

ITEM 7:

Consider whether an approximately 25.245 acre proposed transmission line on a portion of the Florida Fish and Wildlife Conservation Commission and Board of Trustees owned conservation land within the Fred C. Babcock/Cecil M. Webb Wildlife Management Area is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Charlotte County

APPLICANT:

Florida Power & Light (Applicant)

FWC STAFF REMARKS:

Much of the Fred C. Babcock/Cecil M. Webb Wildlife Management Area (BWWMA), now totaling nearly 81,000 acres, was purchased through the Federal Aid in Wildlife Restoration Act (Pittman-Robertson), through the U.S. Fish and Wildlife Service (USFWS). Subsequent acquisitions occurred under the State's Conservation and Recreation Lands, Preservation 2000, and Florida Forever land acquisition programs.

The Applicant requests the consent for a proposed transmission line on a portion of the BWWMA, to provide additional electric service reliability and resiliency for the public. The Fish and Wildlife Conservation Commission (FWC) manages the area under Lease 4095 from the Board of Trustees (BOT).

The proposed transmission line would expand an existing transmission line easement located in the northwestern portion of the BWWMA and extend eastward along the northern boundary. A small portion (0.25-acre) of this expanded transmission line crosses property owned by the BOT. The remaining 25+/- acres of the requested easement crosses portions of the BWWMA that are FWC owned.

The FWC is constitutionally mandated as the managing agency for the BWWMA to protect the concerned state-owned conservation land. Legislation also mandates that state-owned conservation land is to be held in perpetuity. Additionally, the BOT's Linear Facilities Policy requires an applicant to seek alternative routes where possible and to minimize the effects on state-owned conservation land. Further, legislation requires state agencies to work with linear facility providers where linear facilities are in the public interest. Under these guidelines, FWC strives through its analysis of the potential impacts to the resources, operational management, and public use and access for each wildlife conservation area affected by such applications for use to make recommendations to avoid or ameliorate those impacts while balancing the indicated need for alternative uses of state-owned conservation lands to ensure its primary mission of conserving the State's natural resources.

FWC provided a letter of no objection on September 15, 2021, and consulted with the USFWS who has no objections to the proposal.

The Division of Historical Resources (DHR) reviewed the project and stated it is unlikely to affect historic properties. However, as unexpected finds may occur during ground disturbing activities, a special condition will be added to the easement for DHR to be contacted should prehistoric or historic artifacts be found.

Avoidance:

The Applicant states, “The Bermont Rd (CR 74) corridor is the only practicable east-west alignment between the two substations being connected by the transmission line. This is a rural connector road with heavy high-speed truck traffic. A similar operation on the opposite side of the highway would not be practicable given the presence of overhead utility lines, as a much wider easement on a far greater number of smaller parcels (including residential) would be required in order to safely construct and ultimately maintain the line. The presence of the Applicant’s transmission line for several miles on FWC property on the south side of Bermont Rd, in an easement previously granted to predecessor grantee Seminole Electric (the Applicant now owns this transmission line), in our view acknowledged compatibility and presents a collocation opportunity for the Applicant’s transmission lines in a common corridor, anticipated to result in efficient operation and maintenance activities for the benefit of the public and the Applicant’s customers.”

Minimizing Impacts:

To minimize impacts to natural resources, the line and associated easement are proposed adjacent to the existing transmission line. This placement of the transmission line minimizes tree removal. The line and at-grade access road are proposed to largely avoid the existing fire breaks, and if fire breaks do need adjusting, could be accomplished during right-of-way preparation for the line. The new line will utilize spun concrete poles, similar to those existing within the preserve in the north-south FPL corridor. This project will not likely affect any imperiled and other wildlife species.

Compensation:

An easement fee will be paid by the Applicant to FWC and the BOT based on the appraised market value. Pursuant to F.S. 253.02(4), replacement lands shall be sought by the Applicant at 1.5 times the size of the easement area. If replacement lands are not available or are un-obtainable, the Applicant will pay to the applicable land manager an amount equaling two times the appraised value of the easement area.

Important inholdings and addition properties within Babcock/Webb's optimum boundary were provided to FPL as potential replacement lands. These lands could either remove inholdings, improve hydrological flows, or square the boundary for management purposes.

