

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

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

Petitioner,

Case No.: 2016 CA 000568

vs.

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

TANGLEWOOD APARTMENTS OF
TALLAHASSEE, LLC, a Florida Limited Liability
Company; et al.,

Defendants.

**STIPULATED ORDER OF TAKING BY JOINT MOTION OF PETITIONER AND
DEFENDANTS, GLEN KEVIN THOMPSON and CYNTHIA DIANE THOMPSON
(Parcels 101, 701A, 701B and 702)**

THIS CAUSE having come on upon the Petitioner's Declaration of Taking filed herein and the Joint Motion for the entry of a Stipulated Order of Taking made by Petitioner, LEON COUNTY, FLORIDA, and Defendants, GLEN KEVIN THOMPSON and CYNTHIA DIANE THOMPSON, set forth herein below; and it appearing to the Court that notice of this Court's hearing on May 12, 2016, to consider Petitioner's request for an Order of Taking was properly given to said Defendants, and that there are no other known persons or entities having or claiming any equity, lien, title, or other interest in or to the real property identified in the Petition in Eminent Domain as Parcels 101, 701A, 701B, and 702, and as further described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter the "Subject Property"), whose interests are not addressed by this Stipulated Order, and that all parties hereto have been given the opportunity to be heard as to all issues herein including the Declaration of Taking, the jurisdiction of the Court, the sufficiency of the pleadings, the amount to be deposited for the

property and interests sought to be appropriated, and whether the Petitioner is properly exercising the authority delegated to it; and it further appearing to the Court that there are no other Defendants in this action who will require an appearance before this Court at the Order of Taking hearing, and that the Petitioner and said Defendants were authorized to enter into this Joint Motion; and the Court being otherwise fully advised in the premises, it is now, therefore,

ORDERED AND ADJUDGED

1. That Defendants, GLEN KEVIN THOMPSON and CYNTHIA DIANE THOMPSON (hereinafter collectively the "THOMPSONS"), by virtue of their fee simple interest, are the owners of the Subject Property herein.

2. That Defendant, LEON COUNTY TAX COLLECTOR (hereinafter the "TAX COLLECTOR"), has an interest in the Subject Property as a tax lienor by virtue of any ad valorem and non-ad valorem taxes that may be due and owing on the Subject Property.

3. That Defendants, SHEILA WILLIAMS, EDNA GASQUE, ZACHARY HASTIE, DARBY YOUNG, BARBARA WILLIAMS, KEN BEADNELL, KELVIN DAVIS, and GAYLA DAVIS (hereinafter collectively the "TENANTS"), may have an interest in the Subject Property by virtue of unrecorded leases with the THOMPSONS.

4. That Defendant, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a Delaware corporation, as nominee for Branch Banking and Trust Company (hereinafter "MERS") may have a lienholder's interest in the Subject Property by virtue of multiple mortgages recorded in the Public Records of Leon County, Florida.

5. That the Court has jurisdiction of this action, of the Subject Property, and of the parties hereto pursuant to Chapters 73 and 74 of the Florida Statutes.

6. That the pleadings in this cause are sufficient as to the Subject Property, that

Petitioner is properly exercising its delegated authority, and that the condemnation of the Subject Property is for a valid public purpose and is necessary for that purpose.

7. That the Declaration of Taking and estimate of full compensation for the interests in the Subject Property sought to be appropriated have been considered, and the Court finds and determines that the sum of \$18,820.00 will presently secure the persons lawfully entitled to compensation for said interests in the Subject Property, which will ultimately be determined by Final Judgment of this Court.

8. That the joint motion for entry of this Order of Taking is approved, and the Order of Taking is incorporated herein by reference, and it is further

ORDERED AND ADJUDGED

9. That, no later than twenty (20) days from the date of this Stipulated Order of Taking, Petitioner shall deposit the sum of EIGHTEEN THOUSAND EIGHT HUNDRED TWENTY and NO/100 DOLLARS (\$18,820.00) into the Court Registry. Upon the making of said deposit, fee simple title to Parcel 101, and temporary construction easement interests in Parcels 701A, 701B and 702, as set forth in Exhibit "A" shall be vested in the Petitioner, and such title and interests in the Subject Property shall be deemed to be condemned and taken for the use of the Petitioner, and the right to full compensation for the same shall be vested in the persons lawfully entitled thereunto, such compensation to be ascertained and awarded in this cause as established by Final Judgment entered herein by stipulation or after trial by jury, if necessary.

10. That upon deposit of the sum in the Court Registry as set forth above, and without further notice or Order of this Court, the Petitioner shall be entitled to possession of the Subject

Property, and shall be entitled to remove all fixtures and personal property located on the Subject Property, if any.

