LINE OF SE 1/4 OF SECTION 22-23S-24E

N 00°05'37" E (REFERENCE BEARING)

SE 1/4 OF SECTION  
22-23S-24E



THIS SKETCH IS NOT A SURVEY.

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

## LEGEND AND ABBREVIATIONS

(R) RECORD DATA  
(C) CALCULATED DATA  
(M) FIELD MEASURED DATA  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
E EAST  
S SOUTH  
SE SOUTHEAST



AMERICAN  
SURVEYING  
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
221 CIRCLE DRIVE, MAITLAND, FLORIDA 32759  
(407) 426-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

## SKETCH OF DESCRIPTION SOUTH PARCEL - STORY LANE

PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

### DESCRIPTION

A PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, GROVELAND, LAKE COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS:

AREA ABOVE RESERVED FOR RECORDING INFORMATION

**BEGIN** AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE RUN NORTH 00°05'37" EAST ALONG THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 1159.40 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 86°20'55" EAST A DISTANCE OF 145.43 FEET; THENCE RUN SOUTH 38°54'27" EAST A DISTANCE OF 310.48 FEET; THENCE RUN SOUTH 37°15'10" EAST A DISTANCE OF 322.20 FEET; THENCE RUN SOUTH 00°05'37" WEST A DISTANCE OF 658.47 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID SOUTHERLY LINE, RUN NORTH 89°18'57" WEST A DISTANCE OF 127.01 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 00°05'37" EAST A DISTANCE OF 344.68 FEET; THENCE RUN SOUTH 87°05'06" WEST A DISTANCE OF 136.19 FEET; THENCE RUN SOUTH 00°05'37" WEST A DISTANCE OF 336.13 FEET TO A POINT ON SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE, RUN NORTH 89°18'57" WEST A DISTANCE OF 273.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 476674.58 SQUARE FEET OR 10.943 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT ALL.
5. BEARINGS SHOWN HEREON ARE BASED ON **WEST LINE OF SOUTHEAST 1/4 OF SECTION 22-23S-24E**, WHICH BEARS N00°05'37"E, PER ASSUMED DATUM.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 2 OF 2 FOR SKETCH, LINE AND CURVE TABLES.

THIS IS NOT A SURVEY.

### SKETCH OF DESCRIPTION

PORTION OF SECTION 22, TOWNSHIP  
23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY,  
FLORIDA



**AMERICAN SURVEYING  
& MAPPING, INC.**

**NDDS NATIONAL DUE  
DILIGENCE SERVICES**  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751  
407-426-7979  
americansurveyingandmapping.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

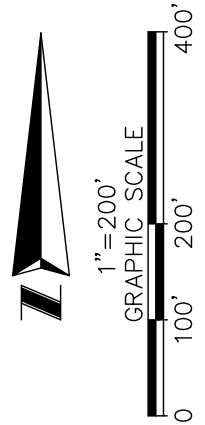
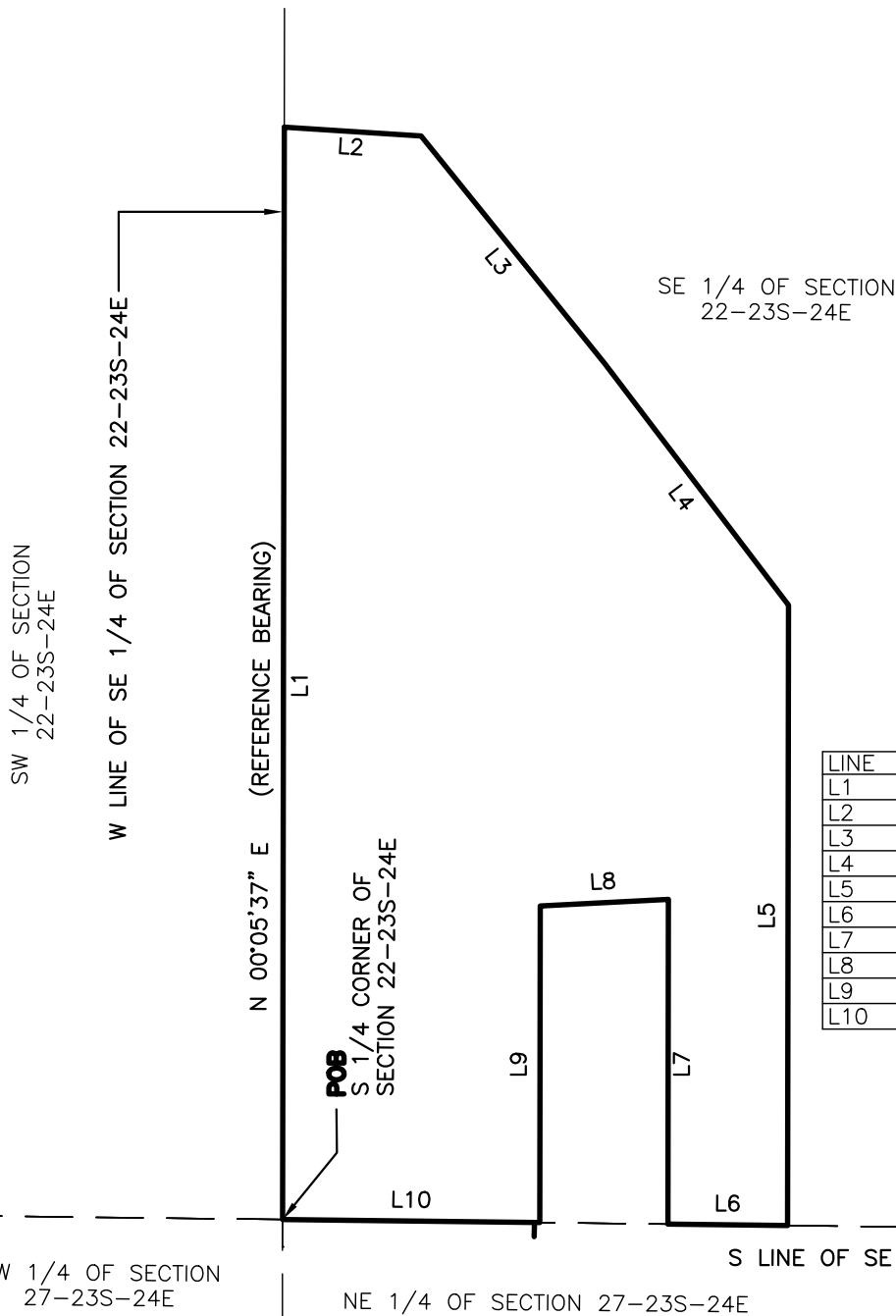
THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY E. GLENN TURNER PSM  
#5643 PER FAC 5J-17.062(2)

JOB NO.: 240722	DATE	REVISIONS	TECH
SCALE: 1"= 200'	.	.	.
DRAWN BY: BS	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE #	.	.	.
240722...3500 STORY	.	.	.
LANE.DWG	.	.	.

# SKETCH OF DESCRIPTION SOUTH PARCEL - STORY LANE

PORTION OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

AREA ABOVE RESERVED FOR RECORDING INFORMATION



LINE	BEARING	DISTANCE
L1	N 00°05'37" E	1159.40'
L2	S 86°20'55" E	145.43'
L3	S 38°54'27" E	310.48'
L4	S 37°15'10" E	322.20'
L5	S 00°05'37" W	658.47'
L6	N 89°18'57" W	127.01'
L7	N 00°05'37" E	344.68'
L8	S 87°05'06" W	136.19'
L9	S 00°05'37" W	336.13'
L10	N 89°18'57" W	273.01'

THIS SKETCH IS NOT A SURVEY.

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

## LEGEND AND ABBREVIATIONS

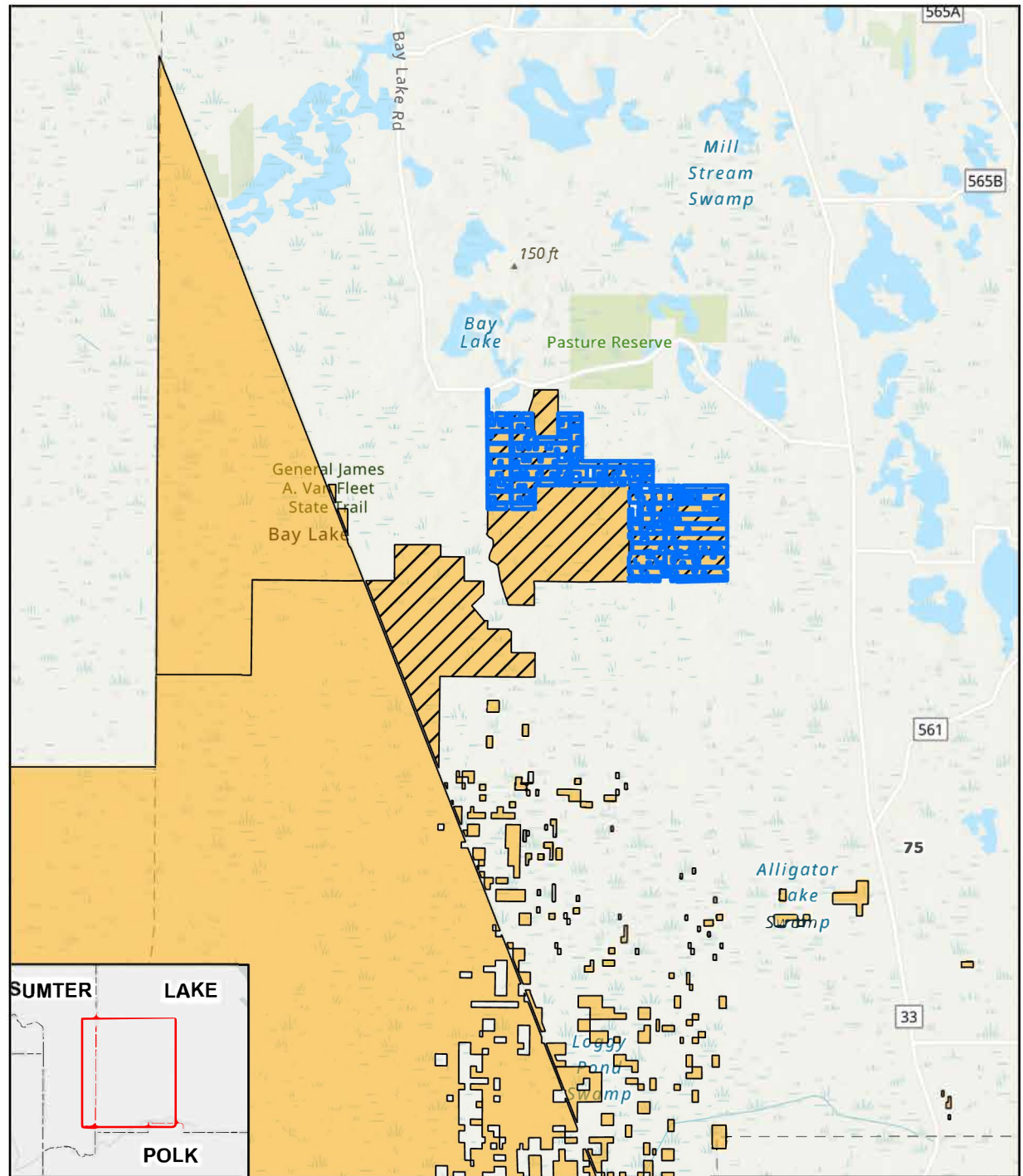
(R) RECORD DATA  
(C) CALCULATED DATA  
(M) FIELD MEASURED DATA  
POC POINT OF COMMENCEMENT  
POB POINT OF BEGINNING  
E EAST  
S SOUTH  
SE SOUTHEAST



AMERICAN  
SURVEYING  
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393  
221 CIRCLE DRIVE, MAITLAND, FLORIDA 32759  
(407) 426-7979  
WWW.AMERICANSURVEYINGANDMAPPING.COM

# Exhibit 2 SWF Parcel No. 10-200-1144C Location Map



Esri, NASA, NGA, USGS, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, FDEP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

- District Owned Lands Fee Simple
- District Conservation Easement
- SWF Parcel No. 10-200-1144C

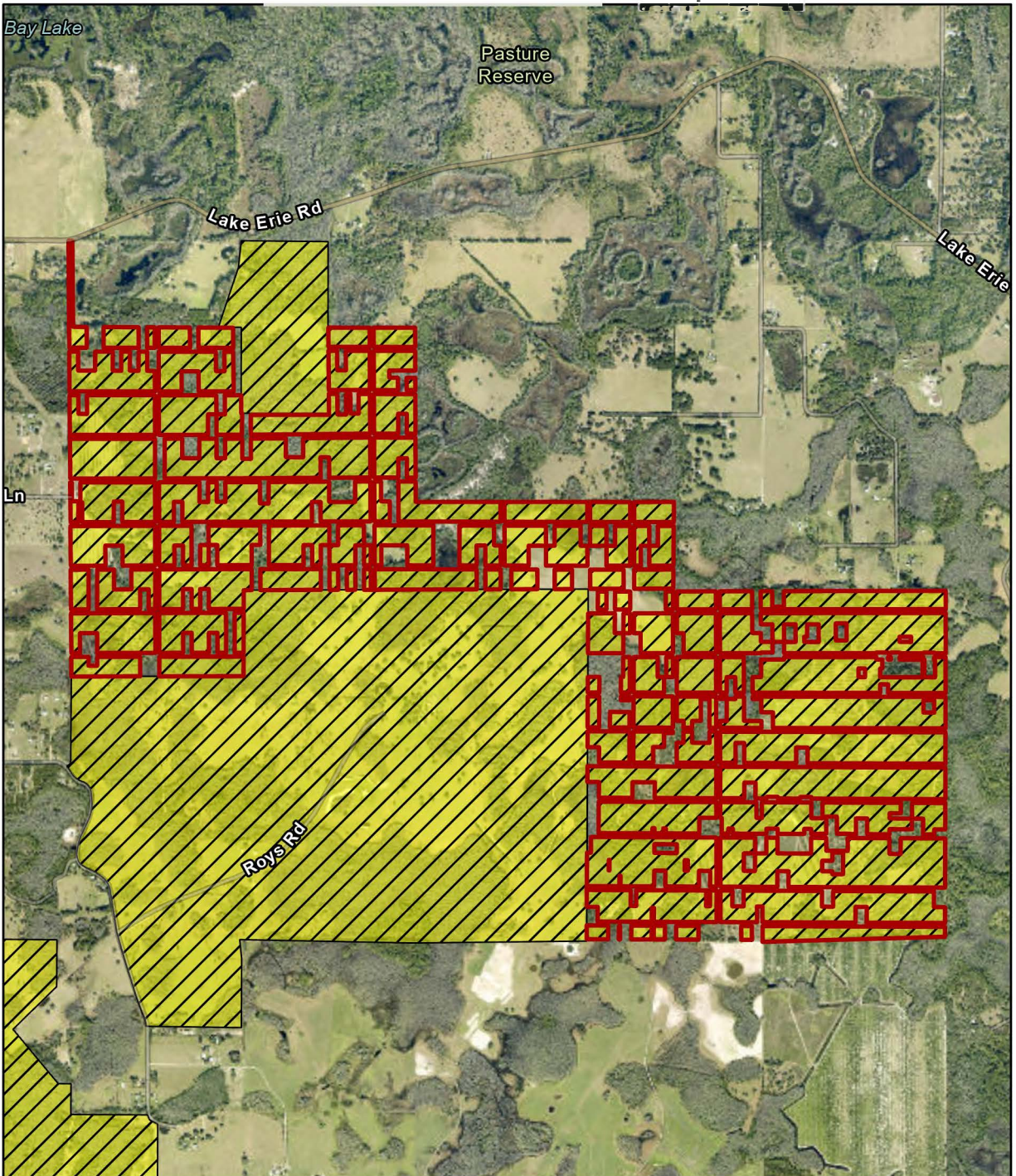
0 0.5 1  
Miles





Southwest Florida  
Water Management District



Exhibit 3  
SWF Parcel No. 10-200-1144C  
Site Map



State of Florida, Maxar, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

-  SWF Parcel No. 10-200-1144C
-  District Conservation Easement

0 1,000 2,000  
Feet



Southwest Florida  
Water Management District



# Exhibit 4

98 07287

O.R. BOOK 1580 PAGE 1854

SWF Parcel No. 10-200-1144C

Approved by Attorney [Signature]

REC 101.00 RECEIVED FOR  
TF 13.00 EXCISE TAXES  
MORT. DOC. \_\_\_\_\_  
DEED DOC 3815.70  
INT \_\_\_\_\_  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY [Signature] D.C.

## PERPETUAL CONSERVATION EASEMENT

This Indenture, made and entered into this 30 day of JAN, 1998, by and between Claude O. Godwin, Donald G. Rhodes as Trustee u/t/d 12/6/93, and Reuben Joseph O'Berry a/k/a Joseph O'Berry, whose address is Post Office Box 6523, Titusville, Florida 32782, hereinafter referred to as "the Grantors", and the Southwest Florida Water Management District, a public corporation created by Chapter 61-691, Laws of Florida, as amended, whose address is 2379 Broad Street, Brooksville, Florida 34609-6899, hereinafter referred to as "the Grantee".

### WITNESSETH:

Whereas, the Grantors are the owners in fee simple of certain real property lying and being situated in Lake County, Florida, more specifically described in Exhibit "A", attached hereto and incorporated herein by reference, hereinafter referred to as "the protected property"; and

Whereas, the Grantors and the Grantee mutually recognize the natural, scenic and special character of the protected property and have the common purpose of conserving certain natural values and character of the protected property by conveyance to the Grantee of a Perpetual Conservation Easement on, over and across the protected property, which shall conserve the value, character, ecological integrity and hydrological integrity of the protected property, conserve and protect the animal and plant populations on the protected property, and prohibit certain further development activity on the protected property.

Now, Therefore, the Grantors, in consideration of ten dollars and no cents (\$10.00), and other good and valuable consideration in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the Grantee and its successors and assigns a Perpetual Conservation Easement on, over and across the protected property for the purposes as set forth above, and pursuant to Section 704.06, Florida Statutes.

R HERDANDO TITLE  
615 W JEFFERSON  
BROOKSVILLE FL  
34601

**I. PROHIBITED/RESTRICTED USES**

**The Grantors hereby restrict the use of the protected property as follows:**

**1. Construction.** There shall be no further construction of or the placing of new buildings, roads, signs, billboards or other advertising, or other structures on or above the ground, except that the Grantors shall have the right to maintain any and all existing buildings, roads, fences, fish ponds and drainage ditches in an attractive and usable condition without the consent of the Grantee, subject to obtaining all consent or permits lawfully required therefore. However, the construction or operation of barns, fences or other buildings necessary to agricultural activities is permitted. One existing single family home is acceptable. Two future single family homes can be constructed on the protected property provided they are located on that portion of the protected property as identified on the base-line natural resources inventory.

**2. Dumping.** Except as provided by law, there shall be no dumping or placing of soil, trash, solid or liquid waste (including sludge), or unsightly, offensive, or hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants, including but not limited to those as defined by the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901-6991 or the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601-9674, as amended by the Superfund Amendments and Reauthorization Act of 1986, or any Florida Statute defining hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants (hereinafter collectively referred to as "Contaminants") on the protected property. However, this provision shall not be construed to prevent the deposit of household waste or animal waste generated on the protected property.

**3. Exotics.** There shall be no planting of nuisance exotic or non-native plants as listed by the Exotic Pest Plant Council (EPPC), except bahia pasture grasses approved for domestic use. There shall be management and control of any occurrence of nuisance exotic or non-native plants to the degree practical. Management and control applies to the following unless others are observed during monitoring events: Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogon Grass, Torpedo Grass, Australian Pine, Water Hyacinth, Hydrilla, Air Potato, Chinese Tallow, Water Lettuce and Kudzu.

**4. Pesticides/Herbicides.** Pesticides or herbicides must be applied according to Best Management Practices (BMPs) if applicable or in their absence in accordance with current label instructions.

**5. Fertilizer.** Shall be applied as a maximum according to Best Management Practices (BMPs).



**6. Mining.** There shall be no exploration for or extraction of oil or gas, mining, excavation, dredging, or removal of sand, loam, peat, gravel, rock, soil, or other material, except as provided in paragraph 1.

**7. Endangered Species.** There shall be no adverse impacts to threatened or endangered species.

**8. Archaeological, Cultural or Historical Sites.** There shall be no intentional destruction or damage to any sites of archaeological, cultural or historical significance, when any such sites have been specifically identified as such to Grantors by any United States or State of Florida agency, unless authorized or approved by the appropriate officials of the State of Florida having jurisdiction thereover.

**II. RIGHTS RESERVED TO Grantors**  
**(Rights not specifically reserved herein are not allowed)**

Grantors reserve in perpetuity, and reserve for their successors and assigns in perpetuity, the following reserved rights, which may be exercised at any time (subject to any notice requirements set forth below):

**1. Sale of Protected Property.** Grantors shall have the right to sell, rent or mortgage the protected property provided that the protected property is not divided into more than two parcels. Any sale of a fractional interest will not be prohibited by this paragraph. Any such interest granted subsequent to this document shall be secondary to this Perpetual Conservation Easement. **Grantors and Grantee agree that the sale of approximately thirty-five (35) acres described as SE 1/4 of NW 1/4 of Section 23-23-24 will not be counted as a division of the protected property.**

**2. Existing Agricultural Areas.** Areas currently improved for agricultural activities, or cattle operation as established by a base-line natural resources inventory can continue to be used for these existing activities or converted to other agricultural activities. Lands that are established by the base-line natural resources inventory as being native range must remain native range and lands that are established as natural lands must remain natural lands.

**a. Other Agricultural Activities.** Permitted agricultural activities shall be in accordance with Best Management Practices (BMPs) and include the following:

- 1) livestock/farm animals (not to include commercial pig, poultry or dairy farming).
- 2) vegetable farming
- 3) watermelon farming on a rotational basis

**3. Silviculture.** Grantors shall have the right to conduct commercial forestry operations (silviculture) in accordance with Best Management Practices (BMPs) on the protected property, subject to the below conditions and restrictions:

**a. Upland Harvesting.** Uplands shall be defined as those areas of the protected property that are not considered wetlands interpreted from aerial photography and established by the base-line inventory. The aerial photographs which shall be used as the reference basis shall be maintained at the Grantee's headquarters office and are comprised of the following:

1994 Lake County, Section 22, 23, 24, 25 and 27

Selective pine harvesting by Grantors is permitted. After such pine harvesting, the remaining stand shall retain at a minimum approximately 25 square feet of basal area per acre and the leave trees shall be chosen from the population of the dominant and the codominant.

**b. Pine Plantation Harvesting.** Providing there is no introduction of "off-site" species, harvesting and replanting can continue by following Best Management Practices (BMPs) in upland areas identified as currently improved in the base-line inventory.

**c. Wetland Harvesting.** Wetlands shall be defined as those areas of the protected property not identified as Uplands and interpreted from aerial photography and established by the base-line inventory. There shall be no harvesting in Wetlands.

**4. Cattle Operation.** Grantors shall retain the right to maintain a cattle operation as determined by the United States Department of Agriculture Natural Resources Conservation Service (NRCS). This determination shall establish the number of acres of existing improved pasture and native range and the number of animal units that are acceptable. An animal unit will be defined by the NRCS. The cattle will have access to the entire protected property. The NRCS determination shall be maintained at the Grantee's headquarters office. The carrying capacity in animal units may be changed only by written agreement executed by Grantors and Grantee after consultation with NRCS.

**5. Sod Operation.** Grantors shall retain the right to harvest bahia sod only from the upland portions of the protected property which are improved pasture as of the date of execution of this Conservation Easement; provided, however, that the Grantors may harvest no more than 25% of the presently improved pasture per calendar year; and provided further that Grantors shall adhere to currently existing BMPs, especially as to fertilizer use.



**6. Hunting and Fishing.** Grantors retain hunting and fishing rights. Any lease of these rights shall be contingent upon Grantors providing Grantee with a wildlife management plan consistent with Florida Game and Freshwater Fish Commission guidelines.

**7. Quiet Use and Enjoyment.** Grantors retain all rights to use the protected property for personal use not inconsistent with any other provisions of this document.

### **III. General Provisions.**

**Best Management Practices (BMPs)** as referenced throughout this document are considered to include those practices currently approved by any or all of the following:

**U. S. Department of Agriculture Natural Resources Conservation Service (NRCS)**  
**United States Fish and Wildlife Service**  
**Florida Department of Agriculture and Consumer Services**  
**Florida Game and Freshwater Fish Commission**  
**Florida Forest Stewardship Program**  
**University of Florida Institute of Food and Agricultural Sciences (IFAS)**

Grantors grant unto Grantee and its successors and assigns this Perpetual Conservation Easement to have and to hold in perpetuity.

The Grantors agree to make timely payment of all ad valorem taxes on the fee of the protected property as long as the Grantors retain fee simple title to the land.

The Grantors agree to indemnify and save the Grantee harmless from any and all liability, loss, damage, expense, judgment or claim (including attorneys' fees) arising out of any negligent or willful action or activity resulting from the Grantors' use and ownership of or activities on the protected property granted herein. The Grantee shall be responsible for any negligent or willful action or activity by the Grantee while on the protected property.

The Grantors hereby grant to the Grantee a "First Right of Refusal" to purchase the protected property, or any interest in the protected property, which Grantors hereafter wish to sell. The Grantors shall notify the Grantee in writing of the Grantors' intent to offer to sell the protected property, or any interest in it, to a third party purchaser. The Grantee shall have one-hundred twenty (120) days from receipt of such notification within which to provide the Grantee's written notice to the Grantors of the Grantee's intention to purchase the protected property upon the same terms and conditions as said offer. Any closing of a sale from Grantors to Grantee pursuant to this paragraph shall be done not later than sixty (60) days after the notice of Grantee's intent to purchase. This sixty (60) days is in addition to the one-hundred twenty (120) day period just previously mentioned. If the Grantee notifies the Grantors that the Grantee has decided not to purchase the protected property, or, in the event the Grantee fails to notify the Grantors, within one-hundred twenty (120) days, of its intent to purchase the protected property, then the Grantors may sell the protected property to the



person named in the Grantors' notice. If the Grantors do not sell the protected property to said named person under the terms and conditions represented to the Grantee, then the Grantee shall have the same right-of-first-refusal before the Grantors may accept an offer from another purchaser. This right-of-first-refusal shall apply to any voluntary or involuntary transfer of the protected property to any other entity, including a devise by will or intestacy; however, this right-of-first-refusal is not applicable to a transfer of the Grantors' property by the Grantors to the Grantors' spouse or lineal descendants or a transfer of a fractional interest. The parties specifically intend that this right-of-first-refusal shall be binding upon and inure to the benefit of the parties hereto and their heirs, executors, administrators, transferees, assigns and successors. The Grantors also agree to notify the Grantee in writing whenever the Grantors wish to sell the protected property and to offer to sell the protected property to the Grantee. Upon receipt of such notice, the Grantee shall have a forty-five (45) day period to provide notice to the Grantors of the Grantee's intent to purchase. If the Grantee does not purchase the protected property for any reason, then the Grantors may sell the protected property to anyone within a one-year period. If the Grantors have not sold the protected property within one year, then the Grantee's right-of-first-refusal reattaches to the protected property.

The Grantors shall assist the Grantee in the monitoring and enforcement of the terms and conditions hereof. The Grantee and its agents, employees and assigns may enter upon, over and across the protected property at any reasonable time for the purpose of insuring compliance with the terms and conditions hereof so long as such entry does not interfere with the rights and uses of the protected property retained by the Grantors.

**The Grantee shall not have the right to allow the general public on the protected property at any time without the prior written consent of the Grantors.**

**The terms and conditions hereof may be modified only by mutual agreement in writing by the Grantors and the Grantee.**

In the event of violation of the terms and conditions hereof, the Grantors or the Grantee shall give written notice to the other party which shall have the right to cease or to cure the violation without penalty. If the party in violation does not cease or cure the violation within thirty (30) days after receipt of written notice from the other party, the terms and conditions hereof may be enforced by the Grantors or by the Grantee by suit for injunctive relief or for other appropriate remedy in equity or at law. Venue for such suit shall be in the Circuit Court in and for Lake County, Florida, unless agreed otherwise by the parties. In the event of such suit, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs of suit, including on appeal.

All disputes, claims and questions regarding the rights and obligations of the parties are subject to arbitration. In case of dispute, either party may make a demand for arbitration by filing such demand in writing with the other party. If the parties agree on a single individual selection, there shall be one arbitrator. If no agreement as to an arbitrator is reached within

thirty (30) days after demand for arbitration, there shall be three (3) arbitrators, one named in writing by the Grantor and the second by the Grantee within forty-five (45) days after demand for arbitration, and a third chosen by the two who are appointed. The single arbitrator's decision shall be binding; if there are three arbitrators, the decision of any two of them shall be binding. No one shall act as an arbitrator who in any way has a financial or ownership interest in the property. Should either party refuse or neglect to appoint an arbitrator or to furnish the arbitrators with any necessary papers or information, they are empowered by both parties to proceed ex parte. The decision of the arbitrators shall be a condition precedent to any right of legal action that either party may have against the other. The arbitrators shall fix their own compensation, unless otherwise agreed upon, and shall assess the costs and charges of the arbitration on either or both parties.

In Witness Whereof, the parties or their lawful representatives of the parties hereto have caused this Agreement to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*M.A. Mahagan*  
Signature of Witness #1  
M.A. MAHAGAN  
(Typed/Printed Name of Witness #1)

*Claude O. Godwin*  
Claude O. Godwin, Grantor

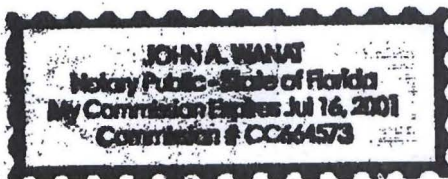
*Julia Faye Rogers*  
Signature of Witness #2  
Julia Faye Rogers  
(Typed/Printed Name of Witness #2)

# ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30 day of Jan, 1998, by Claude O. Godwin. He is personally known to me or has produced \_\_\_\_\_ as identification.

(Seal)



*John A. Wanst*  
Name of Notary

(Name of Notary typed, printed or stamped)  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



*M.R. Mahoney*  
Signature of Witness #1  
M.R. MAHONEY  
(Typed/Printed Name of Witness #1)

*Julia Faye Rogers*  
Signature of Witness #2  
(Typed/Printed Name of Witness #2)  
Julia Faye Rogers

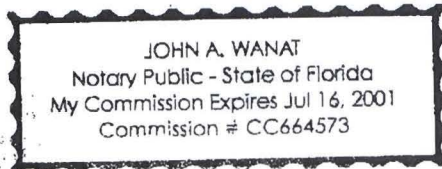
Donald G. Rhodes, Trustee u/d 12-6-93  
Donald G. Rhodes as Trustee u/t/d 12-6-93,  
Grantor

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30 day of JAN, 1998, by Donald G. Rhodes as Trustee u/t/d 12-6-93. He is personally known to me or has produced as identification.

(Seal)



*John A. Wanat*  
Name of Notary  
(Name of Notary typed, printed or stamped)  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Barbara L. Hodges

Signature of Witness #1

Barbara L. Hodges

(Typed/Printed Name of Witness #1)

Beverly S. Staples

Signature of Witness #2

Beverly S. Staples

(Typed/Printed Name of Witness #2)

Reuben Joseph O'Berry  
Reuben Joseph O'Berry, a/k/a Joseph O'Berry,  
Grantor

### ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 1998, by Reuben Joseph O'Berry a/k/a Joseph O'Berry. He is ~~personally known to me~~ or has produced FL. D.L. # 0160-230-49-442-0 as identification.

Barbara L. Hodges

Name of Notary

(Seal)



Barbara L. Hodges  
MY COMMISSION # C0657271 EXPIRES  
October 10, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

(Name of Notary typed, printed or stamped)

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Southwest Florida Water Management  
District, Grantee

By:

  
Fritz H. Musselmann, Land Resources Director

(Seal)

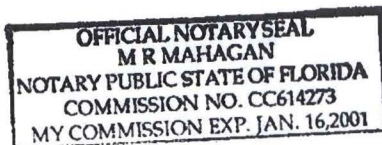


### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26<sup>TH</sup> day of JANUARY, 1998, by Fritz H. Musselmann, Land Resources Director of the Southwest Florida Water Management District. He is personally known to me.

(Seal)



  
Name of Notary

M.R. MAHAGAN

(Name of Notary typed, printed or stamped)

Commission No. CC 614273

My Commission Expires: JAN. 16, 2001

This instrument prepared by and returned to:  
Wayne Alfieri, Deputy General Counsel  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, Florida 34609-6899

sorteaselgodwin.ce3 r01-23-98

EXHIBIT "A"

O.R. BOOK 1580 PAGE 1865

LEGAL DESCRIPTION  
Furnished by Client

(Warranty deed recorded in Official Records Book 727, Pages 162-175)

The South 3/4 of the East 1/2 of Section 22, Township 23 South, Range 24 East.

ALL OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

TRACTS 49, 50, 63, AND 64 IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 & 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

(ALL LYING IN LAKE COUNTY, FLORIDA)

AND THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 60.00 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS AND EXCEPT:

IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (160) THE EAST 1/13 OF THE WEST 13/20 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (161) THE EAST 1/6 OF THE WEST 3/10 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (162) THE EAST 1/10 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (163) THE NORTH 1/4 OF THE WEST 1/17 OF THE EAST 17/20 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (164) THE NORTH 1/4 OF THE WEST 1/18 OF THE EAST 9/10 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (165) THE WEST 1/20 OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (166) THE EAST 1/15 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (167) THE EAST 1/14 OF THE WEST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (168) THE EAST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (169) THE NORTH 1/4 OF THE WEST 1/12 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (170) THE WEST 1/6 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (171) THE EAST 1/2 OF THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (172) THE WEST 1/15 OF THE EAST 3/4 OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4

MEMO: Legibility of writing  
typing or printing unsatisfactory in  
this document when microfilmed.



- (173) THE EAST 1/6 OF THE WEST 3/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (174) THE NORTH 1/4 OF THE WEST 1/6 OF THE EAST 3/10 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (175) THE EAST 1/18 OF THE WEST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (176) THE EAST 1/3 OF THE WEST 3/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (177) THE EAST 1/16 OF THE WEST 4/5 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (178) THE EAST 1/18 OF THE WEST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (179) THE 1/11 OF THE WEST 11/20 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (180) THE WEST 1/6 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (181) THE EAST 1/15 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (182) THE WEST 1/4 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (184) THE WEST 1/4 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (185) THE EAST 1/20 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (187) THE WEST 1/10 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (299) 22-23-24 E1/3 OF W3/5 OF S1/2 OF NW1/4 OF SW1/4 OF NE1/4 ORB 1071 PAGE 1904, LAKE COUNTY, FLORIDA.
- (300) W. 132 FT. OF E. 1056 FT. OF N. 1/2 OF S.1/2 OF S.1/2 OF S.E.1/4.
- (301) SEC 22 TWN 23 RGE 24 E 1/3 OF W3/5 OF S1/2 OF NW1/4 OF SE1/4 OF SE1/4.
- (302) LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/15 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (303) LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/16 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (304) SEC 22 TWN 23 RGE 24 E 132 FT OF N1/2 OF N1/2 OF S1/2 OF NE 1/4.