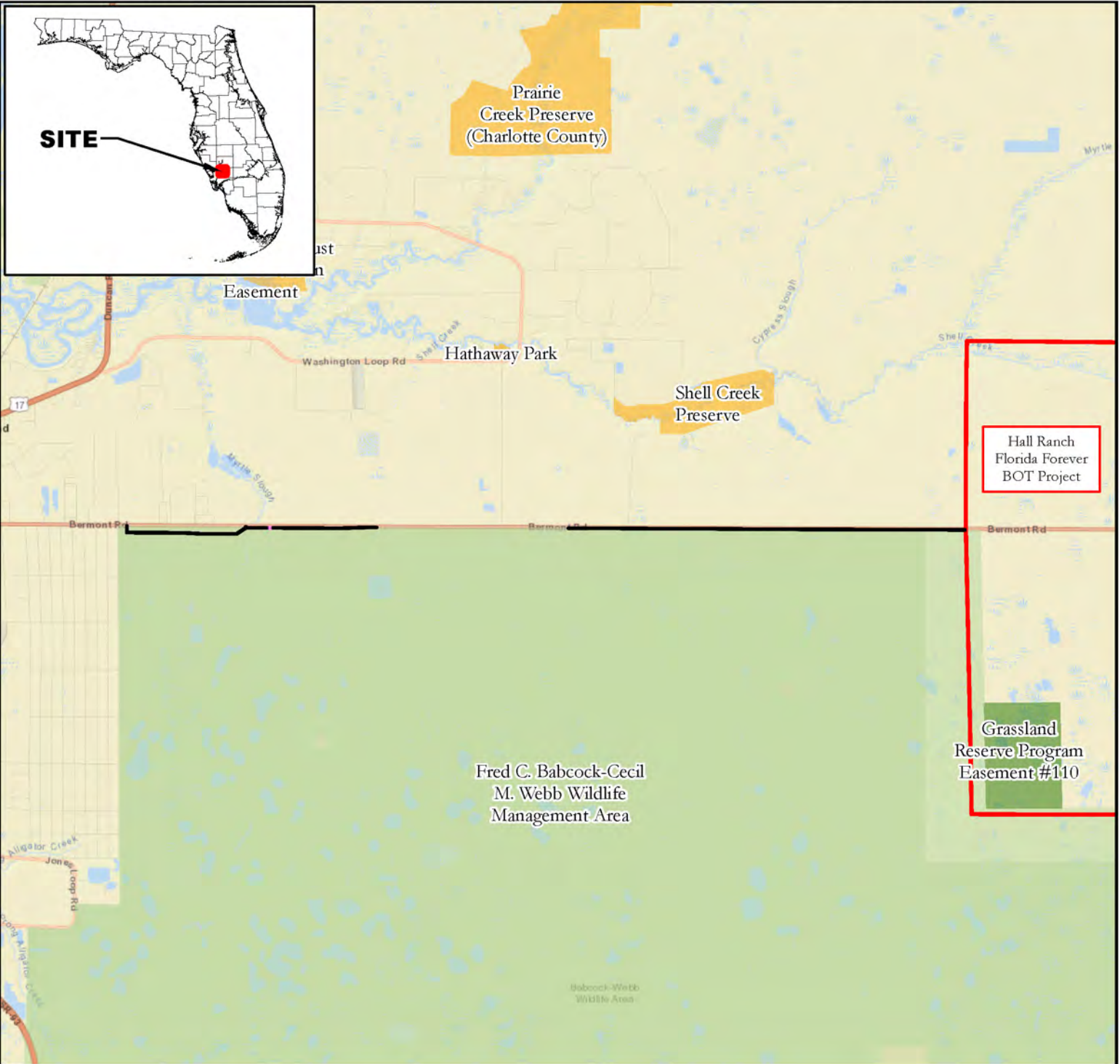
Additional conditions are provided in the FWC letter.






FWC AND DSL STAFF RECOMMENDATION:

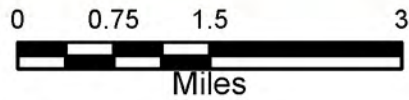
Approve the easement.

ARC RECOMMENDATION:

