

ITEM 11:

Consider whether an approximately 9.3-acre private overhead electrical transmission line easement, ranging from 5-foot to 75-foot wide, within the Marjorie Harris Carr Cross Florida Greenway State Recreation and Conservation Area is consistent with the Board of Trustees' Linear Facilities Policy.

LOCATION:

Marion County

Section 9 & 10 / Township 13S / Range 24E

APPLICANT:

Clay Electric Cooperative, Inc.

DSL STAFF REMARKS:

This request is a component of the Applicant's project that is intended construct and maintain a new 115-kV overhead electrical transmission line within the corridor of the Applicant's existing 25-kV overhead electrical distribution line, from Fort McCoy Substation to Salt Springs Substation along Old State Highway S-316 in Marion County. To facilitate construction of the 115-kV transmission line, the footprint of the existing 25-kV transmission line will involve a minor expansion.

The Marjorie Harris Carr Cross Florida Greenway State Recreation and Conservation Area is managed by the Division of Recreation and Parks (DRP) under Lease Number 4013. The requested easement area was acquired by the BOT in 1993 as part of a transfer from the Canal Authority and is designated for conservation and recreation purposes. DRP provided a letter of no objection on August 11, 2022.

The Division of Historical Resources reviewed the project, and in a letter dated January 6, 2023, requested the easement include a special condition requiring the Applicant to have a professional cultural resources assessment survey conducted on the requested easement area and obtain a 1A-32 permit prior to construction.

Avoidance:

Alternate easement locations were assessed. However, construction of the new transmission line at an alternate location rather than within the existing transmission line corridor would increase environmental impacts and construction costs. Other alternate locations were not feasible or practical.

Minimizing Impacts:

Impacts to the conservation land and public use of the area is expected to be minimal. There are no imperiled or listed wildlife species within the requested easement area. Documented state threatened plant species within/near the requested easement area includes anglepod (*Matelea gonocarpus/Gonolobus suberosus*). The plants are located on the east side of the Ocklawaha River and more specifically east of the boat ramp. The park manager shall be notified at least a week in advance of any planned construction activities for this section of the requested easement area. Once construction begins near the plants, the park biologist will be present to make sure the plants are not impacted.

Compensation:

An easement fee will be paid by the Applicant based on the appraised market value. Pursuant to section 253.02(4), Florida Statutes, 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.

DSL STAFF RECOMMENDATION:

Approve the easement.

ARC RECOMMENDATION:

☐ **APPROVE**

☐ **APPROVE WITH MODIFICATIONS:** _____

☐ **DEFER**

☐ **WITHDRAW**

☐ **NOT APPROVE**

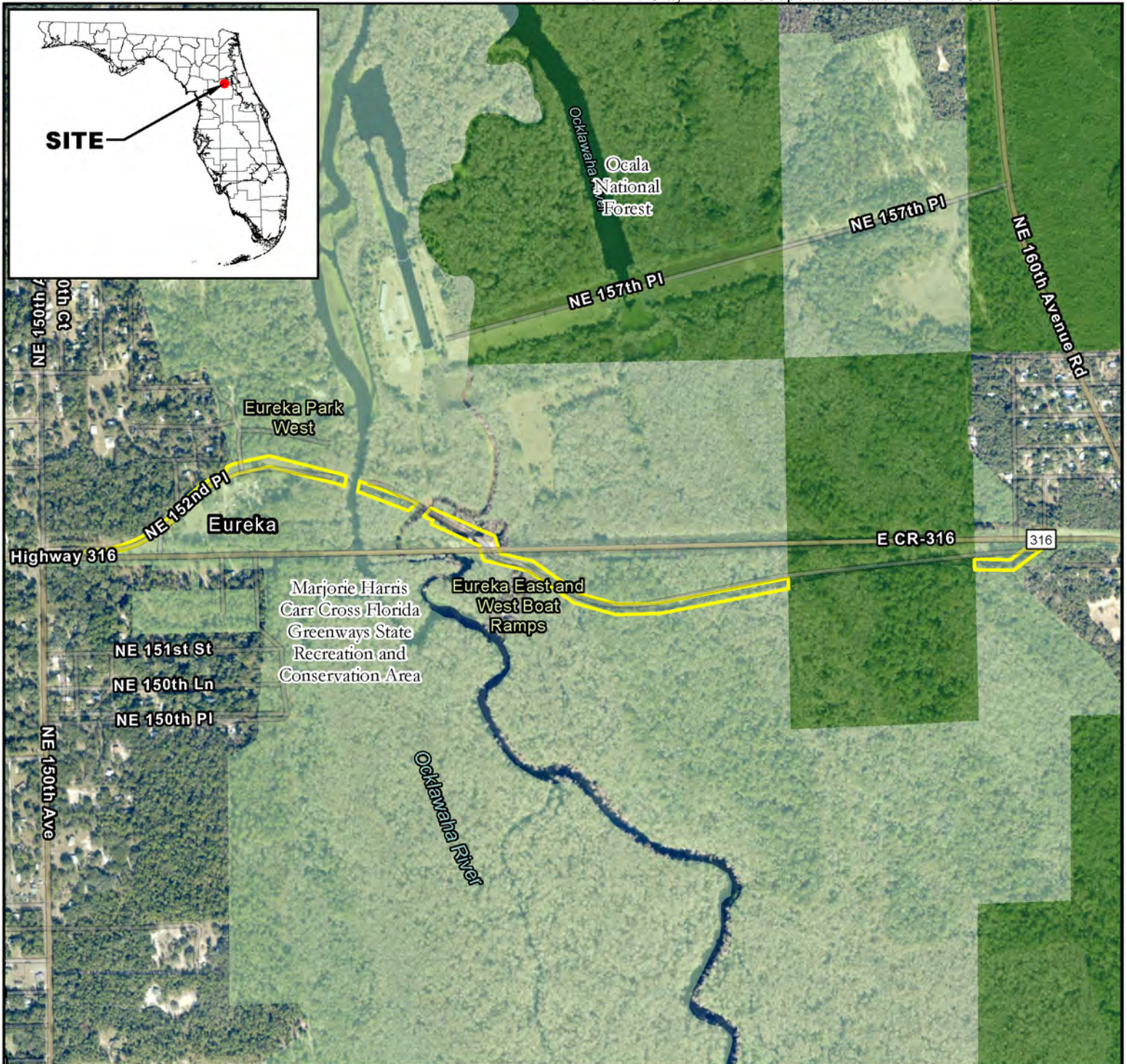
☐ **OTHER** _____



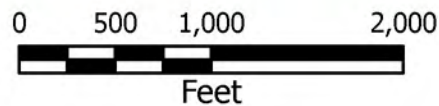
-
- 0 0.25 0.5 1
- Miles



Marion County, Florida

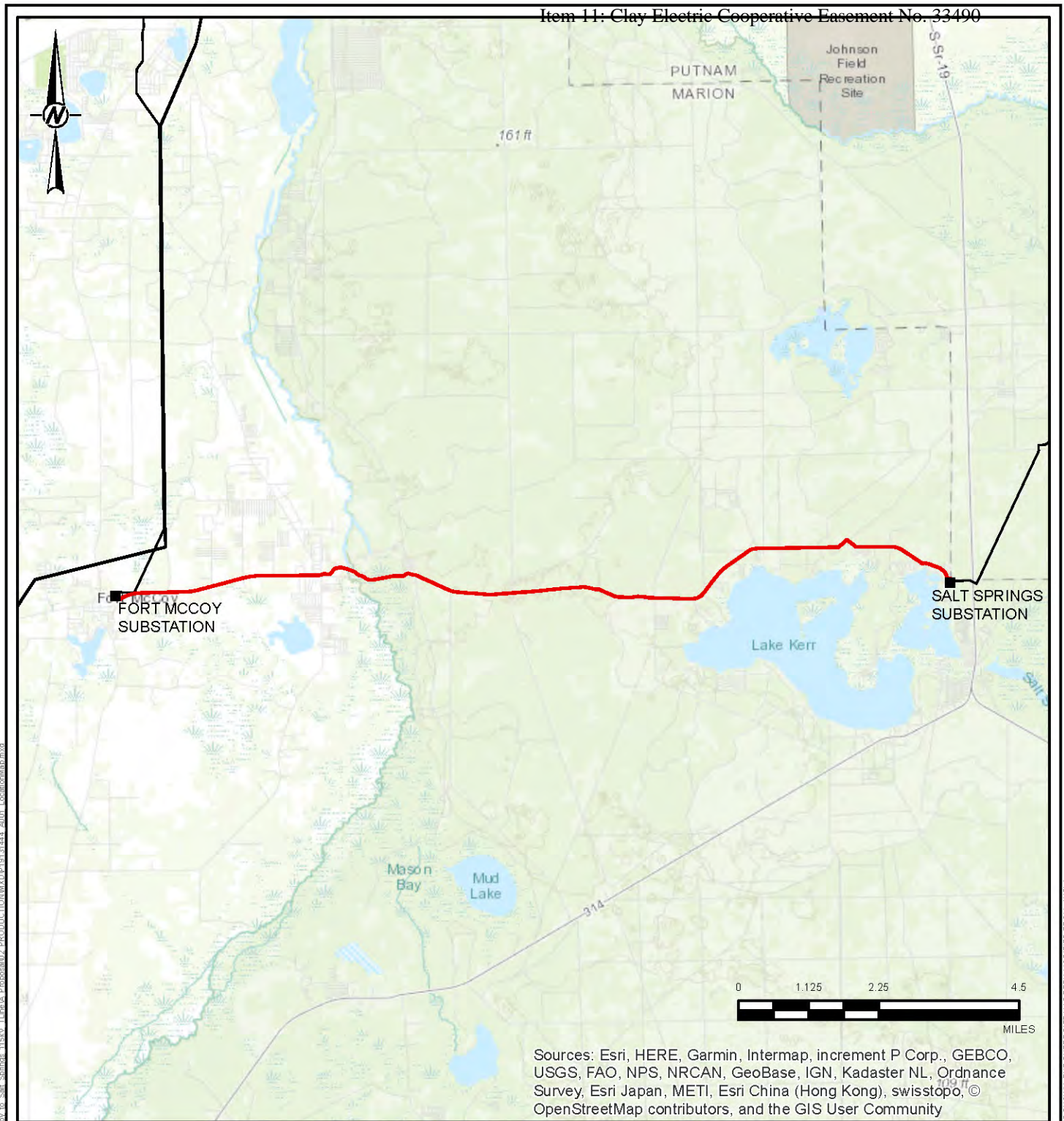


- Subject Parcel
- State Managed Conservation Lands
- Federal Managed Conservation Lands