11. That Defendants THOMPSONS, TENANTS, TAX COLLECTOR, and MERS may have competing interests in the \$18,820.00 deposited into the Court Registry and, therefore, said sum shall remain in the Court Registry pending further Court Order for disbursement thereof.

12. That Defendants, when applicable, shall furnish the Petitioner with a disclosure affidavit as required by Section 286.23, *Florida Statutes*. Such affidavit, if applicable, shall be furnished to the Petitioner before any withdrawal of funds from the Court Registry can be made.

13. That Petitioner shall construct its project in substantial compliance with the profile as shown on the bottom half of the construction plans attached hereto as Exhibit "B". It is noted that the plans include Sheets 55, 56, 57, and 58.

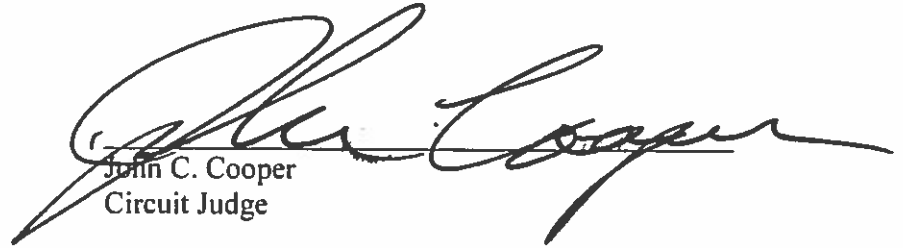
14. That the Clerk of this Court shall forthwith, upon deposit of the Petitioner's good-faith estimate as to Parcels 101, 701A, 701B and 702, pay to the Trust Account of Gaylord Merlin Ludovici & Diaz, attorneys for the above-named Defendants, the aforesaid sum, *less* any amount paid to the Tax Collector as set out hereinabove, on account of and without prejudice to the Defendants' claim of full compensation in the above-styled cause, and immediately upon issue, same shall be forwarded by regular U.S. Mail to Gaylord Merlin Ludovici & Diaz, 5001 West Cypress Street, Tampa, FL 33607-3803.

15. That upon receipt of same it shall be the responsibility of Gaylord Merlin Ludovici & Diaz to place said funds in an interest-bearing escrow account for the benefit of any party claiming an interest in these monies and said funds shall be disbursed only upon agreement of counsel for the Defendants or upon further Order of this Court.

16. That this stipulation is without prejudice to either of the parties.

17. That the Clerk of the Circuit Court shall record this Stipulated Order of Taking in the official records of Leon County.

DONE and ORDERED in Chambers at Tallahassee, Leon County, Florida, this 12th day of May, 2016.

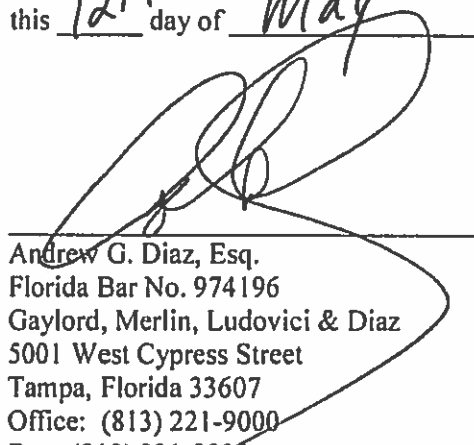

John C. Cooper
Circuit Judge

Conformed copies to:

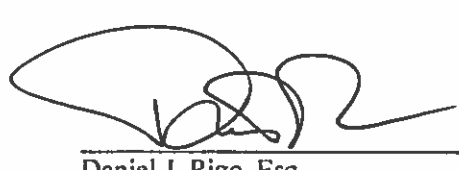
Andrew G. Diaz, Esq.
Timothy R. Qualls, Esq.
Terry J. Harmon, Esq.
Daniel J. Rigo, Esq.
Murray M. Wadsworth, Jr., Esq.

JOINT MOTION FOR ENTRY OF STIPULATED ORDER OF TAKING

The Petitioner, LEON COUNTY, FLORIDA, and the Defendants, GLEN KEVIN THOMPSON and CYNTHIA DIANE THOMPSON, by and through their undersigned attorneys, respectfully move this Honorable Court for entry of the foregoing Stipulated Order of Taking this 12th day of May, 2016.



