

IN THE CIRCUIT COURT OF THE SECOND
JUDICIAL CIRCUIT, IN AND FOR LEON
COUNTY, FLORIDA

LEON COUNTY, FLORIDA, a charter county and
political subdivision of the State of Florida,

Petitioner,

Case No.: _____

v.

TANGLEWOOD APARTMENTS OF
TALLAHASSEE, LLC, a Florida Limited Liability
Company; EMBARQ FLORIDA, INC. d/b/a
CenturyLink and f/k/a Southeastern Telephone
Company, a Florida corporation; FEDERAL
NATIONAL MORTGAGE ASSOCIATION a/k/a
Fannie Mae, a corporation organized and existing
under the laws of the United States of America;

Parcel No. 103

Defendants

_____/

GLEN KEVIN THOMPSON and CYNTHIA DIANE
THOMPSON, husband and wife; SHEILA
WILLIAMS; EDNA GASQUE; ZACHARY HASTIE;
DARBY YOUNG; BARBARA WILLIAMS; KEN
BEADNELL; KELVIN DAVIS; GAYLA DAVIS;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. a/k/a MERS, a Delaware corporation,
as nominee for Branch Banking and Trust Company;

Parcel Nos. 101, 701A, 701B, 702

Defendants

_____/

LEON COUNTY TAX COLLECTOR; LEON
COUNTY PROPERTY APPRAISER;

As to All Parcels

Defendants.

PETITION IN EMINENT DOMAIN

COMES NOW, Petitioner, LEON COUNTY, FLORIDA, and sues each of the
Defendants named herein, and alleges:

1. This is an action in eminent domain to condemn certain property lying within
Leon County, Florida.

2. Petitioner is exercising its right of eminent domain by virtue of the authority granted to it by the Florida Constitution and by Chapters 73, 74, and 127, Florida Statutes (2015), as amended, and by resolutions duly and regularly adopted by the Board of County Commissioners of Leon County, Florida (the “**Board**”), true copies of which are attached hereto and incorporated herein as Composite Exhibit 1. The Board has authorized the use of this power to acquire the property interests described in Composite Exhibit 2 (collectively, the “**Property**”).

3. The Property sought to be acquired by Petitioner is for a public purpose and in particular for road right-of-way uses and appurtenances relating thereto to be used for the Old Bainbridge at Pullen Road Intersection Improvement Project (the “**Project**”).

4. The Property sought to be acquired is necessary for the purpose of constructing, operating, and/or maintaining roadway improvements for the Project and appurtenances relating thereto, including, but not limited to, rights-of-way, drainage ditches, stormwater management facilities, and/or temporary construction easements, all of which are for a public purpose.

5. Descriptions identifying the Property sought to be acquired are set forth in Exhibit 2, attached hereto and incorporated herein. Petitioner has surveyed and located its line or area of construction and intends in good faith to construct on or over the Property.

6. The estates or interests in the Property that Petitioner intends to acquire are as follows:

- a. Parcel 103: Fee Simple.
- b. Parcel 101: Fee Simple.
- c. Parcel 701A: Temporary Construction Easement.
- d. Parcel 701B: Temporary Construction Easement.
- e. Parcel 702: Temporary Construction Easement.

7. The portions of the Property that Petitioner intends to acquire for a temporary construction easement (“TCE”), as set forth in paragraph 6 above, are necessary for facilitating the harmonization of the Pullen Road driveway connection by allowing Petitioner and its contractors the right to ingress, egress and use the TCE area to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration; provided, however, that such rights shall be non-exclusive and shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area. Each TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Petitioner acquires title to each TCE.

8. Petitioner has made a diligent search and inquiry to ascertain the names, places of residence, legal disabilities, if any, and interests in the Property of any and all owners, lessees, mortgagees, judgment creditors, lienholders, executors, administrators, trustees, and any other persons or entities having or claiming to have any right, title, or interest in the Property. Those facts, as known, together with any unknown persons having an interest in the Property in those instances when Petitioner was unable to ascertain the identity of such known persons by diligent search and inquiry, are particularly set forth in Exhibit 3, attached hereto and incorporated herein.

9. There are no mobile homes located on the Property sought to be acquired.

10. Petitioner is authorized to take possession and title in advance of the entry of Final Judgment in the instant eminent domain action and Petitioner has filed, contemporaneously with this Petition, its Declaration of Taking a part of which includes its good faith estimate of value for the Property sought to be acquired.

11. All necessary conditions precedent to the filing of this action, including, but not limited to, the statutory notice provisions of Chapter 73 and 373, Florida Statutes (2015), have been performed, excused, or waived.

WHEREFORE, PETITIONER PRAYS:

- A. That this Honorable Court take jurisdiction of this cause, the parties hereto, and the subject matter hereof.
- B. That Petitioner be permitted to condemn and take the Property for the uses and purposes set forth herein, and that the interests sought herein be vested in Petitioner.
- C. That in due course, a jury of 12 persons be empaneled to assess what compensation shall be made to said Defendants for the various property interests acquired, giving preference to this action over other civil actions as provided by statute.
- D. That upon deposit of Petitioner's good faith estimate of value, the title and interests sought shall be vested by Order of this Court in Petitioner, free and clear of any and all right, title, interest, claim, demand, or lien of any nature by said Defendants, or any other person having or claiming to have any interest in the Property.
- E. That the jury be required to view the Property sought to be acquired before determining full compensation.
- F. That upon deposit of its good faith estimate of value, Petitioner be granted possession and title in advance of Final Judgment, pursuant to Chapter 74, Florida Statutes (2015), as amended.

G. That the Court grant Petitioner such other or further relief as is just, equitable, or proper.

RESPECTFULLY SUBMITTED, this 9th day of March, 2016.

LEON COUNTY, FLORIDA

By: /s/ Daniel J. Rigo, Esq.
DANIEL J. RIGO, ESQ.
Assistant County Attorney
Florida Bar No. 972797
rigod@leoncountyfl.gov
301 South Monroe Street, Suite 202
Tallahassee, FL 32301
(850) 606-2500

and

/s/ Murray M. Wadsworth, Jr., Esq.
MURRAY M. WADSWORTH, JR., ESQ.
Attorney at Law
Florida Bar No. 54356
murray@mwadsworth.com
241 John Knox Road, Suite 200
Tallahassee, FL 32303
(850) 879-2806

Co-counsel for Petitioner, Leon County, Florida

ATTACHED:

Exhibit 1: Resolutions

Exhibit 2: Descriptions of Property

Exhibit 3: List of Defendants' Names, Residences, Legal Disabilities, and Interests in or Claims to the Property

Composite Exhibit 1

RESOLUTION NO. R15- 58

(Parcel 103)

RESOLUTION AUTHORIZING LEON COUNTY, FLORIDA TO EXERCISE EMINENT DOMAIN POWER TO ACQUIRE CERTAIN PROPERTY INTERESTS IN LEON COUNTY, FLORIDA, TO CONSTRUCT, OPERATE, AND MAINTAIN EXPANSIONS, IMPROVEMENTS AND/OR OTHER ALTERATIONS CONCERNING THE OLD BAINBRIDGE AT PULLEN ROAD INTERSECTION IMPROVEMENT PROJECT, WITH RESPECT TO PARCEL 103.

WHEREAS, Leon County, Florida (the "County") is a charter county and political subdivision of the State of Florida; and

WHEREAS, pursuant to Chapter 127, Florida Statutes, the Board of County Commissioners (the "Board") is authorized to exercise the power of eminent domain, including the eminent domain power granted to the Department of Transportation by Section 337.27(1), Florida Statutes, the transportation corridor protection provisions of Section 337.273, Florida Statutes, and the right of entry onto property pursuant to Section 337.274, Florida Statutes; and

WHEREAS, in order to reduce the number of traffic crashes in and around the intersection of Old Bainbridge Road at Pullen Road, and to otherwise address the safe and efficient movement of vehicular and pedestrian traffic through the area, the Board approved the Old Bainbridge at Pullen Road Intersection Improvement Project (the "Project"); and

WHEREAS, the Project will improve all traffic movements through the Old Bainbridge at Pullen Road intersection and will enhance the safety for vehicles and pedestrians by calming the traffic through the intersection and reducing congestion during peak traffic hours; and

WHEREAS, it is in the public interest and for the public benefit to provide safe and efficient roadways and intersections which protect the health, welfare, and safety of the general public by reducing the number of traffic crashes and the congestion of traffic during peak hours; and

WHEREAS, the County and its consultants have considered and weighed many factors, including but not limited to the availability of an alternate alignments, long-range planning, safety considerations, environmental factors, and costs; and

WHEREAS, the County has insufficient interests in real property in the Old Bainbridge at Pullen Road area to construct the Project; and

WHEREAS, the estates and interests in the real property described herein are reasonably necessary to adequately accommodate the planned improvements, expansions, and/or alterations concerning the Project; and

WHEREAS, the County and its consultants have prepared property descriptions and surveys which sufficiently describe and identify the property and interests reasonably necessary to be acquired from the property owner for the public purpose of constructing the Project; and

WHEREAS, a fee simple interest in the portion of the real property, which portion is identified in the map of description attached hereto as "Exhibit A," hereinafter referred to as Parcel 103, is reasonably necessary to construct the Project; and

WHEREAS, the County's consultants indicate it is reasonably probable that the County will obtain all necessary approvals for the Project from the appropriate governmental entities, including those charged with protecting the natural resources; and

WHEREAS, the County's consultants indicate that condemnation of a fee simple interest in Parcel 103 will not result in irreparable harm to natural resources or the environment in the unlikely event that such approvals for this Project are not obtained from the appropriate governmental entities charged with protecting the natural resources; and

WHEREAS, the County has otherwise satisfied all applicable conditions precedent; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, as follows:

1. The Board hereby determines that the construction of the Old Bainbridge at Pullen Road Intersection Improvement Project represents a valid County public purpose.
2. Acquiring a fee simple interest in the real property identified as Parcel 103 as depicted in "Exhibit A" is reasonably necessary for the County public purpose of constructing the Old Bainbridge at Pullen Road Intersection Improvement Project.
3. The County Attorney, in cooperation with the County Administrator and his designated staff, is authorized and directed to institute such negotiations, eminent domain proceedings pursuant to Chapters 73 and/or 74, Florida Statutes, and other collateral proceedings, so as to allow the County to take title and possession of a fee simple interest in the real property identified as Parcel 103 as depicted in "Exhibit A."

4. This Resolution shall become effective upon being adopted and executed.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this the 8th day of December, 2015.