## ALSO LESS:

IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (108) THE WEST 1/16 OF THE EAST 3/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (109) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (110) THE EAST 1/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (111) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (112) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (113) THE WEST 1/4 OF THE EAST 2/5 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (114) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (115) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (116) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (117) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (118) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (119) THE WEST 1/9 OF THE 9/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (120) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (121) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (122) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (123) THE WEST 1/9 OF THE EAST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (124) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (125) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (126) THE NORTH 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (128) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (129) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (130) THE WEST 1/10 OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (131) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (132) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (133) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (134) THE WEST 1/4 OF THE EAST 2/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (135) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.

O.R. 1580 PAGE 1867  
BOOK

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

(136) THE EAST 1/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

O.R. 1580 PAGE 1868

(137) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(138) THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(139) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(140) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(141) THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(142) THE WEST 1/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

(143) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(144) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(145) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

(146) THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(147) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(148) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.

(149) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

(150) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.

(151) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(152) THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(201) LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

(208) PARCEL 442 LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

ALSO LESS:

IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING:

(153) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(154) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.



- (155) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (156) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (157) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (158) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 24.

## ALSO LESS:

IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (1) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (2) THE WEST 1/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (3) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (4) THE EAST 1/29 OF THE WEST 29/32 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE SOUTH 1/2.
- (5) THE EAST 1/12 OF THE WEST 12/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (6) THE EAST 1/19 OF THE WEST 19/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (7) THE EAST 1/20 OF THE WEST 20/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (8) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (9) THE EAST 1/15 OF THE WEST 15/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (10) THE EAST 1/8 OF THE WEST 8/16 OF THE SOUTH 1/6 OF THE NORTH 6/10 OF THE NORTHEAST 1/4.
- (11) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (12) THE WEST 1/9 OF THE EAST 9/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (13) THE EAST 1/4 OF THE WEST 4/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (14) THE EAST 1/8 OF THE WEST 8/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (15) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (16) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (17) THE EAST 1/8 OF THE SOUTH 1/5 OF THE NORTH 4/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (18) THE EAST 1/16 OF THE WEST 15/16 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE NORTHEAST 1/4.
- (19) THE EAST 1/32 OF THE WEST 13/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed



- (20) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (21) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (22) THE EAST 1/32 OF THE WEST 9/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (23) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (24) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (25) THE EAST 1/32 OF THE WEST 2/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (26) THE EAST 1/16 OF THE WEST 4/16 OF THE SOUTH 1/10 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (27) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (28) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (29) THE EAST 1/32 OF THE WEST 3/32 OF THE SOUTH 1/10 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (30) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (31) THE EAST 1/32 OF THE WEST 6/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (32) THE EAST 1/32 OF THE WEST 11/32 OF THE SOUTH 1/10 OF THE NORTH 8/10 OF THE SOUTH 1/2.
- (33) THE EAST 1/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (34) THE EAST 1/32 OF THE WEST 28/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (35) THE EAST 1/32 OF THE WEST 6/32 OF THE SOUTH 1/10 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (36) THE EAST 1/32 OF THE WEST 20/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (37) THE EAST 1/32 OF THE WEST 7/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (38) THE EAST 1/16 OF THE WEST 15/16 OF THE SOUTH 1/10 OF THE NORTH 7/10 OF THE NORTHEAST 1/4.
- (39) THE EAST 1/16 OF THE WEST 11/16 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (40) THE EAST 1/17 OF THE WEST 17/32 OF THE SOUTH 1/10 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (41) THE EAST 1/22 OF THE WEST 22/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (42) THE EAST 1/7 OF THE WEST 7/32 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (43) THE EAST 1/8 OF THE WEST 8/32 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE SOUTH 1/2.

O.R. BOOK 1580 PAGE 1870

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (44) THE EAST  $\frac{1}{28}$  OF THE WEST  $\frac{28}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (45) THE EAST  $\frac{1}{17}$  OF THE WEST  $\frac{17}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (46) THE EAST  $\frac{1}{20}$  OF THE WEST  $\frac{20}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{2}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (47) THE EAST  $\frac{1}{13}$  OF THE WEST  $\frac{13}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{3}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (48) THE EAST  $\frac{1}{12}$  OF THE WEST  $\frac{12}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (49) THE EAST  $\frac{1}{29}$  OF THE WEST  $\frac{29}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (50) THE EAST  $\frac{1}{3}$  OF THE WEST  $\frac{3}{8}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{2}{5}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (51) THE EAST  $\frac{1}{11}$  OF THE WEST  $\frac{11}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (52) THE EAST  $\frac{1}{2}$  OF THE WEST  $\frac{2}{16}$  OF THE NORTH  $\frac{1}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (53) THE EAST  $\frac{1}{32}$  OF THE WEST  $\frac{6}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (54) THE EAST  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (55) THE EAST  $\frac{1}{3}$  OF THE WEST  $\frac{3}{32}$  OF THE SOUTH  $\frac{1}{3}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (56) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (57) THE EAST  $\frac{1}{22}$  OF THE WEST  $\frac{22}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (58) THE WEST  $\frac{1}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (59) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{9}$  OF THE NORTH  $\frac{9}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (60) THE EAST  $\frac{1}{9}$  OF THE WEST  $\frac{9}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (61) THE EAST  $\frac{1}{16}$  OF THE WEST  $\frac{12}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (62) THE EAST  $\frac{1}{16}$  OF THE WEST  $\frac{12}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{5}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (63) THE EAST  $\frac{1}{30}$  OF THE WEST  $\frac{30}{32}$  OF THE SOUTH  $\frac{1}{4}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (64) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{3}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (65) THE EAST  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (66) THE EAST  $\frac{1}{14}$  OF THE WEST  $\frac{14}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (67) THE WEST  $\frac{1}{3}$  OF THE EAST  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (68) THE EAST  $\frac{1}{7}$  OF THE WEST  $\frac{7}{8}$  OF THE SOUTH  $\frac{1}{5}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .

O.R. BOOK 1580 PAGE 1871

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (69) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (70) THE EAST 1/25 OF THE WEST 25/32 OF THE SOUTH 1/9 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (71) THE EAST 1/25 OF THE WEST 25/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (72) THE EAST 1/5 OF THE WEST 5/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (73) THE EAST 1/2 OF THE WEST 2/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (74) THE EAST 1/16 OF THE WEST 16/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (75) THE EAST 1/3 OF THE WEST 3/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (76) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (77) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (78) THE EAST 1/10 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (79) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (80) THE EAST 1/21 OF THE WEST 21/32 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE SOUTH 1/2.
- (81) THE EAST 1/16 OF THE WEST 9/16 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (82) THE EAST 1/7 OF THE WEST 7/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (83) THE EAST 1/28 OF THE WEST 28/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (84) THE EAST 1/18 OF THE WEST 18/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (85) THE EAST 1/6 OF THE WEST 6/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (86) THE EAST 1/5 OF THE WEST 5/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (87) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (88) THE EAST 1/3 OF THE WEST 1/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (89) THE EAST 1/2 OF THE WEST 2/16 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE NORTHEAST 1/4.
- (90) THE EAST 1/10 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (91) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (92) THE EAST 1/16 OF THE WEST 11/16 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE NORTHEAST 1/4.

O.R. 1580 PAGE 1872  
BOOK

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed



- (93) THE WEST 1/16 OF THE SOUTH 1/8 OF THE NORTH 8/10 OF THE NORTHEAST 1/4.
- (94) THE EAST 1/4 OF THE WEST 14/16 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (95) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (96) THE EAST 1/4 OF THE WEST 4/8 OF THE SOUTH 1/3 OF THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (97) THE EAST 1/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (98) THE EAST 1/29 OF THE WEST 29/32 OF THE SOUTH 1/9 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (99) THE EAST 1/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (100) THE EAST 1/2 OF THE WEST 2/8 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (101) THE EAST 1/15 OF THE WEST 15/32 OF THE SOUTH 1/6 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (102) THE EAST 1/18 OF THE WEST 18/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (103) THE EAST 1/2 OF THE WEST 2/8 OF THE SOUTH 1/2 OF THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (104) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (105) THE EAST 1/3 OF THE WEST 3/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (106) THE EAST 1/2 OF THE WEST 2/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (107) THE EAST 1/4 OF THE WEST 4/16 OF THE SOUTH 1/10 OF THE NORTHEAST 1/4.
- (211) 25-23-24 W 132 FT OF E 396 FT OF N 1/4 OF NW 1/4 OF NW 1/4.
- (212) 25-23-24 W 132 FT OF E 660 FT OF N 1/4 OF NW 1/4 OF NW 1/4.
- (213) 25-23-24 N 132 FT OF E 660 FT N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4.  
(NOTE SEE O.R. 733, PG. 260 FOR CORRECT LEGAL)
- (214) 25-23-24 E 132 FT OF W 396 FT OF S 1/4 OF NW 1/4 OF NW 1/4.
- (215) 25-23-24 E 165 FT OF W 1320 FT OF S 264 FT OF N 792 FT OF NE 1/4.
- (216) 25-23-24 W 165 FT OF E 330 FT OF S 264 FT OF N 1/2 OF NE 1/4.
- (217) 25-23-24 W 165 FT OF S 264 FT OF SW 1/4 OF NW 1/4.
- (218) 25-23-24 E 165 FT OF W 495 FT OF N 264 FT OF SW 1/4.
- (219) 25-23-24 E 165 FT OF W 660 FT OF N 264 FT OF SW 1/4.
- (220) 25-23-24 E 165 FT OF W 1155 FT OF S 264 FT OF N 1056 FT OF SE 1/4.
- (221) 25-23-24 W 165 FT OF E 330 FT OF W 1320 FT OF S 264 FT OF N 1/2 OF SE 1/4.
- (222) 25-23-24 E 165 FT OF W 1320 FT OF S 264 FT OF N 1320 FT OF SE 1/4.
- (223) 25-23-24 W 165 FT OF E 330 FT OF N 1/4 OF SW 1/4 OF SE 1/4.

O.R. BOOK 1580 PAGE 1873

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

(224) 25-23-24 W 165 FT OF N 264 FT OF S 528 FT OF SW 1/4.

(225) 25-23-24 W 165 FT OF E 660 FT OF S 264 FT OF SW 1/4.

(226) 25-23-24 W 165 FT OF E 495 FT OF S 264 FT OF SW 1/4.

O.R. BOOK 1580 PAGE 1874

ALSO LESS:

IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

(188) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(189) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(190) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(191) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(192) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(193) THE WEST 1/5 OF THE EAST 1/2 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(194) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(195) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(196) THE EAST 1/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(197) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(198) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 47

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 62

THE EAST 1/2 OF THE WEST 1/10 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 78

THE WEST 1/3 OF THE EAST 3/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 158

THE WEST 1/3 OF THE EAST 3/20 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.

LOT 159

THE WEST 1/2 OF THE EAST 1/10 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.

LOT 227

THE EAST 1/7 OF THE WEST 7/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 287

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.

O.R. BOOK 1580 PAGE 1875

LOT 352

THE EAST 1/2 OF THE WEST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST  
1/4 OF THE NORTHWEST 1/4.

LOT 402

THE WEST 1/2 OF THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE NORTH 1/2 OF THE SOUTHWEST 1/4.

LOT 498

THE EAST 1/3 OF THE WEST 3/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4.

LOT 510

THE EAST 1/10 OF THE WEST 1/2 OF THE SOUTH 1/4 OF THE SOUTH 1/2  
OF THE SOUTHWEST 1/4.

LOT 512

THE EAST 1/2 OF THE WEST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST  
1/4 OF THE SOUTHWEST 1/4.

IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 572

THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTHWEST  
1/4 OF THE NORTHWEST 1/4.

IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 687

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/4 OF THE NORTH 1/2  
OF THE NORTHEAST 1/4.

LOT 738

THE EAST 1/3 OF THE WEST 3/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

#### ROAD EASEMENTS (O.R. BOOK 389 PAGE 684)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE  
NORTH 1/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH,  
RANGE 24 EAST.
2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 1/8 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE  
NORTH 1/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 5/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 3/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 1/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE  
EAST 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.



8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. (THE DESCRIPTION IN #9 OF O.R. 389 PAGE 684 DOES NOT AFFECT THE SUBJECT PROPERTY)

10. AN EASEMENT 60' IN WIDTH BEING THE WEST 60' OF THE WEST 1/20 OF THE N 1/4 OF THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

O.R. 1580 PAGE 1876  
BOOK

ROAD EASEMENTS (O.R. BOOK 390 PAGE 737)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/4 OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/4 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

10. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

ROAD EASEMENTS (O.R. BOOK 390 PAGE 738)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

ROAD EASEMENTS (O.R. BOOK 390 PAGE 739)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

#### ROAD EASEMENTS (O.R. BOOK 390 PAGE 740)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

#### ROAD EASEMENTS (O.R. BOOK 392 PAGE 884)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. THE NORTH 30 FEET OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 2/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 4/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 6/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 8/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

10. THE NORTH 30 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

11. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 1/5 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

12. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 3/5 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

MEMO. Legibility of writing,  
typing or printing unsatisfactory  
this document when micro-



**Exhibit 5**

**BASELINE NATURAL RESOURCES INVENTORY  
GODWIN PROPERTY  
PARCEL 10-200-1144  
LAKE COUNTY, FLORIDA**

*PREPARED FOR:*

**MS. JULIA FAYE ROGERS  
Post Office Box 365  
Groveland, Florida  
and  
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
Brooksville, Florida**

*PREPARED BY:*

***ECT***

*Environmental Consulting & Technology, Inc.*

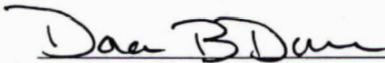
5405 Cypress Center Drive  
Suite 200  
Tampa, Florida 33609  
(813) 289-9338

97803-0100

JANUARY 1998

## CERTIFICATION

This certifies that Doreen B. Donovan, of Environmental Consulting and Technology, Inc. 5405 Cypress Center Drive Suite 200 Tampa, Florida 33609 conducted the Baseline Natural Resources Inventory for the Godwin Property, a 1,339.2-acre parcel of land located in Section 25 and portions of Sections 22, 23, 24, and 27, Township 23 South, Range 24 East; Lake County, Florida. Field investigations for this Baseline Natural Resources Inventory were completed on December 11 and 16, 1997. The attached report summarizes the results and findings of the inventory.



---

Doreen B. Donovan  
Senior Associate Scientist

### ***Areas of Specialization***

Biology, Regulatory Permit Negotiations, Wetland Delineation, Mitigation Design and Monitoring, Zoology, and Environmental/Industrial Permitting.

### ***Relevant Experience***

**Environmental Ecologist; IMC-Agrico Company**—Provided expertise in biological problem solving and technical assistance in plans for improvement of reclamation programs for facility in Mulberry, Florida. Permitting assistance involved wetland jurisdictional determinations, hydrologic studies, threatened and endangered species surveys, and design of wetland creation and habitat management plans. Aided in creation and implementation of computerized departmental permitting compliance tracking system, which led to a 35 percent reduction in staff compliance hours.

**Ecologist; IMC-Agrico Company**--Successfully negotiated the approval of 26 U.S. Army Corps of Engineers (USACE) and 17 Florida Department of Environmental Protection (FDEP) permits, for a total of 2,500 and 960 acres of impact and associated wetland mitigation. Permits associated with surface mining activities, including three dragline crossings of major river systems, spillway replacement in a water impoundment area, and utility access corridors.

**Ecologist; IMC-Agrico Company/Fort Green Mine**--Obtained dredge and fill permit for 12,000-acre mine expansion. First "minewide permit" of its kind to be issued in the phosphate industry. Project included the permitting and mitigation for 530 state and 900 federal jurisdictional wetlands acres.

**Biologist; IMC-Agrico Company/Phosphoria Mine**--Supervised the construction, revegetation, maintenance, and monitoring of the 125-acre Hal Scott Wetland Creation Area. Following four growing seasons, FDEP determined the herbaceous marsh to be successful and the hardwood forest trending toward success. This was the first success determination received by IMC-Agrico Company from the State of Florida.

**Biologist; IMC-Agrico Company/Overstreet Limerock Mine**--Completed Southwest Florida Water Management District dredge and fill permit for 3.5 acres of forested impacts. Scope included existing vegetative sampling, permit preparation and submittal, access corridor and mitigation design, agency negotiations, and supervision of wetland mitigation construction.

**Biologist; IMC-Agrico Company/Hillsborough County Extension Area**--Member of a scientific team responsible for the wetland delineation of a 40,000-acre land tract. Delineation required knowledge of FDEP, USACE, and the Environmental Protection Commission of Hillsborough County jurisdictional criteria.

**Ecologist; IMC-Agrico Company/Minewide General Reclamation**--Assisted in the design of required state reclamation programs and integration with dredge and fill requirements. Provided biological problem solving and technical assistance in the improvement and maintenance of wetland mitigation sites.

**Ecologist; IMC-Agrico Company/Hillsborough County Mine Extension Development of Regional Impact (DRI)**- Assisted in the formulation of the Wildlife Management Plan for review by the Florida Game and Fresh Water Fish Commission (FGFWFC) and the Tampa Bay Regional Planning Council. Plan provided for relocation of threatened and endangered species as well as habitat creation and preservation plans for the 40,000-acre mine expansion.

**Biologist; IMC-Agrico Company**--Assisted in the creation and implementation of a computerized permit compliance tracking system. System tracked each condition for over 300 dredge and fill permits, leading to a 35 percent reduction in staff work hours.

**Biologist; IMC-Agrico Company/Gopher Tortoise Relocation Program**--Designed and implemented the minewide relocation program with coordination through FGFWFC and IMC-Agrico's reclamation and mine planning departments. Trained and supervised company and contract staff in the approved relocation techniques. Formulated site enhancement and supplemental vegetation plans for relocation sites.

**Biologist; IMC-Agrico Company/Osprey Nest Relocation Program**--Designed and implemented the relocation of osprey nesting sites throughout the company property. Project involved coordination with U.S. Fish and Wildlife Service with supervision of relocations, annual followup monitoring, and reporting.

**Permit Specialist; Piedmont Olsen Hensley**--Provided permitting support for 150 BellSouth Personal Communication Systems tower locations in eastern North Carolina. Obtained zoning, building, electrical, erosion control, and driveway permits from numerous local municipalities.

**Education**

B.S.	Biology	University of South Florida	1988
------	---------	-----------------------------	------



### ***Areas of Specialization***

Terrestrial and Wetland Community Ecology, Plant and Animal Taxonomy, Wetland Jurisdictional Determinations, Permitting and Mitigation Design/Monitoring, Endangered and Threatened Plant and Animal Species Evaluations, Vegetation Sampling and Mapping, and Environmental Impact Studies and Assessments.

### ***General Experience***

Department Manager and Senior Ecologist, Environmental Consulting & Technology, Inc., 1990-present.  
Department Head of Environmental Services, Reynolds, Smith & Hills, Inc., (RS&H), 1990.  
Department Head of Environmental Services, Hunter/RS&H, 1988-1990.  
Director of Environmental Services, Hunter/RS&H, 1986-1988.  
Department Head of Ecology, R&H, 1985-1986.  
Senior Technician/Staff Ecologist, Environmental Science & Engineering, Inc., 1978-1985.

### ***Relevant Experience***

**Project Manager; Northwest Mitigation Bank Wetland Inspections, Hillsborough County Engineering and Construction Services, Hillsborough County, Florida**--Recently awarded the hydrological/ecological monitoring of the above-referenced wetland bank site for the next 5 years. Contract also includes the installation of monitoring devices, plant installation/maintenance inspections, research on reference wetlands, and drainage impact analyses.

**Project Ecologist; Four Corners Mine Additions Substantial Deviation, IMC-Agrico Company, Manatee County, Florida**--Designed and supervised the vegetation mapping and sampling and listed plant species surveys required for preparation of the above-referenced substantial deviation on six parcels of land (6,000 acres) scheduled for mining in Manatee County.

**Project Ecologist; Pine Level Mine Wetland Jurisdictional Determinations, IMC-Agrico Company, Manatee and DeSoto Counties, Florida**--Participated in establishing both Florida Department of Environmental Protection (FDEP) and U.S. Army Corps of Engineers (USACE) wetland jurisdictional determinations on a 24,000-acre mine site in Manatee and DeSoto Counties, Florida.

**Project Manager; Northwest Mitigation Bank Hydrological Monitoring, Hillsborough County Engineering & Construction Services, Hillsborough County, Florida**--Managed the measurement of water levels at the Northwest Mitigation Bank site for a 2-year period. Water levels were recorded on a weekly basis from staff gauges, shallow and deep monitoring wells, and rain gauges placed at strategic locales at the mitigation site. Weekly, monthly, and quarterly reports were prepared.

**Project Manager; Fletcher Avenue Wetland Restoration, Hillsborough County Engineering & Construction Services, Hillsborough County, Florida**--Designed and prepared a wetland restoration and monitoring plan for the above-referenced project that was approved by the Southwest Florida Water Management District (SWFWMD).

**Project Botanist; Seedbank Study of Rodman's Reservoir, St. Johns River Water Management District, Putnam County, Florida**--Designed and supervised a study to identify the species, abundance, and distribution of viable seeds in sediments collected from Rodman's Reservoir.

**Project Botanist; Sweetwater Creek Drainage Study, SWFWMD, Hillsborough County, Florida**--Conducted ecological and water quality analyses of the Sweetwater Creek drainage for a SWFWMD study.



**Project Ecologist; Green Cove Springs Loop to Fleming Island Transmission Line, Clay Electric Cooperative, Inc., Clay County, Florida**--Conducted wetland jurisdictional determinations and acquired a joint FDEP/USACE wetland resource permit for a 115-kilovolt (kV) transmission line with access roads. Also designed, implemented, and monitored the wetland mitigation required for the project.

**Project Manager; Fleming Island to Brickyard Transmission Line, Clay Electric Cooperative, Inc., Clay County, Florida**--Conducted botanical survey of the referenced 4.6-mile-long 115-kV transmission line and prepared the descriptions of wetlands and endangered plant species for the Rural Electrification Administration Borrower's Environmental Report. Also conducted wetland jurisdictional determinations and in process of submitting a joint FDEP/USACE wetland resource permit for the power line.

**Project Ecologist; Alexander Hamilton Airport Environmental Impact Assessment Report, St. Croix, U.S. Virgin Islands**--Conducted field surveys of a runway extension that included vegetation mapping, species inventories, and other data collections. Responsible for preparation of the ecological baseline and impact sections of the environmental impact assessment report.

**Project Botanist; Power Plant Siting Study, Middle South Utilities, Grand Bahama Island**--Conducted field investigations and produced a vegetation/resource map, a plant species inventory, and an ecological assessment of an 800-acre study area on the west end of the Grand Bahama Island.

**Project Botanist; Licensing Study for Perryman Power Plant, Baltimore Gas and Electric Company, Aberdeen, Maryland**--Designed and conducted a quantitative analysis of forested and nonforested plant communities on the Perryman site and compared results to a similar study conducted 7 years earlier at the same locations. The information was utilized as monitoring data in a submittal with a Prevention of Significant Deterioration application for construction of a new coal-fired power plant.

**Project Botanist; Licensing Study for Dickerson Station H Generating Facility, Potomac Electric Power Company, Dickerson, Maryland**--Designed and conducted a quantitative sampling of vegetation within riverine, highland, and ravine forests and open, ruderal communities. Data were used as a baseline for assessments of impacts resulting from construction and operation of the Station H Generating Facility.

**Project Ecologist/Manager; Myakka Wild and Scenic River, Department of Natural Resources, Florida**--Responsible for drafting language in the Myakka Wild and Scenic River Management Plan involving environmental baseline conditions, resource values, issues, problems, objectives, and actions. Participated in the development of the plan through attendance and presentations at Myakka River Management Coordinating Council meetings, public workshops, and public hearings. Provided input to legal subconsultant on rule language.

**Project Ecologist; Copeland Park, City of Tampa, Tampa, Florida**--Conducted an ecological assessment of the park site and provided a plan delineating the best locales for nature trails, boardwalks, observation platforms, and environmental study areas.

**Project Ecologist; GTE/Collier Telecom Park, City of Temple Terrace, Temple Terrace, Florida**--Aided the city in developing landscape and mitigation standards for the GTE/Collier development.

**Project Ecologist; Tampa Technology Park, Hillsborough County, Florida**--Reviewed the ecological conditions of a proposed technology park site for rezoning assessment.

**Project Ecologist; Multifamily Developments in Hillsborough, Pinellas, and Lee Counties (Somerset Bend, Audubon Village, Savannah Trace, Coco West I and II, Forrestwood, Parson's Run, Greenhouse, Bayou, Lookout Pointe, Dolphin Pointe), Paragon Group, Inc.**--Conducted environmental assessments of several residential development sites to determine constraints associated with wetlands and threatened and endangered species. Project responsibilities included mapping all wetland jurisdictional areas to site buildings in such a way as to avoid wetland impact, conducting wetland jurisdictional determinations with federal, state, and local agencies, completing and submitting joint USACE/FDEP dredge and fill permit applications and water management district storm water/surface water permit applications, making presentations to local



county/city boards for approval, designing mitigation plans, and developing environmental themes for use in project design.

**Project Botanist; Application for Transmission Corridor Certification on the Duval-Poinsett 500-kV Transmission Line, Florida Power & Light Company (FPL), Northeastern, Florida**--Prepared detailed assessments and mappings of 25 important plant species within an 11-county area of northeastern Florida. Participated as an expert witness at an administrative hearing testifying on endangered plant species within the study area.

**Project Botanist; Application for Transmission Corridor Certification on the Levee-Midway 500-kV Transmission Line, Florida Power & Light (FPL), Southeast, Florida**--Prepared detailed assessments and mappings of important plant species and described vegetation types within an area of southeast Florida. Participated as an expert witness at an administrative hearing testifying on vegetation and endangered plant species within the study area.

**Project Botanist; Application for Transmission Corridor Certification on the Lake Tarpon-Kathleen 500-kV Line, FPC, West-Central, Florida**--Prepared vegetation maps and assessed locations of important plant species along both a primary and secondary corridor within a four-county area of west-central Florida. Participated as an expert witness at an administrative hearing on the corridors testifying on vegetation and endangered plant species within the study areas.

**Project Ecologist and Subproject Manager; Environmental Impact Statement (EIS), Tampa Electric Company, Tampa, Florida**--Conducted extensive qualitative and quantitative vegetation analyses on the Macinnes site (Port Manatee). Mapped approximately 1,400 acres of uplands and wetlands, and designed and implemented a method for evaluating the productivity and export potential of wetland and upland trees through the use of litter/detritus traps (Hillsborough and Manatee Counties).

**Project Manager; Ecological Monitoring of the Cypress Creek Well Field (CCWF), West Coast Regional Water Supply Authority, Clearwater, Florida**--Responsible for the management and supervision of the monitoring of the ecological health of the CCWF ecosystems in relation to potential environmental perturbations (e.g., extreme climatic events, biological disturbance, well field production, etc.). Quarterly/annual examination of regional weather, water levels, plant and animal community characteristics, and water production was conducted from 1986 to 1990.

**Project Ecologist; Florida Wetlands Transition Zones Study, USACE, Hillsborough, Pasco, Pinellas, Hernando, and Manatee Counties, Florida**--Conducted qualitative and quantitative evaluations of wetland transition zones in Hillsborough, Pasco, Pinellas, and Sarasota Counties as part of the criteria and methods developed for the implementation of Section 404 jurisdictional guidelines.

**Project Ecologist and Subproject Manager; Wetland Evaluation for Third-Party EIS, CF Industries Hardee Phosphate Complex II, Hardee County, Florida**--Responsible for vegetation mapping, species inventory, and community description of 16,000 acres within central Florida. A USACE wetland evaluation methodology was modified and utilized on the site's 3,660 acres of wetlands for U.S. Environmental Protection Agency wetland categorization.

**Project Botanist; Research on Ecological Considerations of Natural and Reclaimed Lakes in Central Florida's Phosphate Region, Florida Institute of Phosphate Research, Hillsborough, Polk and Manatee Counties, Florida**--Responsible for conducting field, laboratory, and literature research of littoral zone vegetation (floating, submergent, emergent) within central Florida lakes. Littoral zone vegetation within 16 preselected lakes (12 reclaimed and 4 natural) was sampled for productivity and radium level analyses. The object of the research project was to determine seasonal radium-226 levels within selected food chain stages (i.e., vascular plants, algae, macroinvertebrates, and fish) at both natural (sinkhole) and reclaimed phosphate lakes.



**Project Botanist; Wetlands Dredge and Fill Permitting, Hillsborough and Polk County Department of Engineering**--Responsible for conducting wetland jurisdictional determinations with local, state, and federal regulatory agencies, including USACE, FDEP, Environmental Protection Commission of Hillsborough County, and SWFWMD. Assembled biological data for dredge and fill applications, including mitigation design. Also prepared U.S. Coast Guard bridge permits, where applicable, for the following road projects: Faulkenberg Road, Ehrlich Road at Brushy Creek, Hanley Road at Channel "A," Waters Avenue at Channel "G," Hutchinson Road Extension, 91 Mine Road at Peace River Channel, Swindel Road, Fletcher Avenue at the Hillsborough River, Parson's Avenue, Lakeland North-South Route, Bearss Avenue, and Magdalene Road.

### *Education*

M.A.	Botany	University of South Florida	1978
B.A.	Botany	University of South Florida	1976

### *Associations*

Past Botany Chairman of the Tampa Chapter of the Audubon Society  
Founder and First Treasurer of the Suncoast Chapter of the Florida Native Plant Society

### *Publications*

Boody, O.C., C.D. Pollman, G.H. Tourtellote, R.E. Dickinson, and A.N. Arcuri. 1985. Ecological Considerations of Reclaimed Lakes in Central Florida's Phosphate Region. Florida Institute of Phosphate Research, Publication No. 03-018-029 (Volume 1 of 1) and Publication No. 03-018-030 (Volume 11 of 11).

Delotelle, R.S., S.W. Fletcher, and A.N. Arcuri. 1982. Patterns of Wading Bird Utilization of Natural and Altered Freshwater Marshes: Causes and Management Implications. Proceedings of the Restoration of the Kissimmee River Valley and Taylor Creek-Nubbin Slough Basin.

## TABLE OF CONTENTS

1. EXECUTIVE SUMMARY .....	1-1
2. INTRODUCTION .....	2-1
3. LEGAL DESCRIPTION .....	3-1
4. METHODOLOGY .....	4-1
5. RESULTS .....	5-1
5.1 Habitat Description .....	5-1
5.2 Listed Wildlife and Plant Species Observed.....	5-7
5.3 Non-Listed Wildlife and Plant Species Observed .....	5-8
5.4 Nuisance/Exotic Species .....	5-8
5.5 Reserved Potential Homesites.....	5-8
6. RECOMMENDATIONS .....	6-1
APPENDICES	
APPENDIX A--FIGURES	
APPENDIX B--TABLES	
APPENDIX C--PHOTOGRAPHS	
APPENDIX D--LEGAL DESCRIPTION	

## 1. EXECUTIVE SUMMARY

A Baseline Natural Resources Inventory (BNRI) was conducted on property known as the Godwin parcel, a 1,339.2 acre parcel of land located in Section 25 and portions of Sections 22, 23, 24, and 27, Township 23 South, Range 24 East; Lake County, Florida. The purpose of the assessment was to identify the natural resources of the project site, specifically the habitat types present and any use/presence of wildlife or plant species which are listed as endangered, threatened, species of special concern, or commercially exploited on either the state or federal level. The inventory was conducted in accordance with the "Natural Resources Assessment to Determine Site Habitats and the Presence of Listed Wildlife and Plant Species for the Southwest Florida Water Management District" (SWFWMD). The result of this survey will be used to develop land management practices for the project site for the purpose of maintaining existing habitats for the benefit of the wildlife and plant species present.

The land use cover within the  $\pm$  1,339 acre site was interpreted from current blue line aerial photographs and verified using existing Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III maps. The FLUCFCS map was modified and finalized based on subsequent ground-truthing. Land use cover within the site was classified into 18 different categories with 849.9 acres of the site being composed of uplands and 489.3 acres of wetlands. Approximately half (437.1 acres, 51.4 percent) of the uplands are being utilized for agricultural uses. Much of the pasture lands have been at one time cultivated for melon production. These lands are then sown with cover crops of wheat and oats prior to returning the land to improved pasture. A single-wide mobile home and several storage buildings are located on the site. The majority of the remaining wetland areas are forested land uses of either conifers, hardwood, or mixed hardwood/conifers. Approximately 83 percent of the wetland habitats were found to be forested. Cypress swamps were the dominant forest with mixed forests comprising 24.1



acres. The remaining wetland habitat types (83.1 acres) were comprised of herbaceous marshes and wet prairies. Three small ponds and an excavated cattle pond were also mapped on the property.

Available literature and databases were reviewed to determine the likelihood for known on-site species occurrence and to identify listed species which are known to occur in the region. Based on the preliminary research conducted, 25 listed faunal species were identified as having the potential to occur on site. These species were specifically addressed during the field survey and observations were made in regard to the presence, evidence of presence, and to the existence of suitable habitat to support each species. Of the 25 species listed as likely to occur on the site, only three were observed. One gopher tortoise (*Gopherus polyphemus*), several Florida sandhill cranes, (*Grus canadensis pratensis*), and one Southeastern American kestrel (*Falco sparverius paulus*) were observed during the field survey. Two plant species that are commercially exploited in the state of Florida were found on the site. The two species are cinnamon fern (*Osmunda cinnamomea*) and royal fern (*O. regalis*).

Three nuisance and/or exotic species were observed within the project area. The most prevalent of the three was tropical soda-apple (*Solanum capsicoides*). This species is normally found in disturbed sites. Within this project area, the soda-apple was limited to areas where cattle congregated beneath large oak hammocks or near the cattle pens. Cattail (*Typha latifolia*) and primrose willow (*Ludwigia peruviana*) were isolated to two small, deep water marsh areas that displayed evidence of prior disturbance by historic agricultural activities.

Overall, the lands within the project area have all been managed throughout the years to utilize the resources without exploiting or significantly damaging the systems. Many acres of upland forest and palmetto prairie have been left intact throughout the site and act as buffers to wetland systems. Selective timbering and thinning have reduced the

impacts to the pine and cypress forests, allowing them to regenerate in a shorter timeframe.



## 2. INTRODUCTION

This report summarizes the methodologies and results of a BNRI conducted by Environmental Consulting & Technology, Inc. (ECT) on December 11 and 16, 1997. The BNRI was conducted on the Godwin property, a 1,339.2 acre project located in Section 25 and portions of Sections 22, 23, 24, and 27, Township 23 South, Range 24 East; Lake County, Florida. The property is located in the southwestern portion of the county, approximately six miles south of Groveland as shown on Figure 1 (see Appendix A).

The purpose of the assessment was to identify the natural resources of the project site, specifically those habitat types present and any use/presence of wildlife or plant species which are listed as endangered, threatened, species of special concern, or commercially exploited on either the state or federal level. The inventory was conducted in accordance with the "Natural Resources Assessment to Determine Site Habitats and the Presence of Listed Wildlife and Plant Species for the Southwest Florida Water Management District". Plant and wildlife species addressed in this survey were those identified by the Florida Natural Areas Inventory as having a likelihood of occurring in Lake County. Also, review of the Florida Game and Fresh Water Commission's "Florida's Endangered Species, Threatened Species, and Species of Special Concern - Official Lists" August, 1997 was utilized to further refine the listed species inventory.

Two days of intensive field surveys were conducted throughout the 1,339.2 acre site to determine the representative coverage of all habitat types with the potential to support listed wildlife or plant species. Upland habitats were surveyed employing both vehicular and pedestrian transects, while wetland habitats were surveyed using pedestrian transects.

The result of this survey will be used to develop land management practices for the project site for the purpose of maintaining existing habitats for the benefit of the wildlife and plant species present.

