

KUN
P.O. BOX 423
KISSIMMEE, FL
34742

DEDICATION OF CONSERVATION EASEMENT

STATE OF FLORIDA
COUNTY OF OSCEOLA

KNOW ALL PERSONS BY THESE PRESENTS THAT in consideration for the issuance to the Kissimmee Utility Authority of South Florida Water Management District Surface Water Permit No. 49-00672-S (hereinafter referred to as "Permit No. 49-00672-S"), dated April 12, 1993, the Kissimmee Utility Authority, a body politic organized and existing under the laws of the state of Florida (hereinafter referred to as "Grantor"), has granted to the South Florida Water Management District (hereinafter referred to as "Grantee"), a Conservation Easement in accordance with Section 704.06, Florida Statutes, in and over the real property (hereinafter referred to as "Conservation Area" in Osceola County, Florida, as set forth in the legal description attached hereto as Exhibit "A."

As used herein, the term Grantor shall include any successor or assignee of the Grantor, and the term Grantee shall include any successor or assignee of the Grantee.

Except for such specific activities as authorized pursuant to Permit No. 49-00672-S, including but not limited to the maintenance and management of the Conservation Area as specified in Section 5 of the "Kissimmee Utility Authority, Florida Municipal Power Agency, Cane Island Project, Mitigation Plan" dated February 1993 (hereinafter referred to as "Mitigation Plan"), Department of Army Permit No. 199200600 (IP-SL) and such specific activities which may be authorized by future Grantee permits or approvals, the following activities are prohibited in the Conservation Area.

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
2. Dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
3. Removal or destruction of trees, shrubs, or other vegetation with the exception of maintenance and management activities specified in the Mitigation Plan;

LARRY WHALEY
CLERK OF CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

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4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface;
5. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;
7. Acts or uses detrimental to such retention of land, wetland or water areas; and
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of the property having historical, archaeological, or cultural significance.

Provided, however, that the above prohibitions and limitations shall not affect the right to use the Conservation Area for passive recreational uses such as hiking, biking, bird watching, or horseback riding or to construct bikeways or wooden walkways through the Conservation Area as nature study trails. Construction of passive recreational facilities within the Conservation Area must receive prior written approval from Grantee, its successors or assigns, which will not be unreasonably withheld.

The prohibitions established by the Conservation Easement hereby granted shall not affect the hunting rights on the Conservation Area of Thomas J. Addison, Sr. And Wilma M. Addison granted and available under the agreement between the Grantor and Thomas J. Addison, Sr. And Wilma M. Addison, dated August 28, 1991, attached hereto as Exhibit "B."

The Grantor is responsible for the management and maintenance obligations for the Conservation Area imposed in the Mitigation Plan as set forth in Grantee Permit No. 49-00672-S. The management and maintenance obligations for the Conservation Area imposed in the Mitigation Plan may be assigned to another entity, governmental body or agency, including the Grantee, upon Grantee's written approval or acceptance which shall not be unreasonably withheld. Upon assignment of the Mitigation Plan management and maintenance obligations, the Grantor shall no longer be required to maintain and manage the Conservation Area under this document, the Mitigation Plan, or the Permit No. 49-00672-S.

In accordance with the Surface Water Management Permit Application No. 920325-Surface Water Management Staff Review Summary dated March 30, 1993, this Conservation Easement is being granted with the expectation that Grantor will receive from Grantee mitigation credits to offset future wetland impacts within the Kissimmee River Basin. This Conservation Easement or the assignment of the Conservation Area management or maintenance obligations imposed in the Mitigation Plan shall not restrict Grantor's use of the mitigation bank credits established in accordance with the Surface Water Management Permit Application No. 920325-3 Surface Water Management Staff Review Summary dated March 30, 1993, to offset or mitigate any future adverse environmental impacts from other projects of Grantor or entity designated by Grantor.

The Grantee may enter the Conservation Area during normal business hours and with prior notice to Grantor to enforce the rights granted in this Conservation Easement.

As provided in Section 704.06, Florida Statutes (1991), the Grantee may enforce the provisions of this Conservation Easement, either at law or in equity, or to enjoin any activity on or use of the Conservation Area as prohibited above.

