

**LAKE ESTATES
MARION COUNTY, FLORIDA
ECOLOGICAL ASSESSMENT**

May 2026



ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

ECOLOGICAL ASSESSMENT

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FAWN LAKE ESTATES MARION COUNTY, FLORIDA

ECOLOGICAL ASSESSMENT

1.0 INTRODUCTION

Modica & Associates, Inc. (M&A) performed an Ecological Assessment of the 108± acre Fawn Lake Estates project (“Project Site”) on May 15, 2026. The Project Site is generally located east of SE Maricamp Road, north of Bahia Trace, and north of the existing Lake Diamond subdivision in unincorporated Marion County, Florida. The Project Site consists of one parcel identified by the Marion County Property Appraiser with Parcel Identification Number 9027-0000-02 (**Figures 1 & 2**).

The intent of the Ecological Assessment was to conduct an evaluation of on-site habitat types, land uses, and vegetative communities, review the approximate limits of the recorded Conservation Easement (CE) and flag the landward limit of any onsite jurisdictional wetlands that extend outside of the CE limits, identify the presence or potential for presence of protected wildlife species, or any other potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Site, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery (1995 – Present);
- U.S. Department of Agriculture (USDA) *Soil Survey of Marion County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Marion County;
- *Florida’s Endangered and Threatened Species*, October 2025, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- Florida Association of Environmental Soil Scientists. 2007. *Hydric Soils of Florida Handbook*, Fourth Edition; and
- Audubon Florida EagleWatch Nest Map
(<https://www.arcgis.com/apps/dashboards/1b9ba538e78b46268cf000edbcab49ce>).

Modica & Associates conducted a field inspection of the Site on May 15, 2026. The property was traversed via pedestrian and vehicular transects for the purpose of identifying any listed

wildlife species, and to map the onsite land uses and vegetative communities. The results of the inspection are discussed in greater detail below.

2.1 Soils

According to the Natural Resource Conservation Service's (NRCS) *Soil Survey of Marion County, Florida*, the Site supports five (5) soil type (**Figure 3**). Each soil type mapped in association with this property is described further below; the soil descriptions are excerpts from the Soil Survey.

Adamsville sand, 0 to 5 percent slopes (#2) is a nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and along the lower slopes of the sandy uplands. The surface layer of this soil type generally consists of dark gray sand about 6 inches thick. In most years, the water table for this soil type is 20 to 40 inches below the surface for cumulative periods of 2 to 6 months during most years. Permeability of this soil type is rapid to a depth of more than 80 inches.

Candler sand, 0 to 5 percent slopes (#22) is a nearly level to gently sloping, excessively drained sandy soil that has thin lamellae of loamy sand within a depth of 60 to 80 inches. It occurs as small and large areas on sandy ridges in the uplands. The surface layer of this soil type generally consists of dark gray sand about 5 inches thick. The water table for this soil type is at a depth of more than 60 inches. Permeability of this soil type is very rapid in the upper 67 inches, rapid from 67 to 109 inches, and medium below.

Electra sand, 0 to 5 percent slopes (#26) is a nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and the sandy uplands. The water table fluctuates between 25 to 40 inches for cumulative periods of four months during most years, but recedes to a depth of more than 40 inches during drier periods.

Pomona sand (#61) is poorly drained soil that occurs as small and large areas in the flatwoods and as small areas adjacent to wet depressional sandy ridges. The surface layer of this soil type generally consists very dark gray sand about 5 inches thick. During most years the water table for this soil type is within 10 inches of the surface for 1 to 3 months and fluctuates between 10 and 40 inches for 6 months or more. During dry seasons it recedes to a depth of more than 40 inches. Permeability of this soil type is rapid in the upper 26 inches, moderate from 26 to 39 inches, rapid from 39 to 51 inches, and moderately slow below.

Samsula-Martel complex, depressional (#64) is a very poorly drained soil that occurs in organic soils in depressions and on flood plains. The water table for this soil type is about 0 inches, and ponding is frequent.

2.2 Land Use Types & Vegetative Communities

The Project Site currently supports one (1) upland and two (2) wetland land use types/vegetative communities within its boundaries (**Figure 4**). The land use types/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999).

The following provides a brief description of the current land use types/vegetative communities identified on the Project Site:

Uplands:

412 – Longleaf Pine – Xeric Oak

The majority of the Project Site can best be described by this land use type. Vegetative species consists of longleaf pine (*Pinus palustris*), slash pine (*Pinus elliotii*), sand pine (*Pinus clausa*), turkey oak (*Quercus laevis*), live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), rusty lyonia (*Lyonia ferruginea*), American beauty berry (*Callicarpa americana*), sparkleberry (*Vaccinium arboreum*), shiny blueberry (*Vaccinium myrsinties*), dog fennel (*Eupatorium capillifolium*), broomsedge (*Andropogon virginicus*), muscadine grape vine (*Vitis rotundifolia*), and milkpea (*Galactia floridana*).

Wetlands:

630 – Wetland Forested Mixed

The wetlands located along the western and eastern boundaries of the Project Site can best be described by this land use type. Vegetative species consist of red bay (*Persea borbonia*), sweet bay (*Magnolia virginiana*), sweet gum (*Liquidambar styraciflua*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), slash pine, water oak (*Quercus nigra*), Chinese tallow (*Triadica sebifera*), highbush blueberry (*Vaccinium corymbosum*), fetterbush (*Lyonia lucida*), gallberry (*Ilex glabra*), Virginia chain fern (*Anchistea virginica*), bog button (*Lachnocaulon anceps*), saw palmetto, and broomsedge.

640 – Vegetated Non-Forested Wetlands

The wetland located near the northcentral area and Fawn Lake, located on the northwestern boundary, can best be described by this land use type. Vegetative species consist of Carolina redroot (*Lachnanthes caroliniana*), broomsedge, bog button, St. Peter's-wort (*Hypericum* sp.), candy root (*Polygala nana*), dog fennel, and Virginia chain-fern. Slash pine, red bay, and sweet bay, can be found surrounding the limits of the wetlands.

2.3 Wildlife

A qualitative review of the Project Site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential for protected species on the Project Site, the Florida Natural Areas Inventory (FNAI) Tracking List for Marion County was obtained and reviewed (**Exhibit A**). The USFWS's Information for Planning and Consultation (IPaC) website was also accessed; the project boundary was uploaded to generate the list of potential protected species (**Exhibit B**).

Wildlife species with the potential to occur onsite based on USFWS Consultation Areas, geographic locale, habitat types present, and presence of suitable soils or vegetative cover include the gopher tortoise (*Gopherus polyphemus*), American bald eagle (*Haliaeetus leucocephalus*), Florida sand skink (*Plestiodon reynoldsi*), Eastern indigo snake (*Drymarchon couperi*), Florida burrowing owl (*Athene cunicularia*), Florida scrub-jay (*Aphelocoma coerulescens*), and Florida black bear (*Ursus americanus floridanus*). Although listed as potential for occurrence based on location, the Project Site does not contain suitable habitat for other species of wildlife listed in the IPaC resource list and therefore those species are not discussed further in this report. Using this information, a survey of the site was conducted to determine the need and extent of formal surveys for any particular wildlife species.

The review included direct observations, as well as evidence of a particular species' presence such as tracks, scat, and birdcalls. The following is a list of those wildlife species identified during the evaluation of the site.

BIRDS

American crow (*Corvus brachyrhynchos*)
Black vulture (*Coragyps atratus*)
Great-crested flycatcher (*Myiarchus crinitus*)
Northern cardinal (*Cardinalis cardinalis*)
Pileated woodpecker (*Dryocopus pileatus*)
Red-shouldered hawk (*Buteo lineatus*)

REPTILES

Gopher tortoise (*Gopherus polyphemus*)

MAMMALS

Eastern gray squirrel (*Sciurus carolinensis*)

The gopher tortoise was the only listed species of wildlife documented on the Project Site during the May 15, 2026 site inspection. Information regarding the requirements for species of wildlife with potential for presence on the Project Site is provided in Section 4 below.

2.4 Listed Flora

A survey was conducted to document the presence of any protected plant species within the Site. This floral species survey was conducted in conjunction with the assessment on May 15, 2026.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

3.0 REGULATORY AGENCY PERMITTING

Regulatory agencies with authority over the Project Site include the St. John's River Water Management District (SJRWMD), U.S. Army Corps of Engineers (ACOE), and Marion County (County).

3.1 Army Corps of Engineers

The ACOE regulates federally jurisdictional wetlands and surface waters through §404 of the Clean Water Act. The definition of Waters of the U.S. ("WOTUS") has changed several times between 2020 and 2025. The current definition of WOTUS being used by the ACOE is currently the "pre-2015 regulatory regime" with consideration of the Sackett decision. A memorandum was issued by the EPA on March 12, 2025 outlining the proper implementation of a "continuous surface connection" under the definition of WOTUS; however, the ACOE is still receiving guidance on how to interpret the memorandum.

The western, northern, and eastern Project Site boundaries are adjacent to the Marshall Swamp Wildlife Management Area. Wetlands A, B, D, and E are hydrologically connected to Marshall Swamp, and therefore, will be regulated by the ACOE as federally-jurisdictional (**Figure 5**).

The onsite wetlands were placed under a Conservation Easement on January 2, 2008, as a condition of ACOE Permit No. SAJ-2006-4306 and SJRWMD Permit No. 4-083-19504-22 (**Exhibit C**). The Conservation Easement permanently protects the wetlands from future development and unauthorized impacts. The ACOE does not maintain a publicly accessible permitting database; therefore, no additional information regarding Permit No. SAJ-2006-4306 could be located. Any proposed wetland or surface water impacts will require authorization from the ACOE. If no wetland or surface water impacts are proposed, an ACOE permit would not be required.

If less than 0.50 acre of federally jurisdictional wetlands are proposed for impact, a Nationwide Permit would be required. If greater than 0.50 acre of federally jurisdictional wetlands are proposed for impact, an Individual Permit will be required.

A Nationwide Permit does not require Public Notice. The Nationwide Permits are "batch" permits that are issued every 5 years. If work authorized under a Nationwide

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Permit is not under contract or not underway prior to permit expiration, the permit will need to be reauthorized. If the work is under contract, or the construction has begun prior to the expiration of the permit, the permittee is given 12 months from the date of the expiration date to complete the activity permitted under the issued permit. Typically, only one Nationwide Permit can be issued for one overall project (Nationwide Permits cannot be stacked).

If greater than 0.50 acre of federally jurisdictional wetland impacts are proposed, an Individual Permit will be required. Processing an Individual Permit will require that the issuance of the permit be published in the Federal Register to meet the Public Notice period (typically 21 days). Additional project detail is required within this type of application, as opposed to the NWP application. A detailed Alternatives Sites Analysis must be provided to present off-site parcels that may have been considered for the project. Alternate site plans may also need to depict alternate layouts that may result in fewer wetland impacts. Mitigation will be required for any impacts to federally jurisdictional wetlands.

At this time, the ACOE is inundated with applications and anticipated permitting timelines are extremely long. The review period for a Nationwide Permit is anticipated to take between 6 and 9 months, and the review period for an Individual Permit is anticipated to take 12 to 18+ months.

3.2 St. John's River Water Management District (SJRWMD)

The SJRWMD administers regulatory authority for proposed developments through the Environmental Resource Permitting (ERP) program. Development of the Project Site will require an ERP application to be submitted for stormwater management and environmental regulatory review.

A review of the SJRWMD permitting portal revealed that there have been multiple permits associated with the Project Site. The Project Site is located in the northern portion of Silver Springs Shores Unit No. 27 (**Exhibit D**). The 852-acre Unit 27 of Silver Springs Shores received conceptual approval on September 9, 1986, under conceptual permit number 4-083-19601-1 (formerly permit number 4-083-0108C). Individual Management and Storage of Surface Water (MSSW) permit number 4-083-19504-15 (formerly permit number 4-083-0042E2M7) was issued on December 13, 1988, for the construction of a residential development on 503 acres of Silver Springs Shores Unit 27. The project as permitted was not constructed, with the exception of a few of the approved roads were cleared and graded. Both the conceptual and the construction permits have expired. The operation and maintenance responsibility for Silver Springs Shores Unit 27 was transferred to Marion County Board of County Commissioners under permit number 4-083-19504-17, issued on June 2, 2004.

Permit No. 19504 – 22 was issued February 18, 2007 for project known as “Crystal Lake Estates.” This permit authorized the construction of a platted subdivision with roads, utilities, lots, and a surface water management system. (**Exhibit E**). Approximately 0.597-acres of proposed wetlands impacts were approved to facilitate the installation of outfall structures and construction of an entrance road. This permit expired February 19, 2012.

An ERP modification will be required prior to construction activities associated with the Project Site. In the event that wetland impacts are proposed, a modification or partial release of the existing Conservation Easement may be considered, provided adequate justification is demonstrated. Any proposed impacts must serve a sustainable and practicable purpose and demonstrate that there will be no net loss of wetland functions or ecological value. Such requests would be subject to review and approval on a case by case basis and may require additional mitigation and compensatory conservation measures.

The timeframe to receive an ERP permit is dependent upon the environmental, engineering and geotechnical information for a project. A typical project would generally take 4-6 months. This report should be sufficient to facilitate the environmental review component of the ERP process.

3.2 Marion County

The Marion County Comprehensive Plan and Land Development Code (LDC) sets forth protective regulations for certain areas and natural resources within the County. Article 6, Division 5 of Marion County’s LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. A transect survey map is included in this report as required by the County (**Figure 6**). This subject report should be sufficient to meet the inventory/survey requirements set forth in Section 6.5.1, LDR for Marion County.

Aside from development constraints in effect for all unincorporated Marion County, the County enforces distinct development constraints in areas of the county specifically designated to be located within (among other areas): environmentally sensitive overlay areas, farmland preservation areas and spring protection zones. The Project Site lies within an and “environmentally sensitive area” and “springs protection zone” (**Figure 6a**). As such, any development on the Project Site must comply with the County’s uses, geotechnical requirements and groundwater monitoring specified in the County’s LDC, Division 4. Springs Protection Overlay Zone (SPOZ).

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

A qualitative review of the site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). The review was performed using vehicular and pedestrian transects across the Site.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude listed species from inhabiting the project site in the future. The discussion below is provided to address wildlife species with potential for occurrence on the property

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as “Threatened”. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves.

The FWC *Gopher Tortoise Permitting Guidelines* (“Guidelines”; FWC, April 2008, rev. April 2023) state that “because gopher tortoises and their burrows are protected from development activities by Florida law, regulatory compliance requires a comprehensive 100% burrow survey of all potential tortoise habitat proposed for development.” Modica & Associates conducted a preliminary survey for gopher tortoises on May 15, 2026 and documented six (6) “potentially occupied” gopher tortoise burrows within the Project Site (**Figure 7**). However, this was only a preliminary survey. Additionally, the FWC Guidelines state that gopher tortoise surveys are considered valid for a period of 90 days.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. If any gopher tortoise burrows are documented on the Project Site, or within 25 feet of areas to be disturbed, a permit will need to be obtained from the FWC authorizing the relocation of tortoises prior to the initiation of any land clearing or construction activities (including equipment staging). This permit process typically takes 45 to 60 days to complete. The FWC will not authorize initiation of the relocation effort until written local government approvals have been obtained for land clearing, grading, or construction activities.

4.2 American Bald Eagle

Although the bald eagle is no longer listed under the Endangered Species Act, it remains protected under the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, both of which are enforced by the U.S. Fish and Wildlife Service (USFWS). To evaluate any potential impacts related to site development, a review of the Florida Fish and Wildlife Conservation Commission (FWC) Bald Eagle Nest Database and the Audubon EagleWatch Program was conducted.

A review of the Audubon FL EagleWatch program eagle nesting map determined that the closest mapped eagle nest (MR-146) is located approximately 1.89 miles southwest

of the Project Site (**Figure 8**). The Project Site is located outside of the 330-foot and 660-foot protective buffer zones for nest MR-146 therefore, project development is not anticipated to have an adverse impact on eagle breeding or nesting activities. No coordination with USFWS will be required for this species.

4.3 Florida Sand Skink

The sand skink is listed as “threatened” by the USFWS and FWC. The sand skink is a fossorial lizard endemic to the central ridge of peninsular Florida, and spends its lifecycle just beneath the surface of the sandy soils that are characteristic of Central Florida’s ridges. Because this lizard lives beneath the surface of the sand, its presence is generally detected by the presence of sinusoidal tracks left in the sand due to the unique manner in which this species moves through the sand.

The Project Site lies within the sand skink Consultation Area, is underlain by suitable soils, but does no portion of the property meets the 82’ elevation criteria for this species. No coordination should be necessary for this species.

4.4 Eastern Indigo Snake

Eastern indigo snakes use a variety of areas as refuges, including active or inactive gopher tortoise burrows, mammal burrows, hollows at the base of trees and other similar formations. Above ground refugia includes thick shrub formations, stumps, the bases of thick palmetto, ground litter, brush piles, trash piles, abandoned structures, and crevices of rock-lined ditch walls and other similar areas.

The USFWS routinely concurs that a project is “not likely to adversely affect” the indigo snake if the USFWS’s *Standard Protection Measures for the Eastern Indigo Snake* (“Standard Protection Measures”; USFWS, 2004c) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the landowner.