### 3. LEGAL DESCRIPTION

A detailed legal description of the project site, including a general location map and owner information has been included in Appendix D. The project site is co-owned by Claude O. Godwin, Jay Tetter, Donald G. Rhodes, and Wilburn J. Lowe.

#### 4. METHODOLOGY

The methodology for this BNRI was employed based on those outlined in the Natural Resources Assessment to Determine Site Habitats and the Presence of Listed Wildlife and Plant Species for the Southwest Florida Water Management District. Tasks associated with the inventory were completed by trained and experienced ecological staff at ECT.

- Current Aerial Photography - current aerial photography (March 1994, 1"=400') was obtained for the project site for review and for the purpose of conducting the habitat mapping activities. U.S. Geographical Survey maps (1"=2000'), National Wetlands Inventory maps, and SWFWMD's FLUCFCS, Level III maps were also utilized in conducting the habitat mapping.
- Aerial Photography Interpretation - an initial habitat map was prepared based on the FLUCFCS, Level III maps available through SWFWMD. The project site aeriels and the FLUCFCS map were compared and areas of nonconformance were noted for future review during the field reconnaissance.
- Literature and Database Review - Ms. Maria B. Zondervan, of the Central Region of FGFWFC, was contacted to request any information regarding the potential occurrence of threatened and endangered species within the vicinity of the project site. Also, the Florida Natural Areas Inventory was reviewed to determine the recorded presence of listed species within Lake County. The Florida Atlas of Breeding Sites for Herons and their Allies was also utilized to determine if any noted nesting areas were established in the region. Rare and Endangered Biota of Florida, Volumes 1 through 3 were used as references for habitat review in determining the likely presence of listed species within the habitats known to exist on the site.
- Personal Interviews - individuals familiar with the project area's current and historical uses were interviewed to gather information of the presence of listed species. Also, a history of the use of the land pertaining to a burn regime, grazing,



timbering, or hunting activities was gathered from these interviews. Mr. Doyle Story, the current tenant of the Godwin property and a prior landowner, offered the most detailed history of the site. Ms. Julia Faye Rogers, the real estate agent and long time resident of the area, also aided in gathering information on the project area. Dr. Claude O. Godwin, one of the current landowners, was also interviewed during a telephone conversation to determine any knowledge of the project area and sightings of listed species.

- Potential Listed Wildlife and Plant Species - Table 1 (see Appendix B) outlines those species that were expected to occur within the project area based on the habitat available, geographic ranges of the known species, and previous sightings.
- Field Surveys - The 1,339.2 acre site was surveyed by both vehicular and pedestrian transects on December 11 and 16, 1997. These surveys were aimed at verifying the accuracy of the preliminary habitat map and to determine the likelihood for the presence or absence of listed wildlife or plant species. Figure 2 (see Appendix A) is a revised land use cover map that was produced following the two days of extensive field investigations. Land use cover within the site was classified into 18 different categories with 849.9 acres of the site being composed of uplands and 489.3 of wetlands.
  1. Wetland Habitats - the 489.3 acres of wetland habitat was surveyed using pedestrian surveys in combination with visual/binocular scanning. Herbaceous wetlands of relatively small size (<5 acres) were scanned visually. Representative portions of the larger forested and/or herbaceous wetlands were sampled by pedestrian surveys. Additionally, representative wetlands and transitional wetland habitats were assessed for vegetative species composition at points visited randomly throughout the site.
  2. Upland Habitats - the 849.9 acres of upland habitat were surveyed using a combination of vehicular and pedestrian transects. Areas that appeared highly likely for the occurrence of listed species were surveyed with pedestrian transects that traversed the habitat. Locations that were suitable as gopher tortoise habitat were surveyed and burrows mapped and noted as



active/inactive/abandoned. Additionally, representative upland habitats were assessed for vegetative species composition at points visited randomly throughout the site.

Figure 3 (see Appendix A) indicates the location of pedestrian and vehicular transects within the site. Approximately 66,000 linear feet (ft) of vehicular and 24,000 ft of pedestrian transects were completed in the evaluation of the property. This equates to over 17 linear miles of transects crossing the site. Figure 4 (see Appendix A) indicates the locations for sightings of listed wildlife species as well as photo station location and direction.

- Listed Plant Species - Habitats for listed plant species were surveyed concurrently with the wetland and upland land use surveys. Two listed plant species were observed on the project site during the two days of surveying. Cinnamon fern and royal fern are two species that are commercially exploited in the state of Florida. No other listed species were noted on the property. Additional surveys, scheduled during the flowering season for each species, are recommended to accurately inventory the site for the occurrence of listed plant species.

## 5. RESULTS

Upon completion of the field surveys, vegetative notes and mapping were compared to those compiled prior to initiating the field effort. Significant modification to the existing SWFWMD FLUCFCS map was required to accurately map the land use cover types and to determine the estimated acreage. A description and quality assessment of each habitat type was compiled according to the dominant species of each stratum (canopy, midstory, and ground cover). Figure 2 depicts the vegetative types that exist on the 1,339.2 acre project area. A table has been included on Figure 2 that indicates the acreage for each habitat type found on the property. Following is a brief description of each habitat type and the dominant vegetation that occurs.

Table 2 (see Appendix B) summarizes the wildlife and plant species that were either observed during the field survey or that are expected or likely to occur on the site. The likelihood of occurrence is based on available habitat and known range of each species. Tables 3 and 4 (see Appendix B) summarize non-listed wildlife and plants that were observed on the site. Figure 4 shows the locations of listed species that were identified on the site during the field survey. Figure 3 also includes the locations of two possible late 1800's historical homestead sites and photo station locations. Seventeen color photographs were taken of representative land use communities and areas of special interest (see Appendix C). Figures 5-1 through 5-4 are reproductions of 1994 aerial photographs of the Godwin property (see Appendix A).

### 5.1 Habitat Description

- 110    Residential, Low Density (0.5 acres) - One mobile home exists on the property and is used generally for weekend stays by the numerous landowners. Several small buildings also exist for equipment storage.

- 211 Improved Pasture (260.7 acres) - This land use category is normally dominated by bahia grass (*Paspalum notatum*), and is maintained for cattle grazing. Dog fennel (*Eupatorium capillifolium*), flattop golden rod (*Euthamia minor*), blackberry (*Rubus betulifolius*), and flatwoods paw paw (*Asimina reticulata*), also occur in this category. Bermuda grass (*Cynodon dactylon*) occurs in one pasture in Section 25 as a result of historic sodding. Canopy species of live oak (*Q. virginiana*), laurel oak (*Quercus laurifolia*), and slash pine (*Pinus elliotii*) are scattered throughout this land use, but do not constitute a significant cover. Saw palmetto (*Serenoa repens*) and gallberry (*Ilex glabra*) are also found throughout this land use. Some pastures are in transition, dominated by partridge pea (*Cassia occidentalis*), from use as melon crop production to actively being improved to pasture lands. Cattle feed troughs are scattered throughout this land use. Management of this land use has been ongoing since the settlement of the land in the late 1800's. Currently, the land is periodically mowed or burned for clearing and spread with cow manure for fertilization.
- 215 Field Crops (176.4 acres) - Periodically, improved pasture lands are converted to field crops for the production of melons or other vegetables. At the time of the field survey no crops were planted, but tilling of the fields was evident as preparation for planting. A portion of this land use, in Section 25, was also planted with wheat and oats.
- 320 Shrub and Brushland (6.8 acres) - This land use cover category lacks a canopy and is dominated by a subcanopy of saw palmetto, gallberry, wax myrtle (*Myrica cerifera*), dahoon holly (*Ilex cassine*), fetterbush, (*Lyonia lucida*), and saltbush (*Baccharis halimifolia*). The herbaceous layer is composed of various species of broomsedge (*Andropogon* sp.), wire grass (*Aristida stricta*), and purple elephant's foot (*Elephantopus nudatus*). This land use is typically a transitional phase from a historic pine flatwoods that has been timbered and where the burn regime has been interrupted.
- 321 Palmetto Prairies (8.6 acres) - Saw palmetto is the dominant species in this land use. While a canopy is not evident in this cover, slash and long leaf pines (*Pinus*



*palustris*) are commonly scattered throughout. Common within this cover are fetterbush, tar flower (*Befaria racemosa*) and gallberry. Herbaceous species include wire grass, various species of broomsedge, goldenrod (*Solidaga fistulosa*), greenbriar (*Smilax auriculata*), and grapevine (*Vitis munsoniana*). The palmetto prairie appears to be in good health and could possibly benefit from a more rigid burn regime.

- 411 Pine Flatwoods (264.5 acres) - Slash and scattered long leaf pines are common throughout this land cover. The canopy is open in some areas as a result of historic timbering. The subcanopy is comprised primarily of saw palmetto, gallberry, tar flower, fetterbush, and wax myrtle. Laurel oaks have become established in the subcanopy in various locations throughout the property as a result of an interrupted fire regime. The herbaceous layer is dominated by wire grass, broomsedge, meadow beauty (*Rhexia nuttallii*), and musky mint (*Hyptis alata*). The pine flatwoods have been impacted by historic timbering efforts and the lack of a frequent burn regime. Timbering has reduced the cover by long leaf pines and reduced general canopy closure. Oaks and wax myrtle are beginning to establish in areas where periodic burning has been suppressed.
- 421 Xeric Oak (14.9 acres) - Sand live oaks (*Quercus geminata*) and turkey oaks (*Q. laevis*) dominate the canopy in the habitat. Some scattered long leaf pine are also found in this category. Scattered saw palmetto, gallberry, St. John's-wort (*Hypericum reductum*), and greenbriar are found in the subcanopy. The herbaceous layer is primarily wire grass, purple elephant's foot, and prickly pear (*Opuntia humifusa* or *compressa*). This habitat covers a minimal area in the project, but greatly increases the diversity of the site. It is assumed that most of the historic xeric areas have been cleared and utilized for improved pasture. Gopher tortoise populations have become established in this habitat.
- 425 Temperate Hardwood (26.0 acres) - This classification was applied to low hammocks that were dominated by a variety of oaks, swamp bay (*Persea palustris*), sweetbay (*Magnolia virginiana*), loblolly bay (*Gordonia lasianthus*), and dahoon holly. This land use cover is found most often on transitional zones



into wetter cypress domes and sometimes marshes. The subcanopy is most usually saw palmetto with scattered wax myrtle, gallberry, saltbush, and grapevine. The herbaceous layer is most often absent due to the dense canopy and subcanopy. Wire grass, broomsedges, goldenrod, and dogfennel are often times found scattered in this layer.

- 427 Live Oak (21.2 acres) - Live oak is dominant in this habitat with laurel oak and water oak (*Quercus nigra*) sometimes intermixed. The subcanopy in these areas is usually saw palmetto with various shrubs including beauty berry (*Callicarpa americana*), blackberry, greenbriar, and gallberry. Vegetation in these areas is often disturbed by the congregation of cattle. Bahia grass, flat-top golden rod, and scattered wire grass can be found in this land use.
- 432 Sand Live Oak (7.5 acres) - Sand live oak dominates this land form. This classification differs from Xeric oak in the absence of scattered longleaf pine or turkey oak. The sand live oak creates a hammock with a fairly closed canopy. This precludes the establishment of such species as wire grass, purple elephants foot, and St. John's-wort. This subcanopy layer was dominated by bahia grass, beauty berry, and scattered saw palmetto. This land use category was often impacted or disturbed by heavy grazing and congregation of cattle.
- 434 Hardwood-Conifer Mixed (58.0 acres) - This class is reserved for those forested areas in which neither upland conifers nor hardwoods achieve a 66 percent crown canopy dominance.
- 438 Mixed Hardwoods (4.8 acres) - This is a hardwood community in which no single species or species group appears to achieve a 66 percent dominance of the canopy. This class of hardwoods includes any combination of large and small hardwood tree species none of which can be identified as dominating the canopy.
- 524 Lakes/Ponds <10 acres (0.9 acre) - Three natural, small surface water features exist on the property. One is located within a sand live oak community in the southern extreme of the property and the second exists just slightly north of the first, and the third is located on the western property boundary in Section 22. The second pond could have been historically excavated, but evidence such as spoil

areas is lacking. It is possible that the third pond periodically goes dry during the winter months.

534 Reservoirs <10 acres (0.2 acre) - One excavated cattle pond exists on the property. Spoil material is evident on the banks, steep slopes, and little or no wetland vegetation is present.

621 Cypress (381.0 acres) - Bald cypress (*Taxodium distichum*) dominates the canopy in this wetland habitat comprised of domes and strands. Occasional blackgum (*Nyssa sylvatica*), red maple (*Acer rubrum*), and swamp bay were observed in the systems. Shrubs included possum-haw viburnum (*Viburnum nudum*), wax myrtle, and dahoon holly. Herbaceous species in the deeper water, interior of the forested systems were limited to the tree hammocks. Species encountered included netted chain fern (*Woodwardia aerolata*), Virginia chain fern (*W. virginica*), royal fern, cinnamon fern, and toothed mid-sorus fern (*Blechnum serrulatum*). Transitional areas into the central domes and strands were dominated with a variety of herbaceous species including broomsedge, redroot (*Lachnanthes caroliniana*), St. John's-wort (*Hypericum fasciculatum*), yellow-eyed grass (*Xyris* spp.), maidencane (*Panicum hemitomon*), hat pins (*Lachnocaulon anceps*), bogbottoms (*Eriocaulon decangulare* and *E. compressum*), tickseed (*Coreopsis* spp.), beak rush (*Rhynchospora inudata* and *R. microcephala*), coinwort (*Centalla asiatica*), and penny-wort (*Hydrocotyle umbellata*). Tree size in most of the systems on the property ranged from 2" diameter at breast height (dbh) to 8" dbh. While it was stated that historic thinning of the cypress domes/strands had occurred, the small size of the trees was evidence that timbering had occurred in the stands. Water elevations in the domes were at seasonal high water levels due to heavy rainfall in the general area prior to and during the property survey. Most domes/strands were in excellent health and the hydroperiods undisturbed by ditching or flow control structures. Herbaceous wetlands exist in the central portions of some domes, increasing the diversity and nesting habitat for bird species, such as Florida sandhill cranes. Two domes, in Section 25, showed evidence of recent fires and the species composition was reflective of slightly drier systems that



would understandably be affected by fire. Most cypress systems were bordered by pine flatwoods or mixed forest. This perimeter of upland forest minimized the disturbance by cattle to the wetland systems.

- 630 Wetland Forest Mixed (24.1 acres) - This category includes mixed wetland forest communities in which neither hardwoods nor conifers achieve a 66 percent dominance of the crown canopy composition. This community occurred in limited areas within the project area. The general quality of the habitat was good, limited disturbance was observed, and habitat diversity was high.
- 641 Fresh Water Marsh (63.3 acres) - This category reflects two differing habitats within the project area. Isolated marshes were surveyed that occurred within large areas of pine flatwoods or adjacent to improved pasture or field crops. Marshes within this landscape often were shallow in nature and appeared to have slightly shortened hydroperiods. Species common to these marshes included maidencane, cordgrass (*Spartina bakeri*), St. John's-wort, needle-pod rush (*Juncus scirpoides*), spikerush (*Eleocharis baldwinii*), witchgrass (*Dichanthelium dichotomum*), and button-weed (*Diodia hirsuta*). Some of these marshes showed evidence of impact by cattle grazing activities. Marshes also existed in the central portions of some cypress domes or strands. These marshes were considerably deeper and consisted of such species as pickerel weed (*Pontederia cordata*), arrow head (*Sagittaria lancifolia*), white water-lily (*Nymphaea odorata*), and maidencane. These marshes were in very good condition and afforded valuable habitat diversity to the forested cypress domes and strands.
- 643 Wet Prairies (19.8 acres) - This land cover type is comprised of mostly grassy wetland vegetation. Specific zonation is not evident as these systems generally have less water and topographic relief. Plant species that are common to these systems include maidencane, broomsedge, cordgrass, spikerush, and St. John's-wort.

## **5.2 Listed Wildlife and Plant Species Observed**

Wildlife Species - The occurrence of listed wildlife are summarized in Table 2 with actual observation locations noted on Figure 4. Table 2 also lists the species that have potential to occur on the project site based on available habitat and known regional distribution of the species. A total of three listed wildlife species were observed on the site during the two days of site surveying. One southeastern American kestrel was sighted in Section 25. Five Florida sandhill cranes were observed on the site. Two were observed flying over the site and three were observed feeding in an improved pasture area in Section 25. Numerous gopher tortoise burrows were observed and mapped in Sections 23 and 25. A total of 50 active, 16 inactive, and 5 abandoned burrows were located during a preliminary inventory of the site. Approximate locations of the burrows were mapped and the status (active/inactive/abandoned) noted. One female gopher tortoise was observed outside her burrow in Section 25. Most burrows that were located in the transitional zone between improved pasture and pine flatwoods were flooded due to the high water table. Several dead gopher tortoises were found in the pasture areas in Section 25. Cause of death was unknown for most. In one juvenile, trauma to the shell was evident though it could not be determined if this occurred following or prior to death. Burrows in the south central area of Section 25 were fairly dense as this appeared to be the highest available elevation on the property. Damage to burrows due to cattle grazing was evident as nearly half the burrow entrances had been collapsed or severely damaged. Surface water runoff from up-slope areas also led to erosion of the burrow entrances.

Plant Species - Two listed plant species were observed on the site during the two day survey of the property. Cinnamon fern and royal fern are two species that are commercially exploited in the state of Florida. This does not preclude the possibility for other listed plant species to occur on the site. Detailed surveys, during the various flowering seasons, would allow for specific species to be identified.



### **5.3 Non-Listed Wildlife and Plant Species Observed**

Tables 3 and 4 summarize the non-listed wildlife and plant species observed on the site during the two day field survey. A total of over 91,000 ft of pedestrian and vehicular surveys were traversed on the property during the two days of field work. Wildlife sightings were limited as the first day of the survey was conducted in the rain. Plant species were compiled from numerous evaluations of the differing habitats found on the property.

### **5.4 Nuisance/Exotic Species**

Three nuisance and/or exotic species were observed within the project area. The most prevalent of the three was tropical soda-apple. This species is an aggressive perennial native to Brazil and Argentina. The species is spread by cattle feeding on the fruits. Within this project area, the tropical soda-apple was limited to areas where cattle congregated beneath large oak hammocks or near the cattle pens. Cattail and primrose willow were isolated to two small, deep water marsh areas that displayed evidence of prior disturbance by historic agricultural activities. Due to the isolated nature of the cattail and primrose willow, neither pose a threat to adjacent wetlands. Evidence of feral hog activity was observed in only one isolated area of the site. This activity was extremely minor in nature and did not appear to be significant.

### **5.5 Reserved Potential Homesites**

Figure 2 indicates the locations of three land tracts that are reserved as existing and potential homesites. Site no. 1 is a 10 acre tract located in the southeastern portion of Section 22. Photographs 1-4 are of an existing mobile home and equipment storage buildings that are located on this tract (see Appendix C). In addition, a cattle pen is located beneath several large oak trees. More than half of the site is upland improved pasture with a small portion being comprised of upland forest. The upland forest land use types include pine flatwoods, hardwoods, and hardwoods mixed with conifers. The

northeastern corner of the homesite encompasses a cypress dome with a central herbaceous marsh. Any proposed impacts to these jurisdictional wetlands will require prior approval by state, federal, and local regulatory agencies. The second reserved potential homesite is a 40 acre tract located in the northwestern corner of Section 25. The majority of this site is uplands and is currently under cultivation for melon production. The remainder of the upland land uses within this tract are mixed hardwoods or pine flatwoods, both located adjacent to large cypress strands. A small herbaceous marsh is located in the southeastern corner of the site and is ringed by palmetto and various shrubs. As with the first site, any proposed impacts to the jurisdictional wetlands will require prior approval by state, federal, and local regulatory agencies. The third site is located in the southeastern portion of Section 25. This site is mostly upland improved pasture with a large sand live oak stand at the southern extreme. A small pond and cattle pen are located within the oaks.

All three sites have been selected as reserved areas for potential homesites by the current owners of the land. Impacts to jurisdictional wetlands is not anticipated at this time. No listed wildlife species were noted within any of the reserved potential homesites. While habitat exists that does afford potential foraging and nesting areas for listed species, additional habitat types are available at numerous locations throughout the property.

## 6. RECOMMENDATIONS

Based on the results of the BNRI, the following recommendations are made to aid in the management of the existing habitats for the benefit of the wildlife and plant species present:

1. A managed burn regime should be implemented and executed to ensure the health and diversity of the existing pine flatwoods habitat. Interviews with Mr. Story, the past land owner, revealed that burning had been limited or not undertaken at all due to the relatively dry rainy seasons. Burning would decrease the areas now beginning to be encroached by oaks and myrtle and allow for long leaf and slash pines to begin seeding in greater quantities. Burning would also reduce the shrubby species that are becoming established at the perimeter of the cypress domes/strands.
2. Cattle grazing could be reduced or restricted in some upland areas. Gopher tortoises are competing with cattle for similar food sources in the pasture areas. The improved pasture is located on the highest elevations on the property, and hence appear to be the areas with the densest population of gopher tortoises. It was also noted that numerous burrow entrances had been severely damaged by cattle. A large number of gopher tortoise burrows were observed in the palmetto/pine flatwoods areas. These burrows have been flooded as the water table has returned to more normal levels. This exposure could be one possible explanation for the tortoise carcasses that were observed in the pasture areas.
3. The spread of the tropical soda apple should be monitored and managed. Periodic mowing will reduce the spread of the species, but will not eradicate it completely. A combination of chemical spraying and mowing is needed to adequately control the spread of this nuisance species. The cattail and primrose willow in the isolated marshes should be monitored, though chemical spraying or removal does not appear necessary. The presence of



feral hogs should be monitored on the site. If a population becomes established on the property and damage is evident, a management plan to control the population should be implemented.

4. Livestock grazing did not appear to have an impact on the wetland areas as the number of cattle grazing on the property was relatively low. Cattle densities should be maintained at a level that does not adversely impact the quality of either the wetland or upland habitats.
5. Additional wildlife and plant species surveys are recommended to establish known populations. Wildlife surveys should include inventories during the nesting season to determine nest sites for preservation. Nest boxes could be constructed to encourage use by listed species and to establish populations on the property. Plant species surveys should be conducted during the flowering seasons to allow for conclusive identification of species.
6. Hunting on the property should be managed at appropriate levels as to allow game populations to maintain suitable levels.



APPENDIX A

FIGURES

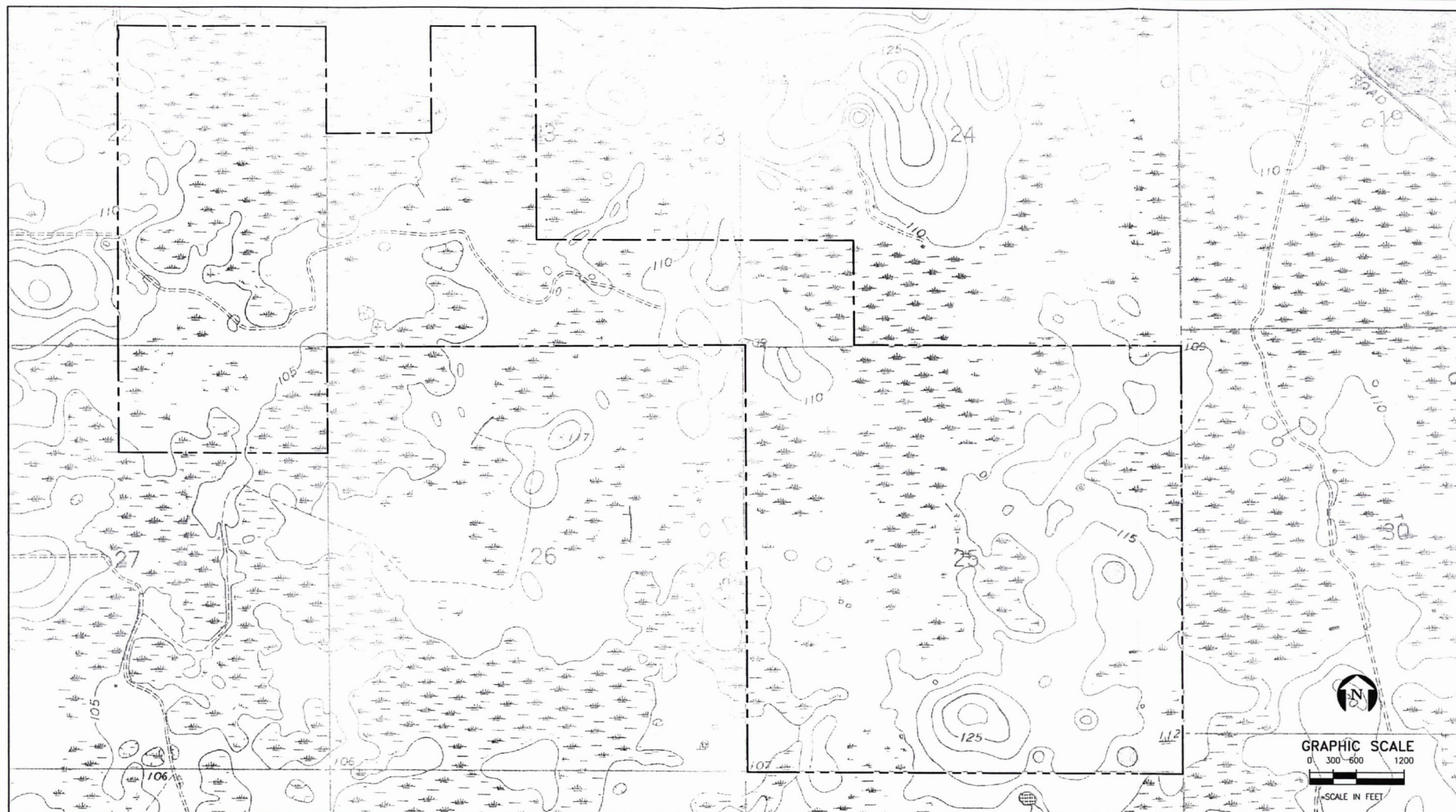


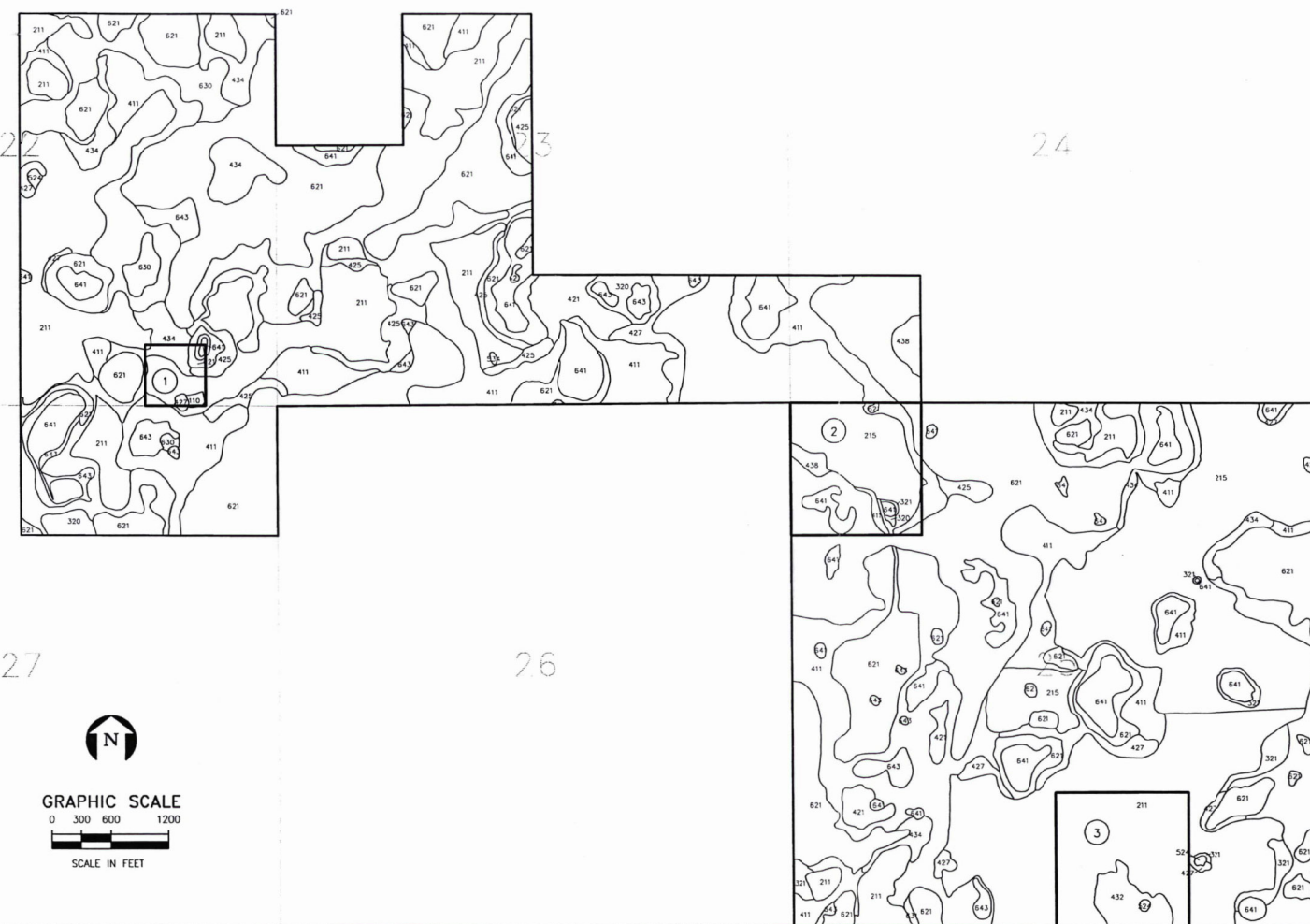
FIGURE 1.  
SITE VICINITY MAP  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Source: USGS Quads: Lake Nellie, FL., 1980, Bay Lake, FL., 1960; ECT, 1997.

**ECT**

Environmental Consulting & Technology, Inc.





Land Use Code	Land Use Type	Acres
110	Residential, Low Density	0.5
211	Improved Pasture	260.7
215	Field Crops	176.4
320	Shrub and Brushwood	6.8
321	Palmetto Prairies	8.6
411	Pine Flatwoods	264.5
421	Xeric Oak	14.9
425	Temperate Hardwood	26.0
427	Live Oak	21.2
432	Sand Live Oak	7.5
434	Hardwood-Conifer Mixed	58.0
438	Mixed Hardwoods	4.8
524	Lakes/Ponds <10 acres	0.9
534	Reservoirs <10 acres	0.2
621	Cypress	381.0
630	Wetland Forest Mixed	24.1
641	Freshwater Marsh	63.3
643	Wet Prairies	19.8
<b>Total</b>		<b>1339.2</b>

① — ③ RESERVED POTENTIAL HOMESITES


FIGURE 2.  
LAND USE MAP  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Source: ECT, 1997.

**ECT**

Environmental Consulting & Technology, Inc.



**GRAPHIC SCALE**  
0 300 600 1200  
  
SCALE IN FEET

### LEGEND



-  VEHICULAR TRANSECTS
-  PEDESTRIAN TRANSECTS

FIGURE 3.  
VEHICULAR & PEDESTRIAN SURVEY TRANSECTS  
AND HISTORIC HOMESITES  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA  
Source: ECT, 1997.

**ECT**  
Environmental Consulting & Technology, Inc.



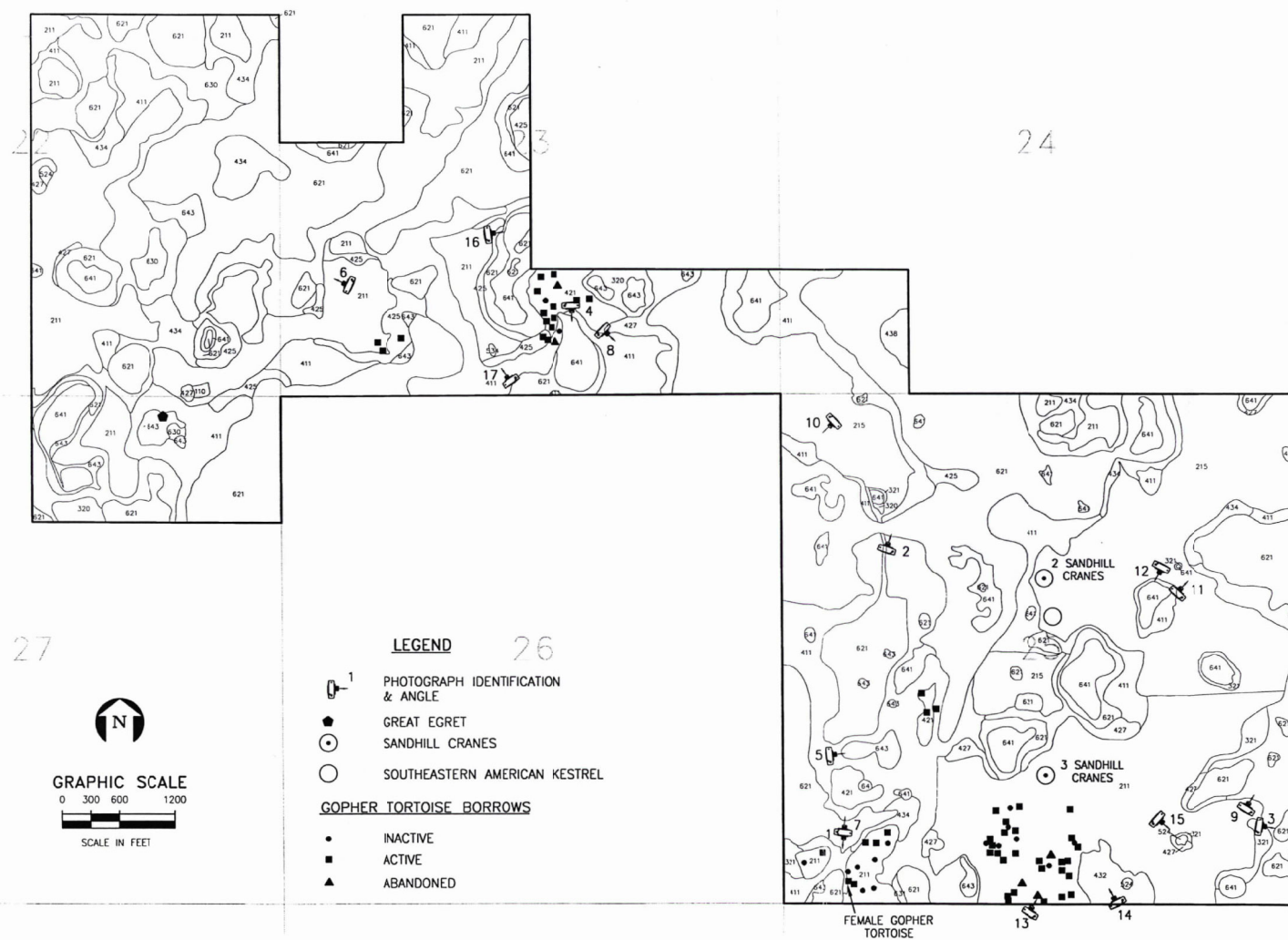


FIGURE 4.  
LISTED WILDLIFE SPECIES OBSERVATIONS AND PHOTO LOCATIONS  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Source: ECT, 1997.