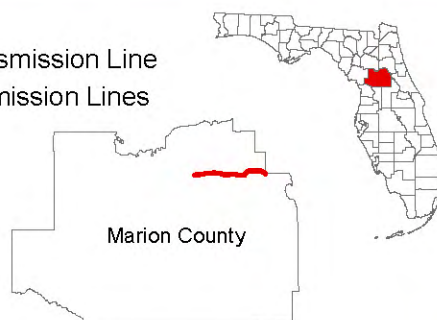
Easement No. 33490

Marion County, Florida



LEGEND

- Substations
- Proposed Transmission Line
- Existing Transmission Lines



REFERENCE(S)

COORDINATE SYSTEM: NAD 1983 STATEPLANE FLORIDA WEST FIPS 0902 FEET
 PROJECTION: TRANSVERSE MERCATOR
 DATUM: NAD 1983

CLIENT

SEMINOLE ELECTRIC COOPERATIVE INC.

PROJECT

CEC FORT MCCOY TO SALT SPRINGS TRANSMISSION LINE
 OVERBUILD PROJECT

TITLE

LOCATION MAP

CONSULTANT

YYYY-MM-DD 2019-10-11

DESIGNED GFD

PREPARED GFD

REVIEWED AZ

APPROVED KAB

PROJECT NO.
P19131444

CONTROL
A001

REV.

Page 5 of 24

FIGURE
1

GENERAL NOTES

1. THIS SKETCH OF DESCRIPTION WAS PREPARED FOR THE ACQUISITION OF A UTILITY EASEMENT, FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, FOR THE USE AND BENEFIT OF CLAY ELECTRIC COOPERATIVE, INC.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, AS ESTABLISHED FROM STATIC OBSERVATIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.
3. DISTANCES SHOWN HEREON REFER TO THE HORIZONTAL PLANE (GRID) AND ARE EXPRESSED IN THE U.S. SURVEY FOOT AND DECIMALS THEREOF.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. THE ORDINARY HIGH WATER LINE AS DEPICTED HEREON WAS ESTABLISHED USING THE SAFE UPLAND LINE ELEVATION PROVIDED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 15, 2022, HAVING AN ELEVATION OF 21.5 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929. THIS ELEVATION WAS TRANSFORMED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BY THE NATIONAL GEODETIC SURVEY, COORDINATE CONVERSION AND TRANSFORMATION TOOL BASED ON THE PROJECT LOCATION. THIS ELEVATION APPROXIMATES THE EXISTING NATURAL SHORELINE OF THE OKLAUWAHA RIVER. IN AREAS WHERE THE PROVIDED ELEVATION AND NATURAL SHORELINE WERE UNDERWATER AND NOT FEASIBLE, THE ORDINARY HIGH WATER LINE WAS DIGITIZED FROM HISTORIC AERIAL IMAGERY. NOTE: THE SAFE UPLAND LINE IS AT OR ABOVE THE ORDINARY HIGH WATER LINE.
6. THE EXISTING RIGHT OF WAY LINES FOR OLD STATE HIGHWAY 5-316 ARE BASED ON THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NUMBER 3652-150, ROAD NUMBER 5-316, PREPARED BY MARION ENGINEERING ASSOCIATES, INC. LAST REVISED 09-23-04 AND THAT CERTAIN BOUNDARY SURVEY PREPARED BY BERRYMAN & HENIGAR OF THE CROSS FLORIDA GREENWAY, PRIORITY AREA 3A FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, (BERRYMAN & HENIGAR JOB NUMBER 91809, DATED JUNE 15, 2004) AND THAT CERTAIN BOUNDARY SURVEY PREPARED BY BERRYMAN & HENIGAR OF THE WEST LINE OF CROSS FLORIDA GREENWAY FROM GORES LANDING TO COUNTY ROAD 316 FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (BERRYMAN & HENIGAR JOB NUMBER 92323, DATED JUNE 14, 2007).
7. WATER BODIES NOTED HEREON WERE NOT LOCATED BY FIELD SURVEY. WATER BOUNDARY INFORMATION WAS EXTRACTED FROM FLORIDA DEPARTMENT OF TRANSPORTATION PLUS AERIAL PHOTOGRAPHY DATED 2016-2017 AND IS INTENDED FOR GRAPHIC DEPICTION PURPOSES ONLY.
8. FIELD METHODS: HORIZONTAL CONTROL WAS ESTABLISHED BY STATIC GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS (SEE NOTE 2, ABOVE). VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING METHODS THROUGH CURRENT NATIONAL GEODETIC SURVEY CONTROL POINTS "AC9888/L 451" AND "AC9885/CFBC 95". THE SAFE UPLAND LINE ELEVATION (SEE NOTE 5, ABOVE) WAS STAKED USING DIFFERENTIAL LEVELING METHODS AND SUBSEQUENTLY LOCATED CONVENTIONALLY FROM ESTABLISHED HORIZONTAL CONTROL. ALL EXISTING IMPROVEMENTS SHOWN HEREON WERE LOCATED CONVENTIONALLY FROM ESTABLISHED HORIZONTAL CONTROL.
9. NO UNDERGROUND IMPROVEMENTS OR INSTALLATIONS OR OTHER INTERIOR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
10. UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
11. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 7230. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. ATTENTION IS DIRECTED TO THE FACT THAT THESE MAPS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
13. REVISED 08-17-2022 TO REMOVE PORTIONS OF EASEMENT IN U.S. FOREST SERVICE PROPERTY IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.
14. REVISED 09-09-2022 TO SHOW: CERTIFICATION TO THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, STATE OF FLORIDA AND TO CORRECT SCRIVENERS ERRORS IN LEGAL DESCRIPTION.
15. REVISED 10-03-2022 TO SHOW: NEW CONFIGURATION PER F.D.E.P. COMMENTS.

LEGEND

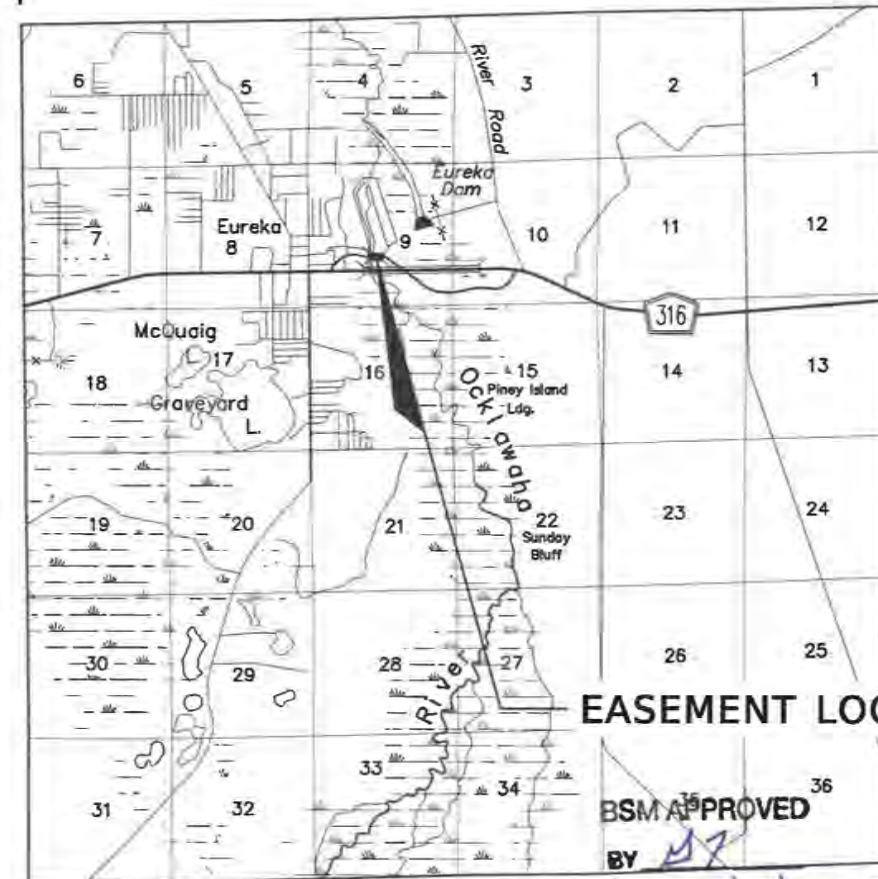
CCR = CERTIFIED CORNER RECORD
 COR. = CORNER
 F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 LB = LICENSED SURVEY BUSINESS NUMBER
 NO. = NUMBER
 O/E = EXISTING OVERHEAD ELECTRIC LINES
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R/W = RIGHT OF WAY