- APPROVE**
- APPROVE WITH MODIFICATIONS:** _____
- DEFER**
- WITHDRAW**
- NOT APPROVE**
- OTHER:** _____

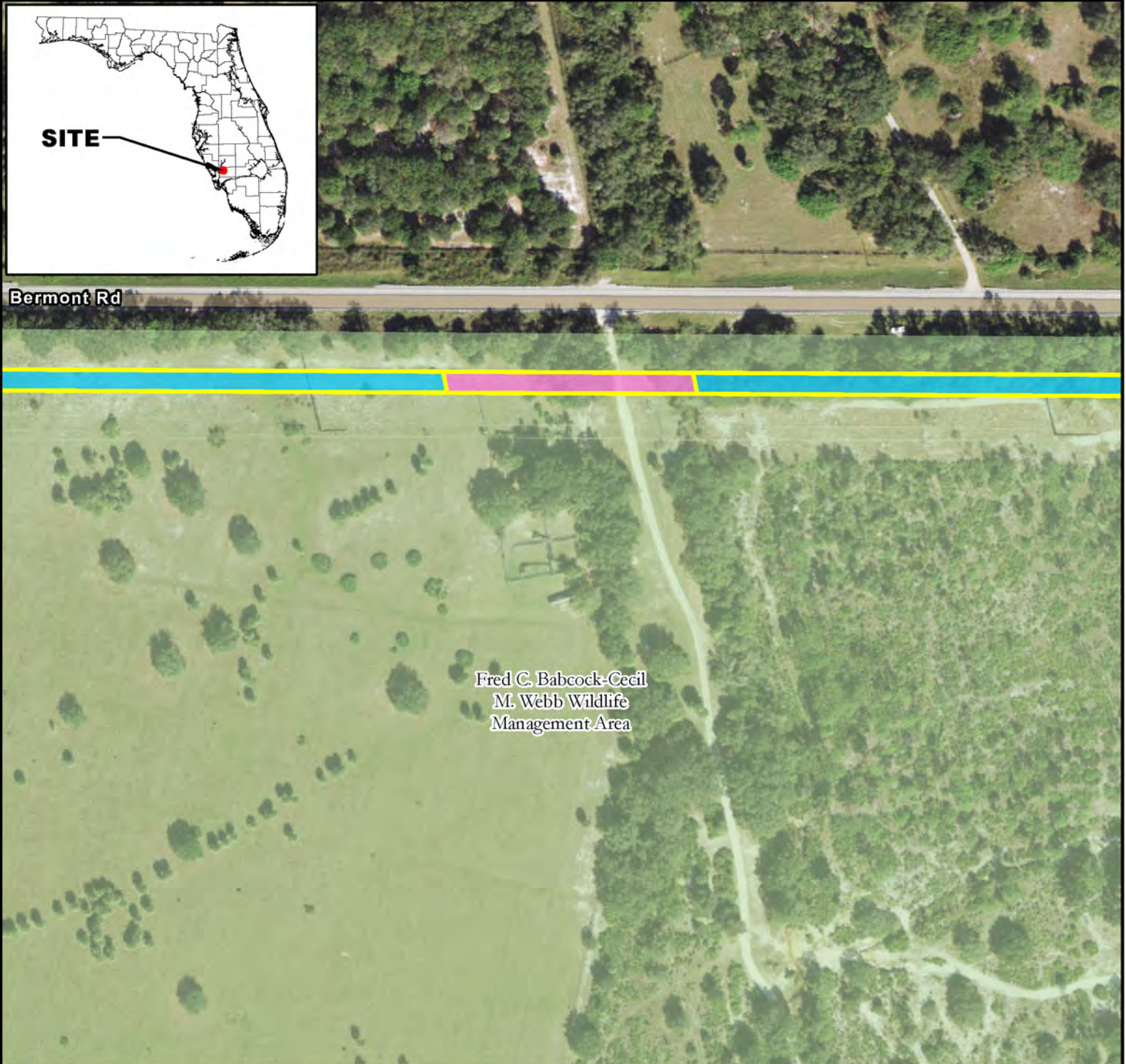





-  Subject Parcel BOT Owned
-  Subject Parcel FWC Owned
-  State Managed Conservation Lands
-  Federal Managed Conservation Lands
-  City/County Managed Conservation Lands

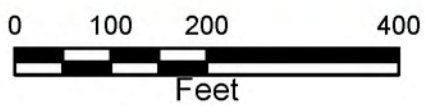


Easement No. 33455

Charlotte County, Florida



-  Subject Parcel BOT Owned
-  Subject Parcel FWC Owned
-  State Managed Conservation Lands



Easement No. 33455

Charlotte County, Florida



Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
Coral Gables

Michael W. Sole
Vice Chairman
Tequesta

Steven Hudson
Fort Lauderdale

Gary Lester
Oxford

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Robert A. Spottswood
Key West

Office of the
Executive Director
Eric Sutton
Executive Director

Thomas H. Eason, Ph.D.
Assistant Executive Director

Jennifer Fitzwater
Chief of Staff

Division of Habitat and
Species Conservation
Melissa Tucker
Director

(850) 488-3831
(850) 921-7793 FAX

Managing fish and wildlife
resources for their long-
term well-being and the
benefit
of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

September 15, 2021

Florida Power & Light Company (FPL)
c/o Jill Watson, Environmental Services
15430 Endeavor Drive
Jupiter, Florida 33478

Re: FPL Proposed Transmission Line

Dear Ms. Watson,

The Florida Fish and Wildlife Conservation Commission (FWC) has been advised the FPL requests the consent for a proposed transmission line on a portion of the Fred C. Babcock/ Cecil M. Webb Wildlife Management Area (WMA), to provide additional electric service reliability to and resiliency for the public. The FWC manages the area under Lease 4095 from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees).

The proposed transmission line would expand an existing transmission line easement located in the northwestern portion of the WMA. FPL wishes to extend the transmission line easement eastward along the northern boundary. A small portion (0.25-acre) of this expanded transmission line crosses property owned by the Board of Trustees. The remaining 25+/- of the requested easement crosses portions of the WMA that are FWC-owned.

The FWC is constitutionally mandated as the managing agency for the WMA to protect the concerned state-owned conservation land. Legislation also mandates that state-owned conservation land is to be held in perpetuity. Additionally, the State's Linear Facilities Policy requires an applicant to seek alternative routes where possible and to minimize the effects on state-owned conservation land. Further, legislation states that state agencies are to work with linear facility providers where linear facilities are in the public interest. Under these guidelines, FWC strives through its analysis of the potential impacts to the resources, operational management, and public use and access for each wildlife conservation area affected by such applications for use to make recommendations to avoid or ameliorate those impacts while balancing the indicated need for alternative uses of state-owned conservation lands to ensure its primary mission of conserving the State's natural resources.

FPL states, "The Bermont Rd (CR 74) corridor is the only practicable east-west alignment between the two substations being connected by the transmission line. This is a rural connector road with heavy high speed truck traffic. A similar operation on the opposite side of the highway would not be practicable given the presence of overhead utility lines, as a much wider easement on a far greater number of smaller parcels (including residential) would be required to safely construct and ultimately maintain the

line. The presence of the FPL transmission line for several miles on FWC property on the south side of Bermont Rd, in an easement previously granted to predecessor grantee Seminole Electric (FPL now owns this transmission line), in our view acknowledged compatibility and presents a collocation opportunity for FPL transmission lines in a common corridor, which is expected to result in efficient operation and maintenance activities for the benefit of the public and FPL customers.”

