

Prepared by and return to:  
Kris H. Davis  
Legal Counsel  
Department of Resource Management  
Division of Permit Data Services  
St. Johns River Water Management District  
Post Office Box 1429  
Palatka, Florida 32178-1429

CFN 2002126235  
Bk 02213 Pgs 0422 - 439; (18pgs)  
DATE: 11/25/2002 08:46:48 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 73.00  
TRUST FUND 9.50  
DEED DOC 0.70

*Stephen J. Richey*

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 30 day of October 2002 by **Rodgers Brothers Land Company** having an address at **Post Office Box 1555, Venice, Florida 34284** ("Grantor"), in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at Post Office Box 1429, Palatka, Florida 32178-1429 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain property in Lake, County, Florida, more particularly described as shown in Exhibit "A";

WHEREAS, Grantor grants this conservation easement as a condition of permit #4-069-0365AM-ERP issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other

structures on or above the ground.

(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.

(c) Removing or destroying trees, shrubs, or other vegetation, except for the removal of nuisance and exotic vegetation with prior written approval of the District.

(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition and except for those activities described in the Reserved Rights sections of this Conservation Easement.

(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

(g) Acts or uses detrimental to such retention of land or water areas.

(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement. Grantor also reserves the right to construct and maintain sewer lines, water lines, distribution lines, and/or pedestrian paths, in accordance with the plans submitted to the District on July 14, 2000, and as amended by plan Sheet 8 of the approved plans, as received by the District on Sept 18, 2000, and subject to obtaining all necessary federal, state and local permits and/or authorizations.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Lake County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records, Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure 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 with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Singed, sealed and delivered  
in our presence as witnesses:

GRANTOR:  
Rodgers Brothers Land Company

Signature: Kathleen Sue Dixon

Printed Name: Kathleen Sue Dixon By: [Signature]

Signature: [Signature] Sam R. Rodgers  
Its: President

Printed Name: EILEEN POKORNIK

STATE OF FLORIDA  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 30 day of October, 2000, pm  
by Sam R. Rodgers the President of Rodgers Brothers Land Company, a Florida  
corporation, who is personally known to me,  
or \_\_\_\_\_ produced  
\_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida  
(Signature of Notary Public)

Kathleen Sue Dixon  
(Print Name of Notary Public)

My Commission Expires: \_\_\_\_\_  
Serial No. \_\_\_\_\_  
 KATHLEEN SUE DIXON  
Notary Public, State of Florida  
My comm. expires July 29, 2003  
Comm. No. CC852095



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of the original document.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-15-71	INITIAL DESIGN
2	1-10-72	REVISED TO SHOW CONSTRUCTION
3	2-15-72	REVISED TO SHOW FINAL DESIGN
4	3-20-72	REVISED TO SHOW FINAL DESIGN
5	4-15-72	REVISED TO SHOW FINAL DESIGN
6	5-10-72	REVISED TO SHOW FINAL DESIGN
7	6-5-72	REVISED TO SHOW FINAL DESIGN
8	7-2-72	REVISED TO SHOW FINAL DESIGN
9	8-1-72	REVISED TO SHOW FINAL DESIGN
10	9-1-72	REVISED TO SHOW FINAL DESIGN
11	10-1-72	REVISED TO SHOW FINAL DESIGN
12	11-1-72	REVISED TO SHOW FINAL DESIGN
13	12-1-72	REVISED TO SHOW FINAL DESIGN

**PROJECT DATA**

SHEET 1 OF 13

PROJECT NO. 13

DATE: 12-15-71

DRAWN BY: J. W. BERRY

CHECKED BY: J. W. BERRY

APPROVED BY: J. W. BERRY

SCALE: AS SHOWN

**SKETCH FOR DESCRIPTION**

COUNTY ROAD 48

COUNTY ROAD 48



C.E. #5

C.E. #4

C.E. #2

C.E. #6

C.E. #3

C.E. #1

C.E. #7

LEGACY OF LEVERBURG  
PLANT MADE AT FERRY 8-6-64

- NOTES**
1. MAKE IT CLEAR TO THE OWNER AND GENERAL PUBLIC THAT THIS IS A SKETCH FOR DESCRIPTION AND NOT A FINAL DESIGN.
  2. THE OWNER AND ARCHITECT ARE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE DESIGN.
  3. THIS SKETCH IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.
  4. CONSULT THE OWNER'S RECORDS FOR THE LOCATION OF EXISTING UTILITIES.