SEC. = SECTION
 S.U.L. = SAFE UPLAND LINE
 TRIF. = BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
 ---O/E--- = EXISTING OVERHEAD ELECTRIC LINES
 --- --- = PROPOSED OVERHEAD ELECTRIC LINES
 --- --- = RIGHT OF WAY LINES, SEE NOTE 6 ABOVE
 ---○--- = EXISTING UTILITY POLE
 ---X--- = EXISTING GUY ANCHOR
 ---△--- = PROPOSED UTILITY POLE
 ---△--- = PROPOSED GUY ANCHOR

SKETCH OF DESCRIPTION FOR UTILITY EASEMENT

VICINITY MAP

RANGE 24 EAST



NOT TO SCALE

TOWNSHIP 13 SOUTH

EASEMENT LOCATION

BSM APPROVED
 BY *[Signature]*

DATE 12/6/2022

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
 DELAND, FLORIDA 32724

PHONE: (386) 740-4144 EMAIL: larry@efirdsurveying.com
 Certificate of Authorization Licensed Business Number 7230
 April 2023 ARC Meeting

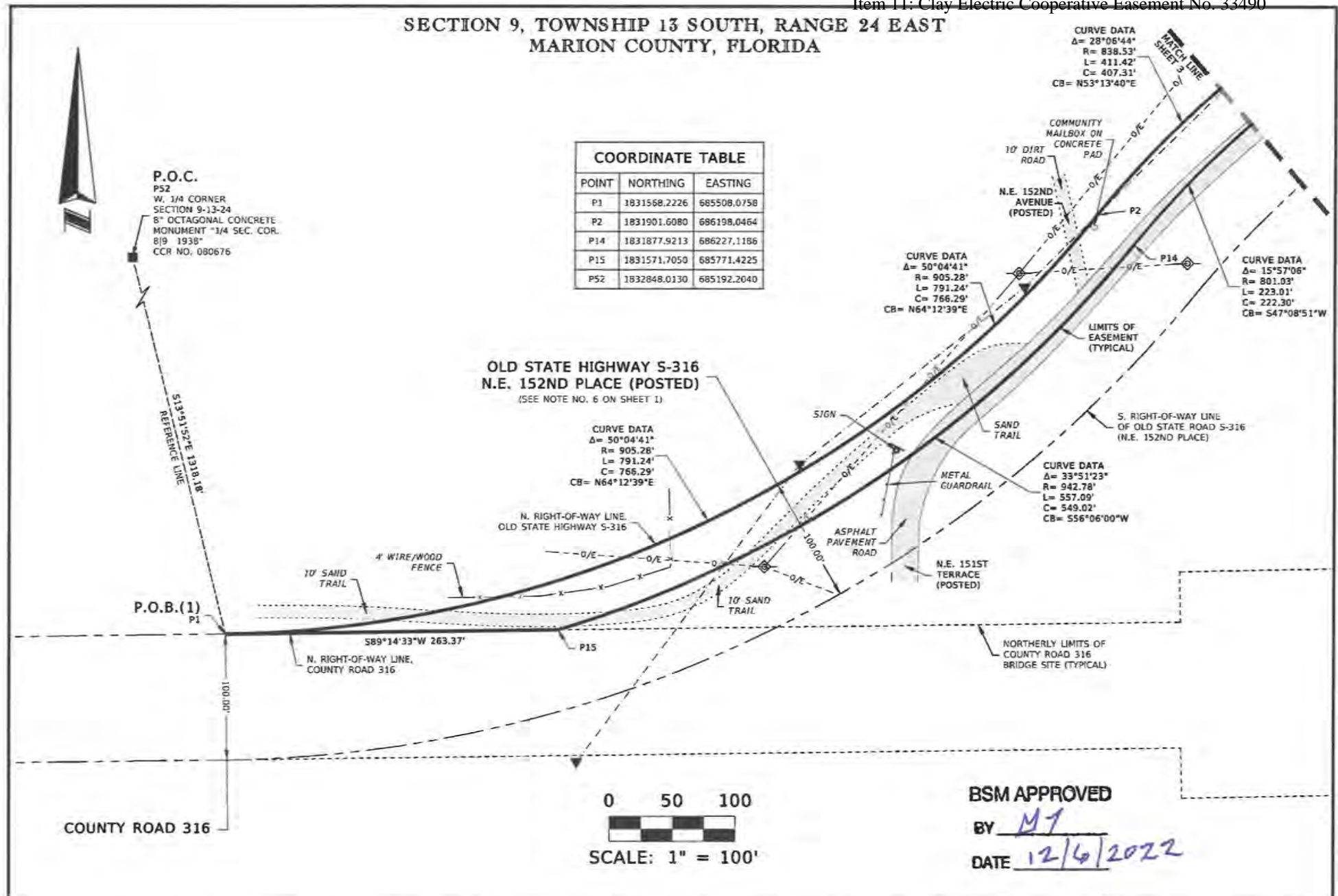
SKETCH OF DESCRIPTION - NOT A FIELD SURVEY

SURVEY DATE:	DRAWING NUMBER:	SCALE:
09-20-2021	20-0055	1" = 100'
PROJECT LOCATION:	FOR:	DRAWN BY:
MARION COUNTY	CLAY ELECTRIC	BE

SEE SHEET 11 FOR SURVEYOR'S CERTIFICATION. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED. SHEET 1 OF 11. INVALID WITHOUT SHEETS 1 THROUGH 11.

LARRY R. EFIRD JR.
 Professional Surveyor & Mapper No. 5023

SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA



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LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823

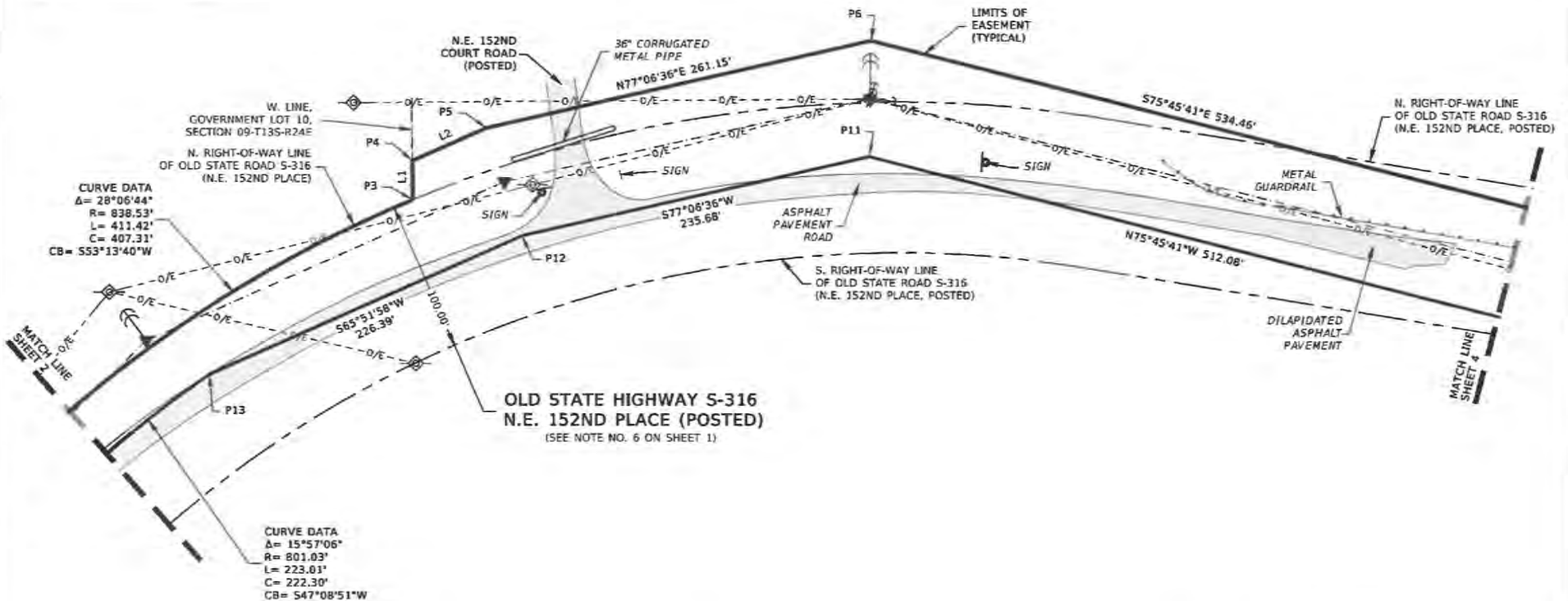
SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA

COORDINATE TABLE

POINT	NORTHING	EASTING
P3	1832145.4381	686524.3104
P4	1832171.2783	686523.9768
P5	1832193.1337	686572.7577
P6	1832251.3917	686827.3314
P11	1832174.2451	686826.4234
P12	1832121.6707	686596.6854
P13	1832029.1070	686390.0848