Accepting FPL’s position that there are no other viable alternatives, FWC does not object to the FPL application for the 0.25-acre transmission line crossing Board of Trustees owned lands, nor do we object to the 25+/- transmission line easement on FWC-owned lands pending U.S. Fish and Wildlife Service (USFWS) approval. With the approval, FWC outlines the following:

1. FPL indicates it will access the proposed permanent easement by way of current FWC-managed forest roads. FPL’s access to their permanent easement will need to be addressed to ensure FPL has non-exclusive legal access. Whether those forest roads are within the permanent easement or used to provide legal access to FPL, those roads would still need to be available in FWC’s various land management activities. FPL shall be responsible for any gates or fencing that become necessary per FWC. Furthermore, FWC shall create fire lanes/breaks, where needed, within the permanent easement for prescribed fire protection within Babcock/Webb WMA.
2. FPL would need to agree to work with FWC in the management and control of vegetation along and within the permanent easement. This shall include, but not be limited to, prescribed burns, mechanical and herbicide treatments, and plantings. Furthermore, FPL shall be required to restore the permanent easement to its natural state to FWC’s satisfaction should FPL ever no longer need the permanent easement.
3. FPL and FWC shall agree to terms and conditions concerning FPL’s expected request concerning trimming/removal of tree/vegetation outside the easement area prior to the commencement of referenced activities. Additional mitigation compensation may be owed to the FWC as part of this secondary right.
4. FPL shall pay the fair market value for the easement in accordance with the State’s Linear Facilities Policy.
5. In accordance with the State’s Linear Facilities Policy, FWC shall require replacement land be acquired as net positive benefit, subject to the Division of State Lands’ (DSL) and Board of Trustees concurrence.
6. FWC reserves the right to analyze any proposed replacement land for its suitability and acceptance per the Linear Facilities Policy.
7. FPL shall pay all costs required to complete the acquisition of replacement land.
8. DSL and FWC will review and approve all due diligence documents associated with any land transaction pursuant to state standards.
9. FPL shall convey replacement land proposed for net positive benefit to the Board of Trustees free and clear of any encumbrance.
10. As lands of the Babcock/Webb WMA were purchased with funds from the USFWS Wildlife and Sport Fish Restoration Program, the USFWS will need to

be consulted before final approval of the 25+/- acre easement and transmission line.

11. FPL is responsible for the relocation of a doublewide trailer and associated utilities (water, electricity) approximately 500 feet from existing location. FPL is also responsible for installation of a new septic system and associated piping.

Should there be any questions regarding this matter, please direct them to Mr. Tom Houston at Tom.Houston@MyFWC.com or (850) 487-9573.

Sincerely,

James C Conner III Digitally signed by James C
Conner III
Date: 2021.09.15 07:16:14 -04'00'

James C. Conner, III, Leader
Wildlife and Habitat Management Section
Florida Fish and Wildlife Conservation Commission



United States Department of the Interior

FISH AND WILDLIFE SERVICE

1875 Century Blvd
Atlanta, Georgia 30345



In Reply Refer To:
FWS/R4/WSFR FPL Easement

December 21, 2021

Mr. Eric Sutton Executive Director
FL Fish and Wildlife Conservation Commission
620 S. Meridian Street
Tallahassee, Florida 32399-1600

Dear Mr. Sutton:

Thank you for providing the Florida Fish and Wildlife Conservation Commission (FWC) letter regarding the Florida Power and Light (FPL) request for a proposed transmission line easement on a portion of the Fred C. Babcock/ Cecil M. Webb Wildlife Management Area (WMA). The FWC manages the area under Lease 4095 from the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees). Some of the lands at the WMA were acquired, in part, using the United States Fish and Wildlife Service (Service) Wildlife and Sport Fish Restoration (WSFR) Wildlife Restoration program funding.

FWC has requested WSFR approval of the FPL application for the 0.25-acre transmission line crossing Board of Trustees owned lands and the 25+/- transmission line easement on FWC-owned lands to ensure compliance with 50 CFR 80.134. As a condition of the no-objection letter, FWC has outlined measures that will be undertaken as a part of the transmission easement approval and subsequent management. The WSFR staff have reviewed the proposed easement alignment and the required measures. Based on the information provided, we have concluded that expansion of the transmission line easement will not interfere with the purpose for which the property was acquired and therefore, we have no objections to the proposal.

Thank you for notifying WSFR regarding the proposed FPL easement request and we appreciate your continued communication with our agency regarding Wildlife Restoration-supported real property. If you need further assistance, please do not hesitate to contact me at (404) 679-4154 or Tera Baird at (404) 450-1434.

Sincerely,

Digitally signed by PAUL
WILKES

Date: 2021.12.22 07:35:56
-05'00'

Paul A. Wilkes
Manager -Wildlife and Sport Fish Restoration Program



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Timothy Canavan
Florida Fish and Wildlife Conservation Commission
Bryant Building
620 S. Meridian Street
Tallahassee, FL 32399

December 13, 2021

RE: DHR Project File No.: 2021-6997 Received by DHR: November 9, 2021
Project: Bermont Rd easement
County: Charlotte

Mr. Canavan:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the permit, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Daniel Vasquez, Historic Sites Specialist, by email at Daniel.Vasquez@dos.myflorida.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy A. Parsons".