LEON COUNTY, FLORIDA



By: _____

Bill Proctor

Bill Proctor, Chairman
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court
and Comptroller, Leon County, Florida

By: _____

Bob Inzer

Approved as to Form:

Office of the County Attorney
Leon County, Florida

By: _____

Herbert W. A. Thiele
Herbert W. A. Thiele
County Attorney

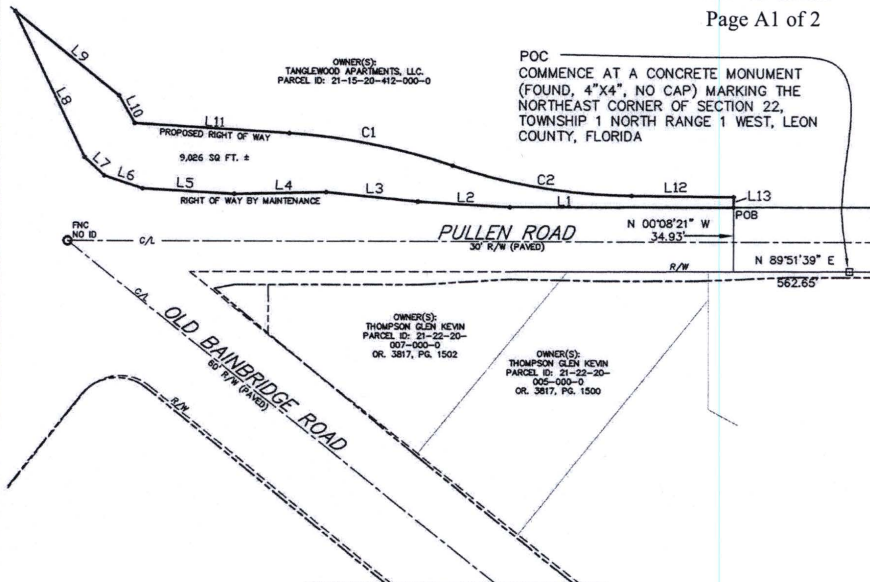
SKETCH OF DESCRIPTION PARCEL 103

Exhibit "A"



NOT TO SCALE

Page A1 of 2



POC
COMMENCE AT A CONCRETE MONUMENT
(FOUND, 4"x4", NO CAP) MARKING THE
NORTHEAST CORNER OF SECTION 22,
TOWNSHIP 1 NORTH RANGE 1 WEST, LEON
COUNTY, FLORIDA

OWNER(S):
TANLEWOOD APARTMENTS, LLC.
PARCEL ID: 21-15-22-412-000-0

OWNER(S):
THOMPSON GLEN KEVIN
PARCEL ID: 21-22-20-
007-000-0
OR. 3817, PG. 1502

OWNER(S):
THOMPSON GLEN KEVIN
PARCEL ID: 21-22-20-
007-000-0
OR. 3817, PG. 1500

LINE	BEARING	LENGTH
L1	S89°52'18"W	121.41'
L2	N86°41'41"W	50.09'
L3	N84°25'04"W	50.25'
L4	S88°43'33"W	50.01'
L5	N86°41'41"W	50.09'
L6	N71°41'08"W	22.13'
L7	N47°36'59"W	14.58'
L8	N25°58'45"W	87.92'
L9	S51°30'33"E	73.00'
L10	S30°01'57"E	17.22'
L11	S86°28'41"E	84.35'
L12	S89°26'24"E	55.44'
L13	S00°33'36"W	5.57'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	348.04'	Δ=14°59'16"	91.04'	S78°58'24"E	90.78'
C2	311.02'	Δ=18°14'29"	99.02'	S80°36'01"E	98.60'

SEE SHEET 2 OF 2
FOR LEGAL DESCRIPTION

LEGEND AC. - ACRES ASPH. - ASPHALT AVE. - AVENUE BLDG. - BUILDING BLVD. - BOULEVARD B.M. - BENCHMARK BRC. - BEARING C. G. - CURB and GUTTER C.M. - CONCRETE MONUMENT CO. - COUNTY CONC. - CONCRETE (D) - DEED / DESIGN INFORMATION E. - EAST ELEC. - ELECTRIC ELEV. - ELEVATION F.F.E. - FINISHED FLOOR ELEVATION F.HYD. - FIRE HYDRANT Fnd. - FOUND FT. - FEET HWY. - HIGHWAY I.P. - IRON PIPE I.R. - IRON ROD M.H. - MANHOLE MON. - MONUMENT N. - NORTH NE. - NORTHEAST NGS - NATIONAL GEODETIC SURVEY NGVD - NATIONAL GEODETIC VERTICAL DATUM NO. - NUMBER NAC - NAIL and CAP NW. - NORTHWEST OHU - OVERHEAD UTILITY LINE (P) - PLAT INFORMATION P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.I. - POINT OF INTERSECTION P.O.B. - POINT OF BEGINNING PRM - PERMANENT REFERENCE MONUMENT P.D.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENCY R. - RADIUS RNG. - RANGE RD. - ROAD REF. - REFERENCE R/R - RAILROAD R/W - RIGHT OF WAY (S) - SURVEY INFORMATION SEC. - SECTION S.R. - STATE ROAD S.S. - SANITARY SEWER ST. - STREET STA. - STATION T.M. - TOWNSHIP T.M. - TEMPORARY BENCHMARK T.C. - TERRA COTTA TELE. - TELEPHONE USGS - U.S. GEOLOGICAL SURVEY W. - WEST		CERTIFY TO: CITY OF TALLAHASSEE GENESIS GROUP
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		
NOTES 1. THIS IS NOT A BOUNDARY SURVEY. 2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY. 3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS. 4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN. 5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN. 6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
STEVEN W. STINSON FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457 FLORIDA LICENSED BUSINESS No. 7834	Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #101 Tallahassee, Florida 32309 Office (850) 668-7641 Fax: (850) 668-7648	
DRAWN BY: S. BROWN CHECKED BY: S. STINSON DATE: MARCH 25, 2015 REVISED: 11/19/2015 NOT TO SCALE FIELD BOOK N/A PAGE N/A DATE OF SURVEY N/A	SHEET NO. 1 OF 2 JOB NO. 20833.07	

DESCRIPTION PARCEL 103 PROPOSED RIGHT-OF-WAY

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COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA AND RUN N 89°51'39" E ALONG THE SOUTH RIGHT OF WAY LINE OF PULLEN ROAD A DISTANCE OF 562.65 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY RUN N 00°08'21" W A DISTANCE OF 34.93 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE S 89°52'18" W, A DISTANCE OF 121.41 FEET; THENCE N 86°41'41" W, A DISTANCE OF 50.09 FEET; THENCE N 84°25'04" W, A DISTANCE OF 50.25 FEET; THENCE S 88°43'33" W, A DISTANCE OF 50.01 FEET; THENCE N 86°41'41" W, A DISTANCE OF 50.09 FEET; THENCE N 71°41'08" W, A DISTANCE OF 22.13 FEET; THENCE N 47°36'59" W, A DISTANCE OF 14.58 FEET; THENCE N 25°58'45" W, A DISTANCE OF 87.92 FEET; THENCE S 51°30'33" E, A DISTANCE OF 73.00 FEET; THENCE S 30°01'57" E, A DISTANCE OF 17.22 FEET; THENCE S 86°28'41" E, A DISTANCE OF 84.35 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE, WITH A RADIUS OF 348.04 FEET, THROUGH A CENTRAL ANGLE OF 14°59'16" FOR AN ARC LENGTH OF 91.04 FEET (HAVING A CHORD BEARING AND DISTANCE OF N 78°58'24" W, 90.78 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE WITH A RADIUS OF 311.02 FEET, THROUGH A CENTRAL ANGLE OF 18°14'29" FOR AN ARC LENGTH OF 99.02 FEET (HAVING A CHORD BEARING AND DISTANCE OF S 80°36'01" E, 98.60 FEET); THENCE S 89°26'24" E, A DISTANCE OF 55.44 FEET; THENCE S 00°33'36" W, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING. CONTAINING 9,026 SQ. FT. ±.

SEE SHEET 1 OF 2
FOR SKETCH OF DESCRIPTION

LEGEND AC. - ACRES ASPH. - ASPHALT AVE. - AVENUE BLDG. - BUILDING B.V.D. - BOULEVARD B.M. - BENCHMARK BRC. - BEARING C.G. - CURB and GUTTER C.M. - CONCRETE MONUMENT CO. - COUNTY CONC. - CONCRETE C.D. - DED / DESIGN INFORMATION E. - EAST ELEC. - ELECTRIC ELEV. - ELEVATION F.F.E. - FINISHED FLOOR ELEVATION F.W.D. - FIRE HYDRANT Fnd. - FOUND FT. - FEET HWY. - HIGHWAY I.P. - IRON PIPE I.R. - IRON ROD M.H. - MANHOLE MON. - MONUMENT N. - NORTH NE. - NORTHEAST NGS. - NATIONAL GEODETIC SURVEY NGVD - NATIONAL GEODETIC VERTICAL DATUM ND. - NUMBER NHC. - NAIL and CAP NW. - NORTHWEST OAU. - OVERHEAD UTILITY LINE (P) - PLAT INFORMATION P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.I. - POINT OF INTERSECTION P.D.B. - POINT OF BEGINNING PRM. - PERMANENT REFERENCE MONUMENT P.D.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENCY R. - RADIUS RNG. - RANGE RD. - ROAD REF. - REFERENCE R/R. - RAILROAD R/W. - RIGHT OF WAY (S) - SURVEY INFORMATION SEC. - SECTION S.R. - STATE ROAD S.S. - SANITARY SEWER ST. - STREET STA. - STATION TOWN. - TOWNSHIP TBM. - TEMPORARY BENCHMARK T.C. - TERRA COTTA TELE. - TELEPHONE USGS. - U.S. GEOLOGICAL SURVEY W. - WEST		CERTIFY TO: CITY OF TALLAHASSEE GENESIS GROUP
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		
NOTES 1. THIS IS NOT A BOUNDARY SURVEY. 2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY. 3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS. 4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN. 5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN. 6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		
<div style="display: flex; justify-content: space-between;"> <div> STEVEN W. STINSON FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457 FLORIDA LICENSED BUSINESS No. 7834 </div> <div> Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #101 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648 </div> <div> DRAWN BY: S. BROWN CHECKED BY: S. STINSON DATE: FEBRUARY 23, 2015 REVISED: 11/19/2015 SCALE: 1" = 50' FIELD BOOK: N/A DATE OF SURVEY: N/A </div> <div> SHEET NO. <div style="border: 1px solid black; padding: 5px; text-align: center;">2</div> OF 2 JOB NO. 20833.07 </div> </div>		

RESOLUTION NO. R15-57

(Parcels 101, 701A, and 701B)

RESOLUTION AUTHORIZING LEON COUNTY, FLORIDA TO EXERCISE EMINENT DOMAIN POWER TO ACQUIRE CERTAIN PROPERTY INTERESTS IN LEON COUNTY, FLORIDA, TO CONSTRUCT, OPERATE, AND MAINTAIN EXPANSIONS, IMPROVEMENTS AND/OR OTHER ALTERATIONS CONCERNING THE OLD BAINBRIDGE AT PULLEN ROAD INTERSECTION IMPROVEMENT PROJECT, WITH RESPECT TO PARCELS 101, 701A, AND 701B.