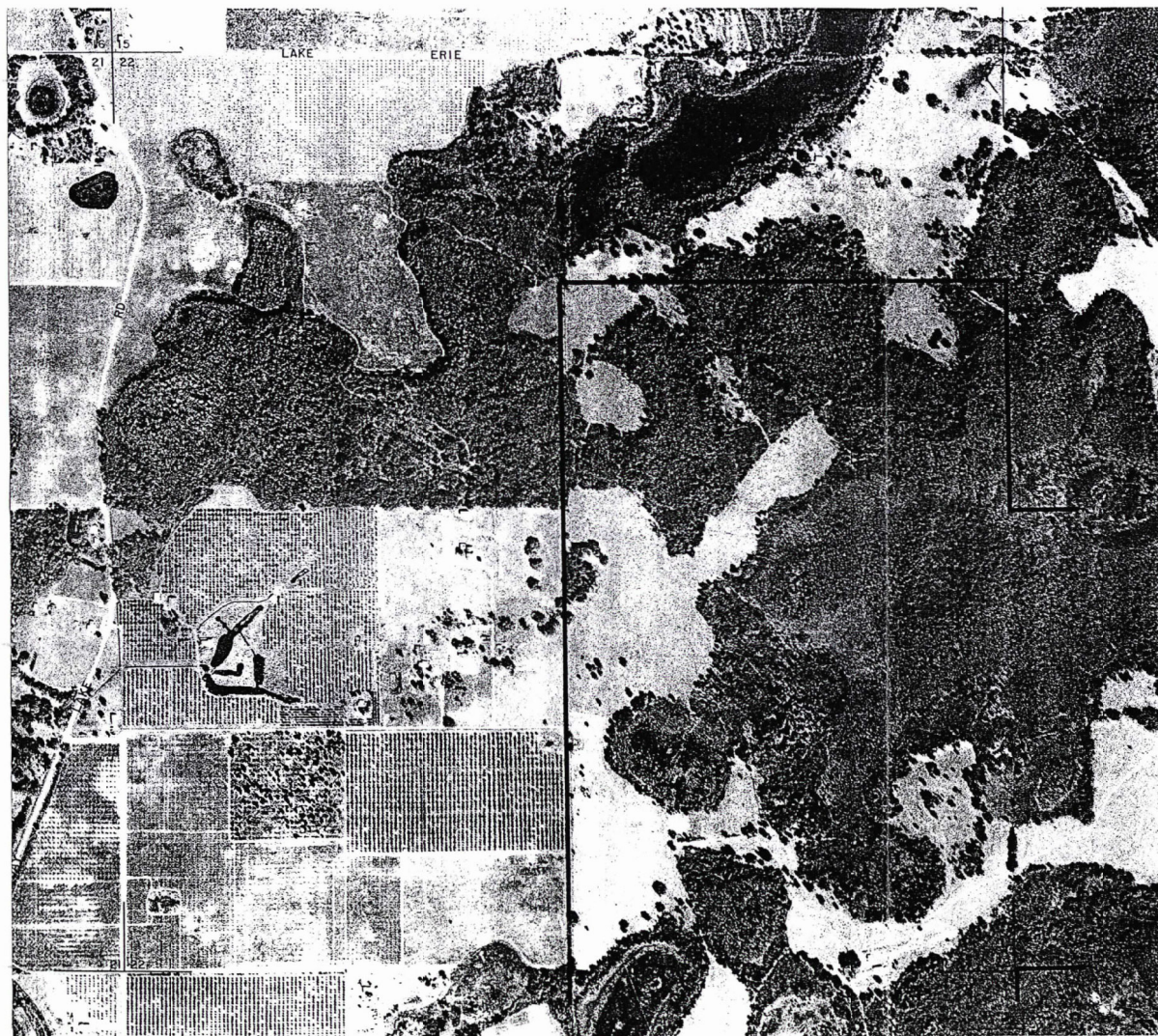


FIGURE 5-1.  
1994 AERIAL PHOTOGRAPH (SECTION 22)  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Source: ECT, 1997.

**ECT**

Environmental Consulting & Technology, Inc.





FIGURE 5-2.  
1994 AERIAL PHOTOGRAPH (SECTION 27)  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Scale: ECT, 1997.



**ECT**

Environmental Consulting & Technology, Inc.





FIGURE 5-3.  
1994 AERIAL PHOTOGRAPH (SECTIONS 23 & 24)  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Scale: ECT, 1997.

**ECT**

Environmental Consulting & Technology, Inc.



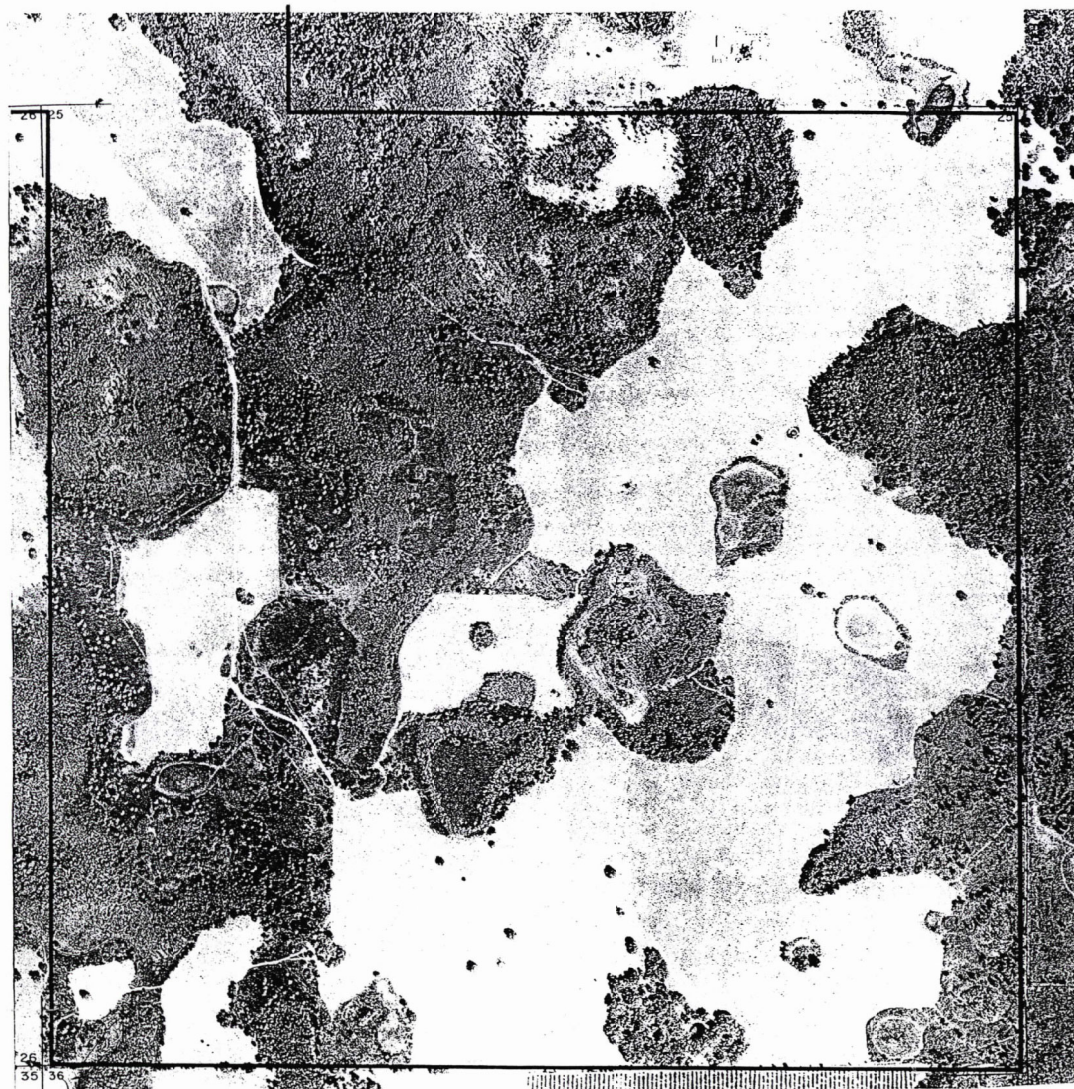


FIGURE 5-4.  
1994 AERIAL PHOTOGRAPH (SECTION 25)  
GODWIN PROPERTY  
LAKE COUNTY, FLORIDA

Source: ECT, 1997.



**ECT**

Environmental Consulting & Technology, Inc.



## **APPENDIX B**

### **TABLES**

Table 1. Potential Listed Wildlife and Plant Species

	SCIENTIFIC NAME	COMMON NAME	STATUS	
			GFC	USFWS
BIRDS				
	<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T
	<i>Aramus guarauna</i>	Limpkin	SSC	
	<i>Egretta caerulea</i>	Little blue heron	SSC	
	<i>Egretta thula</i>	Snowy egret	SSC	
	<i>Egretta tricolor</i>	Tri-colored heron	SSC	
	<i>Eudocimus albus</i>	White ibis	SSC	
	<i>Falco sparverius paulus</i>	Southeastern American kestrel	T	
	<i>Grus canadensis pratensis</i>	Florida sandhill crane	SSC	T
	<i>Haliaeetus leucocephalus</i>	Bald eagle	T	T
	<i>Mycteria americana</i>	Wood stork	E	E
	<i>Picoides borealis</i>	Red-cockaded woodpecker	T	E
	<i>Polyborus plancus audubonii</i>	Audubon's crested caracara	T	T
	<i>Speotyto cunicularia</i>	Burrowing owl	SSC	
MAMMALS				
	<i>Felis concolor coryi</i>	Florida panther	E	E
	<i>Podomys floridanus</i>	Florida mouse	SSC	
	<i>Sciurus niger shermani</i>	Sherman fox squirrel	SSC	
	<i>Ursus americanus floridanus</i>	Florida black bear	T	
REPTILES				
	<i>Alligator mississippiensis</i>	American alligator	T	T(S/A)
	<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T
	<i>Gopherus polyphemus</i>	Gopher tortoise	SSC	
	<i>Neoseps reynoldsi</i>	Sand skink	T	T
	<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC	
	<i>Stilosoma extenuatum</i>	Short-tailed snake	T	
AMPHIBIANS				
	<i>Rana capito</i>	Gopher frog	SSC	
PLANTS				
	<i>Acrostichum danaeifolium</i>	Giant leather fern	C	
	<i>Asclepias curtissii</i>	Curtriss' milkweed	E	
	<i>Bonamia grandiflora</i>	Florida bonamia	E	
	<i>Brickellia eupatorioides</i>	Florida brickell-bush;		
	var. <i>floridana</i> (= <i>B. mosieri</i> )	Florida boneset	E	
	<i>Calamintha ashei</i>	Ashe's savory	T	
	<i>Calopogon barbatus</i>	Bearded grass pink	T	
	<i>Campyloneurum phyllitidis</i>	Long strap fern	E	
	<i>Chionanthus pygmaeus</i>	Pygmy fringetree	E	E
	<i>Cleistes divaricata</i>	Rosebud orchid	T	
	<i>Clitelia fragrans</i>	Pigeon-wing butterfly-pea	E	T
	<i>Drosera intermedia</i>	Water sundew	T	



Table 1. Potential Listed Wildlife and Plant Species  
(Continued, Page 2 of 2)

SCIENTIFIC NAME	COMMON NAME	STATUS	
		GFC	USFWS
<i>Encyclia tampensis</i>	Butterfly orchid	C	
<i>Epidendrum conopseum</i>	Greenfly orchid	C	
<i>Garberia heterophylla</i>	Garberia	T	
<i>Hartwrightia floridana</i>	Florida hartwrightia	T	
<i>Hasteola robertiorum</i>	Gulf Hammock Indian plantain	E	
<i>Illicium parviflorum</i>	Yellow star anise	E	
<i>Justicia cooleyi</i>	Cooley's water willow	E	E
<i>Lechea cernua</i>	Nodding pinweed	T	
<i>Lilium catesbaei</i>	Catesby's lily	T	
<i>Listera australis</i>	Southern twayblade	T	
<i>Matela floridana</i>	Florida milkweed	E	
<i>Najas filifolia</i>	Slender naiad	T	
<i>Nemastylis floridana</i>	Celestial lily	E	
<i>Osmunda cinnamomea</i>	Cinnamon fern	C	
<i>Osmunda regalis</i>	Royal fern	C	
<i>Pecuma plumula</i>	Plume polypoda fern	E	
<i>Pecuma ptilodon</i>	Swamp polypoda fern	E	
<i>Pinguicula caerulea</i>	Blue flowered butterwort	T	
<i>Pinguicula lutea</i>	Yellow butterwort	T	
<i>Platanthera ciliaris</i>	Yellow-fringed orchid	T	
<i>Platanthera flava</i>	Southern tubercled orchid	T	
<i>Platanthera nivea</i>	Snowy orchid	T	
<i>Pogonia ophioglossoides</i>	Rose pogonia	T	
<i>Polygala lewtonii</i>	Scrub milkwort	E	E
<i>Prunus geniculata</i>	Scrub plum	E	E
<i>Pteroglossaspis ecristata</i>	Non-crested coco	T	
<i>Rhapidophyllum hystrix</i>	Needle palm	C	
<i>Salix floridana</i>	Florida willow	E	
<i>Sarracenia minor</i>	Hooded pitcherplant	T	
<i>Spiranthes laciniata</i>	Lace-lip ladies' tresses	T	
<i>Spiranthes tuberosa</i>	Little ladies tresses	T	
<i>Tillandsia utriculata</i>	Giant wild pine	E	
<i>Warea amplexifolia</i>	Clasping warea	E	E
<i>Warea carteri</i>	Carter's warea	E	E

Notes:

GFC-Florida Game and Fresh Water Fish Commission

USFWS-United States Fish and Wildlife Service

Status: T=Threatened, T(S/A)=Threatened/Similarity of Appearance, E=Endangered, SSC=Species of Special Concern, C=Commercially Exploited

Source: GFC, Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists; 8/1/97.

Table 2. Probability of Occurrence of Listed Wildlife and Plant Species

SCIENTIFIC NAME	COMMON NAME	STATUS		Probability of Occurrence				Comments
		GFC	USFWS	Observed	Expected	Possible	Unlikely	
BIRDS								
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	T	T				X	No scrub present on site
<i>Aramus guarauna</i>	Limpkin	SSC					X	Suitable habitat lacking on site
<i>Egretta caerulea</i>	Little blue heron	SSC			X			Suitable foraging available
<i>Egretta thula</i>	Snowy egret	SSC			X			Suitable foraging available
<i>Egretta tricolor</i>	Tri-colored heron	SSC			X			Suitable foraging available
<i>Eudocimus albus</i>	White ibis	SSC			X			Suitable foraging available
<i>Falco sparverius paulus</i>	Southeastern American kestrel	T		X				1 individual observed on site
<i>Grus canadensis pratensis</i>	Florida sandhill crane	SSC	T	X				5 individuals observed on site
<i>Haliaeetus leucocephalus</i>	Bald eagle	T	T		X			2 nesting sites located w/in 10 miles
<i>Mycteria americana</i>	Wood stork	E	E		X			Suitable foraging & nesting sites
<i>Picoides borealis</i>	Red-cockaded woodpecker	T	E			X		Limited long leaf pine habitat
<i>Polyborus plancus audubonii</i>	Audubon's crested caracara	T	T			X		Beyond normal range & limited open habitat
<i>Speotyto cunicularia</i>	Burrowing owl	SSC			X			Numerous burrows exist for inhabitation
MAMMALS								
<i>Felis concolor coryi</i>	Florida panther	E	E				X	Suitable habitat lacking
<i>Podomys floridanus</i>	Florida mouse	SSC				X		Limited longleaf pine/turkey oak habitat
<i>Sorex longirostris longirostris</i>	Southeastern shrew	SSC				X		Suitable habitat available
<i>Ursus americanus floridanus</i>	Florida black bear	T					X	Suitable dense cover - habitat lacking
REPTILES								
<i>Alligator mississippiensis</i>	American alligator	T	T(S/A)		X			Suitable habitat available
<i>Drymarchon corais couperi</i>	Eastern indigo snake	T	T		X			Suitable habitat, numerous burrows
<i>Gopherus polyphemus</i>	Gopher tortoise	SSC		X				1 individual observed, numerous burrows
<i>Neoseps reynoldsi</i>	Sand skink	T	T				X	No sand pine scrub, limited turkey oak
<i>Pituophis melanoleucus mugitus</i>	Florida pine snake	SSC					X	Suitable habitat lacking
<i>Stilosoma extenuatum</i>	Short-tailed snake	T				X		Limited longleaf pine/turkey oak habitat
AMPHIBIANS								
<i>Rana capito</i>	Gopher frog	SSC			X			Gopher tortoise burrows on-site



Table 2. Probability of Occurrence of Listed Wildlife and Plant Species

(Continued, Page 2 of 3)

SCIENTIFIC NAME	COMMON NAME	STATUS		Probability of Occurrence				Comments
		GFC	USFWS	Observed	Expected	Possible	Unlikely	

## PLANTS

<i>Acrostichum danaeifolium</i>	Giant leather fern	C		X				Marsh & swamp habitat available on site
<i>Asclepias curtissii</i>	Curtriss' milkweed	E					X	No scrub located on site
<i>Bonamia grandiflora</i>	Florida bonamia	E					X	No sand pine scrub found on site
<i>Brickellia eupatorioides</i> var. <i>floridana</i> (= <i>B. mosieri</i> )	Florida brickell-bush; Florida boneset	E				X		Limited open woodland habitat available
<i>Calamintha ashei</i>	Ashe's savory	T					X	Sand pine scrub & dry pine lands limited
<i>Calopogon barbatus</i>	Bearded grass pink	T			X			Wet pine flat woods habitat on site
<i>Campyloneurum phyllitidis</i>	Long strap fern	E					X	Hammock habitat lacking on-site
<i>Chionanthus pygmaeus</i>	Pygmy fringe tree	E	E			X		Limited long leaf pine/turkey oak habitat
<i>Cleistes divaricata</i>	Rosebud orchid	T			X			Wet pine flat woods habitat on site
<i>Clitiera fragrans</i>	Pigeon-wing butterfly-pea	E	T			X		No scrub/limited turkey oak habitat
<i>Drosera intermedia</i>	Water sundew	T			X			Suitable habitat available on site
<i>Encyclia tampensis</i>	Butterfly orchid	C				X		Some live oak/palmetto habitat on-site
<i>Epidendrum conopseum</i>	Greenfly orchid	C				X		Some live oak/palmetto habitat on-site
<i>Garberia heterophylla</i>	Garberia	T					X	No sand pine & oak scrub on site
<i>Hartwrightia floridana</i>	Florida hartwrightia	T					X	No acidic seepage areas known on site
<i>Hasteola robertiorum</i>	Florida hasteola	E						
<i>Hexalectris spicata</i>	Crested coralroot	E					X	Hammock habitat lacking on site
<i>Illicium parviflorum</i>	Yellow star anise	E			X			Wet woods & swamp habitat available
<i>Justicia cooleyi</i>	Cooley's water willow	E	E				X	No rocky wood habitat available on site
<i>Lechea cernua</i>	Nodding pinweed	T					X	No scrub habitat on site
<i>Lilium catesbaei</i>	Catesby's lily	T			X			Moist pine flat woods habitat on site
<i>Listera australis</i>	Southern twayblade	T					X	Hammock habitat lacking on site
<i>Matela floridana</i>	Florida milkweed	E						
<i>Najas filifolia</i>	Slender naiad	T						
<i>Nemastylis floridana</i>	Celestial lily	E			X			Wet marsh habitat available on site
<i>Osmunda cinnamomea</i>	Cinnamon fern	C		X				Populations found on-site
<i>Osmunda regalis</i>	Royal fern	C		X				Populations found on-site
<i>Pecluma plumula</i>	Plume polypoda fern	E						
<i>Pecluma ptilodon</i>	Swamp plume polypoda fern	E						



Table 2. Probability of Occurrence of Listed Wildlife and Plant Species

(Continued, Page 3 of 3)

SCIENTIFIC NAME	COMMON NAME	STATUS		Probability of Occurrence				Comments
		GFC	USFWS	Observed	Expected	Possible	Unlikely	
<i>Pinguicula caerulea</i>	Blue flowered butterwort	T				X		Wet, acid pine flatwoods possible on site
<i>Pinguicula lutea</i>	Yellow butterwort	T				X		Wet, acid pine flatwoods possible on site
<i>Platanthera ciliaris</i>	Yellow-fringed orchid	T			X			Marshes & wet pine flatwoods habitat on site
<i>Platanthera flava</i>	Southern tubercled orchid	T			X			Cypress swamps available on site
<i>Platanthera nivea</i>	Snowy orchid	T			X			Wet pine flatwoods on site
<i>Pogonia ophioglossoides</i>	Rose pogonia	T			X			Marshes and wet pine flatwoods on site
<i>Polygala lewtonii</i>	Scrub milkwort	E	E				X	Dry/scrub habitat lacking on site
<i>Prunus geniculata</i>	Scrub plum	E	E				X	Scrub habitat lacking on site
<i>Pteroglossaspis ecristata</i>	Non-crested coco	T					X	Sand pine scrub & sandhills lacking
<i>Rhapidophyllum hystrix</i>	Needle palm	C				X		No seepage wetlands and limited hardwood hammocks on site.
<i>Salix floridana</i>	Florida willow	E			X			Wet-shrub/marshes available on site
<i>Sarracenia minor</i>	Hooded pitcherplant	T				X		Wet, open, acid pinelands possible on site
<i>Spiranthes laciniata</i>	Lace-lip ladies' tresses	T					X	Marshes & cypress swamp habitat on site
<i>Spiranthes tuberosa</i>	Little ladies tresses	T					X	Pine flatwoods habitat on site
<i>Tillandsia utriculata</i>	Giant wild pine	E					X	Hammock habitat lacking on-site
<i>Warea amplexifolia</i>	Clasping warea	E	E					Upland/dry habitat limited on site
<i>Warea carteri</i>	Carter's warea	E	E					Upland/ dry habitat limited on site

## Notes:

GFC-Florida Game and Fresh Water Fish Commission

USFWS-United States Fish and Wildlife Service

Status: T=Threatened, T(S/A)=Threatened/Similarity of Appearance, E=Endangered, SSC=Species of Special Concern, C=Commercially Exploited

Source: GFC, Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists; 8/1/97.

Table 3. Non-Listed Wildlife Species Observed

SCIENTIFIC NAME	COMMON NAME	OBSERVED	PHYSICAL SIGNS	COMMENTS
<b>BIRDS</b>				
<i>Agelaius phoeniceus</i>	Red-winged blackbird	X		
<i>Ardea alba</i>	Great egret	X		
<i>Ardea herodias</i>	Great blue heron	X		
<i>Buteo lineatus</i>	Red-shouldered hawk	X		
<i>Cardinalis cardinalis</i>	Northern cardinal		X	Audio
<i>Cathartes aura</i>	Turkey vulture	X		
<i>Charadrius vociferus</i>	Killdeer	X		
<i>Corvus brachyrhynchos</i>	American crow		X	Audio
<i>Cyanocitta cristata</i>	Blue jay		X	Audio
<i>Dendroica coronata</i>	Yellow-rumped warbler	X		
<i>Dendroica palmarum</i>	Palm warbler	X		
<i>Dumetella carolinensis</i>	Gray catbird		X	Audio
<i>Melanerpes carolinus</i>	Red-bellied woodpecker	X		
<i>Mimus polyglottos</i>	Northern mockingbird	X		
<i>Parus bicolor</i>	Tufted titmouse	X		
<i>Strix varia</i>	Barred owl		X	Audio
<i>Thryothorus ludovicianus</i>	Carolina wren	X		
<i>Troglodytes aedon</i>	House wren	X		
<i>Zenaidura macroura</i>	Mourning dove	X		
<b>MAMMALS</b>				
<i>Dasypus novemcinctus</i>	Nine-banded armadillo		X	Rootings & burrows
<i>Odocoileus virginianus</i>	White-tailed deer		X	Scat
<i>Procyon lotor</i>	Raccoon		X	Scat
<i>Sylvilagus palustris</i>	Marsh rabbit	X		
<b>REPTILES</b>				
<i>Rana utricularia</i>	Southern leopard frog	X		
<i>Agkistrodon piscivorus</i>	Cottonmouth	X		
<b>FISH</b>				
<i>Gambusia holbrooki</i>	Mosquito fish	X		

Table 4. Non-Listed Plant Species Observed

SCIENTIFIC NAME	COMMON NAME
<i>Acer rubrum</i>	Red Maple
<i>Aeschynomene americana</i>	American joint-vetch
<i>Andropogon glomeratus</i>	Bushy broomsedge
<i>Andropogon virginicus</i>	Broomsedge
<i>Aristida stricta</i>	Wire grass
<i>Asimina reticulata</i>	Flatwoods paw-paw
<i>Aster subulatus</i>	Yellow-headed white topped aster
<i>Baccharis halimifolia</i>	Saltbush
<i>Bacopa monnieri</i>	Smooth water-hyssop
<i>Befaria racemosa</i>	Tar flower
<i>Bidens laevis</i>	Bur marigold
<i>Blechnum serrulatum</i>	Toothed mid-sorus fern
<i>Boehmeria cylindrica</i>	Small-spike false-nettle
<i>Callicarpa americana</i>	Beauty berry
<i>Carphephorus corymbosus</i>	Deer's tongue
<i>Cassia occidentalis</i>	Partridge pea
<i>Centella asiatica</i>	Coinwort
<i>Cephalanthus occidentalis</i>	Button bush
<i>Coreopsis</i> spp.	beakrush
<i>Crotalaria incana</i>	Rattlebox
<i>Cynodon dactylon</i>	Bermuda grass
<i>Cyperus polystachyos</i>	Sedge
<i>Cyperus retrorsus</i>	Sedge
<i>Cyperus strigosus</i>	Sedge
<i>Cyperus surinamensis</i>	Sedge
<i>Desmodium tortuosum</i>	Florida beggarweed
<i>Dichanthelium dichotomum</i>	Witchgrass
<i>Digitaria</i> sp.	Crabgrass
<i>Diodia hirsuta</i>	Button-weed
<i>Eleocharis baldwinii</i>	Spikerush
<i>Elephantopus nudatus</i>	Purple elephant's foot
<i>Eriocaulon compressus</i>	Soft head-pipewort
<i>Eriocaulon decangulare</i>	Hat pins
<i>Eupatorium capillifolium</i>	Dog fennel
<i>Euthamia minor</i>	Flattop golden rod
<i>Gordonia lasianthus</i>	Loblolly bay
<i>Helenium amarum</i>	Bitterweed
<i>Helianthus regalis</i>	Bog sunflower
<i>Hieracium gronovii</i>	Hawkweed
<i>Hydrocotyle umbellata</i>	Penny-wort



Table 4. Non-Listed Plant Species Observed  
(Continued, Page 2 of 3)

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<i>Hypericum fasciculatum</i>	St. John's-wort
<i>Hypericum reductum</i>	St. John's-wort
<i>Hypericum tetrapetalum</i>	Heart-leaved St. John's-wort
<i>Hyptis alata</i>	Musky mint
<i>Ilex cassine</i>	Dahoon holly
<i>Ilex glabra</i>	Gallberry
<i>Juncus scirpoides</i>	Needle-pod rush
<i>Lachnanthes caroliniana</i>	Redroot
<i>Lachnocaulon anceps</i>	Hat pins
<i>Lemna minima</i>	Duckweed
<i>Lindernia grandiflora</i>	Savannah flase-pimpernel
<i>Ludwigia palustris</i>	Marsh seedbox
<i>Ludwigia peruviana</i>	Primrose willow
<i>Lyonia fruiticosa</i>	Stagger bush
<i>Lyonia lucida</i>	Fetterbush
<i>Magnolia virginiana</i>	Sweetbay
<i>Mikania scandens</i>	Climbing hempvine
<i>Myrica cerifera</i>	Wax myrtle
<i>Nymphaea odorata</i>	White water-lily
<i>Nyssa sylvatica</i>	Black gum
<i>Opuntia humifusa or compressa</i>	Prickly pear
<i>Osmunda cinnamomea</i>	Cinnamon fern
<i>Osmunda regalis</i>	Royal fern
<i>Panicum hemitomom</i>	Maidencane
<i>Paspalum notatum</i>	Bahia grass
<i>Persea palustris</i>	Swamp bay
<i>Pinus elliotii</i>	Slash pine
<i>Pinus palustris</i>	Long leaf pine
<i>Pluchea camphorata</i>	Camphor-weed
<i>Pluchea rosea</i>	Rosy camphor-weed
<i>Polypremum procumbens</i>	Rustweed
<i>Polygala rugelii</i>	Yellow bachelor's button
<i>Polygonum hydropiperoides</i>	Mild water pepper
<i>Polygonum punctatum</i>	Dotted smartweed
<i>Pontederia cordata</i>	Pickerel weed
<i>Pterocaulon virgatum</i>	Black root
<i>Quercus geminata</i>	Sand live oak
<i>Quercus laevis</i>	Turkey oak
<i>Quercus laurifolia</i>	Laurel oak
<i>Quercus nigra</i>	Water oak

Table 4. Non-Listed Plant Species Observed  
(Continued, Page 3 of 3)

SCIENTIFIC NAME	COMMON NAME
<i>Quercus virginiana</i>	Live oak
<i>Rhexia nuttallii</i>	Marsh beauty
<i>Rhynchospora cephalantha</i>	Beakrush
<i>Rhynchospora fascicularis</i>	Beakrush
<i>Rhynchospora inudata</i>	Beakrush
<i>Rhynchospora microcarpa</i>	Beakrush
<i>Rubus betulifolius</i>	Blackberry
<i>Rubus trivialis</i>	Blackberry
<i>Sagittaria lancifolia</i>	Arrow head
<i>Salix caroliniana</i>	Southern willow
<i>Sambucus canadensis</i>	Elderberry
<i>Scleria reticularis</i>	
<i>Scoparia dulcis</i>	Goatweed
<i>Serenoa repens</i>	Saw palmetto
<i>Smilax auriculata</i>	Greenbriar
<i>Smilax bona-nox</i>	Catbriar
<i>Smilax laurifolia</i>	Bamboo vine
<i>Solanum capsicoides</i>	Tropical soda apple
<i>Solidaga fistulosa</i>	Hollow goldenrod
<i>Spartina bakeri</i>	Cordgrass
<i>Taxodium distichum</i>	Bald cypress
<i>Thelypteris normalis</i>	Lattice vein fern
<i>Tillandsia utriculata</i>	Swollen wild pine
<i>Toxicodendron radicans</i>	Poison ivy
<i>Typha latifolia</i>	Cattail
<i>Urena lobata</i>	Caesar weed
<i>Vaccinium myrsinites</i>	Shiny blueberry
<i>Viburnum nudum</i>	Possum haw viburnum
<i>Vitis munsoniana</i>	Grape
<i>Woodwardia areolata</i>	Netted chain fern
<i>Woodwardia virginica</i>	Virginia chain fern
<i>Xyris ambigua</i>	Morning yellow-eyed-grass
<i>Xyris caroliniana</i>	Carolina yellow-eyed-grass

**APPENDIX C**  
**PHOTOGRAPHS**





STATION 1: TYPICAL CYPRESS SWAMP.  
HIGHER THAN NORMAL WATER LEVELS  
WERE OBSERVED IN ALL SYSTEMS.



STATION 3: CYPRESS SWAMP WITH EVIDENCE OF RECENT  
BURN EVENT. A SLIGHTLY DRIER HYDROPENOD  
IN THIS ONE WETLAND SYSTEM EXPOSED IT TO FIRE.



STATION 2: TYPICAL CYPRESS SWAMP.  
HIGH WATER FLOW CONNECTION ESTABLISHED  
WITH ADJACENT WETLAND.





STATION 4: TYPICAL HERBACEOUS MARSH.  
MAIDENCANE AND PICKEREL WEED  
DOMINATE MANY OF THE MARSH SYSTEMS



STATION 5: TYPICAL WET PRAIRIE.  
BROOMSEDGE & ST. JOHNSWORT  
DOMINATE THESE SYSTEMS. PALMETTO  
PRAIRIE OR PINE FLATLANDS NORMALLY  
ARE ADJACENT.



STATION 6: UPLAND PASTURE.  
NARROW BANDS OF PALMETTO, PINE  
& MIXED OAKS BORDER MATURE  
CYPRESS SWAMPS.





STATION 7: SMALL XERIC OAK HAMMOCK.  
DIRECTLY ADJACENT ARE CYPRESS  
SWAMPS, WET PRAIRIE & MARSHES.



STATION 8: PINE FLATWOODS.  
NARROW BANDS TO LARGE TRACTS  
TRANSITION TOWARD CYPRESS SWAMPS.



STATION 9: PALMETTO PRAIRIE.  
MOST IS HISTORICALLY LOGGED PINE FLATWOODS.  
INTERMIXED WITH SCATTERED PINES AND HARDWOODS.





STATION 10: FIELD CROPS.  
TRANSFORMED IMPROVED PASTURE CURRENTLY  
UNDER MELON CULTIVATION.



STATION 11: FIELD CROPS.  
OATS AND WHEAT COVER CROPS ARE PLANTED  
FOLLOWING MELON PRODUCTION.



STATION 12: WETLAND DISTURBANCE.  
SMALL SAND PILES ARE LOCATED WITHIN ONE MARSH.  
COULD BE A RESULT OF EXCAVATION WITHIN MARSH.





STATION 13: DAMAGED GOPHER TORTOISE BORROWS.  
CATTLE ARE COLLAPSING ENTRANCES  
ON MANY BORROWS



STATION 14: TROPICAL SODA APPLE.  
THIS EXOTIC IS COMMONLY FOUND IN  
OAK HAMMOCKS WHERE CATTLE CONGREGATE.



STATION 15: OPEN WATER POND.  
PRIMROSE WILLOW AND SCATTERED  
CATTAIL ARE PRESENT IN THIS WETLAND.





STATION 16.

CYPRESS DOME  
MARSH SYSTEMS LOCATED WITHIN THE CYPRESS  
FORESTS, INCREASE THE HABITAT DIVERSITY.



STATION 17.

CATTLE POND  
SPOIL PILES EVIDENT WITH MINOR COVER OF CATTAIL.





Photograph No. 1. Metal covered storage area storing a truck and metal in Section 22.



Photograph No. 2. Mobile home and cow pen located in Section 22.





Photograph No. 3. A storage rack containing hardware, insect repellent, and lubricants located under the covered slab in Section 22.