RANGE 24 EAST  
RANGE 25 EAST

HIGHLAND LAKES

HIGHLAND LAKES

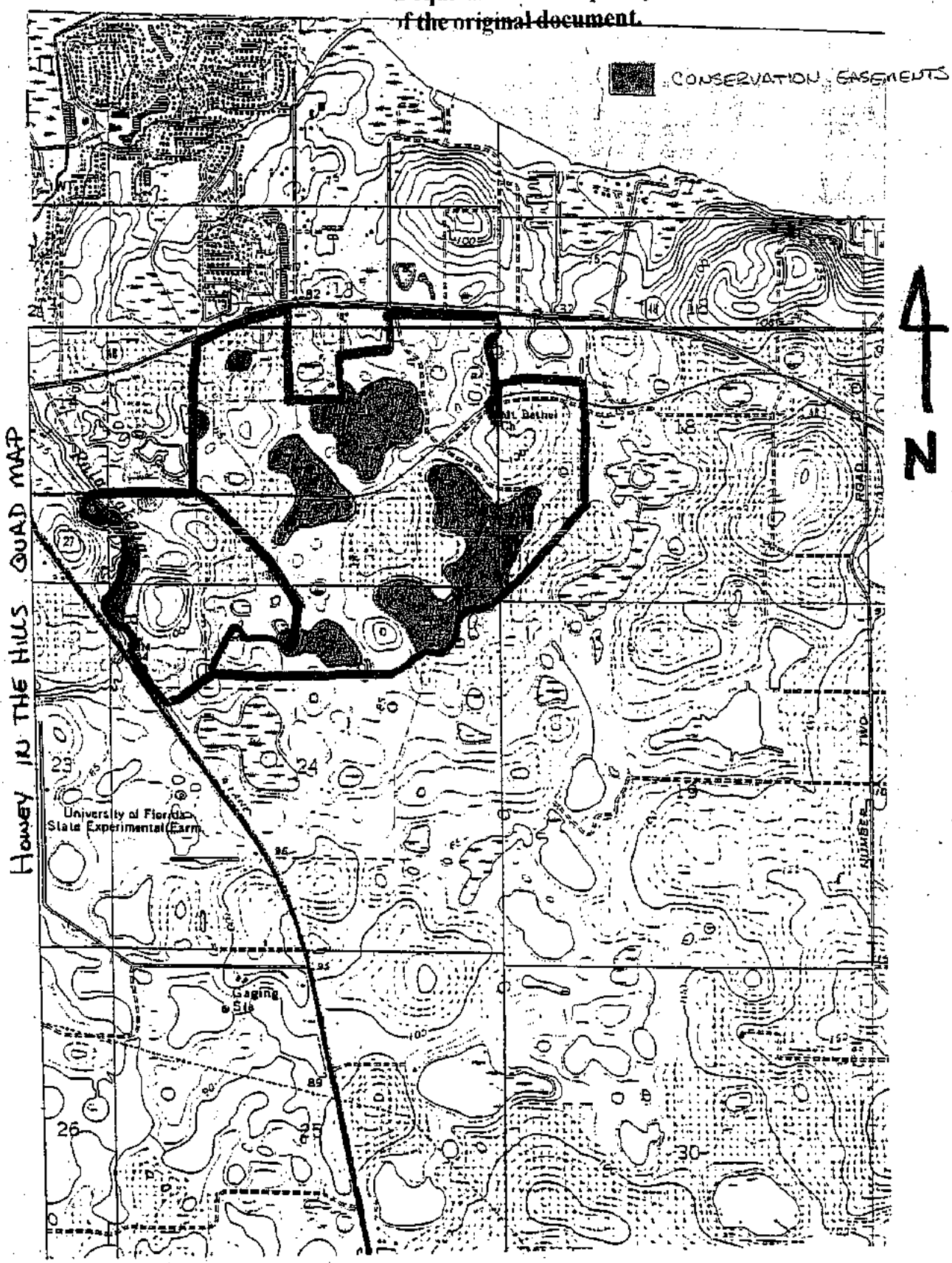
HIGHLAND LAKES

U. S. HIGHWAY 27

**LEGEND**

1	UNIMPROVED ROAD
2	IMPROVED ROAD
3	ROAD UNDER CONSTRUCTION
4	RAILROAD
5	UTILITY LINE
6	WATER LINE
7	SEWER LINE
8	PHONE LINE
9	CABLE TELEVISION LINE
10	POWER LINE
11	TELEPHONE POLE
12	POWER POLE
13	TELEPHONE POLE
14	POWER POLE
15	TELEPHONE POLE
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29	TELEPHONE POLE
30	POWER POLE

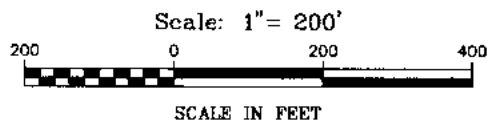
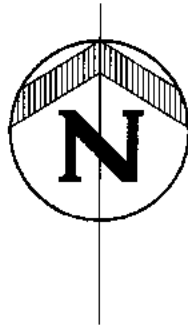
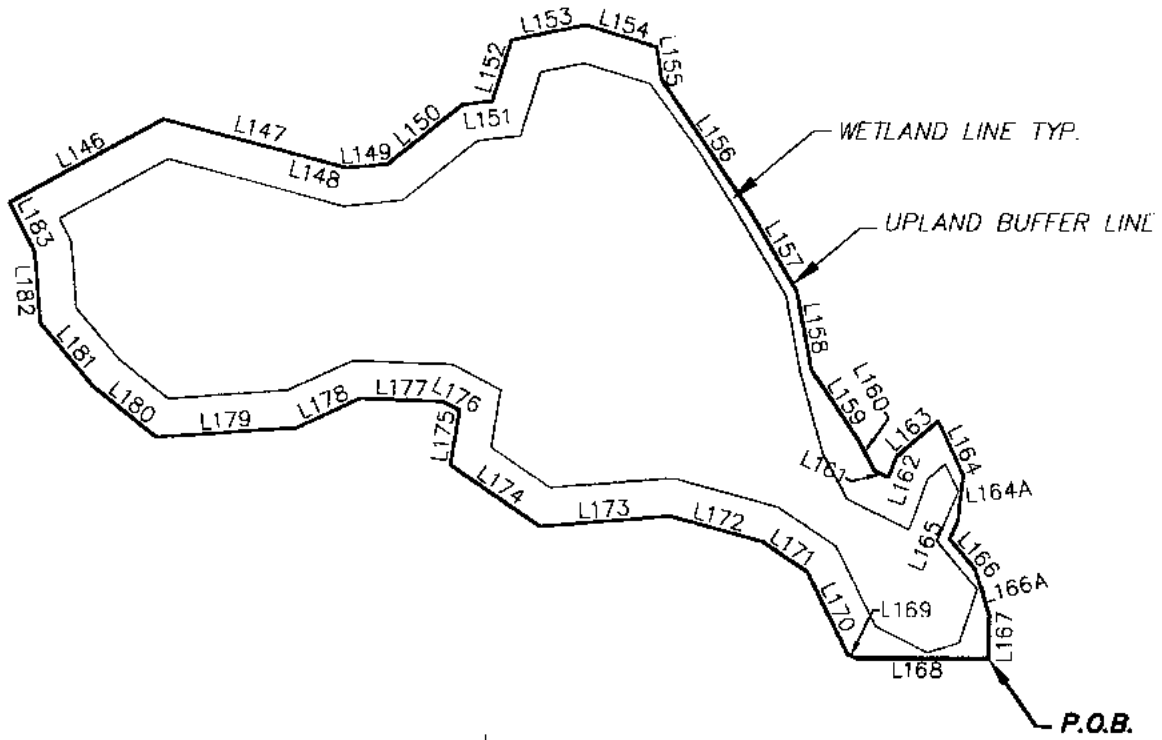
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### LEGACY OF LEESBURG

### FIGURE 2

# C.E. #1



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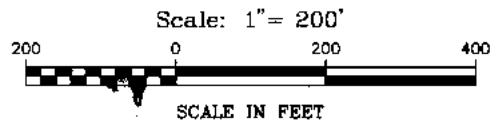
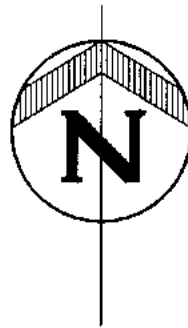
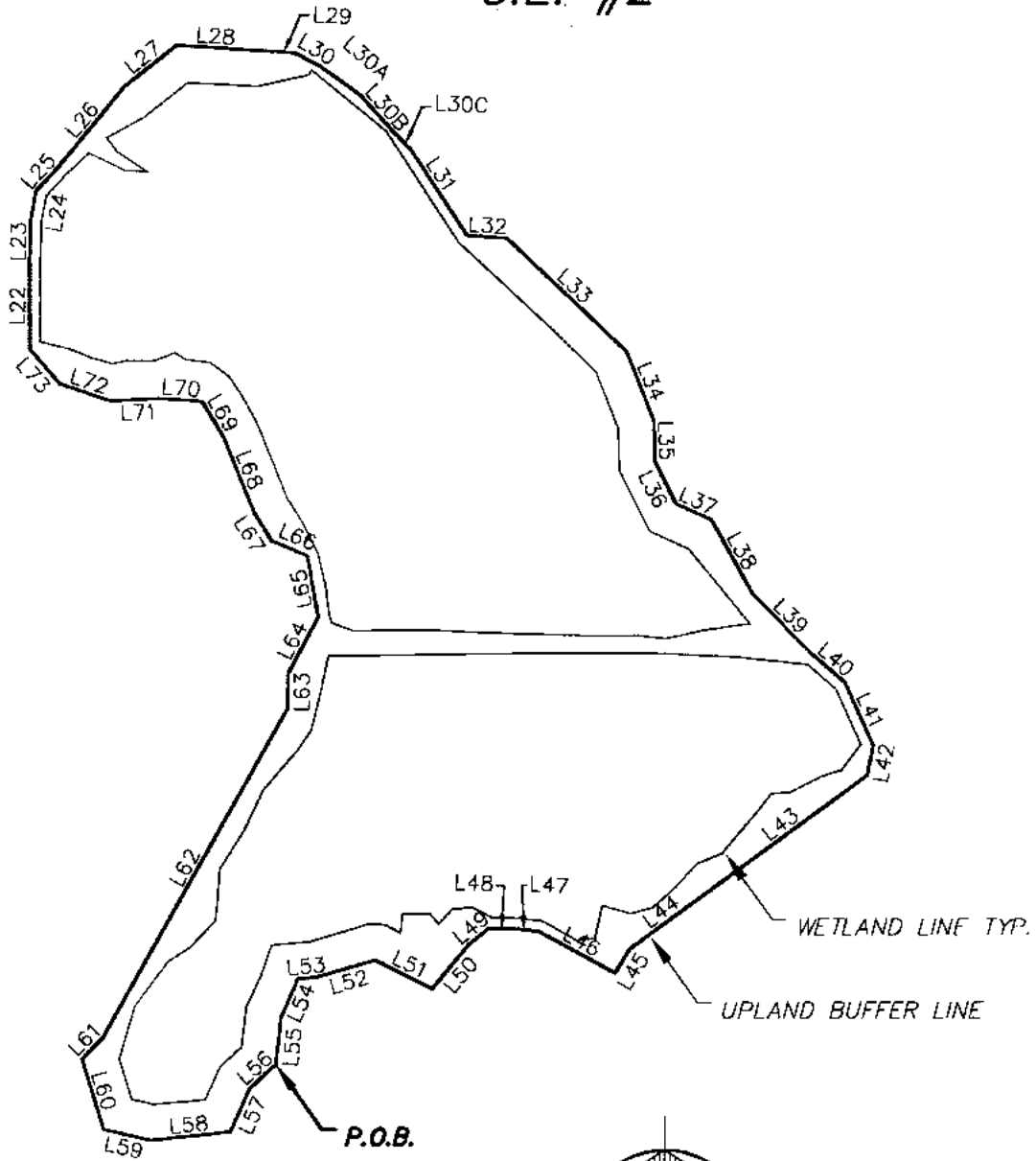
**CONSERVATION EASEMENT NO. 1**