WHEREAS, Leon County, Florida (the "County") is a charter county and political subdivision of the State of Florida; and

WHEREAS, pursuant to Chapter 127, Florida Statutes, the Board of County Commissioners (the "Board") is authorized to exercise the power of eminent domain, including the eminent domain power granted to the Department of Transportation by Section 337.27(1), Florida Statutes, the transportation corridor protection provisions of Section 337.273, Florida Statutes, and the right of entry onto property pursuant to Section 337.274, Florida Statutes; and

WHEREAS, in order to reduce the number of traffic crashes in and around the intersection of Old Bainbridge Road at Pullen Road, and to otherwise address the safe and efficient movement of vehicular and pedestrian traffic through the area, the Board approved the Old Bainbridge at Pullen Road Intersection Improvement Project (the "Project"); and

WHEREAS, the Project will improve all traffic movements through the Old Bainbridge at Pullen Road intersection and will enhance the safety for vehicles and pedestrians by calming the traffic through the intersection and reducing congestion during peak traffic hours; and

WHEREAS, it is in the public interest and for the public benefit to provide safe and efficient roadways and intersections which protect the health, welfare, and safety of the general public by reducing the number of traffic crashes and the congestion of traffic during peak hours; and

WHEREAS, the County and its consultants have considered and weighed many factors, including but not limited to the availability of an alternate alignments, long-range planning, safety considerations, environmental factors, and costs; and

WHEREAS, the County has insufficient interests in real property in the Old Bainbridge at Pullen Road area to construct the Project; and

WHEREAS, the estates and interests in the real property described herein are reasonably necessary to adequately accommodate the planned improvements, expansions, and/or alterations concerning the Project; and

WHEREAS, the County and its consultants have prepared property descriptions and surveys which sufficiently describe and identify the property and interests reasonably necessary to be acquired from the property owner for the public purpose of constructing the Project; and

WHEREAS, a fee simple interest in the portion of the real property, which portion is identified in the map of description attached hereto as "Exhibit A," hereinafter referred to as Parcel 101, is reasonably necessary to construct the Project; and

WHEREAS, additional non-exclusive temporary construction easement interests in other portions of the same real property, which other portions are identified in the maps of description attached hereto as "Composite Exhibit B," hereinafter referred to as Parcels 701A and 701B, are reasonably necessary to construct the Project; and

WHEREAS, the County's consultants indicate it is reasonably probable that the County will obtain all necessary approvals for the Project from the appropriate governmental entities, including those charged with protecting the natural resources; and

WHEREAS, the County's consultants indicate that condemnation of a fee simple interest in Parcel 101, and of non-exclusive temporary construction easement interests in Parcels 701A and 701B will not result in irreparable harm to natural resources or the environment in the unlikely event that such approvals for this Project are not obtained from the appropriate governmental entities charged with protecting the natural resources; and

WHEREAS, the County has otherwise satisfied all applicable conditions precedent; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, as follows:

1. The Board hereby determines that the construction of the Old Bainbridge at Pullen Road Intersection Improvement Project represents a valid County public purpose.
2. Acquiring a fee simple interest in the real property identified as Parcel 101 as depicted in "Exhibit A" is reasonably necessary for the County public purpose of constructing the Old Bainbridge at Pullen Road Intersection Improvement Project.
3. Acquiring a non-exclusive temporary construction easement interest in the real property identified as Parcels 701A and 701B as depicted in "Composite Exhibit B" is reasonably necessary for the County public purpose of constructing the Old Bainbridge at Pullen Road Intersection Improvement Project.

4. The County Attorney, in cooperation with the County Administrator and his designated staff, is authorized and directed to institute such negotiations, eminent domain proceedings pursuant to Chapters 73 and/or 74, Florida Statutes, and other collateral proceedings, so as to allow the County to take title and possession of a fee simple interest in the real property identified as Parcel 101 as depicted in "Exhibit A" and of non-exclusive temporary construction easement interests in Parcels 701A and 701B as depicted in "Composite Exhibit B."

5. This Resolution shall become effective upon being adopted and executed.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this the 8th day of December, 2015.

LEON COUNTY, FLORIDA



By: Bill Proctor
Bill Proctor, Chairman
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court
and Comptroller, Leon County, Florida

By: [Signature]

Approved as to Form:

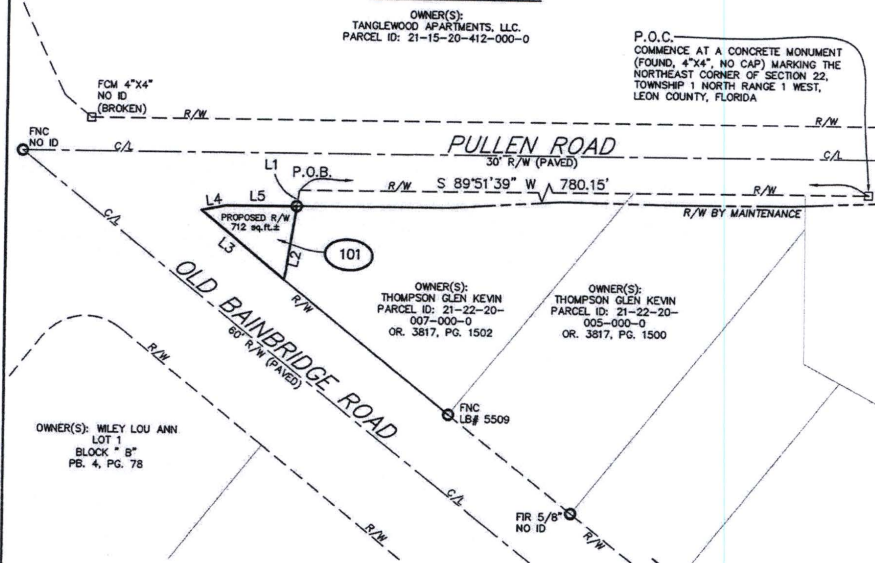
Office of the County Attorney
Leon County, Florida

By: [Signature]
Herbert W. A. Thiele
County Attorney

SKETCH OF DESCRIPTION PROPOSED R/W PARCEL 101

Exhibit "A"

Page A1 of 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°11'35\"W	7.12'
L2	S09°11'35\"W	32.85'
L3	N50°42'29\"W	47.86'
L4	N79°05'15\"E	10.83'
L5	N89°52'18\"E	31.65'



PROPERTY DESCRIPTION: (PARCEL 101)

COMMENCE AT A CONCRETE MONUMENT (FOUND, 4\"X4\", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 39 SECONDS WEST 780.15 FEET TO A POINT ON THE SOUTHERLY MONUMENTED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY RUN S 09°11'35\" W A DISTANCE OF 7.12 FEET FOR THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 09 DEGREES 11 MINUTES 35 SECONDS WEST A DISTANCE OF 32.85 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF OLD BAINBRIDGE ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY RUN NORTH 50 DEGREES 42 MINUTES 29 SECONDS WEST A DISTANCE OF 47.86 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY NORTH 79 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 10.83 FEET; THENCE N 89°52'18\" E A DISTANCE OF 31.65 FEET TO THE POINT OF BEGINNING, CONTAINING 712 SQ. FT. ±

LEGEND
AC. - ACRES
ASPH. - ASPHALT
AVE. - AVENUE
BLDG. - BUILDING
BLVD. - BOULEVARD
B.M. - BENCHMARK
B.R. - BEARING
C.G. - CURB and GUTTER
C.M. - CONCRETE MONUMENT
CL. - COUNTY
CONC. - CONCRETE
C.D. - DEED / DESIGN INFORMATION
E. - EAST
ELEV. - ELEVATION
F.F.E. - FINISHED FLOOR ELEVATION
F.H.D. - FIRE HYDRANT
F.M. - FOUND
FT. - FEET

H.V. - HIGHWAY
I.P. - IRON PIPE
I.R. - IRON ROD
M.H. - MANHOLE
MON. - MONUMENT
N. - NORTH
NE. - NORTHEAST
NGVD - NATIONAL GEODETIC VERTICAL DATUM
N.D. - NUMBER
N.C. - NAIL and CAP
NW. - NORTHWEST
NU. - OVERHEAD UTILITY LINE
P. - PLAT INFORMATION
P.C. - POINT OF CURVATURE
P.C.P. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
PRM. - PERMANENT REFERENCE MONUMENT

P.D.C. - POINT OF COMMENCEMENT
P.T. - POINT OF TANGENCY
R. - RADIUS
RNG. - RANGE
RD. - ROAD
REF. - REFERENCE
R/R. - RAILROAD
R/W. - RIGHT OF WAY
S.D. - SURVEY INFORMATION
SEC. - SECTION
S.R. - STATE ROAD
S.S. - SANITARY SEWER
ST. - STREET
STA. - STATION
T.M. - TOWNSHIP
T.M. - TEMPORARY BENCHMARK
T.C. - TERRA COTTA
TEL. - TELEPHONE
U.S.G. - U.S. GEOLOGICAL SURVEY
V. - VEST

CERTIFY TO:
CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOTES

- THIS IS NOT A BOUNDARY SURVEY.
- NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
- THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
- NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Meridian
SURVEYING and MAPPING INC.

DRAWN BY: S. BROWN
CHECKED BY: S. STINSON
DATE: MARCH 3, 2015
REVISED: 11/19/2015

SHEET NO.
1
OF 1

STEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 7834

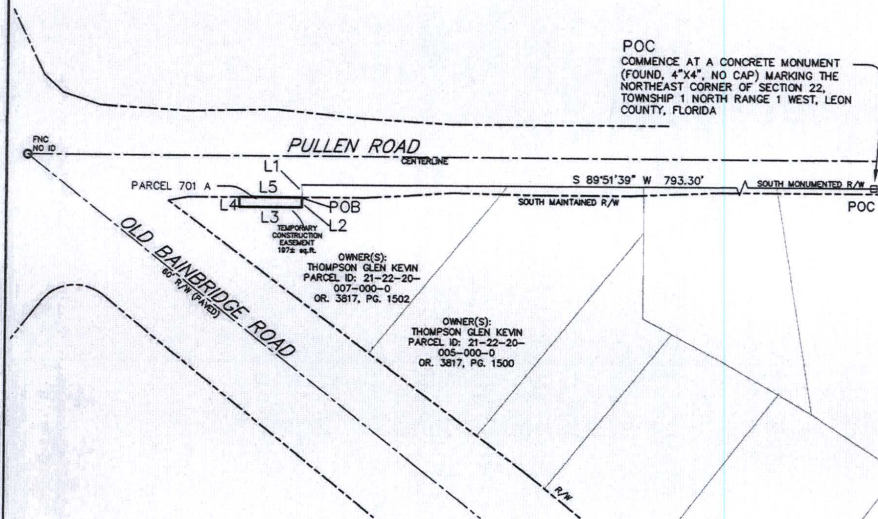
3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32309
Office (850) 668-7641 Fax (850) 668-7648

SCALE 1\" = N/A
FIELD BOOK N/A PAGE N/A
DATE OF SURVEY N/A

JOB NO.
20833.07

SKETCH OF DESCRIPTION Temporary Construction Easement (PARCEL 701 A)

Composite
Exhibit "B"
Page B1 of 4



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°07'42"E	7.03'
L2	S00°07'42"E	5.59'
L3	S89°52'18"W	35.28'
L4	N00°07'42"W	5.59'
L5	N89°52'18"E	35.28'

PROPERTY DESCRIPTION:

(Temporary Construction Easement) Parcel 701 A

COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA AND THENCE RUN S 89°51'39" W 793.30 FEET ALONG THE SOUTH MONUMENTED RIGHT OF WAY LINE OF PULLEN ROAD; THENCE RUN S 00°07'42" E, A DISTANCE OF 7.03 FEET TO THE MAINTAINED RIGHT OF WAY LINE OF PULLEN ROAD AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN S 00°07'42" E A DISTANCE OF 5.59 FEET; THENCE RUN S 89°52'18" W, A DISTANCE OF 35.28 FEET; THENCE RUN N 00°07'42" W, A DISTANCE OF 5.59 FEET; THENCE RUN N 89°52'18" E, A DISTANCE OF 35.28 FEET TO THE POINT OF BEGINNING, CONTAINING 197 SQ. FT. ±.