LINE DATA

LINE	BEARING	DISTANCE
L1	N00°44'22"W	25.84'
L2	N65°51'58"E	53.45'



0 50 100
SCALE: 1" = 100'

BSM APPROVED

BY MTDATE 12/6/2022

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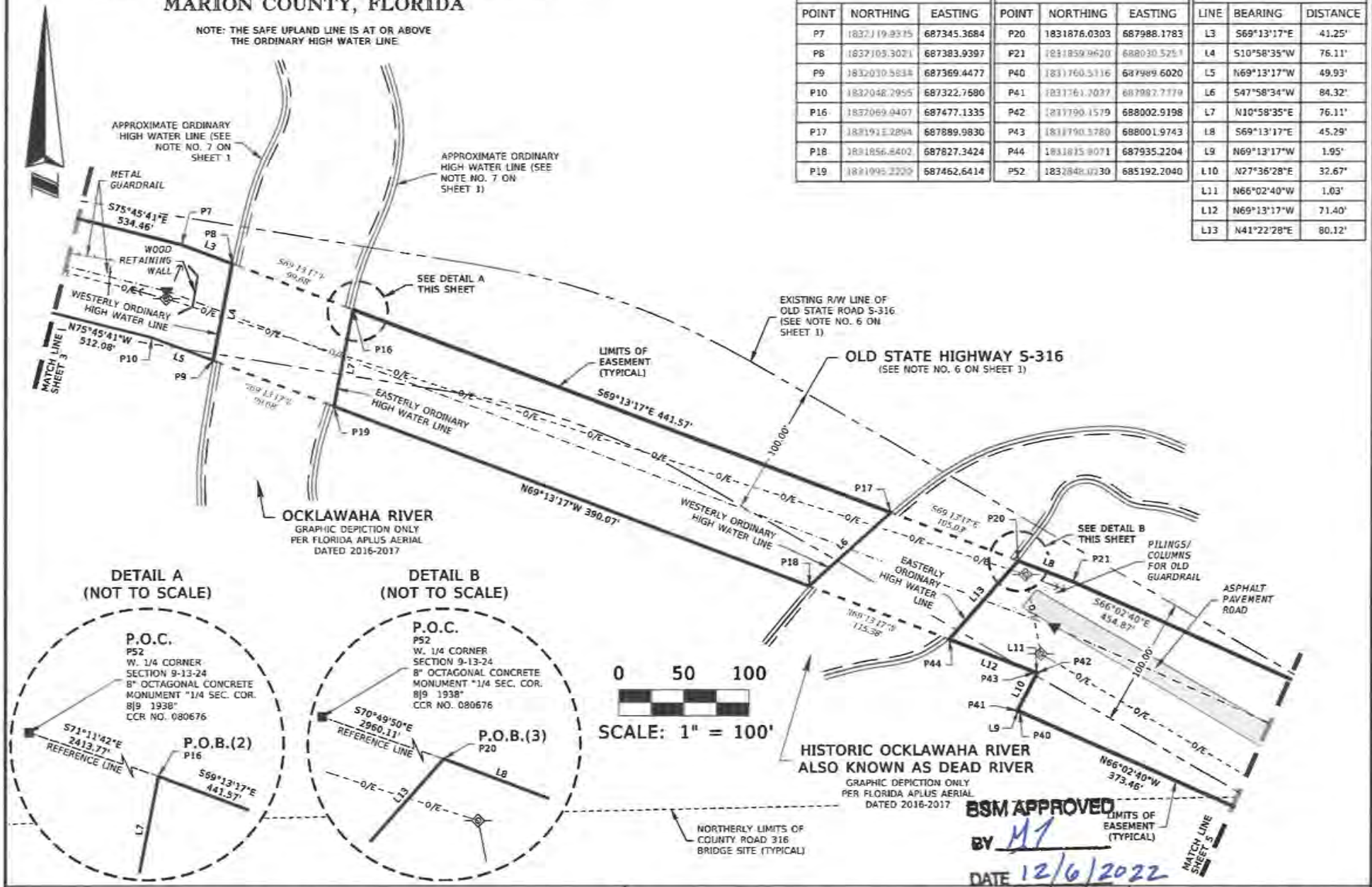
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SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA

NOTE: THE SAFE UPLAND LINE IS AT OR ABOVE
THE ORDINARY HIGH WATER LINE

COORDINATE TABLE			COORDINATE TABLE			LINE DATA		
POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	LINE	BEARING	DISTANCE
P7	1832119.8375	687345.3684	P20	1831876.0303	687988.1783	L3	S69°13'17"E	41.25'
P8	1832105.3021	687383.9397	P21	1831859.9620	688030.5251	L4	S10°58'35"W	76.11'
P9	1832030.5834	687369.4477	P40	1831760.5116	687989.6020	L5	N69°13'17"W	49.93'
P10	1832048.2955	687322.7580	P41	1831761.2037	687987.7779	L6	S47°58'34"W	84.32'
P16	1832069.9407	687477.1335	P42	1831790.1579	688002.9198	L7	N10°58'35"E	76.11'
P17	1831911.2894	687889.9830	P43	1831790.3780	688001.9743	L8	S69°13'17"E	45.29'
P18	1831856.8402	687827.3424	P44	1831815.9071	687935.2204	L9	N69°13'17"W	1.95'
P19	1831995.2220	687462.6414	P52	1832048.0730	685192.2040	L10	N27°36'28"E	32.67'
						L11	N66°02'40"W	1.03'
						L12	N69°13'17"W	71.40'
						L13	N41°22'28"E	80.12'



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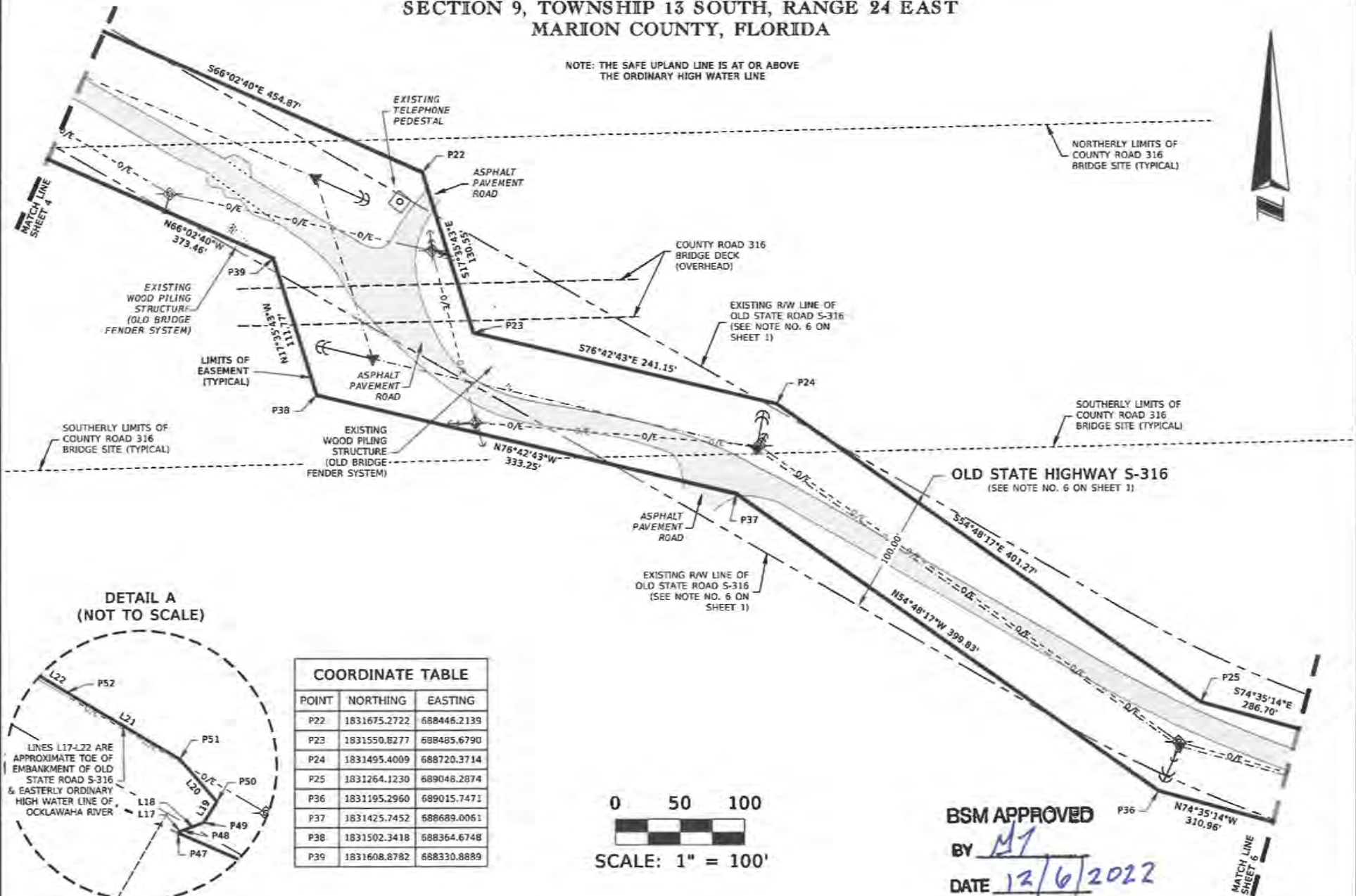
SURVEY DATE: 09-20-2021	DRAWING NUMBER: 20-0055	SCALE: 1" = 100'
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SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