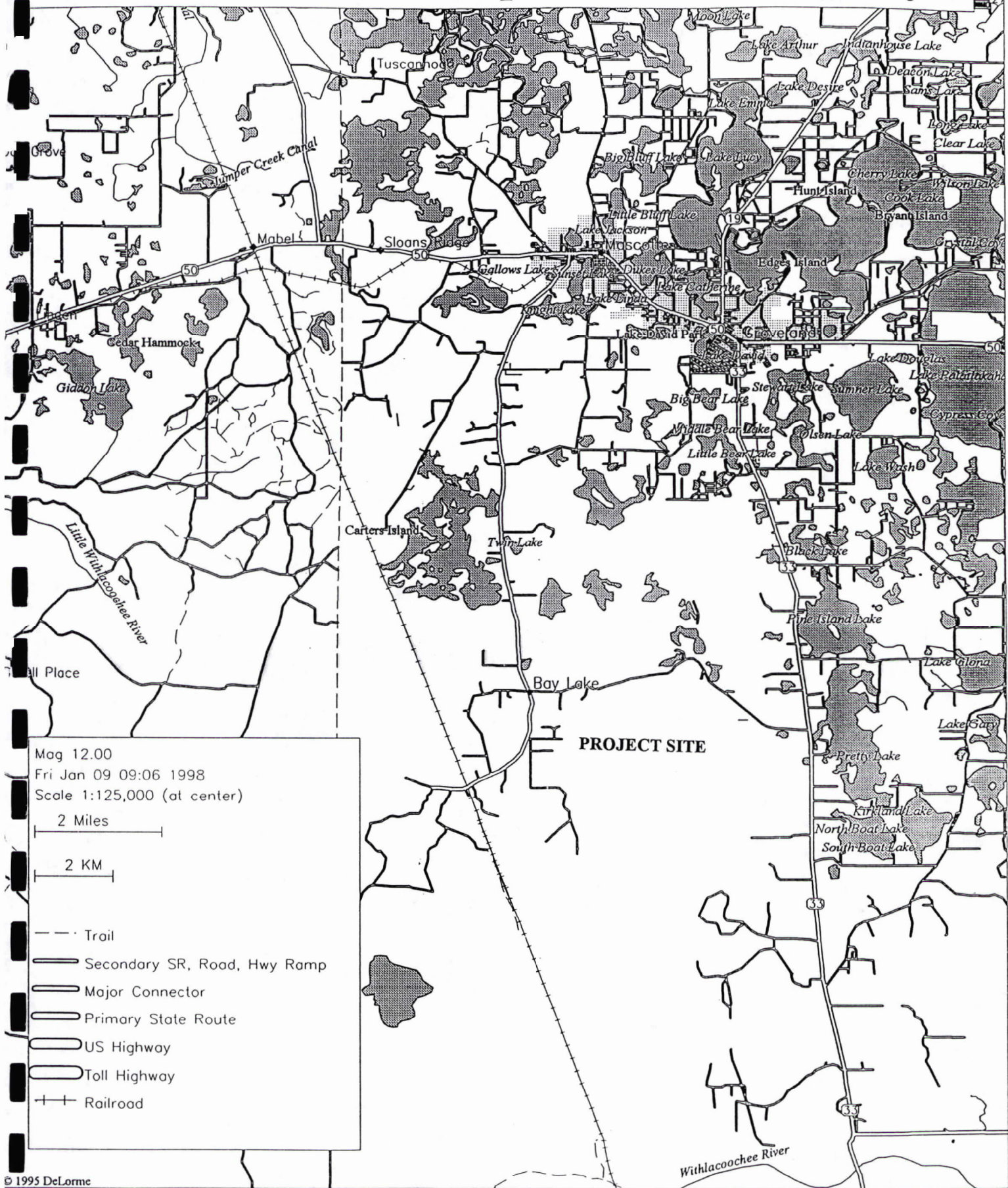
Photograph No. 4. Tractor, chairs, and table stored under the covered slab in Section 22.



**APPENDIX D**  
**LEGAL DESCRIPTION**



# General Location Map - Godwin Property





# HERNANDO TITLE SERVICES, INC.

615 W. JEFFERSON ST. BROOKSVILLE, FL 34601

PHONE (352) 799-7225 FAX (352) 799-6580

January 5, 1997

Environmental Consulting & Technology, Inc.  
5405 Cypress Center Drive, Suite 200  
Tampa, FL 33609

Attn: Darren L. Stowe  
Re: Our File H-3083-A

Dear Sir:

We have conducted a search on the property described in Exhibit A from March 13, 1934 to December 19, 1997.

For convenience, we have split the overall legal description into five tracts as follows:

- 1: S 3/4 of E 1/2 of Section 22, Range 23, Township 24
- 2: S 1/2 of SE 1/4 + SW 1/4 + SE 1/4 of NW 23-23-24
- 3: Tract 49 to 64 Groveland Farms (a/k/a SW 1/4 of SW 1/4 of 24-23-24
- 4: All of Section 25, Township 23, Range 24
- 5: N1/2 of NE 1/4 of Section 27, Township 23, Range 24

Warranty Deed	D.B. 167, Page 66	3-13-1934	Laraba Corp to All Southern Investment Corp.
OGM Lease	D.B. 193, Page 252	2-6-1941	All Southern Investment to Arnold Oil Explorations Inc (Covers 1-2-3-5)
Release	D.B. 245, Page 251	2-16-1946	Release of Lease DB 193/252
Warranty Deed	D.B. 255, Page 465	7-26-1946	All Southern Investment to Alfred Story, Allison Story, A.W. Story. Parcel 4, All OGM reserved
Warranty Deed	D.B. 305, Page 421	11-20-1950	All Southern Investment to A.W. Story, Allison and Alfred Story. Parcel 2 and Portion 1. All Minerals res.
Warranty Deed	D.B. 305, Page 425	11-20-1950	All Southern Investment to Allison and Katie Story, his wife. Parcel 5, portion Parcel 1 + All Minerals Res.
Warranty Deed	D.B. 370, Page 169-170	7-22-1955	Allison Story to Arthur W. Story and Loyce Story, his wife. All parcel 2+3 Portion parcel 1 + 4
Warranty Deed	O.R. 142, Page 493	11-21-1960	Arthur W. Story (a/k/a A.W.Story) and Loyce Story to Allison Story and Katie Story. All parcel 2+3+4 + Portion Parcel 1.
Quit Claim Deed	O.R. 389, Page 658	9-19-1969	Alfred Story to Allison Story + Katie Story. Portion Parcel 4.

# HERNANDO TITLE SERVICES, INC.

615 W. JEFFERSON ST. BROOKSVILLE, FL 34601

PHONE (352) 799-7225 FAX (352) 799-6580

Page 2

Warranty Deed O.R. 389, Page 660 9-19-1969 Allison Story + Katie B. Story to Atgar Development Co. Parcels 1 + 2 + 5 (Less E1/2 Parcel 2)

Warranty Deed O.R. 389, Page 662 9-19-1969 Allison Story + Katie B. Story, his wife to Atgar Development Co. E1/2 Parcel 2, All Parcel B and Portion NW 1/4 Parcel 4.

Warranty Deed O.R. 389, Page 685 9-19-1969 Atgar Development Co. to Wellington Orient Inc. Parcels 1-2-3. Portion NW 1/4 Parcel 4, All Parcel 5.

Warranty Deed O.R. 392, Page 850 11-13-1969 Allison Story + Katie B. Story, his wife to Atgar Development Co. NE 1/4 Parcel 4.

Warranty Deed O.R. 392, Page 851 11-13-1969 Allison Story + Katie B. Story, his wife to Atgar Development Co. Portion NW 1/4, Parcel 4

Warranty Deed O.R. 392, Page 858/859 11-13-1969 Allison Story + Katie B. Story, his wife to Atgar Development Co. S 1/2 of Parcel 4.

Warranty Deed O.R. 392, Page 867 11-13-1969 Atgar Development Co. to Wellington Orient Inc. All Parcel 4 (less 389/685 Described above)

Notice of Claim in Subsurface interest:  
O.R. 478, Page 948 9-18-1972 Charles Arnold et al successors to All Southern Inv. (Claim derived from D.B. 305, Page 421)

Notice of Claim in Subsurface interest:  
O.R. 478, Page 981 9-18-1972 Charles Arnold et al (Claim derived from D.B. 305, Page 425)

Notice of Claim in Subsurface interest:  
O.R. 478, Page 990 9-18-1972 Charles Arnold et al (Claim derived from D.B. 255, Page 465)

## THE REMAINDER OF THE DOCUMENTS LISTED HEREIN AFFECT ALL THE PROPERTY:

Warranty Deed O.R. 719, Page 2106 2-15-1981 Wellington Orient Inc., to Hope Strong, Trustee

Warranty Deed O.R. 727, Page 162 6-4-1981 Hope Strong, Trustee to Reuben Joseph O'Berry, Claude O. Godwin, Donald G. Rhodes, and Wilburn J. Lowe

Cattle grazing Agreement O.R. 727, Page 193 2-15-1981 Godwin et al allows Reuben Joseph O'Berry to use the property for cattle grazing purposes.

Quit Claim Deed O.R. 1271, O.R. 1510 1-11-1994 Rueben Joseph O'Berry to William J. Lowe (1/4 interest)

Quit Claim Deed O.R. 1347, Page 2181 2-21-1995 Wilburn J. Lowe to Rueben Joseph O'Berry.

Quit Claim Deed O.R. 1451, Page 2185 5-15-1996 Donald Rhodes to Donald Rhodes, Trustee u/t/d 12-16-1993



# HERNANDO TITLE SERVICES, INC.

615 W. JEFFERSON ST. BROOKSVILLE, FL 34601

PHONE (352) 799-7225 FAX (352) 799-6580

Page 3

Termination O.R. 1504, Page 2383 6-4-1997 Terminates Grazing Lease  
(O.R. 727, Page 193)  
Quit Claim Deed O.R. 1536, Page 323 6-4-1997 Reuben Joseph O'Berry to  
Wilburn J. Lowe (1/4 interest)  
Quit Claim Deed O.R. 1536, Page 351 Wilburn J. Lowe to Claude O. Godwin  
(all my 1/4 interest)

We find NO environmental Liens affecting the above described property.

Sincerely,



John A. Wanat  
Vice-President

JAW:emw  
Enc.

ATTACHMENT

LEGAL DESCRIPTION  
PARCEL A

The South 3/4 of the East 1/2 of Section 22, Township 23 South, Range 24 East, Lake County, Florida;

LESS AND EXCEPT:

22-23-24 E1/3 of W3/5 of S1/2 of NW1/4 of SW1/4 of NE1/4 ORB 1071 Page 1904, Lake County, Florida.

The East 1/13 of the West 13/20 of the North 1/2 of the North 1/2 of the South 1/2 of the Southeast 1/4, Section 22, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/6 of the West 3/10 of the South 1/4 of the South 1/2 of the Southeast 1/4 of Section 22, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 30 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/10 of the West 1/2 of the South 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 17 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the North 1/4 of the West 1/17 of the East 17/20 of the South 1/2 of the Northeast 1/4.

Parcel 18 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the North 1/4 of the West 1/18 of the East 9/10 of the South 1/2 of the Northeast 1/4.

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/20 of the North 1/4 of the North 1/2 of the Southeast 1/4.

Parcel 115 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/15 of the West 3/4 of the South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

Parcel 114 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/14 of the West 7/10 of the South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/7 of the East 7/20 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4.

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the North 1/4 of the West 1/12 of the East 3/5 of the South 1/2 of the Northeast 1/4.

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/6 of the East 3/10 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 62 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/2 of the West 1/10 of the South 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 175 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/15 of the East 3/4 of the North 1/4 of the South 1/2 of the Southeast 1/4.

Parcel 26 Lying in section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/6 of the West 3/10 of the South 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 6 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the North 1/4 of the West 1/6 of the East 3/10 of the South 1/2 of the Northeast 1/4.

22-23-24 E 1/18 of W 9/10 of S 1/2 of N 1/2 of S 1/2 of NE 1/4

Parcel 223 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/3 of the West 3/20 of the South 1/4 of the South 1/2 of the Southeast 1/4.

Parcel 156 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 4/5 of the South 1/4 of the North 1/2 of the Southeast 1/4.

Parcel 118 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/18 of the West 9/10 of the South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

Parcel 111 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/11 of the West 11/20 of the South 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4.

Parcel 206 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/6 of the East 3/10 of the North 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4.

Parcel 195 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/15 of the West 3/4 of the South 1/2 of the North 1/2 of the South 1/2 of the Southeast 1/4.

Parcel 84 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/4 of the East 1/5 of the North 1/4 of the North 1/2 of the Southeast 1/4.

W. 132 Ft. of E. 1056 Ft. of N. 1/2 of S. 1/2 of S. 1/2 of S.E. 1/4

Parcel 44 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/4 of the East 1/5 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 40 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/20 of the South 1/2 of the North 1/2 of the South 1/2 of the Northeast 1/4.

Parcel 130 Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/10 of the East 1/2 of the North 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4.

Lot 47 The West 1/7 of the East 7/20 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4, Section 22, Township 23 South, Range 24 East, Lake County, Florida.

Lot 62 In Section 22, Township 23 South, Range 24 East. The East 1/2 of the West 1/10 of the South 1/4 of the South 1/2 of the Northeast 1/4, Lake County, Florida.



Lot 78 In Section 22, Township 23 South, Range 24 East. The West 1/3 of the East 3/20 of the South 1/4 of the South 1/2 of the Northeast 1/4, Lake County, Florida.

Tract: 158 The East 1/18 of the West 9/10 of the South 1/4 of the North 1/2 of the SE 1/4 of Section 22, T23S, R24E, Lake County, Florida

Tract: 159 The East 1/19 of the West 19/20 of the South 1/4 of the North 1/2 of the SE 1/4 of Section 22, T23S, R24E, Lake County, Florida

SEC 22 T23N 23 R24 E 1/3 OF W 3/5 OF S 1/2 OF NW 1/4 OF SE 1/4 OF SE 1/4

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/15 of the East 3/4 of the North 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4.

Lying in Section 22, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/16 of the East 4/5 of the North 1/2 of the South 1/2 of the South 1/2 of the Southeast 1/4.

Lot 227 In Section 22, Township 23 South, Range 24 East. The East 1/7 of the West 7/20 of the South 1/4 of the South 1/2 of the Southeast 1/4, Lake County, Florida.

Sec 22 T23N 23 R24 E 132 FT of N 1/2 of N 1/2 of S 1/2 of NE 1/4

ATTACHMENT

LEGAL DESCRIPTION

PARCEL B

The Southwest 1/4, the Southeast 1/4 of the Northwest 1/4, and the South 1/2 of the Southeast 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida;

LESS AND EXCEPT:

The West 1/6 of the East 3/5 of the South 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/10 of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/10 of the South 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

The West 1/6 of the East 3/5 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

W. 1/8 of E 4/5 of S 1/4 of NW 1/4 of SW 1/4 less mineral rights Section 23, Township 23, Range 24

The West 1/4 of the East 2/5 of the South 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/10 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 23, Township 23 South, Range 24 East, Lake County, Florida.

Lot 263 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/8 of the East 4/5 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4.

Lot 264 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/7 of the East 7/10 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4.

Parcel 265 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/6 of the East 3/5 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4.

Parcel 293 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/3 of the East 3/10 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4.

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/9 of the East 9/10 of the South 1/4 of the Northeast 1/4 of the Southwest 1/4.

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/10 of the South 1/4 of the Northeast 1/4 of the Southwest 1/4.

Parcel 475 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{6}$  of the East  $\frac{3}{5}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 493 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{5}$  of the East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{9}$  of the East  $\frac{9}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{7}$  of the East  $\frac{7}{10}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{8}$  of the East  $\frac{4}{5}$  of the South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Parcel 286 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{6}$  of the East  $\frac{3}{5}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Tract 438 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the South  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Tract 380 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{10}$  of the North  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Lying in Section 23, Townships 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{2}$  of the East  $\frac{1}{5}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Tract 308 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the South  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Tract 297 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{7}$  of the East  $\frac{7}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Parcel 387 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{4}$  of the East  $\frac{2}{5}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 342 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{2}$  of the East  $\frac{1}{5}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Parcel 463 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{8}$  of the East  $\frac{4}{5}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .



Parcel 491 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 499 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{9}$  of the East  $\frac{9}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 443 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the North  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 411 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$ .

Parcel 311 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{10}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Parcel 484 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{4}$  of the East  $\frac{2}{5}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 482 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{2}$  of the East  $\frac{1}{5}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 316 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{5}$  of the East  $\frac{1}{2}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Parcel 381 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 483 The West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the S.E.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 23, T23S, R24E, Lake County, Florida.

Parcel 353 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{8}$  of the East  $\frac{4}{5}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Parcel 362 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{2}$  of the East  $\frac{1}{5}$  of the North  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 298 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{8}$  of the East  $\frac{4}{5}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ .

Parcel 386 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{5}$  of the East  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ .

Parcel 471 The West  $\frac{1}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 23, T23S, R24E, Lake County, Florida.

Lot 287 In Section 23, Township 23 South, Range 24 East. The West  $\frac{1}{7}$  of the East  $\frac{7}{20}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , Lake County, Florida.

Lot 352 The East  $\frac{1}{2}$  of the West  $\frac{1}{5}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Lake County, Florida.

Parcel 402 The West 1/2 of the East 1/5 of the North 1/2 of the South 1/2 of the North East 1/4 of the South West 1/4 of Section 23, Township 23 South, Range 24 East, Lake County, Florida.

Lot 498 The East 1/3 of the West 3/20 of the North 1/2 of the South 1/2 of the South 1/2 of the Southwest 1/4, Lake County, Florida.

Lot 510 The East 1/10 of the West 1/2 of the South 1/4 of the South 1/2 of the Southwest 1/4, Section 23, Township 23 South, Range 24 East, Lake County, Florida.

Lot 512 The East 1/2 of the West 1/5 of the South 1/4 of the Southeast 1/4 of the Southwest 1/4, Lake County, Florida.

Parcel 442 Lying in Section 23, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the North 1/4 of the Southeast 1/4 of the Southwest 1/4.

ATTACHMENT

LEGAL DESCRIPTION  
PARCEL C

Tracts 49, 50, 63 and 64 in Section 24, Township 23 South, Range 24 East, in Groveland Farms, a subdivision in Lake County Florida, according to the plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida;

LESS AND EXCEPT:

The West 1/4 of the East 2/5 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 23 South, Range 24 East, Lake County, Florida.

The West 1/3 of the East 3/10 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 24, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 549: Lying in Section 24, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/9 of the East 9/10 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4.

Parcel 533 Lying in Section 24, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/8 of the East 4/5 of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4.

Parcel 550 Lying in Section 24, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/10 of the North 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4.

Parcel 555 Lying in Section 24, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/6 of the East 3/5 of the South 1/4 of the Southwest 1/4 of the Southwest 1/4.



ATTACHMENT

LEGAL DESCRIPTION  
PARCEL D

Section 25, Township 23 South, Range 24 East, Lake County, Florida;

LESS AND EXCEPT:

The West 1/7 of the East 7/10 of the South 1/2 of the North 1/2 of the West 1/2 of the North 1/2 of the Northwest 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The West 1/32 of the South 1/4 of the North 4/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/11 of the West 11/32 of the South 1/7 of the North 7/10 of the South 1/2 of Said Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/29 of the West 29/32 of the South 1/3 of the North 3/10 of the South 1/2 of said Section 25, Township 23 South, Range 24 E, Lake County, Florida.

The East 1/12 of the West 12/32 of the South 1/4 of the North 4/10 of the South 1/2 of said Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/19 of the West 19/32 of the South 1/5 of the North 5/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/20 of the West 20/32 of the South 1/5 of the North 5/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/11 of the West 11/32 of the South 1/4 of the North 4/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Being the East 1/15 of the West 15/32 of the South 1/2 of the North 2/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/8 of the West 8/16 of the South 1/6 of the North 6/10 of the Northeast 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/11 of the West 11/32 of the South 1/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 622 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/9 of the East 9/10 of the South 1/4 of the West 1/2 of the North 1/2 of the Northwest 1/4.

The East 1/4 of the West 4/32 of the South 1/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

The East 1/8 of the West 8/32 of the South 1/10 of the South 1/2 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/4 of the East 2/5 of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West Half of the East 1/5 of the North 1/4 of the Southeast 1/4 of the Northwest 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/8 of the South 1/5 of the North 4/5 of the Southwest 1/4 of the Northwest 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 15/16 of the South 1/10 of the North 4/10 of the Northeast 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 13/32 of the South 1/10 of the North 4/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/8 of the East 4/5 of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4.

Parcel 1129 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 9/32 of the South 1/10 of the North 6/10 of the South 1/2.

Tract 616 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/16 of the East 3/5 of the North 1/2 of the South 1/2 of the West 1/2 of the North 1/2 of the Northwest 1/4.

Parcel 656 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/5 of the East 1/2 of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4.

Parcel 1122 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 2/32 of the South 1/10 of the North 6/10 of the South 1/2.

Tract 796 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 4/16 of the South 1/10 of the North 3/10 of the Northeast 1/4.

Parcel 670 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/10 of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4.

Parcel 667 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/7 of the East 7/10 of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4.

Parcel 1155 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 3/32 of the South 1/10 of the North 7/10 of the South 1/2.

Parcel 574 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/4 of the East 2/5 of the North 1/4 of the West 1/2 of the North 1/2 of the Northwest 1/4.

Parcel 1254 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 6/32 of the South 1/10 of the South 1/2.

Parcel 1195 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 11/32 of the South 1/10 of the North 8/10 of the South 1/2.

Parcel 1088 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the South 1/10 of the North 4/10 of the South 1/2.

Parcel 1084 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 28/32 of the South 1/10 of the North 4/10 of the South 1/2.

Parcel 1222: Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 6/32 of the South 1/10 of the North 9/10 of the South 1/2.

Parcel 1076 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 20/32 of the South 1/10 of the North 4/10 of the South 1/2.

Parcel 1063 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 7/32 of the South 1/10 of the North 4/10 of the South 1/2.

Parcel 871 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 15/16 of the South 1/10 of the North 7/10 of the Northeast 1/4.

Parcel 835 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 11/16 of the South 1/10 of the North 5/10 of the Northeast 1/4.

Parcel 1009 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/17 of the West 17/32 of the South 1/10 of the North 2/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/22 of the West 22/32 of the South 1/10 of the North 6/10 of the South 1/2.

E 1/7 of W 7/32 of S 1/10 of N 5/10 of S 1/2, Section 25, TWP 23S, Range 24E, Lake County, Florida.

E 1/8 of W 8/32 of S 1/10 of N 5/10 of S 1/2, Section 25, TWP 23S, Range 24E of Lake County, Florida.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/28 of the West 28/32 of the South 1/10 of the North 3/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/17 of the West 17/32 of the South 1/10 of the North 4/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/20 of the West 20/32 of the South 1/10 of the North 2/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/13 of the West 13/16 of the South 1/10 of the North 3/10 of the Northeast 1/4.



Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/12 of the West 12/32 of the South 1/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/29 of the West 29/32 of the South 1/10 of the North 4/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/8 of the West 3/8 of the South 1/5 of the North 2/5 of the Southwest 1/4 of the Northwest 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being The West 1/11 of the West 11/16 of the South 1/10 of the North 4/10 of the Northeast 1/4.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/2 of the West 2/16 of the North 1/10 of the Northeast 1/4.

Parcel 1062 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the West 6/32 of the South 1/10 of the North 4/10 of the South 1/2.

Parcel 640 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/10 of the South 1/4 of the East 1/2 of the North 1/2 of the Northwest 1/4.

Parcel 1027 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/3 of the West 3/32 of the South 1/3 of the North 3/10 of the South 1/2.

Parcel 1216 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the South 1/8 of the North 8/10 of the South 1/2.

Parcel 1206 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/22 of the West 22/32 of the South 1/8 of the North 8/10 of the South 1/2.

Parcel 809 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/16 of the South 1/10 of the North 4/10 of the Northeast 1/4.

Parcel 1248 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the South 1/9 of the North 9/10 of the South 1/2.

Parcel 1193 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/9 of the West 9/32 of the South 1/8 of the North 8/10 of the South 1/2.

Parcel 820 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 12/16 of the South 1/10 of the North 4/10 of the Northeast 1/4.

Parcel 836 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/16 of the West 12/16 of the South 1/10 of the North 5/10 of the Northeast 1/4.

Parcel 1086 Lying in Section 25, Township 23 South, Range 24 East, Lake county, Florida. Being the East 1/30 of the West 30/32 of the South 1/4 of the North 4/10 of the South 1/2.

Parcel 1056 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/32 of the South 1/3 of the North 3/10 of the South 1/2.

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

Parcel 1198 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{14}$  of the West  $\frac{14}{32}$  of the South  $\frac{1}{8}$  of the North  $\frac{8}{10}$  of the South  $\frac{1}{2}$ .

Parcel 678 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{3}$  of the East  $\frac{3}{10}$  of the South  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Parcel 959 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{7}$  of the West  $\frac{7}{8}$  of the South  $\frac{1}{5}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Parcel 568 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{8}$  of the East  $\frac{4}{5}$  of the North  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

Parcel 1241 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{25}$  of the West  $\frac{25}{32}$  of the South  $\frac{1}{9}$  of the North  $\frac{9}{10}$  of the South  $\frac{1}{2}$ .

Parcel 1081 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{25}$  of the West  $\frac{25}{32}$  of the South  $\frac{1}{4}$  of the North  $\frac{4}{10}$  of the South  $\frac{1}{2}$ .

Parcel 797 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{5}$  of the West  $\frac{5}{16}$  of the South  $\frac{1}{3}$  of the North  $\frac{3}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 794 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{2}$  of the West  $\frac{2}{16}$  of the South  $\frac{1}{3}$  of the North  $\frac{3}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 1104 Lying in Section 25, Township 23 South, Range 24 East, Lake county, Florida. Being the East  $\frac{1}{16}$  of the West  $\frac{16}{32}$  of the South  $\frac{1}{5}$  of the North  $\frac{5}{10}$  of the South  $\frac{1}{2}$ .

Parcel 795 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{3}$  of the West  $\frac{3}{16}$  of the South  $\frac{1}{3}$  of the North  $\frac{3}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 660 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

25-23-24 W  $\frac{1}{7}$  of E  $\frac{7}{10}$  of S  $\frac{1}{4}$  of W  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NW  $\frac{1}{4}$

Parcel 561 Lying in Section 25, Township 23 South, Range 24 West, Lake County, Florida. Being the East  $\frac{1}{10}$  of the North  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

Parcel 654 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{7}$  of the East  $\frac{7}{10}$  of the South  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ .

Parcel 1045 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{21}$  of the West  $\frac{21}{32}$  of the South  $\frac{1}{3}$  of the North  $\frac{3}{10}$  of the South  $\frac{1}{2}$ .

Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{16}$  of the West  $\frac{9}{16}$  of the South  $\frac{1}{10}$  of the North  $\frac{5}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 1159 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{7}$  of the West  $\frac{7}{32}$  of the South  $\frac{1}{7}$  of the North  $\frac{7}{10}$  of the South  $\frac{1}{2}$ .

Parcel 1116 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{28}$  of the West  $\frac{28}{32}$  of the South  $\frac{1}{5}$  of the North  $\frac{5}{10}$  of the South  $\frac{1}{2}$ .

Parcel 1106 Lying in Section 25 Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{18}$  of the West  $\frac{18}{32}$  of the South  $\frac{1}{5}$  of the North  $\frac{5}{10}$  of the South  $\frac{1}{2}$ .

Parcel 998 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{6}$  of the West  $\frac{6}{32}$  of the South  $\frac{1}{2}$  of the North  $\frac{2}{10}$  of the South  $\frac{1}{2}$ .

Parcel 997 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being in the East  $\frac{1}{5}$  of the West  $\frac{5}{32}$  of the South  $\frac{1}{2}$  of the North  $\frac{2}{10}$  of the South  $\frac{1}{2}$ .

Parcel 610 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{10}$  of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

Parcel 1091 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{3}$  of the West  $\frac{1}{32}$  of the South  $\frac{1}{5}$  of the North  $\frac{5}{10}$  of the South  $\frac{1}{2}$ .

Parcel 810 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{2}$  of the West  $\frac{2}{16}$  of the South  $\frac{1}{4}$  of the North  $\frac{4}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 571 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{10}$  of the North  $\frac{1}{4}$  of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

Parcel 1003, The East  $\frac{1}{11}$  of the West  $\frac{11}{32}$  of the South  $\frac{1}{2}$  of the North  $\frac{2}{10}$  of the South  $\frac{1}{2}$  of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 851 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East  $\frac{1}{16}$  of the West  $\frac{11}{16}$  of the South  $\frac{1}{10}$  of the North  $\frac{6}{10}$  of the Northeast  $\frac{1}{4}$ .

Parcel 873 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being in the West  $\frac{1}{16}$  of the South  $\frac{1}{8}$  of the North  $\frac{8}{10}$  of the Northeast  $\frac{1}{4}$ .

25-23-24 E 165 FT OF W 2310 FT OF S 264 FT OF N 1320 FT OF NE  $\frac{1}{4}$

Parcel 639 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West  $\frac{1}{2}$  of the East  $\frac{1}{5}$  of the South  $\frac{1}{4}$  of the East  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$ .

25-23-24 E 165 Ft of W 660 Ft of S 176 Ft of N 528 Ft of SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$

Parcel 630 The East  $\frac{1}{10}$  of the South  $\frac{1}{4}$  of the West  $\frac{1}{2}$  of the North  $\frac{1}{2}$  of the N.W.  $\frac{1}{4}$  of Section 25, T23S, R24E, Lake County, Florida.

Parcel 1245: The East  $\frac{1}{29}$  of the West  $\frac{29}{32}$  of the South  $\frac{1}{9}$  of the North  $\frac{9}{10}$  of the South  $\frac{1}{2}$  of Section 25, Township 23 South, Range 24 East, Lake County, Florida.



Parcel 928 - The East 1/8 of the North 1/5 of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 938 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/2 of the West 2/8 of the South 1/3 of the North 3/5 of the Southwest 1/4 of the Northwest 1/4.

Parcel 1135 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/15 of the West 15/32 of the South 1/6 of the North 6/10 of the South 1/2.

Parcel 1170 The East 1/18 of the West 18/32 of the South 1/7 of the North 7/10 of the South 1/2 of Section 25, Township 3 South, Range 24 East, Lake County, Florida.

Parcel 930 The East 1/2 of the West 2/8 of the South 1/2 of the North 2/5 of the SW 1/4 of NW 1/4 of Section 25, Township 23 South, Range 24 West, Lake County, Florida.

Parcel 629 Lying in Section 25, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the South 1/4 of the West 1/2 of the North 1/2 of the Northwest 1/4.

Parcel 923: The East 1/3 of the West 3/8 of the North 1/5 of the SW 1/4 of the NW 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 922: The East 1/2 of the West 2/8 of the North 1/5 of the SW 1/4 of the NW 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 908 - The East 1/4 of the West 4/16 of the South 1/10 of the NE 1/4 of Section 25, Township 23 South, Range 24 East, Lake County, Florida.

Lot 572 The West 1/2 of the East 1/5 of the North 1/4 of the Northwest 1/4 of the Northwest 1/4, Section 25, Township 23 South, Range 24 East, Lake County, Florida.

25-23-24 W 132 Ft of E 396 Ft of N 1/4 of NW 1/4 of NW 1/4

25-23-24 W 132 Ft of E 660 Ft of N 1/4 of NW 1/4 of NW 1/4

25-23-24 N 132 Ft of E 660 Ft N 1/2 of S 1/2 of NE 1/4 of NW 1/4 (NOTE: See O.R. 733, Pg 260 for correct legal)

25-23-24 E 132 Ft of W 396 Ft of S 1/4 of NW 1/4 of NW 1/4

25-23-24 E 165 FT of W 1320 Ft of S 264 Ft of N 792 Ft of NE 1/4

25-23-24 W 165 Ft of E 330 Ft of S 264 Ft of N 1/2 of NE 1/4

25-23-24 W 165 Ft of S 264 Ft of SW 1/4 of NW 1/4

25-23-24 E 165 Ft of W 495 Ft of N 264 Ft of SW 1/4

25-23-24 E 165 Ft of W 660 Ft of N 264 Ft of SW 1/4

25-23-24 E 165 Ft of W 1155 Ft of S 264 Ft of N 1056 Ft of SE 1/4

25-23-24 W 165 Ft of E 330 Ft of W 1320 Ft of S 264 Ft of N 1/2 of SE 1/4

25-23-24 E 165 Ft of W 1320 Ft of S 264 Ft of N 1320 Ft of SE 1/4

25-23-24 W 165 Ft of E 330 Ft of N 1/4 of SW 1/4 of SE 1/4

25-23-24 W 165 Ft of N 264 Ft of S 528 Ft of SW 1/4

25-23-24 W 165 Ft of E 660 Ft of S 264 Ft of SW 1/4

25-23-24 W 165 Ft of E 495 Ft of S 264 Ft of SW 1/4

ATTACHMENT  
LEGAL DESCRIPTION  
PARCEL E

The North 1/2 of the Northeast 1/4 of Section 27, Township 23 South, Range 24 East, Lake County, Florida;

LESS AND EXCEPT:

The West 1/8 of the East 4/5 of the North 1/4 of the West 1/2 of the North 1/2 of the Northeast 1/4 of Section 27, Township 23 South, Range 24 East, Lake County, Florida.

Parcel 692 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the North 1/4 of the West 1/2 of the North 1/2 of the Northeast 1/4.

Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/8 of the East 4/5 of the North 1/2 of the South 1/2 of the South 1/2 of the West 1/2 of the North 1/2 of the Northeast 1/4.

Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the South 1/4 of the West 1/2 of the North 1/2 of the Northeast 1/4.

Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/4 of the East 2/5 of the North 1/2 of the South 1/2 of the East 1/2 of the North 1/2 of the Northeast 1/4.

Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/5 of the East 1/2 of the North 1/4 of the East 1/2 of the North 1/2 of the Northeast 1/4.

Parcel 739 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/9 of the East 9/10 of the North 1/2 of the South 1/2 of the West 1/2 of the North 1/2 of the Northeast 1/4.

Parcel 722 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the North 1/2 of the South 1/2 of the East 1/2 of the North 1/2 of the Northeast 1/4.

Parcel 750 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the East 1/10 of the South 1/4 of the West 1/2 of the North 1/2 of the Northeast 1/4.

Parcel 719 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/2 of the East 1/5 of the South 1/2 of the North 1/2 of the East 1/2 of the North 1/2 of the Northeast 1/4.

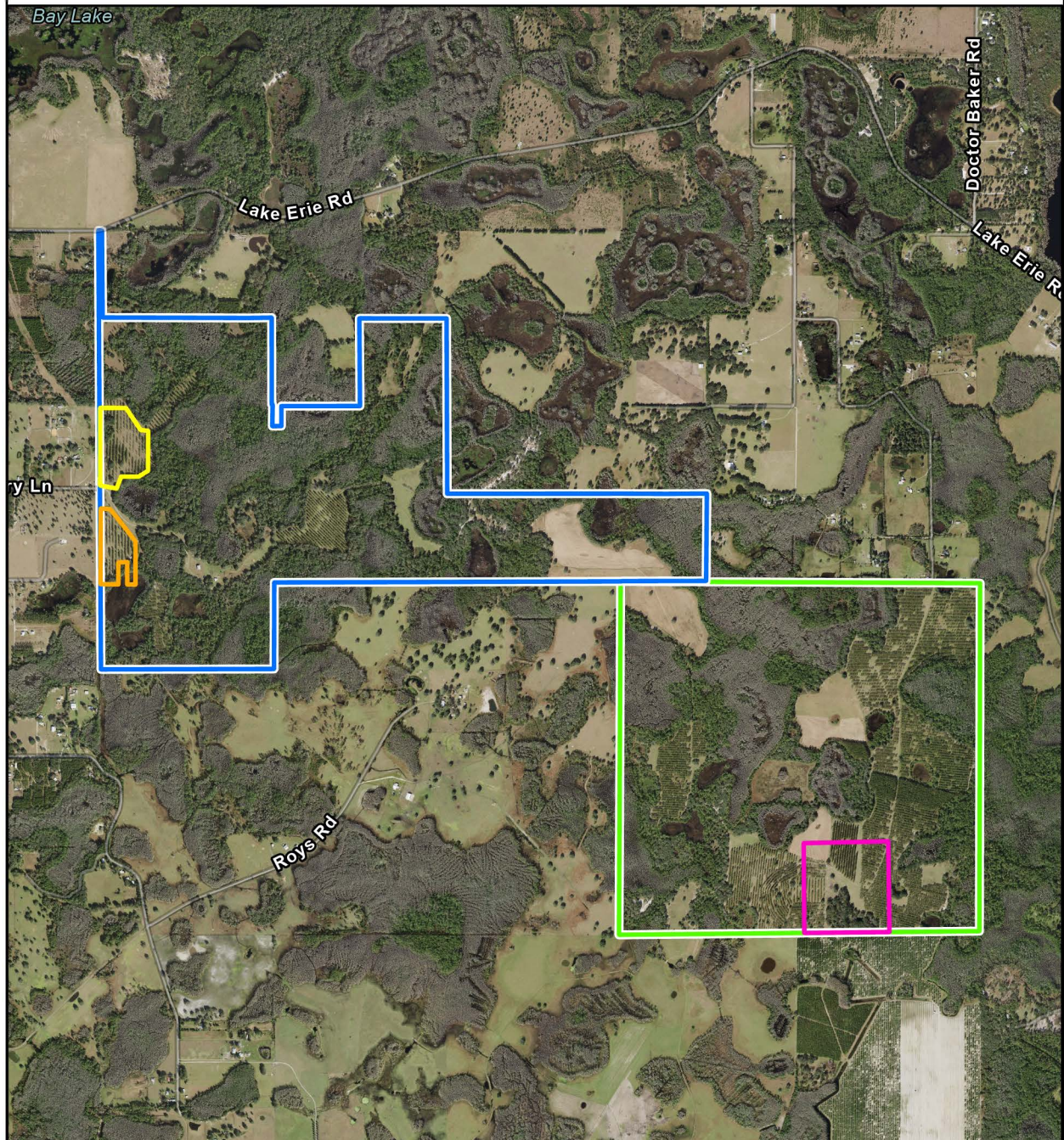
Parcel 727 Lying in Section 27, Township 23 South, Range 24 East, Lake County, Florida. Being the West 1/7 of the East 7/10 of the North 1/2 of the South 1/2 of the East 1/2 of the North 1/2 of the Northeast 1/4.