LEGEND

AC. - ACRES
ASPH. - ASPHALT
AVE. - AVENUE
BLDG. - BUILDING
BLVD. - BOULEVARD
B.M. - BENCHMARK
BRC. - BEARING
C.C. - CURB and GUTTER
C.M. - CONCRETE MONUMENT
CD. - COUNTY
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(CD) - DEED / DESIGN INFORMATION
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ELEC. - ELECTRIC
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F.F.E. - FINISHED FLOOR ELEVATION
F.HYD. - FIRE HYDRANT
FND. - FOUND
FT. - FEET

Hwy. - HIGHWAY
I.P. - IRON PIPE
I.R. - IRON ROD
M.H. - MANHOLE
MON. - MONUMENT
N - NORTH
NE - NORTHEAST
NGS - NATIONAL GEODETIC SURVEY
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NO. - NUMBER
NMC - NAIL and CAP
NW - NORTHWEST
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P. - PLAT INFORMATION
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T.C. - TERRA COTTA
TELE. - TELEPHONE
USGS - U.S. GEOLOGICAL SURVEY
V - VEST

CERTIFY TO:
CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 54-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
SAEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 7834

Meridian
SURVEYING and MAPPING INC.
3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32308
Office: (850) 669-7641 Fax: (850) 669-7648

DRAWN BY: K.SPELL
CHECKED BY: S.STINSON
DATE: MARCH 4, 2015
REVISED:
SCALE: 1" = 50'
FIELD BOOK N/A PAGE N/A
DATE OF SURVEY: N/A

SHEET NO.
1
OF 1
JOB NO.
20833.07

(PARCEL 701A)

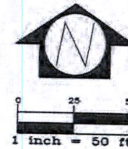
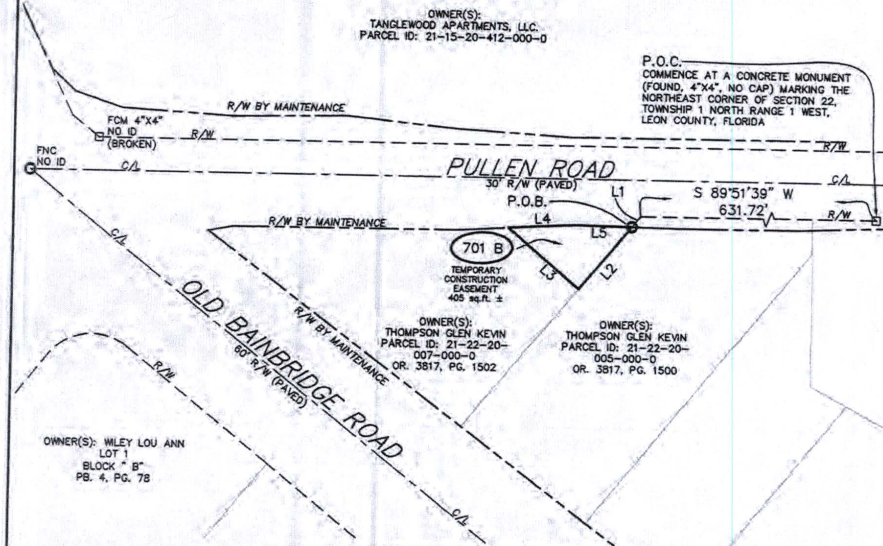
TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement ("TCE") over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property's driveway connection(s) to Pullen Road as a part of Leon County's Old Bainbridge at Pullen Road Intersection Improvement Project ("Project"), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
- (c) Leon County and/or its contractors shall have the right to operate vehicles and equipment within the TCE area and to use said easement to park said vehicles and equipment and store materials, subject to subparagraph (d), below;
- (d) The TCE shall be non-exclusive and Leon County and/or its contractor's use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

SKETCH OF DESCRIPTION **Temporary Construction Easement** **(Parcel 701 B)**

Page B3 of 4



LEGEND AC - ACRES ASPH - ASPHALT AVE - AVENUE BLDG - BUILDING B.V.D. - BULKHEAD B.M. - BENCHMARK BRG - BEARING C.G. - CURB AND GUTTER C.M. - CONCRETE MONUMENT CO. - COUNTY CONC. - CONCRETE (CD) - DEED / DESIGN INFORMATION E - EAST ELEC - ELECTRIC ELEV. - ELEVATION F.F.E. - FINISHED FLOOR ELEVATION F.H.T. - FIRE HYDRANT Fnd. - FOUND FT. - FEET HWY. - HIGHWAY I.P. - IRON PIPE I.R. - IRON ROD M.H. - MANHOLE MON. - MONUMENT N - NORTH NE - NORTHEAST NGS - NATIONAL GEODETIC SURVEY NGVD - NATIONAL GEODETIC VERTICAL DATUM NO. - NUMBER NUC - NAIL AND CAP NW - NORTHWEST (DU) - OVERHEAD UTILITY LINE (P) - PLAT INFORMATION P.C. - POINT OF CURVATURE P.C.P. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.I. - POINT OF INTERSECTION P.D.B. - POINT OF BEGINNING PRM - PERMANENT REFERENCE MONUMENT P.O.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENCY R - RADIUS RNG. - RANGE RD - ROAD REF. - REFERENCE R/R - RAILROAD R/W - RIGHT OF WAY (SI) - SURVEY INFORMATION SEC. - SECTION S.R. - STATE ROAD S.S. - SANITARY SEWER ST. - STREET STA. - STATION TWP. - TOWNSHIP TBM - TEMPORARY BENCHMARK T.C. - TERRA COTTA TELE. - TELEPHONE U.S. - U.S. GEOLOGICAL SURVEY W - WEST		
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CERTIFY TO:
CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOTES
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 6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature] 3/27/15
 STEVEN W. STINSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
 FLORIDA LICENSED BUSINESS No. 7834

 Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #101 Tallahassee, Florida 32308 Office (850) 688-7641 Fax (850) 688-7648		DRAWN BY: S. BROWN CHECKED BY: S. STINSON DATE: MARCH 25, 2015 REVISED: SCALE 1" = 50' FIELD BOOK: N/A PAGE: N/A DATE OF SURVEY: N/A	SHEET NO. 1 OF 1 JOB NO. 20833.07
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(PARCEL 701B)

TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement (“TCE”) over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property’s driveway connection(s) to Pullen Road as a part of Leon County’s Old Bainbridge at Pullen Road Intersection Improvement Project (“Project”), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
- (c) Leon County and/or its contractors shall have the right to operate vehicles and equipment within the TCE area and to use said easement to park said vehicles and equipment and store materials, subject to subparagraph (d), below;
- (d) The TCE shall be non-exclusive and Leon County and/or its contractor’s use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

RESOLUTION NO. R15-59

(Parcel 702)

RESOLUTION AUTHORIZING LEON COUNTY, FLORIDA TO EXERCISE EMINENT DOMAIN POWER TO ACQUIRE CERTAIN PROPERTY INTERESTS IN LEON COUNTY, FLORIDA, TO CONSTRUCT, OPERATE, AND MAINTAIN EXPANSIONS, IMPROVEMENTS AND/OR OTHER ALTERATIONS CONCERNING THE OLD BAINBRIDGE AT PULLEN ROAD INTERSECTION IMPROVEMENT PROJECT, WITH RESPECT TO PARCEL 702.

WHEREAS, Leon County, Florida (the "County") is a charter county and political subdivision of the State of Florida; and

WHEREAS, pursuant to Chapter 127, Florida Statutes, the Board of County Commissioners (the "Board") is authorized to exercise the power of eminent domain, including the eminent domain power granted to the Department of Transportation by Section 337.27(1), Florida Statutes, the transportation corridor protection provisions of Section 337.273, Florida Statutes, and the right of entry onto property pursuant to Section 337.274, Florida Statutes; and

WHEREAS, in order to reduce the number of traffic crashes in and around the intersection of Old Bainbridge Road at Pullen Road, and to otherwise address the safe and efficient movement of vehicular and pedestrian traffic through the area, the Board approved the Old Bainbridge at Pullen Road Intersection Improvement Project (the "Project"); and

WHEREAS, the Project will improve all traffic movements through the Old Bainbridge at Pullen Road intersection and will enhance the safety for vehicles and pedestrians by calming the traffic through the intersection and reducing congestion during peak traffic hours; and

WHEREAS, it is in the public interest and for the public benefit to provide safe and efficient roadways and intersections which protect the health, welfare, and safety of the general public by reducing the number of traffic crashes and the congestion of traffic during peak hours; and

WHEREAS, the County and its consultants have considered and weighed many factors, including but not limited to the availability of an alternate alignments, long-range planning, safety considerations, environmental factors, and costs; and

WHEREAS, the County has insufficient interests in real property in the Old Bainbridge at Pullen Road area to construct the Project; and

WHEREAS, the estates and interests in the real property described herein are reasonably necessary to adequately accommodate the planned improvements, expansions, and/or alterations concerning the Project; and

WHEREAS, the County and its consultants have prepared property descriptions and surveys which sufficiently describe and identify the property and interests reasonably necessary to be acquired from the property owner for the public purpose of constructing the Project; and

WHEREAS, a non-exclusive temporary construction easement interest in the portion of the real property, which portion is identified in the map of description attached hereto as "Exhibit A," hereinafter referred to as Parcel 702, is reasonably necessary to construct the Project; and

WHEREAS, the County's consultants indicate it is reasonably probable that the County will obtain all necessary approvals for the Project from the appropriate governmental entities, including those charged with protecting the natural resources; and

WHEREAS, the County's consultants indicate that condemnation of a non-exclusive temporary construction easement interest in Parcel 702 will not result in irreparable harm to natural resources or the environment in the unlikely event that such approvals for this Project are not obtained from the appropriate governmental entities charged with protecting the natural resources; and

WHEREAS, the County has otherwise satisfied all applicable conditions precedent; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, as follows:

1. The Board hereby determines that the construction of the Old Bainbridge at Pullen Road Intersection Improvement Project represents a valid County public purpose.
2. Acquiring a non-exclusive temporary construction easement interest in the real property identified as Parcel 702 as depicted in "Composite Exhibit A" is reasonably necessary for the County public purpose of constructing the Old Bainbridge at Pullen Road Intersection Improvement Project.
3. The County Attorney, in cooperation with the County Administrator and his designated staff, is authorized and directed to institute such negotiations, eminent domain proceedings pursuant to Chapters 73 and/or 74, Florida Statutes, and other collateral proceedings, so as to allow the County to take title and possession of a non-exclusive temporary construction easement interest in Parcel 702 as depicted in "Composite Exhibit A."

4. This Resolution shall become effective upon being adopted and executed.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida, on this the 8th day of December, 2015.