NOTE: THE SAFE UPLAND LINE IS AT OR ABOVE THE ORDINARY HIGH WATER LINE



COORDINATE TABLE		
POINT	NORTHING	EASTING
P22	1831675.2722	688446.2139
P23	1831550.8277	688485.6790
P24	1831495.4009	688720.3714
P25	1831264.1230	689048.2874
P36	1831195.2960	689015.7471
P37	1831425.7452	688689.0061
P38	1831502.3418	688364.6748
P39	1831608.8782	688330.8889

0 50 100



SCALE: 1" = 100'

BSM APPROVED

BY M

DATE 12/6/2024

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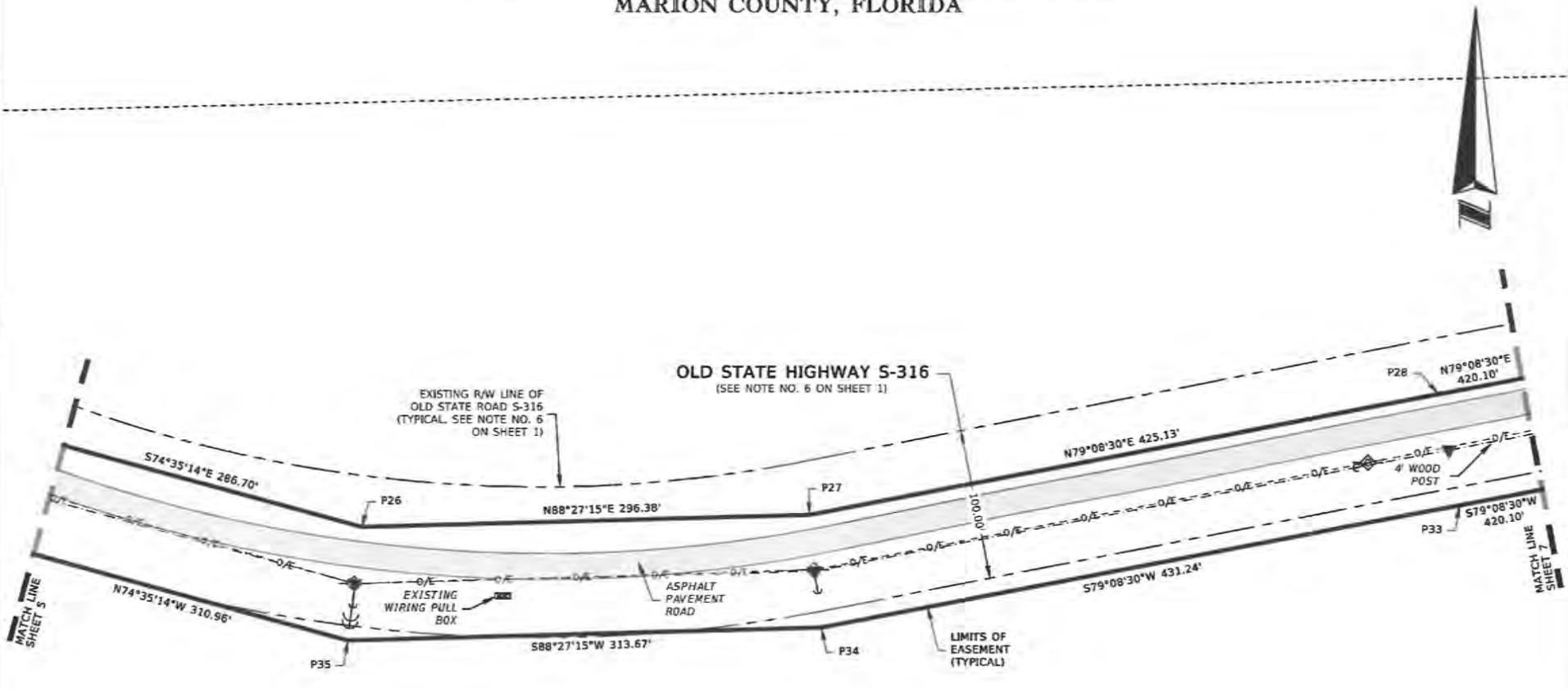
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0 50 100

 SCALE: 1" = 100'

BSM APPROVED

BY M1
 DATE 12/6/2022

COORDINATE TABLE

POINT	NORTHING	EASTING
P26	1831187.9261	689324.6780
P27	1831195.9217	689620.9494
P28	1831276.0093	690038.4685
P33	1831202.3521	690052.5973
P34	1831121.1138	689629.0790
P35	1831112.6518	689315.5242

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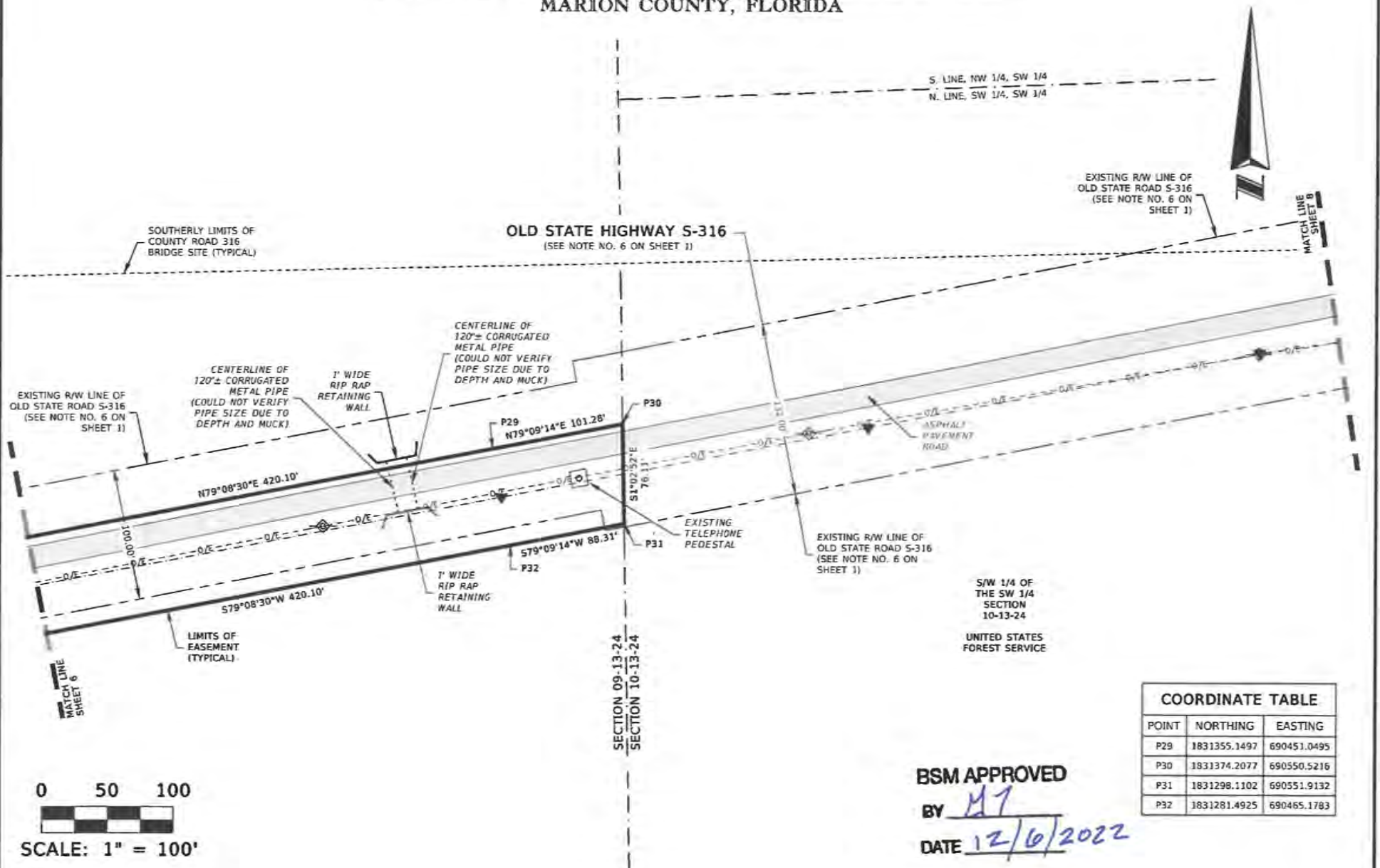
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SECTIONS 9 & 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA



COORDINATE TABLE		
POINT	NORTHING	EASTING
P29	1831355.1497	690451.0495
P30	1831374.2077	690550.5216
P31	1831298.1102	690551.9132
P32	1831281.4925	690465.1783

BSM APPROVED

BY

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SECTION 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA

NW 1/4 OF
THE SW 1/4
SECTION
10-13-24
(NOT INCLUDED)

UNITED STATES
FOREST SERVICE

NORTHERLY LIMITS OF
COUNTY ROAD 316
BRIDGE SITE (TYPICAL)

OLD STATE HIGHWAY S-316
(SEE NOTE NO. 6 ON SHEET 1)