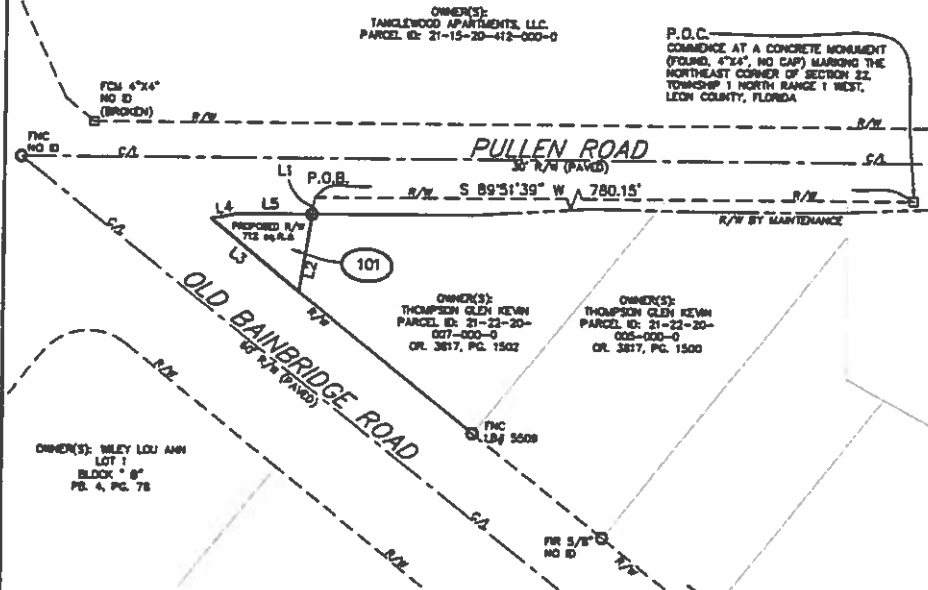
Andrew G. Diaz, Esq.
Florida Bar No. 974196
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5001 West Cypress Street
Tampa, Florida 33607
Office: (813) 221-9000
Fax: (813) 221-9030
Email: adiaz@gaylordmerlin.com
Counsel for Defendants,
Glen Kevin Thompson, Cynthia Diane
Thompson, and Mortgage Electronic
Registration Systems, Inc.



Daniel J. Rigo, Esq.
Assistant County Attorney
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Co-counsel for Petitioner
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murray@mwadsworth.com
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301
(850) 606-2500
Counsel for Petitioner,
Leon County, Florida

Exhibit "A"

SKETCH OF DESCRIPTION PROPOSED R/W PARCEL 101



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°32'18" E A DISTANCE OF 31.65 FEET TO THE POINT OF BEGINNING. CONTAINING 712 SQ. FT. ±

LEGEND

AC - ACRES
ASPH - ASPHALT
AV - AVENUE
BLDG - BUILDING
BLVD - BOULEVARD
B - BENCHMARK
C - CURB
C & G - CURB AND GUTTER
C.N. - CONCRETE MONUMENT
CL - COUNTY
CONC. - CONCRETE
C.D. - C.D. / SECTION INFORMATION
C.L. - CENTERLINE
ELEV - ELEVATION
F.F.E. - FINISHED FLOOR ELEVATION
F.W. - FINE WYTHE
F.W. - FINE WYTHE
F.T. - FEET

H.W. - HIGHWAY
I.P. - IRON PIPE
I.E. - IRON ROD
M.H. - MANHOLE
MON - MONUMENT
N - NORTH
N.E. - NORTHEAST
N.G.S. - NATIONAL GEODETIC SURVEY
N.V.S. - NATIONAL VERTICAL DATUM
N. - NORTH
R - ROAD
R.C. - ROAD AND CAP
R.N. - RIGHT-OF-WAY
R.P. - RIGHT-OF-WAY
P.C. - POINT OF CURVATURE
P.C.P. - POINT OF CURVATURE POINT
P.I. - POINT OF INTERSECTION
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.T. - POINT OF TANGENCY
R - ROAD
R.S. - ROAD
R.F. - REFERENCE
R/W - RIGHT-OF-WAY
S.E. - SECTION
S.S. - STATE ROAD
S.S. - SANITARY SEWER
ST - STREET
STA - STATION
T.M. - TOWNSHIP
T.M. - TEMPORARY BENCHMARK
T.C. - TOWN COTTA
T.E. - TELEPHONE
U.S. - U.S. GEOLOGICAL SURVEY
W - WEST

P.O.C. - POINT OF COMMENCEMENT
P.T. - POINT OF TANGENCY
R - ROAD
R.S. - ROAD
R.F. - REFERENCE
R/W - RIGHT-OF-WAY
S.E. - SECTION
S.S. - STATE ROAD
S.S. - SANITARY SEWER
ST - STREET
STA - STATION
T.M. - TOWNSHIP
T.M. - TEMPORARY BENCHMARK
T.C. - TOWN COTTA
T.E. - TELEPHONE
U.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 31-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

Meridian
SURVEYING AND MAPPING, INC.