THAT PORTION OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW1/4 OF THE NE1/4 OF SECTION 24; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF NE1/4 RUN N89°53'29"W, 302.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°53'29"W, 178.39 FEET; THENCE N63°27'25"W, 12.55 FEET; THENCE N26°16'37"W, 122.15 FEET; THENCE N55°58'24"W, 72.66 FEET; THENCE N74°56'29"W, 128.61 FEET; THENCE S85°32'51"W, 174.71 FEET; THENCE N56°09'24"W, 145.45 FEET; THENCE N9°32'45"E, 73.43 FEET; THENCE N82°18'19"W, 24.82 FEET; THENCE N88°01'06"W, 111.14 FEET; THENCE S85°27'01"W, 93.50 FEET; THENCE S85°51'24"W, 188.41 FEET; THENCE N51°34'59"W, 107.91 FEET; THENCE N40°23'48"W, 111.34 FEET; THENCE N4°53'31"W, 95.79 FEET; THENCE N27°24'58"W, 73.42 FEET; THENCE N81°30'41"E, 234.31 FEET; THENCE S75°33'07"E, 170.29 FEET; THENCE S74°49'47"E, 83.97 FEET; THENCE N83°55'04"E, 55.25 FEET; THENCE N51°27'24"E, 128.11 FEET; THENCE N83°34'44"E, 39.81 FEET; THENCE N17°17'27"E, 86.29 FEET; THENCE N78°40'24"E, 102.14 FEET; THENCE S73°02'27"E, 98.67 FEET; THENCE S8°27'18"E, 44.06 FEET; THENCE S34°25'58"E, 215.32 FEET; THENCE S30°14'23"E, 120.97 FEET; THENCE S11°08'01"E, 107.98 FEET; THENCE S34°15'25"E, 110.08 FEET; THENCE S28°21'37"E, 48.17 FEET; THENCE S63°48'30"E, 20.87 FEET; THENCE N20°23'27"E, 29.31 FEET; THENCE N49°26'29"E, 73.94 FEET; THENCE S25°12'09"E, 79.88 FEET; THENCE S06°21'57"W, 59.73 FEET; THENCE S23°40'06"W, 27.42 FEET; THENCE S39°48'27"E, 52.29 FEET; THENCE S17°42'44"E, 64.78 FEET; THENCE S0°38'58"W, 58.58 FEET TO THE POINT OF BEGINNING. (AREA = ± 11.94 Ac.)

LINE	BEARING	DISTANCE
L146	N61°30'41"E	234.31'
L147	S75°33'07"E	170.29'
L148	S74°49'47"E	83.97'
L149	N83°55'04"E	55.25'
L150	N51°27'24"E	128.11'
L151	N83°34'44"E	39.81'
L152	N17°17'27"E	86.29'
L153	N78°40'24"E	102.14'
L154	S73°02'27"E	98.67'
L155	S08°27'18"E	44.06'
L156	S34°25'58"E	215.32'
L157	S30°14'23"E	120.97'
L158	S11°08'01"E	107.98'
L159	S34°15'25"E	110.08'
L160	S28°21'37"E	48.17'
L161	S63°48'30"E	20.87'
L162	N20°23'27"E	29.31'
L163	N49°26'29"E	73.94'
L164	S25°12'09"E	79.88'
L164A	S06°21'57"W	59.73'
L165	S23°40'06"W	27.42'
L166	S39°48'27"E	52.29'
L166A	S17°42'44"E	64.78'
L167	S00°38'58"W	58.58'
L168	N89°53'29"W	178.39'
L169	N63°27'25"W	12.55'
L170	N26°16'37"W	122.15'
L171	N55°58'24"W	72.66'
L172	N74°56'29"W	128.61'
L173	S85°32'51"W	174.71'
L174	N56°09'24"W	145.45'
L175	N09°32'45"E	73.43'
L176	N62°18'19"W	24.82'
L177	N88°01'06"W	111.14'
L178	S65°27'01"W	93.50'
L179	S85°51'24"W	188.41'
L180	N51°34'59"W	107.91'
L181	N40°23'48"W	111.34'
L182	N04°53'31"W	95.79'
L183	N27°24'58"W	73.42'





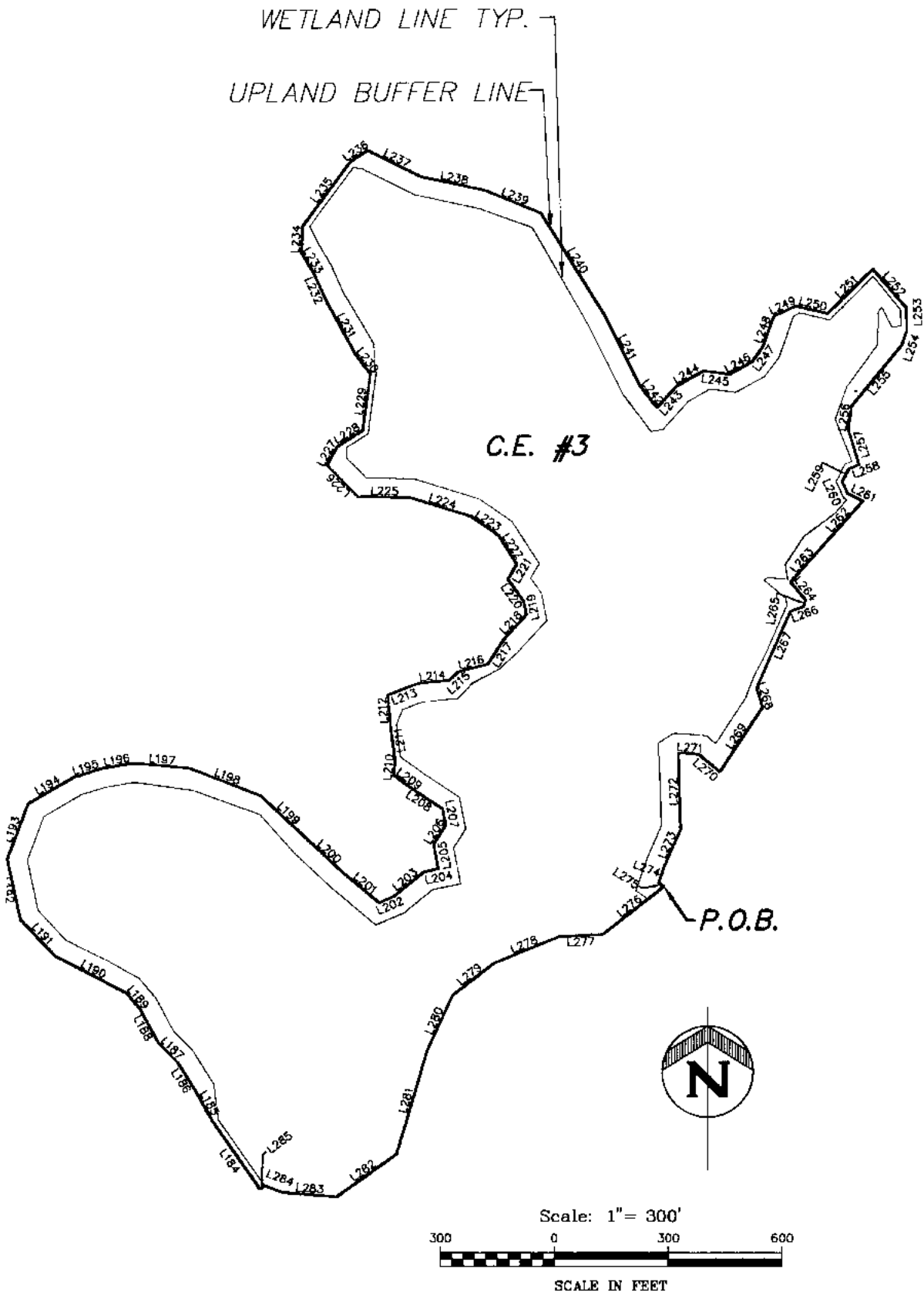
**CONSERVATION EASEMENT NO. 2** OR BOOK 02213 PAGE 043

THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 13; THENCE ALONG THE EAST LINE OF SAID E1/2 OF SW1/4 RUN N00°02'47"E 695.72 FEET TO THE POINT OF BEGINNING; THENCE S47°39'01"W, 48.77 FEET; THENCE S24°11'52"W, 67.75 FEET; THENCE S84°04'42"W, 111.09 FEET; THENCE N77°03'01"W, 66.60 FEET; THENCE N17°15'31"W, 103.22 FEET; THENCE N44°40'40"E, 41.66 FEET; THENCE N29°15'29"E, 524.12 FEET; THENCE N0°46'31"E, 47.69 FEET; THENCE N28°11'50"E, 89.77 FEET; THENCE N10°23'42"W, 86.80 FEET; THENCE N67°26'32"W, 53.51 FEET; THENCE N31°55'05"W, 46.73 FEET; THENCE N21°50'59"W, 113.06 FEET; THENCE N31°21'43"W, 57.11 FEET; THENCE N85°28'26"W, 60.95 FEET; THENCE S86°08'53"W, 65.68 FEET; THENCE N71°18'51"W, 75.36 FEET; THENCE N40°54'43"W, 65.38 FEET; THENCE N0°01'51"E, 119.13 FEET; THENCE N1°38'37"E, 60.34 FEET; THENCE N10°50'41"E, 41.07 FEET; THENCE N42°57'30"E, 45.93 FEET; THENCE N39°36'30"E, 142.95 FEET; THENCE N52°16'45"E, 92.90 FEET; THENCE S86°08'53"E, 107.09 FEET; THENCE S86°31'06"E, 57.76 FEET; THENCE S81°19'29"E, 40.03 FEET; THENCE S54°53'02"E, 68.63 FEET; THENCE S42°12'52"E, 71.38 FEET; THENCE S44°23'30"E, 31.63 FEET; THENCE S33°02'40"E, 186.44 FEET; THENCE S85°53'08"E, 55.81 FEET; THENCE S46°30'35"E, 229.30 FEET; THENCE S21°30'52"E, 103.42 FEET; THENCE S1°30'53"E, 55.23 FEET; THENCE S26°27'54"E, 65.90 FEET; THENCE S65°25'08"E, 53.94 FEET; THENCE S29°13'15"E, 118.72 FEET; THENCE S44°46'00"E, 117.49 FEET; THENCE S49°12'07"E, 59.80 FEET; THENCE S24°24'33"E, 95.66 FEET; THENCE S10°34'06"W, 41.80 FEET; THENCE S53°51'44"W, 275.63 FEET; THENCE S53°51'44"W, 134.30 FEET; THENCE S32°20'18"W, 38.83 FEET; THENCE N61°31'31"W, 121.17 FEET; THENCE N84°50'40"W, 35.05 FEET; THENCE N87°52'57"W, 34.02 FEET; THENCE S50°33'02"W, 37.89 FEET; THENCE S39°58'02"W, 77.62 FEET; THENCE N63°45'03"W, 88.46 FEET; THENCE S73°50'35"W, 83.84 FEET; THENCE S84°20'54"W, 26.59 FEET; THENCE S23°58'41"W, 57.47 FEET; THENCE S6°26'56"W, 66.19 FEET TO THE POINT OF BEGINNING. (AREA = ± 20.38 Ac.)

LINE	BEARING	DISTANCE
L22	N00°01'51"E	119.13'
L23	N01°38'37"E	60.34'
L24	N10°50'41"E	41.07'
L25	N42°57'30"E	45.93'
L26	N39°36'30"E	142.95'
L27	N52°16'45"E	92.90'
L28	S86°08'53"E	107.09'
L29	S86°31'06"E	57.76'
L30	S61°19'29"E	40.03'
L30A	S54°53'02"E	68.63'
L30B	S42°12'52"E	71.38'
L30C	S44°23'30"E	31.63'
L31	S33°02'40"E	186.44'
L32	S85°53'08"E	55.81'
L33	S46°30'35"E	229.30'
L34	S21°30'52"E	103.42'
L35	S01°30'53"E	55.23'
L36	S26°27'54"E	65.90'
L37	S65°25'08"E	53.94'
L38	S29°13'15"E	118.72'
L39	S44°46'00"E	117.49'
L40	S49°12'07"E	59.80'
L41	S24°24'33"E	95.66'
L42	S10°34'06"W	41.80'
L43	S53°51'44"W	275.63'
L44	S53°51'44"W	134.30'
L45	S32°20'18"W	38.83'
L46	N61°31'31"W	121.17'
L47	N84°50'40"W	35.05'
L48	N87°52'57"W	34.02'
L49	S50°33'02"W	37.89'
L50	S39°58'02"W	77.62'
L51	N63°45'03"W	88.46'
L52	S73°50'35"W	83.84'
L53	S84°20'54"W	26.59'
L54	S23°58'41"W	57.47'
L55	S06°26'56"W	66.19'
L56	S47°39'01"W	48.77'
L57	S24°11'52"W	67.75'
L58	S84°04'42"W	111.09'
L59	N77°03'01"W	66.60'
L60	N17°15'31"W	103.22'
L61	N44°40'40"E	41.66'
L62	N29°15'29"E	524.12'
L63	N00°46'31"E	47.69'
L64	N28°11'50"E	89.77'
L65	N10°23'42"W	86.80'
L66	N67°26'32"W	53.51'
L67	N31°55'05"W	46.73'
L68	N21°50'59"W	113.06'
L69	N31°21'43"W	57.11'
L70	N85°28'26"W	60.95'
L71	S86°08'53"W	65.68'
L72	N71°18'51"W	75.36'
L73	N40°54'43"W	65.38'