S. LINE, NW 1/4, SW 1/4
N. LINE, SW 1/4, SW 1/4

S. LINE, NW 1/4, SW 1/4
N. LINE, SW 1/4, SW 1/4

NORTHERLY LIMITS OF
COUNTY ROAD 316
BRIDGE SITE (TYPICAL)

EXISTING R/W LINE OF
OLD STATE ROAD S-316
(TYPICAL, SEE NOTE NO. 6
ON SHEET 1)

EXISTING R/W LINE OF
OLD STATE ROAD S-316
(TYPICAL, SEE NOTE NO. 6
ON SHEET 1)

SOUTHERLY LIMITS OF
COUNTY ROAD 316
BRIDGE SITE (TYPICAL)

EXISTING R/W LINE OF
OLD STATE ROAD S-316
(SEE NOTE NO. 6 ON
SHEET 1)

CONCRETE
SPILLWAY

S89°14'14"E 258.51'

SOUTHERLY LIMITS OF
COUNTY ROAD 316
BRIDGE SITE (TYPICAL)

N89°14'14"W 282.07'

EXISTING R/W LINE OF
OLD STATE ROAD S-316
(SEE NOTE NO. 6 ON
SHEET 1)

SW 1/4 OF
THE SW 1/4
SECTION
10-13-24
(NOT INCLUDED)

UNITED STATES
FOREST SERVICE

P.O.B.(4)
P45

P.O.C.
P51
S.W. CORNER
SECTION 10-13-24
2.5" PIPE MONUMENT WITH CAP
STAMPED "U.S. DEPARTMENT OF
THE INTERIOR BUREAU OF LAND
MANAGEMENT 1990 T135 R24E
S9-510-515-S16"
REFERENCED ON CCR NO. 091525

COORDINATE TABLE

POINT	NORTHING	EASTING
P45	1831439.0258	691885.5085
P46	1831514.0490	691884.2619
P51	1830295.7990	690570.1660

0 50 100
SCALE: 1" = 100'

BSM APPROVED

BY *MT*

DATE 12/16/2022

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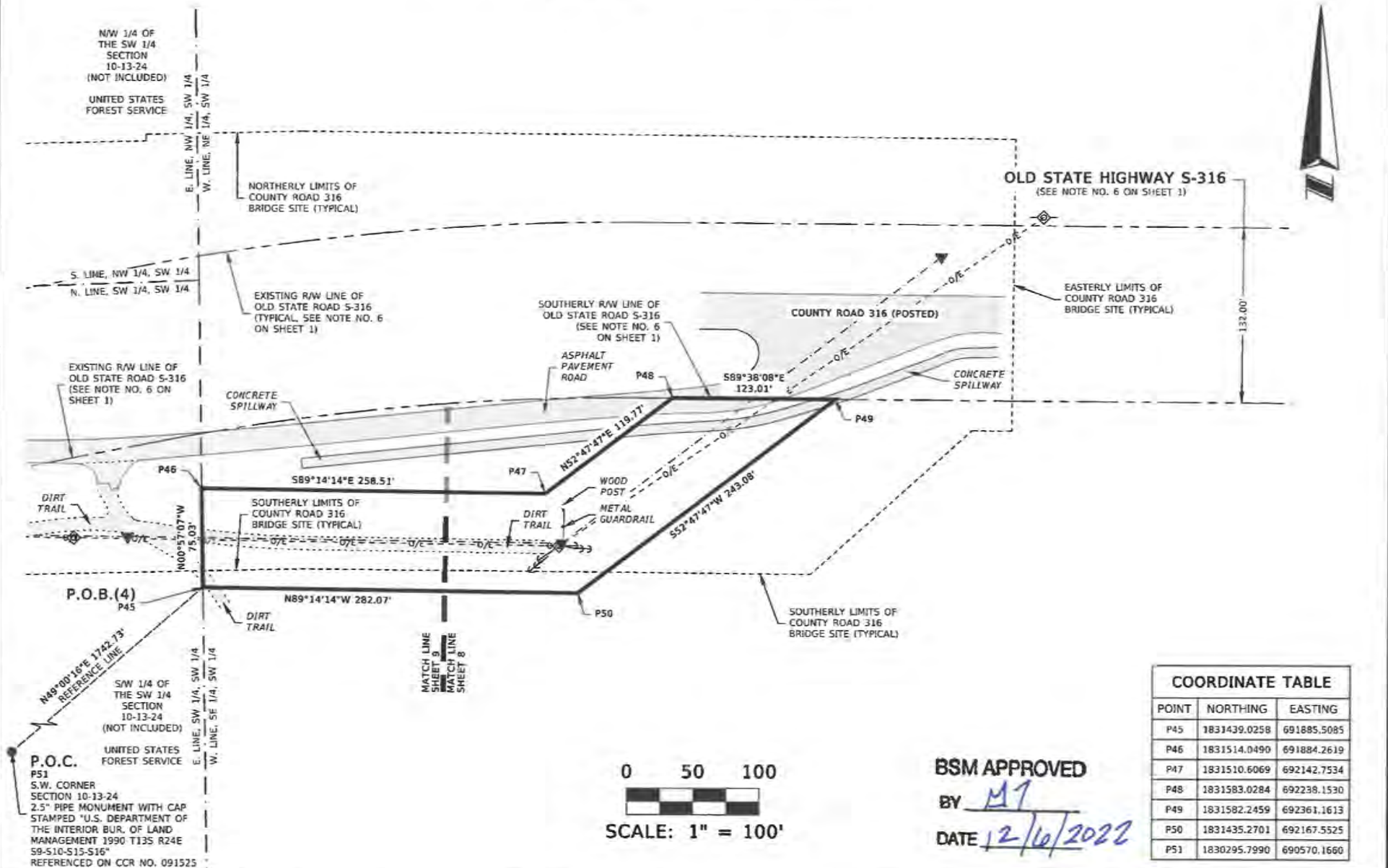
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LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823

SECTION 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA



EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724

PHONE: (386) 740-4144 EMAIL: larry@efirdsurveying.com

Certificate of Authorization Licensed Business Number 7230
April 2023 ARC Meeting

SKETCH OF DESCRIPTION - NOT A FIELD SURVEY

SURVEY DATE: 09-20-2021	DRAWING NUMBER: 20-0055	SCALE: 1" = 100'
PROJECT LOCATION: MARION COUNTY	FOR: CLAY ELECTRIC	DRAWN BY: BE

SEE SHEET 11 FOR SURVEYOR'S CERTIFICATION.
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER UNLESS
ELECTRONICALLY SIGNED AND SEALED,
SHEET 9 OF 11. INVALID WITHOUT SHEETS 1
THROUGH 11.

LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823

LEGAL DESCRIPTION: (CREATED BY SURVEYOR)

THAT PART OF THOSE LANDS OF THE STATE OF FLORIDA IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA THAT LIE WITHIN THE FOLLOWING DESCRIBED AREA:

AS A POINT OF REFERENCE, COMMENCE AT THE WEST QUARTER SECTION CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 13°51'52" EAST A DISTANCE OF 1318.18 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 316 AND THE NORTH RIGHT OF WAY LINE OF OLD STATE ROAD S-316 AND THE AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 905.28 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND NORTH RIGHT OF WAY LINE OF OLD STATE ROAD S-316 THROUGH A CENTRAL ANGLE OF 50°04'41" AN ARC DISTANCE OF 791.24 FEET TO A POINT; SAID CURVE SUBTENDED BY A CHORD, BEARING NORTH 64°12'39" EAST AND HAVING A CHORD LENGTH OF 766.29 FEET; SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 838.53 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 28°06'44" AN ARC DISTANCE OF 411.42 FEET TO THE WEST LINE OF GOVERNMENT LOT 10 OF SAID SECTION 9; SAID CURVE SUBTENDED BY A CHORD, BEARING NORTH 53°13'40" WEST AND HAVING A CHORD LENGTH OF 407.31 FEET; THENCE NORTH 00°44'22" WEST ALONG SAID LINE A DISTANCE OF 25.84 FEET; THENCE NORTH 65°51'58" EAST ALONG SAID LINE A DISTANCE OF 53.45 FEET; THENCE NORTH 77°06'36" EAST A DISTANCE OF 261.15 FEET; THENCE SOUTH 75°45'41" EAST A DISTANCE OF 534.46 FEET; THENCE SOUTH 69°13'17" EAST A DISTANCE OF 41.25 FEET TO THE WESTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER; THENCE SOUTH 10°58'35" WEST ALONG SAID LINE A DISTANCE OF 76.11 FEET; THENCE NORTH 69°13'17" WEST A DISTANCE OF 49.93 FEET; THENCE NORTH 75°45'41" WEST A DISTANCE OF 512.08 FEET; THENCE SOUTH 77°06'36" WEST A DISTANCE OF 235.68 FEET; THENCE SOUTH 65°51'58" WEST A DISTANCE OF 226.39 FEET TO THE POINT OF CURVATURE OF TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 801.03 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°57'06" AN ARC DISTANCE OF 223.01 FEET TO A POINT; SAID CURVE SUBTENDED BY A CHORD, BEARING SOUTH 47°08'51" WEST AND HAVING A CHORD LENGTH OF 222.30 FEET; SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 942.78 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°51'23" AN ARC DISTANCE OF 557.09 FEET TO SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 316; SAID CURVE SUBTENDED BY A CHORD, BEARING SOUTH 56°06'00" WEST AND HAVING A CHORD LENGTH OF 549.02 FEET; THENCE SOUTH 89°14'33" WEST ALONG SAID LINE A DISTANCE OF 263.37 FEET TO THE POINT OF BEGINNING AND CLOSE.