Lot 687 The West 1/7 of the East 7/20 of the North 1/4 of the North 1/2 of the Northeast 1/4 of Section 27, Township 23 South, Range 24 East, Lake County, Florida.

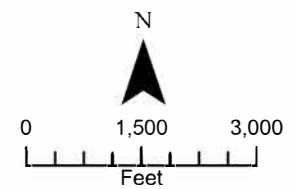
Lot 738 The East 1/3 of the West 3/20 of the North 1/2 of the South 1/2 of the North 1/2 of the Northeast 1/4, of Section 27, Township 23 South, Range 24 East, Lake County, Florida.



# Exhibit 6

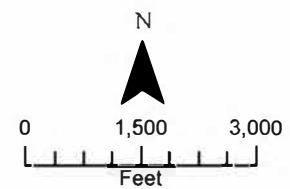
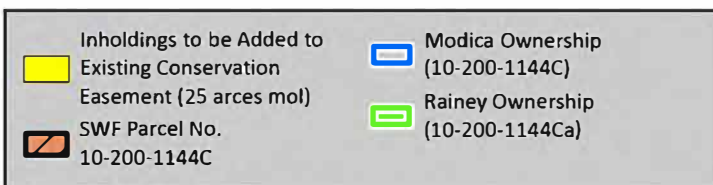
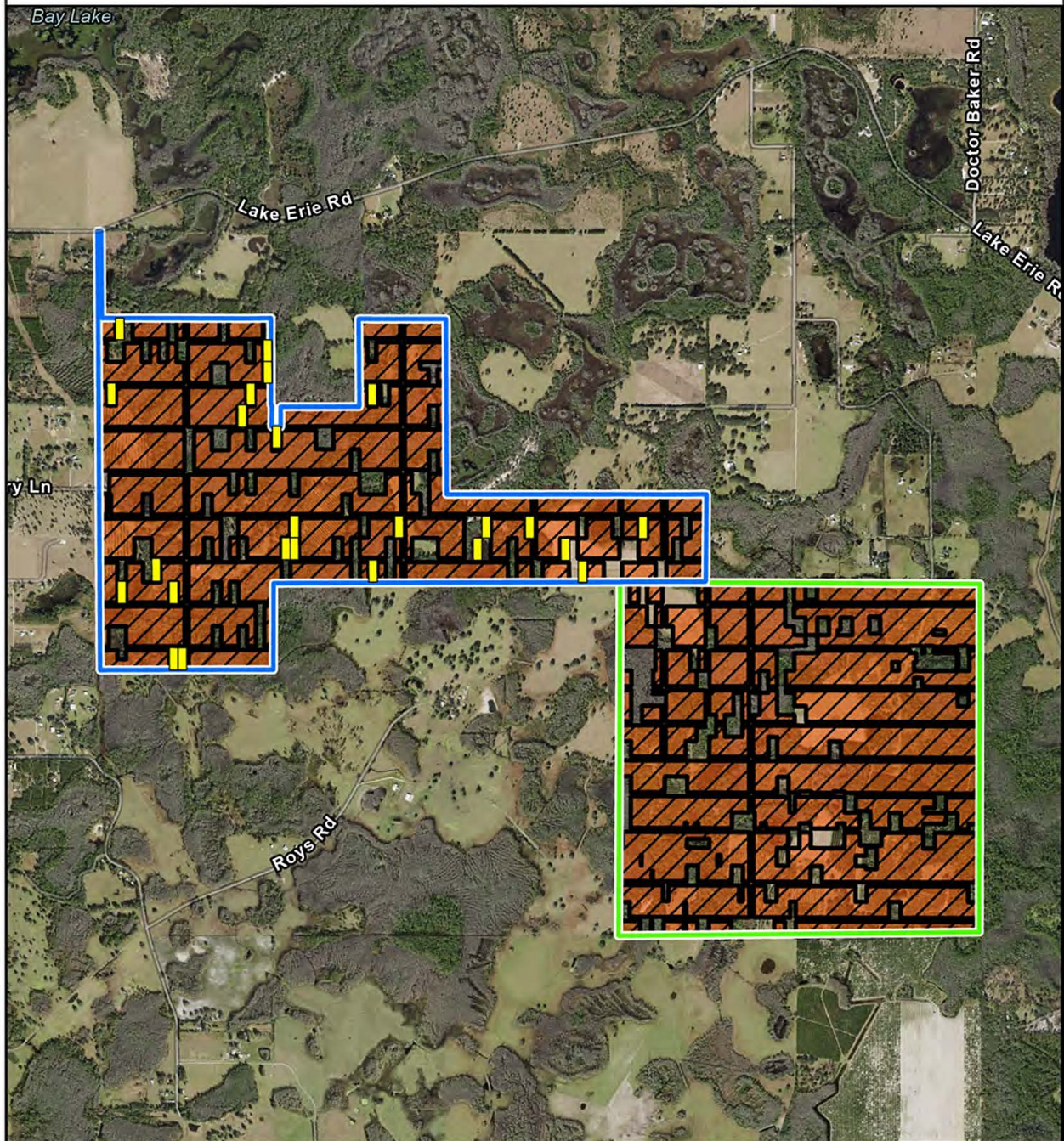


	Modica Ownership (10-200-1144C)		Current Homesite #3
	Rainey Ownership (10-200-1144Ca)		Proposed Homesite #3
			Proposed Homesite #4





# Exhibit 7



**CONSENT AGENDA****April 22, 2025****Operations, Lands and Resource Monitoring Committee: Right of First Refusal – Perpetual Conservation Easement, SWF Parcel No. 10-200-1144C (Lake County)***Purpose*

Recommend the Governing Board decline the right of first refusal to purchase the remainder fee simple interest over certain parcels located in SWF Parcel No. 10-200-1144C which are encumbered by a perpetual conservation easement held by the District (Conservation Easement). A copy of the Conservation Easement is attached as Exhibit 1 to this recap. The Conservation Easement encumbers approximately 991 acres in Lake County within the District's Green Swamp Wilderness Preserve Project, as shown on the attached location and site maps, Exhibits 2 and 3, respectively.

*Background and History*

The District identifies lands eligible for acquisition through the Board-approved Florida Forever Work Plan (Plan). The lands are identified in the Plan for either fee simple acquisitions or for the acquisition of less-than-fee interests, such as a conservation easement. Less-than-fee acquisitions consist of the purchase of certain rights, such as development rights, that are intended to ensure that natural systems and water resources remain in their existing state and protected in perpetuity. Acquisition of a conservation easement may include a "right of first refusal" to acquire the remainder fee interest in the encumbered property. This "right" is perpetual, running with the land, and remains in effect regardless of whether the District has declined a previous offer. The Conservation Easement referenced herein contains such a "right of first refusal" (Right of First Refusal).

The District originally acquired the Conservation Easement in January 1998 from Claude O. Godwin, Donald G. Rhodes, as Trustee, et al (Original Fee Owner). In September 1998 the property encumbered by the Conservation Easement was sold by the Original Fee Owner to Green Swamp Reserve, Inc., James V. Modica, et al (Second Fee Owner), at which time the District declined to exercise the Right of First Refusal.

In 2023, the Second Fee Owner notified the District of its intention to subdivide and sell approximately 491.69 acres of the encumbered property, (Exhibit 4), pursuant to terms in the Conservation Easement. The District declined to exercise the Right of First Refusal and the property was subdivided and sold to Arthur and Connie Raney (Current Fee Owner).

On March 13, 2025, the District received a notice of intent to sell the property from the Current Fee Owner (Exhibit 5). District staff has mapped all the parcels for sale, both encumbered and not encumbered, and evaluated the potential acquisition of the remainder fee interest, which map is attached as Exhibit 6. District staff have determined that the Conservation Easement is adequate to protect the natural systems and water resource benefits, therefore exercise of the Right of First Refusal to acquire the underlying fee interest is not necessary.

*Benefit/Costs*

The terms and conditions of the Conservation Easement are adequate to protect the water resources of the property. The benefits of acquiring the remainder fee simple interest would be minimal.



Staff Recommendation:

- Decline the right of first refusal to purchase the remainder fee simple interest for SWF Parcel No. 10-200-1144C that is subject to a District conservation easement; and
- Authorize the Executive Director to execute the necessary documents to decline the first right of refusal on SWF Parcel No. 10-200-1144C.

Presenter:

Ellen Morrison, Bureau Chief, Land Resources Bureau

Exhibit 1

98 07287

O.R. BOOK 1580 PAGE 1854

SWF Parcel No. 10-200-1144C

Approved by Attorney [Signature]

REC 101.00 RECEIVED FOR  
TF 13.00 EXCISE TAXES  
MORT. DOC. \_\_\_\_\_  
DEED DOC 3815.70  
INT \_\_\_\_\_  
JAMES C. WATKINS, CLERK LAKE CO. FL  
BY [Signature] D.C.

**PERPETUAL CONSERVATION EASEMENT**

This Indenture, made and entered into this 30 day of JAN, 1998, by and between Claude O. Godwin, Donald G. Rhodes as Trustee u/t/d 12/6/93, and Reuben Joseph O'Berry a/k/a Joseph O'Berry, whose address is Post Office Box 6523, Titusville, Florida 32782, hereinafter referred to as "the Grantors", and the Southwest Florida Water Management District, a public corporation created by Chapter 61-691, Laws of Florida, as amended, whose address is 2379 Broad Street, Brooksville, Florida 34609-6899, hereinafter referred to as "the Grantee".

WITNESSETH:

Whereas, the Grantors are the owners in fee simple of certain real property lying and being situated in Lake County, Florida, more specifically described in Exhibit "A", attached hereto and incorporated herein by reference, hereinafter referred to as "the protected property"; and

Whereas, the Grantors and the Grantee mutually recognize the natural, scenic and special character of the protected property and have the common purpose of conserving certain natural values and character of the protected property by conveyance to the Grantee of a Perpetual Conservation Easement on, over and across the protected property, which shall conserve the value, character, ecological integrity and hydrological integrity of the protected property, conserve and protect the animal and plant populations on the protected property, and prohibit certain further development activity on the protected property.

Now, Therefore, the Grantors, in consideration of ten dollars and no cents (\$10.00), and other good and valuable consideration in hand paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to the Grantee and its successors and assigns a Perpetual Conservation Easement on, over and across the protected property for the purposes as set forth above, and pursuant to Section 704.06, Florida Statutes.

R  
HERNANDO TITLE  
615 W JEFFERSON  
BROOKSVILLE FL  
34601

**I. PROHIBITED/RESTRICTED USES**

**The Grantors hereby restrict the use of the protected property as follows:**

**1. Construction.** There shall be no further construction of or the placing of new buildings, roads, signs, billboards or other advertising, or other structures on or above the ground, except that the Grantors shall have the right to maintain any and all existing buildings, roads, fences, fish ponds and drainage ditches in an attractive and usable condition without the consent of the Grantee, subject to obtaining all consent or permits lawfully required therefore. However, the construction or operation of barns, fences or other buildings necessary to agricultural activities is permitted. One existing single family home is acceptable. Two future single family homes can be constructed on the protected property provided they are located on that portion of the protected property as identified on the base-line natural resources inventory.

**2. Dumping.** Except as provided by law, there shall be no dumping or placing of soil, trash, solid or liquid waste (including sludge), or unsightly, offensive, or hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants, including but not limited to those as defined by the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901-6991 or the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601-9674, as amended by the Superfund Amendments and Reauthorization Act of 1986, or any Florida Statute defining hazardous materials, wastes or substances, toxic wastes or substances, pollutants or contaminants (hereinafter collectively referred to as "Contaminants") on the protected property. However, this provision shall not be construed to prevent the deposit of household waste or animal waste generated on the protected property.

**3. Exotics.** There shall be no planting of nuisance exotic or non-native plants as listed by the Exotic Pest Plant Council (EPPC), except bahia pasture grasses approved for domestic use. There shall be management and control of any occurrence of nuisance exotic or non-native plants to the degree practical. Management and control applies to the following unless others are observed during monitoring events: Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogon Grass, Torpedo Grass, Australian Pine, Water Hyacinth, Hydrilla, Air Potato, Chinese Tallow, Water Lettuce and Kudzu.

**4. Pesticides/Herbicides.** Pesticides or herbicides must be applied according to Best Management Practices (BMPs) if applicable or in their absence in accordance with current label instructions.

**5. Fertilizer.** Shall be applied as a maximum according to Best Management Practices (BMPs).



**6. Mining.** There shall be no exploration for or extraction of oil or gas, mining, excavation, dredging, or removal of sand, loam, peat, gravel, rock, soil, or other material, except as provided in paragraph 1.

**7. Endangered Species.** There shall be no adverse impacts to threatened or endangered species.

**8. Archaeological, Cultural or Historical Sites.** There shall be no intentional destruction or damage to any sites of archaeological, cultural or historical significance, when any such sites have been specifically identified as such to Grantors by any United States or State of Florida agency, unless authorized or approved by the appropriate officials of the State of Florida having jurisdiction thereover.

**II. RIGHTS RESERVED TO Grantors**  
**(Rights not specifically reserved herein are not allowed)**

Grantors reserve in perpetuity, and reserve for their successors and assigns in perpetuity, the following reserved rights, which may be exercised at any time (subject to any notice requirements set forth below):

**1. Sale of Protected Property.** Grantors shall have the right to sell, rent or mortgage the protected property provided that the protected property is not divided into more than two parcels. Any sale of a fractional interest will not be prohibited by this paragraph. Any such interest granted subsequent to this document shall be secondary to this Perpetual Conservation Easement. **Grantors and Grantee agree that the sale of approximately thirty-five (35) acres described as SE 1/4 of NW 1/4 of Section 23-23-24 will not be counted as a division of the protected property.**

**2. Existing Agricultural Areas.** Areas currently improved for agricultural activities, or cattle operation as established by a base-line natural resources inventory can continue to be used for these existing activities or converted to other agricultural activities. Lands that are established by the base-line natural resources inventory as being native range must remain native range and lands that are established as natural lands must remain natural lands.

**a. Other Agricultural Activities.** Permitted agricultural activities shall be in accordance with Best Management Practices (BMPs) and include the following:

- 1) livestock/farm animals (not to include commercial pig, poultry or dairy farming).
- 2) vegetable farming
- 3) watermelon farming on a rotational basis

**3. Silviculture.** Grantors shall have the right to conduct commercial forestry operations (silviculture) in accordance with Best Management Practices (BMPs) on the protected property, subject to the below conditions and restrictions:

**a. Upland Harvesting.** Uplands shall be defined as those areas of the protected property that are not considered wetlands interpreted from aerial photography and established by the base-line inventory. The aerial photographs which shall be used as the reference basis shall be maintained at the Grantee's headquarters office and are comprised of the following:

1994 Lake County, Section 22, 23, 24, 25 and 27

Selective pine harvesting by Grantors is permitted. After such pine harvesting, the remaining stand shall retain at a minimum approximately 25 square feet of basal area per acre and the leave trees shall be chosen from the population of the dominant and the codominant.

**b. Pine Plantation Harvesting.** Providing there is no introduction of "off-site" species, harvesting and replanting can continue by following Best Management Practices (BMPs) in upland areas identified as currently improved in the base-line inventory.

**c. Wetland Harvesting.** Wetlands shall be defined as those areas of the protected property not identified as Uplands and interpreted from aerial photography and established by the base-line inventory. There shall be no harvesting in Wetlands.

**4. Cattle Operation.** Grantors shall retain the right to maintain a cattle operation as determined by the United States Department of Agriculture Natural Resources Conservation Service (NRCS). This determination shall establish the number of acres of existing improved pasture and native range and the number of animal units that are acceptable. An animal unit will be defined by the NRCS. The cattle will have access to the entire protected property. The NRCS determination shall be maintained at the Grantee's headquarters office. The carrying capacity in animal units may be changed only by written agreement executed by Grantors and Grantee after consultation with NRCS.

**5. Sod Operation.** Grantors shall retain the right to harvest bahia sod only from the upland portions of the protected property which are improved pasture as of the date of execution of this Conservation Easement; provided, however, that the Grantors may harvest no more than 25% of the presently improved pasture per calendar year; and provided further that Grantors shall adhere to currently existing BMPs, especially as to fertilizer use.



**6. Hunting and Fishing.** Grantors retain hunting and fishing rights. Any lease of these rights shall be contingent upon Grantors providing Grantee with a wildlife management plan consistent with Florida Game and Freshwater Fish Commission guidelines.

**7. Quiet Use and Enjoyment.** Grantors retain all rights to use the protected property for personal use not inconsistent with any other provisions of this document.

### **III. General Provisions.**

**Best Management Practices (BMPs)** as referenced throughout this document are considered to include those practices currently approved by any or all of the following:

**U. S. Department of Agriculture Natural Resources Conservation Service (NRCS)**  
**United States Fish and Wildlife Service**  
**Florida Department of Agriculture and Consumer Services**  
**Florida Game and Freshwater Fish Commission**  
**Florida Forest Stewardship Program**  
**University of Florida Institute of Food and Agricultural Sciences (IFAS)**

Grantors grant unto Grantee and its successors and assigns this Perpetual Conservation Easement to have and to hold in perpetuity.

The Grantors agree to make timely payment of all ad valorem taxes on the fee of the protected property as long as the Grantors retain fee simple title to the land.

The Grantors agree to indemnify and save the Grantee harmless from any and all liability, loss, damage, expense, judgment or claim (including attorneys' fees) arising out of any negligent or willful action or activity resulting from the Grantors' use and ownership of or activities on the protected property granted herein. The Grantee shall be responsible for any negligent or willful action or activity by the Grantee while on the protected property.

The Grantors hereby grant to the Grantee a "First Right of Refusal" to purchase the protected property, or any interest in the protected property, which Grantors hereafter wish to sell. The Grantors shall notify the Grantee in writing of the Grantors' intent to offer to sell the protected property, or any interest in it, to a third party purchaser. The Grantee shall have one-hundred twenty (120) days from receipt of such notification within which to provide the Grantee's written notice to the Grantors of the Grantee's intention to purchase the protected property upon the same terms and conditions as said offer. Any closing of a sale from Grantors to Grantee pursuant to this paragraph shall be done not later than sixty (60) days after the notice of Grantee's intent to purchase. This sixty (60) days is in addition to the one-hundred twenty (120) day period just previously mentioned. If the Grantee notifies the Grantors that the Grantee has decided not to purchase the protected property, or, in the event the Grantee fails to notify the Grantors, within one-hundred twenty (120) days, of its intent to purchase the protected property, then the Grantors may sell the protected property to the



person named in the Grantors' notice. If the Grantors do not sell the protected property to said named person under the terms and conditions represented to the Grantee, then the Grantee shall have the same right-of-first-refusal before the Grantors may accept an offer from another purchaser. This right-of-first-refusal shall apply to any voluntary or involuntary transfer of the protected property to any other entity, including a devise by will or intestacy; however, this right-of-first-refusal is not applicable to a transfer of the Grantors' property by the Grantors to the Grantors' spouse or lineal descendants or a transfer of a fractional interest. The parties specifically intend that this right-of-first-refusal shall be binding upon and inure to the benefit of the parties hereto and their heirs, executors, administrators, transferees, assigns and successors. The Grantors also agree to notify the Grantee in writing whenever the Grantors wish to sell the protected property and to offer to sell the protected property to the Grantee. Upon receipt of such notice, the Grantee shall have a forty-five (45) day period to provide notice to the Grantors of the Grantee's intent to purchase. If the Grantee does not purchase the protected property for any reason, then the Grantors may sell the protected property to anyone within a one-year period. If the Grantors have not sold the protected property within one year, then the Grantee's right-of-first-refusal reattaches to the protected property.

The Grantors shall assist the Grantee in the monitoring and enforcement of the terms and conditions hereof. The Grantee and its agents, employees and assigns may enter upon, over and across the protected property at any reasonable time for the purpose of insuring compliance with the terms and conditions hereof so long as such entry does not interfere with the rights and uses of the protected property retained by the Grantors.

**The Grantee shall not have the right to allow the general public on the protected property at any time without the prior written consent of the Grantors.**

**The terms and conditions hereof may be modified only by mutual agreement in writing by the Grantors and the Grantee.**

In the event of violation of the terms and conditions hereof, the Grantors or the Grantee shall give written notice to the other party which shall have the right to cease or to cure the violation without penalty. If the party in violation does not cease or cure the violation within thirty (30) days after receipt of written notice from the other party, the terms and conditions hereof may be enforced by the Grantors or by the Grantee by suit for injunctive relief or for other appropriate remedy in equity or at law. Venue for such suit shall be in the Circuit Court in and for Lake County, Florida, unless agreed otherwise by the parties. In the event of such suit, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs of suit, including on appeal.

All disputes, claims and questions regarding the rights and obligations of the parties are subject to arbitration. In case of dispute, either party may make a demand for arbitration by filing such demand in writing with the other party. If the parties agree on a single individual selection, there shall be one arbitrator. If no agreement as to an arbitrator is reached within

thirty (30) days after demand for arbitration, there shall be three (3) arbitrators, one named in writing by the Grantor and the second by the Grantee within forty-five (45) days after demand for arbitration, and a third chosen by the two who are appointed. The single arbitrator's decision shall be binding; if there are three arbitrators, the decision of any two of them shall be binding. No one shall act as an arbitrator who in any way has a financial or ownership interest in the property. Should either party refuse or neglect to appoint an arbitrator or to furnish the arbitrators with any necessary papers or information, they are empowered by both parties to proceed ex parte. The decision of the arbitrators shall be a condition precedent to any right of legal action that either party may have against the other. The arbitrators shall fix their own compensation, unless otherwise agreed upon, and shall assess the costs and charges of the arbitration on either or both parties.

In Witness Whereof, the parties or their lawful representatives of the parties hereto have caused this Agreement to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*M.A. Mahagan*  
Signature of Witness #1  
M.A. MAHAGAN  
(Typed/Printed Name of Witness #1)

*Claude O. Godwin*  
Claude O. Godwin, Grantor

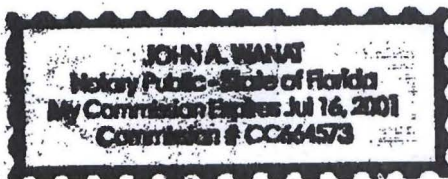
*Julia Faye Rogers*  
Signature of Witness #2  
Julia Faye Rogers  
(Typed/Printed Name of Witness #2)

# ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30 day of Jan, 1998, by Claude O. Godwin. He is personally known to me or has produced \_\_\_\_\_ as identification.

(Seal)



*John A. Wanst*  
Name of Notary

(Name of Notary typed, printed or stamped)  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



*M.R. Mahoney*  
Signature of Witness #1  
M.R. MAHONEY  
(Typed/Printed Name of Witness #1)

*Julia Faye Rogers*  
Signature of Witness #2  
(Typed/Printed Name of Witness #2)  
Julia Faye Rogers

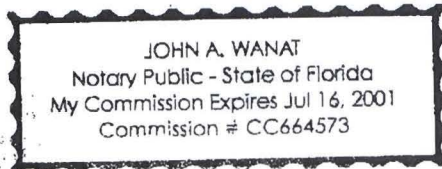
Donald G. Rhodes, Trustee u/d 12-6-93  
Donald G. Rhodes as Trustee u/t/d 12-6-93,  
Grantor

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30 day of JAN, 1998, by Donald G. Rhodes as Trustee u/t/d 12-6-93. He is personally known to me or has produced as identification.

(Seal)



*John A. Wanat*  
Name of Notary  
(Name of Notary typed, printed or stamped)  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Barbara L. Hodges

Signature of Witness #1

Barbara L. Hodges

(Typed/Printed Name of Witness #1)

Beverly S. Staples

Signature of Witness #2

Beverly S. Staples

(Typed/Printed Name of Witness #2)

Reuben Joseph O'Berry  
Reuben Joseph O'Berry, a/k/a Joseph O'Berry,  
Grantor

### ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of January, 1998, by Reuben Joseph O'Berry a/k/a Joseph O'Berry. He is ~~personally known to me~~ or has produced FL. D.L. # 0160-230-49-442-0 as identification.

Barbara L. Hodges

Name of Notary

(Seal)



Barbara L. Hodges  
MY COMMISSION # C0657271 EXPIRES  
October 10, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

(Name of Notary typed, printed or stamped)

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Southwest Florida Water Management  
District, Grantee

By:

  
Fritz H. Musselmann, Land Resources Director

(Seal)

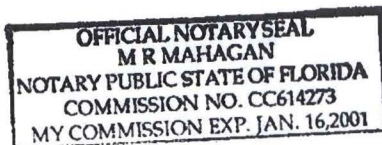


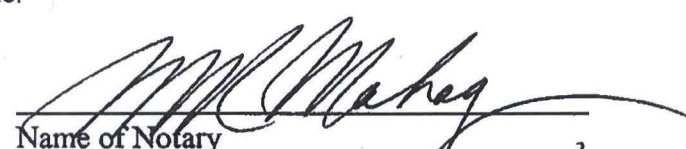
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26<sup>TH</sup> day of JANUARY, 1998, by Fritz H. Musselmann, Land Resources Director of the Southwest Florida Water Management District. He is personally known to me.

(Seal)



  
Name of Notary

M.R. MAHAGAN

(Name of Notary typed, printed or stamped)

Commission No. CC 614273

My Commission Expires: JAN. 16, 2001

This instrument prepared by and returned to:  
Wayne Alfieri, Deputy General Counsel  
Southwest Florida Water Management District  
2379 Broad Street  
Brooksville, Florida 34609-6899

sortease\godwin.ce3 r01-23-98



EXHIBIT "A"

O.R. BOOK 1580 PAGE 1865

LEGAL DESCRIPTION  
Furnished by Client

(Warranty deed recorded in Official Records Book 727, Pages 162-175)

The South 3/4 of the East 1/2 of Section 22, Township 23 South, Range 24 East.

ALL OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

TRACTS 49, 50, 63, AND 64 IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA; ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 & 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

(ALL LYING IN LAKE COUNTY, FLORIDA)

AND THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 60.00 FEET OF THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA LESS AND EXCEPT:

IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (160) THE EAST 1/13 OF THE WEST 13/20 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (161) THE EAST 1/6 OF THE WEST 3/10 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (162) THE EAST 1/10 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (163) THE NORTH 1/4 OF THE WEST 1/17 OF THE EAST 17/20 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (164) THE NORTH 1/4 OF THE WEST 1/18 OF THE EAST 9/10 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (165) THE WEST 1/20 OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (166) THE EAST 1/15 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (167) THE EAST 1/14 OF THE WEST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (168) THE EAST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (169) THE NORTH 1/4 OF THE WEST 1/12 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (170) THE WEST 1/6 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (171) THE EAST 1/2 OF THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (172) THE WEST 1/15 OF THE EAST 3/4 OF THE NORTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4

MEMO: Legibility of writing  
typing or printing unsatisfactory in  
this document when microfilmed.

- (173) THE EAST 1/6 OF THE WEST 3/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (174) THE NORTH 1/4 OF THE WEST 1/6 OF THE EAST 3/10 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (175) THE EAST 1/18 OF THE WEST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (176) THE EAST 1/3 OF THE WEST 3/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (177) THE EAST 1/16 OF THE WEST 4/5 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (178) THE EAST 1/18 OF THE WEST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (179) THE 1/11 OF THE WEST 11/20 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (180) THE WEST 1/6 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (181) THE EAST 1/15 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (182) THE WEST 1/4 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (184) THE WEST 1/4 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (185) THE EAST 1/20 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.
- (187) THE WEST 1/10 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.
- (299) 22-23-24 E1/3 OF W3/5 OF S1/2 OF NW1/4 OF SW1/4 OF NE1/4 ORB 1071 PAGE 1904, LAKE COUNTY, FLORIDA.
- (300) W. 132 FT. OF E. 1056 FT. OF N. 1/2 OF S.1/2 OF S.1/2 OF S.E.1/4.
- (301) SEC 22 TWN 23 RGE 24 E 1/3 OF W3/5 OF S1/2 OF NW1/4 OF SE1/4 OF SE1/4.
- (302) LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/15 OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (303) LYING IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/16 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.
- (304) SEC 22 TWN 23 RGE 24 E 132 FT OF N1/2 OF N1/2 OF S1/2 OF NE 1/4.

## ALSO LESS:

IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (108) THE WEST 1/16 OF THE EAST 3/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (109) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (110) THE EAST 1/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (111) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (112) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (113) THE WEST 1/4 OF THE EAST 2/5 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (114) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (115) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (116) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (117) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (118) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (119) THE WEST 1/9 OF THE 9/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (120) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (121) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (122) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (123) THE WEST 1/9 OF THE EAST 9/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (124) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (125) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (126) THE NORTH 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (128) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (129) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.
- (130) THE WEST 1/10 OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (131) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.
- (132) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (133) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.
- (134) THE WEST 1/4 OF THE EAST 2/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (135) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.

O.R. 1580 PAGE 1867  
BOOK

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.



(136) THE EAST 1/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

O.R. 1580 PAGE 1868

(137) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(138) THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(139) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(140) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(141) THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(142) THE WEST 1/10 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

(143) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(144) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(145) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4.

(146) THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(147) THE WEST 1/3 OF THE EAST 3/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(148) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.

(149) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

(150) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4.

(151) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

(152) THE WEST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

(201) LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/10 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4.

(208) PARCEL 442 LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4.

ALSO LESS:

IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN GROVELAND FARMS, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THE FOLLOWING:

(153) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

(154) THE WEST 1/3 OF THE EAST 3/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (155) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (156) THE WEST 1/8 OF THE EAST 4/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (157) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4.
- (158) THE WEST 1/6 OF THE EAST 3/5 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SAID SECTION 24.

## ALSO LESS:

IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

- (1) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (2) THE WEST 1/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (3) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (4) THE EAST 1/29 OF THE WEST 29/32 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE SOUTH 1/2.
- (5) THE EAST 1/12 OF THE WEST 12/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (6) THE EAST 1/19 OF THE WEST 19/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (7) THE EAST 1/20 OF THE WEST 20/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (8) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (9) THE EAST 1/15 OF THE WEST 15/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (10) THE EAST 1/8 OF THE WEST 8/16 OF THE SOUTH 1/6 OF THE NORTH 6/10 OF THE NORTHEAST 1/4.
- (11) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (12) THE WEST 1/9 OF THE EAST 9/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (13) THE EAST 1/4 OF THE WEST 4/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (14) THE EAST 1/8 OF THE WEST 8/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (15) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (16) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (17) THE EAST 1/8 OF THE SOUTH 1/5 OF THE NORTH 4/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (18) THE EAST 1/16 OF THE WEST 15/16 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE NORTHEAST 1/4.
- (19) THE EAST 1/32 OF THE WEST 13/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed

- (20) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (21) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (22) THE EAST 1/32 OF THE WEST 9/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (23) THE WEST 1/6 OF THE EAST 3/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (24) THE WEST 1/5 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (25) THE EAST 1/32 OF THE WEST 2/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (26) THE EAST 1/16 OF THE WEST 4/16 OF THE SOUTH 1/10 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (27) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (28) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (29) THE EAST 1/32 OF THE WEST 3/32 OF THE SOUTH 1/10 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (30) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (31) THE EAST 1/32 OF THE WEST 6/32 OF THE SOUTH 1/10 OF THE SOUTH 1/2.
- (32) THE EAST 1/32 OF THE WEST 11/32 OF THE SOUTH 1/10 OF THE NORTH 8/10 OF THE SOUTH 1/2.
- (33) THE EAST 1/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (34) THE EAST 1/32 OF THE WEST 28/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (35) THE EAST 1/32 OF THE WEST 6/32 OF THE SOUTH 1/10 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (36) THE EAST 1/32 OF THE WEST 20/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (37) THE EAST 1/32 OF THE WEST 7/32 OF THE SOUTH 1/10 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (38) THE EAST 1/16 OF THE WEST 15/16 OF THE SOUTH 1/10 OF THE NORTH 7/10 OF THE NORTHEAST 1/4.
- (39) THE EAST 1/16 OF THE WEST 11/16 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (40) THE EAST 1/17 OF THE WEST 17/32 OF THE SOUTH 1/10 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (41) THE EAST 1/22 OF THE WEST 22/32 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (42) THE EAST 1/7 OF THE WEST 7/32 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (43) THE EAST 1/8 OF THE WEST 8/32 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE SOUTH 1/2.

O.R. BOOK 1580 PAGE 1870

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.



- (44) THE EAST  $\frac{1}{28}$  OF THE WEST  $\frac{28}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (45) THE EAST  $\frac{1}{17}$  OF THE WEST  $\frac{17}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (46) THE EAST  $\frac{1}{20}$  OF THE WEST  $\frac{20}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{2}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (47) THE EAST  $\frac{1}{13}$  OF THE WEST  $\frac{13}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{3}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (48) THE EAST  $\frac{1}{12}$  OF THE WEST  $\frac{12}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (49) THE EAST  $\frac{1}{29}$  OF THE WEST  $\frac{29}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (50) THE EAST  $\frac{1}{3}$  OF THE WEST  $\frac{3}{8}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{2}{5}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (51) THE EAST  $\frac{1}{11}$  OF THE WEST  $\frac{11}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (52) THE EAST  $\frac{1}{2}$  OF THE WEST  $\frac{2}{16}$  OF THE NORTH  $\frac{1}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (53) THE EAST  $\frac{1}{32}$  OF THE WEST  $\frac{6}{32}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (54) THE EAST  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{4}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (55) THE EAST  $\frac{1}{3}$  OF THE WEST  $\frac{3}{32}$  OF THE SOUTH  $\frac{1}{3}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (56) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (57) THE EAST  $\frac{1}{22}$  OF THE WEST  $\frac{22}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (58) THE WEST  $\frac{1}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (59) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{9}$  OF THE NORTH  $\frac{9}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (60) THE EAST  $\frac{1}{9}$  OF THE WEST  $\frac{9}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (61) THE EAST  $\frac{1}{16}$  OF THE WEST  $\frac{12}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{4}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (62) THE EAST  $\frac{1}{16}$  OF THE WEST  $\frac{12}{16}$  OF THE SOUTH  $\frac{1}{10}$  OF THE NORTH  $\frac{5}{10}$  OF THE NORTHEAST  $\frac{1}{4}$ .
- (63) THE EAST  $\frac{1}{30}$  OF THE WEST  $\frac{30}{32}$  OF THE SOUTH  $\frac{1}{4}$  OF THE NORTH  $\frac{4}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (64) THE EAST  $\frac{1}{32}$  OF THE SOUTH  $\frac{1}{3}$  OF THE NORTH  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (65) THE EAST  $\frac{1}{10}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (66) THE EAST  $\frac{1}{14}$  OF THE WEST  $\frac{14}{32}$  OF THE SOUTH  $\frac{1}{8}$  OF THE NORTH  $\frac{8}{10}$  OF THE SOUTH  $\frac{1}{2}$ .
- (67) THE WEST  $\frac{1}{3}$  OF THE EAST  $\frac{3}{10}$  OF THE SOUTH  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .
- (68) THE EAST  $\frac{1}{7}$  OF THE WEST  $\frac{7}{8}$  OF THE SOUTH  $\frac{1}{5}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$ .