LEON COUNTY, FLORIDA

By: Bill Proctor
Bill Proctor, Chairman
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court
and Comptroller, Leon County, Florida

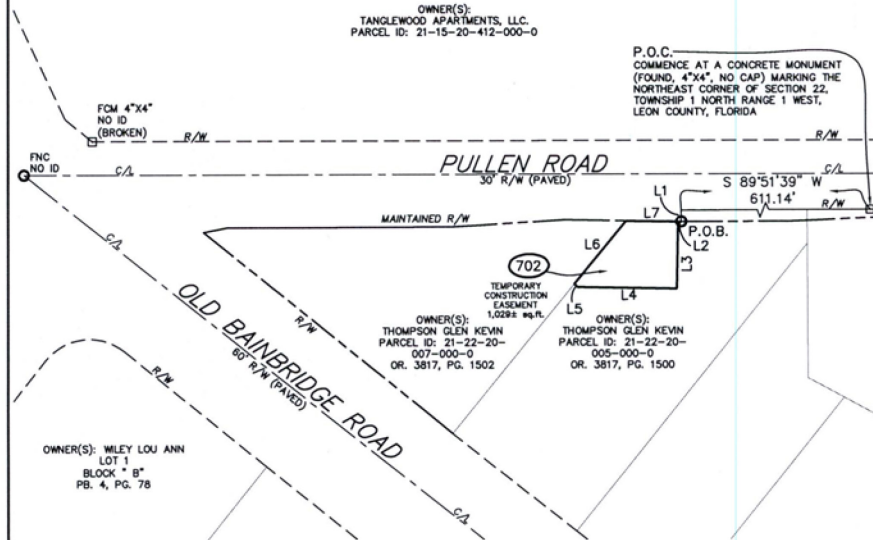
By: [Signature]

Approved as to Form:

Office of the County Attorney
Leon County, Florida
By: [Signature]
Herbert W. A. Thiele
County Attorney

SKETCH OF DESCRIPTION Temporary Construction Easement (Parcel 702)

Exhibit "A"
Page A1 of 2

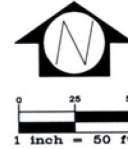


LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'25"E	5.06'
L2	S89°52'18"W	1.48'
L3	S01°01'03"W	29.73'
L4	N88°58'57"W	44.00'
L5	N49°38'51"W	1.90'
L6	N39°22'34"E	36.37'
L7	S88°59'58"E	22.90'

PROPERTY DESCRIPTION:

(Temporary Construction Easement) Parcel 702

COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 39 SECONDS WEST 611.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, A DISTANCE OF 5.06' TO A POINT ON THE MAINTAINED RIGHT OF WAY OF PULLEN ROAD; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 1.48 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY RUN SOUTH 01 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 29.73 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 44.00 FEET; THENCE NORTH 49 DEGREES 38 MINUTES 51 SECONDS WEST A DISTANCE OF 1.90 FEET; THENCE NORTH 39 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.37 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY SOUTH 88 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 22.90 FEET TO THE POINT OF BEGINNING, CONTAINING 1,029± SQ. FT.



LEGEND

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ASPH - ASPHALT
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BLDG - BUILDING
BLVD - BOULEVARD
B.M. - BENCHMARK
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P.C. - POINT OF CURVATURE
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T.C. - TERRA COTTA
TELE. - TELEPHONE
U.S. - U. S. GEOLOGICAL SURVEY
V - WEST

CERTIFY TO:

CITY OF TALLAHASSEE
GENESS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter SJ-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 7834

NOTES

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6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Meridian
SURVEYING and MAPPING INC.

3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32309
Office (850) 668-7841 Fax (850) 668-7848

DRAWN BY: K. SPELL
CHECKED BY: S. STINSON
DATE: FEBRUARY 11, 2014
REVISED: MARCH 4, 2015
SCALE: 1" = 50'
FIELD BOOK: N/A
PAGE: N/A

SHEET NO.
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OF 1
JOB NO.
20833.07

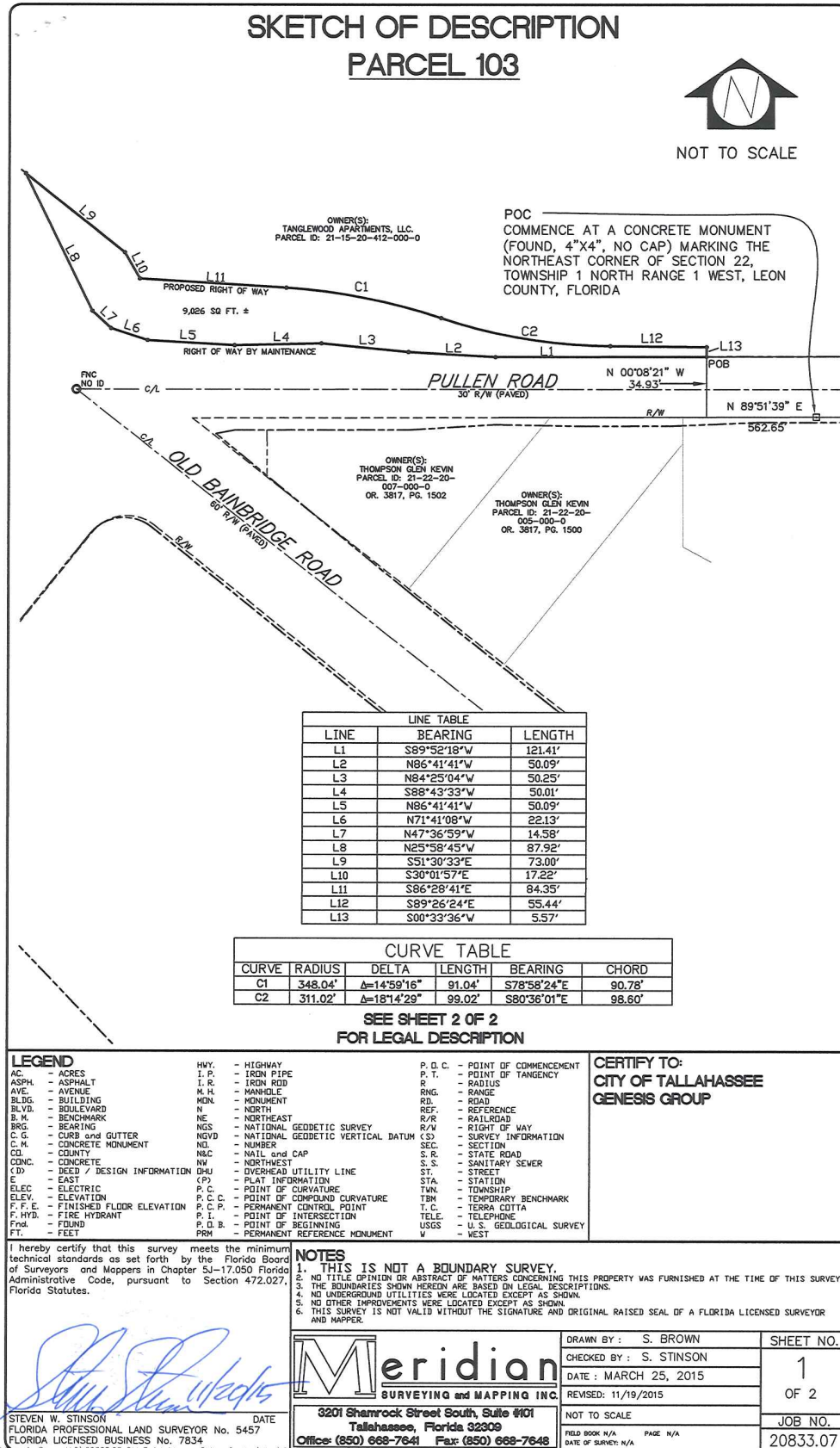
(PARCEL 702)

TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement (“TCE”) over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property’s driveway connection(s) to Pullen Road as a part of Leon County’s Old Bainbridge at Pullen Road Intersection Improvement Project (“Project”), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
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- (d) The TCE shall be non-exclusive and Leon County and/or its contractor’s use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

Composite Exhibit 2



DESCRIPTION
PARCEL 103
PROPOSED RIGHT-OF-WAY



COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA AND RUN N 89°51'39" E ALONG THE SOUTH RIGHT OF WAY LINE OF PULLEN ROAD A DISTANCE OF 562.65 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY RUN N 00°08'21" W A DISTANCE OF 34.93 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE S 89°52'18" W, A DISTANCE OF 121.41 FEET; THENCE N 86°41'41" W, A DISTANCE OF 50.09 FEET; THENCE N 84°25'04" W, A DISTANCE OF 50.25 FEET; THENCE S 88°43'33" W, A DISTANCE OF 50.01 FEET; THENCE N 86°41'41" W, A DISTANCE OF 50.09 FEET; THENCE N 71°41'08" W, A DISTANCE OF 22.13 FEET; THENCE N 47°36'59" W, A DISTANCE OF 14.58 FEET; THENCE N 25°58'45" W, A DISTANCE OF 87.92 FEET; THENCE S 51°30'33" E, A DISTANCE OF 73.00 FEET; THENCE S 30°01'57" E, A DISTANCE OF 17.22 FEET; THENCE S 86°28'41" E, A DISTANCE OF 84.35 FEET; TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG SAID CURVE, WITH A RADIUS OF 348.04 FEET, THROUGH A CENTRAL ANGLE OF 14°59'16" FOR AN ARC LENGTH OF 91.04 FEET (HAVING A CHORD BEARING AND DISTANCE OF N 78°58'24" W, 90.78 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE WITH A RADIUS OF 311.02 FEET, THROUGH A CENTRAL ANGLE OF 18°14'29" FOR AN ARC LENGTH OF 99.02 FEET (HAVING A CHORD BEARING AND DISTANCE OF S 80°36'01" E, 98.60 FEET); THENCE S 89°26'24" E, A DISTANCE OF 55.44 FEET; THENCE S 00°33'36" W, A DISTANCE OF 5.57 FEET TO THE POINT OF BEGINNING. CONTAINING 9,026 SQ. FT. ±.

SEE SHEET 1 OF 2
FOR SKETCH OF DESCRIPTION

LEGEND


AC. - ACRES
ASPH. - ASPHALT
AVE. - AVENUE
BLDG. - BUILDING
BLVD. - BOULEVARD
B.M. - BENCHMARK
BRG. - BEARING
C.G. - CURB and GUTTER
C.H. - CONCRETE MONUMENT
CD. - COUNTY
CONC. - CONCRETE
C.D. - DEED / DESIGN INFORMATION
E. - EAST
ELEC. - ELECTRIC
ELEV. - ELEVATION
F.F.E. - FINISHED FLOOR ELEVATION
F.HYD. - FIRE HYDRANT
FND. - FOUND
FT. - FEET

HVY. - HIGHWAY
I.P. - IRON PIPE
I.R. - IRON ROD
M.H. - MANHOLE
MON. - MONUMENT
N. - NORTH
NE. - NORTHEAST
NGS - NATIONAL GEODETIC SURVEY
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NO. - NUMBER
NOC - NAIL and CAP
NW. - NORTHWEST
OHU - OVERHEAD UTILITY LINE
CP. - PLAT INFORMATION
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT

P.O.C. - POINT OF COMMENCEMENT
P.T. - POINT OF TANGENCY
R. - RADIUS
RNG. - RANGE
RD. - ROAD
REF. - REFERENCE
R/R - RAILROAD
R/W - RIGHT OF WAY
S. - SURVEY INFORMATION
SEC. - SECTION
S.R. - STATE ROAD
S.S. - SANITARY SEWER
ST. - STREET
STA. - STATION
TWN. - TOWNSHIP
TBM. - TEMPORARY BENCHMARK
T.C. - TERRA COTTA
TELE. - TELEPHONE
USGS - U.S. GEOLOGICAL SURVEY
V. - WEST

CERTIFY TO:
CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.


STEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
ADMINISTRATIVE CODE BUSINESS No. 7834

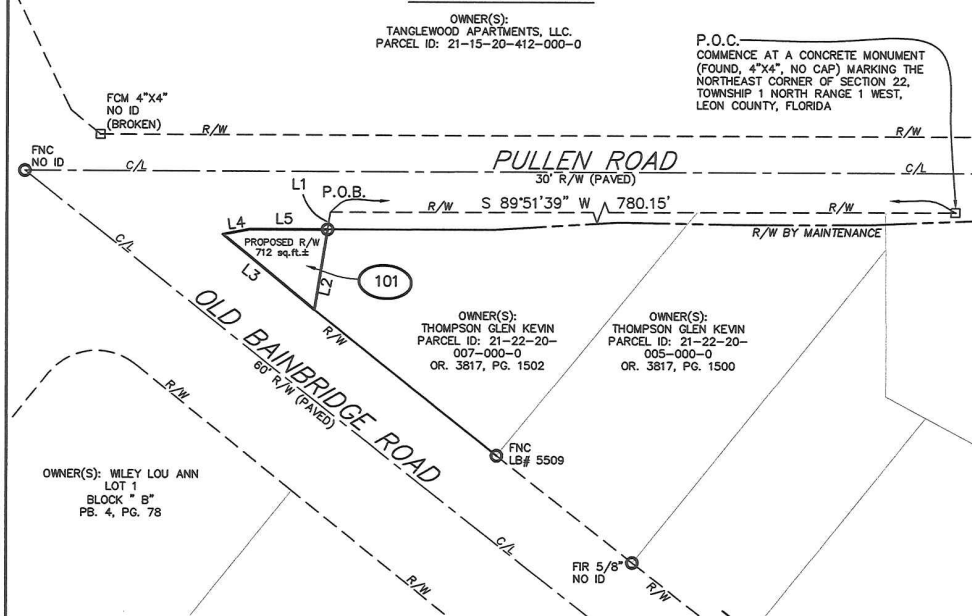
NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. THE BOUNDARIES SHOWN HEREIN ARE BASED ON LEGAL DESCRIPTIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


SURVEYING and MAPPING INC.
3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY : S. BROWN	SHEET NO.
CHECKED BY : S. STINSON	2
DATE : FEBRUARY 23, 2015	OF 2
REVISED: 11/19/2015	
SCALE 1" = 50'	
FIELD BOOK N/A PAGE N/A	JOB NO.
DATE OF SURVEY: N/A	20833.07

SKETCH OF DESCRIPTION PROPOSED R/W PARCEL 101



LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°11'35"W	7.12'
L2	S09°11'35"W	32.85'
L3	N50°42'29"W	47.86'
L4	N79°05'15"E	10.83'
L5	N89°52'18"E	31.65'



PROPERTY DESCRIPTION: (PARCEL 101)

COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 39 SECONDS WEST 780.15 FEET TO A POINT ON THE SOUTHERLY MONUMENTED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY RUN S 09°11'35" W A DISTANCE OF 7.12 FEET FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 09 DEGREES 11 MINUTES 35 SECONDS WEST A DISTANCE OF 32.85 FEET TO THE NORTH RIGHT-OF-WAY BOUNDARY OF OLD BAINBRIDGE ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY RUN NORTH 50 DEGREES 42 MINUTES 29 SECONDS WEST A DISTANCE OF 47.86 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY NORTH 79 DEGREES 05 MINUTES 15 SECONDS EAST A DISTANCE OF 10.83 FEET; THENCE N 89°52'18" E A DISTANCE OF 31.65 FEET TO THE POINT OF BEGINNING. CONTAINING 712 SQ. FT. ±

LEGEND

AC. - ACRES	HYV. - HIGHWAY	P.O.C. - POINT OF COMMENCEMENT
ASPH. - ASPHALT	I.P. - IRON PIPE	P.T. - POINT OF TANGENCY
AVE. - AVENUE	I.R. - IRON ROD	R. - RADIUS
BLDG. - BUILDING	M.H. - MANHOLE	RNG. - RANGE
BLVD. - BOULEVARD	MON. - MONUMENT	RD. - ROAD
B.M. - BENCHMARK	N. - NORTH	REF. - REFERENCE
BRS. - BEARING	NE. - NORTHEAST	R/R. - RAILROAD
C.G. - CURB and GUTTER	NGS. - NATIONAL GEODETIC SURVEY	R/W. - RIGHT OF WAY
C.M. - CONCRETE MONUMENT	NGVD - NATIONAL GEODETIC VERTICAL DATUM	SEC. - SECTION
CD. - COUNTY	NOL. - NUMBER	S.R. - STATE ROAD
CONC. - CONCRETE	NW. - NORTHWEST	S.S. - SANITARY SEWER
CP. - EAST	OHU. - OVERHEAD UTILITY LINE	ST. - STREET
DEED / DESIGN INFORMATION	PLAT INFORMATION	STA. - STATION
E. - ELECTRIC	P.C. - POINT OF CURVATURE	TWN. - TOWNSHIP
ELEV. - ELEVATION	P.C.C. - POINT OF COMPOUND CURVATURE	TBN. - TEMPORARY BENCHMARK
F.F.E. - FINISHED FLOOR ELEVATION	P.C.P. - PERMANENT CONTROL POINT	T.C. - TERRA COTTA
F.HYD. - FIRE HYDRANT	P.I. - POINT OF INTERSECTION	TELE. - TELEPHONE
FND. - FOUND	P.O.B. - POINT OF BEGINNING	U.S.G. - U.S. GEOLOGICAL SURVEY
FT. - FEET	PRM. - PERMANENT REFERENCE MONUMENT	V. - WEST

CERTIFY TO:
CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 7834

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

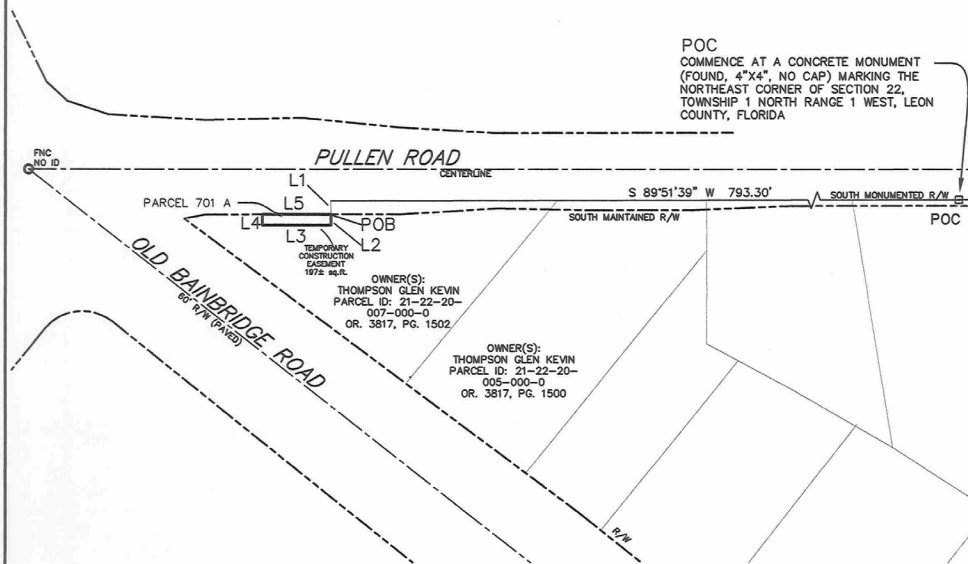
Meridian
SURVEYING and MAPPING INC.

3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32309
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY: S. BROWN
CHECKED BY: S. STINSON
DATE: MARCH 3, 2015
REVISED: 11/19/2015
SCALE: 1" = N/A
FIELD BOOK N/A PAGE N/A
DATE OF SURVEY N/A

SHEET NO.
1
OF 1
JOB NO.
20833.07

SKETCH OF DESCRIPTION **Temporary Construction Easement** **(PARCEL 701 A)**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°07'42"E	7.03'
L2	S00°07'42"E	5.59'
L3	S89°52'18"W	35.28'
L4	N00°07'42"W	5.59'
L5	N89°52'18"E	35.28'

PROPERTY DESCRIPTION:

(Temporary Construction Easement) Parcel 701 A
 COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA AND THENCE RUN S 89°51'39" W 793.30 FEET ALONG THE SOUTH MONUMENTED RIGHT OF WAY LINE OF PULLEN ROAD; THENCE RUN S 00°07'42" E, A DISTANCE OF 7.03 FEET TO THE MAINTAINED RIGHT OF WAY LINE OF PULLEN ROAD AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN S 00°07'42" E A DISTANCE OF 5.59 FEET; THENCE RUN S 89°52'18" W, A DISTANCE OF 35.28 FEET; THENCE RUN N 00°07'42" W, A DISTANCE OF 5.59 FEET; THENCE RUN N 89°52'18" E, A DISTANCE OF 35.28 FEET TO THE POINT OF BEGINNING. CONTAINING 197 SQ. FT. ±.