SAID PORTION CONTAINING 106,139 SQUARE FEET, MORE OR LESS, OR 2.437 ACRES, MORE OR LESS.

AND

THAT PART OF THOSE LANDS OF THE STATE OF FLORIDA IN SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA THAT LIE WITHIN THE FOLLOWING DESCRIBED AREA:

AS A POINT OF REFERENCE, COMMENCE AT THE WEST QUARTER SECTION CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 71°11'42" EAST A DISTANCE OF 2413.77 FEET TO A POINT ON THE EASTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 69°13'17" EAST A DISTANCE OF 441.57 FEET TO A POINT ON THE WESTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER, ALSO KNOWN AS DEAD RIVER; THENCE SOUTH 47°58'34" WEST ALONG SAID LINE A DISTANCE OF 84.32 FEET; THENCE NORTH 69°13'17" WEST A DISTANCE OF 390.07 FEET TO A POINT ON SAID EASTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER; THENCE NORTH 10°58'35" EAST ALONG SAID LINE A DISTANCE OF 76.11 FEET TO THE POINT OF BEGINNING AND CLOSE.

SAID PORTION CONTAINING 31,187 SQUARE FEET, MORE OR LESS, OR 0.716 ACRES, MORE OR LESS.

AND

(LEGAL DESCRIPTION CONTINUED ON FOLLOWING PAGE)

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724

PHONE: (386) 740-4144 EMAIL: larry@efirdsurveying.com
Certificate of Authorization Licensed Business Number 7230

BSM APPROVED

BY MJ

DATE 12/6/2022

SKETCH OF DESCRIPTION - NOT A FIELD SURVEY

SURVEY DATE: 09-20-2021	DRAWING NUMBER: 20-0055	SCALE: 1" = 100'
PROJECT LOCATION: MARION COUNTY	FOR: CLAY ELECTRIC	DRAWN BY: BE

SEE SHEET 11 FOR SURVEYOR'S CERTIFICATION. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED. SHEET 10 OF 11. INVALID WITHOUT SHEETS 1 THROUGH 11.

LARRY R. EFIRD JR.
Professional Surveyor & Mapper No. 5823

LEGAL DESCRIPTION: (CREATED BY SURVEYOR)

(CONTINUED FROM PREVIOUS PAGE)

THAT PART OF THOSE LANDS OF THE STATE OF FLORIDA IN SECTION 9 AND SECTION 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA THAT LIE WITHIN THE FOLLOWING DESCRIBED AREA:

AS A POINT OF REFERENCE, COMMENCE AT THE WEST QUARTER SECTION CORNER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 70°49'50" EAST A DISTANCE OF 2960.11 FEET TO A POINT ON THE EASTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER, ALSO KNOWN AS DEAD RIVER, AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 69°13'17" EAST A DISTANCE OF 45.29 FEET; THENCE SOUTH 66°02'40" EAST A DISTANCE OF 454.87 FEET; THENCE SOUTH 17°35'43" EAST A DISTANCE OF 130.55 FEET; THENCE SOUTH 76°42'43" EAST A DISTANCE OF 241.15 FEET; THENCE SOUTH 54°48'17" EAST A DISTANCE OF 401.27 FEET; THENCE SOUTH 74°35'14" EAST A DISTANCE OF 286.70 FEET; THENCE NORTH 88°27'15" EAST A DISTANCE OF 296.38 FEET; THENCE NORTH 79°08'30" EAST A DISTANCE OF 425.13 FEET; THENCE NORTH 79°08'30" EAST A DISTANCE OF 420.10 FEET; THENCE NORTH 79°09'14" EAST A DISTANCE OF 101.28 FEET TO THE WEST LINE OF SAID SECTION 10; THENCE SOUTH 01°02'52" EAST ALONG SAID LINE A DISTANCE OF 76.11 FEET; THENCE SOUTH 79°09'14" WEST A DISTANCE OF 88.31 FEET; THENCE SOUTH 79°08'30" WEST A DISTANCE OF 420.10 FEET; THENCE SOUTH 79°08'30" WEST A DISTANCE OF 431.24 FEET; THENCE SOUTH 88°27'15" WEST A DISTANCE OF 313.67 FEET; THENCE NORTH 74°35'14" WEST A DISTANCE OF 310.96 FEET; THENCE NORTH 54°48'17" WEST A DISTANCE OF 399.83 FEET; THENCE NORTH 76°42'43" WEST A DISTANCE OF 333.25 FEET; THENCE NORTH 17°35'43" WEST A DISTANCE OF 111.77 FEET; THENCE NORTH 66°02'40" WEST A DISTANCE OF 373.46 FEET; THENCE NORTH 69°13'17" WEST A DISTANCE OF 1.95 FEET; THENCE NORTH 27°36'28" EAST A DISTANCE OF 32.67 FEET; THENCE NORTH 66°02'40" WEST A DISTANCE OF 1.03 FEET; THENCE NORTH 69°13'17" WEST A DISTANCE OF 71.40 FEET TO A POINT ON SAID EASTERLY ORDINARY HIGH WATER LINE OF THE OCKLAWAHA RIVER; THENCE NORTH 41°22'28" EAST ALONG SAID LINE A DISTANCE OF 80.12 FEET TO THE POINT OF BEGINNING AND CLOSE.

SAID PORTION CONTAINING 232,266 SQUARE FEET, MORE OR LESS, OR 5.332 ACRES, MORE OR LESS.

AND

THAT PART OF THOSE LANDS OF THE STATE OF FLORIDA IN SECTION 10, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA THAT LIE WITHIN THE FOLLOWING DESCRIBED AREA:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 49°00'16" EAST A DISTANCE OF 1742.73 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10 AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE NORTH 00°57'07" WEST A DISTANCE OF 75.03 FEET; THENCE SOUTH 89°14'14" EAST A DISTANCE OF 258.51 FEET; THENCE NORTH 52°47'47" EAST A DISTANCE OF 119.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 316; THENCE SOUTH 89°38'08" EAST ALONG SAID LINE A DISTANCE OF 123.01 FEET; THENCE SOUTH 52°47'47" WEST A DISTANCE OF 243.08 FEET; THENCE NORTH 89°14'14" WEST A DISTANCE OF 282.07 FEET TO THE POINT OF BEGINNING AND CLOSE.

SAID PORTION CONTAINING 33,879 SQUARE FEET, MORE OR LESS, OR 0.778 ACRES, MORE OR LESS.

SAID PORTIONS (TOTAL EASEMENT AREA) CONTAINING 407,471 SQUARE FEET, MORE OR LESS, OR 9.26 ACRES, MORE OR LESS..

SURVEYORS CERTIFICATION

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO: THE BOARD OF TRUSTEES FOR THE INTERNAL IMPROVEMENT TRUST FUND, STATE OF FLORIDA.

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SKETCH OF DESCRIPTION IS TRUE AND ACCURATE AND IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LARRY R. EFIRD, JR.

NOVEMBER 8, 2022
DATE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5823
EFIRD SURVEYING GROUP, INC.
475 SOUTH BLUE LAKE AVENUE
DELAND, FLORIDA 32724



Larry R
Efird Jr
2022.11.08
11:11:44
-05'00'

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED.

BSM APPROVED

BY

DATE

11
12/6/2022

EFIRD SURVEYING GROUP, INC.

475 S. BLUE LAKE AVENUE
DELAND, FLORIDA 32724

PHONE: (386) 740-4144 EMAIL: larry@efirdsurveying.com
Certificate of Authorization Licensed Business Number 7230

REVISION			SKETCH OF DESCRIPTION - NOT A FIELD SURVEY			SEE THIS SHEET (SHEET 11) FOR SURVEYOR'S CERTIFICATION. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS ELECTRONICALLY SIGNED AND SEALED. SHEET 11 OF 11. INVALID WITHOUT SHEETS 1 THROUGH 11. LARRY R. EFIRD JR. Professional Surveyor & Mapper No. 5823
REVISE LABELING & LEGAL DESCRIPTION	BE	11-08-22	SURVEY DATE:	DRAWING NUMBER:	SCALE:	
REVISE LABELING & LEGAL DESCRIPTION	BE	10-04-22	09-20-2021	20-0055	1" = 100'	
REVISE LABELING & LEGAL DESCRIPTION	BE	09-09-22	PROJECT LOCATION:	FOR:	DRAWN BY:	
			MARION COUNTY	CLAY ELECTRIC	BE	



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

August 11, 2022

Clay Electric Cooperative, Inc.
65 SW Citrus Avenue
P.O. Box 308
Keystone Heights, Florida 32656-0308
dsearle@clayelectric.com

Re: Easement for Electric Distribution Line

Dear Mr. Searle:

Thank you for contacting the Division of Recreation and Parks (DRP), leaseholder of the Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area (Park) under Lease Number 4013. DRP has reviewed Clay Electric Cooperative's request to install an overbuild of a new 115-kV electric transmission line that will replace the existing 25-kV distribution line, a portion of which is located in the Park as shown in **Exhibit "A"**, attached. DRP has determined that this request is not inconsistent with the goals of the Park's approved unit management plan. This letter should accompany your request for easement to the Division of State Lands, Bureau of Public Land Administration. For more information, visit their website at <https://floridadep.gov/lands/bureau-public-land-administration>