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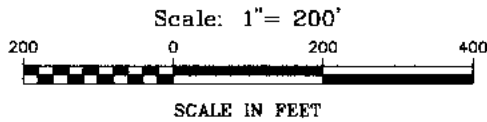
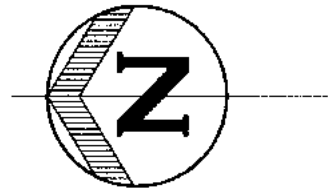
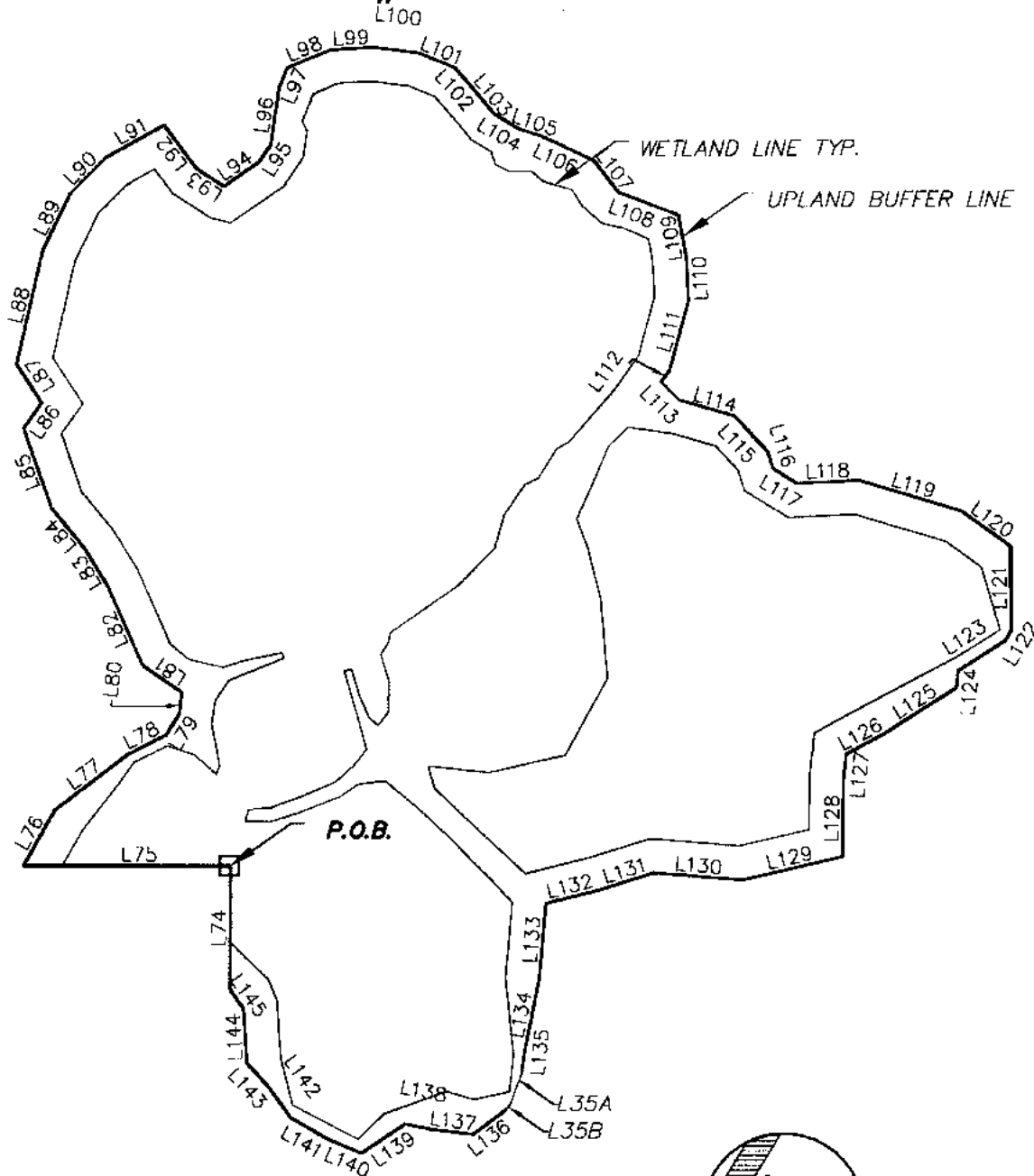
**CONSERVATION EASEMENT NO. 3**

THOSE PORTIONS OF SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 24; THENCE ALONG THE EAST LINE OF THE NE1/4 OF SECTION 24 RUN S00°29'52"W 143.01 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 18; THENCE RUN S51°48'22"W 83.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S51°48'22"W 205.38 FEET; THENCE S87°44'03"W 113.47 FEET; THENCE S67°42'08"W 185.93 FEET; THENCE S52°33'55"W 137.00 FEET; THENCE S24°51'30"W 160.85 FEET; THENCE S16°09'22"W 283.20 FEET; THENCE S54°35'31"W 193.77 FEET; THENCE N85°23'18"W 142.50 FEET; THENCE N69°18'14"W 50.18 FEET; THENCE S53°38'42"W 18.00 FEET; THENCE N35°03'20"W 216.00 FEET; THENCE N29°00'25"W 94.56 FEET; THENCE N32°16'52"W 87.09 FEET; THENCE N44°32'25"W 72.86 FEET; THENCE N28°39'51"W 100.21 FEET; THENCE N40°26'05"W 53.64 FEET; THENCE N62°42'12"W 213.11 FEET; THENCE N43°09'18"W 132.68 FEET; THENCE N12°12'54"W 162.92 FEET; THENCE N20°30'28"E 155.90 FEET; THENCE N60°01'11"E 137.34 FEET; THENCE N72°50'20"E 77.04 FEET; THENCE N80°19'21"E 87.07 FEET; THENCE S85°00'14"E 146.21 FEET; THENCE S68°41'52"E 202.00 FEET; THENCE S46°54'45"E 168.10 FEET; THENCE S46°58'05"E 124.56 FEET; THENCE S50°00'39"E 125.92 FEET; THENCE N66°29'15"E 42.47 FEET; THENCE N50°33'24"E 101.50 FEET; THENCE N78°51'30"E 39.19 FEET; THENCE N10°56'24"W 67.59 FEET; THENCE N32°37'15"E 58.83 FEET; THENCE N11°15'31"W 42.85 FEET; THENCE N56°30'41"W 86.69 FEET; THENCE N54°11'17"W 68.87 FEET; THENCE N5°56'26"E 40.36 FEET; THENCE N7°59'12"W 94.90 FEET; THENCE N4°57'11"W 77.78 FEET; THENCE N69°07'31"E 83.83 FEET; THENCE N84°18'56"E 83.19 FEET; THENCE N47°00'55"E 32.54 FEET; THENCE N75°21'59"E 80.37 FEET; THENCE N33°25'44"E 82.06 FEET; THENCE N42°43'23"E 84.08 FEET; THENCE N10°54'41"W 36.49 FEET; THENCE N35°21'56"W 71.04 FEET; THENCE N30°30'38"E 45.91 FEET; THENCE N55°44'11"W 85.05 FEET; THENCE N73°01'44"W 166.73 FEET; THENCE N88°09'29"W 139.66 FEET; THENCE N44°37'05"W 115.39 FEET; THENCE N28°32'56"E 56.62 FEET; THENCE N57°40'22"E 79.82 FEET; THENCE N7°22'18"E 150.37 FEET; THENCE N37°42'33"W 64.36 FEET; THENCE N28°39'48"W 158.15 FEET; THENCE N23°54'29"W 76.59 FEET; THENCE N30°27'16"W 66.74 FEET; THENCE N2°56'33"E 70.81 FEET; THENCE N36°21'58"E 211.07 FEET; THENCE N56°57'53"E 53.46 FEET; THENCE S63°21'53"E 158.28 FEET; THENCE S77°44'18"E 171.16 FEET; THENCE S67°38'23"E 159.24 FEET; THENCE S31°59'06"E 315.40 FEET; THENCE S26°40'06"E 201.42 FEET; THENCE S36°36'17"E 79.16 FEET; THENCE N42°06'12"E 74.63 FEET; THENCE N60°18'56"E 82.57 FEET; THENCE S82°29'46"E 70.74 FEET; THENCE N60°27'00"E 66.04 FEET; THENCE N36°47'41"E 47.32 FEET; THENCE N20°50'53"E 87.59 FEET; THENCE N65°20'49"E 61.95 FEET; THENCE S76°40'17"E 86.93 FEET; THENCE N45°37'06"E 166.40 FEET; THENCE S40°58'24"E 134.89 FEET; THENCE S1°16'40"E 59.28 FEET; THENCE S20°04'22"W 41.00 FEET; THENCE S39°45'54"W 206.03 FEET; THENCE S7°37'30"W 63.84 FEET; THENCE S17°16'10"E 96.01 FEET; THENCE S68°48'02"W 29.54 FEET; THENCE S26°41'13"W 37.51 FEET; THENCE S24°18'22"E 34.29 FEET; THENCE S63°01'55"E 43.45 FEET; THENCE S41°53'25"W 124.00 FEET; THENCE S38°37'38"E 60.88 FEET; THENCE S11°16'12"W 17.37 FEET; THENCE S68°39'07"W 38.13 FEET; THENCE S23°44'58"W 220.48 FEET; THENCE S17°05'08"E 51.93 FEET; THENCE S33°44'58"W 220.48 FEET; THENCE S17°05'08"E 51.93 FEET; THENCE S33°44'58"W 220.48 FEET; THENCE N49°56'16"W 71.07 FEET; THENCE N85°17'10"W 54.55 FEET; THENCE S1°38'16"E 201.16 FEET; THENCE S23°58'21"W 102.95 FEET; THENCE S18°55'36"W 49.27 FEET; THENCE S56°11'59"E 16.44 FEET TO THE POINT OF BEGINNING. (AREA = ± 57.95 Ac.)