Timothy A Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



ARC Questionnaire

1. Description of when and under what program or fund the parcel under consideration was acquired (EEL, LATF, CARL, P-2000, Florida Forever, etc) or donated.

The oldest and largest block of Babcock/Webb Wildlife Management Area (WMA), which this proposed easement tract is a part of, was acquired in 1941 through the Federal Aid in Wildlife Restoration Act (Pittman-Robertson).

2. Description of the purpose for the parcel’s acquisition (P-2000 or Florida Forever goals and criteria or similar purpose descriptions) or donation and any restrictions or conditions of use that apply to the parcel, if any.

The property was acquired for the purposes of restoration, conservation, and management of fish and wildlife habitat and associated natural resources, and to provide public fish and wildlife-based recreational opportunities.

3. Description of the current level of public recreational use or public access of the parcel.

The WMA offers hunting opportunities including an archery season, general gun season, small game season, field trial area quail season, raccoon and opossum season, migratory bird seasons, and year-round fishing and frogging.

4. Description of the natural resources, land cover, vegetation, habitat, or natural community, if any, that are currently present on the parcel.

The majority of the habitat on the parcel is classified (Cooperative Land Cover v3.4) as mesic flatwoods (54%) and transportation (25%).

5. Description and list of the imperiled and other wildlife species, if any, that occur on or use the parcel.

Common Name:	Scientific Name:	Status:
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Birds:

Florida sandhill crane	<i>Grus canadensis pratensis</i>	ST
Red-cockaded woodpecker	<i>Picoides borealis</i>	FE

Mammals:

Florida bonneted bat	<i>Eumops glaucinus floridanus</i>	FE
Sherman's fox squirrel	<i>Sciurus niger shermani</i>	SSC

Reptiles:

Gopher tortoise	<i>Gopherus polyphemus</i>	ST
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Acronym:	Status:
FE	Federally designated Endangered
FT	Federally designated Threatened
ST	State designated Threatened

SSC State Species of Special Concern

The USFWS has also reviewed this proposal for federally listed species and has determined that this project will likely not adversely affect those species.

6) Description and list of historical or archaeological resources, if any, that occur or have the potential of occurring on the site.

DHR has reviewed the proposal and states the following: “Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, architectural or archaeological value.

It is the opinion of this office that the proposed project is unlikely to affect historic properties. However, unexpected finds may occur during ground disturbing activities, and we request that the permit, if issued, should include the following special condition regarding inadvertent discoveries:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section at (850)-245- 6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.”

7) Formal alternative siting analysis that includes a description and assessment of other potential alternative sites and why they are not feasible or practicable alternatives.

The Bermont Road (CR 74) corridor is the only practicable east-west alignment between the two substations being connected by the transmission line. This is a rural connector road with heavy high speed truck traffic. A similar operation on the opposite side of the highway would not be practicable given the presence of overhead utility lines, as a much wider easement on a far greater number of smaller parcels (including residential) would be required to safely construct and ultimately maintain the line. The presence of the FPL transmission line for several miles on FWC property on the south side of Bermont Road, in an easement previously granted to predecessor grantee Seminole Electric (FPL now owns this transmission line). FPL states the transmission line offers compatibility and a collocation opportunity in a common corridor, which is expected to result in efficient operation and maintenance activities for the benefit of the public and FPL customers.

8) Assessment of the impacts the proposed alternative use will have on the natural/ historical/ archaeological/ recreational resources, if any, as well as on the current public use and purpose for the site or parcel.

To minimize impacts to natural resources, much of the line and associated easement are proposed adjacent to the existing transmission line. This placement of the transmission line greatly reduces the amount of tree removal needed for the line as these areas are already cleared and maintained clear. Additional tree removal needed was greatly reduced by utilizing this alignment. The line and

proposed at-grade access road are proposed in such a way as to largely avoid the existing fire breaks, and if fire breaks did need adjusting that could be accomplished during right-of-way preparation for the line. The new line will utilize spun concrete poles, similar to what is existing within the preserve in the north-south FPL corridor. As mentioned above, an at-grade patrol road is proposed along most of the line route, which would be similar to the road that was recently constructed along FPL's line adjacent to Interstate 75, south of Jones Loop Road.

9) Assessment of the potential impacts on the larger area of conservation lands the parcel is located within (park, wildlife management area, forest trail, etc.) and on any surrounding conservation lands, if any.

To minimize impacts to natural resources, much of the line and associated easement are proposed adjacent to the existing transmission line.

10) Assessment of how the proposed package of consideration and net positive benefit for the requested alternative use of the parcel, such as the generally standard requirement for replacement land (depending on the parcel's size), will offset the impacts and benefit the larger area of conservation lands (park, forest, wildlife management area, trail system, etc.) the parcel is within and particularly how it will offset the impacts or benefit the natural/historical/archaeological resources, habitat and public recreational uses of the public conservation area the parcel is located within.

FWC shall require replacement land be acquired as net positive benefit (at 1.5 times). Potential properties were provided to FPL. These properties would either remove inholdings or square the boundary for management purpose or hydrological flows.