Enforcement of the provisions of this Conservation Easement shall be at the Grantee's reasonable discretion, and Grantee's forbearance to exercise the rights provided herein in the event the Grantee undertakes activities within the Conservation Area otherwise prohibited herein shall not be construed as a waiver of Grantee's rights in the event of a the Grantor subsequently undertakes such activity.

If any provision of the Conservation Easement is found to be invalid, all other provisions of the Conservation Easement shall remain in effect unless specifically found to be invalid.

All notices, consents, approvals or other communications required under the provisions of the Conservation Easement, except for the notice required to inspect the Conservation Area as provided for above, shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the Grantor or Grantee, their successor or assigns.

The Conservation Easement hereby granted shall run with the land and shall be binding upon the Grantor and its successors or assigns, and shall inure to the benefit of the Grantee and its successors or assigns. The Grantor shall provide Grantee with notice of the transfer of Grantor's ownership interest in the Conservation Area in accordance with Grantee rules. Any deed or legal instrument which transfers Grantor's ownership interest in the Conservation Area shall include a provision that Grantor's ownership interest in the Conservation Area is transferred subject to this Conservation Easement.

The provisions of this Conservation Easement may be amended only after written approval of both the Grantor and Grantee, or their successors and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this

30th day of October, 1996.

KISSIMMEE UTILITY AUTHORITY

BY: Richard L. Ford
Print Name: Richard L. Ford
Chairman

ATTEST: Kenneth Guthrie
Print Name: KENNETH GUTHRIE
Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this day of OCTOBER 30, 1996, by RICHARD L. FORD, as Chairman of KISSIMMEE UTILITY AUTHORITY, a body politic organized and existing under the laws of the state of Florida, on behalf of the Authority. He/She is personally known to me or who has produced _____ as identification and who did not take an oath.

Carolyn S. Scott
Print Name: CAROLYN S. SCOTT
NOTARY PUBLIC
Commission Number:

CAROLYN S. SCOTT
Notary Public - State of Florida
My Commission Expires July 11, 1998
Comm. #CC 391453
Bonded By Lupfer-Frazer Inc.

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this day of OCTOBER 30, 1996,
by KENNETH B. GUTHRIE, as Secretary of KISSIMMEE UTILITY AUTHORITY,
a body politic organized and existing under the laws of the state of Florida, on behalf of the
Authority. He/She is personally known to me or who has produced _____ as
identification and who did not take an oath.

Carolyn S. Scott
Print Name: CAROLYN S. SCOTT
NOTARY PUBLIC
Commission Number:

CAROLYN S. SCOTT
Notary Public - State of Florida
My Commission Expires July 11, 1998
Comm. #CC 391455
Bonded By Lupier-Frakes Ins.

This instrument prepared by:

Douglas J. Rillstone
Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A.
101 East College Avenue
Tallahassee, Florida 32301
(904) 222-6891

101457/26@9011.DOC/10/14/96

The Conservation Easement hereby granted shall run with the land and shall be binding upon the Grantor and its successors or assigns, and shall inure to the benefit of the Grantee and its successors or assigns. The Grantor shall provide Grantee with notice of the transfer of Grantor's ownership interest in the Conservation Area in accordance with Grantee rules. Any deed or legal instrument which transfers Grantor's ownership interest in the Conservation Area shall include a provision that Grantor's ownership interest in the Conservation Area is transferred subject to this Conservation Easement.

The provisions of this Conservation Easement may be amended only after written approval of both the Grantor and Grantee, or their successors and assigns.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on this

30th day of October 1996.

COPY

KISSIMMEE UTILITY AUTHORITY

BY: Richard L. Hord

Print Name: Richard L. Hord
Chairman

ATTEST: Kenneth Guthrie

Print Name: KENNETH GUTHRIE
Secretary

STATE OF FLORIDA
COUNTY OF OSCEOLA

LEGAL FORM APPROVED
SFWMD OFFICE OF COUNSEL
BY [Signature] DATE 10/13/97

The foregoing instrument was acknowledged before me this day of OCTOBER 30, 1996, by RICHARD L. HORD, as Chairman of KISSIMMEE UTILITY AUTHORITY, a body politic organized and existing under the laws of the state of Florida, on behalf of the Authority. He/She is personally known to me or who has produced _____ as identification and who did not take an oath.