O.R. BOOK 1580 PAGE 1871

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

- (69) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (70) THE EAST 1/25 OF THE WEST 25/32 OF THE SOUTH 1/9 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (71) THE EAST 1/25 OF THE WEST 25/32 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE SOUTH 1/2.
- (72) THE EAST 1/5 OF THE WEST 5/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (73) THE EAST 1/2 OF THE WEST 2/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (74) THE EAST 1/16 OF THE WEST 16/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (75) THE EAST 1/3 OF THE WEST 3/16 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE NORTHEAST 1/4.
- (76) THE EAST 1/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (77) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (78) THE EAST 1/10 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (79) THE WEST 1/7 OF THE EAST 7/10 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4.
- (80) THE EAST 1/21 OF THE WEST 21/32 OF THE SOUTH 1/3 OF THE NORTH 3/10 OF THE SOUTH 1/2.
- (81) THE EAST 1/16 OF THE WEST 9/16 OF THE SOUTH 1/10 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (82) THE EAST 1/7 OF THE WEST 7/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (83) THE EAST 1/28 OF THE WEST 28/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (84) THE EAST 1/18 OF THE WEST 18/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (85) THE EAST 1/6 OF THE WEST 6/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (86) THE EAST 1/5 OF THE WEST 5/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (87) THE WEST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (88) THE EAST 1/3 OF THE WEST 1/32 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE SOUTH 1/2.
- (89) THE EAST 1/2 OF THE WEST 2/16 OF THE SOUTH 1/4 OF THE NORTH 4/10 OF THE NORTHEAST 1/4.
- (90) THE EAST 1/10 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (91) THE EAST 1/11 OF THE WEST 11/32 OF THE SOUTH 1/2 OF THE NORTH 2/10 OF THE SOUTH 1/2.
- (92) THE EAST 1/16 OF THE WEST 11/16 OF THE SOUTH 1/10 OF THE NORTH 6/10 OF THE NORTHEAST 1/4.

O.R. 1580 PAGE 1872  
BOOK

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed

- (93) THE WEST 1/16 OF THE SOUTH 1/8 OF THE NORTH 8/10 OF THE NORTHEAST 1/4.
- (94) THE EAST 1/4 OF THE WEST 14/16 OF THE SOUTH 1/5 OF THE NORTH 5/10 OF THE NORTHEAST 1/4.
- (95) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (96) THE EAST 1/4 OF THE WEST 4/8 OF THE SOUTH 1/3 OF THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (97) THE EAST 1/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (98) THE EAST 1/29 OF THE WEST 29/32 OF THE SOUTH 1/9 OF THE NORTH 9/10 OF THE SOUTH 1/2.
- (99) THE EAST 1/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (100) THE EAST 1/2 OF THE WEST 2/8 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (101) THE EAST 1/15 OF THE WEST 15/32 OF THE SOUTH 1/6 OF THE NORTH 6/10 OF THE SOUTH 1/2.
- (102) THE EAST 1/18 OF THE WEST 18/32 OF THE SOUTH 1/7 OF THE NORTH 7/10 OF THE SOUTH 1/2.
- (103) THE EAST 1/2 OF THE WEST 2/8 OF THE SOUTH 1/2 OF THE NORTH 2/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (104) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
- (105) THE EAST 1/3 OF THE WEST 3/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (106) THE EAST 1/2 OF THE WEST 2/8 OF THE NORTH 1/5 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4.
- (107) THE EAST 1/4 OF THE WEST 4/16 OF THE SOUTH 1/10 OF THE NORTHEAST 1/4.
- (211) 25-23-24 W 132 FT OF E 396 FT OF N 1/4 OF NW 1/4 OF NW 1/4.
- (212) 25-23-24 W 132 FT OF E 660 FT OF N 1/4 OF NW 1/4 OF NW 1/4.
- (213) 25-23-24 N 132 FT OF E 660 FT N 1/2 OF S 1/2 OF NE 1/4 OF NW 1/4.  
(NOTE SEE O.R. 733, PG. 260 FOR CORRECT LEGAL)
- (214) 25-23-24 E 132 FT OF W 396 FT OF S 1/4 OF NW 1/4 OF NW 1/4.
- (215) 25-23-24 E 165 FT OF W 1320 FT OF S 264 FT OF N 792 FT OF NE 1/4.
- (216) 25-23-24 W 165 FT OF E 330 FT OF S 264 FT OF N 1/2 OF NE 1/4.
- (217) 25-23-24 W 165 FT OF S 264 FT OF SW 1/4 OF NW 1/4.
- (218) 25-23-24 E 165 FT OF W 495 FT OF N 264 FT OF SW 1/4.
- (219) 25-23-24 E 165 FT OF W 660 FT OF N 264 FT OF SW 1/4.
- (220) 25-23-24 E 165 FT OF W 1155 FT OF S 264 FT OF N 1056 FT OF SE 1/4.
- (221) 25-23-24 W 165 FT OF E 330 FT OF W 1320 FT OF S 264 FT OF N 1/2 OF SE 1/4.
- (222) 25-23-24 E 165 FT OF W 1320 FT OF S 264 FT OF N 1320 FT OF SE 1/4.
- (223) 25-23-24 W 165 FT OF E 330 FT OF N 1/4 OF SW 1/4 OF SE 1/4.

O.R. BOOK 1580 PAGE 1873

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.



(224) 25-23-24 W 165 FT OF N 264 FT OF S 528 FT OF SW 1/4.

(225) 25-23-24 W 165 FT OF E 660 FT OF S 264 FT OF SW 1/4.

(226) 25-23-24 W 165 FT OF E 495 FT OF S 264 FT OF SW 1/4.

O.R. BOOK 1580 PAGE 1874

ALSO LESS:

IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, THE FOLLOWING:

(188) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(189) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(190) THE WEST 1/8 OF THE EAST 4/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(191) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(192) THE WEST 1/4 OF THE EAST 2/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(193) THE WEST 1/5 OF THE EAST 1/2 OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(194) THE WEST 1/9 OF THE EAST 9/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(195) THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(196) THE EAST 1/10 OF THE SOUTH 1/4 OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(197) THE WEST 1/2 OF THE EAST 1/5 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

(198) THE WEST 1/7 OF THE EAST 7/10 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

IN SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 47

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 62

THE EAST 1/2 OF THE WEST 1/10 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 78

THE WEST 1/3 OF THE EAST 3/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4.

LOT 158

THE WEST 1/3 OF THE EAST 3/20 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.

LOT 159

THE WEST 1/2 OF THE EAST 1/10 OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4.

LOT 227

THE EAST 1/7 OF THE WEST 7/20 OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 287

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4.

O.R. BOOK 1580 PAGE 1875

LOT 352

THE EAST 1/2 OF THE WEST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST  
1/4 OF THE NORTHWEST 1/4.

LOT 402

THE WEST 1/2 OF THE EAST 1/10 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE NORTH 1/2 OF THE SOUTHWEST 1/4.

LOT 498

THE EAST 1/3 OF THE WEST 3/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4.

LOT 510

THE EAST 1/10 OF THE WEST 1/2 OF THE SOUTH 1/4 OF THE SOUTH 1/2  
OF THE SOUTHWEST 1/4.

LOT 512

THE EAST 1/2 OF THE WEST 1/5 OF THE SOUTH 1/4 OF THE SOUTHEAST  
1/4 OF THE SOUTHWEST 1/4.

IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 572

THE WEST 1/2 OF THE EAST 1/5 OF THE NORTH 1/4 OF THE NORTHWEST  
1/4 OF THE NORTHWEST 1/4.

IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST:

LOT 687

THE WEST 1/7 OF THE EAST 7/20 OF THE NORTH 1/4 OF THE NORTH 1/2  
OF THE NORTHEAST 1/4.

LOT 738

THE EAST 1/3 OF THE WEST 3/20 OF THE NORTH 1/2 OF THE SOUTH 1/2  
OF THE NORTH 1/2 OF THE NORTHEAST 1/4.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

#### ROAD EASEMENTS (O.R. BOOK 389 PAGE 684)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE  
NORTH 1/4 OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH,  
RANGE 24 EAST.
2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 1/8 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE  
NORTH 1/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 5/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 3/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE  
SOUTH 1/8 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.
7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE  
EAST 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. (THE DESCRIPTION IN #9 OF O.R. 389 PAGE 684 DOES NOT AFFECT THE SUBJECT PROPERTY)

10. AN EASEMENT 60' IN WIDTH BEING THE WEST 60' OF THE WEST 1/20 OF THE N 1/4 OF THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

O.R. 1580 PAGE 1876  
BOOK

ROAD EASEMENTS (O.R. BOOK 390 PAGE 737)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTH 3/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/4 OF THE EAST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTH 1/4 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/4 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

10. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

ROAD EASEMENTS (O.R. BOOK 390 PAGE 738)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

ROAD EASEMENTS (O.R. BOOK 390 PAGE 739)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

MEMO: Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed



2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

#### ROAD EASEMENTS (O.R. BOOK 390 PAGE 740)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE NORTH LINE OF THE SOUTH 3/4 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

#### ROAD EASEMENTS (O.R. BOOK 392 PAGE 884)

1. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

2. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

3. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

4. THE NORTH 30 FEET OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

5. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 2/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

6. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 4/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

7. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 6/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

8. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 8/10 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

9. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

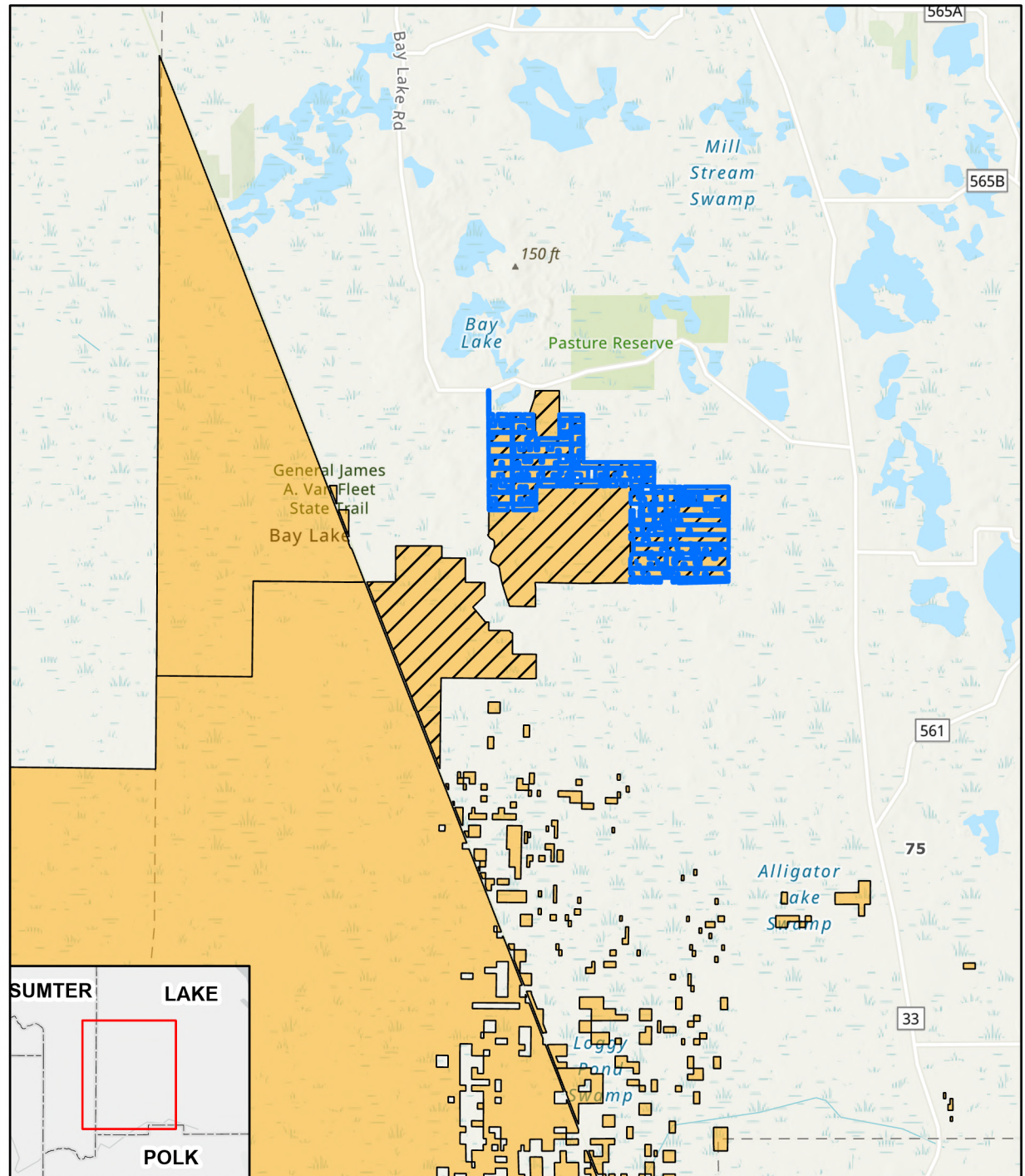
10. THE NORTH 30 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

11. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 1/5 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

12. AN EASEMENT 60' IN WIDTH THE CENTERLINE OF WHICH IS THE SOUTH LINE OF THE NORTH 3/5 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 24 EAST.

MEMO. Legibility of writing,  
typing or printing unsatisfactory  
the document when micro-

**Exhibit 2**  
**Green Swamp Wilderness Preserve - East Tract**  
**First Right of Refusal for**  
**SWF Parcel No. 10-200-1144C Location Map**



Esri, NASA, NGA, USGS, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, FDEP, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, NPS

- District Owned Lands Fee Simple
- District Conservation Easement
- SWF Parcel No. 10-200-1144C

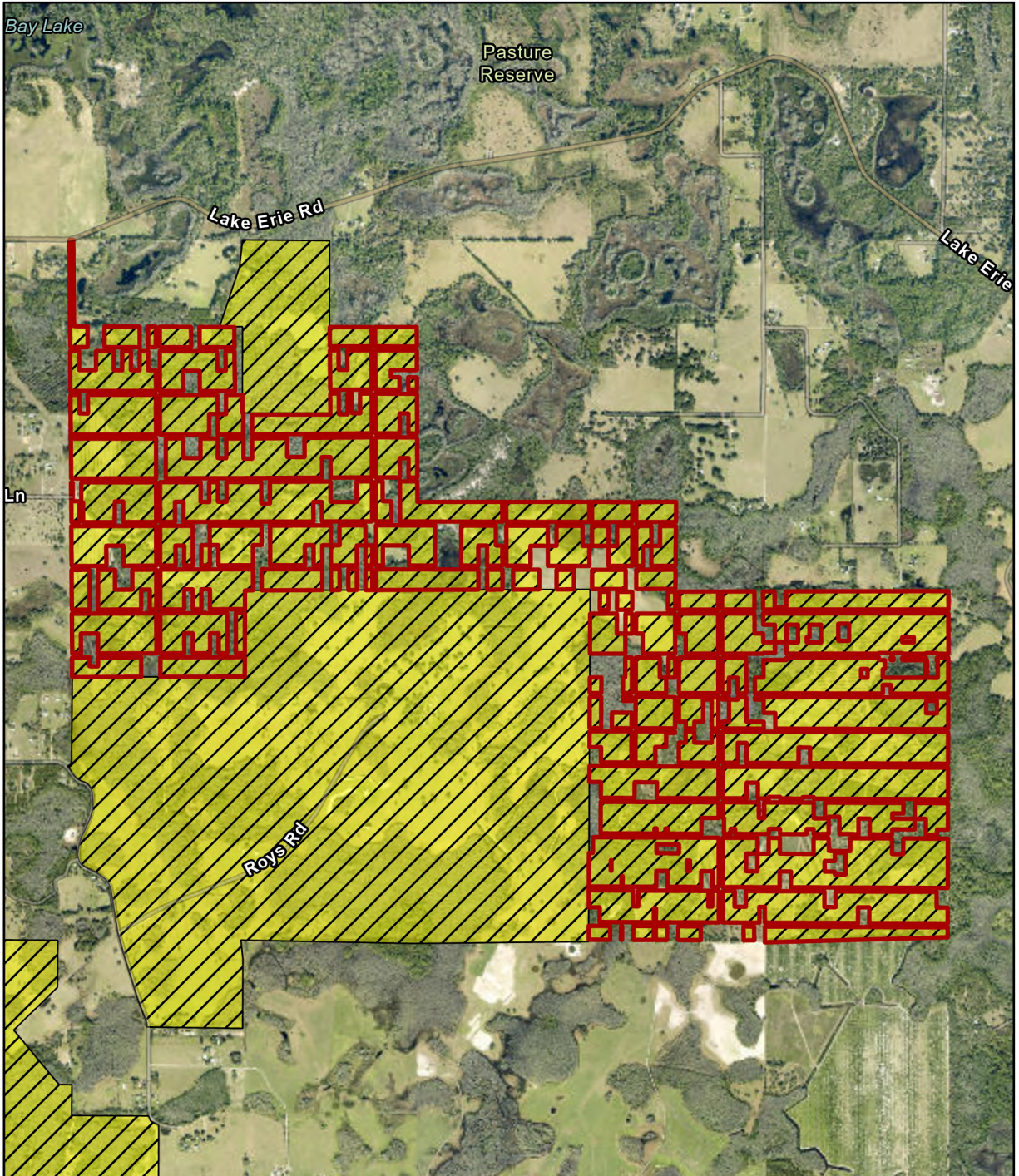
0 0.5 1  
 Miles



**Southwest Florida**  
 Water Management District



**Exhibit 3**  
**Green Swamp Wilderness Preserve - East Tract**  
**First Right of Refusal for**  
**SWF Parcel No. 10-200-1144C Site Map**



State of Florida, Maxar, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

- SWF Parcel No. 10-200-1144C
- District Conservation Easement

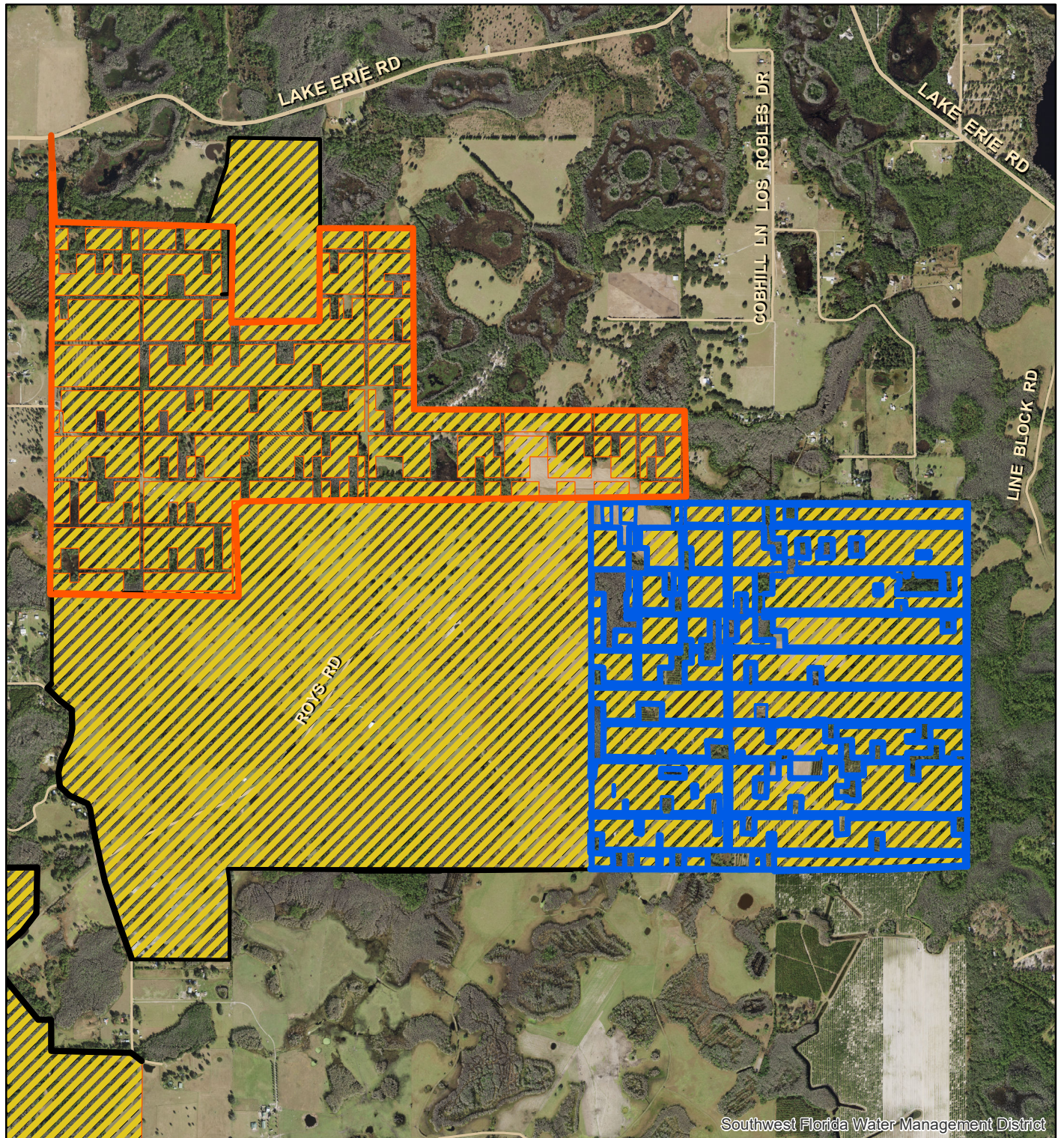
0 1,000 2,000  
 Feet



**Southwest Florida**  
 Water Management District



**Exhibit 4**  
**Green Swamp Wilderness Preserve - East Tract**  
**First Right of Refusal for**  
**SWF Parcel No. 10-200-1144C Ownership Map**



Southwest Florida Water Management District

- Modica - SWF Parcel No. 10-200-1144C
- Raney - SWF Parcel No. 10-200-1144Ca
- District Conservation Easement

0 1,000 2,000 Feet



**Southwest Florida**  
 Water Management District

Exhibit 5      Notice of Sale  
Green Swamp Wilderness Preserve    East Tract  
First Right of Refusal for SWF 10 200 1144C

**Allison Mayer**

---

**Subject:** FW: Copy of Conservation Easement - SWF 10-200-1144C

**From:** Jimmy Allen <jimmy@saundersrealestate.com>  
**Sent:** Thursday, March 13, 2025 8:44 AM  
**To:** Allison Mayer <Allison.Mayer@swfwmd.state.fl.us>  
**Subject:** Re: Copy of Conservation Easement - SWF 10-200-1144C

[EXTERNAL SENDER] Use caution before opening.

Allison,

Thanks for sending that. Much appreciated. I have the Raney Trust portion of this property for sale and would like for this email to serve as notice to the district to exercise the RoFR for purchase. Please let me know if you have any questions.

Thank you,

JA

On Tue, Mar 11, 2025 at 3:03 PM Allison Mayer <[Allison.Mayer@swfwmd.state.fl.us](mailto:Allison.Mayer@swfwmd.state.fl.us)> wrote:

Good afternoon –

Per our conversation, attached is a copy of the recorded conservation easement as we discussed. The First Right of Refusal is addressed on Page 5, under Paragraph III – General Provisions.

Also, the BNRI from 1998 identified 3 potential homesite locations. As I mentioned in our conversation, during the negotiations for the sale of this property from Modica to the Raney's, both parties agreed to the relocation of Homesite #3 to a portion of the conservation easement owned by Mr. Modica. This leaves Homesite #2 remaining on the Raney portion of the conservation easement. See the attached page from the BNRI which identifies the potential homesite locations 1-3.

Thanks,

Allison Mayer

Real Estate Specialist

Land Resources Bureau

Southwest Florida Water Management District

2379 Broad Street

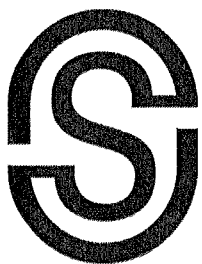


Brooksville, FL 34604-6899

(352) 448-6003

## Southwest Florida *Water Management District*

WATERMATTERS.ORG · 1-800-423-1476



**Jim Allen**

Senior Advisor

[jimmy@saundersrealestate.com](mailto:jimmy@saundersrealestate.com)

O 863-648-1528 C 863-738-3636

1723 Bartow Road, Lakeland, FL 33801

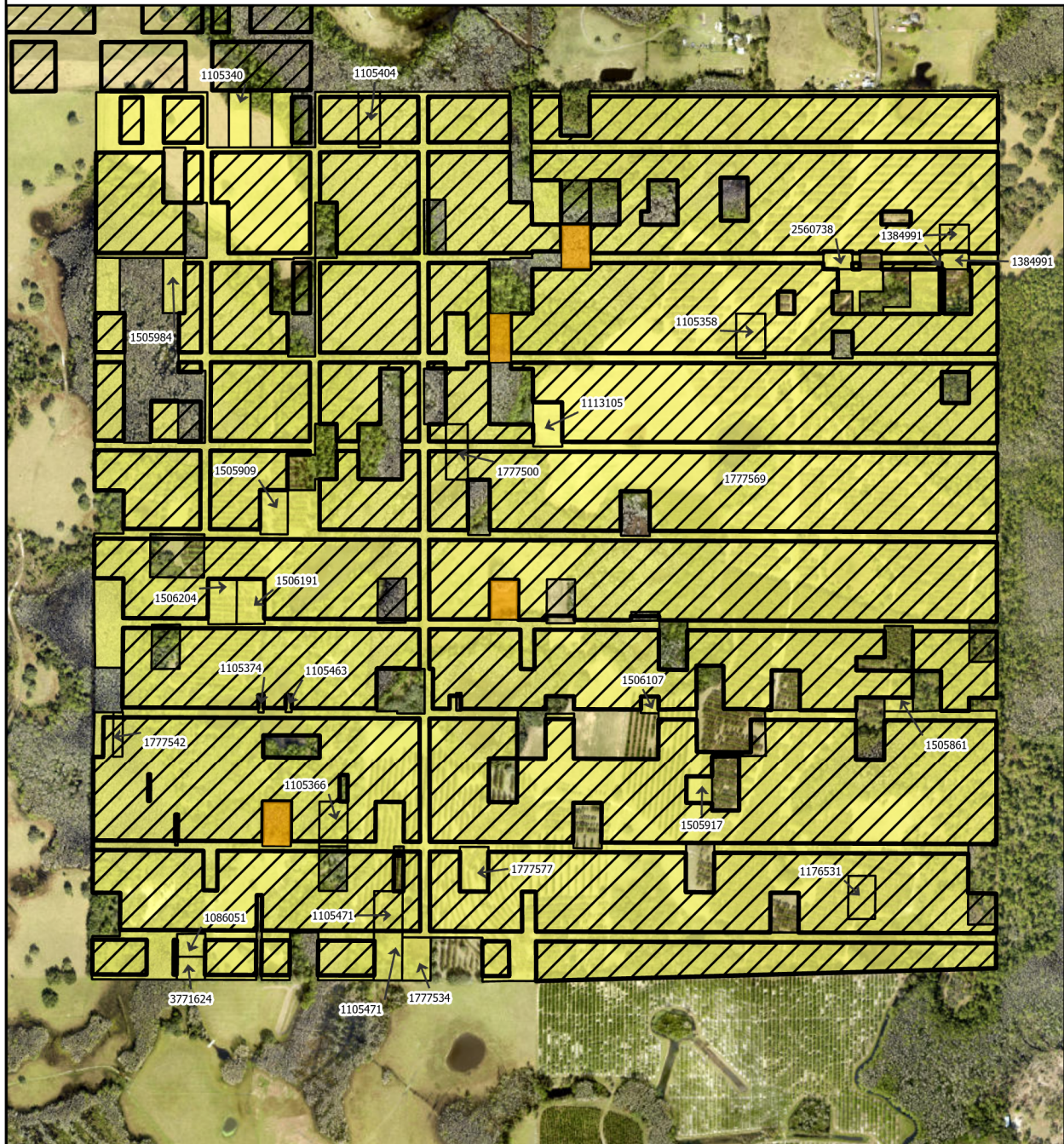
**SaundersLand.com**



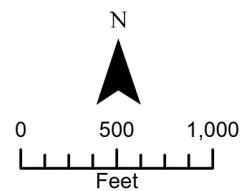
This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Saunders Real Estate. This message may not be copied or distributed without this disclaimer.



Exhibit 6 Raney Parcels for Sale  
 reen Swamp Wilderness Preserve East Tract  
 First Right of Refusal for SWF 10 200 1144C



<u>Property Owner</u>		<u>District Land Interest</u>	
	Arthur V. Raney Jr. Family Trust		District Owned Fee Simple
			SWF Parcel No. 10-200-1144C





An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

## Bartow Office

170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

## Sarasota Office

78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

## Tampa Office

7601 U.S. 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

**Michelle Williamson**  
Chair, Hillsborough

**John Mitten**  
Vice Chair, Hernando, Marion

**Jack Bispham**  
Secretary, Manatee

**Ashley Bell Barnett**  
Treasurer, Polk

**Ed Armstrong**  
Former Chair, Pinellas

**Kelly S. Rice**  
Former Chair, Citrus, Lake,  
Levy, Sumter

**Josh Gamblin**  
DeSoto, Hardee, Highlands

**John Hall**  
Polk

**James Holton**  
Pinellas

**Dustin Rowland**  
Pasco

**Robert Stern**  
Hillsborough

**Nancy Watkins**  
Hillsborough, Pinellas

**Brian J. Armstrong, P.G.**  
Executive Director

April 22, 2025

Arthur and Connie Raney  
P.O. Box 696  
Groveland, Florida 34736

Subject: Right of First Refusal – Perpetual Conservation Easement  
SWF Parcel No. 10-200-1144C

Dear Mr. and Mrs. Raney:

The Southwest Florida Water Management District (District) acknowledges receipt of your notice of intent to sell property (Property) encumbered by a Perpetual Conservation Easement (Conservation Easement) held by the District, recorded in Official Record Book 1580, Page 1854, of the Lake County Public Records. Pursuant to the terms in Section III, General Provisions of the Conservation Easement, the District was granted the Right of First Refusal to purchase the underlying fee interest in the Property when noticed with an intent to sell same.

The District's Governing Board considered the Right of First Refusal at its April 22, 2025, meeting and voted to decline the acquisition of the underlying fee interest in the Property in accordance with the terms of the Conservation Easement. This letter is intended to serve as formal notice of the District's decision to decline the Right of First Refusal to purchase the underlying fee interest in the Property.

We look forward to continuing our relationship with the new property owner. Should you have any questions or require further assistance with this matter, please contact Mike Singer at 352-269-6934.

Sincerely,

Brian J. Armstrong, P.G.  
Executive Director

BJA:amm

cc: Ellen Morrison, Bureau Chief, Land Resources Bureau  
Brian Starford, Division Director, Operations, Lands and Resource Monitoring  
Mike Singer, Real Estate Services Manager

## CONSENT AGENDA

April 22, 2025

### General Counsel's Report: Approval of Interagency Agreement – Designation of Regulatory Responsibility to Southwest Florida Water Management District for Environmental Resource Permit – City of Cape Coral (Charlotte and Lee County)

The City of Cape Coral seeks an environmental resource permit (ERP) for the proposed 36" RAW Water Pipeline located along US 41 in Charlotte and Lee County (Project). The reservoir that provides the water for the pipeline and the Reservoir Pump Station for the pipeline are both located within the jurisdictional boundary of the Southwest Florida Water Management District (SWFWMD). A portion of the pipeline is located within the jurisdictional boundaries of the South Florida Water Management District.

Section 373.046(6), Florida Statutes, authorizes water management districts to enter into interagency agreements to designate regulatory responsibility to another water management district for a project that crosses the jurisdictional boundaries of both districts. Water management districts typically consider regulatory efficiency and prior permitting history in determining which water management district is most appropriate to permit such projects. The interagency agreement designates the responsibility to receive, process, and take final agency action on all permit applications, and to take any compliance and enforcement action regarding a designated permit. An interagency agreement is necessary to authorize the SWFWMD to issue an ERP to the City of Cape Coral for the Project.

Both Districts agree that regulatory responsibility over the project area should be designated to SWFWMD. The reservoir that provides water for the pipeline and the Pump Station for the pipeline are located within SWFWMD; thus, designating SWFWMD with regulatory responsibility would allow for the Project to have more efficient processing of the permit application.

#### Staff Recommendation:

Approve the Interagency Agreement between the South Florida Water Management District and the Southwest Florida Water Management District for the designation of regulatory responsibility for an Environmental Resource Permit for the above-described Project.

#### Presenter:

Taylor M. Greenan, Attorney, Office of General Counsel



**INTERAGENCY AGREEMENT BETWEEN THE SOUTH FLORIDA WATER  
MANAGEMENT DISTRICT AND THE SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT FOR DESIGNATION OF REGULATORY  
RESPONSIBILITY FOR ENVIRONMENTAL RESOURCE PERMIT FOR THE 36”  
RAW WATER PIPELINE IN CHARLOTTE AND LEE COUNTY, FLORIDA**

THIS INTERAGENCY AGREEMENT ("Agreement") is made and entered into by and between the SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD") and the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ("SWFWMD").

**WITNESSETH:**

WHEREAS, on February 26, 2025, the City of Cape Coral requested the SWFWMD to process an environmental resource permit for the proposed 36” RAW Water Pipeline located along US 41 in Charlotte and Lee County, as depicted on the map attached hereto as Exhibit A ("Project"); and

WHEREAS, the Project crosses the jurisdictional boundaries of the SWFWMD in Charlotte County and the SFWMD in Lee County, with the water source and the Reservoir Pump Station for the pipeline being located within the jurisdictional boundary of the SWFWMD in Charlotte County; and

WHEREAS, Subsection 373.046(6), Florida Statutes, (Fla. Stat.”), authorizes a water management district to designate, via an interagency agreement, regulatory responsibility to another water management district when the geographic area of the project or local government crosses the jurisdictional boundaries of another water management district; and

WHEREAS, the designation of SWFWMD as the water management district with Part IV, Chapter 373, Fla. Stat., regulatory responsibility for the Project would allow for more efficient processing of permit applications under that part as the water source and the Reservoir Pump Station for the pipeline are located within the jurisdictional boundaries of the SWFWMD; and

WHEREAS, the SFWMD and the SWFWMD desire to designate the SWFWMD as the water management district with Part IV, Chapter 373, Fla. Stat., regulatory responsibility for the proposed Project located within the jurisdictional boundaries of SFWMD in Lee County, pursuant to Part IV, Chapter 373, Fla. Stat., more specifically identified in Exhibit A.