LINE	BEARING	DISTANCE
L184	N35°03'20"W	216.00'
L185	N29°00'25"W	94.56'
L186	N32°16'52"W	87.09'
L187	N44°32'25"W	72.86'
L188	N28°39'51"W	100.21'
L189	N40°26'05"W	53.64'
L190	N62°42'12"W	213.11'
L191	N43°09'18"W	132.68'
L192	N12°12'54"W	162.92'
L193	N20°30'28"E	155.90'
L194	N60°01'11"E	137.34'
L195	N72°50'20"E	77.04'
L196	N80°19'21"E	87.07'
L197	S85°00'14"E	146.21'
L198	S68°41'52"E	202.00'
L199	S46°54'45"E	168.10'
L200	S46°58'05"E	124.56'
L201	S50°00'39"E	125.92'
L202	N66°29'15"E	42.47'
L203	N50°33'24"E	101.50'
L204	N78°51'30"E	39.19'
L205	N10°56'24"W	67.59'
L206	N32°37'15"E	58.83'
L207	N11°15'31"W	42.85'
L208	N56°30'41"W	86.69'
L209	N54°11'17"W	68.87'
L210	N5°56'26"E	40.36'
L211	N7°59'12"W	94.90'
L212	N4°57'11"W	77.78'
L213	N69°07'31"E	83.83'
L214	N84°18'56"E	83.19'
L215	N47°00'55"E	32.54'
L216	N75°21'59"E	80.37'
L217	N33°25'44"E	82.06'
L218	N42°43'23"E	84.08'
L219	N10°54'41"W	36.49'
L220	N35°21'56"W	71.04'
L221	N30°30'38"E	45.91'
L222	N55°44'11"W	85.05'
L223	N73°01'44"W	166.73'
L224	N88°09'29"W	139.66'
L225	N44°37'05"W	115.39'
L226	N28°32'56"E	56.62'
L227	N57°40'22"E	79.82'
L228	N7°22'18"E	150.37'
L230	N37°42'33"W	64.36'
L231	N28°39'48"W	158.15'
L232	N23°54'28"W	76.59'
L233	N30°27'16"W	66.74'
L234	N02°56'33"E	70.81'
L235	N36°21'58"E	211.07'
L236	N56°57'53"E	53.46'
L237	S63°21'53"E	158.28'
L238	S77°44'18"E	171.16'
L239	S67°38'23"E	159.24'
L240	S31°59'06"E	315.40'
L241	S26°40'06"E	201.42'
L242	S36°36'17"E	79.16'
L243	N42°06'12"E	74.63'
L244	N60°18'56"E	82.57'
L245	S82°29'46"E	70.74'
L246	N60°27'00"E	66.04'
L247	N36°47'41"E	47.32'
L248	N20°50'53"E	87.59'
L249	N65°20'49"E	61.95'
L250	S76°40'17"E	86.93'
L251	N45°37'06"E	166.40'
L252	S40°58'24"E	134.89'
L253	S01°16'40"E	59.28'
L254	S20°04'22"W	41.00'
L255	S39°45'54"W	206.03'
L256	S07°37'30"W	63.84'
L257	S17°16'10"E	96.01'
L258	S68°48'02"W	29.54'
L259	S26°41'13"W	37.51'
L260	S24°18'22"E	34.29'
L261	S63°01'55"E	43.45'
L262	S41°53'25"W	124.00'
L263	S41°53'25"W	124.00'
L264	S38°37'38"E	60.88'
L265	S11°16'12"W	17.37'
L266	S68°39'07"W	38.13'
L267	S23°44'58"W	220.48'
L268	S17°05'08"E	51.93'
L269	S33°44'58"W	220.48'
L270	N49°56'16"W	71.07'
L271	N85°17'10"W	54.55'
L272	S01°38'16"E	201.16'
L273	S23°58'21"W	102.95'
L274	S18°55'36"W	49.27'
L275	S56°11'59"E	16.44'
L276	S51°48'22"W	205.38'
L277	S87°44'03"W	113.47'
L278	S67°42'08"W	185.93'
L279	S52°33'55"W	137.00'
L280	S24°51'30"W	160.85'
L281	S18°09'22"W	283.20'
L282	S54°35'31"W	193.77'
L283	N85°23'18"W	142.50'
L284	N69°18'14"W	50.18'
L285	S53°38'42"W	18.00'

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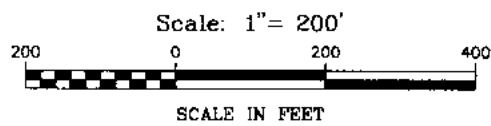
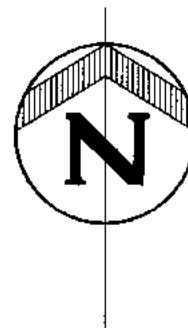
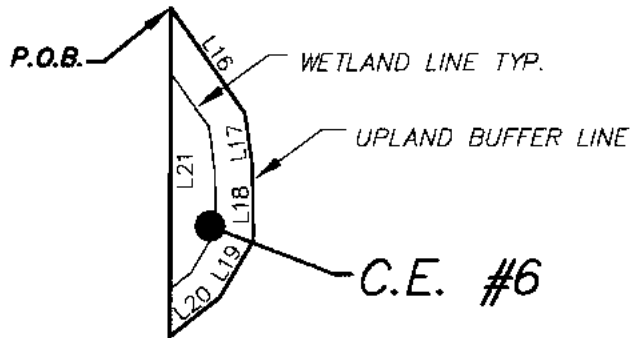
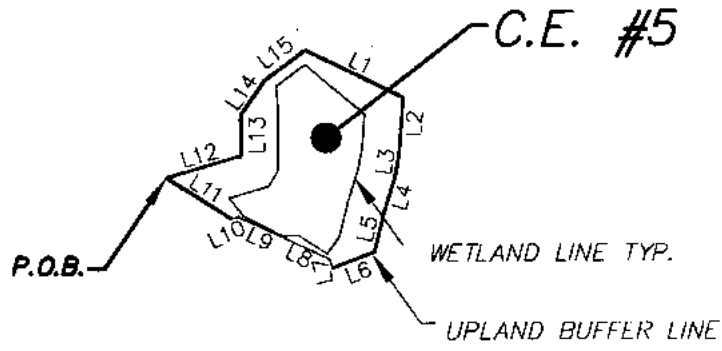