Recent discussions with USFWS indicate that if a snake’s presence on a property is “reasonably certain to occur”, consultation will be required. The USFWS is defining “reasonably certain to occur” as recorded or known primary evidence of a snake’s presence on or near a property (i.e. documented observation of an indigo snake, snake shed). The Project Site is largely surrounded by residential development and undeveloped land. The potential for the indigo snake may be possible, although unlikely.

Although the presence of an indigo snake on the Site is unlikely, it is recommended that the Standard Protection Measures be implemented during construction activities. Formal consultation with USFWS for this species is not anticipated for this species.

4.5 Florida Burrowing Owl

The Florida burrowing owl is listed by the FWC as a Threatened species. Burrowing owls are commonly found in open areas that have short groundcover. No burrowing owls were observed during the site inspection conducted by Modica & Associates on May 15, 2026. The Project Site does contain limited suitable habitat for burrowing owls, and it is recommended that a 100% survey be conducted at least 90 to 120 days prior to anticipated start of construction to verify that owls are not present on the Project Site. This survey can be completed in conjunction with the 100% gopher tortoise survey.

4.6 Florida Scrub-Jay

The Project Site falls within the Consultation Area for the federally-threatened Florida scrub-jay. The species is native to Florida's xeric scrub communities, although it is known to use altered habitats including citrus groves and even residential areas. The USFWS considers the presence of scrub oaks to be the key indicator of suitable habitat. Based on available USFWS and FWC data, the species has not been previously documented on the Project Site; however, several families have been historically (1992-1993 FWC data) documented south of the Project Site (**Figure 8**).

While a formal scrub-jay survey was not conducted, Modica & Associates played a high-quality recording of Florida scrub-jay territorial scolding in an attempt to attract any nearby scrub-jays. The recording included clear examples of all typical territorial scolds, including the female "hiccup" call. Formal surveys should be conducted anytime between March 1 and October 3, with the optimal months being March, September, and October, when the territorial displays are most frequent.

No scrub-jays were documented on the property during M&A's site inspection. Suitable habitat does exist onsite however is sub-optimal. Coordination with USFWS is not anticipated.

4.7 Florida Black Bear

The Florida black bear was delisted by FWC in 2012. However, it is still afforded protection under the Florida Black Bear Conservation Rule.

Modica & Associates has reviewed the FWC Bear Management Plan and bear activity data in this area. The Project Site lies within the Central Black Bear Management Unit, within the "Frequent" black bear range (**Figure 9**). Frequent Bear Range, as defined by the Florida Black Bear Management Plan, is one of four categories of bear range, where bear occurrence is expected to be frequent and was estimated to contain 95% of

bear locations collected by researchers, managers, and the public, including calls to the FWC for assistance, research and management captures, vehicle strikes, sightings, DNA collection sites, and other geographic bear data. These areas are generally the core of bear subpopulations where bears spend a considerable amount of their time and there is consistent presence of females with cubs. Figure 8 shows the calls made to FWC relating to black bears from 1988 to 2025. As shown, there have been several bear-related phone calls within the vicinity of the Project Site, but the dates of the calls range from 2011 through 2023. No recent calls have been made.

In accordance with FWC's technical assistance relating to black bears, the following measures should be taken during construction and post-development in order to help prevent potential human-bear conflicts:

- During construction, the construction site should be kept clean, with refuse that might attract bears being kept separate from construction debris and stored securely in bear-resistant containers or removed daily.
- Post-construction, homeowners should be provided with educational materials on how to avoid human-bear conflicts, including using bear resistant trash cans or bringing trash into a secure area daily before dark.

5.0 SUMMARY

Modica & Associates, Inc. (M&A) performed an Ecological Assessment of the 108± acre Rainey-Hawkins Fawn Lake Estates project ("Project Site") on May 15, 2026. The Project Site is generally located east of SE Maricamp Road, north of Bahia Trace, and north of the existing Lake Diamond subdivision in unincorporated Marion County, Florida. The Project Site consists of one parcel identified by the Marion County Property Appraiser with Parcel Identification Number 9027-0000-02 (**Figure 1 & 2**).

The intent of the Ecological Assessment was to conduct an evaluation of on-site habitat types, land uses, and vegetative communities, review the approximate limits of the recorded Conservation Easement (CE) and flag the landward limit of any onsite jurisdictional wetlands that extend outside of the CE limits, identify the presence or potential for presence of protected wildlife species, or any other potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

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Regulatory agencies with authority over the Project Site include the St. John's River Water Management District (SJRWMD), U.S. Army Corps of Engineers (ACOE), and Marion County (County).

The western, northern, and eastern Project Site boundaries are adjacent to the Marshall Swamp Wildlife Management Area. Wetlands A, B, D, and E are hydrologically connected to Marshall Swamp, and therefore, will be regulated by the ACOE as federally-jurisdictional (**Figure 5**).

The onsite wetlands were placed under a Conservation Easement on January 2, 2008, as a condition of ACOE Permit No. SAJ-2006-4306 and SJRWMD Permit No. 4-083-19504-22 (**Exhibit C**). The Conservation Easement permanently protects the wetlands from future development and unauthorized impacts. The ACOE does not maintain a publicly accessible permitting database; therefore, no additional information regarding Permit No. SAJ-2006-4306 could be located. Any proposed wetland or surface water impacts will require authorization from the ACOE. If no wetland or surface water impacts are proposed, an ACOE permit would not be required.

A review of the SJRWMD permitting portal revealed that there have been multiple permits associated with the Project Site. The Project Site is located in the northern portion of Silver Springs Shores Unit No. 27 (Permit No. 4-083-0108C, 4-083-19601-1, 4-083-0042E2M7, and 4-083-19504-15) (**Exhibit D**). The project as permitted was not constructed, with the exception of a few of the approved roads were cleared and graded. Both the conceptual and the construction permits have expired. The operation and maintenance responsibility for Silver Springs Shores Unit 27 was transferred to Marion County Board of County Commissioners under permit number 4-083-19504-17, issued on June 2, 2004.

Permit No. 19504 – 22 was issued February 18, 2007 for project known as “Crystal Lake Estates.” This permit authorized the construction of a platted subdivision with roads, utilities, lots, and a surface water management system. (**Exhibit E**). Approximately 0.597-acres of proposed wetlands impacts were approved to facilitate the installation of outfall structures and construction of an entrance road. This permit expired February 19, 2012.

An ERP modification will be required prior to construction activities associated with the Project Site. In the event that wetland impacts are proposed, a modification or partial release of the existing Conservation Easement may be considered, provided adequate justification is demonstrated. Any proposed impacts must serve a sustainable and practicable purpose and demonstrate that there will be no net loss of wetland functions or ecological value. Such requests would be subject to review and approval on a case-by-case basis and may require additional mitigation and compensatory conservation measures.

Article 6, Division 5 of Marion County's LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. A transect survey map is included in this report as required by the County (**Figure 6**). This subject report should be sufficient to meet the inventory/survey requirements set forth in Section 6.5.1, LDR. Additionally, the

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Project Site lies within an and “environmentally sensitive area” and “springs protection zone” (**Figure 6a**). As such, any development on the Project Site must comply with the County’s uses, geotechnical requirements and groundwater monitoring specified in the County’s LDC, Division 4. Springs Protection Overlay Zone (SPOZ).

The Project Site occurs within the Consultation Area of several federally and state listed species. Of these federally listed species, it is anticipated that development of the Project Site should consider the potential presence of the American bald eagle, Florida sand skink, Florida scrub-jay, and Eastern indigo snake. State-protected species for consideration include the gopher tortoise, burrowing owl, and Florida black bear.

A preliminary survey for the presence of gopher tortoises was completed by Modica & Associates on May 15, 2026. Six (6) potentially occupied burrows were observed on the Project Site (**Figure 7**). To comply with FWC Guidelines, it is recommended that a comprehensive survey be conducted within 90 days of construction.

A review of the Audubon FL EagleWatch program eagle nesting map determined that the closest mapped eagle nest (MR-146) is located approximately 1.89 miles southwest of the Project Site (**Figure 8**). The Project Site is located outside of the 330-foot and 660-foot protective buffer zones for nest MR-146 therefore, project development is not anticipated to have an adverse impact on eagle breeding or nesting activities. No coordination with USFWS will be required for this species.

The Project Site lies within the sand skink Consultation Area, is underlain by suitable soils, but no portion of the property meets the 82’ elevation criteria for this species. No further coordination is anticipated for this species.

No burrowing owls or their burrows were documented on the Project Site; however, this was only a preliminary survey. Any survey conducted for the tortoise will also be comprehensive for the burrowing owl. If burrowing owls are documented, an Incidental Take Permit can be pursued with the FWC to allow for development of the property.

It is unlikely that an Eastern indigo snake would be found on the Project Site. However, it is recommended that the Standard Protection Measures for the eastern indigo snake be implemented during construction activities. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos.

The Project Site falls within the Consultation Area for the federally-threatened Florida scrub-jay. Based on available USFWS and FWC data, the species has not been previously documented on the Project Site; however, several families have been historically (1992-1993 FWC data) documented south of the Project Site (**Figure 8**). While a formal scrub-jay survey was not conducted, M&A played a high-quality recording of Florida scrub-jay territorial scolding in an attempt to attract any nearby scrub-jays. No scrub-jays were documented on the property during the May 15, 2026 site inspection. Suitable habitat does exist onsite; however, it is sub-optimal. Coordination with USFWS is not anticipated.

ATTACHMENT F

The Project Site lies within the Central Black Bear Management Unit, within the “Frequent” black bear range according to the FWC’s Florida Black Bear Management Plan (**Figure 9**). The Plan outlines planning and coordination tips for local governments and landowners prior to the development phase. These planning tips generally include methods to help prevent human-bear interactions, including such things as bear-proof trash cans, homeowner education, etc. No coordination with this species is anticipated.

It should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site. This report does not constitute a Cultural Resource Assessment Survey and makes no representation to the presence or potential presence of historic sites or artifacts.

6.0 REFERENCES

Audubon Florida EagleWatch Nest Map

(<https://www.arcgis.com/apps/dashboards/1b9ba538e78b46268cf000edbcab49ce>)

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U.S. Fish & Wildlife Service. 2012. Sand skinks and blue-tailed mole skinks survey protocol peninsular Florida. Appendix A in Peninsular Florida species conservation

ATTACHMENT F

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U.S. Fish & Wildlife Service. 2016c. Species profile for Eastern indigo snake (*Drymarchon corais couperi*). <https://ecos.fws.gov/ecp/species/646>, accessed May 2026.

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ATTACHMENT F

FIGURES



Fawn Lake Estates

Figure 1 - Location Map
 Section 33, T15S, R23E
 Marion County, Florida

5,000 2,500 0 5,000 Feet



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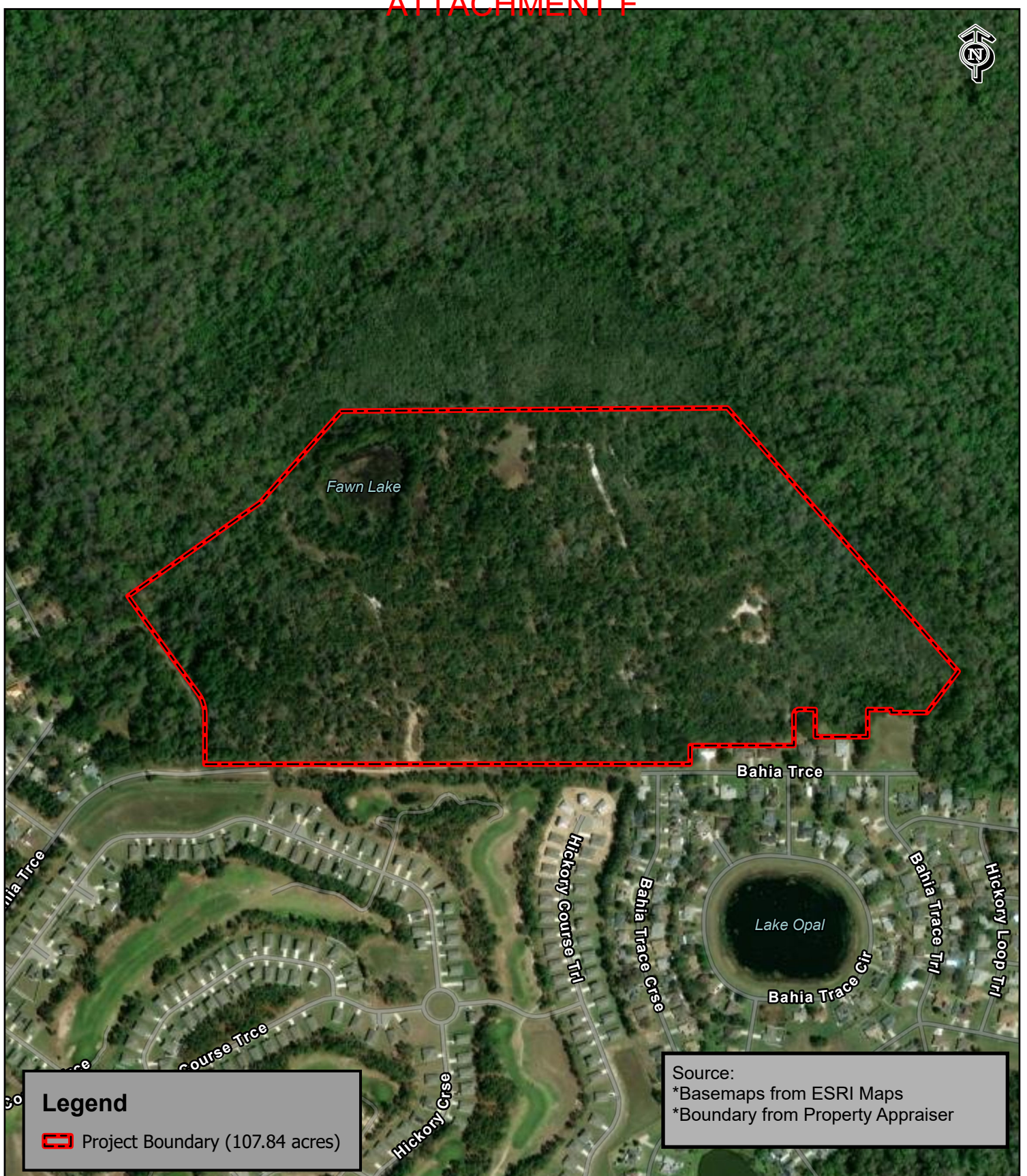
302 Mohawk Road
 Clermont, Florida 34715

P: (352) 394-2000

F: (352) 394-1159

Email: Environmental@Modica.cc

www.ModicaAndAssociates.com



Legend

 Project Boundary (107.84 acres)

Source:

*Basemaps from ESRI Maps

*Boundary from Property Appraiser

Fawn Lake Estates

Figure 2 - Aerial Map
Section 33, T15S, R23E
Marion County, Florida

600 300 0 600 Feet



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302 Mohawk Road

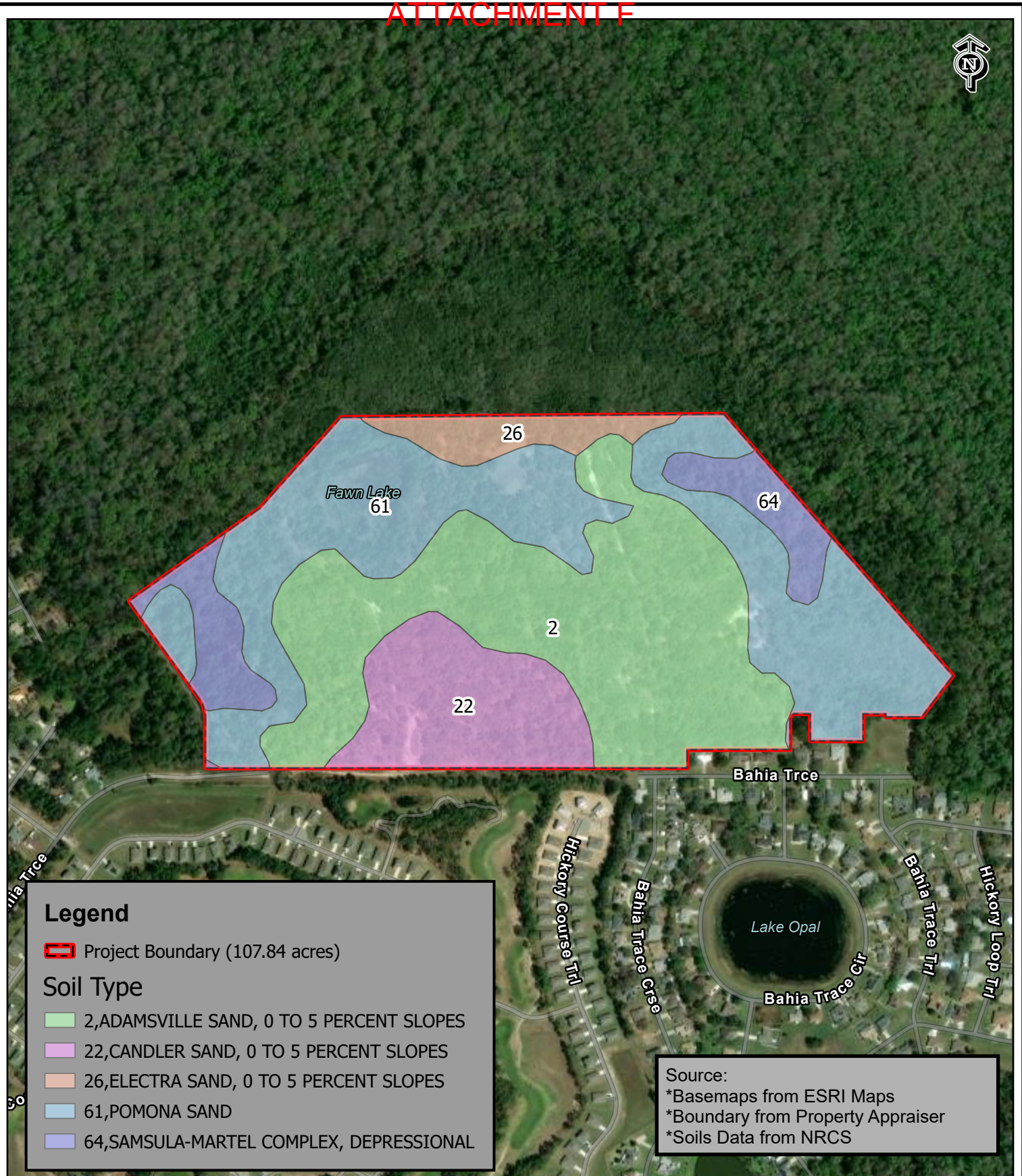
Clermont, Florida 34715

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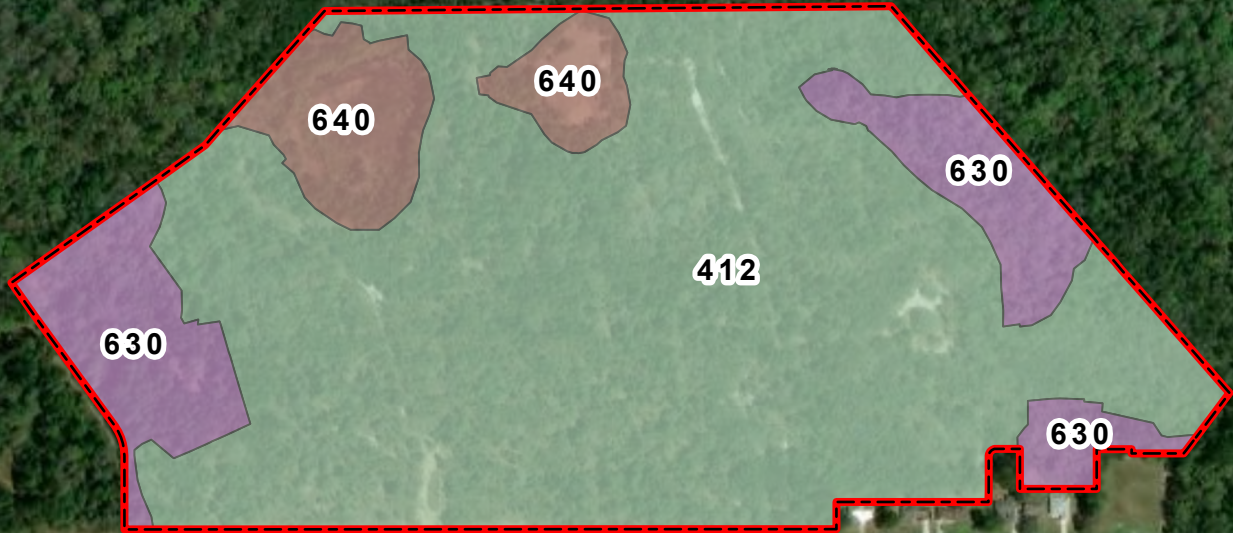
Fawn Lake Estates

Figure 3 - Soils Map
Section 33, T15S, R23E
Marion County, Florida

600 300 0 600 Feet



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Legend

 Project Boundary (107.84 acres)

Land Uses

-  412, Longleaf Pine - Xeric Oak
-  630, Wetland Forested Mixed
-  640, Vegetated Non-Forested Wetlands

Source:

- *Basemaps from ESRI Maps
- *Boundary from Property Appraiser
- *Land Use Data from FLUCCs 1999

Fawn Lake Estates

Figure 4 - Land Use Map
Section 33, T15S, R23E
Marion County, Florida

 Feet
600 300 0 600



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Fawn Lake Estates

Figure 5 - Wetlands Map
Section 33, T15S, R23E
Marion County, Florida

600 300 0 600 Feet



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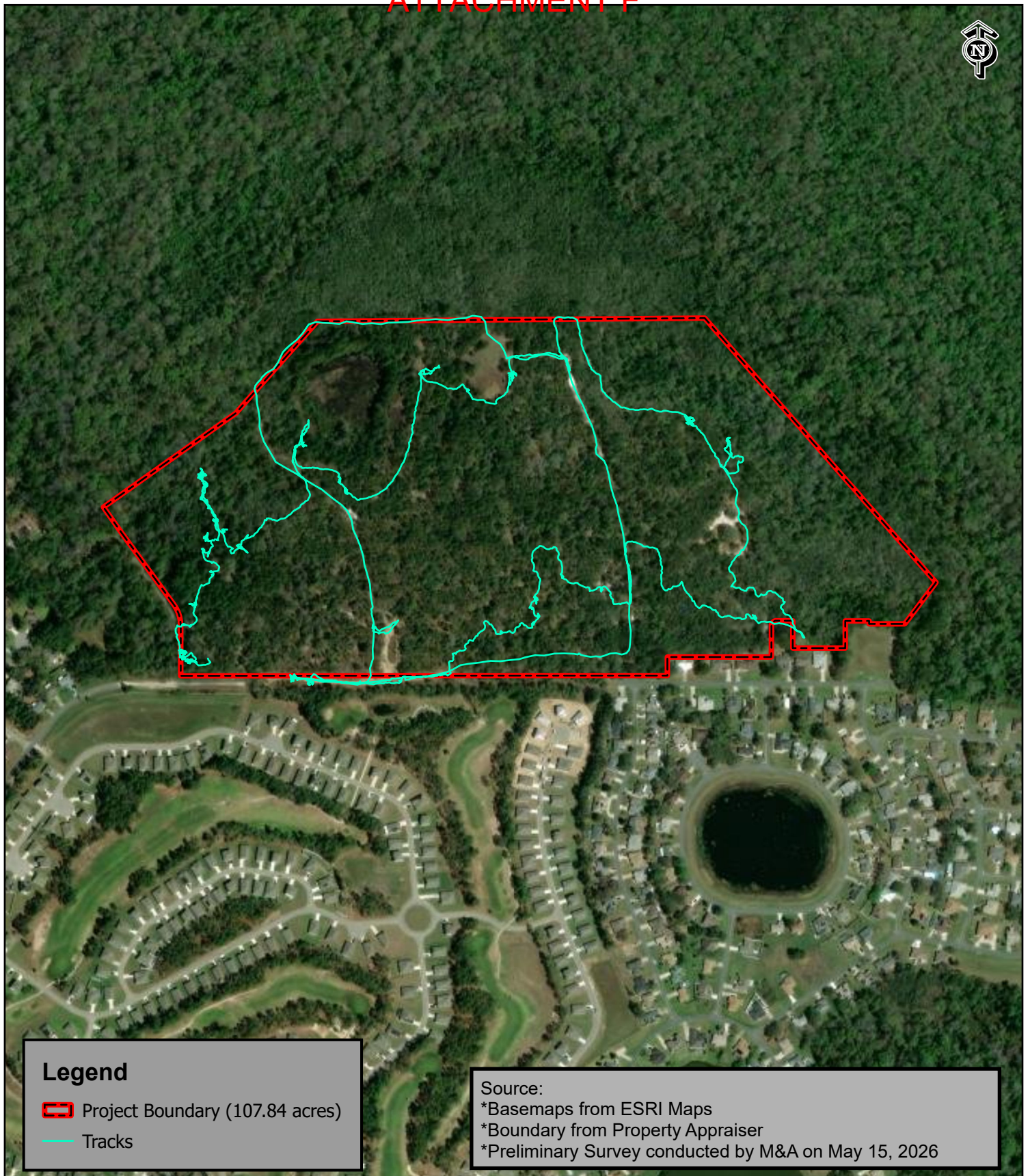
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Clermont, Florida 34715

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Fawn Lake Estates

Figure 6 - Survey Transect Map
 Section 33, T15S, R23E Marion
 County, Florida

600 300 0 600 Feet



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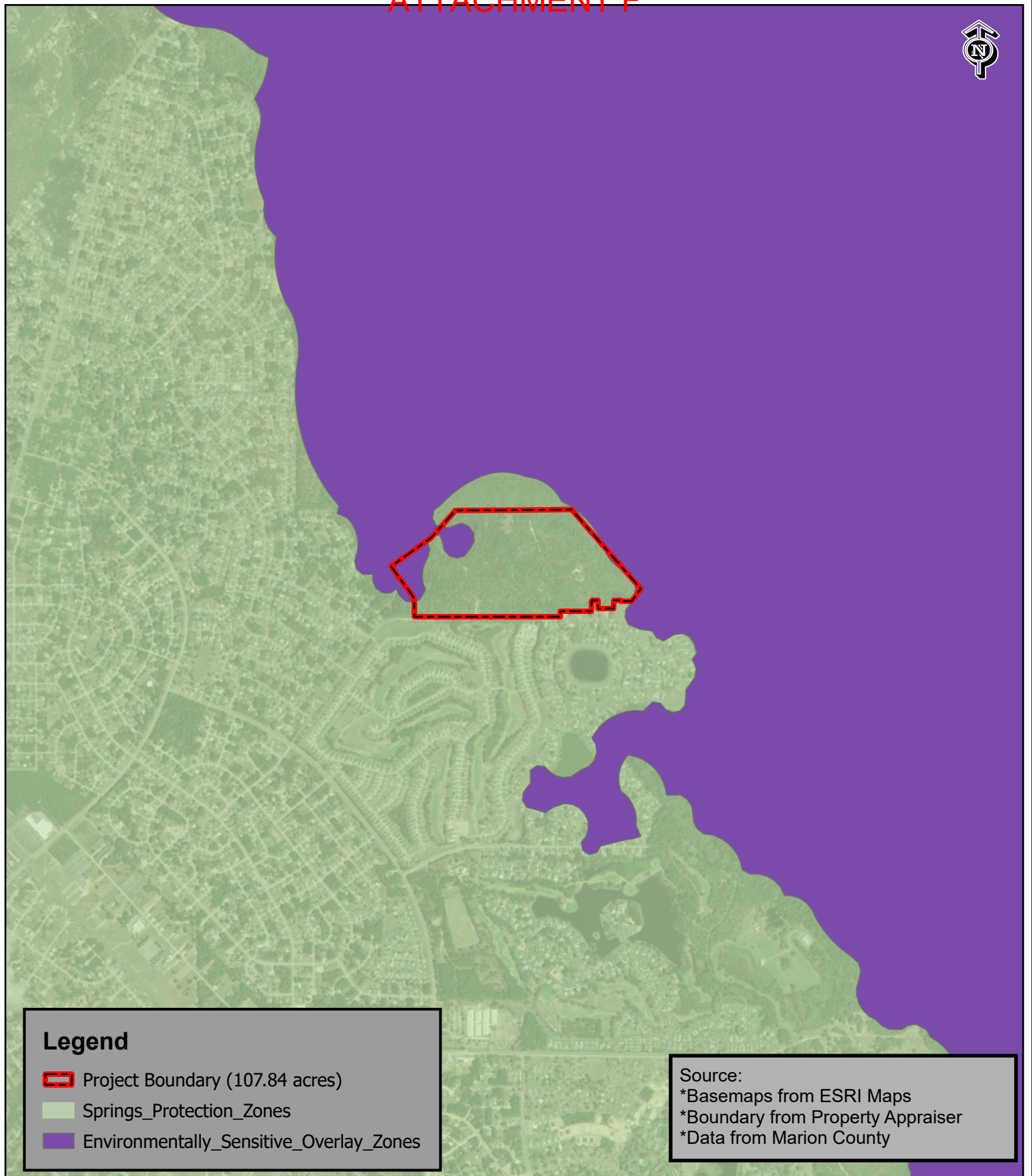
302 Mohawk Road
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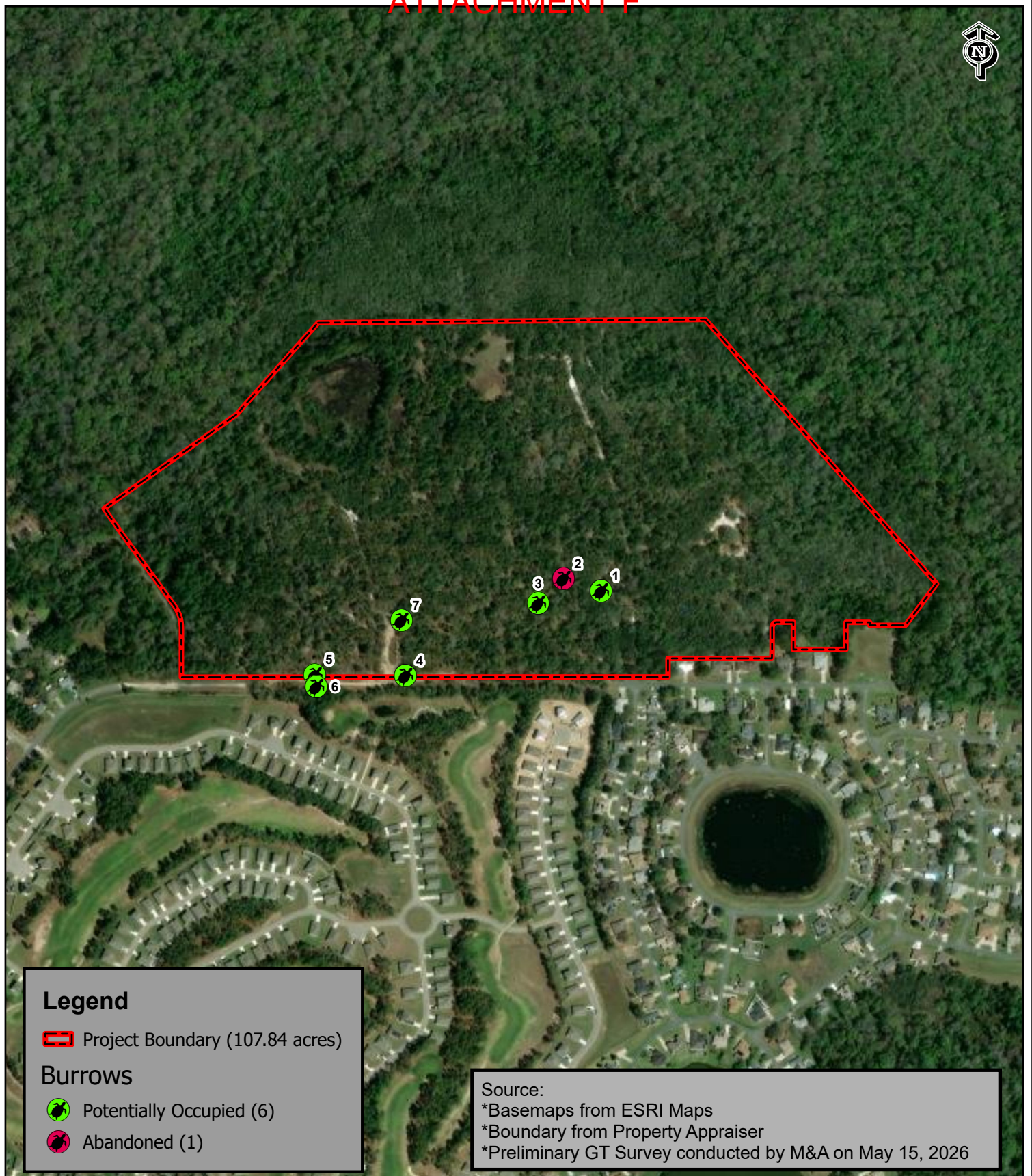
Fawn Lake Estates

Figure 6a - Environmentally Sensitive/Spring Protection Area Map
 Section 33, T15S, R23E
 Marion County, Florida

2,000 1,000 0 2,000 Feet



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Legend

Project Boundary (107.84 acres)

Burrows

Potentially Occupied (6)

Abandoned (1)

Source:

*Basemaps from ESRI Maps

*Boundary from Property Appraiser

*Preliminary GT Survey conducted by M&A on May 15, 2026

Fawn Lake Estates

Figure 7- Gopher Tortoise Burrow Location Map
Section 33, T15S, R23E
Marion County, Florida

600 300 0 600 Feet



MODICA & ASSOCIATES

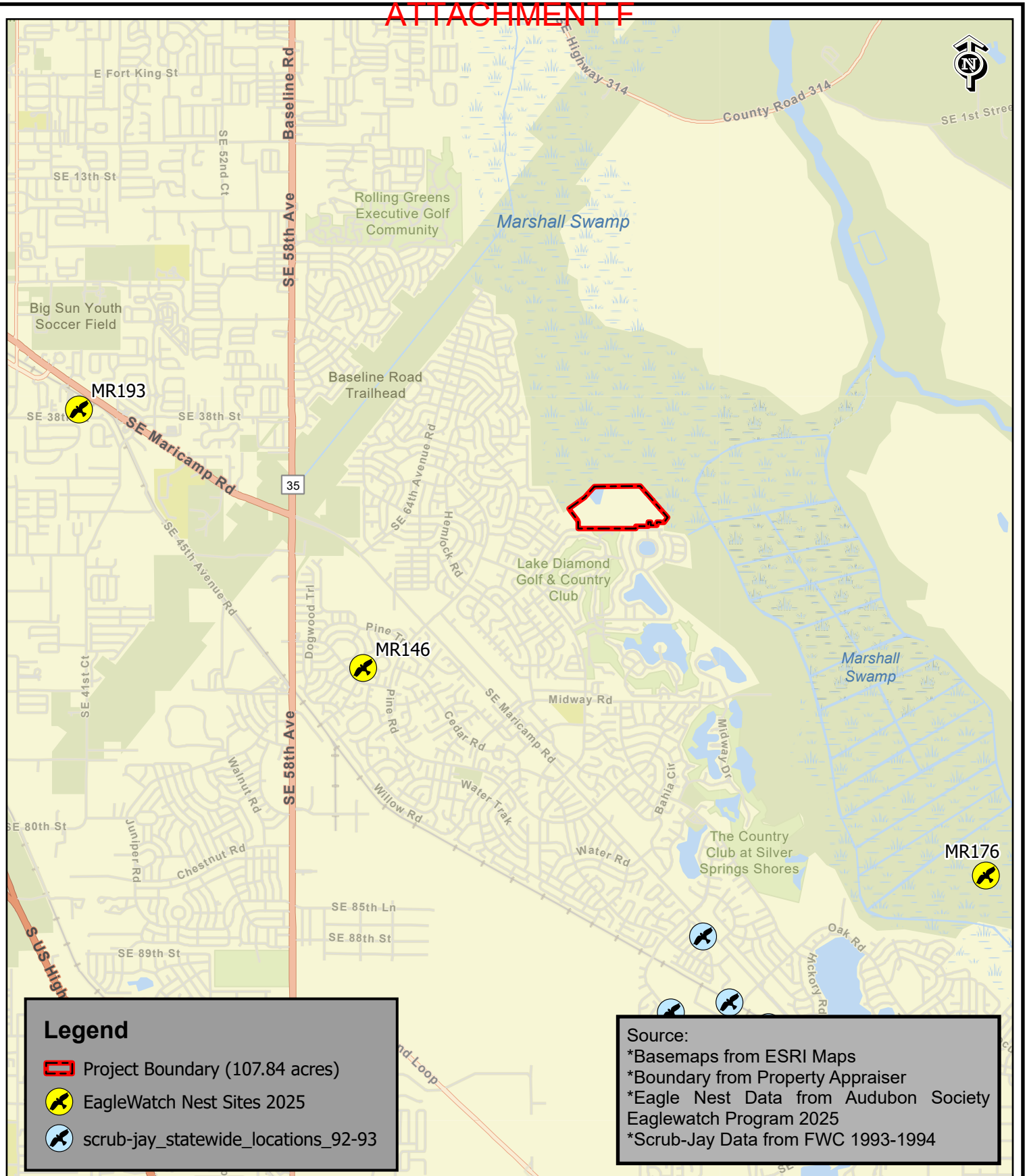
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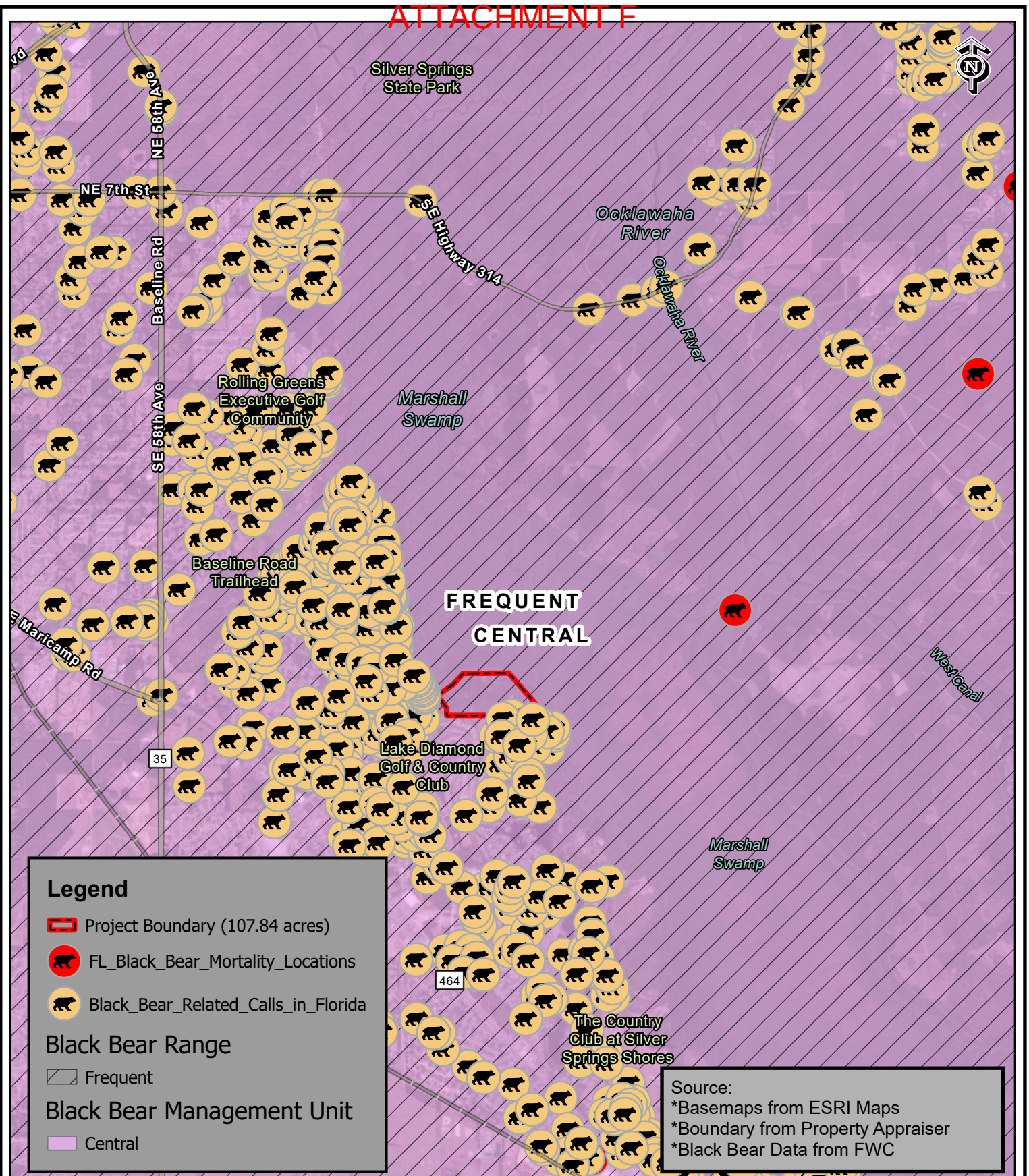
Fawn Lake Estates

Figure 8 - Bald Eagle Nest and Scrub-Jay
Map Section 33, T15S, R23E
Marion County, Florida

5,000 2,500 0 5,000 Feet



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Fawn Lake Estates

Figure 9 - Black Bear Data Map
Section 33, T15S, R23E
Marion County, Florida

5,000 2,500 0 5,000 Feet



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ATTACHMENT F

EXHIBITS



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/14/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 33153 , 33475

Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 33153

3 Documented Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
Scrubby flatwoods	G2	S2?	N	N
Xeric hammock	G3	S3	N	N

0 Documented-Historic Elements Found

5 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Basin swamp	G4	S3	N	N
Mesic flatwoods	G4	S4	N	N

<i>Sandhill</i>	G3	S2	N	N
<i>Scrub</i>	G2	S2	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 334750 **Documented** Elements Found0 **Documented-Historic** Elements Found3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Basin swamp</i>	G4	S3	N	N
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Ursus americanus floridanus</i>	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit IDs: 33153 , 3347534 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Arnoglossum diversifolium</i> variable-leaved Indian-plantain	G2	S2	N	T
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Coelorachis tuberculosa</i> Piedmont jointgrass	G3	S3	N	T
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> scrub buckwheat	G4T3	S3	T	E
<i>Forestiera godfreyi</i> Godfrey's swampprivet	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Illicium parviflorum</i> star anise	G2	S2	N	E
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E

<u>Matelea floridana</u>	G2	S2	N	E
Florida spiny-pod				
<u>Monotropsis reynoldsiae</u>	G2	S2	N	E
pygmy pipes				
<i>Mustela frenata peninsulae</i>	G5T3?	S3?	N	N
Florida Long-tailed Weasel				
<u>Myotis austroriparius</u>	G4	S3	N	N
Southeastern Myotis				
<u>Nemastylis floridana</u>	G2	S2	N	E
celestial lily				
<u>Neofiber alleni</u>	G2	S2	N	N
Round-tailed Muskrat				
<u>Nolina atopocarpa</u>	G3	S3	N	T
Florida beargrass				
<u>Nolina brittoniana</u>	G3	S3	E	E
Britton's beargrass				
<u>Notophthalmus perstriatus</u>	G2G3	S2	N	C
Striped Newt				
<u>Pteroglossaspis ecristata</u>	G2G3	S2	N	T
giant orchid				
<u>Salix floridana</u>	G2G3	S2S3	N	E
Florida willow				
<i>Sciurus niger niger</i>	G5T5	S3	N	N
Southeastern Fox Squirrel				
<u>Sideroxylon alachuense</u>	G1	S1	N	E
silver buckthorn				
<u>Spigelia loganioides</u>	G2Q	S2	N	E
pinkroot				
<u>Warea amplexifolia</u>	G1	S1	E	E
clasping warea				

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Marion County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Scrub-jay <i>Aphelocoma coerulescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174	Threatened

Red-cockaded Woodpecker *Dryobates borealis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/7614>Whooping Crane *Grus americana*

EXPN

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>Sand Skink *Neoseps reynoldsi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4094>Short-tailed Snake *Stilosoma extenuatum*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/9266>Southern Hognose Snake *Heterodon simus*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3248>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.<https://ecos.fws.gov/ecp/species/9743>

Flowering Plants

NAME

STATUS

Lewton's Polygala *Polygala lewtonii*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6688>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹.

Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

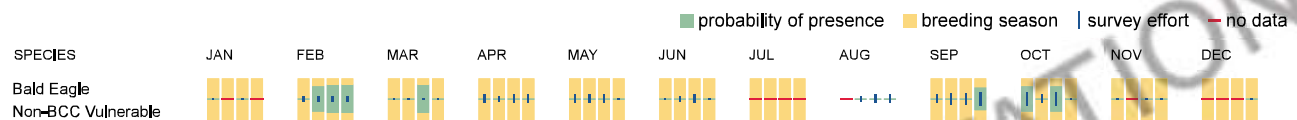
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#) document, and any other project-specific avoidance and minimization measures suggested at the link [Measures for avoiding and minimizing impacts to birds](#) for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Swallow-tailed Kite *Elanoides forficatus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Worthington's Marsh Wren *Cistothorus palustris griseus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0,25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0,05, and that the probability of presence at week 12 (0,25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0,25/0,25 = 1; at week 20 it is 0,05/0,25 = 0,2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

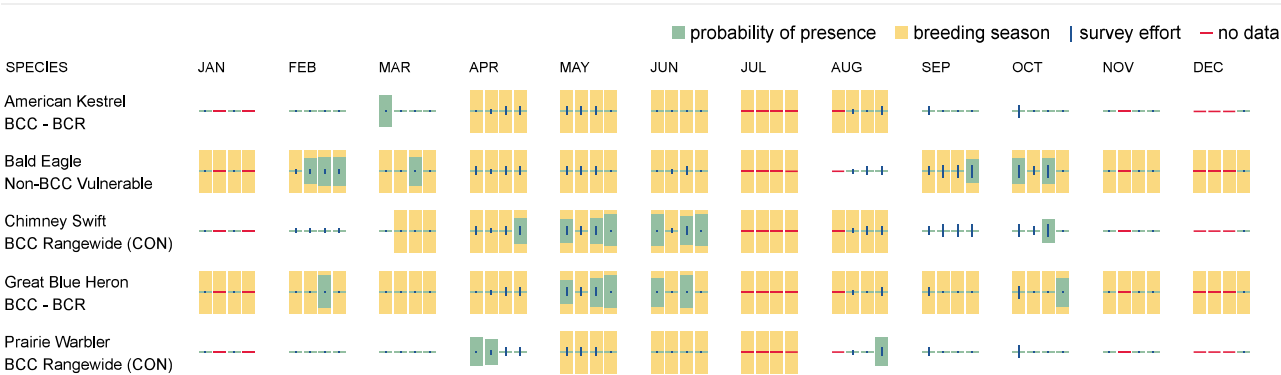
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

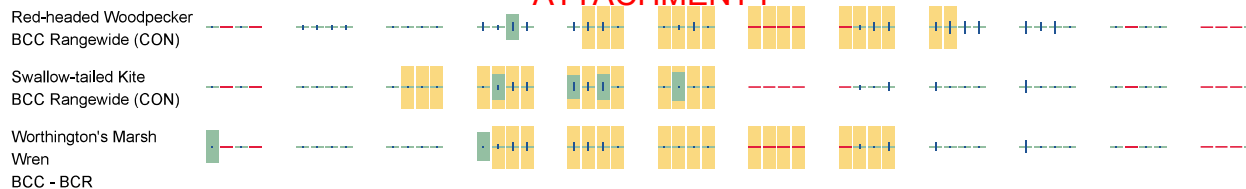
No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for the species are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative](#)

[Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT F

Prepared by:
Crystal Lake Properties, LLC
300 S. Pine Island Road Suite 110
Plantation, FL 33324



Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street / Highway 100 West
Palatka, FL 32177

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 01/17/2008 02:06:02 PM

FILE #: 2008005656 OR BK 04966 PGS 1663-1681

RECORDING FEES 163.00

DEED DOC TAX 0.70

CDP

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 2nd day of January, 2008 by CRYSTAL LAKE PROPERTIES, LLC. having an address at 300 S. Pine Island Road Suite 110 Plantation, FL 33324 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street / Highway 100 West, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in Marion County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of Department of the Army Permit SAJ-2006-4306 and Permit No. 4-083-19504-22 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

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

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

ATTACHMENT F

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

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

(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.

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

(c) Removing or destroying trees, shrubs, or other vegetation.

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

(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

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

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

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

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

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

ATTACHMENT F

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

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

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

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

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

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

ATTACHMENT F

the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

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

Signed, sealed and delivered

GRANTOR:

Crystal Lake Properties, LLC
a Florida limited liability company,
by its managing member:

Executive Land Development, LLC
a Florida limited liability company
by its managing member:

Executive Land Development, Inc.
a Florida corporation,

By: [Signature]
Steven P. Fischer, President

Signature: [Signature]

Printed Name: Judith E. NAVARRA

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 2nd day of Jan, 2008, by Steven P. Fischer, who did not take an oath.



Judith E. Navarra
My Commission DD372689
Expires November 17, 2008

[Signature]
Notary Public, State of Florida
at Large.

My Commission Expires: _____

Serial No. _____

Personally known [initials] OR produced identification _____. Identification produced _____.

ATTACHMENT F

EXHIBIT "A"

DESCRIPTION OF: TRACT F

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 132.91 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.90°00'00"W. 67.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE, N.54°26'37"E. 549.24 FEET; THENCE, S.31°18'21"E. 41.48 FEET; THENCE, S.18°34'19"E. 43.04 FEET; THENCE, S.11°55'31"W. 38.10 FEET; THENCE, S.17°15'31"W. 40.50 FEET; THENCE, S.27°09'10"W. 67.94 FEET; THENCE, S.35°54'38"E. 169.29 FEET; THENCE, S.02°02'07"E. 61.20 FEET; THENCE, S.07°55'21"W. 24.52 FEET; THENCE, S.28°07'03"E. 21.07 FEET; THENCE, N.74°16'44"E. 45.94 FEET; THENCE, S.07°45'02"W. 15.70 FEET; THENCE, N.81°45'42"E. 69.09 FEET; THENCE, S.16°39'45"E. 334.42 FEET; THENCE, S.65°30'05"W. 183.58 FEET; THENCE, S.64°15'09"W. 13.97 FEET; THENCE, S.67°28'12"W. 64.53 FEET; THENCE, N.50°07'38"W. 90.53 FEET; THENCE, S.65°35'43"W. 32.55 FEET; THENCE, S.50°50'21"W. 30.78 FEET; THENCE, S.00°43'04"W. 17.48 FEET; THENCE, S.07°28'06"E. 76.79 FEET; THENCE, S.16°30'37"E. 49.42 FEET; THENCE, S.23°04'33"E. 73.86 FEET; THENCE S.09°49'50"E. 36.47 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 7.71 ACRES MORE OR LESS

ATTACHMENT F

EXHIBIT "A" CONTINUED

DESCRIPTION OF: TRACT G

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 81.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE, N.41°31'22"E. 358.07 FEET; THENCE, N.63°52'37"E. 57.23 FEET; THENCE, S.64°47'09"E. 33.79 FEET; THENCE, S.77°22'26"E. 27.02 FEET; THENCE, N.32°04'11"E. 50.03 FEET; THENCE, S.84°11'52"E. 36.01 FEET; THENCE, S.76°23'04"E. 29.19 FEET; THENCE, S.07°55'43"E. 43.46 FEET; THENCE, S.62°09'51"E. 21.71 FEET; THENCE, S.11°08'13"E. 2.59 FEET; THENCE, N.74°17'27"E. 29.14 FEET; THENCE, N.78°35'12"E. 90.08 FEET; THENCE, S.05°15'56"E. 45.20 FEET; THENCE, S.48°55'57"E. 52.23 FEET; THENCE, S.31°36'48"E. 47.90 FEET; THENCE, S.11°36'57"E. 79.44 FEET; THENCE, S.16°45'43"W. 51.43 FEET; THENCE, S.22°11'28"W. 52.26 FEET; THENCE, S.10°50'54"W. 67.55 FEET; THENCE, S.02°20'04"W 17.83 FEET; THENCE, S.00°37'27"E. 62.31 FEET; THENCE, S.18°31'15"W 83.24 FEET; THENCE, S.44°47'34"W 71.51 FEET; THENCE, S.52°49'51"W 59.71 FEET; THENCE, N.89°43'22"W 89.75 FEET; THENCE, N.64°15'18"W 48.90 FEET; THENCE, N.55°57'12"W 80.70 FEET; THENCE, N.42°59'10"W 47.04 FEET; THENCE, N.23°53'28"W. 82.19 FEET; THENCE, N.48°31'47"W. 48.47 FEET; THENCE, N.41°28'13"E. 16.97 FEET; THENCE, N.30°23'35"W. 14.77 FEET; THENCE, N.43°33'49"W. 44.66 FEET; THENCE, N.27°53'35"W. 32.88 FEET; THENCE, N.73°18'05"W. 100.58 FEET; THENCE, S.77°12'49"W. 41.63 FEET; THENCE, N.28°33'19"W. 20.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.10 ACRES MORE OR LESS

ATTACHMENT F

EXHIBIT "A" CONTINUED

DESCRIPTION OF: TRACT H

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44"E. 892.21 FEET; THENCE S.00°28'16"E. 37.27 FEET TO THE **POINT OF BEGINNING** THENCE, S.33°44'56"E. 55.81 FEET; THENCE, S.23°26'52"E. 66.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY 26.14 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 29°57'20" AND A CHORD BEARING AND DISTANCE OF S.19°32'40"W. 25.84 FEET TO A POINT OF TANGENCY; THENCE, S.04°34'00"W. 50.59 FEET; THENCE, S.21°21'16"E. 30.49 FEET; THENCE, S.10°27'56"E. 60.70 FEET; THENCE, S.11°26'37"W. 66.31 FEET; THENCE, S.52°29'47"W. 32.70 FEET; THENCE, S.63°21'23"W. 55.78 FEET; THENCE, S.47°55'13"W. 21.70 FEET; THENCE, S.58°35'09"W. 44.99 FEET; THENCE, S.81°47'29"W. 32.50 FEET; THENCE, N.69°49'57"W. 22.44 FEET; THENCE, N.61°17'09"W. 55.63 FEET; THENCE, N.41°25'21"W. 35.35 FEET; THENCE, N.32°42'45"W. 51.79 FEET; THENCE, N.32°04'03"W. 22.66 FEET; THENCE, N.73°28'02"W. 15.12 FEET; THENCE, N.71°36'46"W. 99.69 FEET; THENCE, N.53°29'49"W. 29.49 FEET; THENCE, N.19°30'50"W. 5.45 FEET; THENCE, N.82°36'08"W. 28.55 FEET; THENCE, N.09°09'05"W. 51.05 FEET; THENCE, N.78°38'40"E. 42.58 FEET; THENCE, N.04°44'21"E. 7.80 FEET; THENCE, N.50°25'45"E. 31.46 FEET; THENCE, S.86°46'50"E. 28.62 FEET; THENCE, N.55°23'59"E. 92.57 FEET; THENCE, N.43°35'00"E. 45.46 FEET; THENCE, N.49°03'55"E. 74.03 FEET; THENCE, N.57°29'39"E. 79.26 FEET; THENCE S.74°24'25"E. 90.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.93 ACRES MORE OR LESS

EXHIBIT "A" CONTINUED

DESCRIPTION OF: TRACT I

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 378.55 FEET TO THE **POINT OF BEGINNING**. THENCE CONTINUE S.41°14'54"E. 590.87 FEET; THENCE, S.21°20'35"W. 36.45 FEET; THENCE, S.24°28'09"W. 40.75 FEET; THENCE, S.51°54'46"W. 43.61 FEET; THENCE, S.08°02'51"W. 37.40 FEET; THENCE, S.28°39'44"W. 77.57 FEET; THENCE, S.36°09'53"W. 49.75 FEET; THENCE, S.61°54'20"W. 66.24 FEET; THENCE, S.83°55'52"W. 38.31 FEET; THENCE, N.05°11'18"W. 6.79 FEET; THENCE, S.82°07'01"W. 51.78 FEET; THENCE, N.00°25'57"E. 49.67 FEET; THENCE, N.05°15'03"W. 74.42 FEET; THENCE, N.01°06'42"W. 69.45 FEET; THENCE, N.24°07'15"W. 73.29 FEET; THENCE, N.28°58'36"W. 58.17 FEET; THENCE, N.47°16'37"W. 85.32 FEET; THENCE, N.58°30'39"W. 110.46 FEET; THENCE, N.50°26'58"W. 56.27 FEET; THENCE, N.46°30'06"W. 61.14 FEET; THENCE, N.41°00'42"W. 56.62 FEET; THENCE, N.48°37'38"W. 47.84 FEET; THENCE, N.47°14'52"W. 44.86 FEET; THENCE, N.62°28'40"W. 7.01 FEET; THENCE, N.21°56'30"W. 15.39 FEET; THENCE, N.62°28'40"W. 25.35 FEET THENCE, S.67°07'18"W. 14.68 FEET; THENCE, N.78°53'51"W. 75.46 FEET; THENCE, N.58°45'12"W. 52.91 FEET; THENCE, N.44°29'43"W. 44.43 FEET; THENCE N.34°20'33"W. 11.75 FEET TO A POINT OF CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY 35.65 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 13°10'34" AND CHORD BEARING AND DISTANCE OF N.27°45'16"W. 35.57 FEET; THENCE DEPARTING NON-TANGENT, N.50°23'14"E. 62.66 FEET; THENCE, N.76°02'20"E. 56.46 FEET; THENCE, N.33°59'08"E. 3.97 FEET; THENCE, S.78°42'46"E. 39.38 FEET; THENCE, S.53°36'58"E. 67.55 FEET; THENCE, S.38°57'49"E. 40.45 FEET; THENCE, S.85°33'01"E. 44.01 FEET; THENCE, S.80°58'19"E. 36.52 FEET; THENCE, N.79°01'50"E. 40.14 FEET; THENCE, N.89°07'58"E. 63.47 FEET; THENCE, S.88°36'37"E. 56.86 FEET; THENCE, S.81°47'55"E. 39.52 FEET; THENCE N.80°12'13"E. 31.20 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 5.76 ACRES MORE OR LESS

ATTACHMENT F

EXHIBIT "A" CONTINUED

DESCRIPTION OF: TRACT J

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 1606.50 FEET; THENCE S.37°16'32"W. 173.28 FEET TO THE **POINT OF BEGINNING**; THENCE, S.37°16'32"W. 64.02 FEET; THENCE, N.90°00'00"W. 161.21 FEET; THENCE, N.00°00'00"E.7.66 FEET; THENCE, N.90°00'00"W. 110.00 FEET; THENCE, S.00°00'00"W. 125.00 FEET; THENCE, N.90°00'00"W. 240.00 FEET; THENCE, N.00°00'00"E. 125.00 FEET; THENCE, N.90°00'00"W. 4.83 FEET; THENCE, N.01°14'18"W. 35.23 FEET; THENCE, N.36°24'39"E. 35.70 FEET; THENCE, N.45°48'59"E. 15.49 FEET; THENCE, N.00°00'00"E. 74.05 FEET; THENCE, N.84°48'42"E. 78.36 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY 21.69 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 06°54'14" AND CHORD BEARING AND DISTANCE OF N.88°15'49"E. 21.68 FEET TO A POINT OF TANGENCY, THENCE S.88°17'05"E. 76.25 FEET; THENCE, S.04°51'30"W. 7.87 FEET; THENCE, S.85°08'30"E. 58.47 FEET; THENCE, S.04°51'30"W. 25.88 FEET; THENCE, S.77°26'02"E. 164.16 FEET; THENCE, S.32°59'13"E. 26.28 FEET; THENCE, S.32°30'49"E. 20.89 FEET; THENCE, S.75°37'44"E. 20.41 FEET; THENCE N.84°41'11"E. 86.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.04 ACRES MORE OR LESS

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ON COMPLAINT AT THE INTERSECTION OF FIR DRIVE CURVE AND BAHIA TRAIL AS SHOWN ON THE MAP
 DRIVE AT SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834,

FEET, THENCE N13°14'42"E, A DISTANCE OF 29.35 FEET; THENCE S47°47'12"W, A DISTANCE OF 50.00 FEET; THENCE S13°14'42"E, A DISTANCE OF 63.03 FEET; TO THE P.C. OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 02°10'38"; THENCE S00°00'01"W, A DISTANCE OF 10.00 FEET; TO A POINT, 392.70 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S89°11'41"E, 353.55 FEET); TO A POINT OF COMPOUND CURVATURE WITH A RADIUS OF 1,929.44 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.22 FEET; THENCE S00°00'01"W, A DISTANCE OF 10.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 02°10'38", A DISTANCE OF 125.00 FEET; TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 02°10'38"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 119.20 FEET; TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N03°33'37"W, 21.85 FEET); TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S00°00'01"W, A DISTANCE OF 50.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 02°10'38"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 122.53 FEET; TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S12°50'54"E, 224.31 FEET); TO A POINT OF REVERSE CURVATURE; THENCE S00°00'01"W, A DISTANCE OF 50.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 02°10'38"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.48 FEET; TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N03°33'37"W, 21.85 FEET); TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S08°04'10"W, A DISTANCE OF 125.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 01°18'50"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 97.53 FEET; TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S08°04'10"W, 100.00 FEET); TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTH, A DISTANCE OF 81.61 FEET; THENCE WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH, A DISTANCE OF 30.23 FEET; THENCE WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTHWEST, A DISTANCE OF 50.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.27 FEET; TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S00°00'01"W, 40.00 FEET); TO THE CURVE'S END, AND A POINT OF BEGINNING, CONTAINING 66.12 ACRES, OF LAND,

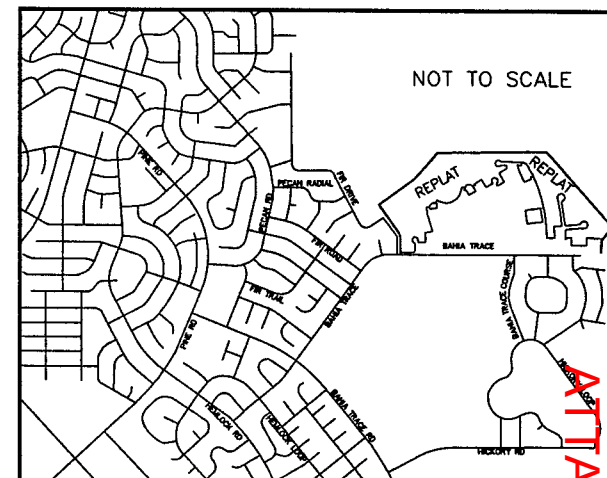
AND

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

NOTES:

- 1) TRACT "A", TRACT "B", TRACT "C", TRACT "D" AND TRACT "E", WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS DRAINAGE RETENTION AREAS.
- 2) TRACT "F", TRACT "G", TRACT "H", TRACT "I", TRACT "J", TRACT "K" WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, AS CONSERVATION AND RECREATION SPACE WITH NECTLAND JURISDICTION BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, "SURVID"
- 3) WATER QUALITY TREATMENT AREAS WQA 10 AND WQA 11 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH NECTLAND JURISDICTION BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, "SURVID"
- 4) TRACT "K" IS TO BE DEDICATED TO MARION COUNTY AS A PUMP STATION.
- 5) TRACT "L" IS TO BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6) THE WATER AND SEWER IS TO BE PROVIDED BY MARION COUNTY UTILITIES.
- 7) SOUTH PINE AVENUE
OCALA, FLORIDA 34474-4641
PHONE (352) 871-8510
- 8) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, OPERATION AND REPAIR OF THE SURFACE, WATER AND STORM WATER MANAGEMENT SYSTEM.
- 9) THE EASEMENTS AND EASEMENT CASEMENTS ARE TO BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 10) WATER AND SEWER CASEMENTS ARE TO BE DEDICATED TO MARION COUNTY.
- 11) 15' WIDE SETBACKS ARE 55.00 FOOT TO THE CENTERLINE OF THE 10.00 FOOT RAIL.
- 12) 11.00 FOOT FLOOD DRAINAGE, UTILITY AND GRADING EASEMENT PARALLEL AND ADJACENT TO ALL EASEMENTS AND EASEMENT CASEMENTS ARE TO BE DEDICATED TO MARION COUNTY.
- 12) ADDITIONAL EASEMENTS AND RESTRICTIONS ARE TO BE RECORDED BY, THE HOMEOWNERS ASSOCIATION.
- 13) THIS PROJECT FALLS WITHIN FLOOD ZONES A AND C AS SHOWN ON THE FIRM MAP.
- 14) A WAIVER WILL BE REQUESTED CONCERNING THE LOTS IN THIS REPLAT ON LOT WIDTH.
- 15) THE HOMEOWNERS PURSUANT TO SECTION 10.00 OF THE FIRM MAP.
- 16) A WAIVER HAS BEEN REQUESTED REDUCING THE CENTERLINE RADIUS FROM 180 FEET TO 150 FEET TO BE USED ON BANHA DRIVE AND ONE LOCATION ON BANHA TRAIL.
- 17) PURSUANT TO SECTION 8.2.5.4(13).
- 18) A WAIVER HAS BEEN GRANTED NOT REQUIRING ROADS TO ALIGN WITH THE SECTION AND QUARTER



SECTION 33, TWP. 15 S., RGE. 23 E.
MARION COUNTY, FLORIDA

ENGINEER

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH POSTED CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND SIGHT DISTANCE AT INTERSECTIONS COMPLIES WITH AASHTO REQUIREMENTS AND F.D.O.T. SITE IMPACT HANDBOOK. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR, STORM EVENT.

THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.
FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 21 HH-6, MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.
P.S. & M. NO. 3658

REvised: 02-22-2007

DEVELOPER:
CRYSTAL LAKE PROPERTIES
300 SOUTH PINE ISLAND
SUITE 110
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

05-6636	1
PP1.DWG	10
11-10-2006	
1"=1'	1/147

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA

PRELIMINARY PLAT OF CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA

SHEET 4
MATCH LINE

SHEET 4
MATCH LINE

CONSERVATION EASEMENT

TRACT "F"

FIR DRIVE PASS
SILVER SPRINGS SHORES
UNIT NO. 27
PLAT BOOK J PAGE 167



EXISTING
PAVEMENT

SILVER SPRINGS SHORES
UNIT NO. 27
PLAT BOOK J PAGE 233

SILVER SPRINGS SHORES
UNIT NO. 27
PLAT BOOK J PAGE 233

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEH
1	90.0000°	25.00	39.27	35.76	25.00 N 45.0000° W	
2	90.0000°	175.00	106.27	33.36	25.00 N 45.0000° W	
3	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
4	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
5	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
6	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
7	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
8	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
9	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
10	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
11	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
12	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
13	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
14	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
15	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
16	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
17	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
18	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
19	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
20	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
21	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
22	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
23	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
24	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
25	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
26	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
27	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
28	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
29	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
30	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
31	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
32	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
33	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
34	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
35	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
36	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
37	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
38	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
39	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
40	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
41	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
42	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
43	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
44	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
45	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
46	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
47	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
48	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
49	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	
50	90.0000°	100.00	100.00	100.00	100.00 N 17.0000° W	

ENGINEER

THIS CERTIFIED THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH. EXCEPT BAHIA TRACE TORQUE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH. POSTED CURVES. THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR 24 HOUR DESIGN STORM FLOOD LEVEL AND SIGHT DISTANCE AT INTERSECTIONS. COMPLIES WITH ASBESTO INCOMPATIBLES AND FLOOD SITE IMPACT HANDBOOK. THIS ALSO CERTIFIES THAT INTERNAL EVALUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR 24 HOUR STORM EVENT. THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SPES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.
FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF. HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 218-01, MARION TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. BAYNE, S.L.S.
P.S. & M. NO. 3008

ATTACHMENT F

LINE LEGEND

JURISDICTION LINE	
EASEMENT	
BOUNDARY SETBACK	
PLATTED LOTS	
1/2' EASEMENT TO COUNTY	
REPLAT BOUNDARY	
TRACT BOUNDARY	

REVISED: 02-22-2007

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

OWNER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

200 E. 62ND ST. SUITE 100
POMEROY, FLORIDA 32061
(904) 880-0146 FAX (904) 880-0200

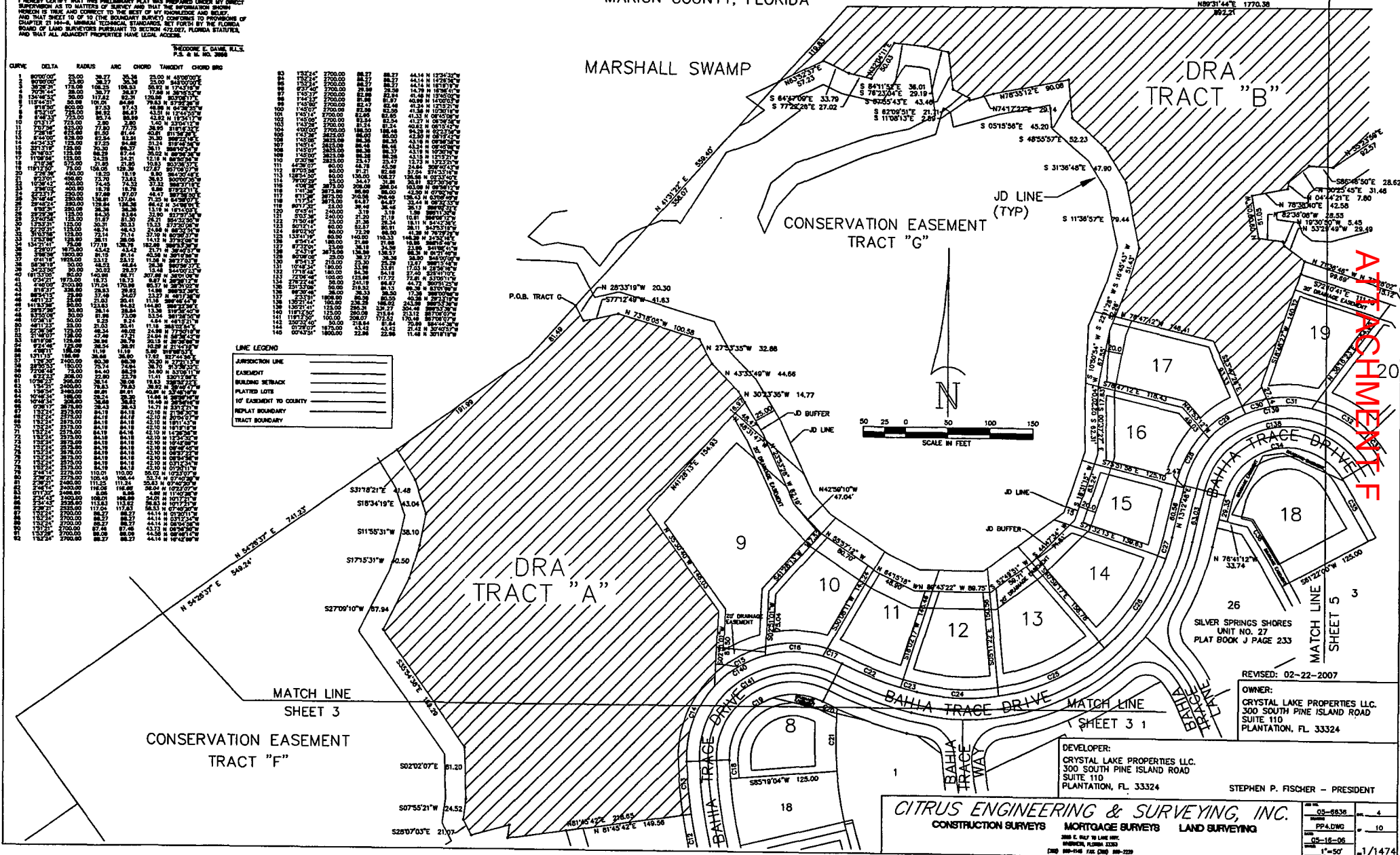
DATE	05-06-06	NO.	3
PROJECT	PPSH22.DWG	NO.	10
SCALE	05-10-06	NO.	1/1473
SCALE	1"=50'		

ENGINEER
THIS CERTIFIED THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH SPEED LIMIT.
THIS ALSO CERTIFIED THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND RIGHT OF WAY AT INTERSECTIONS COMPLES WITH ADEQUATE FLOODING AND FLOOD SITE IMPACT HAZARDS.
THIS ALSO CERTIFIED THAT INTERNAL CIRCULATION ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR, STORM EVENT.
THIS ALSO CERTIFIED THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

SURVEYOR
I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 17547.

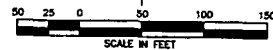
THEODORE E. DAVIS, P.E.
P.E. & S. NO. 2008

PRELIMINARY PLAT OF
CRYSTAL LAKE ESTATES
A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA



LINE LEGEND

---	JURISDICTION LINE
---	EASEMENT
---	BUILDING SETBACK
---	PLAYED LOTS
---	10' EASEMENT TO COUNTY
---	REPLAT BOUNDARY
---	TRACT BOUNDARY



REVISED: 02-22-2007

OWNER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

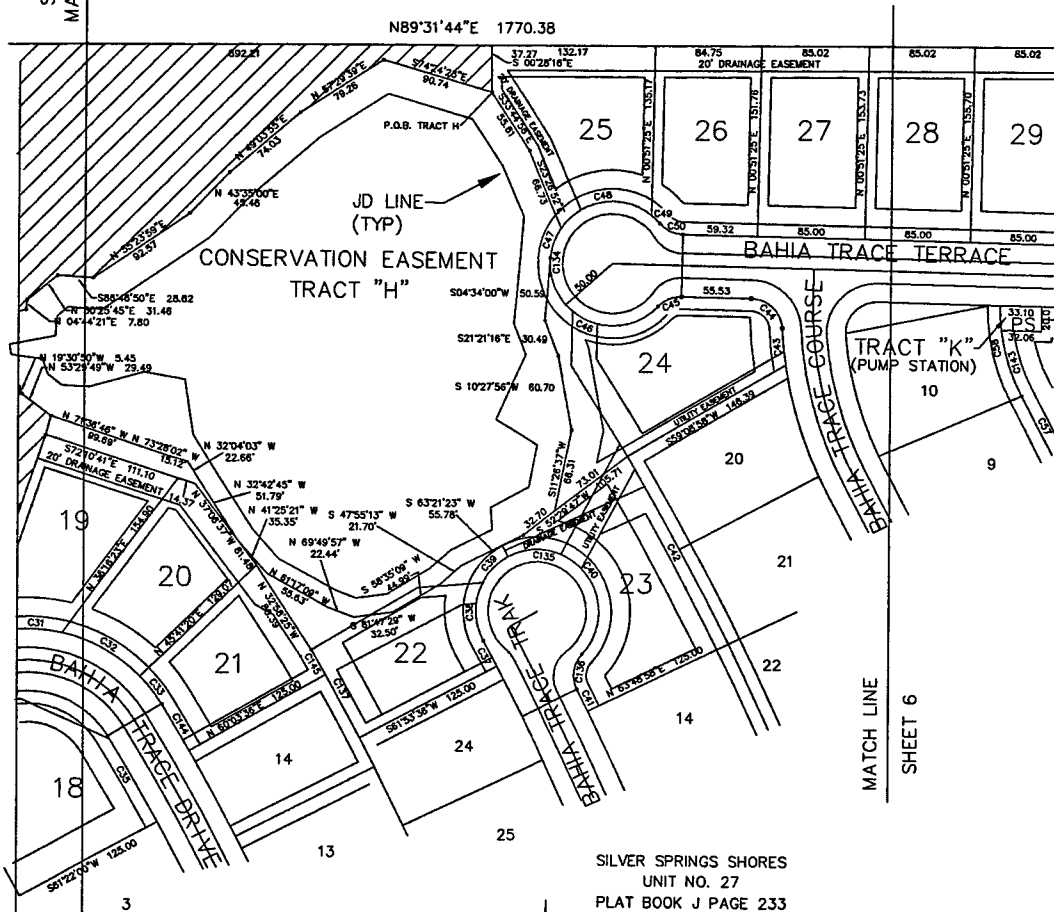
STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

2008 E. 9th St. Suite 100
Fort Lauderdale, FL 33304
(954) 581-1145 FAX (954) 581-1146

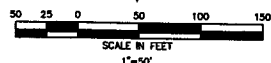
02-8836	4
PPA-DWG	10
16-06	
1"=50'	1/1474

PRELIMINARY PLAT OF
CRYSTAL LAKE ESTATES
A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA



LINE LEGEND

ADJUNCTION LINE	---
EASEMENT	---
BUILDING SETBACK	---
PLATTED LOT	---
10' EASEMENT TO COUNTRY	---
REPLAT BOUNDARY	---
TRACT BOUNDARY	---



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEO
1	90.0000°	50.00	30.37	30.37	30.37	45.0000°
2	90.0000°	50.00	30.37	30.37	30.37	45.0000°
3	90.0000°	50.00	30.37	30.37	30.37	45.0000°
4	90.0000°	50.00	30.37	30.37	30.37	45.0000°
5	90.0000°	50.00	30.37	30.37	30.37	45.0000°
6	90.0000°	50.00	30.37	30.37	30.37	45.0000°
7	90.0000°	50.00	30.37	30.37	30.37	45.0000°
8	90.0000°	50.00	30.37	30.37	30.37	45.0000°
9	90.0000°	50.00	30.37	30.37	30.37	45.0000°
10	90.0000°	50.00	30.37	30.37	30.37	45.0000°
11	90.0000°	50.00	30.37	30.37	30.37	45.0000°
12	90.0000°	50.00	30.37	30.37	30.37	45.0000°
13	90.0000°	50.00	30.37	30.37	30.37	45.0000°
14	90.0000°	50.00	30.37	30.37	30.37	45.0000°
15	90.0000°	50.00	30.37	30.37	30.37	45.0000°
16	90.0000°	50.00	30.37	30.37	30.37	45.0000°
17	90.0000°	50.00	30.37	30.37	30.37	45.0000°
18	90.0000°	50.00	30.37	30.37	30.37	45.0000°
19	90.0000°	50.00	30.37	30.37	30.37	45.0000°
20	90.0000°	50.00	30.37	30.37	30.37	45.0000°
21	90.0000°	50.00	30.37	30.37	30.37	45.0000°
22	90.0000°	50.00	30.37	30.37	30.37	45.0000°
23	90.0000°	50.00	30.37	30.37	30.37	45.0000°
24	90.0000°	50.00	30.37	30.37	30.37	45.0000°
25	90.0000°	50.00	30.37	30.37	30.37	45.0000°
26	90.0000°	50.00	30.37	30.37	30.37	45.0000°
27	90.0000°	50.00	30.37	30.37	30.37	45.0000°
28	90.0000°	50.00	30.37	30.37	30.37	45.0000°
29	90.0000°	50.00	30.37	30.37	30.37	45.0000°

ENGINEER

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH POSTED CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND SIGHT DISTANCE AT INTERSECTIONS COMPLIES WITH ASSUMED REQUIREMENTS AND F.O.D.T. SITE IMPACT HANDBOOK.

THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR, STORM EVENT.

THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUPPORTIVE IN SIZE AND LOCATION.

REWARD E. OLSEN, P.E.
FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SHEET 15 OF 19 OF THIS BOUNDARY SURVEY CONFORMS TO PROVISIONS OF CHAPTER 211, F.S., MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAY, JR., P.E.
P.S. & L.S. NO. 3638

REVISED: 02-22-2007

OWNER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

2005 S. GOLF TO LINE AVE.
INVERFLOR, FLORIDA 33309
(904) 886-5148 FAX (904) 886-2228

CS-8838	5
PP3.DWG	10
CS-16-08	
1"=50'	1/1475

PRELIMINARY PLAT OF
CRYSTAL LAKE ESTATES

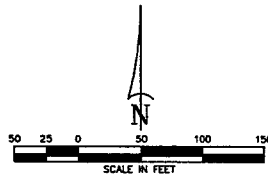
A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA

MATCH LINE SHEET 6

SILVER SPRINGS SHORES
UNIT NO. 27
PLAT BOOK J PAGE 233

PLAT BOOK J PAGE 233

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRO
-------	-------	--------	-----	-------	---------	-----------

[illegible]

99	157°45'	2700.00	86.77	68.37	14.78	11.817
100	157°45'	2700.00	86.78	68.39	14.79	11.818
101	157°45'	2700.00	86.79	68.40	14.80	11.819
102	157°45'	2700.00	86.80	68.41	14.81	11.820
103	157°45'	2700.00	86.81	68.42	14.82	11.821
104	157°45'	2700.00	86.82	68.43	14.83	11.822
105	157°45'	2700.00	86.83	68.44	14.84	11.823
106	157°45'	2700.00	86.84	68.45	14.85	11.824
107	157°45'	2700.00	86.85	68.46	14.86	11.825
108	157°45'	2700.00	86.86	68.47	14.87	11.826
109	157°45'	2700.00	86.87	68.48	14.88	11.827
110	157°45'	2700.00	86.88	68.49	14.89	11.828
111	157°45'	2700.00	86.89	68.50	14.90	11.829
112	157°45'	2700.00	86.90	68.51	14.91	11.830
113	157°45'	2700.00	86.91	68.52	14.92	11.831
114	157°45'	2700.00	86.92	68.53	14.93	11.832
115	157°45'	2700.00	86.93	68.54	14.94	11.833
116	157°45'	2700.00	86.94	68.55	14.95	11.834
117	157°45'	2700.00	86.95	68.56	14.96	11.835
118	157°45'	2700.00	86.96	68.57	14.97	11.836
119	157°45'	2700.00	86.97	68.58	14.98	11.837
120	157°45'	2700.00	86.98	68.59	14.99	11.838
121	157°45'	2700.00	86.99	68.60	15.00	11.839
122	157°45'	2700.00	87.00	68.61	15.01	11.840
123	157°45'	2700.00	87.01	68.62	15.02	11.841
124	157°45'	2700.00	87.02	68.63	15.03	11.842
125	157°45'	2700.00	87.03	68.64	15.04	11.843
126	157°45'	2700.00	87.04	68.65	15.05	11.844
127	157°45'	2700.00	87.05	68.66	15.06	11.845
128	157°45'	2700.00	87.06	68.67	15.07	11.846
129	157°45'	2700.00	87.07	68.68	15.08	11.847
130	157°45'	2700.00	87.08	68.69	15.09	11.848
131	157°45'	2700.00	87.09	68.70	15.10	11.849
132	157°45'	2700.00	87.10	68.71	15.11	11.850
133	157°45'	2700.00	87.11	68.72	15.12	11.851
134	157°45'	2700.00	87.12	68.73	15.13	11.852
135	157°45'	2700.00	87.13	68.74	15.14	11.853
136	157°45'	2700.00	87.14	68.75	15.15	11.854
137	157°45'	2700.00	87.15	68.76	15.16	11.855
138	157°45'	2700.00	87.16	68.77	15.17	11.856
139	157°45'	2700.00	87.17	68.78	15.18	11.857
140	157°45'	2700.00	87.18	68.79	15.19	11.858
141	157°45'	2700.00	87.19	68.80	15.20	11.859
142	157°45'	2700.00	87.20	68.81	15.21	11.860
143	157°45'	2700.00	87.21	68.82	15.22	11.861
144	157°45'	2700.00	87.22	68.83	15.23	11.862
145	157°45'	2700.00	87.23	68.84	15.24	11.863
146	157°45'	2700.00	87.24	68.85	15.25	11.864
147	157°45'	2700.00	87.25	68.86	15.26	11.865
148	157°45'	2700.00	87.26	68.87	15.27	11.866
149	157°45'	2700.00	87.27	68.88	15.28	11.867
150	157°45'	2700.00	87.28	68.89	15.29	11.868
151	157°45'	2700.00	87.29	68.90	15.30	11.869
152	157°45'	2700.00	87.30	68.91	15.31	11.870
153	157°45'	2700.00	87.31	68.92	15.32	11.871
154	157°45'	2700.00	87.32	68.93	15.33	11.872
155	157°45'	2700.00	87.33	68.94	15.34	11.873
156	157°45'	2700.00	87.34	68.95	15.35	11.874
157	157°45'	2700.00	87.35	68.96	15.36	11.875
158	157°45'	2700.00	87.36	68.97	15.37	11.876
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161	157°45'	2700.00	87.39	69.00	15.40	11.879
162	157°45'	2700.00	87.40	69.01	15.41	11.880
163	157°45'	2700.00	87.41	69.02	15.42	11.881
164	157°45'	2700.00	87.42	69.03	15.43	11.882
165	157°45'	2700.00	87.43	69.04	15.44	11.883
166	157°45'	2700.00	87.44	69.05	15.45	11.884
167	157°45'	2700.00	87.45	69.06	15.46	11.885
168	157°45'	2700.00	87.46	69.07	15.47	11.886
169	157°45'	2700.00	87.47	69.08	15.48	11.887
170	157°45'	2700.00	87.48	69.09	15.49	11.888
171	157°45'	2700.00	87.49	69.10	15.50	11.889
172	157°45'	2700.00	87.50	69.11	15.51	11.890
173	157°45'	2700.00	87.51	69.12	15.52	11.891
174	157°45'	2700.00	87.52	69.13	15.53	11.892
175	157°45'	2700.00	87.53	69.14	15.54	11.893
176	157°45'	2700.00	87.54	69.15	15.55	11.894
177	157°45'	2700.00	87.55	69.16	15.56	11.895
178	157°45'	2700.00	87.56	69.17	15.57	11.896
179	157°45'	2700.00	87.57	69.18	15.58	11.897
180	157°45'	2700.00	87.58	69.19	15.59	11.898
181	157°45'	2700.00	87.59	69.20	15.60	11.899
182	157°45'	2700.00	87.60	69.21	15.61	11.900
183	157°45'	2700.00	87.61	69.22	15.62	11.901
184	157°45'	2700.00	87.62	69.23	15.63	11.902
185	157°45'	2700.00	87.63	69.24	15.64	11.903
186	157°45'	2700.00	87.64	69.25	15.65	11.904
187	157°45'	2700.00	87.65	69.26	15.66	11.905
188	157°45'	2700.00	87.66	69.27	15.67	11.906
189	157°45'	2700.00	87.67	69.28	15.68	11.907
190	157°45'	2700.00	87.68	69.29	15.69	11.908
191	157°45'	2700.00	87.69	69.30	15.70	11.909
192	157°45'	2700.00	87.70	69.31	15.71	11.910
193	157°45'	2700.00	87.71	69.32	15.72	11.911
194	157°45'	2700.00	87.72	69.33	15.73	11.912
195	157°45'	2700.00	87.73	69.34	15.74	11.913
196	157°45'	2700.00	87.74	69.35	15.75	11.914
197	157°45'	2700.00	87.75	69.36	15.76	11.915
198	157°45'	2700.00	87.76	69.37	15.77	11.916
199	157°45'	2700.00	87.77	69.38	15.78	11.917
200	157°45'	2700.00	87.78	69.39	15.79	11.918
201	157°45'	2700.00	87.79	69.40	15.80	11.919
202	157°45'	2700.00	87.80	69.41	15.81	11.920
203	157°45'	2700.00	87.81	69.42	15.82	11.921
204	157°45'	2700.00	87.82	69.43	15.83	11.922
205	157°45'	2700.00	87.83	69.44	15.84	11.923
206	157°45'	2700.00	87.84	69.45	15.85	11.924
207	157°45'	2700.00	87.85	69.46	15.86	11.925
208	157°45'	2700.00	87.86	69.47	15.87	11.926
209	157°45'	2700.00	87.87	69.48	15.88	11.927
210	157°45'	2700.00	87.88	69.49	15.89	11.928
211	157°45'	2700.00	87.89	69.50	15.90	11.929
212	157°45'	2700.00	87.90	69.51	15.91	11.930
213	157°45'	2700.00	87.91	69.52	15.92	11.931
214	157°45'	2700.00	87.92	69.53	15.93	11.932
215	157°45'	2700.00	87.93	69.54	15.94	11.933
216	157°45'	2700.00	87.94	69.55	15.95	11.934
217	157°45'	2700.00	87.95	69.56	15.96	11.935
218	157°45'	2700.00	87.96	69.57	15.97	11.936
219	157°45'	2700.00	87.97	69.58	15.98	11.937
220	157°45'	2700.00	87.98	69.59	15.99	11.938
221	157°45'	2700.00	87.99	69.60	16.00	11.939
222	157°45'	2700.00	88.00	69.61	16.01	11.940
223	157°45'	2700.00	88.01	69.62	16.02	11.941
224	157°45'	2700.00	88.02	69.63	16.03	11.942
225	157°45'	2700.00	88.03	69.64	16.04	11.943
226	157°45'	2700.00	88.04	69.65	16.05	11.944
227	157°45'	2700.00	88.05	69.66	16.06	11.945
228	157°45'	2700.00	88.06	69.67	16.07	11.946
229	157°45'	2700.00	88.07	69.68	16.08	11.947
230	157°45'	2700.00	88.08	69.69	16.09	11.948
231	157°45'	2700.00	88.09	69.70	16.10	11.949
232	157°45'	2700.00	88.10	69.71	16.11	11.950
233	157°45'	2700.00	88.11	69.72	16.12	11.951
234	157°45'	2700.00	88.12	69.73	16.13	11.952
235	157°45'	2700.00	88.13	69.74	16.14	11.953
236	157°45'	2700.00	88.14	69.75	16.15	11.954
237	157°45'	2700.00	88.15	69.76	16.16	11.955
238	157°45'	2700.00	88.16	69.77	16.17	11.956
239	157°45'	2700.00	88.17	69.78	16.18	11.957
240	157°45'	2700.00	88.18	69.79	16.19	11.958
241	157°45'	2700.00	88.19	69.80	16.20	11.959
242	157°45'	2700.00	88.20	69.81	16.21	11.960
243	157°45'	2700.00	88.21	69.82	16.22	11.961
244	157°45'	2700.00	88.22	69.83	16.23	11.962
245	157°45'	2700.00	88.23	69.84	16.24	11.963
246	157°45'	2700.00	88.24	69.85	16.25	11.964
247	157°45'	2700.00	88.25	69.86	16.26	11.965
248	157°45'	2700.00	88.26	69.87	16.27	11.966
249	157°45'	2700.00	88.27	69.88	16.28	11.967
250	157°45'	2700.00	88.28	69.89	16.29	11.968
251	157°45'	2700.00	88.29	69.90	16.30	11.969
252	157°45'	2700.00	88.30	69.91	16.31	11.970
253	157°45'	2700.00	88.31	69.92	16.32	11.971
254	157°45'	2700.00	88.32	69.93	16.33	11.972
255	157°45'	2700.00	88.33	69.94	16.34	11.973
256	157°45'	2700.00	88.34	69.95	16.35	11.974
257	157°45'	2700.00	88.35	69.96	16.36	11.975
258	157°45'	2700.00	88.36	69.97	16.37	11.976
259	157°45'	2700.00	88.37	69.98	16.38	11.977
260	157°45'	2700.00	88.38	69.99	16.39	11.978
261	157°45'	2700.00	88.39	70.00	16.40	11.979

SILVER SPRINGS SHORES UNIT NO. 27 PLAT BOOK 1 PAGE 233	WEST 240.00
1876	
5 A PART OF REPLAT	4 NOT A PART OF REPLAT
NOT A PART OF REPLAT	
BAHIA	
CITRUS	
CONSTR	

1876A 2	EXIST RETENTION
NOT A PART OF REPEAT	
TRACE	
T	DEVELOPER: CRYSTAL LAKE PROPERTY 300 SOUTH PINE ISLAND SUITE 110 PLANTATION, FL 33324
ENGINEERING & SURVEYING SURVEYS MORTGAGE SURVEYS	
3000 E. GOLF TO LAKES HWY. MILWAUKEE, WISCONSIN 53205	

NG
N AREA

REVISED: 02-22-200

OWNER:
CRYSTAL LAKE PRO
300 SOUTH PINE ISLA
SUITE 110
PLANTATION, FL 3333

S LLC.
ROAD

STEPHEN P. FISCHER - PRES

SURVEYING, INC.
LAND SURVEYING

05-6636
PP7.DWG
05-18-06

ENT

7

10

CONSERVATION EA
TRACT "I"

SHEET 6
MATCH LINE

JD LINE
(TYP)

~~BAHIA TRACE RADIAL~~

CONSERVATION EASEMENT
TRACT "J"

EXISTING
RETENTION AREA

REVISÉ: 02-22-2007

OWNER:
CRYSTAL LAKE PROPERTIES LLC.
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL 33324

STEPHEN P. FISCHER – PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

JOB NO.	05-6636	SHEET	7
DRAWING	PP7.DWG	OF	10
DATE	05-16-06		
SCALE	1"=50'	NO.	1/1477

ENGINEER

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TORRANCE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH SPEED LIMITS.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND RIGHT DISTANCE AT INTERSECTIONS.

THIS ALSO CERTIFIES THAT ALL REQUIRED REQUIREMENTS AND FLOOD SITE IMPACT HANDBOOK, HAS BEEN REVIEWED AND APPROVED.

THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR, STORM DESIGN.

THIS ALSO CERTIFIES THAT PROPOSED DRAINAGE NETWORKING AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 219-8, MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

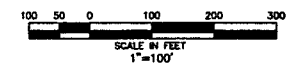
RICHARD S. OLSEN, P.E.
FL. REG. NO. 17547

THEODORE E. DAVIS, R.I.E.
P.S. & M. NO. 3858

ATTACHMENT F

PRELIMINARY PLAT OF CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
MARION COUNTY, FLORIDA



LINE LEGEND

ARRESTION LINE	_____
EASEMENT	_____
BUILDING SETBACK	_____
PLATTED LOTS	_____
10' EASEMENT TO COUNTY	_____
REPLAT BOUNDARY	_____
TRACT BOUNDARY	_____

ENGINEER

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TURNPIKE AND BAHIA TRACE DRIVE, THAT HAVE 20 MPH POSTED CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND RIGHT DISTANCE AT INTERSECTIONS, COMPLES WITH ALIGHTO INDEUMENTS AND F.O.D.T. SITE IMPACT HANDBOOK.

THIS ALSO CERTIFIES THAT INTERNAL, EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR STORM EVENT.

THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD E. OLSEN, P.E.
FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS PLAT TO UP TO (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 21, M.L.A., MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.
P.E. & L.S. NO. 3058

REVISED: 02--22--2007

DEVELOPER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL. 33324

STEPHEN P. FISCHER - PRESIDENT

OWNER:
CRYSTAL LAKE PROPERTIES LLC
300 SOUTH PINE ISLAND ROAD
SUITE 110
PLANTATION, FL. 33324

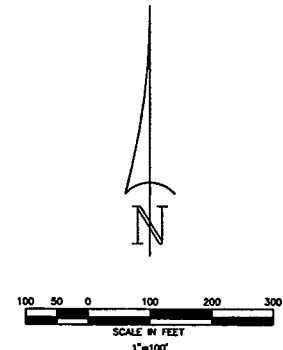
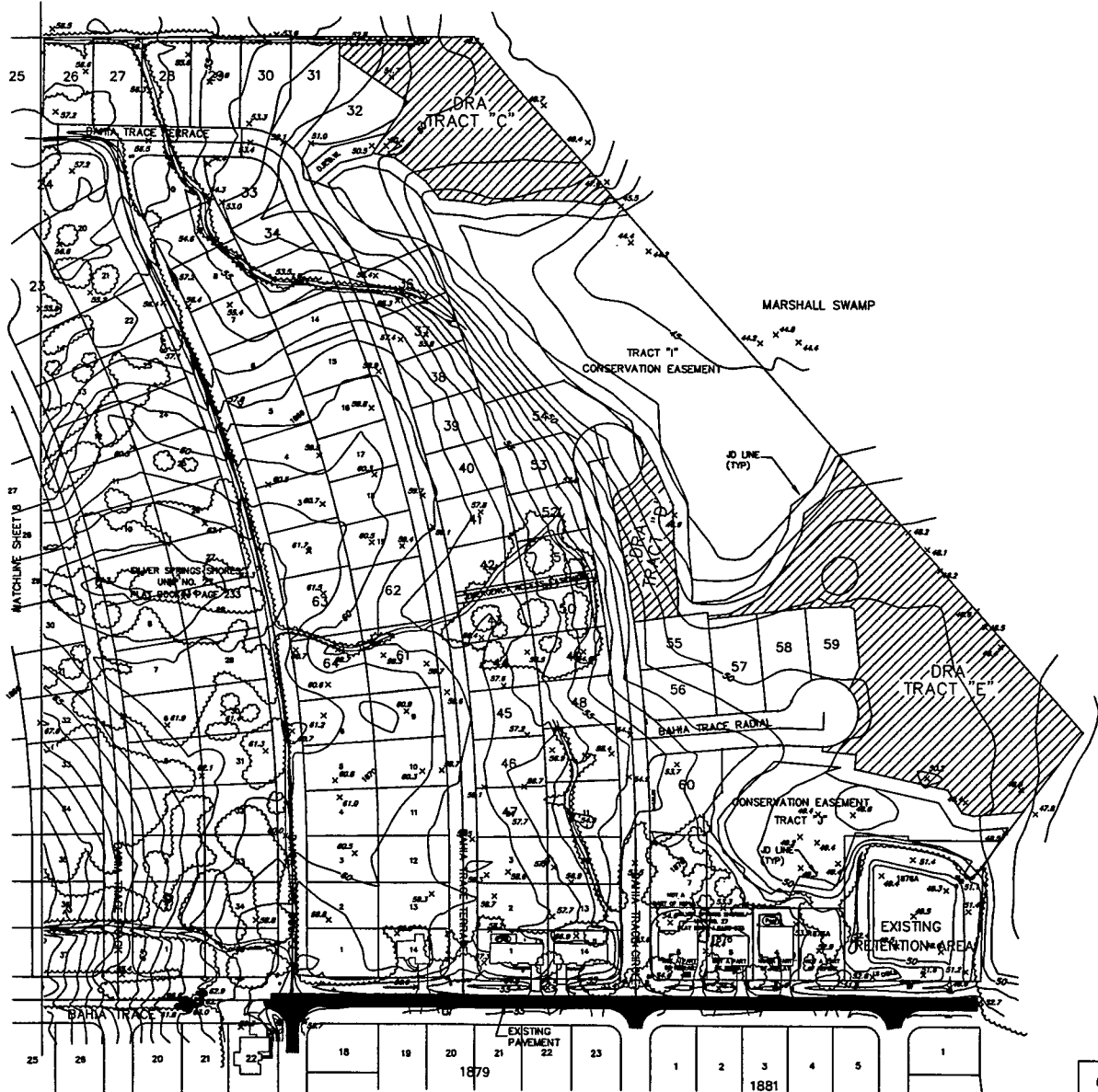
CITRUS ENGINEERING & SURVEYING, INC.
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

2000 E. 10TH ST. SUITE 100
POMEROY, IL 61866
(815) 889-1140 FAX (815) 889-1228

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1"=100'	1/1478

SILVER SPRINGS SHORES
UNIT NO. 27
PLAT BOOK J PAGE 233
TRACT "B-D"

PRELIMINARY PLAT OF
CRYSTAL LAKE ESTATES
 A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27
 MARION COUNTY, FLORIDA



LINE LEGEND

JUNCTION LINE	_____
EASEMENT	_____
BUILDING SETBACK	_____
PLATTED LOTS	_____
10' EASEMENT TO COUNTY	_____
REPLAT BOUNDARY	_____
TRACT BOUNDARY	_____

ENGINEER

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH POSTED CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL AND RIGHT DISTANCE AT INTERSECTIONS COMPLIED WITH AASHTO REQUIREMENTS AND F.O.D.T. SITE IMPACT HANDBOOK. THIS ALSO CERTIFIES THAT INTERNAL DRAINAGE ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR STORM EVENT.

THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE NETWORK AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.
 FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 31, 10-4, MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.022, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.
 F.S. & M. NO. 3038

REVISED: 02-22-2007

DEVELOPER: CRYSTAL LAKE PROPERTIES LLC 300 SOUTH PINE ISLAND ROAD SUITE 110 PLANTATION, FL 33324	OWNER: CRYSTAL LAKE PROPERTIES LLC 300 SOUTH PINE ISLAND ROAD SUITE 110 PLANTATION, FL 33324
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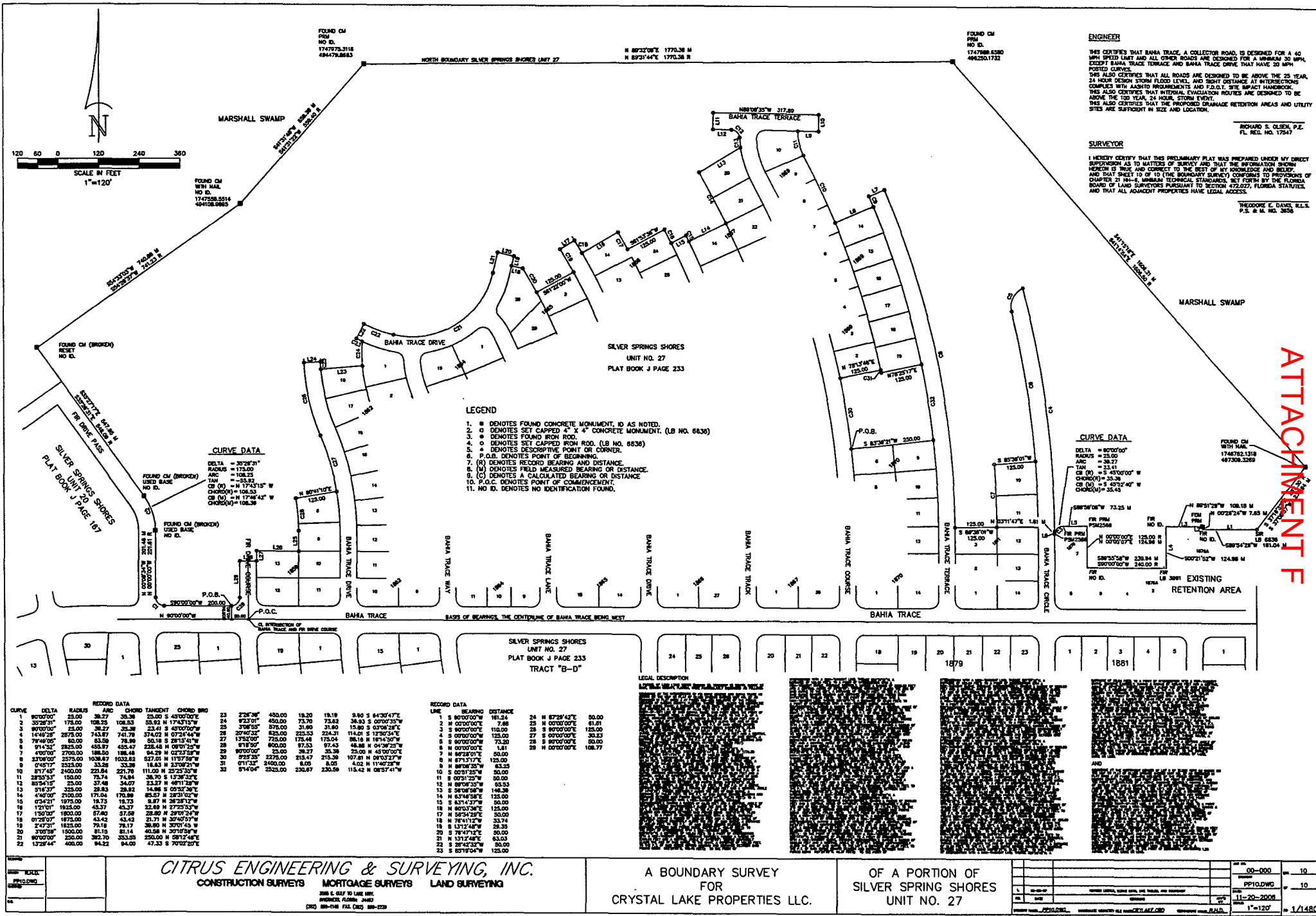
STEPHEN P. FISCHER - PRESIDENT

CITRUS ENGINEERING & SURVEYING, INC.
 CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

2005 C. 847 TO LANE 1001
 10/10/05 PL 3442
 CNO 888-048 FAX CNO 888-1228

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PP9.DWG	10
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1"=100'	1/1479

ATTACHMENT F



ATTACHMENT F

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ATTACHMENT F

SSM 35

GENERAL DEVELOPMENT CORPORATION
Silver Springs Shores - UNIT 27
Marion County
40-083-0047A



ATTACHMENT F

STANDARD GENERAL ENVIRONMENTAL RESOURCE PERMIT

TECHNICAL STAFF REPORT

February 14, 2007

APPLICATION #: 40-083-19504-22

DATE RECEIVED:	DATE COMPLETED:	21ST DAY:	28TH DAY:
June 15, 2006	January 17, 2007	February 07, 2007	February 14, 2007

Applicant: Crystal Lakes Properties, LLC
C/O Steven Fischer
300 S Pine Island Road, Suite 110
Fort Lauderdale, FL 33324
(954) 370-0300

Consultant: Countryside Engineering, Inc.
C/O Richard S Olsen
26224 Lake Lindsey Road
Brooksville, FL 34601
(352) 544-5627

Project Name: Crystal Lake Estates
Project Acreage: 92.900
Planning Unit: Marshall Swamp Unit
Special Basin Criteria: Sensitive Karst Area Basin
Ocklawaha River Hydrologic Basin
Receiving Water Body: Marshall Swamp **Class:** III Fresh.
County: Marion
Correct Fee Submitted: Yes **Amount Received:** \$1,500.00

Authority: 40C-4.041(2)(b)2, 40C-4.041(2)(b)8

Type of Treatment: Retention, Swales with Ditch blocks, Wet Detention
Type of Development: Residential Single Family
Type of System: New Stormwater System
Final O&M Entity: Crystal Lake Estates Homeowner's Association, Inc.
Pre/Post Peak Rate Attenuation Provided: Yes
Pre/Post Volume Attenuation Provided: N/A
Mean Annual Storm Attenuation Provided: N/A
Recovery of Water Quality Vol. Within Req. Time: Yes
Recovery of Peak Attenuation Vol. Within Req. Time: Yes
Interested Parties: No
Objectors: No

Authorization Statement

A Permit Authorizing:

Construction of a Surface Water Management System with stormwater treatment by retention, swales with ditch blocks, and wet detention for a 222-lot single-family

ATTACHMENT F

residential subdivision and 2.75 miles of roads on 92.90 acres of land to be known as Crystal Lake Estates.

Staff Comments:

This application is for the construction of a 222-lot single-family residential subdivision with 2.75 miles of roads on 92.90 acres of land to be known as Crystal Lake Estates. The site is located on the northeast side of State Road 464, in southern Marion County. The site is bordered by an existing roadway, Bahia Trace, on the south, and by Marshall Swamp on the north, east, and west. The project site is located in Karst Sensitive Area Basin and Ocklawaha River Hydrologic Basin.

The site is the northern portion of Silver Springs Shores Unit No. 27. The 852-acre Unit 27 of Silver Springs Shores received conceptual approval on September 9, 1986, under conceptual permit number 4-083-19601-1 (formerly permit number 4-083-0108C). Individual Management and Storage of Surface Water (MSSW) permit number 4-083-19504-15 (formerly permit number 4-083-0042E2M7) was issued on December 13, 1988, for the construction of a residential development on 503 acres of Silver Springs Shores Unit 27. The project as permitted was not constructed, with the exception of a few of the approved roads were cleared and graded. Both the conceptual and the construction permits have expired. The operation and maintenance responsibility for Silver Springs Shores Unit 27 was transferred to Marion County Board of County Commissioners under permit number 4-083-19504-17, issued on June 2, 2004.

The site is under new ownership and is proposed to be developed as a 222-lot single-family residential subdivision. The proposed surface water management system includes four wet detention systems (DRAs 1, 2, 3, 4, and 7), two retention systems (WQAs 10 and 11), and roadside swales for conveyance along Bahia Trace. The proposed wet detention systems and retention systems will bleed down or overflow to wetlands associated with Marshall Swamp. Stormwater runoff from the proposed development will be collected and conveyed to the proposed treatment systems by overland flow, conveyance swales and berms, roadside swales, curb and gutter roadways, inlets and associated piping.

The proposed surface water management system will provide water quality treatment in accordance with the District criteria for retention and wet detention systems. The proposed system will provide peak rate of discharge attenuation during the 10-year, 24-hour storm event and the 25-year, 24-hour storm event, and will bleed down or recover the attenuation volumes within 14 days following a storm event. The applicant demonstrated that the project will not cause adverse water quality and adverse water quantity impacts to the receiving water bodies and will not cause adverse flooding impact to on-site and off-site properties.

Site Description:

The project site consists of the two upland habitat types and six wetland systems as follows: Longleaf Pine – Xeric Oak (412) and Xeric Oak (421) in the uplands; the wetland habitats consist of Wetland 1 which is a 4.61-acre Stream and Lake Swamp (615) in the eastern portion of the site that continues off the project site and is part of Marshall Swamp that is of very good wildlife habitat quality; Wetland 2 is a 1.25-acre Bay Swamp (611) also connected to Marshall Swamp and provides low to medium habitat quality for

ATTACHMENT F

wildlife due to past logging and disturbance from the adjacent residential area; Wetlands 3 and 4 are isolated Intermittent Ponds that are 2.12 and 0.19 acres in size respectively, and have been affected adversely by logging and All Terrain Vehicle (ATV) activity; Wetland 5 is a Wet Prairie system (643) that is bordered by a rim ditch on the northern and eastern sides. This system appears healthy and provides good habitat for wildlife; Wetland 6 is a 6.47-acre Stream and Lake Swamp (615) wetland on the far western portion of the site that extends off site to the Marshall Swamp, and has been adversely affected by man-made disturbances that include ATV trails, previous clearing and constructed berms. It provides low to medium quality wildlife habitat. About 70 percent of the uplands have been logged. The total acreage of wetlands on the project site is 19.56 acres. There are no other surface waters on the project site. No upland-nesting habitat of listed species that are aquatic or wetland dependent were observed, nor are they expected to be present.

Impacts:

12.2.2 states that an applicant "must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to: (a) the abundance and diversity of fish, wildlife and listed species; and (b) the habitat of fish, wildlife and listed species.

The applicant proposes to fill 0.58 acres of Wetland 6 for construction of an entrance road and 0.017 acres of Wetlands 1 and 2 for the installation of outfall structures from stormwater ponds.

Secondary impacts:

Section 12.2.7 A.H. contains a four part criterion which addresses additional impacts that may be caused by a project: (a) impacts to wetland functions that may result from the intended use of a project; (b) impacts to the upland nesting habitat of listed species that are aquatic or wetland dependent; (c) impacts to significant historical and archaeological resources that are closely linked and causally related to any proposed dredging or filling of wetlands or other surface waters; and (d) wetland impacts that may be caused by future phases of the project or activities that are closely linked and causally related to the project.

No unacceptable adverse secondary impacts to wetland functions will result from the intended use of a project. There will be no impacts to wetland functions that may result from the intended use of a project. Section 12.2.7 (a) provides that secondary impacts to the habitat functions of wetlands associated with adjacent upland activities will not be considered adverse if buffers, with a minimum width of 15 ft. and an average width of 25 ft. are provided abutting those wetlands that will remain under the permitted design, unless additional measures are needed for protection of wetlands used by listed species for nesting, denning, or critically important feeding habitat. The applicant proposes to maintain an average 25-foot buffer adjacent to wetlands by placement in a conservation easement. The proposed project will not affect adversely the upland nesting habitat of listed species that are aquatic or wetland dependent. There are no known significant historical and archaeological resources on the project site. There are no anticipated adverse effects to wetlands that may be caused by future phases of the project or activities that are closely linked and causally related to the project.

ATTACHMENT F

Elimination/Reduction of Impacts:

Pursuant to Section 12.2.1 A.H. the applicant must consider practicable design modifications, which would reduce or eliminate adverse impacts to wetlands and other surface waters. A proposed modification which is not technically capable of being done, is not economically viable, or which adversely affects public safety through endangerment of lives or property is not considered "practicable". Section 12.2.1

The applicant was asked to redesign the project in order to minimize the proposed impacts to wetlands. The applicant originally proposed to impact the entirety of Wetland 3 (2.12 acres) and 0.79 acres of Wetland 6. The applicant eliminated the construction of eight residential lots in order to avoid all impacts to Wetland 3. Additionally, the wetland impact proposed in Wetland 6 has been reduced from 0.79 acres to 0.58 acres. Further avoidance of impacts in Wetland 6 are unavoidable due to the road location which is an extension of an existing road. The applicant has demonstrated that they have reduced proposed wetland impacts to the greatest extent practicable.

Mitigation:

Mitigation proposed to offset impacts to 0.597 acres of forested wetland is the preservation in a conservation easement of 18.77 acres of wetlands that include Wetlands 1, 2, 3, 5, and the remaining portion of Wetland 6, and 5.70 acres of associated upland buffers of these wetlands. The preservation of wetland habitat provides wildlife habitat in perpetuity, similar to that which is being proposed for impact. The preservation of upland buffers that otherwise could have been developed provides a buffer for the wetland habitat, as well as providing viable cover and forage habitat for those wildlife species using both the preserved wetlands and uplands.

This project's proposed impacts and mitigation were assessed by use of the Uniform Mitigation and Assessment Method (UMAM).

Cumulative Impacts:

Section 12.2.8 A.H. requires applicants to provide reasonable assurances that their projects will not cause unacceptable cumulative impacts upon wetlands and other surface waters within the same drainage basin as the project for which a permit is sought. This analysis considers past, present, and likely future similar impacts and assumes that reasonably expected future applications with like impacts will be sought, thus necessitating equitable distribution of acceptable impacts among future applications. Mitigation, which offsets a projects adverse impacts within the same basin as the project for which a permit is sought is presumed to not cause unacceptable cumulative impacts.

The proposed mitigation offsets the project's adverse impacts and is in the same drainage basin; therefore the project complies with Section 12.2.8 A.H.

Staff believes that the proposed project meets all applicable conditions for permit issuance pursuant to chapter 40C-42, sections 40C-4.301, 40C-4.302, and subsection 40C-41.603(2), (7), F.A.C.

Wetland Summary Table

Crystal Lake Estates

Residential Single Family

ATTACHMENT F

	<u>Acres</u>
Total Wetlands On-site	19.570
Total Surface Waters On-site	0.000
Impacts that Require Mitigation	0.597
Impacts that Require No Mitigation	0.190
Mitigation	24.470
Wetland preservation 18.77 acres	
Upland preservation 5.70 acres	

Conditions for Application Number 40-083-19504-22:

ERP General Conditions by Rule (October 03, 1995):

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

ERP/MSSW/Stormwater Special Conditions (November 09, 1995):

1, 7, 8, 9, 10, 13

Other Conditions:

1. The stormwater management system shall be inspected by the operation and maintenance entity once within two years after the completion of construction and every two years thereafter to insure that the system is functioning as designed and permitted. If a required inspection reveals that the system is not functioning as designed and permitted, then within 14 days of that inspection the entity shall submit an Exceptions Report on form number 40C-42.900(6), Exceptions Report for Stormwater Management Systems Out of Compliance. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name, address, and telephone number of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours.
2. The surface water management system shall be constructed and operated in accordance with the plans received by the District on January 17, 2007.
3. This permit requires the recording of a conservation easement over at least 18.77 acres of wetlands and 5.7 acres of uplands as shown on Sheet 1 of 1 titled 'A Composite Sketch of Crystal Lake Estates A Replat of a Portion of Silver Springs Shores Unit No. 27 Marion County, Florida' received by the District on February 7, 2007.

Description of Conservation Easement Area

The permittee shall provide to the District for review and written approval a copy

ATTACHMENT F

of: (a) the preliminary plat showing the area to be encumbered by the conservation easement, or (b) a surveyor's sketch and legal description of the area to be placed under the conservation easement, per the approved mitigation plan, at least 45 days prior to (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first.

If the impacts to an upland within a Riparian Habitat Protection Zone or to a wetland or surface water for which mitigation is required will occur in discrete phases, the areas to be preserved to offset such impacts may be placed under conservation easement in phases such that impacts are offset during each phase. Such phasing of preservation shall only occur if it has been proposed in the mitigation plan and approved by the permit, or if it is approved in writing by the District. A surveyor's sketch and legal description of the area to be placed under conservation easement during each phase must be submitted in accordance with the previous paragraph.

Recording of Conservation Easement

Prior to (1) dredging, filling, or clearing any wetland or surface water for which mitigation is required, (2) clearing any upland within a Riparian Habitat Protection Zone for which mitigation is required, (3) the sale of any lot or parcel, (4) the recording of the subdivision plat, or (5) use of the infrastructure for its intended use, whichever occurs first, the permittee shall record a conservation easement which shall include restrictions on the real property pursuant to section 704.06, Florida Statutes, and be consistent with section 12.3.8, Applicant's Handbook, Management and Storage of Surface Waters (April 10, 2002). The conservation easement shall be in the form approved in writing by the District and, if no plat has been submitted, the easement shall include the approved legal description and surveyor's sketch. If the District does not approve the preliminary plat or surveyor's sketch and legal description within 45 days of receipt, then the permittee may record the conservation easement with the legal description and surveyor's sketch or plat reference previously submitted.

Pursuant to section 704.06, Florida Statutes, the conservation easement shall prohibit all construction, including clearing, dredging, or filling, except that which is specifically authorized by this permit, within the mitigation areas delineated on the final plans and/or mitigation proposal approved by the District. The easement must contain the provisions set forth in paragraphs 1(a)–(h) of section 704.06, Florida Statutes, as well as provisions indicating that the easement may be enforced by the District, and may not be amended without written District approval.

Additional Documents Required

The permittee shall ensure that the conservation easement identifies, and is executed by, the correct grantor, who must hold sufficient record title to the land encumbered by the easement. If the easement's grantor is a partnership, the partnership shall provide to the District a partnership affidavit stating that the person executing the conservation easement has the legal authority to convey an

ATTACHMENT F

interest in the partnership land. If there exist any mortgages on the land, the permittee shall also have each mortgagee execute a consent and joinder of mortgagee subordinating the mortgage to the conservation easement. The consent and joinder of the mortgagee shall be recorded simultaneously with the conservation easement in the public records of the county where the land is located.

Within 30 days of recording, the permittee shall provide the District with: (a) the original recorded easement (including exhibits) showing the date it was recorded and the official records book and page number, (b) a copy of the recorded plat (if applicable), (c) a surveyor's sketch of the easement area plotted on the appropriate USGS topographic map, and (d) the original recorded consent and joinder(s) of mortgagee (if applicable).

Demarcation of Conservation Easement Area

Prior to lot or parcel sales, all changes in direction of the easement area boundaries that are adjacent to lots must be permanently monumented above ground on the project site.

Reviewers: Melissa Bryan Parsons
Sandra McGee