NOW THEREFORE, the SFWMD and the SWFWMD, under the authority of Subsection 373.046(6), Fla. Stat., hereby agree as follows:

1. The SWFWMD is designated as the water management district that will have regulatory responsibilities under Part IV of Chapter 373, Fla. Stat., for those activities located in the area on Exhibit A, which is incorporated by reference herein. Such regulatory responsibilities shall include receiving, processing, and taking final agency action on environmental resource permit applications or modifications thereof, located in the area on Exhibit A, and taking any compliance and enforcement action with regard to such permit(s).
2. This Agreement will commence upon execution by all parties and will remain in effect until either party terminates such Agreement for its convenience upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF, each party, or its lawful representative, has executed this Agreement on the date set forth next to their signature below.

**SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

By:\_\_\_\_\_

Name:

Title:

Date:\_\_\_\_\_

(Seal)

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**

By:\_\_\_\_\_

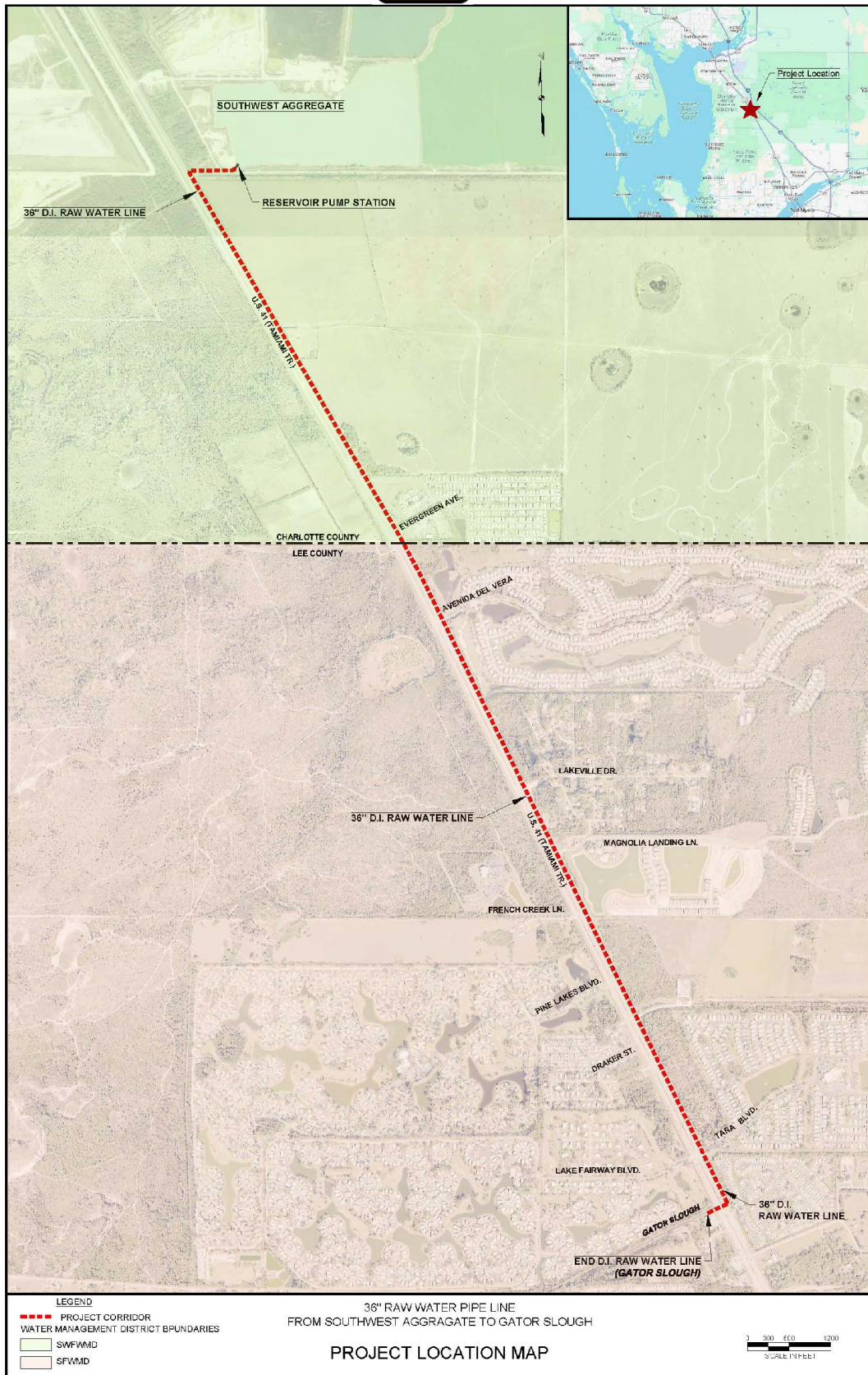
Michelle Williamson

Chair

Date:\_\_\_\_\_

(Seal)

**EXHIBIT  
A**





## CONSENT AGENDA

**April 22, 2025**

### **General Counsel's Report: Approval of Settlement Agreement – SWFWMD v. Citrus County, Case No. 2023-CA-000135, Fifth Judicial Circuit (Citrus County)**

In December 1990, the District acquired approximately 3,600 acres of conservation land from Lykes Brothers Inc., including a parcel known as the Chassahowitzka River Campground (Campground). Citrus County managed the Campground under an agreement with the District that expired in 2022. Prior to the expiration of the agreement, the County notified the District that it would not renew the agreement and asserted an ownership interest in the boat ramp and adjacent parking area located within the Campground, resulting in a title dispute that delayed future management transitions.

To resolve this dispute, the District filed a lawsuit seeking declaratory relief and to quiet title. Following court-ordered mediation and continued negotiations, the District and Citrus County have reached a proposed settlement agreement. The agreement clarifies property ownership and preserves public access to the Chassahowitzka River, as discussed during the attorney-client meeting held on January 28, 2025. A copy of the proposed settlement agreement will be provided to the Governing Board in advance of the meeting.

#### **Staff Recommendation:**

- Approve the proposed Settlement Agreement.
- Authorize the General Counsel to execute all documents necessary to implement the Settlement Agreement and to make minor, non-substantive revisions as needed to correct errors or ensure consistency with the terms of the Agreement.

#### **Presenter:**

Christopher A. Tumminia, General Counsel, Office of General Counsel

**CONSENT AGENDA**

**April 22, 2025**

**Executive Director's Report: Approve Governing Board Minutes – March 25, 2025**

Staff Recommendation:

Approve minutes as presented.

Presenter:

Brian J. Armstrong, P.G., Executive Director



**GOVERNING BOARD MEETING  
TUESDAY, MARCH 25, 2025 – 9:00 A.M.  
7601 U.S. HIGHWAY 301 NORTH, TAMPA, FLORIDA 33617  
(813) 985-7481**

**Board Members Present**

Michelle Williamson, Chair  
John Mitten, Vice Chair  
Jack Bispham, Secretary  
Ashley Bell Barnett, Treasurer  
Ed Armstrong, Member  
Kelly Rice, Member  
John Hall, Member  
Dustin Rowland, Member\*  
James Holton, Member  
Robert Stern, Member  
Nancy H. Watkins, Member  
Josh Gamblin, Member

\*Attended via Electronic Media

**Staff Members**

Brian J. Armstrong, Executive Director  
Amanda Rice, Assistant Executive Director  
Chris Tumminia, General Counsel  
Brian Werthmiller, Inspector General  
Jennette Seachrist, Division Director  
Michelle Hopkins, Division Director  
Brian Starford, Division Director  
Brandon Baldwin, Division Director  
Michelle Weaver, Division Director

**Board Administrative Support**

Virginia Singer, Manager  
Lori Manuel, Administrative Coordinator

**1. Convene Public Meeting**

The Governing Board of the Southwest Florida Water Management District (District) met for its regular meeting on March 25 at 9:00 a.m., at the Tampa Office at 7601 U.S. Highway 301 North, Tampa, Florida 33617. This meeting was available for live viewing through internet streaming. An attendance roster is archived in the District's permanent records. Approved minutes from meetings can be found on the District's website at WaterMatters.org.

**1.1 Call to Order**

Chair Michelle Williamson called the meeting to order. She noted that the Board meeting was being recorded for broadcast on government access channels, and public input would be provided in person. Chair Williamson stated that anyone wishing to address the Governing Board concerning any item listed on the agenda or any item that does not appear on the agenda should complete and submit a "Request to Speak" card. She stated that comments would be limited to three minutes per speaker, and when appropriate, exceptions to the three-minute limit may be granted by the Chair. Chair Williamson also requested that several individuals wishing to speak on the same topic designate a spokesperson. She introduced each member of the Governing Board and staff present at the dais (this served as roll call). A quorum was confirmed.

**1.2 Invocation and Pledge of Allegiance**

Vice Chair John Mitten offered the invocation and the Pledge of Allegiance.



**1.3 Employee Recognition**

Chair Williamson recognized Dave Kramer for his years of service.

**1.4 Additions/Deletions to Agenda**

Mr. Brian Armstrong, Executive Director, stated there were no additions or deletions to the agenda.

**1.5 Public Input for Issues Not Listed on the Published Agenda**

Mr. David Ballard Geddis spoke against the injection of phosphate mining wastewater into the aquifer.

Chair Williamson introduced Major Cory J. Bell, Deputy District Commander for South Florida, United States Army Corps of Engineers, Jacksonville District. She recognized Major Bell's assistance with the high-hazard potential Medard Reservoir facility and Lake Bonny in Lakeland.

**Consent Agenda**

**Resource Management Committee**

**2.1 FARMS – Midway Farms, LLC – Raulerson Road – H833 (Polk County)**

Staff recommended the Board:

1. Approve the Midway Farms, LLC – Raulerson Road project for a not-to-exceed project reimbursement of \$45,468 provided by the Governing Board;
2. Authorize the transfer of \$45,468 from fund 010 H017 Governing Board FARMS Fund to the H833 Midway Farms, LLC – Raulerson Road project fund;
3. Authorize the Division Director to sign the agreement.

**Operations, Lands and Resource Monitoring Committee**

**2.2 Amendment to Withlacoochee River Electric Cooperative Easement – Green Swamp Wilderness Preserve West Tract, SWF Parcel No. 10-400-179X (Pasco County)**

Staff recommended the Board:

- Approve the Amendment to Easement and authorize the Chair and Secretary to execute on behalf of the District; and
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms.

**Regulation Committee**

**2.3 Water Use Permit No. 20 008734.008, Mosaic Fertilizer, LLC / Redland Growers (Hardee County)**

Staff recommended the Board approve the proposed permit attached as an exhibit.

**Executive Director's Report**

**2.4 Approve Governing Board Minutes – February 25, 2025**

Staff recommended the Board approve minutes as presented.

**A motion was made and seconded to approve the Consent Agenda. The motion carried unanimously. (Audio –00:13:23)**

**Finance/Outreach and Planning Committee**

Treasurer Ashley Bell Barnett called the committee to order.

**3.1 Consent Item(s) Moved to Discussion - None**

**3.2 Water Conservation Month: District FY24 Conservation Efforts**

Ms. Katherine Squitieri, Lead Communications Coordinator, provided a history of the District's water conservation efforts and an overview of efforts that occurred across multiple bureaus and

divisions in Fiscal Year (FY) 2024. She stated this is the seventh year of this report. Ms. Squitieri summarized the four cost-share funding programs the District offers that support water conservation projects. This included the Cooperative Funding Initiative (CFI), Water Incentives Supporting Efficiency (WISE) Program, the Facilitating Agricultural Resource Management Systems (FARMS) and Mini-FARMS programs.

Ms. Squitieri provided information regarding agricultural and utilities services provided by the District to enhance system efficiencies and reduce system losses. She provided an overview of the District's Water Conservation Initiative that works collaboratively with utilities on water conservation efforts. She summarized the education and outreach efforts provided by the District. Ms. Squitieri outlined the research partnership with the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS). She described the regulatory programs used by the District to establish effective conservation practices.

Staff recommended the Board approve and execute Resolution No. 25-03 declaring April 2025 as "Water Conservation Month."

**A motion was made and seconded to approve staff's recommendation. The motion carried unanimously.** (Audio – 00:27:23)

### **3.3 Submit & File: Budget Transfer Report**

This item was for information only. No action was required.

## **Resource Management Committee**

Chair Williamson called the committee to order.

### **4.1 Consent Item(s) Moved to Discussion - None**

### **4.2 Draft Lake Tarpon Surface Water Improvement and Management (SWIM) Plan (W726)**

Dr. Chris Anastasiou, Ph.D., Chief Water Quality Scientist, presented a brief history of the SWIM Program and the basis for creating SWIM plans. He provided background information regarding the ecological status of Lake Tarpon and provided an overview of the goals and actions outlined in previous SWIM Plans. Dr. Anastasiou discussed the findings of several diagnostic studies completed over the past two decades and how they impacted the evolution of our scientific understanding of Lake Tarpon. Dr. Anastasiou then outlined the goals and management actions contained in the draft 2025 SWIM Plan update for water quality and natural systems. Lastly, Dr. Anastasiou provided the Board with an update on the SWIM Plan's timeline and next steps. Staff responded to questions.

Staff recommended the Board authorize staff to submit the draft 2025 Lake Tarpon SWIM Plan Update to the Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture & Consumer Services and appropriate local governments in accordance with Section 373.453, F.S.

**A motion was made and seconded to approve staff's recommendation. The motion carried unanimously.** (Audio – 00:50:38)

## **Operations, Lands and Resource Monitoring Committee**

Board Member Robert Stern called the committee to order.

### **5.1 Consent Item(s) Moved to Discussion - None**

**5.2 Memorandum of Agreement for Joint Purchase of Conservation Easement with Florida Department of Agriculture and Consumer Services Florida Rural and Family Lands Protection Program for Headwaters Ranch, SWF Parcel No. 10-200-1306C (Lake County)**

Ms. Ellen Morrison, Land Resources Bureau Chief, presented information regarding the property and stated the area is within the District's Green Swamp Wilderness Preserve project. She provided historical information and outlined the benefits of acquiring the property and the District's three areas of responsibility that are met with this acquisition. Staff responded to questions.

Staff recommended the Board:

- Accept the appraisals;
- Approve the Memorandum of Agreement and authorize the Chair or designee to sign on the behalf of the District;
- Designate SWF Parcel No. 10-200-1306C as having been acquired for conservation purposes;
- Authorize staff to make minor changes or corrections to conform documents or correct errors; any substantive changes will be subject to Governing Board review and approval;
- Authorize staff to execute any other documents necessary to complete the transaction in accordance with the approved terms; and
- Approval to encumber and roll the funds for payment in the following year, in the event the closing does not occur before the end of the current fiscal year.

**A motion was made and seconded to approve staff's recommendation. The motion carried unanimously.** (Audio – 00:56:15)

**Regulation Committee**

Board Member James Holton called the committee to order.

**6.1 Consent Item(s) Moved to Discussion - None**

**6.2 Denials Referred to the Governing Board**

No denials were presented.

Chair Williamson recognized this was the last meeting for Mr. Darrin Herbst, Water Use Permitting Bureau Chief. He has accepted a job with the St. Johns River Water Management District.

**General Counsel's Report**

**7.1 Consent Item(s) Moved to Discussion - None**

**7.2 Affirm Governing Board Committee Actions**

Staff recommended the Board affirm the actions taken by the Governing Board Committees.

**A motion was made and seconded to approve staff's recommendation. The motion carried unanimously.** (Audio – 00:58:28)

**Committee/Liaison Reports**

**8.1 Industrial Advisory Committee**

A written summary was provided.

**8.2 Public Supply Advisory Committee**

A written summary was provided.



**Executive Director's Report**

**9.1 Executive Director's Report**

Mr. Brian Armstrong, Executive Director, recognized Mr. Darrin Herbst and thanked him for his years of service with the District. He also recognized Ms. April Breton, who will be replacing Mr. Herbst.

Mr. Armstrong commended Dade City for adopting Florida Water Star codes into ordinance.

**Chair's Report**

**10.1 Chair's Report**

Chair Williamson asked if the Board had any items to be discussed at the next meeting. No items were presented.

Chair Williamson stated the next scheduled Board meeting is on Tuesday, April 22 at 9:00 a.m., in the Brooksville office.

**10.2 Employee Milestones**

A written summary was provided.

**Adjournment**

The meeting was adjourned at 10:01 a.m.

## **Governing Board Meeting**

### **April 22, 2025**

#### **3. FINANCE/OUTREACH & PLANNING COMMITTEE**

3.1	<b>Discussion:</b> Consent Item(s) Moved to Discussion .....	193
3.2	<b>Discussion:</b> Action Item: Investment Strategy Quarterly Update .....	194
3.3	<b>Discussion:</b> Action Item: Fiscal Year 2023-24 Annual Comprehensive Financial Report .....	195
3.4	<b>Submit &amp; File:</b> Information Item: Budget Transfer Report .....	196
3.5	<b>Submit &amp; File:</b> Information Item: Office of Inspector General Quarterly Update – January 1, 2025 to March 31, 2025 .....	198

**FINANCE/OUTREACH AND PLANNING COMMITTEE**

**April 22, 2025**

**Discussion: Consent Item(s) Moved to Discussion**

Presenters:

Brandon Baldwin, Division Director, Business and IT Services Division

Michelle Weaver, P.E., Division Director, Employee, Outreach and General Services Division



**FINANCE/OUTREACH AND PLANNING COMMITTEE**

**April 22, 2025**

**Discussion: Action Item: Investment Strategy Quarterly Update**

*Purpose*

Provide quarterly update of the investment portfolio, including the current spend down projection of the Large-Scale Cooperative Funding Initiative Projects.

*Background*

In accordance with Board Policy, *District Investment Policy*, a quarterly investment report shall include, but not be limited to, the following:

1. A listing of individual securities by class and type held at the end of the reporting period.
2. Percentage of available funds represented by each investment type.
3. Coupon, discount, or earning rate.
4. Average life or duration and final maturity of all investments.
5. Par value and market value.
6. In addition to the standard gross-of-fee-performance reporting that is presented, net-of-fee performance will be provided by the Investment Manager.
7. A summary of District's investment strategy.
8. The year-end quarterly report ended September 30th will show performance on both a book value and total rate of return basis and will compare the results to the portfolio's performance benchmarks. All investments shall be reported at fair value per GASB standards. Investment reports shall be available to the public.

Staff Recommendation:

Accept and place on file the District's Quarterly Investment Reports for the quarter ended March 31, 2025.

Presenter:

John F. Grady III, Managing Director, Public Trust Advisors, LLC

**FINANCE/OUTREACH AND PLANNING COMMITTEE**

**April 22, 2025**

**Discussion: Action Item: Fiscal Year 2023-24 Annual Comprehensive Financial Report**

*Purpose*

Presentation of the District's Annual Comprehensive Financial Report for fiscal year ended September 30, 2024, by the District's financial auditors, James Moore & Co., P.L., for acceptance by the Governing Board.

*Background*

The District is required by Section 218.39, Florida Statutes, to have an annual financial audit of its accounts and records performed by an independent certified public accountant, licensed in the State of Florida, and made in accordance with generally accepted auditing standards, Florida Statutes, and Rules of the Auditor General promulgated pursuant to Section 11.45.

The Annual Comprehensive Financial Report includes the State Single Audit pursuant to section 215.97, Florida Statutes, and Chapter 10.550, Rules of the Auditor General. The report also includes the Management Letter and Independent Accountants' Report for fiscal year ended September 30, 2024, and will be distributed under separate cover prior to the meeting. James Moore & Co., P.L. representatives will attend the meeting to communicate to the Board certain matters related to the conduct of the audit as required by auditing standards. A brief presentation of the report, management letter, and independent accountants' report will also be made by James Moore & Company.

Staff Recommendation:

Accept and place on file the District's Annual Comprehensive Financial Report pursuant to Chapter 10.550, Rules of the Auditor General. The report also includes the Management Letter and Independent Accountants' Report for fiscal year ended September 30, 2024.

Presenter:

James Halleran, James Moore & Co., P.L.

**FINANCE/OUTREACH AND PLANNING COMMITTEE**

**April 22, 2025**

**Submit & File: Information Item: Budget Transfer Report**

*Purpose*

Provide the Budget Transfer Report covering all budget transfers made during the month of March 2025.

*Background*

In accordance with Board Policy, *Budget Authority Transfer of Funds*, all transfers approved by the Executive Director and Finance Bureau Chief under delegated authority are presented to the Finance/Outreach & Planning Committee of the Governing Board as a Submit and File Report at the next regular scheduled meeting. The exhibit for this item reflects all such transfers executed during the month of March 2025.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Melisa J. Lowe, Bureau Chief, Finance Bureau



**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT**  
**Budget Transfer Report**  
**March 2025**

--- TRANSFERRED FROM ---		--- TRANSFERRED TO ---		Reason for Transfer	Transfer Amount	
Item No.	Bureau / Expenditure Category	Bureau / Expenditure Category				
<b><u>Change from Original Budget Intent</u></b>						
1	Natural Systems & Restoration Consultant Services	Human Resources Other Contractual Services	\$ 46,000.00			
<b>Total Change from Original Budget Intent</b>					<b>46,000.00</b>	
<b>Total Amount Transferred</b>					<b>\$ 46,000.00</b>	

.....  
This report identifies transfers made during the month that did not require advance Governing Board approval. These transfers have been approved by either the Executive Director, or designee, or the Finance Bureau Chief consistent with Budget Authority Transfer of Funds Board Policy, and are presented to the Governing Board as a Submit and File Report. This Board Policy limits transfers made for a purpose other than the original budget intent to \$75,000. However, transfers made for accounting reallocation purposes consistent with original budget intent are not limited.

**FINANCE/OUTREACH AND PLANNING COMMITTEE**

**April 22, 2025**

**Submit & File: Information Item: Office of Inspector General Quarterly Update – January 1, 2025 to March 31, 2025**

*Background and Purpose*

In accordance with the Office of Inspector General Charter Governing Board Policy, the Inspector General is required, on a quarterly basis, to update the Committee regarding work and other matters.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Brian Werthmiller, Inspector General, Office of Inspector General



An Equal  
Opportunity  
Employer

# Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

## Bartow Office

170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

## Sarasota Office

78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

## Tampa Office

7601 U.S. 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

**Michelle Williamson**  
Chair, Hillsborough

**John Mitten**  
Vice Chair, Hernando, Marion

**Jack Bispham**  
Secretary, Manatee

**Ashley Bell Barnett**  
Treasurer, Polk

**Ed Armstrong**  
Former Chair, Pinellas

**Kelly S. Rice**  
Former Chair, Citrus, Lake,  
Levy, Sumter

**Josh Gamblin**  
DeSoto, Hardee, Highlands

**John Hall**  
Polk

**James Holton**  
Pinellas

**Dustin Rowland**  
Pasco

**Robert Stern**  
Hillsborough

**Nancy Watkins**  
Hillsborough, Pinellas

**Brian J. Armstrong, P.G.**  
Executive Director

April 22, 2025

## MEMORANDUM

TO: Finance/Outreach & Planning Committee  
Remaining Governing Board members

FROM: Brian Werthmiller, CPA, Inspector General

SUBJECT: Office of Inspector General Quarterly Update 1/1/2025 – 3/31/2025

The purpose of this memo is to satisfy the Office of Inspector General (OIG) Charter Governing Board Policy regarding updates with the Finance/Outreach and Planning Committee.

I am pleased to provide you the most recent quarterly update. During the quarter ending March 31, 2025:

- The OIG quarterly update for the quarter ending December 31, 2024 was submitted to the Governing Board on January 28, 2025.
- The OIG audit plan was completed in accordance with Florida Statutes and the OIG Charter Governing Board Policy. It was approved by the Governing Board on January 28, 2025. The audit plan is the result of a District-wide risk assessment and reflects individual audits planned to commence during a 12-month period and long-term.
- One complaint was closed with no investigation considered necessary by the OIG.
- The OIG received requests from the District to review reports, policies, procedures, and other information. A review typically will provide a recommendation from the OIG for the requestor's consideration. Reviews can also be OIG initiated projects. During the quarter ending March 31, 2025, the OIG initiated 8 reviews. The State of Florida's Office of Program Policy Analysis and Government Accountability (OPPAGA) is performing an audit of the District's review process over permits.



<b>Office of Inspector General Performance Measures</b>		
<b><i>Performance Measures – Non-Routine</i></b>	<b><i>Goal</i></b>	<b><i>Status Through 3/31/2025</i></b>
Complete follow-up to the Auditor General audit recommendation over revenue collections.	Submit to the Board by September 2025.	In progress.
Complete follow-up to the water incentives supporting efficiency (WISE) investigation recommendation.	Submit to the Board by September 2025.	In progress.
Complete follow-up to the employee reimbursements audit recommendations.	Submit to the Board by September 2025.	In progress.
Complete health/dental insurance audit.	Submit to the Board by September 2025.	On hold for OGC review.
Monitor the Office of Program Policy Analysis and Government Accountability (OPPAGA) audit and update the Board on the status of corrective actions.	Submit to the Board by September 2025.	In progress.
<b><i>Performance Measures - Routine</i></b>	<b><i>Goal</i></b>	<b><i>Status Through 3/31/2025</i></b>
Risk assessment and audit plan.	Submit to the Board by January 2025.	Submitted 1/28/2025
Inspector General FY 2025 Annual Report.	Submit to the Board September 2025.	Open
Updates to the Finance/Outreach & Planning Committee including IG performance measures.	Submit to the Board the month following each quarter-end.	50%

**Governing Board Meeting**  
**April 22, 2025**

**4. RESOURCE MANAGEMENT COMMITTEE**

4.1	<b>Discussion:</b> Consent Item(s) Moved to Discussion .....	201
4.2	<b>Discussion:</b> Action Item: Fiscal Year 2026 Cooperative Funding Initiative Update .....	202

**RESOURCE MANAGEMENT COMMITTEE**

**April 22, 2025**

**Discussion: Consent Item(s) Moved to Discussion**

Presenter:

Jennette M. Seachrist, P.E., Division Director, Resource Management Division



**RESOURCE MANAGEMENT COMMITTEE****April 22, 2025****Discussion: Action Item: Fiscal Year 2026 Cooperative Funding Initiative Update***Purpose*

To provide the Board an update on fiscal year (FY) 2026 Cooperative Funding Initiative projects that have been recommended by staff, including any revised project evaluations, and review the remaining Cooperative Funding Initiative timeline.

*Background*

The Cooperative Funding Initiative (CFI) application deadline was Friday, October 18, 2024: 35 applications were received totaling \$196.8 million in District funding requests. The applications include seven prioritized alternative water supply (AWS) projects requesting \$148.8 million, three ongoing (1A) projects requesting \$1.5 million, one Springs project requesting \$75,000 and 24 new projects requesting \$46.5 million.

District staff evaluated, scored, and prepared preliminary evaluations for each project. During the February Board meeting, staff presented the preliminary project evaluations and rankings, and the Board requested a presentation of the Q431 Study - Pinellas County Real Time Flood Forecasting project. Staff will provide an overview of the project as a part of this presentation.

*Discussion*

The final project rankings and recommendations have been distributed to the Governing Board members and posted on the District's website ([https:// www.swfwmd.state.fl.us/business/finance/cooperative-funding-initiative](https://www.swfwmd.state.fl.us/business/finance/cooperative-funding-initiative)). This has been done to allow Board members an opportunity to review projects recommended for funding prior to the presentation of the FY2026 Recommended Annual Service Budget (RASB) in June. A summary of the District's share and number of projects by staff funding recommendations and priority is listed below. Future funding requirements for recommended new projects have been added to the FY2026 requests and are included in the recommended amounts below.

<b>Priority</b>	<b>Recommended FY2026 Funding</b>	<b>Recommended Future Funding</b>
AWS	\$94.2M (6)	\$346.3M (5)
1A	\$1.5M (3)	-
Springs	\$0.08M (1)	-
CFI (New)	\$2.8M (5)	-
<b>Total District Share</b>	<b>\$98.6M (15)</b>	<b>\$346.3M (5)</b>

Staff requests that partial funding for one recommended PRWC project, project Q216 – Interconnects – Polk Regional Water Cooperative Regional Transmission Southeast Phase 1, be provided by transferring the current balance of \$1,728,097 from the H094 – Polk Partnership funds. From FY2015 to FY2023, a total of \$65 million was budgeted per Governing Board Resolutions 15-07 and 18-06 for Board approved regional AWS projects with the PRWC. If the Q216 project is approved by the Board along with the budget transfer, the \$1,728,097 from H094 will be excluded from the RASB.

In addition, the one recommended new project where the District will serve as the lead party (Type 4) will include an additional \$984,000 in the RASB as outside revenue.

The following is a table summarizing these changes for a total funding recommendation of \$97,827,988 to be included in the RASB.

	<b>FY2026 District Funding</b>
Staff Recommended Projects	\$98,572,085
PRWC Polk Partnership Funds	(\$1,728,097)
Outside Revenue (Type 4)	\$984,000
<b>RASB Total</b>	<b>\$97,827,988</b>

Staff Recommendation:

1. Approve budget transfer from H094 – Polk Partnership of \$1,728,097 to Q216 – Interconnects – Polk Regional Water Cooperative Regional Transmission Southeast Phase 1 to partially fund the FY2026 recommended amount of \$27,811,312.
2. Approve staff recommendation to include the FY2026 funding for the six AWS projects in the amount of \$92,487,121 in the District's FY2026 RASB.
3. Approve staff recommendation to include the FY2026 funding for the three 1A projects in the amount of \$1,519,867 in the District's FY2026 RASB.
4. Approve staff recommendation to include the FY2026 funding for the one Springs project in the amount of \$75,000 in the District's FY2026 RASB.
5. Approve staff recommendation to include FY2026 and future funding of five new CFI projects (Q414, Q413, Q421, W024, and Q431) in the amount of \$3,746,000 in the District's FY2026 RASB.

Presenters:

Kevin Wills, Cooperative Funding Initiative Lead, Engineering and Project Management Bureau

Scott Letasi, P.E., PMP, Bureau Chief, Engineering and Project Management Bureau

**Governing Board Meeting**  
**April 22, 2025**

**5. OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE**

5.1	<b>Discussion:</b> Consent Item(s) Moved to Discussion .....	204
5.2	<b>Discussion:</b> Information Item: Hydrologic Conditions Report .....	205



**OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE**

**April 22, 2025**

**Discussion: Consent Item(s) Moved to Discussion**

Presenter:

Brian S. Starford, P.G., Division Director, Operations, Lands and Resource Monitoring Division

## OPERATIONS, LANDS, AND RESOURCE MONITORING COMMITTEE

April 22, 2025

Discussion: Information Item: Hydrologic Conditions Report

- March is the sixth month of the eight-month dry season (October through May). Monthly rainfall totals were below average, scattered, regionally variable, associated with several cold front systems, and intermixed between high pressure drier-air systems that blocked rainfall from entering the region.
- **Rainfall:** Provisional rainfall totals were within the normal range in the northern and southern regions, while they were below normal in the central region. The Districtwide 12-month cumulative rainfall total decreased in March, ending the month at a surplus of 1.54 inches above the long-term historical average.
- **Streamflow:** Regional streamflow decreased at eleven of twelve monitoring stations, compared to last month. Eleven stations reported normal streamflow conditions, while one reported below-normal flow. Regional streamflow, based on three index rivers, was within the normal range in all three regions of the District.
- **Groundwater:** Regional aquifer-level percentiles decreased in the northern region, while they increased in the central and southern regions, compared to last month. Aquifer levels end the month within the normal range in all three regions.
- **Lake Levels:** Regional lake levels decreased in all four lake regions of the District, compared to last month. Average lake levels ended the month below normal in the Northern and Lake Wales Ridge regions, while they were within the normal range in the Tampa Bay and Polk Upland regions.
- **Overall:** Below-average rainfall in March (and since mid-October) has resulted in declines in most regional hydrologic indicators, although many continue to remain within their normal historical ranges, except as noted. The National Oceanic and Atmospheric Administration (NOAA) now predicts equal chances (i.e., below normal, normal or above normal) for rainfall through June 2025. Extended drier-than-normal rainfall during the spring could worsen overall hydrologic conditions. The risk of wildfire continues to increase in many areas of the District.

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Tamera McBride, Hydrologic Data Manager, Data Collection Bureau

# Governing Board Meeting

## April 22, 2025

### 6. REGULATION COMMITTEE

6.1	<b>Discussion:</b> Consent Item(s) Moved to Discussion .....	206
6.2	<b>Discussion:</b> Action Item: Denials Referred to the Governing Board .....	207



**REGULATION COMMITTEE**

**April 22, 2025**

**Discussion: Consent Item(s) Moved to Discussion**

Presenter:

Michelle Hopkins, P.E., Division Director, Regulation Division

**REGULATION COMMITTEE**

**April 22, 2025**

**Discussion: Action Item: Denials Referred to the Governing Board**

District Rule 40D-1.6051, Florida Administrative Code, provides that if District staff intends to deny a permit application, the applicant will be advised of the opportunity to request referral to the Governing Board for final action. Under these circumstances, if an applicant or petitioner requests their application or petition be referred to the Governing Board for final action, that application or petition will appear under this agenda item for consideration. As these items will be presented at the request of an outside party, specific information may not be available until just prior to the Governing Board meeting.

**Staff Recommendation:**

If any denials are requested to be referred to the Governing Board, these will be presented at the meeting.

**Presenter:**

Michelle Hopkins, P.E., Division Director, Regulation Division

**Governing Board Meeting**  
**April 22, 2025**

**7. GENERAL COUNSEL'S REPORT**

7.1	<b>Discussion:</b> Consent Item(s) Moved to Discussion .....	208
7.2	<b>Discussion:</b> Action Item: Affirm Governing Board Committee Actions .....	209



**GENERAL COUNSEL'S REPORT**

**April 22, 2025**

**Discussion: Consent Item(s) Moved to Discussion**

Presenter:

Christopher A. Tumminia, General Counsel, Office of General Counsel

**GENERAL COUNSEL'S REPORT**

**April 22, 2025**

**Discussion: Action Item: Affirm Governing Board Committee Actions**

The Governing Board has established four committees for conducting District business: the Finance/Outreach & Planning Committee; the Operations, Land, & Resource Monitoring Committee; the Regulation Committee; and the Resource Management Committee. Each committee is a committee of the whole with all Governing Board members serving as committee members.

The Governing Board, sitting as a committee, considers and takes action on discussion agenda items during each Governing Board meeting. In order to clarify for the record that the Governing Board has taken action, the actions taken by the committees will be presented to the Board for affirmation.

**Staff Recommendation:**

Affirm the actions taken by the Governing Board Committees.

**Presenter:**

Christopher A. Tumminia, General Counsel, Office of General Counsel

**COMMITTEE/LIAISON REPORTS**

**April 22, 2025**

**Discussion: Information Item: Agricultural and Green Industry Advisory Committee**

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Dustin Rowland, Board Member



**EXECUTIVE DIRECTOR'S REPORT**

**April 22, 2025**

**Discussion: Information Item: Executive Director's Report**

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Brian J. Armstrong, P.G., Executive Director

**CHAIR'S REPORT**

**April 22, 2025**

**Discussion: Information Item: Chair's Report**

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Michelle Williamson, Chair

**CHAIR'S REPORT**

**April 22, 2025**

**Discussion: Information Item: Employee Milestones**

Staff Recommendation:

This item is for the Board's information only, and no action is required.

Presenter:

Michelle Williamson, Chair



Years of Service	Seniority Date	Preferred Full Name	Position Title	Office Location	Bureau	Anniversary Year	Next Milestone
10	04/20/2015	Rachelle Jones	Senior Procurement Specialist	Brooksville	Procurement Service Office	2025	04/20/2025
10	04/27/2015	Mark Maggard	Lead Land Manager	Tampa	Land Resources	2025	04/27/2025