**CONSERVATION EASEMENT NO. 4**

THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 13; THENCE ALONG THE WEST LINE OF SAID SE1/4 OF SW1/4 OF NE1/4 RUN THENCE N0°05'00"E, 305.40 FEET; THENCE S60°25'01"E, 25'01"E, 94.44 FEET; THENCE S37°41'16"E, 134.58 FEET; THENCE S27°14'27"E, 64.92 FEET; THENCE S57°18'47"E, 36.14 FEET; THENCE S82°34'10"E, 32.30 FEET; THENCE N34°37'17"E, 70.73 FEET; THENCE N66°18'56"E, 130.70 FEET; THENCE N58°18'04"E, 62.26 FEET; THENCE N50°41'30"E, 78.39 FEET; THENCE N70°48'04"E, 124.93 FEET; THENCE S54°18'24"E, 45.96 FEET; THENCE N56°36'35"E, 68.53 FEET; THENCE S78°57'13"E, 173.09 FEET; THENCE S64°25'47"E, 94.04 FEET; THENCE S45°00'21"E, 75.53 FEET; THENCE S28°56'29"E, 97.83 FEET; THENCE S53°18'45"W, 79.83 FEET; THENCE S33°20'59"W, 48.52 FEET; THENCE S34°43'08"E, 63.10 FEET; THENCE S56°08'30"E, 30.55 FEET; THENCE S81°05'12"E, 85.10 FEET; THENCE S67°45'29"E, 30.82 FEET; THENCE S22°39'01"E, 68.58 FEET; THENCE S3°04'49"E, 63.47 FEET; THENCE S7°09'45"W, 67.66 FEET; THENCE S22°19'44"W, 57.86 FEET; THENCE S48°04'53"W, 45.43 FEET; THENCE S50°42'29"W, 44.22 FEET; THENCE S30°39'04"W, 42.49 FEET; THENCE S18°58'32"W, 39.79 FEET; THENCE S25°22'32"W, 81.11 FEET; THENCE S52°30'35"W, 58.98 FEET; THENCE S20°55'08"W, 65.22 FEET; THENCE S78°33'28"W, 62.96 FEET; THENCE S87°01'30"W, 85.00 FEET; THENCE N74°33'11"W, 105.81 FEET; THENCE N54°49'10"W, 21.57 FEET; THENCE S44°37'33"W, 38.72 FEET; THENCE S16°11'53"W, 84.07 FEET; THENCE S48°54'18"W, 72.34 FEET; THENCE S71°45'07"W, 25.47 FEET; THENCE S31°57'55"W, 42.05 FEET; THENCE S2°23'45"E, 82.34 FEET; THENCE S16°42'53"W, 157.71 FEET; THENCE S35°53'21"W, 89.81 FEET; THENCE S89°51'46"W, 124.82 FEET; THENCE N57°11'26"W, 16.11 FEET; THENCE N32°58'22"W, 82.71 FEET; THENCE N84°52'42"W, 24.85 FEET; THENCE N32°14'05"W, 125.25 FEET; THENCE N28°16'36"W, 65.29 FEET; THENCE N83°49'20"W, 38.63 FEET; THENCE N89°16'56"W, 113.63 FEET; THENCE N12°58'27"W, 152.58 FEET; THENCE N4°48'32"E, 130.28 FEET; THENCE N17°18'38"W, 83.85 FEET; THENCE N14°18'47"W, 82.27 FEET; THENCE N84°55'19"W, 108.90 FEET; THENCE N78°51'17"W, 117.74 FEET; THENCE N83°18'08"W, 27.49 FEET; THENCE N89°27'46"W, 47.51 FEET; THENCE N38°51'13"W, 61.39 FEET; THENCE N53°30'42"W, 10.80 FEET; THENCE N7°01'04"E, 61.38 FEET; THENCE N11°16'57"E, 40.38 FEET; THENCE N33°54'22"W, 77.70 FEET; THENCE N22°53'17"E, 54.62 FEET; THENCE N30°24'07"E, 62.27 FEET; THENCE N54°00'52"E, 54.76 FEET; THENCE N48°10'30"E, 48.77 FEET; THENCE N86°16'37"E, 81.65 FEET; THENCE N54°08'00"E, 34.55 FEET; THENCE N88°58'28"E, 181.83 FEET TO THE POINT OF BEGINNING. (AREA = ± 31.62 Ac.)

LINE	BEARING	DISTANCE
L74	N88°59'29"E	181.83'
L75	N00°05'09"E	305.40'
L76	S60°25'01"E	94.44'
L77	S37°41'16"E	134.58'
L78	S27°14'27"E	64.92'
L79	S57°18'47"E	36.14'
L80	S82°34'10"E	32.30'
L81	N34°37'17"E	70.73'
L82	N56°19'56"E	130.70'
L83	N58°18'04"E	62.26'
L84	N50°41'30"E	78.39'
L85	N70°48'04"E	124.93'
L86	S54°18'24"E	45.96'
L87	N56°36'35"E	68.53'
L88	S78°57'13"E	173.09'
L89	S64°25'47"E	94.04'
L90	S45°00'21"E	75.53'
L91	S28°56'29"E	97.83'
L92	S53°18'45"W	79.83'
L93	S33°20'59"W	48.52'
L94	S34°43'08"E	63.10'
L95	S56°08'30"E	30.55'
L96	S81°05'12"E	85.10'
L97	S67°45'29"E	30.82'
L98	S22°39'01"E	68.58'
L99	S3°04'49"E	63.47'
L100	S07°09'45"W	67.66'
L101	S22°19'44"W	57.86'
L102	S48°04'53"W	45.43'
L103	S50°42'29"W	44.22'
L104	S30°39'04"W	42.49'
L105	S18°58'32"W	39.79'
L106	S25°22'32"W	81.11'
L107	S52°30'35"W	58.98'
L108	S20°55'08"W	65.22'
L109	S78°33'28"W	62.96'
L110	S87°01'30"W	85.00'
L111	N74°33'11"W	105.81'
L112	N54°49'10"W	21.57'
L113	S44°37'33"W	38.72'
L114	S16°11'53"W	84.07'
L115	S48°54'18"W	72.34'
L116	S71°45'07"W	25.47'
L117	S31°57'55"W	42.05'
L118	S02°23'45"E	82.34'
L119	S16°42'53"W	157.71'
L120	S35°53'21"W	89.81'
L121	S89°51'46"W	124.82'
L122	N57°11'26"W	16.11'
L123	N32°58'22"W	82.71'
L124	N84°52'42"W	24.85'
L125	N32°14'05"W	125.25'
L126	N28°16'36"W	65.29'
L127	N83°49'20"W	38.63'
L128	N89°16'56"W	113.63'
L129	N12°58'27"W	152.58'
L130	N04°48'32"E	130.28'
L131	N17°18'38"W	83.85'
L132	N14°18'47"W	82.27'
L133	N84°55'19"W	108.90'
L134	N78°51'17"W	117.74'
L135	N83°18'08"W	27.49'
L135A	N69°27'46"W	47.51'
L135B	N53°30'42"W	10.80'
L136	N36°51'13"W	61.39'
L137	N07°01'04"E	61.38'
L138	N11°16'57"E	40.38'
L139	N33°54'22"W	77.70'
L140	N22°53'17"E	54.62'
L141	N30°24'07"E	62.27'
L142	N54°00'52"E	54.76'
L143	N48°10'30"E	48.77'
L144	N86°16'37"E	81.65'
L145	N54°08'00"E	34.55'



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**CONSERVATION EASEMENT NO. 5**

THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE E1/2 OF THE NW1/4 OF SECTION 13, THENCE ALONG THE WEST LINE OF SAID E1/2 OF NW1/4 RUN N00°03'54"E 550.38 FEET; THENCE RUN S89°56'06"E 401.84 FEET TO THE POINT OF BEGINNING; THENCE N73°20'50"E, 103.22 FEET; THENCE N0°11'49"E, 53.74 FEET; THENCE N34°30'55"E, 55.77 FEET; THENCES N53°19'57"E, 68.10 FEET; THENCE S64°14'05"E, 145.35 FEET; THENCE S4°11'42"W, 71.29 FEET; THENCE S9°21'00"W, 33.84 FEET; THENCE S17°11'27"W, 49.48 FEET; THENCE S13°53'22"W, 55.75 FEET; THENCE S89°03'28"W, 59.97 FEET; THENCE N18°58'11"W, 12.63 FEET; THENCE N65°03'42"W, 60.00 FEET; THENCE N65°03'42"W, 73.52 FEET; THENCE S75°29'20"W, 10.35 FEET; THENCE N57°30'52"W, 102.27 FEET TO THE POINT OF BEGINNING. (AREA = ± 1.21 Ac.)