5501 Shawnee Road South, Suite 600
Tallahassee, Florida 32309
OR. 2023 688-7848 Fax (904) 688-7848

DATE: 11/18/2015

SCALE: 1" = 1/4"

DATE OF SURVEY: 11/18/2015

SHEET NO. 1 OF 1

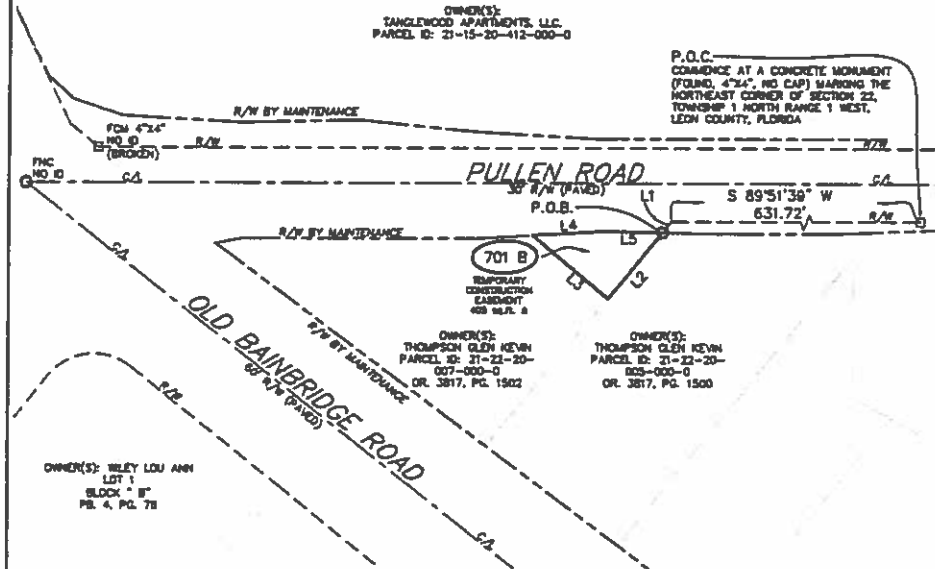
JOB NO. 20833.07

(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)**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S39°22'33"W	5.86'
L2	S39°22'33"W	36.37'
L3	N49°38'51"W	41.44'
L4	N86°43'32"E	29.00'
L5	S89°10'03"E	25.70'



PROPERTY DESCRIPTION:

(Temporary Construction Easement) T.C.E. "701 B"

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 631.72 FEET TO A POINT ON THE SOUTHERLY MONUMENTED RIGHT-OF-WAY BOUNDARY OF PULLEN ROAD; THENCE LEAVING SAID MONUMENTED RIGHT OF WAY RUN SOUTH 39 DEGREES 22 MINUTES 33 SECONDS WEST A DISTANCE OF 5.86 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39 DEGREES 22 MINUTES 33 SECONDS WEST, A DISTANCE OF 36.37 FEET; THENCE NORTH 49 DEGREES 38 MINUTES 51 SECONDS WEST A DISTANCE OF 41.44 FEET TO THE MAINTAINED RIGHT OF WAY OF PULLEN ROAD; THENCE NORTH 88 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE SOUTHERN MAINTAINED RIGHT OF WAY, A DISTANCE OF 29.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY MAINTAINED RIGHT-OF-WAY BOUNDARY SOUTH 89 DEGREES 10 MINUTES 03 SECONDS EAST A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING. CONTAINING 405 SQ. FT. ±

LEGEND			CERTIFY TO:	
AC - ACRES	HWY - HIGHWAY	P.C. - POINT OF COMMENCEMENT	CITY OF TALLAHASSEE GENESIS GROUP	
ADP - ASPHALT	I.P. - IRON PIPE	P.T. - POINT OF TANGENCY		
AVE - AVENUE	I.R. - IRON ROD	R - RADIUS		
B.L.C. - BUILDING	M.H. - MANHOLE	R.C. - RADIUS		
B.V. - BULKHEAD	N. - NORTH	R.F. - REFERENCE		
B.A. - BOUNDARY	N.E. - NORTHEAST	R/W - RIGHT OF WAY		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S/W - SURVEY INFORMATION		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - SECTION		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - STATE ROAD		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - SANITARY SEWER		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - STREET		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - STATION		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - TOWNSHIP		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - TEMPORARY BOUNDARY		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - TOWN COTTA		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - TELEPHONE		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - U.S. GEOLOGICAL SURVEY		
B.C. - BOUNDARY	N.E.S. - NATIONAL GEODETIC SURVEY	S.E. - WEST		

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 31-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Steven W. Stinson 3/2/15
 STEVEN W. STINSON
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 5437
 FLORIDA LICENSED BUSINESS No. 7834

NOTES

- THIS IS NOT A BOUNDARY SURVEY.
- NO TITLE ORIGIN 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.