DRP has determined that it has no objection to the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (GRANTOR), issuing this easement to Clay Electric Cooperative (GRANTEE), subject to the following special conditions:

Special Conditions - Cross Florida Greenway

- A. By issuance of this easement, GRANTOR acknowledges that GRANTEE has fully satisfied GRANTEE'S agreed upon net positive benefit to the managing agency in an amount equal to or greater than \$_____. (amount will be determined by the Division of State Lands)
- B. GRANTEE shall contact the State of Florida Department of State, Division of Historical Resources ("DHR"), at (850) 245-6333, to determine if a

August 11, 2022

Duane Searle

Page 2 of 4

- certified archaeological monitor is required to be on-site during any ground-disturbing activities. Further, GRANTEE shall provide written confirmation to the manager of Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area ("Park") that the determination from DHR has been obtained. Should a monitor be required to be on site, GRANTEE shall provide one at GRANTEE'S sole cost and expense.
- C. GRANTEE shall notify and coordinate with the manager of the Park (Park Manager) one week prior to the initial planned entry into the Park. The Park Manager reserves the right to hold an onsite pre-construction meeting prior to the start of construction. Items to discuss will include, but not be limited to, protection of listed species and the treatment and control of invasive species during the term of the easement (Easement). The Park Manager can be reached by phone at (352) 236-7143.
 - D. GRANTEE shall keep the Easement free and clear of invasive species during the term of the Easement.
 - E. GRANTEE shall pay maintenance, repair, and replacement costs for any adverse impacts the proposed activities may have on Park resources, natural vegetation, (trees, grasses, or groundcover vegetation), facilities, infrastructure, or other improvements should the managing agency determine such impacts are a result of GRANTEE'S actions. Further, GRANTEE acknowledges and agrees that any repair or replacement work shall not count toward its satisfaction of net positive benefit, as described above.
 - F. GRANTEE shall coordinate all scheduled maintenance activities with the Park Manager and obtain prior approval. In the event of any emergency repairs, GRANTEE shall inform the Park manager of such emergency within an hour of addressing the emergency.
 - G. GRANTEE acknowledges and understands that prescribed burning is a land management practice used by the managing agency to effectively manage natural resources at the Park. Prescribed burning may result in fire or smoke within or surrounding the Easement. GRANTEE assumes all responsibility for ensuring that GRANTEE'S improvements within the Easement are designed, constructed, operated, and maintained in a manner compatible with prescribed burning practices at the Park. GRANTEE agrees to cooperate fully with the Park Manager, to ensure that the design, maintenance, and use of the Easement doesn't prevent or adversely affect the managing agency's ability to conduct periodic prescribed fires in the Park. This includes, but may not be limited to, all measures necessary to maximize safety such as not interfering with posted signs, traffic control, and possible temporary closure of a portion of the Easement to pedestrian and vehicular traffic. The Park Manager will notify GRANTEE prior to any prescribed fire activity on or near the

August 11, 2022

Duane Searle

Page 3 of 4

- Easement and limit all temporary closures to the minimum duration possible for public safety.
- H. GRANTEE agrees to provide proof to the Park Manager, prior to construction of contact with the Florida Fish and Wildlife Conservation Commission ("FWC") to determine if a Gopher Tortoise Permit is required. The FWC website is <https://myfwc.com/license/wildlife/gopher-tortoise-permits/>
 - I. GRANTEE shall ensure that all stationary and mechanized equipment entering the Park is clean and does not contain any soil, plant, or animal remains in an effort to help prevent exotic or invasive species from entering the Park. The Park Manager may inspect all equipment prior to Park entry and deny access for equipment that has not been sufficiently cleaned. For complete decontamination guidelines visit: https://bugwoodcloud.org/CDN/floridainvasives/DecontaminationGuidelines_Handout.pdf

Sincerely,

Brian Fugate Digitally signed by Brian Fugate
Date: 2022.08.11 14:52:02 -04'00'

Brian Fugate, Chief
Office of Park Planning
Division of Recreation and Parks

BF/dp
Attachment

cc: District 3, Robert Yero, Chief
John DeHoff, Maintenance and Construction Supervisor
Kelly Conley, Park Manager
Mickey Thomason, Park Manager
Angel Granger, Planning Manager, OPP

EXHIBIT "A"





FLORIDA DEPARTMENT of STATE

RON DESANTIS

Governor

CORD BYRD

Secretary of State

Florida Department of Environmental Protection
Bureau of Public Lands Administration
3800 Commonwealth Blvd. MS 125
Tallahassee, FL 32399-3000

January 6, 2023

Re: DHR No.: 2022-8092
Project: Ft. McCoy Easement

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapter 267, *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.

A review of the Florida Master Site File indicates that the project area has not been adequately surveyed for archaeological properties. Since conditions in the area are favorable for the presence of these kinds of resources and due to the nature of the project, we recommend that the project area be subjected to a professional cultural resources assessment survey. The resultant survey report should conform to the provisions of Chapter 1A-46, *Florida Administrative Code*, and should be sent to our office upon completion. The report will help us complete the review process and provide comments or recommendations to the permitting agency in a timely fashion.

The Division of Historical Resources cannot endorse specific archaeological or historic preservation consultants. However, the American Cultural Resources Association maintains a listing of professional consultants at www.acra-crm.org, and the Register of Professional Archaeologists maintains a membership directory at www.rpanet.org. The Division encourages checking references and recent work history.

In addition, because the project will occur on state lands, it will require a 1A-32 permit. The consultant should contact Brandon Ackermann at the Bureau of Archaeological Research (Brandon.Ackermann@DOS.myflorida.com or 850-245-6334). For further information see link <https://dos.myflorida.com/historical/archaeology/public-lands/research-permits/>.

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

April 2023 ARC Meeting

Page 21 of 24



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

Sincerely,



Alissa S. Lotane
Director, Division of Historical Resources and State Historic Preservation Officer

ARC Questionnaire
Marjorie Harris Carr Cross Florida Greenways State Recreation and Conservation Area
BOT Lease Number 4013
Easement 33490 – Clay Electric – Fort McCoy

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.

Property in question is part of the Marjorie Harris Carr Cross Florida Greenway (CFG) State Recreation and Conservation Area that was transferred from the federal government back to the state as part of the de-authorized former Cross Florida Barge Canal (CFBC) project from the 1960's/70's.

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 CFG lands in question were transferred to the state for the establishment and maintenance of a large scale ecological and recreational corridor as part of the establishment of statewide system of interconnected greenways and trails. These lands are subject to oversight under USC Title 16 Chapter 1 Section 460d., per the terms and conditions mutually agreed to between the federal government and State of Florida for de-authorization and transfer of the former CFBC lands for the establishment of the CFG.

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

The current recreational level and recreational use of the parcel/s in question is negligible as they are along public road ROW, existing utility /powerline corridor/s that inhibits or minimizes its use by the public.

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

Land cover and natural resources within the parcels is ruderal due to being along/adjacent to existing road or powerline ROW in previously disturbed area/s along its entire length.

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

Documented listed plant species within/near the existing and proposed right of way includes *Matelea gonocarpus*/*Gonolobus suberosus* or angle pod. Angle pod is state threatened. The plants are located on the east side of the Ocklawaha River and more specifically east of the boat ramp. The park manager requested in writing to be notified at least a week in advance of any planned construction activities for this section of the Greenway. Once construction begins near the plants, the park biologist will be present to make sure the plants are not crushed or impacted in any way.

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

Cultural resource site 19652 MR03167, a possible pre-historic canoe is located near this area along the Ocklawaha River. Due to proximity to the river it is strongly desired that trained archaeologist/s and/or cultural resource staff survey the location/s of any soil

borings or excavations for the location of poles or footers to support powerline structures.

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.

Alternative sites are not viable due to the pre-existence of the powerline/s already along the public road and utility ROW. The selected location will minimize any additional clearing and disturbance of the surrounding CFG lands for this project.

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.

Impacts to the natural/historical/archaeological/recreational resources in this area will be minimal due to the co-location of this transmission line with existing facilities and public road ROW. Due to potential for impacts to cultural resources only at the locations where soil disturbance excavation/boring may take place cultural resource protection and observation is needed.

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.

Potential impacts to the larger surrounding conservation area/s and lands are expected to be minimal due to the previously noted co-location of these additional facilities with existing in disturbed, mostly ruderal areas.

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.

CFG environmental and management staff have requested one of the special conditions of this easement be the perpetual maintenance and control of invasive plants on the property to further enhance the environmental conditions in this area. The nominal size of this easement request at less than an acre along/adjacent to ruderal existing road and utility ROW will make the overall NPB minimal as currently anticipated. However, CFG management expects to request whatever goods or services the ultimate valuation is determined to be that best enhances or mitigates the conditions in the area where this easement has been requested.

It will be the responsibility of the managing agency on whose property a non-conservation or non-public recreation use is proposed to have staff at ARC meetings who will be able to answer questions about the effect of that proposed use on the lands that they manage and about their justification for agreeing to allow it. BPLA staff will continue to present the items but managing agency staff should be ready to answer any questions related to the resources and recreation on the site and the effects of proposed uses.