SKETCH AND LEGAL DESCRIPTION BOT OWNED LAND

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED LANDS:

SAF RAILROAD STATION SITE IN THE NORTHEAST QUARTER (NE 1/4) AND A STRIP, 100 FEET WIDE IN EAST HALF (E 1/2), LYING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 24 EAST, CHARLOTTE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 24 EAST; THENCE RUN S01°19'56"E, ALONG THE EAST LINE OF AFORESAID SECTION 5, A DISTANCE OF 132.40 FEET TO THE NORTH LINE OF A 100 FOOT WIDE SEMINOLE ELECTRIC COOPERATIVE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1170, PAGE 421, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE OF SECTION 5, RUN WESTERLY ALONG SAID NORTH LINE OF SEMINOLE ELECTRIC COOPERATIVE EASEMENT THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE N89°36'27"W, A DISTANCE OF 7.50 FEET; THENCE N89°43'00"W, A DISTANCE OF 2116.04 FEET TO THE EAST LINE OF AN ABANDONED RAILROAD AND RAILWAY STATION AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE OF SEMINOLE ELECTRIC COOPERATIVE EASEMENT, N89°43'00"W A DISTANCE OF 356.99 FEET TO THE WEST LINE OF SAID ABANDONED RAILROAD AND RAILWAY STATION; THENCE DEPARTING THE NORTH LINE OF SAID SEMINOLE ELECTRIC COOPERATIVE EASEMENT, RUN N11°04'19"W ALONG SAID WEST LINE OF ABANDONED RAILROAD AND RAILWAY STATION, A DISTANCE OF 30.60 FEET; THENCE DEPARTING SAID WEST LINE OF ABANDONED RAILROAD AND RAILWAY STATION, RUN S89°43'00"E A DISTANCE OF 356.99 FEET TO SAID EAST LINE OF ABANDONED RAILROAD AND RAILWAY STATION; THENCE RUN S11°04'19"E, ALONG SAID EAST LINE OF ABANDONED RAILROAD AND RAILWAY STATION, A DISTANCE OF 30.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10710 SQUARE FEET, OR 0.2459 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

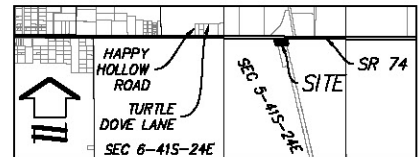
1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, WEST ZONE, NAD 1983/2011, U.S. SURVEY FEET. DERIVING A BEARING OF S01°19'56"E ALONG THE EAST LINE OF SECTION 5, TOWNSHIP 41 SOUTH, RANGE 24 EAST.
2. OWNERSHIP AND ENCUMBRANCE SEARCH REPORT WAS PROVIDED BY CHICAGO TITLE INSURANCE AGENCY, INC. CERTIFICATE NUMBERS 42714, DATED FEBRUARY 24, 2020.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. IMPROVEMENTS SHOWN HEREON ARE REFERENCED FROM PREVIOUS TOPOGRAPHIC SURVEY BY THIS FIRM AND ARE SHOWN FOR INFORMATIONAL PURPOSES.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM D. DONLEY, PSM 5381, ON 06/16/2021 PER FAC 5J-17.062(2).

SHEET INDEX

- SHEET 1 - COVER SHEET/LEGAL DESCRIPTION
- SHEET 2 - OWNERSHIP/ENCUMBRANCES AND LEGEND
- SHEETS 3 THROUGH 4 - SKETCH OF DESCRIPTION

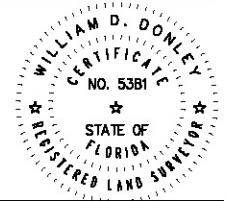
VICINITY MAP

(NOT TO SCALE)



William
D Donley

Digitally signed by
William D Donley
Date: 2021.06.16
12:57:26 -04'00'



WILLIAM D. DONLEY
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 5381

NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 1 OF 4

SKETCH OF DESCRIPTION

-OF-

**PARCEL #13
STATE LANDS EASEMENT
WITHIN BABCOCK/WEBB
WILDLIFE MANAGEMENT AREA**

SECTION 5, TOWNSHIP 41 SOUTH, RANGE 24 EAST

February 2022 ARC Meeting
CHARLOTTE COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FLORIDA POWER & LIGHT
COMPANY**

**&
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

DATE: 06/16/21
REV DATE:
SCALE: N/A

PROJ: 50111640
DRAWN BY: WCY
CHECKED BY: WDD
Page

OWNERSHIP & ENCUMBRANCE SEARCH CERTIFICATE NO. 42714

ITEM NO.	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT?	ACTION TAKEN
1	ORB 1202, PG 325	100' PERPETUAL S.E.C.I. R/W EASEMENT	YES	PLOTTED
2	ORB 2094, PG 2089	GRANT OF EASEMENT	NO	NOT PLOTTED

LEGEND:

LINE BREAK	P.O.C. POINT OF COMMENCEMENT
P.O.I. POINT OF INTERSECTION	P.O.B. POINT OF BEGINNING
P.R.C. POINT OF REVERSE CURVATURE	S.E.C.I. EASEMENT
P.C.C. POINT OF COMPOUND CURVATURE	OHL OVERHEAD UTILITY LINE
P.N.T. POINT OF NON-TANGENCY	T/B APPROXIMATE TOP OF BANK
PT POINT OF TANGENCY	T/S APPROXIMATE TOE OF SLOPE
R/W RIGHT OF WAY	X FENCE LINE AS NOTED
ORB OFFICIAL RECORDS BOOK	TREELINE / HEDGELINE
DB DEED BOOK	WOOD UTILITY POLE
PB PLAT BOOK	UTILITY POLE GUY ANCHOR
PG(S) PAGE(S)	SIGN
L LENGTH	FIRE HYDRANT
R RADIUS	BOLLARD
A CENTRAL ANGLE	FIBER OPTIC CABLE MARKER
CB CHORD BEARING	TELEPHONE BOX
CH CHORD LENGTH	MAILBOX
SF SQUARE FEET	TRAFFIC SIGNAL BOX ON CONCRETE UTILITY POLE
AC ACRES	CONCRETE UTILITY POLE
SEC SECTION	METAL UTILITY POLE
SR STATE ROAD	LIGHT POLE
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	MITERED END SECTION
IP IRON PIPE	FOUND CONCRETE MONUMENT (AS NOTED)
IRC IRON ROD & CAP	SET 5/8" IRON ROD & CAP (LB 8011)
CM CONCRETE MONUMENT	5/8" IRON ROD FOUND
E/P EDGE OF PAVEMENT	RCP REINFORCED CONCRETE PIPE
(D) DEED DISTANCE	CMP CORRUGATED METAL PIPE
(P) PLATTED DISTANCE	E/P EDGE OF PAVEMENT
(M) MEASURED DISTANCE	MES MITERED END SECTION
S.E.C.I. SEMINOLE ELECTRIC COOPERATIVE, INC.	PAVED AREA
F.G.T. FLORIDA GAS TRANSMISSION COMPANY	PROPOSED 30' UTILITY EASEMENT
F.P.C. FLORIDA POWER CORPORATION	
TITF TRUSTEES OF INTERNAL IMPROVEMENT TRUST FUND	
U.E. UTILITY EASEMENT	
CL CENTERLINE	
ID IDENTIFICATION	
PID PARCEL IDENTIFICATION	
TYP TYPICAL	
ESMT EASEMENT	
O CHANGE IN DIRECTION	

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SHEET 2 OF 4

SKETCH OF DESCRIPTION

-OF-

**PARCEL #13
STATE LANDS EASEMENT
WITHIN BABCOCK/WEBB
WILDLIFE MANAGEMENT AREA**

SECTION 5, TOWNSHIP 41 SOUTH, RANGE 24 EAST

February 2022 ARC Meeting
CHARLOTTE COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

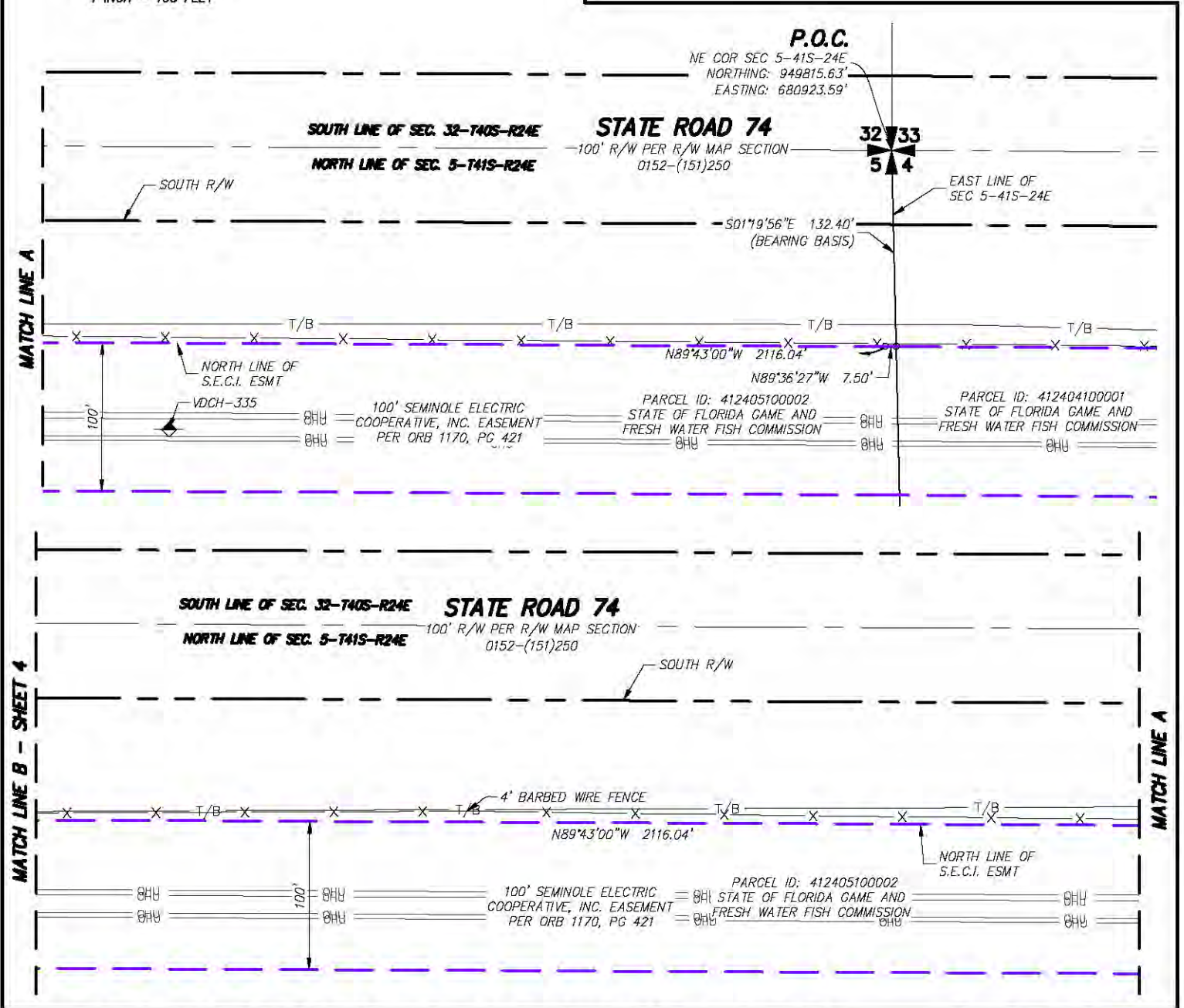
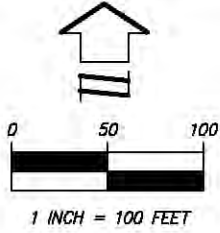
PREPARED FOR:

**FLORIDA POWER & LIGHT
COMPANY**

**&
THE BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA**

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REV DATE:
SCALE: N/A

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SHEET 3 OF 4

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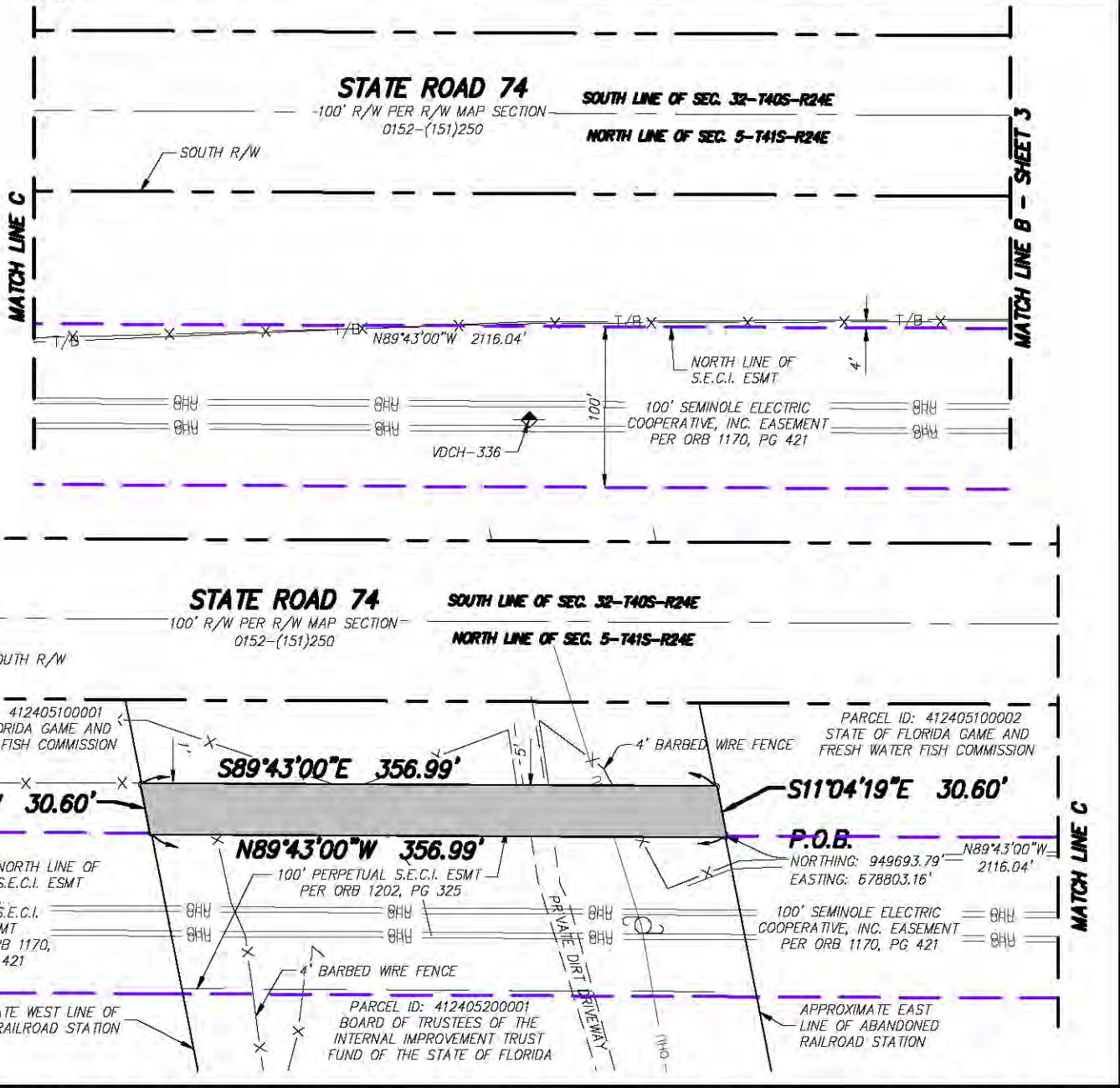
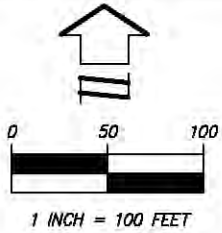
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