Meridion
 SURVEYING AND MAPPING INC.
 3828 Shattuck Street South, Suite 900
 Tallahassee, Florida 32308
 Office (904) 688-7949 Fax (904) 688-7948

DRAWN BY: S. BROWN
 CHECKED BY: S. STINSON
 DATE: MARCH 25, 2015
 REVISIONS:

SCALE: 1" = 50'
 FILED DATE: 3/2/15
 DATE OF SURVEY: 3/2/15

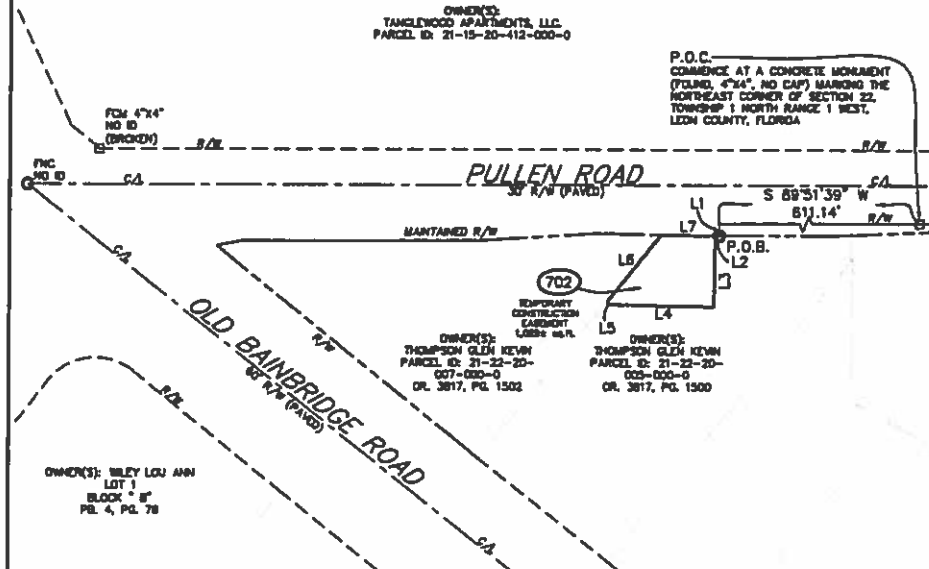
SHEET NO.
 1
 OF 1
 JOB NO.
 20833.07

(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°32'18"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 811.14 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		
AC - ACRES	HT - HIGHWAY	P.C. - POINT OF COMMENCEMENT
ASPH - ASPHALT	I.P. - IRON PIPE	P.T. - POINT OF TANGENCY
AVC - AVEICLE	J.L. - IRON ROD	R - RADIUS
B.L. - BUILDING	N.H. - NAIL HOLE	R/S - ROAD
B.T. - BOLLARD	RES - RESURFACING	RET - REFERENCE
S.H. - SIDEWALK	NE - NORTHEAST	R/W - RIGHT OF WAY
SEALING - SEALING	NS - NORTH	S/S - SANITARY SEWER
C.G. - CURB AND GUTTER	NE - NORTHEAST	ST - STREET
CO - CONCRETE	NS - NORTH	STA - STATION
CONC. - CONCRETE	NS - NORTH	TWA - TOWNSHIP
CONC. - CONCRETE	NS - NORTH	TYP - TYPICAL SECTION
CONC. - CONCRETE	NS - NORTH	T.C. - TOWN COTTA
CONC. - CONCRETE	NS - NORTH	TEL - TELEPHONE
CONC. - CONCRETE	NS - NORTH	U.S. - U.S. GEOLOGICAL SURVEY
CONC. - CONCRETE	NS - NORTH	W - WEST
CONC. - CONCRETE	NS - NORTH	

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 33-17.050 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. 2822

Meridian
SURVEYING and MAPPING INC.
6801 Shattuck Street South, Suite 600
Tallahassee, Florida 32309
Office (904) 699-7941 Fax (904) 699-7948

DRAWN BY: K.SPELL
CHECKED BY: S.STINSON
DATE: FEBRUARY 11, 2014
REVISED: MARCH 4, 2015

SCALE: 1" = 50'
PLOT DATE: 2/11/14
DATE OF SURVEY: 2/11/14

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 "B"