Carolyn S. Scott
Print Name: CAROLYN S. SCOTT
NOTARY PUBLIC
Commission Number:

CAROLYN S. SCOTT
Notary Public - State of Florida
My Commission Expires July 11, 1998
Comm. #CC 391455
Bonded By Lupfer-Frakes Ins.

LEGAL DESCRIPTION
PARCEL ONE

A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE N89°41'23"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 660.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°41'23"E, ALONG SAID NORTH LINE, A DISTANCE OF 1996.13 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE N89°41'23"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2656.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°20'35"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2649.11 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE S00°19'09"W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 2638.14 FEET TO THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 28 EAST; OSCEOLA COUNTY, FLORIDA; THENCE S00°28'44"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 1351.39 FEET; THENCE, DEPARTING SAID EAST LINE, N90°00'00"W, A DISTANCE OF 280.12 FEET; THENCE N00°00'00"E, A DISTANCE OF 28.00 FEET; THENCE N07°38'00"W, A DISTANCE OF 489.34 FEET; THENCE N26°00'56"W, A DISTANCE OF 512.98 FEET; THENCE N50°11'40"W, A DISTANCE OF 249.93 FEET; THENCE N69°12'59"W, A DISTANCE OF 324.09 FEET; THENCE N76°00'48"W, A DISTANCE OF 293.71 FEET; THENCE N59°44'39"W, A DISTANCE OF 747.74 FEET; THENCE N03°30'14"W, A DISTANCE OF 496.61 FEET; THENCE N03°07'37"W, A DISTANCE OF 229.16 FEET; THENCE N48°03'24"W, A DISTANCE OF 176.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.36 FEET THROUGH A CENTRAL ANGLE OF 00°05'29" TO THE POINT OF TANGENCY; THENCE N43°57'55"W, A DISTANCE OF 87.25 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.99 FEET THROUGH A CENTRAL ANGLE OF 13°44'44" TO THE POINT OF TANGENCY; THENCE N30°13'11"W, A DISTANCE OF 101.59 FEET; THENCE N30°13'07"W, A DISTANCE OF 15.35 FEET; THENCE N34°22'52"W, A DISTANCE OF 126.67 FEET; THENCE N42°54'43"W, A DISTANCE OF 181.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.90 FEET THROUGH A CENTRAL ANGLE OF 27°25'34" TO THE POINT OF TANGENCY; THENCE N15°29'09"W, A DISTANCE OF 98.09 FEET; THENCE N12°18'33"W, A DISTANCE OF 106.32 FEET; THENCE N47°02'28"W, A DISTANCE OF 63.09 FEET; THENCE N37°12'52"W, A DISTANCE OF 32.59 FEET; THENCE N35°29'42"W, A DISTANCE OF 154.90 FEET; THENCE N60°06'55"W, A DISTANCE OF 81.48 FEET; THENCE N38°06'25"W, A DISTANCE OF 167.69 FEET; THENCE N54°30'27"W, A DISTANCE OF 161.81 FEET; THENCE S69°46'31"W, A DISTANCE OF 672.22 FEET; THENCE N52°25'53"W, A DISTANCE OF 246.02 FEET; THENCE N20°53'52"W, A DISTANCE OF 1177.45 FEET; THENCE S89°35'05"W, A DISTANCE OF 1017.11 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE N00°33'58"E, ALONG SAID WEST LINE, A DISTANCE OF 1192.44 FEET; THENCE, DEPARTING SAID WEST LINE, N04°05'22"E, A DISTANCE OF 748.16 FEET; THENCE N88°37'09"E, A DISTANCE OF 614.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 472.174 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
CONSERVATION EASEMENT - PARCEL TWO