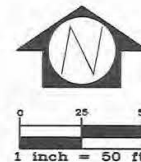
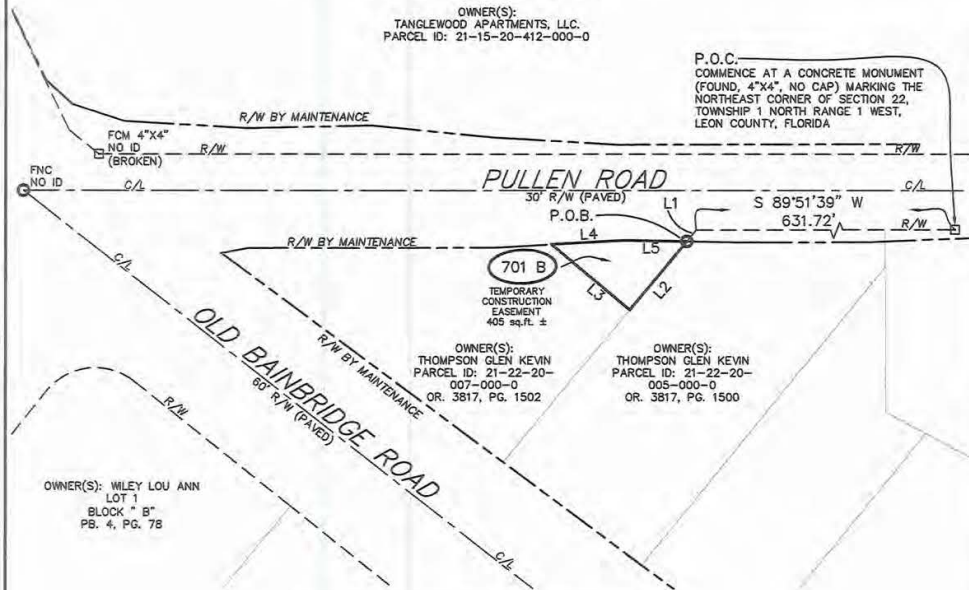
LEGEND AC. - ACRES ASPH. - ASPHALT AVE. - AVENUE BLDG. - BUILDING BLVD. - BOULEVARD B.M. - BENCHMARK BRG. - BEARING C.G. - CURB and GUTTER C.M. - CONCRETE MONUMENT CD. - COUNTY CONC. - CONCRETE (CD) - BEED / DESIGN INFORMATION E - EAST ELEC. - ELECTRIC ELEV. - ELEVATION F.F.E. - FINISHED FLOOR ELEVATION F. HYD. - FIRE HYDRANT Fnd. - FOUND FT. - FEET HWY. - HIGHWAY I.P. - IRON PIPE I.R. - IRON ROD M.H. - MANHOLE MON. - MONUMENT N - NORTH NE - NORTHEAST NGS - NATIONAL GEODETIC SURVEY NGVD - NATIONAL GEODETIC VERTICAL DATUM NO. - NUMBER N&C - NAIL and CAP NW - NORTHWEST OHU - OVERHEAD UTILITY LINE PLAT. - PLAT INFORMATION (CP) - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.I. - POINT OF INTERSECTION P.D.B. - POINT OF BEGINNING PRM - PERMANENT REFERENCE MONUMENT P.D.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENCY R - RADIUS RNG. - RANGE RD. - ROAD REF. - REFERENCE R/R - RAILROAD R/W - RIGHT OF WAY S.S. - SURVEY INFORMATION SEC. - SECTION S.R. - STATE ROAD S.S. - SANITARY SEWER ST. - STREET STA. - STATION T.M. - TOWNSHIP TBM - TEMPORARY BENCHMARK T.C. - TERRA COTTA TELE. - TELEPHONE U.S.G.S. - U.S. GEOLOGICAL SURVEY W - WEST		CERTIFY TO: CITY OF TALLAHASSEE GENESIS GROUP	
NOTES 1. THIS IS NOT A BOUNDARY SURVEY. 2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY. 3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS. 4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN. 5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN. 6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.		DRAWN BY : K.SPELL CHECKED BY : S.STINSON DATE : MARCH 4, 2015 REVISED:	
SHEVEN W. STINSON FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457 FLORIDA LICENSED BUSINESS No. 7834		SCALE 1" = 50' FIELD BOOK N/A DATE OF SURVEY: N/A	
DATE 3/5/15		SHEET NO. 1 OF 1 JOB NO. 20833.07	

(PARCEL 701A)
TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement (“TCE”) over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property’s driveway connection(s) to Pullen Road as a part of Leon County’s Old Bainbridge at Pullen Road Intersection Improvement Project (“Project”), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
- (c) Leon County and/or its contractors shall have the right to operate vehicles and equipment within the TCE area and to use said easement to park said vehicles and equipment and store materials, subject to subparagraph (d), below;
- (d) The TCE shall be non-exclusive and Leon County and/or its contractor’s use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

SKETCH OF DESCRIPTION **Temporary Construction Easement** **(Parcel 701 B)**



LEGEND AC - ACRES ASPH - ASPHALT AVE - AVENUE BLDG - BUILDING BLVD - BOULEVARD B.M. - BENCHMARK BRG - BEARING C.G. - CURB and GUTTER C.M. - CONCRETE MONUMENT CD - COUNTY CONC. - CONCRETE C/D - CED / DESIGN INFORMATION E - EAST ELEC - ELECTRIC ELEV. - ELEVATION F.F.E. - FINISHED FLOOR ELEVATION F.HYD. - FIRE HYDRANT FIND - FOUND FT. - FEET H.V. - HIGHWAY I.P. - IRON PIPE I.R. - IRON ROD M.H. - MANHOLE MON. - MONUMENT N - NORTH NE - NORTHEAST NGS - NATIONAL GEODETIC SURVEY NGVD - NATIONAL GEODETIC VERTICAL DATUM NO. - NUMBER NW - NORTHWEST OHU - OVERHEAD UTILITY LINE P - PLAT INFORMATION P.C. - POINT OF CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.C.P. - PERMANENT CONTROL POINT P.I. - POINT OF INTERSECTION P.O.B. - POINT OF BEGINNING PRM - PERMANENT REFERENCE MONUMENT P.O.C. - POINT OF COMMENCEMENT P.T. - POINT OF TANGENCY R - RADIUS RNG. - RANGE RD. - ROAD REF. - REFERENCE R/R - RAILROAD R/W - RIGHT OF WAY S - SURVEY INFORMATION SEC. - SECTION S.R. - STATE ROAD S.S. - SANITARY SEWER ST. - STREET STA. - STATION T.M. - TOWNSHIP TBM - TEMPORARY BENCHMARK T.C. - TERRA COTTA TELE. - TELEPHONE U.S.G.S. - U.S. GEOLOGICAL SURVEY W - WEST		
CERTIFY TO: CITY OF TALLAHASSEE GENESIS GROUP		

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOTES
1. THIS IS NOT A BOUNDARY SURVEY.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 STEVEN W. STINSON FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457 FLORIDA LICENSED BUSINESS No. 7834	Meridian SURVEYING and MAPPING INC. 3201 Shamrock Street South, Suite #101 Tallahassee, Florida 32309 Office: (850) 668-7641 Fax: (850) 668-7648	DRAWN BY: S. BROWN	SHEET NO.
		CHECKED BY: S. STINSON	1
		DATE: MARCH 25, 2015	OF 1
		REVISED:	JOB NO.
SCALE: 1" = 50' FIELD BOOK N/A PAGE N/A DATE OF SURVEY: N/A		20833.07	

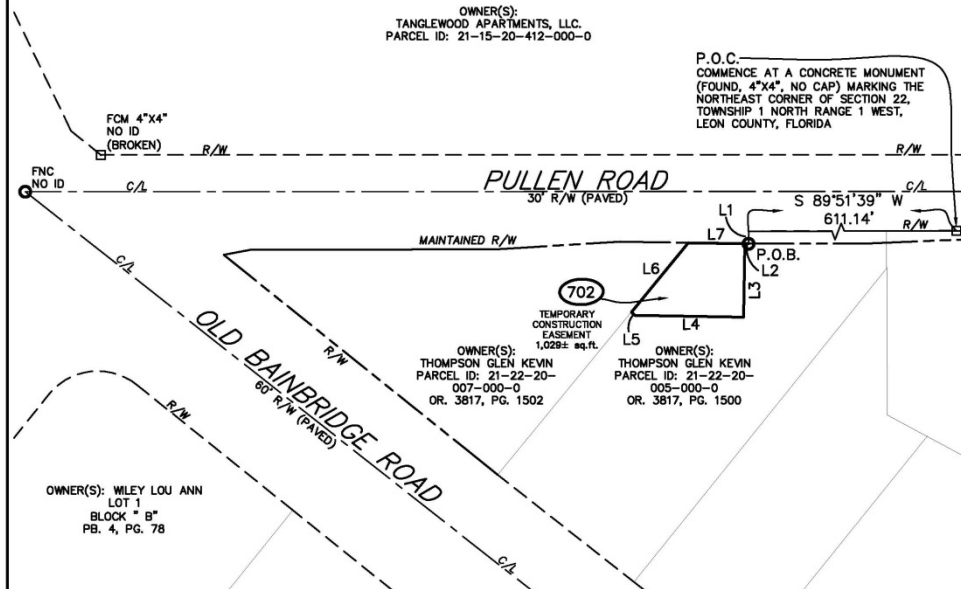
(PARCEL 701B)
TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement (“TCE”) over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property’s driveway connection(s) to Pullen Road as a part of Leon County’s Old Bainbridge at Pullen Road Intersection Improvement Project (“Project”), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
- (c) Leon County and/or its contractors shall have the right to operate vehicles and equipment within the TCE area and to use said easement to park said vehicles and equipment and store materials, subject to subparagraph (d), below;
- (d) The TCE shall be non-exclusive and Leon County and/or its contractor’s use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

SKETCH OF DESCRIPTION

Temporary Construction Easement (Parcel 702)

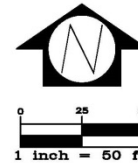


LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°08'25"E	5.06'
L2	S89°52'18"W	1.48'
L3	S01°01'03"W	29.73'
L4	N88°58'57"W	44.00'
L5	N49°38'51"W	1.90'
L6	N39°22'34"E	36.37'
L7	S88°59'58"E	22.90'

PROPERTY DESCRIPTION:

(Temporary Construction Easement) Parcel 702

COMMENCE AT A CONCRETE MONUMENT (FOUND, 4"x4", NO CAP) MARKING THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 1 NORTH RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 51 MINUTES 39 SECONDS WEST 611.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 25 SECONDS EAST, A DISTANCE OF 5.06' TO A POINT ON THE MAINTAINED RIGHT OF WAY OF PULLEN ROAD; THENCE RUN SOUTH 89 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 1.48 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING AND LEAVING SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY RUN SOUTH 01 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 29.73 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 57 SECONDS WEST A DISTANCE OF 44.00 FEET; THENCE NORTH 49 DEGREES 38 MINUTES 51 SECONDS WEST A DISTANCE OF 1.90 FEET; THENCE NORTH 39 DEGREES 22 MINUTES 34 SECONDS EAST, A DISTANCE OF 36.37 FEET TO THE SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY SOUTH 88 DEGREES 59 MINUTES 58 SECONDS EAST A DISTANCE OF 22.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1,029± SQ. FT.



LEGEND

AC. - ACRES
ASPH. - ASPHALT
AVE. - AVENUE
BLDG. - BUILDING
BLVD. - BOULEVARD
B.M. - BENCHMARK
BRG. - BEARING
C.G. - CURB AND GUTTER
C.M. - CONCRETE MONUMENT
CD. - COUNTY
CONC. - CONCRETE
CD - BEED / DESIGN INFORMATION
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ELEC. - ELECTRIC
ELEV. - ELEVATION
F.F.E. - FINISHED FLOOR ELEVATION
F.HYD. - FIRE HYDRANT
Fnd. - FOUND
FT. - FEET

Hwy. - HIGHWAY
I.P. - IRON PIPE
I.R. - IRON ROD
M.H. - MANHOLE
MON. - MONUMENT
N - NORTH
NE - NORTHEAST
NGS - NATIONAL GEODETIC SURVEY
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NL. - NUMBER
N&C - NAIL AND CAP
NW - NORTHWEST
OHU - OVERHEAD UTILITY LINE
P - PLAT INFORMATION
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECTION
P.D.B. - POINT OF BEGINNING
PRM - PERMANENT REFERENCE MONUMENT

P.D.C. - POINT OF COMMENCEMENT
P.T. - POINT OF TANGENCY
R - RADIUS
RNG. - RANGE
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STA. - STATION
TWN. - TOWNSHIP
TBM - TEMPORARY BENCHMARK
T.C. - TERRA COTTA
TELE. - TELEPHONE
USGS - U.S. GEOLOGICAL SURVEY
W - WEST

CERTIFY TO:

CITY OF TALLAHASSEE
GENESIS GROUP

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STEVEN W. STINSON
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 7834
DATE: DECEMBER 8, 2015

NOTES

- THIS IS NOT A BOUNDARY SURVEY.
- NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
- THE BOUNDARIES SHOWN HEREON ARE BASED ON LEGAL DESCRIPTIONS.
- NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
- NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Meridian
SURVEYING and MAPPING INC.

3201 Shamrock Street South, Suite #101
Tallahassee, Florida 32309
Office (850) 688-7841 Fax (850) 688-7848

DRAWN BY: K.SPELL
CHECKED BY: S.STINSON
DATE: FEBRUARY 11, 2014
REVISED: MARCH 4, 2015
SCALE: 1" = 50'
FIELD BOOK N/A PAGE N/A
DATE OF SURVEY: N/A

SHEET NO.
1
OF 1
JOB NO.
20833.07

(PARCEL 702)
TEMPORARY CONSTRUCTION EASEMENT – TERM SHEET

A Temporary Construction Easement (“TCE”) over the parcel of land described herein for the purpose of facilitating the harmonization of the subject property’s driveway connection(s) to Pullen Road as a part of Leon County’s Old Bainbridge at Pullen Road Intersection Improvement Project (“Project”), limited to the uses as follows, to wit:

- (a) Leon County and its contractors shall have the right to ingress, egress and use the above described lands to perform all work necessary for the purpose of tying in and harmonizing the remainder property and the improvements thereon to the improvements to be constructed in connection with the Project, including without limitation sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration, subject to subparagraph (d), below;
- (b) Following completion of construction, Leon County and/or its contractors shall remove its materials and equipment associated with said activities, and shall restore, repair or replace any pre-existing asphalt, curbing, and/or sod within the TCE area disturbed by such activities. Pre-existing sod or landscaping, if any, within the TCE disturbed by the construction shall be replaced with sod or plants of such comparable species and size, as are readily available;
- (c) Leon County and/or its contractors shall have the right to operate vehicles and equipment within the TCE area and to use said easement to park said vehicles and equipment and store materials, subject to subparagraph (d), below;
- (d) The TCE shall be non-exclusive and Leon County and/or its contractor’s use and enjoyment of the rights granted herein shall not interfere with reasonable vehicular or pedestrian access to the remaining property over the TCE area;
- (e) The TCE shall expire upon the final completion of the construction of the Project, but in no event later than three years from the date on which Leon County acquires title to the TCE.

Exhibit 3

List of Defendants' Names, Residences, Legal Disabilities, and Interests in or Claims to the Property

Parcel 103

1. TANGLEWOOD APARTMENTS OF TALLAHASSEE, LLC

- a. Name: Tanglewood Apartments of Tallahassee, LLC, a Florida Limited Liability Company
- b. Residence/Principal Address: 905 Biscayne Boulevard., Suite 1, Deland, FL 32724
- c. Legal Disabilities: None known.
- d. Interest in or claim to Property sought to be acquired: May claim an ownership interest in Parcel 103 pursuant to a Special Warranty Deed recorded at O.R. Book 4719, Page 841, Official Records of Leon County, Florida.
- e. Serve: Charles S. Stratton, Esq., Broad and Cassel, 215 S. Monroe Street, Tallahassee, FL 32301

2. EMBARQ FLORIDA, INC. d/b/a CenturyLink and f/k/a Southeastern Telephone Company

- a. Name: Embarq Florida, Inc., a Florida corporation
- b. Residence/Principal Address: 100 CenturyLink Drive, Monroe, LA 71203
- c. Legal Disabilities: None known.
- d. Interest in or claim to Property sought to be acquired: May claim an ownership interest in Parcel 103 as successor in interest to Southeastern Telephone Company pursuant to an Easement recorded at O.R. Book 630, Page 293, Official Records of Leon County, Florida.
- e. Serve: CT Corporation System, Registered Agent, 1200 South Pine Island Road, Plantation, FL 33324

3. FEDERAL NATIONAL MORTGAGE ASSOCIATION a/k/a Fannie Mae

- a. Name: Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America
- b. Residence/Principal Address: 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim a lien interest in Parcel 103 as Assignee of the Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded at O.R. Book 4719, Page 845, Official Records of Leon County, Florida pursuant to an Assignment of Mortgage recorded at O.R. Book 4719, Page 867, Official Records of Leon County, Florida.
- e. Serve: Federal National Mortgage Association, Attention: Legal Resource Center, 3900 Wisconsin Avenue, NW, Washington, DC 20016-2892

4. **LEON COUNTY TAX COLLECTOR**

- a. Name: Doris Maloy, in her official capacity as Leon County Tax Collector
- b. Residence/Principal Address: 1276 Metropolitan Boulevard, Suite 102, Tallahassee, FL 32312
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights in Parcel 103 as a lienor for any outstanding property taxes for Parcel ID 21-15-20-412-000-0.
- e. Serve: Timothy R. Qualls, Esq., Young vanAssenderp, P.A., 215 South Monroe Street, Suite 802, Tallahassee, FL 32301

5. **LEON COUNTY PROPERTY APPRAISER**

- a. Name: Bert Hartsfield, CFA, in his official capacity as Leon County Property Appraiser
- b. Residence/Principal Address: 315 South Calhoun Street, Third Floor, Tallahassee, FL 32301
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim an interest in Parcel 103 as Property Appraiser.
- e. Serve: Terry J. Harmon, Esq., Sniffen & Spellman, P.A., 123 N. Monroe Street, Tallahassee, FL 32301

6. All other unknown persons claiming interests by, through, under, or against the above-named Defendants, and all other persons having or claiming to have any right, title, or interest in Parcel 103 as described in the Petition.

Parcels 101, 701A, 701B, 702

1. **GLEN KEVIN THOMPSON**

- a. Name: Glen Kevin Thompson
- b. Residence Address: 31 Belin Court, Crawfordville, FL 32327
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim an ownership interest in Parcels 101, 701A, 701B, and 702 pursuant to separate Warranty Deeds for four abutting properties recorded at and O.R. Book 3817, Page 1502 (for 2539-2541 Old Bainbridge Road), O.R. Book 3817, Page 1500 (for 2535-2537 Old Bainbridge Road), O.R. Book 3817, Page 1525 (for 2531-2533 Old Bainbridge Road), O.R. Book 3817, Page 1548 (for 2525 Old Bainbridge Road), all in the Official Records of Leon County, Florida.
- e. Serve: Glen Kevin Thompson, 31 Belin Court, Crawfordville, FL 32327

2. CYNTHIA DIANE THOMPSON

- a. Name: Cynthia Diane Thompson
- b. Residence Address: 31 Belin Court, Crawfordville, FL 32327
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim an ownership interest in Parcels 101, 701A, 701B, and 702 pursuant to separate Warranty Deeds for four abutting properties recorded at and O.R. Book 3817, Page 1502 (for 2539-2541 Old Bainbridge Road), O.R. Book 3817, Page 1500 (for 2535-2537 Old Bainbridge Road), O.R. Book 3817, Page 1525 (for 2531-2533 Old Bainbridge Road), O.R. Book 3817, Page 1548 (for 2525 Old Bainbridge Road), all in the Official Records of Leon County, Florida.
- e. Serve: Cynthia Diane Thompson, 31 Belin Court, Crawfordville, FL 32327

3. SHEILA WILLIAMS

- a. Name: Sheila Williams
- b. Residence Address: 2541 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Sheila Williams, 2541 Old Bainbridge Road, Tallahassee, FL 32303

4. EDNA GASQUE

- a. Name: Edna Gasque
- b. Residence/Principal Address: 2539 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Edna Gasque, 2539 Old Bainbridge Road, Tallahassee, FL 32303

5. ZACHARY HASTIE

- a. Name: Zachary Hastie
- b. Residence/Principal Address: 2537 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Zachary Hastie, 2537 Old Bainbridge Road, Tallahassee, FL 32303

6. DARBY YOUNG

- a. Name: Darby Young
- b. Residence/Principal Address: 2535 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Darby Young, 2535 Old Bainbridge Road, Tallahassee, FL 32303

7. BARBARA WILLIAMS

- a. Name: Barbara Williams
- b. Residence/Principal Address: 2533 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Barbara Williams, 2533 Old Bainbridge Road, Tallahassee, FL 32303

8. KEN BEADNELL

- a. Name: Ken Beadnell
- b. Residence/Principal Address: 2531 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Ken Beadnell, 2531 Old Bainbridge Road, Tallahassee, FL 32303

9. KELVIN DAVIS

- a. Name: Kelvin Davis
- b. Residence/Principal Address: 2525 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Kelvin Davis, 2525 Old Bainbridge Road, Tallahassee, FL 32303

10. GAYLA DAVIS

- a. Name: Gayla Davis
- b. Residence/Principal Address: 2525 Old Bainbridge Road, Tallahassee, FL 32303
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights to Parcels 101, 701A, 701B, and 702 as Lessee occupying residence address pursuant to an unrecorded agreement.
- e. Serve: Gayla Davis, 2525 Old Bainbridge Road, Tallahassee, FL 32303

11. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. a/k/a MERS, as nominee for Branch Banking and Trust Company

- a. Name: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation
- b. Residence/Principal Address: 1818 Library Street, Suite 300, Reston, VA 20190
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim a lien interest in Parcels 101, 701A, 701B, and 702 as Mortgagee, acting as nominee for Branch Banking and Trust Company, pursuant to separate Mortgages on four abutting properties recorded at and O.R. Book 4010, Page 1509 (for 2539-2541 Old Bainbridge Road), O.R. Book 3826, Page 127 (for 2535-2537 Old Bainbridge Road), O.R. Book 4010, Page 1321 (for 2531-2533 Old Bainbridge Road), O.R. Book 4010, Page 1292 (for 2525 Old Bainbridge Road), all in the Official Records of Leon County, Florida.
- e. Serve: CT Corporation System, Registered Agent, 1200 South Pine Island Road, Plantation, FL 33324

12. LEON COUNTY TAX COLLECTOR

- a. Name: Doris Maloy, in her official capacity as Leon County Tax Collector
- b. Residence/Principal Address: 1276 Metropolitan Boulevard, Suite 102, Tallahassee, FL 32312
- c. Legal Disabilities: None known
- d. Interest in or claim to Property sought to be acquired: May claim rights in Parcel 103 as a lienor for any outstanding property taxes for Parcel ID 21-15-20-412-000-0.
- e. Serve: Timothy R. Qualls, Esq., Young vanAssenderp, P.A., 215 South Monroe Street, Suite 802, Tallahassee, FL 32301

13. LEON COUNTY PROPERTY APPRAISER

- a. Name: Bert Hartsfield, CFA, in his official capacity as Leon County Property Appraiser
 - b. Residence/Principal Address: 315 South Calhoun Street, Third Floor, Tallahassee, FL 32301
 - c. Legal Disabilities: None known
 - d. Interest in or claim to Property sought to be acquired: May claim an interest in Parcel 103 as Property Appraiser.
 - e. Serve: Terry J. Harmon, Esq., Sniffen & Spellman, P.A., 123 N. Monroe Street, Tallahassee, FL 32301
14. All other unknown persons claiming interests by, through, under, or against the above-named Defendants, and all other persons having or claiming to have any right, title, or interest in Parcels 101, 701A, 701B, or 702 as described in the Petition.