LINE	BEARING	DISTANCE
L1	S64°14'05"E	145.35'
L2	S04°11'42"W	71.29'
L3	S09°21'00"W	33.84'
L4	S17°11'27"W	49.48'
L5	S13°53'22"W	55.75'
L6	S89°03'28"W	59.97'
L7	N18°58'11"W	12.63'
L8	N65°03'42"W	60.00'
L9	N65°03'42"W	73.52'
L10	S75°29'20"W	10.35'
L11	N57°30'52"W	102.27'
L12	N73°20'50"E	103.22'
L13	N00°11'49"E	53.74'
L14	N34°30'55"E	55.77'
L15	N53°19'57"E	68.10'

**CONSERVATION EASEMENT NO. 6**

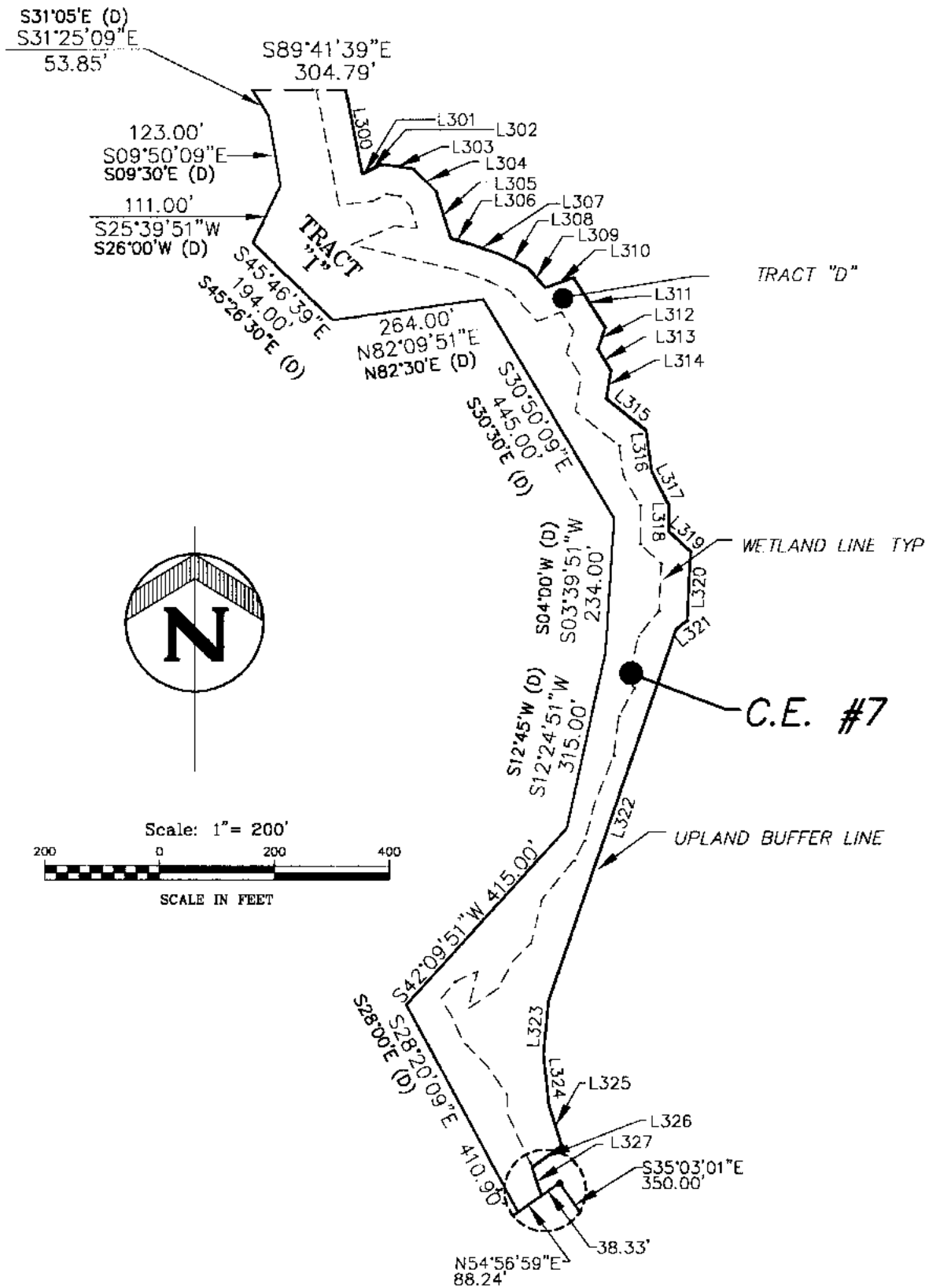
THAT PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE E1/2 OF THE SW1/4 OF SECTION 13;

THENCE ALONG THE WEST LINE OF SAID E1/2 OF SW1/4 RUN S00°04'13"W 129.15 FEET TO THE POINT OF BEGINNING; THENCE S35°00'30"E, 173.16 FEET; THENCE S7°38'05"E, 73.00 FEET; THENCE S1°05'19"E, 97.24 FEET; THENCE S30°42'09"W, 87.67 FEET; THENCE S51°35'08"W, 85.08 FEET TO AFORESAID WEST LINE OF E1/2 OF SW1/4; THENCE ALONG SAID WEST LINE RUN N0°04'13"E, 439.65 FEET TO THE POINT OF BEGINNING. (AREA = ± 0.78 Ac.)

LINE	BEARING	DISTANCE
L16	S35°00'30"E	173.16'
L17	S07°38'05"E	73.00'
L18	S01°05'19"E	97.24'
L19	S30°42'09"W	87.67'
L20	S51°35'08"W	85.08'
L21	N00°04'13"E	439.65'





**CONSERVATION EASEMENT NO. 7**

**TRACTS "D" AND "I", LEGACY OF LEESBURG UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 15-19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.**

LINE	BEARING	DISTANCE
L300	S10°56'20"E	148.82
L301	N83°12'26"E	3.58
L302	N62°12'33"E	34.20
L303	S81°03'12"E	56.63
L304	S45°08'53"E	54.36
L305	S17°48'41"E	87.20
L306	S77°16'45"E	23.07
L307	S70°11'05"E	66.45
L308	S64°33'53"E	53.65
L309	S41°28'18"E	46.74
L310	N69°53'41"E	52.16
L311	S32°13'06"E	103.09
L312	S18°27'31"W	40.05
L313	S30°37'27"E	44.20
L314	S08°55'25"W	49.24
L315	S51°16'15"E	88.43
L316	S07°40'22"E	71.51
L317	S27°22'29"E	65.03
L318	S00°17'42"E	47.37
L319	S47°24'11"E	51.56
L320	S02°45'34"W	121.22
L321	S52°49'31"W	24.88
L322	S18°51'31"W	683.10
L323	S05°28'13"W	95.71
L324	N06°17'04"W	89.56
L325	S18°02'21"E	73.95
L326	N54°56'59"E	64.48
L327	S18°45'47"E	52.09