A PORTION OF SECTIONS 29 AND 32, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE $S00^{\circ}37'00''W$, ALONG THE WEST LINE OF THE NORTHWEST $1/4$ OF SAID SECTION 32, A DISTANCE OF 2627.99 FEET TO THE WEST $1/4$ CORNER OF SAID SECTION 32; THENCE $S00^{\circ}34'27''W$, ALONG THE WEST LINE OF THE SOUTHWEST $1/4$ OF SAID SECTION 32, A DISTANCE OF 1328.09 FEET TO A POINT SITUATED 300.00 FEET NORTHWESTERLY BY PERPENDICULAR MEASUREMENT FROM THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE $N63^{\circ}29'07''E$, PARALLEL WITH THE C.S.X. RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1163.98 FEET TO A POINT SITUATED 300.00 FEET WESTERLY BY PERPENDICULAR MEASUREMENT FROM THE WEST LINE OF THE SOUTH $1/2$ OF THE NORTHEAST $1/4$ OF THE SOUTHWEST $1/4$ OF SAID SECTION 32; THENCE $N00^{\circ}36'07''E$, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 440.45 FEET TO A POINT SITUATED 300.00 FEET NORTHERLY BY PERPENDICULAR MEASUREMENT FROM THE NORTH LINE OF THE SOUTH $1/2$ OF THE NORTHEAST $1/4$ OF THE SOUTHWEST $1/4$ OF SAID SECTION 32; THENCE $N89^{\circ}51'29''E$, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 882.55 FEET TO A POINT SITUATED 300.00 FEET NORTHWESTERLY BY PERPENDICULAR MEASUREMENT FROM THE NORTHERLY RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE $N63^{\circ}29'07''E$, PARALLEL WITH SAID C.S.X. RAILROAD, A DISTANCE OF 401.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 6129.58 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1984.93 FEET THROUGH A CENTRAL ANGLE OF $18^{\circ}33'14''$; THENCE, DEPARTING SAID CURVE, $N53^{\circ}57'14''E$, A DISTANCE OF 368.24 FEET; THENCE $N74^{\circ}34'34''E$, A DISTANCE OF 95.45 FEET; THENCE $N77^{\circ}43'37''E$, A DISTANCE OF 99.90 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1157.82 FEET; THENCE, FROM A TANGENT BEARING OF $N74^{\circ}52'22''E$, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.58 FEET THROUGH A CENTRAL ANGLE OF $04^{\circ}46'46''$ TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2115.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.68 FEET THROUGH A CENTRAL ANGLE OF $02^{\circ}38'44''$ TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1130.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.91 FEET THROUGH A CENTRAL ANGLE OF $05^{\circ}21'59''$ TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A

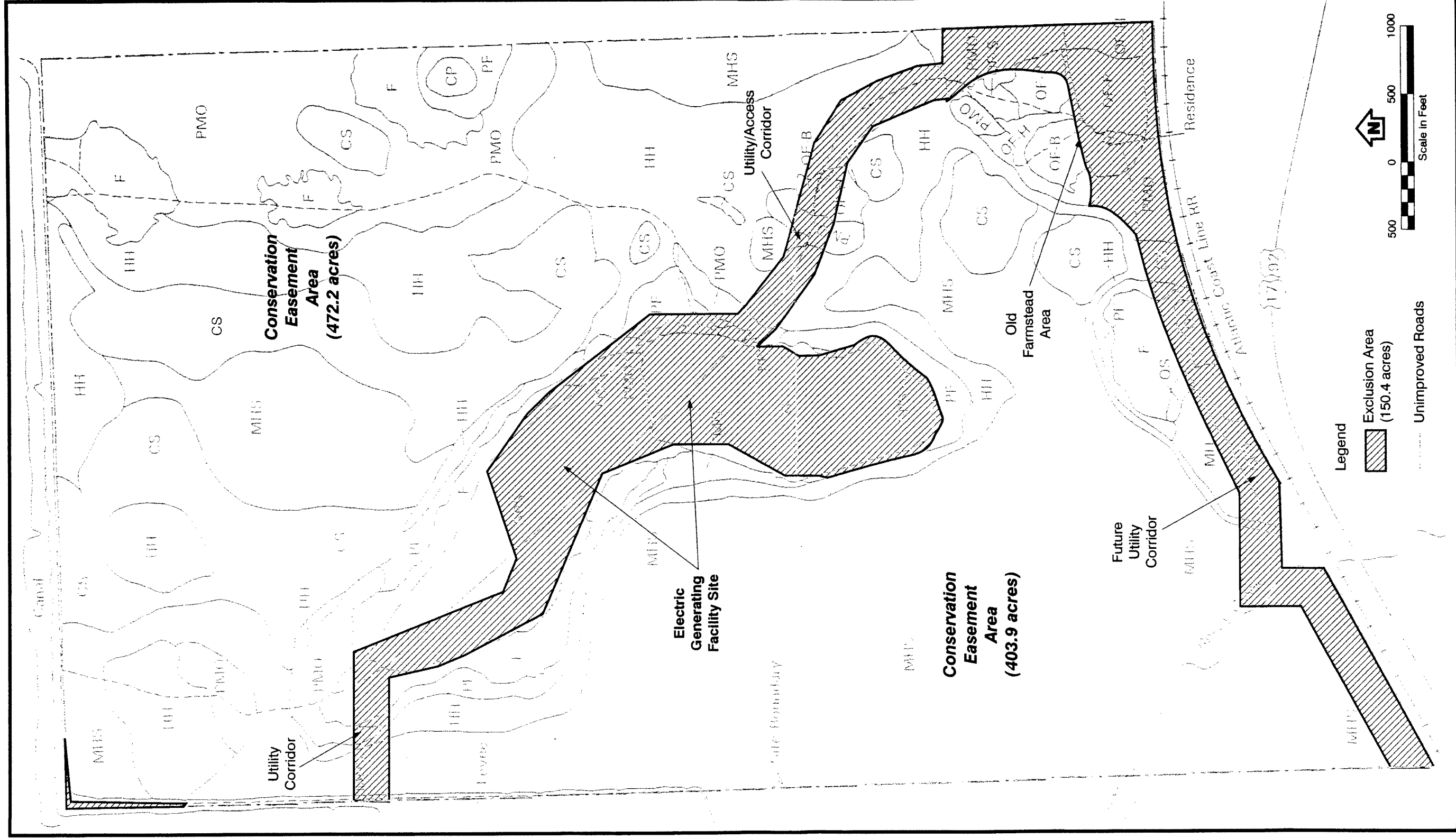
RADIUS OF 10761.58 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.17 FEET THROUGH A CENTRAL ANGLE OF $00^{\circ}25'56''$ TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 73.58 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.74 FEET THROUGH A CENTRAL ANGLE OF $82^{\circ}20'17''$; THENCE, DEPARTING SAID CURVE, RUN $N03^{\circ}41'48''W$, A DISTANCE OF 28.86 FEET; THENCE $N04^{\circ}42'57''W$, A DISTANCE OF 77.35 FEET; THENCE $N23^{\circ}11'41''W$, A DISTANCE OF 48.70 FEET; THENCE $N16^{\circ}18'19''W$, A DISTANCE OF 32.33 FEET; THENCE $N13^{\circ}13'46''W$, A DISTANCE OF 44.64 FEET; THENCE $N18^{\circ}39'06''W$, A DISTANCE OF 102.12 FEET; THENCE $N23^{\circ}01'58''W$, A DISTANCE OF 68.05 FEET; THENCE $N27^{\circ}34'35''W$, A DISTANCE OF 64.88 FEET; THENCE $N29^{\circ}33'06''W$, A DISTANCE OF 65.29 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 107.06 FEET; THENCE, FROM A TANGENT BEARING OF $N34^{\circ}57'31''W$, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.48 FEET THROUGH A CENTRAL ANGLE OF $21^{\circ}39'48''$ TO THE POINT OF TANGENCY; THENCE $N56^{\circ}37'19''W$, A DISTANCE OF 159.34 FEET; THENCE $N05^{\circ}30'19''W$, A DISTANCE OF 173.27 FEET; THENCE $N07^{\circ}38'00''W$, A DISTANCE OF 128.26 FEET; THENCE $N26^{\circ}00'56''W$, A DISTANCE OF 400.18 FEET; THENCE $N50^{\circ}11'40''W$, A DISTANCE OF 135.41 FEET; THENCE $N69^{\circ}12'59''W$, A DISTANCE OF 256.02 FEET; THENCE $N76^{\circ}00'40''W$, A DISTANCE OF 318.78 FEET; THENCE $N59^{\circ}44'39''W$, A DISTANCE OF 827.95 FEET; THENCE $N45^{\circ}33'25''W$, A DISTANCE OF 85.19 FEET; THENCE $S10^{\circ}31'55''W$, A DISTANCE OF 75.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.67 FEET THROUGH A CENTRAL ANGLE OF $26^{\circ}28'56''$ TO THE POINT OF TANGENCY; THENCE $S15^{\circ}57'01''E$, A DISTANCE OF 46.72 FEET; THENCE $S26^{\circ}56'59''W$, A DISTANCE OF 111.60 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.87 FEET THROUGH A CENTRAL ANGLE OF $31^{\circ}59'03''$ TO THE POINT OF TANGENCY; THENCE $S05^{\circ}02'03''E$, A DISTANCE OF 202.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.30 FEET THROUGH A CENTRAL ANGLE OF $13^{\circ}13'00''$ TO THE POINT OF TANGENCY; THENCE $S18^{\circ}15'03''E$, A DISTANCE OF 119.06 FEET; THENCE $S60^{\circ}04'58''W$, A DISTANCE OF 12.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.77 FEET THROUGH A CENTRAL ANGLE OF $49^{\circ}28'40''$ TO THE POINT OF TANGENCY; THENCE $S10^{\circ}36'18''W$, A DISTANCE OF 55.69 FEET; THENCE $S36^{\circ}47'41''W$, A DISTANCE OF 92.15 FEET; THENCE $S48^{\circ}39'46''W$, A DISTANCE OF 126.41 FEET; THENCE $S56^{\circ}52'44''W$, A DISTANCE OF 67.75 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.27 FEET THROUGH A CENTRAL ANGLE OF $44^{\circ}31'05''$ TO THE POINT

OF TANGENCY; THENCE S12°21'38"W, A DISTANCE OF 86.43 FEET; THENCE S83°01'14"W, A DISTANCE OF 211.77 FEET; THENCE N63°58'08"W, A DISTANCE OF 132.53 FEET; THENCE N57°10'34"W, A DISTANCE OF 69.05 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE, FROM A TANGENT BEARING OF N04°14'04"E, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.12 FEET THROUGH A CENTRAL ANGLE OF 31°24'35" TO THE POINT OF TANGENCY; THENCE N27°10'30"W, A DISTANCE OF 160.70 FEET; THENCE N39°03'50"W, A DISTANCE OF 134.92 FEET; THENCE N00°45'35"W, A DISTANCE OF 76.26 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.80 FEET THROUGH A CENTRAL ANGLE OF 12°04'18" TO THE POINT OF TANGENCY; THENCE N12°49'52"W, A DISTANCE OF 52.34 FEET; THENCE N09°29'20"W, A DISTANCE OF 340.30 FEET; THENCE N03°32'56"W, A DISTANCE OF 144.05 FEET; THENCE N12°02'22"E, A DISTANCE OF 84.67 FEET; THENCE N22°40'13"E, A DISTANCE OF 228.72 FEET; THENCE N26°11'27"E, A DISTANCE OF 260.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.92 FEET THROUGH A CENTRAL ANGLE OF 24°22'55" TO THE POINT OF TANGENCY; THENCE N01°48'31"E, A DISTANCE OF 64.22 FEET; THENCE N02°14'14"E, A DISTANCE OF 167.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.72 FEET THROUGH A CENTRAL ANGLE OF 40°16'44" TO THE POINT OF TANGENCY; THENCE N38°02'30"W, A DISTANCE OF 113.76 FEET; THENCE N11°13'18"W, A DISTANCE OF 23.20 FEET; THENCE N02°33'37"W, A DISTANCE OF 99.77 FEET; THENCE N17°27'08"W, A DISTANCE OF 84.82 FEET; THENCE N02°15'58"W, A DISTANCE OF 116.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.46 FEET THROUGH A CENTRAL ANGLE OF 50°46'05" TO THE POINT OF TANGENCY; THENCE N53°02'02"W, A DISTANCE OF 213.26 FEET; THENCE N53°44'26"W, A DISTANCE OF 51.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.06 FEET THROUGH A CENTRAL ANGLE OF 38°14'44" TO THE POINT OF TANGENCY; THENCE S88°00'50"W, A DISTANCE OF 51.24 FEET; THENCE N47°10'29"W, A DISTANCE OF 64.34 FEET; THENCE N51°32'59"W, A DISTANCE OF 86.47 FEET; THENCE N56°08'05"W, A DISTANCE OF 58.69 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.84 FEET THROUGH A CENTRAL ANGLE OF 38°04'20" TO THE POINT OF TANGENCY; THENCE S85°47'35"W, A DISTANCE OF 31.77 FEET; THENCE N54°09'02"W, A DISTANCE OF 114.98 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE

OF 53.69 FEET THROUGH A CENTRAL ANGLE OF $41^{\circ}00'53''$ TO THE POINT OF TANGENCY; THENCE $S84^{\circ}50'06''W$, A DISTANCE OF 86.29 FEET; THENCE $N47^{\circ}19'15''W$, A DISTANCE OF 89.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.28 FEET THROUGH A CENTRAL ANGLE OF $62^{\circ}51'28''$ TO THE POINT OF TANGENCY; THENCE $S69^{\circ}49'17''W$, A DISTANCE OF 25.78 FEET; THENCE $N38^{\circ}38'11''W$, A DISTANCE OF 73.44 FEET; THENCE $N32^{\circ}31'43''W$, A DISTANCE OF 71.40 FEET; THENCE $N36^{\circ}36'17''W$, A DISTANCE OF 198.72 FEET; THENCE $N00^{\circ}48'27''E$, A DISTANCE OF 149.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.76 FEET THROUGH A CENTRAL ANGLE OF $26^{\circ}33'28''$ TO THE POINT OF TANGENCY; THENCE $N25^{\circ}45'01''W$, A DISTANCE OF 159.50 FEET; THENCE $N04^{\circ}45'57''W$, A DISTANCE OF 92.28 FEET; THENCE $N12^{\circ}58'17''W$, A DISTANCE OF 112.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.07 FEET THROUGH A CENTRAL ANGLE OF $28^{\circ}19'06''$ TO THE POINT OF TANGENCY; THENCE $N41^{\circ}17'22''W$, A DISTANCE OF 55.04 FEET; THENCE $N08^{\circ}04'43''W$, A DISTANCE OF 100.82 FEET; THENCE $N02^{\circ}01'51''E$, A DISTANCE OF 91.76 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.20 FEET THROUGH A CENTRAL ANGLE OF $44^{\circ}27'28''$ TO THE POINT OF TANGENCY; THENCE $N42^{\circ}25'36''W$, A DISTANCE OF 68.72 FEET; THENCE $S89^{\circ}35'05''W$, A DISTANCE OF 797.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA; THENCE $S00^{\circ}33'58''W$, ALONG SAID WEST LINE, A DISTANCE OF 393.47 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE $S00^{\circ}33'58''W$, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 2643.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 403.954 ACRES, MORE OR LESS.

JAA 9-30-96



Plant Communities					
MHH	Mesic Hammock	PF	Pine Flatwoods	G	Improved Grassland
HH	Hydric Hammock	PMO	Pine Mesic Oak	OF-B	Old Field - Broomsedge
CS	Cypress Strand	MHHS	Mixed Hardwood Swamp	OF-H	Old Field - Mixed Hardwood
CP	Cypress Pond	CS	Oak Scrub	OF-P	Old Field - Saw Palmetto
F	Flatwoods	SPS	Sand Pine Scrub	OF-S	Old Field - Slash Pine

November 1996

EXHIBIT 76
CONSERVATION EASEMENT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT