

Ordinance No. 26-O-XX

AN ORDINANCE OF THE CITY OF TALLAHASSEE, FLORIDA, AMENDING SECTION SIX OF THE CHARTER OF THE CITY OF TALLAHASSEE, TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF TALLAHASSEE, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY BEING SITUATED IN LEON COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, there has been filed with the City of Tallahassee, Florida, a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Tallahassee, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Tallahassee, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and,

FURTHER WHEREAS, the City of Tallahassee, Florida, is in a position to provide municipal services to the property described herein, and that the City Commission of the City of Tallahassee, Florida, deems it in the best interest of the City to accept said petition and to annex said property.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF TALLAHASSEE, FLORIDA:

Section 1. That the property described below, situated in Leon County, Florida, be and the same is hereby annexed to and made a part of the City of Tallahassee, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes, to wit:

Parcel ID: 2402204010000

Begin at a concrete monument marking the intersection of the north line of the south half of section 2, Township 2 north, range 1 west, Leon County, Florida, and the westerly right-of-way line of meridian road; Thence run along said north line, south 89 degrees 58 minutes 57 seconds west 4993.94 feet to the Northwest corner of said south half of section 2; thence leaving said north line and along the west line of Said section, run south 00 degrees 17 minutes 14 seconds east 2602.64 feet to the southwest corner of said Section 2; thence leaving said west line and along the south line of said section, run north 90 degrees 00 Minutes 00 seconds east 5370.00 feet to the southeast corner of said section 2; thence leaving said south Line and along the east line of said section, run north 00 degrees 29 minutes 33 seconds west 2191.03 feet To a point of intersection with the westerly maintained right-of-way line of meridian road; thence leaving Said section line and along said westerly maintained right-of- way line of meridian road, run the following Courses and distances: thence north 40 degrees 54 minutes 21 seconds west 88. 79 feet; thence north 41 Degrees 28 minutes 44 seconds west 100.00 feet; thence north 40 degrees 48 minutes 44 seconds

west 100.12 Feet; thence north 40 degrees 34 minutes 21 seconds west 179.99 feet; thence leaving said maintained Right-of- way of meridian road, run south 49 degrees 25 minutes 39 seconds west 10.00 feet to the 60-foot Right- of- way line of meridian road; thence along said 60-foot right-of-way line, run north 40 degrees 34 Minutes 21 seconds west 85. 78 feet to the point of beginning. Said parcel containing 318.96 acres, more or less.

Less and except that portion lying within the orchard pond parkway, as recorded in official records book 4917, page 1115, of the public records of Leon County, Florida. The boundaries and acreage described hereon are subject to change upon completion of a field survey.

Parcel ID: 2401204010000

Commence at a concrete monument marking the intersection of the north line of the south half of section 2, township 2 north, range 1 west, Leon County, Florida, and the westerly 60-foot right-of-way line of meridian road; thence run along said westerly right-of-way line of meridian road south 40 degrees 34 minutes 21 seconds east 85.78 feet; thence leaving said 60- foot right-of-way line, run north 49 degrees 25 minutes 39 seconds east 10.00 feet to the westerly maintained right-of-way line of meridian road; thence south 40 degrees 34 minutes 21 seconds east 179.99 feet; thence south 40 degrees 48 minutes 44 seconds east 100.12 feet; thence south 41 degrees 28 minutes 44 seconds east 100.00 feet; thence south 40 degrees 54 minutes 21 seconds east 88.79 feet to a point of intersection with the west line of section 1, township 2 north, range 1 west, Leon County, Florida, said point also being the point of beginning. From said point of beginning, continue along said maintained right-of-way line, run the following courses and distances: thence south 40 degrees 54 minutes 21 seconds east 11 .21 feet; thence south 40 degrees 54 minutes 21 seconds east 100.00 feet; thence south 40 Degrees 19 minutes 58 seconds east 100.00 feet; thence south 40 degrees 54 minutes 21 seconds east 100.00 feet; thence south 40 degrees 54 minutes 21 seconds east 100.00 feet; thence south 40 degrees 54 minutes 21 seconds east 100.00 feet; thence south 40 Degrees 54 minutes 21 seconds east 100.00 feet; thence south 40 degrees 54 minutes 21 seconds east 100.00 feet; thence south 41 degrees 41 minutes 24 seconds east 100.31 feet; thence south 42 degrees 47 minutes 49 seconds east 100.64 feet; thence south 43 Degrees 58 minutes 18 seconds east 100.35 feet; thence south 44 degrees 49 minutes 21 seconds east 100.00 feet; thence south 44 degrees 52 minutes 38 seconds east 100.33 feet; thence south 46 degrees 55 minutes 41 seconds east 100.02 feet; thence south 44 Degrees 38 minutes 11 seconds east 100.02 feet; thence south 46 degrees 18 minutes 30 seconds east 100.82 feet; thence south 48 degrees 43 minutes 15 seconds east 100.90 feet; thence south 49 degrees 27 minutes 43 seconds east 100.06 feet; thence south 54 Degrees 02 minutes 37 seconds east 100.18 feet; thence south 47 degrees 44 minutes 51 seconds east 100.12 feet; thence south 51 degrees 10 minutes 55 seconds east 100.19 feet; thence south 50 degrees 58 minutes 04 seconds east 49.21 feet; thence south 45 Degrees 52 minutes 05 seconds east 49.42 feet; thence south 46 degrees 20 minutes 18 seconds east 98.72 feet; thence south 43 degrees 30 minutes 07 seconds east 99.39 feet; thence south 43 degrees 05 minutes 59 seconds east 100.00 feet; thence south 42 Degrees 56 minutes 31 seconds east 99.76 feet; thence south 41 degrees 13 minutes 48 seconds east 100.00 feet; thence south 41 degrees 48 minutes 11 seconds east 100.00 feet; thence south 41 Degrees 48 minutes 11 seconds east 100.00 feet; thence south 41 degrees 13 minutes 48 seconds east 100.00 feet; thence south 34 degrees 10 minutes 41 seconds east 47.05 feet to a point of intersection with the south line of said

section 1; thence leaving said maintained right-of-way and along said south line, run north 89 degrees 52 minutes 29 seconds west 2101.62 feet to the southwest corner of said section 1; thence leaving said south line and along the west line of said section, run north 00 degrees 29 minutes 33 seconds west 2191.03 feet to the point of beginning. Said parcel containing 52.26 acres, more or less.

The boundaries and acreage described hereon are subject to change upon completion of a field survey.

Parcel ID: 2411200020000

Commence at an iron rod and cap marking the southwest corner of section 18, township 2 north, range 1 east, Leon County, Florida, said point lying on the southerly right-of-way line of Gardner Road; thence run along the west line of said section north 00 degrees 03 minutes 38 Seconds east 60.01 feet to a point of intersection with the northerly right-of-way line of Gardner Road, thence continue along said west line of section 18, north 00 degrees 03 minutes 38 seconds east 5213.05 feet to the northwest corner of said section 18, marking the point of Beginning. From said point of beginning and leaving said west line run along the north line of said section south 89 degrees 52 minutes 29 seconds east 168.13 feet to a point of intersection with the westerly maintained right-of-way line of Meridian Road; thence leaving said section Line and along said westerly maintained right-of-way line of meridian road, run the following courses and distances: thence north 12 degrees 47 minutes 03 seconds west 60.26 feet; thence north 15 degrees 38 minutes 41 seconds west 100.18 feet; thence north 06 degrees 30 minutes 02 seconds west 30.15 feet; thence north 12 degrees 12 minutes 40 seconds west 70.00 feet; thence north 11 degrees 38 minutes 17 seconds west 100.00 feet; thence north 11 degrees 38 minutes 17 seconds west 100.00 feet; thence north 12 degrees 47 minutes 03 seconds west 100.00 feet; Thence north 12 degrees 12 minutes 40 seconds west 100.00 feet; thence north 12 degrees 12 minutes 40 seconds west 100.00 feet; thence north 11 degrees 38 minutes 17 seconds west 100.00 feet; thence north 12 degrees 47 minutes 03 seconds west 100.00 feet; thence north 12 degrees 12 minutes 40 seconds west 100.00 feet; thence north 11 degrees 38 minutes 17 seconds west 100.00 feet; thence north 12 degrees 13 minutes 09 seconds west 99.91 feet; thence north 15 degrees 25 minutes 27 seconds west 98.46 feet; thence north 19 degrees 33 minutes 01 seconds west 98.41 feet; thence north 22 degrees 20 minutes 59 seconds west 99.35 feet; thence north 23 degrees 56 minutes 20 seconds west 100.00 feet; thence north 23 degrees 21 minutes 57 seconds west 100.00 feet; thence north 24 degrees 30 minutes 43 seconds west 100.00 feet; thence north 23 degrees 56 minutes 20 seconds west 100.00 feet; thence north 25 degrees 39 minutes 26 seconds west 100.04 feet; thence north 21 degrees 39 minutes 04 seconds west 99.97 feet; thence north 24 degrees 20 minutes 08 seconds west 100.00 feet; thence north 24 degrees 20 minutes 08 Seconds west 100.00 feet; thence north 26 degrees 03 minutes 14 seconds west 100.04 feet; thence north 21 degrees 28 minutes 23 seconds west 100.12 feet; thence north 26 degrees 37 minutes 34 seconds west 100.08 feet; thence north 23 degrees 45 minutes 45 seconds west 100.00 feet; Thence north 25 degrees 44 minutes 26 seconds west 99.61 feet; thence north 25 degrees 35 minutes 03 seconds west 100.00 feet; thence north 25 degrees 35 minutes 03 seconds west 100.00 feet; thence north 25 degrees 35 minutes 03 seconds west 100.00 feet; thence north 25 degrees 00 minutes 40 seconds west 100.00 feet; thence north 26 degrees 43 minutes 48 seconds west 100.02 feet; thence

north 25 degrees 00 minutes 40 seconds west 100.00 feet; thence north 25 degrees 00 minutes 40 seconds west 100.00 feet; thence north 25 degrees 08 minutes 22 seconds west 99.79 feet; thence north 26 degrees 51 minutes 54 seconds west 99.40 feet; thence north 30 degrees 47 minutes 42 seconds west 99.40 feet; thence north 32 degrees 25 minutes 12 seconds west 99.33 feet; thence North 34 degrees 37 minutes 16 seconds west 99.29 feet; thence north 36 degrees 14 minutes 42 seconds west 99.26 feet; thence north 37 degrees 14 minutes 48 seconds west 99.66 feet; thence north 39 degrees 10 minutes 41 seconds west 99.52 feet; thence north 41 degrees 50 minutes 51 seconds west 99.51 feet; thence north 43 degrees 59 minutes 46 seconds west 98.27 feet; thence north 47 degrees 54 minutes 50 seconds west 97.96 feet; thence north 54 degrees 52 minutes 35 seconds west 98.04 feet; thence north 61 degrees 15 minutes 17 seconds west 97.99 feet; Thence north 66 degrees 27 minutes 53 seconds west 97.94 feet; thence north 71 degrees 37 minutes 54 seconds west 98.91 feet; thence north 72 degrees 26 minutes 36 seconds west 100.00 feet; thence north 73 degrees 00 minutes 59 seconds west 100.00 feet; thence north 72 degrees 06 minutes 13 seconds west 101.18 feet; thence north 65 degrees 26 minutes 31 seconds west 101.99 feet; thence north 61 degrees 04 minutes 54 seconds west 101.87 feet; thence north 56 degrees 11 minutes 29 seconds west 101.83 feet; thence north 50 degrees 31 minutes 49 seconds West 52.50 feet to the northeast corner of that parcel described in official records book 5568, page 30 of the public records of Leon County, Florida; thence leaving said maintained right-of-way and along said parcel, run the following courses: thence south 00 degrees 29 minutes 33 seconds east 248.42 feet; thence north 42 degrees 37 minutes 38 seconds west 207.21 feet; thence north 00 degrees 37 minutes 39 seconds west 224.07 feet to a point of intersection with said westerly right-of-way line of meridian road; thence leaving said parcel and along said Westerly right-of-way line of Meridian Road. Run the following courses and distances: thence north 45 degrees 41 minutes 23 seconds west 59.76 feet; thence north 44 degrees 51 minutes 54 seconds west 101.08 feet; thence north 41 degrees 17 minutes 23 seconds west 50.01 feet; Thence north 44 degrees 43 minutes 34 seconds west 50.04 feet; thence north 43 degrees 00 minutes 31 seconds west 100.00 feet; thence north 44 degrees 09 minutes 14 seconds west 100.04 feet; thence north 44 degrees 43 minutes 34 seconds west 50.04 feet; thence north 52 degrees 38 minutes 22 seconds west 50.80 feet; thence north 34 degrees 10 minutes 41 seconds west 57.29 feet to a point of intersection with the north line of section 11, township 2 north, range 1 east, Leon County, Florida; thence leaving said maintained right- of-way line and along said Section line, run north 89 degrees 52 minutes 29 seconds west 2101.62 feet to the northwest corner of said section 11; thence leaving said section 11 and along the north line of section 10, township 2 north, range 1 east, Leon County, Florida, run north 90 degrees 00 minutes 00 Seconds west 5370.00 feet to the northwest corner of said section 10; thence leaving said north line, run along the west line of section 10, south 00 degrees 30 minutes 55 seconds east 3551.27 feet to a point of intersection with the northerly line of that parcel described in official Records book 3417, page 245 of the public records of Leon County, Florida; thence along said northerly line, run south 81 degrees 09 minutes 30 seconds east 2122.66 feet to a point of intersection with the 86.00 foot elevation, said elevation being determined as the safe upland line For Lake Carr per letter from the Florida Department of Environmental Protection, signed by Eric Sellers, dated February 14, 2025; thence run along said 86.00 foot elevation, being the safe upland line for Lake Carr, said line being described by a series of chords, the following Courses and distances:

Thence north 53 degrees 32 minutes 15 seconds east 258.21 feet; thence north 42 degrees 51 minutes 07 seconds east 200.35 feet; thence north 22 degrees 25 minutes 40 seconds west 147.19 feet; thence north 36 degrees 49 minutes 29 seconds west 600.29 feet; thence north 63 degrees 13 minutes 19 seconds west 225.91 feet; thence north 23 degrees 29 minutes 03 seconds west 282.81 feet; thence north 12 degrees 20 minutes 53 seconds east 212.17 feet; thence south 89 degrees 46 minutes 49 seconds east 56.56 feet; thence south 08 degrees 36 minutes 16 seconds West 149.95 feet; thence south 79 degrees 00 minutes 25 seconds east 132.07 feet; thence north 08 degrees 14 minutes 33 seconds east 148.85 feet; thence north 51 degrees 27 minutes 00 seconds east 105.90 feet; thence north 16 degrees 06 minutes 17 seconds east 80.79 feet; thence North 49 degrees 00 minutes 52 seconds west 189.79 feet; thence north 16 degrees 09 minutes 51 seconds east 53.83 feet; thence north 81 degrees 19 minutes 16 seconds east 182.57 feet; thence south 56 degrees 27 minutes 51 seconds east 278.88 feet; thence south 04 degrees 48 Minutes 46 seconds east 265.13 feet; thence south 66 degrees 13 minutes 20 seconds west 340.07 feet; thence south 02 degrees 10 minutes 43 seconds west 154.76 feet; thence south 44 degrees 52 minutes 21 seconds east 208.43 feet; thence south 63 degrees 45 minutes 56 seconds east 153.99 feet; thence north 65 degrees 52 minutes 19 seconds east 298.49 feet; thence south 83 degrees 54 minutes 56 seconds east 194.12 feet; thence north 33 degrees 46 minutes 23 seconds east 277.65 feet; thence north 77 degrees 32 minutes 31 seconds east 128.77 feet; thence north 65 degrees 11 minutes 31 seconds east 85.19 feet; thence north 15 degrees 11 minutes 50 seconds east 99.52 feet; thence north 42 degrees 05 minutes 08 seconds west 44.87 feet; thence north 53 degrees 13 minutes 13 seconds west 193.22 feet; thence north 19 degrees 59 minutes 37 Seconds west 111.35 feet; thence north 11 degrees 38 minutes 35 seconds west 253.00 feet; thence north 61 degrees 29 minutes 14 seconds east 149.32 feet; thence north 65 degrees 35 minutes 48 seconds east 240.85 feet; thence north 55 degrees 40 minutes 17 seconds east 251.25 feet; Thence north 75 degrees 38 minutes 43 seconds east 503.45 feet; thence south 83 degrees 43 minutes 35 seconds east 274.79 feet; thence north 56 degrees 56 minutes 30 seconds east 444.00 feet; thence north 76 degrees 15 minutes 04 seconds east 373.37 feet; thence south 78 Degrees 26 minutes 39 seconds east 321.34 feet; thence south 56 degrees 24 minutes 39 seconds east 195.57 feet; thence south 41 degrees 46 minutes 34 seconds east 373.27 feet; thence south 28 degrees 27 minutes 47 seconds east 654.97 feet; thence south 06 degrees 21 minutes 02 Seconds east 952.55 feet; thence south 32 degrees 46 minutes 19 seconds east 226.39 feet; thence south 50 degrees 36 minutes 23 seconds west 208.23 feet; thence north 41 degrees 08 minutes 26 seconds west 223.12 feet; thence south 83 degrees 45 minutes 14 seconds west 497.88 Feet; thence south 03 degrees 08 minutes 28 seconds west 135.50 feet; thence south 67 degrees 46 minutes 06 seconds west 179.20 feet; thence north 49 degrees 34 minutes 27 seconds west 191.34 feet; thence north 84 degrees 56 minutes 03 seconds west 387.25 feet; thence south 64 Degrees 21 minutes 20 seconds west 203.13 feet; thence north 67 degrees 02 minutes 43 seconds west 877.97 feet; thence south 50 degrees 48 minutes 16 seconds west 594.70 feet; thence south 16 degrees 03 minutes 02 seconds west 257.84 feet; thence south 33 degrees 02 minutes 03 Seconds east 411.17 feet; thence south 18 degrees 43 minutes 05 seconds east 304.77 feet; thence south 31 degrees 21 minutes 17 seconds east 626.75 feet; thence south 33 degrees 45 minutes 28 seconds west 306.09 feet; thence south 01 degrees 17 minutes 54 seconds east 152.15 feet; Thence south 14 degrees 10 minutes 17 seconds west 269.81 feet; thence north 86 degrees 30 minutes 01 seconds west 297.80 feet; thence north 55 degrees 56 minutes 40

seconds east 238.66 feet; thence north 21 degrees 13 minutes 37 seconds west 200.13 feet; thence north 65 degrees 14 minutes 37 seconds west 416.06 feet; thence south 27 degrees 07 minutes 03 seconds west 350.76 feet; thence south 27 degrees 11 minutes 34 seconds east 475.14 feet; thence north 89 degrees 59 minutes 57 seconds east 340.96 feet; thence south 40 degrees 03 minutes 08 seconds East 215.62 feet; thence south 87 degrees 07 minutes 13 seconds east 468.29 feet; thence south 09 degrees 43 minutes 41 seconds east 434.62 feet; thence south 79 degrees 29 minutes 54 seconds east 246.26 feet; thence north 61 degrees 39 minutes 10 seconds east 405.94 feet; thence North 78 degrees 15 minutes 57 seconds east 431.60 feet; thence north 01 degrees 26 minutes 12 seconds west 521.02 feet; thence north 71 degrees 10 minutes 17 seconds east 400.82 feet; thence north 20 degrees 54 minutes 44 seconds east 126.24 feet; thence north 47 degrees 12 Minutes 04 seconds west 223.60 feet: thence north 72 degrees 36 minutes 24 seconds west 261.77 feet: thence south 71 degrees 06 minutes 04 seconds west 276.61 feet: thence north 88 degrees 03 minutes 19 seconds west 406.63 feet; thence north 32 degrees 25 minutes 29 seconds west 456.42 feet; thence south 72 degrees 40 minutes 42 seconds west 110.89 feet; thence north 19 degrees 10 minutes 40 seconds west 208.83 feet; thence north 59 degrees 49 minutes 59 seconds west 105.69 feet; thence north 29 degrees 31 minutes 26 seconds east 301.24 feet; thence South 78 degrees 54 minutes 27 seconds east 104.56 feet; thence north 21 degrees 31 minutes 56 seconds east 245.96 feet; thence south 83 degrees 15 minutes 29 seconds east 412.38 feet; thence north 19 degrees 44 minutes 26 seconds east 119.78 feet; thence north 68 degrees 38 Minutes 26 seconds west 389.50 feet; thence south 39 degrees 11 minutes 35 seconds west 234.14 feet; thence south 86 degrees 29 minutes 02 seconds west 366.54 feet; thence north 03 degrees 22 minutes 23 seconds east 396.73 feet; thence north 89 degrees 37 minutes 42 seconds east 1293.43 feet; thence south 37 degrees 18 minutes 19 seconds east 193.79 feet; thence south 79 degrees 39 minutes 37 seconds east 194.79 feet; thence south 06 degrees 36 minutes 18 seconds east 130.93 feet; thence south 70 degrees 16 minutes 13 seconds west 718.79 feet; thence South 39 degrees 09 minutes 08 seconds west 487.13 feet; thence south 19 degrees 30 minutes 37 seconds west 270.35 feet; thence south 14 degrees 08 minutes 53 seconds east 155.83 feet; thence south 84 degrees 33 minutes 53 seconds east 140.02 feet; thence north 36 degrees 17 Minutes 59 seconds east 347.91 feet; thence south 64 degrees 37 minutes 31 seconds east 326.65 feet; thence north 84 degrees 46 minutes 50 seconds east 324.71 feet; thence south 77 degrees 08 minutes 44 seconds east 466.76 feet; thence south 00 degrees 47 minutes 50 seconds west 366.85 feet; thence north 80 degrees 54 minutes 02 seconds east 287.93 feet; thence north 03 degrees 45 minutes 22 seconds west 300.85 feet; thence north 63 degrees 33 minutes 06 seconds east 196.54 feet; thence south 30 degrees 29 minutes 13 seconds east 306.24 feet; thence North 63 degrees 17 minutes 04 seconds east 266.30 feet; thence south 86 degrees 01 minutes 08 seconds east 352.48 feet; thence south 69 degrees 29 minutes 31 seconds east 339.83 feet to a point of intersection with the westerly line of that parcel described in official records Book 997, page 655 of the public records of Leon County, Florida; thence along said parcel run north 00 degrees 31 minutes 47 seconds west 308.25 feet to a concrete monument marking a point of intersection with the northerly right- of- way line of Cedar Hill Road; thence along Said right-of-way line run north 89 degrees 22 minutes 16 seconds east 967.19 feet; thence leaving said right-of-way line run south 00 degrees 39 minutes 25 seconds east 219.21 feet to a point of intersection with the north line of section 13, township 2 north, range 1 west, Leon County, Florida; thence along said section line run south 89 degrees 52 minutes 29 seconds east 2290.04 feet to the point of beginning. Said

parcel containing 916.19 acres, more or less. Less and except that portion lying within the right- of-way of Cedar Hill Road. Less and except that portion lying within the orchard pond parkway, as recorded in official records book 4917, page 1115, of the public records of Leon County, Florida. Less and except that portion lying within the Old Orchard Pond Road, as recorded in official records book 4917, page 1189, of the public records of Leon County, Florida.

The boundaries and acreage described hereon are subject to change upon completion of a field survey.

Parcel ID: 2413200020000

Commence at an iron rod and cap marking the southeast corner of Section 13, township 2 north, range 1 west, Leon County, Florida, said Point lying on the southerly right-of-way line of Gardner Road; Thence run along the east line of said section north 00 degrees 03 Minutes 38 seconds east 60.01 feet to a point of intersection with the Northerly right-of-way line of Gardner Road, said point also being the point of beginning. From said point of beginning, continue along Said east line of section 13, north 00 degrees 03 minutes 38 seconds East 5213.05 feet to the northeast corner of said section 13; thence Leaving said east line and along the northerly line of said section, Run north 89 degrees 52 minutes 29 seconds west 2290.04 feet to a Point of intersection with the easterly line of that parcel described In official records book 5696, page 685, of the public records of Leon County, Florida; thence along said easterly line, run south 00 Degrees 39 minutes 25 seconds east 595.50 feet to a point of Intersection with the 86.00 foot elevation, said elevation being Determined as the safe upland line for Lake Carr per letter from the Florida Department of Environmental Protection, signed by Eric Sellers, dated February 14, 2025; thence run along said 86.00 foot Elevation, being the safe upland line for Lake Carr, said line being Described by a series of chords, the following courses and distances: Thence south 86 degrees 41 minutes 40 seconds east 406.36 feet; Thence north 13 degrees 37 minutes 31 seconds east 269. 75 feet; Thence north 84 degrees 46 minutes 39 seconds east 411.41 feet; Thence south 24 degrees 50 minutes 50 seconds east 395.76 feet; Thence south 48 degrees 16 minutes 52 seconds west 167.55 feet; Thence north 51 degrees 27 minutes 44 seconds west 286.60 feet; Thence south 61 degrees 11 minutes 28 seconds west 418. 79 feet; Thence north 79 degrees 14 minutes 31 seconds west 273.89 feet; Thence south 09 degrees 09 minutes 42 seconds west 1446.45 feet; Thence south 27 degrees 38 minutes 24 seconds west 1088.80 feet; Thence south 78 degrees 43 minutes 00 seconds west 1755. 75 feet; Thence south 33 degrees 34 minutes 48 seconds west 1375.78 feet; Thence south 34 degrees 03 minutes 21 seconds east 337.12 feet; Thence south 74 degrees 43 minutes 42 seconds west 213. 70 feet; Thence north 43 degrees 15 minutes 59 seconds west 357.03 feet; Thence south 75 degrees 03 minutes 33 seconds west 445.54 feet; Thence south 35 degrees 00 minutes 24 seconds east 503.72 feet to a Point of intersection with the northerly right-of-way line of Gardner Road; thence leaving said 86.00 foot elevation and along said Northerly right-of-way line of Gardner Road, run north 89 degrees 42 minutes 45 seconds east 5839.55 feet to the point of beginning. Said parcel containing 411.48 acres, more or less. The boundaries and acreage described hereon are subject to change upon completion of a field survey.

Parcel ID: 1418202060000

Commence at an iron rod and cap marking the southwest corner of section 18, township 2 North, range 1 east, Leon County, Florida, said point lying on the southerly right-of-way line of Gardner Road; thence run along the west line of said section north 00 degrees 03 minutes 38 seconds east 60.01 feet to a point of intersection with the northerly right-of-way line of Gardner Road, said point also being the point of beginning. From said point of beginning, continue along said west line of section 18, north 00 degrees 03 Minutes 38 seconds east 5213.05 feet to the northwest corner of said section 18; thence leaving Said west line and along the north line of said section, run south 89 degrees 52 minutes 29 Seconds east 168.13 feet to a point of intersection with the westerly maintained right-of-way Line of meridian road; thence leaving said section line and along said westerly maintained Right-of-way line of meridian road, run the following courses and distances: thence south 12 Degrees 47 minutes 03 seconds east 39.74 feet; thence south 11 degrees 38 minutes 17 seconds East 100.00 feet; thence south 11 degrees 39 minutes 38 seconds east 100.09 feet; thence south 10 degrees 46 minutes 14 seconds east 100.04 feet; thence south 13 degrees 38 minutes 05 Seconds east 100.02 feet; thence south 12 degrees 29 minutes 20 seconds east 100.00 feet; Thence south 12 degrees 29 minutes 20 seconds east 100.00 feet; thence south 11 degrees 54 Minutes 57 seconds east 100.00 feet; thence south 12 degrees 29 minutes 20 seconds east 100.00 Feet; thence south 13 degrees 03 minutes 43 seconds east 100.00 feet; thence south 11 degrees 54 minutes 57 seconds east 100.00 feet; thence south 12 degrees 29 minutes 20 seconds east 100.00 feet; thence south 13 degrees 03 minutes 43 seconds east 100.00 feet; thence south 11 Degrees 54 minutes 57 seconds east 100.00 feet; thence south 12 degrees 29 minutes 20 seconds East 100.00 feet; thence south 12 degrees 59 minutes 17 seconds east 99.96 feet; thence south 06 degrees 05 minutes 07 seconds east 100.60 feet; thence south 19 degrees 04 minutes 20 Seconds east 34.23 feet; thence south 15 degrees 49 minutes 51 seconds east 66.12 feet; thence South 14 degrees 04 minutes 51 seconds east 100.04 feet; thence south 11 degrees 47 minutes 22 Seconds east 100.00 feet; thence south 12 degrees 56 minutes 08 seconds east 100.00 feet; Thence south 11 degrees 47 minutes 22 seconds east 100.00 feet; thence south 12 degrees 21 Minutes 45 seconds east 100.00 feet; thence south 12 degrees 21 minutes 45 seconds east 100.00 Feet; thence south 10 degrees 36 minutes 16 seconds east 100.14 feet; thence south 10 degrees 02 minutes 23 seconds east 97.99 feet; thence south 05 degrees 28 minutes 09 seconds east 97.58 feet; thence south 00 degrees 13 minutes 57 seconds east 97. 74 feet; thence south 03 Degrees 51 minutes 25 seconds west 44.09 feet; thence south 07 degrees 36 minutes 47 seconds West 54.15 feet; thence south 23 degrees 17 minutes 36 seconds west 11.57 feet; thence south 10 Degrees 03 minutes 27 seconds west 87.11 feet; thence south 16 degrees 34 minutes 34 seconds West 98.31 feet; thence south 18 degrees 07 minutes 33 seconds west 98.24 feet; thence south 23 degrees 13 minutes 27 seconds west 98.32 feet; thence south 30 degrees 12 minutes 47 Seconds west 98.41 feet; thence south 43 degrees 01 minutes 04 seconds west 98.67 feet; thence South 33 degrees 08 minutes 33 seconds west 100.29 feet; thence south 37 degrees 43 minutes 21 Seconds west 100.00 feet; thence south 36 degrees 57 minutes 02 seconds west 101.23 feet; Thence south 33 degrees 27 minutes 19 seconds west 101.74 feet; thence south 27 degrees 33 Minutes 08 seconds west 101.81 feet; thence south 22 degrees 46 minutes 22 seconds west 101 .81 Feet; thence south 19 degrees 25 minutes 10 seconds west 101.55 feet; thence south 13 degrees 39 minutes 47 seconds west 101.38 feet; thence south 13 degrees 04 minutes 10 seconds west 101.43 feet; thence south 09 degrees 28 minutes 12 seconds west 82.29 feet; thence south 03 Degrees 08 minutes 52 seconds west 54.85 feet; thence south 02 degrees 12 minutes 15 seconds

West 65.92 feet; thence south 00 degrees 29 minutes 19 seconds east 101.46 feet; thence south 01 degrees 06 minutes 09 seconds west 99.79 feet; thence south 00 degrees 39 minutes 30 Seconds west 100.02 feet; thence south 00 degrees 29 minutes 15 seconds east 100.00 feet; Thence south 01 degrees 37 minutes 59 seconds east 100.02 feet; thence south 00 degrees 39 Minutes 30 seconds west 100.02 feet; thence south 01 degrees 37 minutes 59 seconds east 100.02 Feet; thence south 01 degrees 03 minutes 37 seconds east 100.00 feet; thence south 01 degrees 03 minutes 37 seconds east 98.52 feet to a point of intersection with the northerly Right-of-way line of said Gardner Road; thence leaving said westerly maintained right-of-way Line of meridian road and along said northerly right-of-way line of Gardner Road, run south 89 degrees 45 minutes 19 seconds west 61 .89 feet to the point of beginning. Said parcel containing 43.01 acres, more or less. The boundaries and acreage described hereon are subject to change upon completion of a field Survey.

Section 2. That upon ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights and privileges and immunities as are from time to time granted to residents and property owners of the City of Tallahassee, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities of residence or ownership as may from time to time be determined by the governing authority of the City of Tallahassee, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3. If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby revoked.

Section 5. That this ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED in the City Commission on the \_\_\_\_ day of \_\_\_\_, 2026.

PASSED by the City Commission on the \_\_\_\_ day of \_\_\_\_, 2026.

CITY OF TALLAHASSEE

By: \_\_\_\_\_  
John Dailey  
Mayor

ATTEST:

APPROVED AS TO FORM

By: \_\_\_\_\_  
James O. Cooke, IV  
City Treasurer-Clerk

By: \_\_\_\_\_  
Amy Toman  
City Attorney

CITY OF TALLAHASSEE

PETITION FOR VOLUNTARY ANNEXATION

The following information must be submitted to the Office of Resource Management for consideration to be annexed. You can deliver it in person, send in via U.S. mail or email it to:

Office of Resource Management

City of Tallahassee, City Hall – 4<sup>th</sup> Floor

Attn: Eddie Powell and Amy McLean at [eddie.powell@talgov.com](mailto:eddie.powell@talgov.com) and [amy.mclean@talgov.com](mailto:amy.mclean@talgov.com)

300 South Adams Street

Tallahassee, Florida 32301

- Voluntary Petition – must include signature(s), date and address(es) of each applicant if there are multiple owners.
- Map indicating the area (shade or cross-hatch) to be annexed, must match the legal description of area to be annexed.
- Tax Parcel Identification (PID) number for the parcel(s) or portion therein, as recorded with the Leon County Property Appraiser's Office.
- A non-PDF version of the recorded legal document text (legal description in metes and bounds) of the property to be annexed. ***Important Note: The legal description defines the area to be annexed, please ensure it is correct. This will be reviewed and confirmed prior to any other steps proceeding.***
- The City of Tallahassee does not charge a fee for annexation; however, Leon County does charge \$600 per parcel or in some cases per submittal for annexation.
- If needed, the Office of Resource Management can schedule a pre-application conference with the relevant City and County staff to discuss the project and to provide the applicant with a Leon County contact person for payment of the fee and for contact regarding the County's review.

Sign two flagged spots -

Write his full name where it says "print name"

**For more information on the requirements to be submitted or any further information about the process please contact Eddie Powell and Amy McLean at [eddie.powell@talgov.com](mailto:eddie.powell@talgov.com) and [amy.mclean@talgov.com](mailto:amy.mclean@talgov.com)**

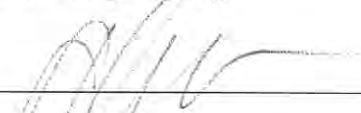
To: The City Commission of the City of Tallahassee

From: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: 4-16-26

Re: Parcel ID or Parcel ID's: 2402204010000 ; 2401204010000 ;  
2411200020000 ; 2413200020000 ; 1418202060000

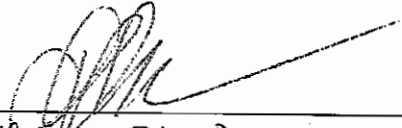
The undersigned owner(s) of the referenced property,

\_\_\_\_\_  


legally described on the attached Exhibit A, and shown on the sketch attached as Exhibit B, hereby request(s) the annexation of said property by the City of Tallahassee in accordance with Chapter 171, Florida Statutes which authorizes the petitioning for voluntary annexation. Exhibits A and B are hereby incorporated by reference and made a part hereof.

The undersigned certify that he/she/they is/are the owners of the property described in the attached exhibits, and that all owners of the property have signed this petition. This petition and request shall be binding upon the owner(s), all successor owner of the subject property including the heirs, assigns, and devisees of the undersigned; and shall run with the land to any purchasers of the subject property.

PETITIONER(S):

Signature:   
 Print Name: Jeffrey Phipps  
 Address: 8960 N. Meridian Rd  
Tallahassee, FL 32312  
 Phone: 856-528-6502  
 Email address: \_\_\_\_\_  
 Date: 4-16-26

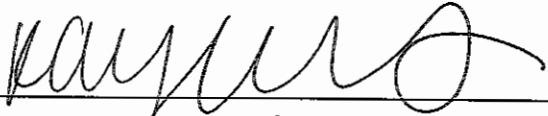
State of: Leon County, Florida  
 County of: Leon

Before me, this 16<sup>th</sup> day of April, 2026.

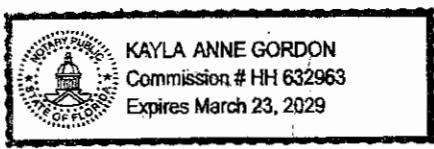
personally, appeared Jeffrey Phipps who executed the foregoing Petition for Voluntary Annexation, and acknowledged before me that same was executed for the purposes therein expressed.

Personally known: \_\_\_\_\_; or  
 Produced identification: \_\_\_\_\_

Type of identification produced: \_\_\_\_\_

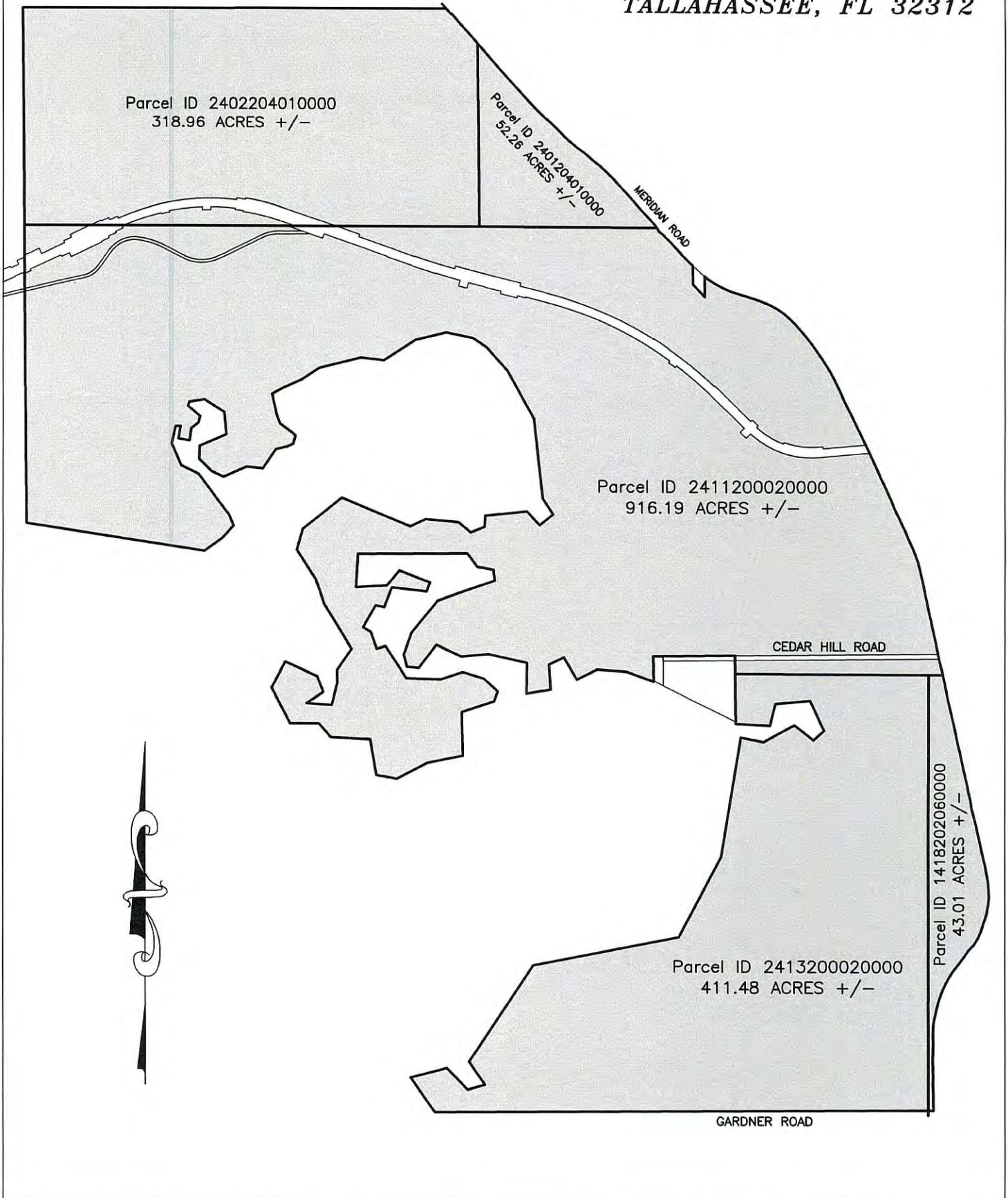
Signature of Notary Public: 

Printed name of Notary Public: Kayla Gordon



# KEY SHEET

PARCEL IDS 2402204010000,  
2401204010000, 2411200020000,  
2413200020000 & 1418202060000  
TALLAHASSEE, FL 32312



## ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION	P. O. B. - POINT OF BEGINNING
FT. - FEET	P. O. C. - POINT OF COMMENCEMENT
Hwy. - HIGHWAY	P. T. - POINT OF TANGENCY
N - NORTH	RNG. - RANGE
NE - NORTHEAST	RD. - ROAD
NO. - NUMBER	R/W - RIGHT OF WAY
NW - NORTHWEST	(S) - SURVEY INFORMATION
OHJ - OVERHEAD UTILITIES	S. R. - STATE ROAD
(P) - PLAT INFORMATION	ST. - STREET
P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP
P. I. - POINT OF INTERSECTION	W - WEST

- Found Concrete Monument
- Set Iron Rod/Cap
- Sketched Parcel

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

0 1500 3000 4500



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
17:07:27 -04'00'

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
LB - 8393 (850) 509-3116

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	1
DATE : 4/14/2026	OF 1
REVISED:	
SCALE 1" = 1500'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086



**DESCRIPTION SKETCH**  
**PARCEL ID 2402204010000,**  
**TALLAHASSEE, FL 32312**

SEE SHEET #1  
 FOR SKETCH

LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2809, PAGE 806, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 PARCEL ID 2402204010000

BEGIN AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE RUN ALONG SAID NORTH LINE, SOUTH 89 DEGREES 58 MINUTES 57 SECONDS WEST 4993.94 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF SECTION 2; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID SECTION, RUN SOUTH 00 DEGREES 17 MINUTES 14 SECONDS EAST 2602.64 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID SECTION, RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 5370.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SECTION, RUN NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST 2191.03 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE LEAVING SAID SECTION LINE AND ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD, RUN THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 40 DEGREES 54 MINUTES 21 SECONDS WEST 88.79 FEET; THENCE NORTH 41 DEGREES 28 MINUTES 44 SECONDS WEST 100.00 FEET; THENCE NORTH 40 DEGREES 48 MINUTES 44 SECONDS WEST 100.12 FEET; THENCE NORTH 40 DEGREES 34 MINUTES 21 SECONDS WEST 179.99 FEET; THENCE LEAVING SAID MAINTAINED RIGHT-OF-WAY OF MERIDIAN ROAD, RUN SOUTH 49 DEGREES 25 MINUTES 39 SECONDS WEST 10.00 FEET TO THE 60-FOOT RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE ALONG SAID 60-FOOT RIGHT-OF-WAY LINE, RUN NORTH 40 DEGREES 34 MINUTES 21 SECONDS WEST 85.78 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINING 318.96 ACRES, MORE OR LESS.  
 LESS AND EXCEPT THAT PORTION LYING WITHIN THE ORCHARD POND PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4917, PAGE 1115, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.  
 THE BOUNDARIES AND ACREAGE DESCRIBED HEREON ARE SUBJECT TO CHANGE UPON COMPLETION OF A FIELD SURVEY.

**ABBREVIATIONS**

AC - ACRES  
 ASPH - ASPHALT  
 AVEN - AVENUE  
 BLDG - BUILDING  
 B.M. - BENCHMARK  
 BRG - BEARING  
 C&G - CURB and GUTTER  
 C&M - CONCRETE MONUMENT  
 C&N - CONCRETE METAL PIPE  
 CD - COUNTY  
 CDUC - CONCRETE UTILITY  
 CDD - CORRUGATED PLASTIC PIPE  
 CDS - CEMENT CALCULATION  
 CPM - PERMANENT REFERENCE MONUMENT  
 ELEV - ELEVATION  
 F.F.E - FINISHED FLOOR ELEVATION  
 F.H.D - FIRE HYDRANT  
 FLD - FLOOD

F.P. - FIRE PIT  
 HWY - HIGHWAY  
 I.P. - IRON PIPE  
 I.R. - IRON ROD  
 H.H. - HANDBUILT  
 H.M. - MARKED  
 IDRT - IDENTIFY  
 NE - NORTHWEST  
 NGS - NATIONAL GEODETIC SURVEY  
 NGM - NUMBER  
 NID - NORTHWEST CORNER  
 NIV - NUMBERED  
 NU - NUMBERED  
 ODU - OVERHEAD UTILITIES  
 P.C. - POINT OF CURVATURE  
 P.C.G. - POINT OF CURVATURE  
 P.C.R. - POINT OF CURVATURE  
 P.I. - POINT OF INTERSECTION  
 P.D. - POINT OF BEGINNING  
 P.D.B. - POINT OF BEGINNING  
 P.D.C. - POINT OF BEGINNING  
 P.V. - POINT OF BEGINNING  
 CSJ - SURVEY INTERSECTION  
 STIC - SET IRON ROD AND CAP LB 88393

**CERTIFIED TO:**

ORCHARD POND LLC  
 Holtzman Vogel Josefick PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 31-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Digitally signed by  
 Steve W Stinson  
 Date: 2026.04.14  
 16:53:18 -0400'

STEVEN W. STINSON  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
 FLORIDA LICENSED BUSINESS No. 8393

0 600 1200 1800



S. Stinson & Associates, Inc.  
 Professional Land Surveyors  
 690 E. Pearl Street, Monticello FL 32344  
 LB - 8393 (850) 509-3116

DRAWN BY :	A. STINSON	SHEET NO.	2
CHECKED BY :	S. STINSON	DATE :	4/14/2026
REVISIONS:		SCALE :	1" = 600'
FIELD BOOK N/A	PAGE N/A	JOB NO.	26086

# DESCRIPTION SKETCH

PARCEL ID 2401204010000,  
TALLAHASSEE, FL 32312

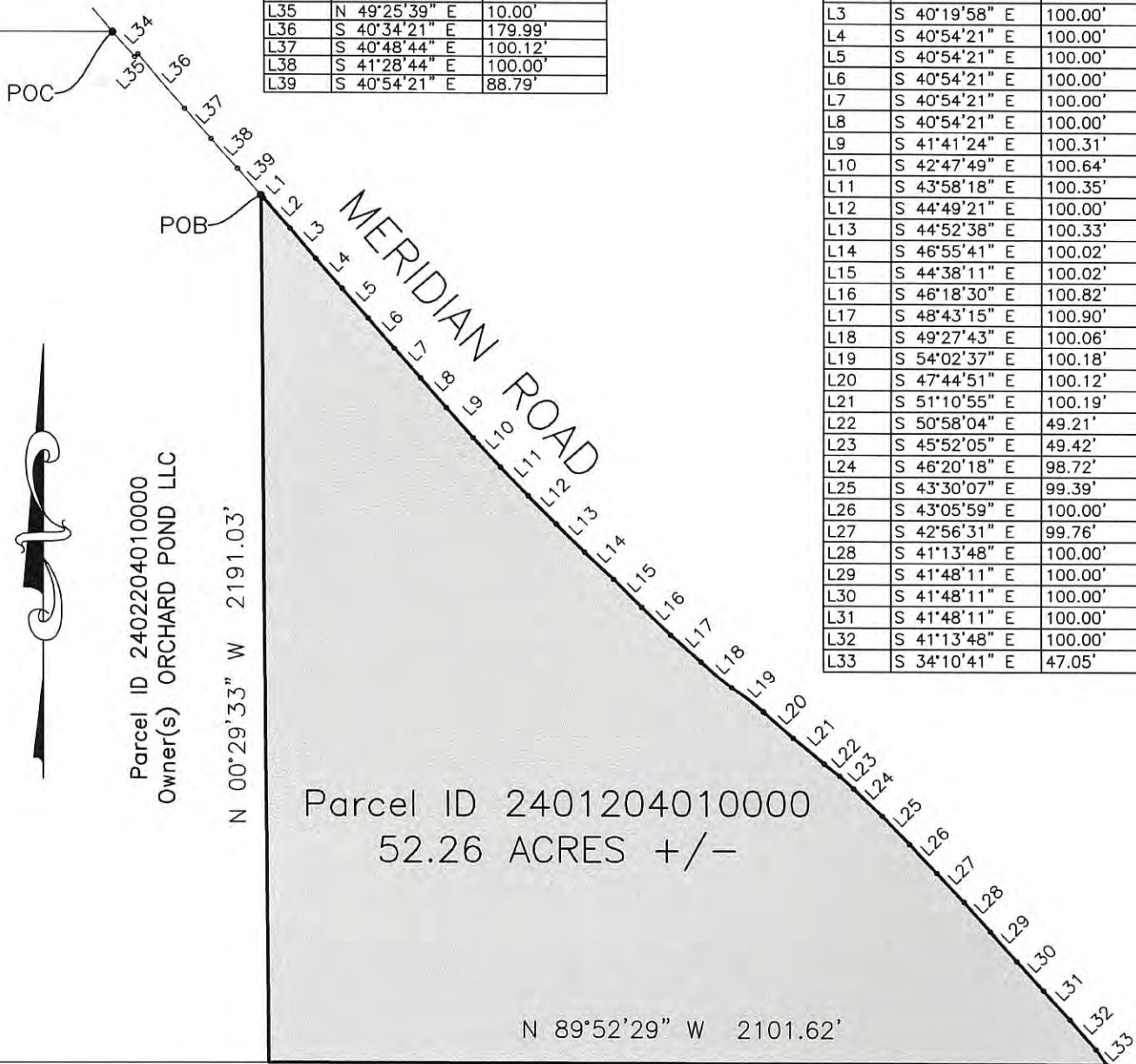
SEE SHEET #2 FOR  
LEGAL DESCRIPTION

COMMENCEMENT  
LINE TABLE

LINE	BEARING	DISTANCE
L34	S 40°34'21" E	85.78'
L35	N 49°25'39" E	10.00'
L36	S 40°34'21" E	179.99'
L37	S 40°48'44" E	100.12'
L38	S 41°28'44" E	100.00'
L39	S 40°54'21" E	88.79'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°54'21" E	11.21'
L2	S 40°54'21" E	100.00'
L3	S 40°19'58" E	100.00'
L4	S 40°54'21" E	100.00'
L5	S 40°54'21" E	100.00'
L6	S 40°54'21" E	100.00'
L7	S 40°54'21" E	100.00'
L8	S 40°54'21" E	100.00'
L9	S 41°41'24" E	100.31'
L10	S 42°47'49" E	100.64'
L11	S 43°58'18" E	100.35'
L12	S 44°49'21" E	100.00'
L13	S 44°52'38" E	100.33'
L14	S 46°55'41" E	100.02'
L15	S 44°38'11" E	100.02'
L16	S 46°18'30" E	100.82'
L17	S 48°43'15" E	100.90'
L18	S 49°27'43" E	100.06'
L19	S 54°02'37" E	100.18'
L20	S 47°44'51" E	100.12'
L21	S 51°10'55" E	100.19'
L22	S 50°58'04" E	49.21'
L23	S 45°52'05" E	49.42'
L24	S 46°20'18" E	98.72'
L25	S 43°30'07" E	99.39'
L26	S 43°05'59" E	100.00'
L27	S 42°56'31" E	99.76'
L28	S 41°13'48" E	100.00'
L29	S 41°48'11" E	100.00'
L30	S 41°48'11" E	100.00'
L31	S 41°48'11" E	100.00'
L32	S 41°13'48" E	100.00'
L33	S 34°10'41" E	47.05'



Parcel ID 2402204010000  
Owner(s) ORCHARD POND LLC

N 00°29'33" W 2191.03'

Parcel ID 2401204010000  
52.26 ACRES +/-

N 89°52'29" W 2101.62'

Parcel ID 2411200020000  
Owner(s) ORCHARD POND LLC

**SURVEYOR'S NOTES:**

1. This sketch is based on that instrument recorded in Official Record Book 2809, Page 806, of the Public Records of Leon County, Florida.
2. No title opinion or abstract of matters concerning this property was furnished at the time of this sketch.
3. No underground utilities were located except as shown.
4. No other improvements were located except as shown.
5. This sketch is not valid without the signature and seal of a Florida Licensed Surveyor.

**ABBREVIATIONS**

C.D. - DEED / DESIGN INFORMATION	P.O.B. - POINT OF BEGINNING	☒ Found Concrete Monument
FT. - FEET	P.O.C. - POINT OF COMMENCEMENT	● Set Iron Rod/Cap
HWY. - HIGHWAY	R.N.G. - RANGE	▭ Sketched Parcel
N - NORTH	R.D. - ROAD	
NE - NORTHEAST	R/V - RIGHT OF WAY	
NL - NUMBER	(S) - SURVEY INFORMATION	
NW - NORTHWEST	S.R. - STATE ROAD	
DHU - OVERHEAD UTILITIES	ST. - STREET	
(P) - PLAT INFORMATION	TWN. - TOWNSHIP	
P.C. - POINT OF CURVATURE	W - WEST	
P.I. - POINT OF INTERSECTION		

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
16:51:29 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
LB - 8393 (850) 509-3116

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	1
DATE : 4/14/2026	OF 2
REVISED:	
SCALE 1" = 400'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

# DESCRIPTION SKETCH

PARCEL ID 2401204010000,  
TALLAHASSEE, FL 32312

SEE SHEET #1  
FOR SKETCH

## LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2809, PAGE 806, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Parcel ID 2401204010000

COMMENCE AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND THE WESTERLY 60-FOOT RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD SOUTH 40 DEGREES 34 MINUTES 21 SECONDS EAST 85.78 FEET; THENCE LEAVING SAID 60-FOOT RIGHT-OF-WAY LINE, RUN NORTH 49 DEGREES 25 MINUTES 39 SECONDS EAST 10.00 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE SOUTH 40 DEGREES 34 MINUTES 21 SECONDS EAST 179.99 FEET; THENCE SOUTH 40 DEGREES 48 MINUTES 44 SECONDS EAST 100.12 FEET; THENCE SOUTH 41 DEGREES 28 MINUTES 44 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 88.79 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 11.21 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 19 MINUTES 58 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 41 DEGREES 41 MINUTES 24 SECONDS EAST 100.31 FEET; THENCE SOUTH 42 DEGREES 47 MINUTES 49 SECONDS EAST 100.64 FEET; THENCE SOUTH 43 DEGREES 58 MINUTES 18 SECONDS EAST 100.35 FEET; THENCE SOUTH 44 DEGREES 49 MINUTES 21 SECONDS EAST 100.00 FEET; THENCE SOUTH 44 DEGREES 52 MINUTES 38 SECONDS EAST 100.33 FEET; THENCE SOUTH 46 DEGREES 55 MINUTES 41 SECONDS EAST 100.02 FEET; THENCE SOUTH 44 DEGREES 38 MINUTES 11 SECONDS EAST 100.02 FEET; THENCE SOUTH 46 DEGREES 18 MINUTES 30 SECONDS EAST 100.82 FEET; THENCE SOUTH 48 DEGREES 43 MINUTES 15 SECONDS EAST 100.90 FEET; THENCE SOUTH 49 DEGREES 27 MINUTES 43 SECONDS EAST 100.06 FEET; THENCE SOUTH 54 DEGREES 02 MINUTES 37 SECONDS EAST 100.18 FEET; THENCE SOUTH 47 DEGREES 44 MINUTES 51 SECONDS EAST 100.12 FEET; THENCE SOUTH 51 DEGREES 10 MINUTES 55 SECONDS EAST 100.19 FEET; THENCE SOUTH 50 DEGREES 58 MINUTES 04 SECONDS EAST 49.21 FEET; THENCE SOUTH 45 DEGREES 52 MINUTES 05 SECONDS EAST 49.42 FEET; THENCE SOUTH 46 DEGREES 20 MINUTES 18 SECONDS EAST 98.72 FEET; THENCE SOUTH 43 DEGREES 30 MINUTES 07 SECONDS EAST 99.39 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 59 SECONDS EAST 100.00 FEET; THENCE SOUTH 42 DEGREES 56 MINUTES 31 SECONDS EAST 99.76 FEET; THENCE SOUTH 41 DEGREES 13 MINUTES 48 SECONDS EAST 100.00 FEET; THENCE SOUTH 41 DEGREES 48 MINUTES 11 SECONDS EAST 100.00 FEET; THENCE SOUTH 41 DEGREES 48 MINUTES 11 SECONDS EAST 100.00 FEET; THENCE SOUTH 41 DEGREES 13 MINUTES 48 SECONDS EAST 100.00 FEET; THENCE SOUTH 34 DEGREES 10 MINUTES 41 SECONDS EAST 47.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 1; THENCE LEAVING SAID MAINTAINED RIGHT-OF-WAY AND ALONG SAID SOUTH LINE, RUN NORTH 89 DEGREES 52 MINUTES 29 SECONDS WEST 2101.62 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID SECTION, RUN NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST 2191.03 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 52.26 ACRES, MORE OR LESS.

THE BOUNDARIES AND ACREAGE DESCRIBED HEREON ARE SUBJECT TO CHANGE UPON COMPLETION OF A FIELD SURVEY.

### ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION	P. O. B. - POINT OF BEGINNING
FT. - FEET	P. O. C. - POINT OF COMMENCEMENT
Hwy. - HIGHWAY	P. T. - POINT OF TANGENCY
N - NORTH	RNG. - RANGE
NE - NORTHEAST	RD. - ROAD
NL - NUMBER	R/W - RIGHT OF WAY
NW - NORTHWEST	(S) - SURVEY INFORMATION
OHJ - OVERHEAD UTILITIES	S. R. - STATE ROAD
(P) - PLAT INFORMATION	ST. - STREET
P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP
P. I. - POINT OF INTERSECTION	V - WEST

- Found Concrete Monument
- Set Iron Rod/Cap
- Sketched Parcel

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefjak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
16:52:07 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
L.B. - 8393 (850) 509-3116

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	2
DATE : 4/14/2026	OF 2
REVISED:	
SCALE 1" = 400'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086

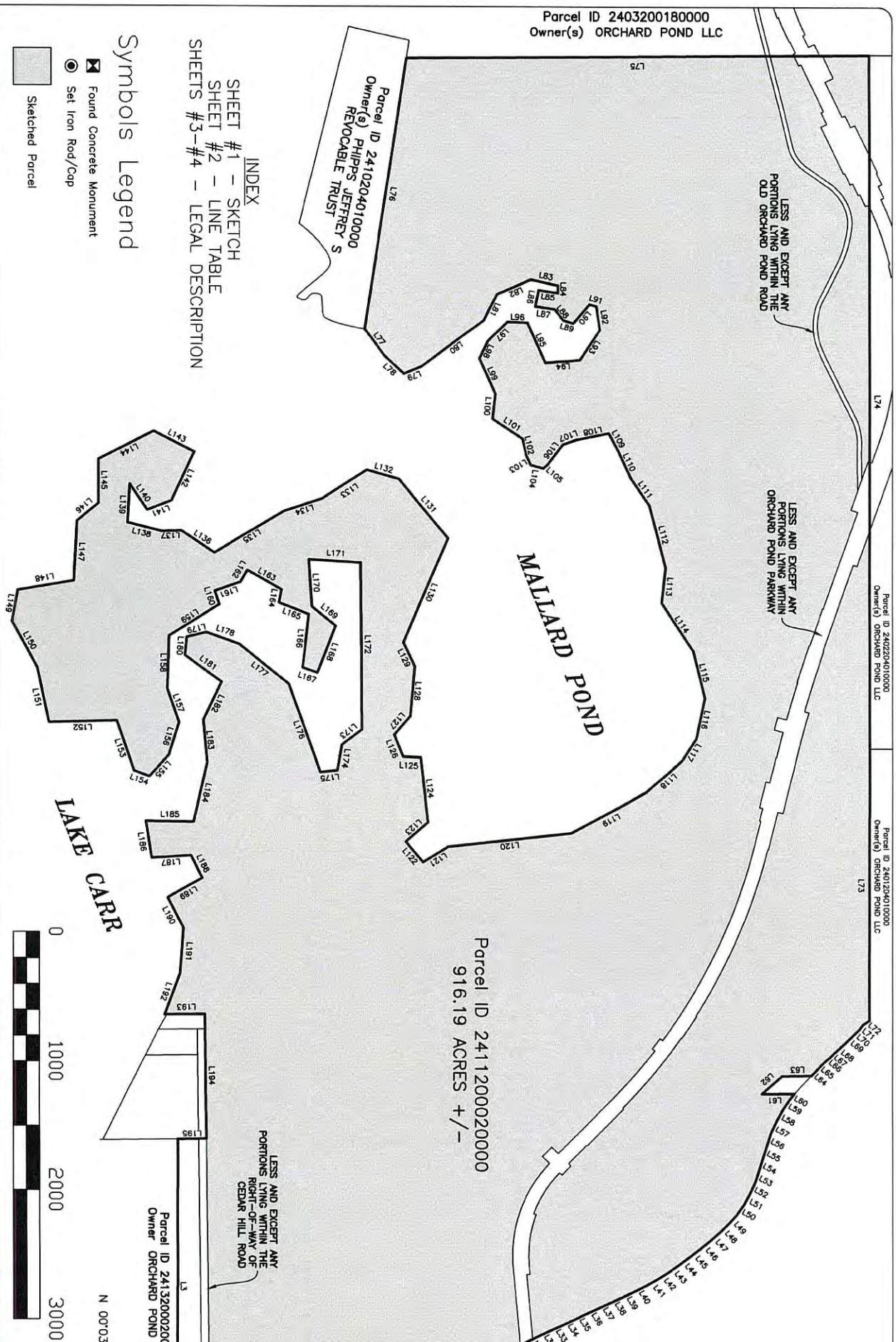
STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

# DESCRIPTION SKETCH

## PARCEL ID 2411200020000, TALLAHASSEE, FL 32312



- SURVEYOR'S NOTES:**
1. This sketch is based on that instrument recorded in Official Record Book 2809, Page 806, of the Public Records of Leon County, Florida.
  2. No title opinion or abstract of matters concerning this property was furnished at the time of this sketch.
  3. No underground utilities were located except as shown.
  4. No other improvements were located except as shown.
  5. This sketch is not valid without the signature and seal of a Florida Licensed Surveyor.



- INDEX**
- SHEET #1 - SKETCH
  - SHEET #2 - LINE TABLE
  - SHEETS #3-#4 - LEGAL DESCRIPTION
- Symbols Legend**
- Found Concrete Monument
  - Set Iron Rod/Cap
  - Sketched Parcel

- ABBREVIATIONS**
- (D) - DEED / DESIGN INFORMATION
  - FT. - FEET
  - H.W. - HIGHWAY
  - NG. - NORTHWEST
  - NE. - NORTHEAST
  - NO. - NUMBER
  - NU. - NORTHEAST
  - OV. - OVERHEAD UTILITIES
  - PL. - PLANT INFORMATION
  - P.I. - POINT OF INTERSECTION
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF CLOSURE
  - P.L. - POINT OF TANGENCY
  - R.O. - RIGHT OF WAY
  - R.O.V. - RIGHT OF WAY
  - S.R. - STATE ROAD
  - T.M. - TOWNSHIP
  - W. - WEST

CERTIFIED TO:

ORCHARD POND LLC  
Holtzman Vogel Josefick PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statute.

Digitally signed by Steve W Stinson  
Date: 2026.04.14 16:59:27 -0400



STEVEN W. STINSON  
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 5457  
DATE



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Maitland FL 32751  
LB - 8393 (850) 509-3116

DRAWN BY: A. STINSON	SHEET NO. 1
CHECKED BY: S. STINSON	OF 3
DATE: 4/14/2026	
REVISIONS:	
SCALE: 1" = 1000'	JOB NO. 26086
FIELD BOOK N/A	PAGE N/A

INDEX  
 SHEET #1 - SKETCH  
 SHEET #2 - LINE TABLE  
 SHEETS #3-#4 - LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 12°47'03" W	60.26'	L40	N 26°51'54" W	99.40'	L79	N 22°25'40" W	147.19'	L118	S 41°46'34" E	373.27'	L157	S 71°06'04" W	276.61'						
L2	N 15°38'41" W	100.18'	L41	N 30°47'42" W	99.40'	L80	N 36°49'29" W	600.29'	L119	S 28°27'47" E	654.97'	L158	N 88°03'19" W	406.63'						
L3	N 06°30'02" W	30.15'	L42	N 32°25'12" W	99.33'	L81	N 63°13'19" W	225.91'	L120	S 06°21'02" E	952.55'	L159	N 32°25'29" W	456.42'						
L4	N 12°12'40" W	70.00'	L43	N 34°37'16" W	99.29'	L82	N 23°29'03" W	282.81'	L121	S 32°46'19" E	226.39'	L160	S 72°40'42" W	110.89'						
L5	N 11°38'17" W	100.00'	L44	N 36°14'42" W	99.26'	L83	N 12°20'53" E	212.17'	L122	S 50°36'23" W	208.23'	L161	N 19°10'40" W	208.83'						
L6	N 11°38'17" W	100.00'	L45	N 37°14'48" W	99.66'	L84	S 89°46'49" E	56.56'	L123	N 41°08'28" W	223.12'	L162	N 59°48'59" W	105.69'						
L7	N 12°47'03" W	100.00'	L46	N 39°10'41" W	99.52'	L85	S 08°36'16" W	149.95'	L124	S 83°45'14" W	497.88'	L163	N 29°31'26" E	301.24'						
L8	N 12°12'40" W	100.00'	L47	N 41°50'51" W	99.51'	L86	S 79°00'28" E	132.07'	L125	S 03°08'28" W	135.50'	L164	S 78°54'27" E	104.56'						
L9	N 12°12'40" W	100.00'	L48	N 43°59'46" W	98.27'	L87	N 08°14'33" E	148.85'	L126	S 67°46'06" W	179.20'	L165	N 21°31'56" E	245.96'						
L10	N 11°38'17" W	100.00'	L49	N 47°54'50" W	97.96'	L88	N 51°27'00" E	105.90'	L127	N 49°34'27" W	191.34'	L166	S 83°15'29" E	412.38'						
L11	N 12°47'03" W	100.00'	L50	N 54°52'35" W	98.04'	L89	N 16°06'17" E	80.79'	L128	N 84°56'03" W	387.25'	L167	N 19°44'26" E	119.78'						
L12	N 12°12'40" W	100.00'	L51	N 61°15'17" W	97.99'	L90	N 49°00'52" W	189.79'	L129	S 64°21'20" W	203.13'	L168	N 68°38'26" W	389.50'						
L13	N 11°38'17" W	100.00'	L52	N 66°27'53" W	97.94'	L91	N 16°09'51" E	53.83'	L130	N 67°02'43" W	877.97'	L169	S 39°11'35" W	234.14'						
L14	N 12°13'09" W	99.91'	L53	N 71°37'54" W	98.91'	L92	N 81°19'16" E	182.57'	L131	S 50°48'16" W	594.70'	L170	S 86°29'02" W	366.54'						
L15	N 15°25'27" W	98.46'	L54	N 72°26'36" W	100.00'	L93	S 56°27'51" E	278.88'	L132	S 16°03'02" W	257.84'	L171	N 03°22'23" E	396.73'						
L16	N 19°33'01" W	98.41'	L55	N 73°00'59" W	100.00'	L94	S 04°48'46" E	265.13'	L133	S 33°02'03" E	411.17'	L172	N 89°37'42" E	1293.43'						
L17	N 22°20'59" W	99.35'	L56	N 72°06'13" W	101.18'	L95	S 66°13'20" W	340.07'	L134	S 18°43'05" E	304.77'	L173	S 37°18'19" E	193.79'						
L18	N 23°56'20" W	100.00'	L57	N 65°26'31" W	101.99'	L96	S 02°10'43" W	154.76'	L135	S 31°21'17" E	626.75'	L174	S 79°39'37" E	194.79'						
L19	N 23°21'57" W	100.00'	L58	N 61°04'54" W	101.87'	L97	S 44°52'21" E	208.43'	L136	S 33°45'28" W	306.09'	L175	S 06°36'18" E	130.93'						
L20	N 24°30'43" W	100.00'	L59	N 56°11'29" W	101.83'	L98	S 63°45'56" E	153.99'	L137	S 01°17'54" E	152.15'	L176	S 70°16'13" W	718.79'						
L21	N 23°56'20" W	100.00'	L60	N 50°31'49" W	52.50'	L99	N 65°52'19" E	298.49'	L138	S 14°10'17" W	269.81'	L177	S 39°09'08" W	487.13'						
L22	N 25°39'26" W	100.04'	L61	S 00°29'33" E	248.42'	L100	S 83°54'56" E	194.12'	L139	N 86°30'01" W	297.80'	L178	S 19°30'37" W	270.35'						
L23	N 21°39'04" W	99.97'	L62	N 42°37'38" W	207.21'	L101	N 33°46'23" E	277.65'	L140	N 55°56'40" E	238.66'	L179	S 14°08'53" E	155.83'						
L24	N 24°20'08" W	100.00'	L63	N 00°37'39" W	224.07'	L102	N 77°32'31" E	128.77'	L141	N 21°13'37" W	200.13'	L180	S 84°33'53" E	140.02'						
L25	N 24°20'08" W	100.00'	L64	N 45°41'23" W	59.76'	L103	N 65°11'31" E	85.19'	L142	N 65°14'37" W	416.06'	L181	N 36°17'59" E	347.91'						
L26	N 26°03'14" W	100.04'	L65	N 44°51'54" W	101.08'	L104	N 15°11'50" E	99.52'	L143	S 27°07'03" W	350.76'	L182	S 64°37'31" E	326.65'						
L27	N 21°28'23" W	100.12'	L66	N 44°17'23" W	50.01'	L105	N 42°05'08" W	44.87'	L144	S 27°11'34" E	475.14'	L183	N 84°46'50" E	324.71'						
L28	N 26°37'34" W	100.08'	L67	N 44°43'34" W	50.04'	L106	N 53°13'33" W	193.22'	L145	N 89°59'57" E	340.96'	L184	S 77°08'44" E	466.76'						
L29	N 23°45'45" W	100.00'	L68	N 43°00'31" W	100.00'	L107	N 19°59'37" W	111.35'	L146	S 40°03'08" E	215.62'	L185	S 00°47'50" W	366.85'						
L30	N 25°44'26" W	99.61'	L69	N 44°09'14" W	100.04'	L108	N 11°38'35" W	253.00'	L147	S 87°07'13" E	468.29'	L186	N 80°54'02" E	287.93'						
L31	N 25°35'03" W	100.00'	L70	N 44°43'34" W	50.04'	L109	N 61°29'14" E	149.32'	L148	S 09°43'41" E	434.62'	L187	N 03°45'22" W	300.85'						
L32	N 25°35'03" W	100.00'	L71	N 52°38'22" W	50.80'	L110	N 65°35'48" E	240.85'	L149	S 79°29'54" E	246.26'	L188	N 63°33'06" E	196.54'						
L33	N 25°35'03" W	100.00'	L72	N 34°10'41" W	57.29'	L111	N 55°40'17" E	251.25'	L150	N 61°39'10" E	405.94'	L189	S 30°29'13" E	306.24'						
L34	N 25°00'40" W	100.00'	L73	N 89°52'29" W	2101.62'	L112	N 75°38'43" E	503.45'	L151	N 78°15'57" E	431.60'	L190	N 63°17'04" E	266.30'						
L35	N 26°43'48" W	100.02'	L74	N 90°00'00" W	5370.00'	L113	S 83°42'35" E	274.79'	L152	N 01°26'12" W	521.02'	L191	S 86°01'08" E	352.48'						
L36	N 25°00'40" W	100.00'	L75	S 00°30'55" E	3551.27'	L114	N 56°56'30" E	444.00'	L153	N 71°10'17" E	400.82'	L192	S 69°29'31" E	339.83'						
L37	N 25°00'40" W	100.00'	L76	S 81°09'30" E	2122.66'	L115	N 76°15'54" E	373.33'	L154	N 20°54'44" E	126.24'	L193	N 00°31'47" W	308.25'						
L38	N 25°00'40" W	100.00'	L77	N 53°32'15" E	258.21'	L116	S 78°26'39" E	321.34'	L155	N 47°12'04" W	223.60'	L194	N 89°22'16" E	967.19'						
L39	N 25°08'22" W	99.79'	L78	N 42°51'07" E	200.35'	L117	S 56°24'39" E	195.57'	L156	N 72°36'24" W	261.77'	L195	S 00°39'25" E	219.21'						

DESCRIPTION SKETCH  
 PARCEL ID 2411200020000,  
 TALLAHASSEE, FL 32312

ABBREVIATIONS

- (D) DEED / DESIGN INFORMATION
- (F) FEET
- (H) HIGHWAY
- (N) NORTH
- (NE) NORTHEAST
- (NW) NORTHWEST
- (O) OVERHEAD UTILITIES
- (P) POINT OF BEGINNING
- (P.C.) POINT OF COMMENCEMENT
- (P.T.) POINT OF INTERSECTION
- (R) RIGHT OF WAY
- (S) SURVEY INFORMATION
- (S.R.) STATE ROAD
- (T) TOWNSHIP
- (W) WEST

CERTIFIED TO:

ORCHARD POND LLC  
 Holtzman Vogel Josefick PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statute.



STEVEN W. STINSON  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
 FLORIDA LICENSED BUSINESS NO. 8393



S. Stinson & Associates, Inc.  
 Professional Land Surveyors  
 690 E. Pearl Street, Moundville, AL 35444  
 LB-8393 (850) 509-3116

DRAWN BY: A. STINSON

CHECKED BY: S. STINSON

DATE: 4/14/2026

REVISED:

SCALE 1" = 1000'

FIELD BOOK N/A PAGE N/A

SHEET NO.

2

OF 3

JOB NO.

26086



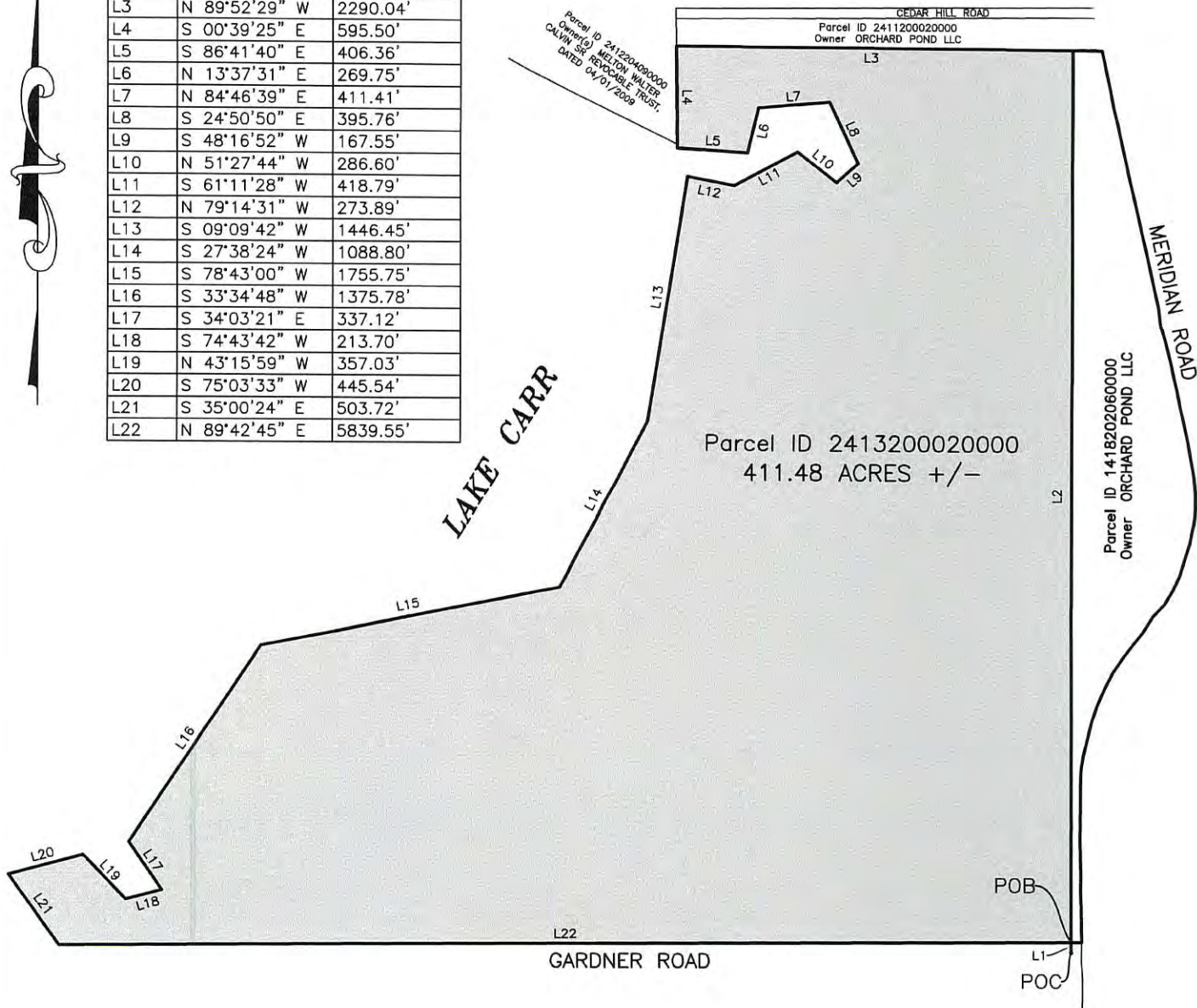
# DESCRIPTION SKETCH

PARCEL ID 2413200020000,  
TALLAHASSEE, FL 32312

SEE SHEET #2 FOR  
LEGAL DESCRIPTION

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°03'38" E	60.01'
L2	N 00°03'38" E	5213.05'
L3	N 89°52'29" W	2290.04'
L4	S 00°39'25" E	595.50'
L5	S 86°41'40" E	406.36'
L6	N 13°37'31" E	269.75'
L7	N 84°46'39" E	411.41'
L8	S 24°50'50" E	395.76'
L9	S 48°16'52" W	167.55'
L10	N 51°27'44" W	286.60'
L11	S 61°11'28" W	418.79'
L12	N 79°14'31" W	273.89'
L13	S 09°09'42" W	1446.45'
L14	S 27°38'24" W	1088.80'
L15	S 78°43'00" W	1755.75'
L16	S 33°34'48" W	1375.78'
L17	S 34°03'21" E	337.12'
L18	S 74°43'42" W	213.70'
L19	N 43°15'59" W	357.03'
L20	S 75°03'33" W	445.54'
L21	S 35°00'24" E	503.72'
L22	N 89°42'45" E	5839.55'



### SURVEYOR'S NOTES:

1. This sketch is based on that instrument recorded in Official Record Book 2809, Page 806, of the Public Records of Leon County, Florida.
2. No title opinion or abstract of matters concerning this property was furnished at the time of this sketch.
3. No underground utilities were located except as shown.
4. No other improvements were located except as shown.
5. This sketch is not valid without the signature and seal of a Florida Licensed Surveyor.

### ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION	P. O. B. - POINT OF BEGINNING	<input checked="" type="checkbox"/> Found Concrete Monument
FT. - FEET	P. O. C. - POINT OF COMMENCEMENT	<input type="checkbox"/> Set Iron Rod/Cap
HWY. - HIGHWAY	P. T. - POINT OF TANGENCY	<input type="checkbox"/> Sketched Parcel
N - NORTH	RNG. - RANGE	
NE - NORTHEAST	RD. - ROAD	
NO. - NUMBER	R/W - RIGHT OF WAY	
NW - NORTHWEST	(S) - SURVEY INFORMATION	
DHU - OVERHEAD UTILITIES	S. R. - STATE ROAD	
(P) - PLAT INFORMATION	ST. - STREET	
P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP	
P. I. - POINT OF INTERSECTION	W - WEST	

### CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

0 900 1800 2700



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
16:53:51 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
LB - 8393 (850) 509-3116

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	1
DATE : 4/14/2026	OF 2
REVISED:	
SCALE 1" = 900'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086

# DESCRIPTION SKETCH

**PARCEL ID 2413200020000,  
TALLAHASSEE, FL 32312**

SEE SHEET #1  
FOR SKETCH

## LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2809, PAGE 806, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ID 2413200020000

COMMENCE AT AN IRON ROD AND CAP MARKING THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD; THENCE RUN ALONG THE EAST LINE OF SAID SECTION NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID EAST LINE OF SECTION 13, NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST 5213.05 FEET TO THE NORTHEAST CORNER OF SAID SECTION 13; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTHERLY LINE OF SAID SECTION, RUN NORTH 89 DEGREES 52 MINUTES 29 SECONDS WEST 2290.04 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5696, PAGE 685, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE, RUN SOUTH 00 DEGREES 39 MINUTES 25 SECONDS EAST 595.50 FEET TO A POINT OF INTERSECTION WITH THE 86.00 FOOT ELEVATION, SAID ELEVATION BEING DETERMINED AS THE SAFE UPLAND LINE FOR LAKE CARR PER LETTER FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SIGNED BY ERIC SELLERS, DATED FEBRUARY 14, 2025; THENCE RUN ALONG SAID 86.00 FOOT ELEVATION, BEING THE SAFE UPLAND LINE FOR LAKE CARR, SAID LINE BEING DESCRIBED BY A SERIES OF CHORDS, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 86 DEGREES 41 MINUTES 40 SECONDS EAST 406.36 FEET; THENCE NORTH 13 DEGREES 37 MINUTES 31 SECONDS EAST 269.75 FEET; THENCE NORTH 84 DEGREES 46 MINUTES 39 SECONDS EAST 411.41 FEET; THENCE SOUTH 24 DEGREES 50 MINUTES 50 SECONDS EAST 395.76 FEET; THENCE SOUTH 48 DEGREES 16 MINUTES 52 SECONDS WEST 167.55 FEET; THENCE NORTH 51 DEGREES 27 MINUTES 44 SECONDS WEST 286.60 FEET; THENCE SOUTH 61 DEGREES 11 MINUTES 28 SECONDS WEST 418.79 FEET; THENCE NORTH 79 DEGREES 14 MINUTES 31 SECONDS WEST 273.89 FEET; THENCE SOUTH 09 DEGREES 09 MINUTES 42 SECONDS WEST 1446.45 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 24 SECONDS WEST 1088.80 FEET; THENCE SOUTH 78 DEGREES 43 MINUTES 00 SECONDS WEST 1755.75 FEET; THENCE SOUTH 33 DEGREES 34 MINUTES 48 SECONDS WEST 1375.78 FEET; THENCE SOUTH 34 DEGREES 03 MINUTES 21 SECONDS EAST 337.12 FEET; THENCE SOUTH 74 DEGREES 43 MINUTES 42 SECONDS WEST 213.70 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 59 SECONDS WEST 357.03 FEET; THENCE SOUTH 75 DEGREES 03 MINUTES 33 SECONDS WEST 445.54 FEET; THENCE SOUTH 35 DEGREES 00 MINUTES 24 SECONDS EAST 503.72 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD; THENCE LEAVING SAID 86.00 FOOT ELEVATION AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD, RUN NORTH 89 DEGREES 42 MINUTES 45 SECONDS EAST 5839.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 411.48 ACRES, MORE OR LESS.

THE BOUNDARIES AND ACREAGE DESCRIBED HEREON ARE SUBJECT TO CHANGE UPON COMPLETION OF A FIELD SURVEY.

### ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION	P. O. B. - POINT OF BEGINNING
FT. - FEET	P. O. C. - POINT OF COMMENCEMENT
HVY. - HIGHWAY	P. T. - POINT OF TANGENCY
N - NORTH	RNG. - RANGE
NE - NORTHEAST	RD. - ROAD
NO. - NUMBER	R/V - RIGHT OF WAY
NW - NORTHWEST	(S) - SURVEY INFORMATION
DHU - OVERHEAD UTILITIES	S. R. - STATE ROAD
(P) - PLAT INFORMATION	ST. - STREET
P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP
P. I. - POINT OF INTERSECTION	W - WEST

Found Concrete Monument

Set Iron Rod/Cap

Sketched Parcel

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

0 900 1800 2700



Digitally signed by Steve W Stinson  
Date: 2026.04.14 16:54:28 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
LB - 8393 (850) 509-3116

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	2
DATE : 4/14/2026	OF 2
REVISED:	
SCALE 1" = 900'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

# DESCRIPTION SKETCH

PARCEL ID 1418202060000,  
TALLAHASSEE, FL 32312

S 89°52'29" E  
168.13'

SEE SHEET #2 FOR  
LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 12°47'03" E	39.74'
L2	S 11°38'17" E	100.00'
L3	S 11°39'38" E	100.09'
L4	S 10°46'14" E	100.04'
L5	S 13°38'05" E	100.02'
L6	S 12°29'20" E	100.00'
L7	S 12°29'20" E	100.00'
L8	S 11°54'57" E	100.00'
L9	S 12°29'20" E	100.00'
L10	S 13°03'43" E	100.00'
L11	S 11°54'57" E	100.00'
L12	S 12°29'20" E	100.00'
L13	S 13°03'43" E	100.00'
L14	S 11°54'57" E	100.00'
L15	S 12°29'20" E	100.00'
L16	S 12°59'17" E	99.96'
L17	S 06°05'07" E	100.60'
L18	S 19°04'20" E	34.23'
L19	S 15°49'51" E	66.12'
L20	S 14°04'51" E	100.04'
L21	S 11°47'22" E	100.00'
L22	S 12°56'08" E	100.00'
L23	S 11°47'22" E	100.00'
L24	S 12°21'45" E	100.00'
L25	S 12°21'45" E	100.00'
L26	S 10°36'16" E	100.14'
L27	S 10°02'23" E	97.99'
L28	S 05°28'09" E	97.58'
L29	S 00°13'57" E	97.74'
L30	S 03°51'25" W	44.09'
L31	S 07°36'47" W	54.15'
L32	S 23°17'36" W	11.57'
L33	S 10°03'27" W	87.11'
L34	S 16°34'34" W	98.31'
L35	S 18°07'33" W	98.24'
L36	S 23°13'27" W	98.32'
L37	S 30°12'47" W	98.41'
L38	S 43°01'04" W	98.67'
L39	S 33°08'33" W	100.29'
L40	S 37°43'21" W	100.00'
L41	S 36°57'02" W	101.23'
L42	S 33°27'19" W	101.74'
L43	S 27°33'08" W	101.81'
L44	S 22°46'22" W	101.81'
L45	S 19°25'10" W	101.55'
L46	S 13°39'47" W	101.38'
L47	S 13°04'10" W	101.43'
L48	S 09°28'12" W	82.29'
L49	S 03°08'52" W	54.85'
L50	S 02°12'15" W	65.92'
L51	S 00°29'19" E	101.46'
L52	S 01°06'09" W	99.79'
L53	S 00°39'30" W	100.02'
L54	S 00°29'15" E	100.00'
L55	S 01°37'59" E	100.02'
L56	S 00°39'30" W	100.02'
L57	S 01°37'59" E	100.02'
L58	S 01°03'37" E	100.00'
L59	S 01°03'37" E	98.52'

Parcel ID 2413200020000  
Owner ORCHARD POND LLC

N 00°03'38" E 5213.05'

Parcel ID 1418202060000  
43.01 ACRES +/-

MERIDIAN ROAD



SURVEYOR'S NOTES:

1. This sketch is based on that instrument recorded in Official Record Book 2809, Page 806, of the Public Records of Leon County, Florida.
2. No title opinion or abstract of matters concerning this property was furnished at the time of this sketch.
3. No underground utilities were located except as shown.
4. No other improvements were located except as shown.
5. This sketch is not valid without the signature and seal of a Florida Licensed Surveyor.

POB

N 00°03'38" E  
60.01'

POC

S 89°45'19" W  
61.89'

GARDNER ROAD

ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION	P. O. B. - POINT OF BEGINNING
FT. - FEET	P. O. C. - POINT OF COMMENCEMENT
Hwy. - HIGHWAY	P. T. - POINT OF TANGENCY
N - NORTH	RNG. - RANGE
NE - NORTHEAST	RD. - ROAD
NO. - NUMBER	R/V - RIGHT OF WAY
NW - NORTHWEST	(S) - SURVEY INFORMATION
DHU - OVERHEAD UTILITIES	S. R. - STATE ROAD
(P) - PLAT INFORMATION	ST. - STREET
P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP
P. I. - POINT OF INTERSECTION	V - VEST

- Found Concrete Monument
- Set Iron Rod/Cap
- Sketched Parcel

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

0 500 1000 1500



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
16:49:57 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street, Monticello FL 32344  
LB - 8393 (850) 509-3116

DRAWN BY : A. STINSON	SHEET NO. 1 OF 2
CHECKED BY : S. STINSON	
DATE : 4/14/2026	JOB NO. 26086
REVISED:	
SCALE 1" = 500'	
FIELD BOOK N/A	PAGE N/A

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

# DESCRIPTION SKETCH

**PARCEL ID 1418202060000,  
TALLAHASSEE, FL 32312**

SEE SHEET #1  
FOR SKETCH

## LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2809, PAGE 806, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ID 1418202060000

COMMENCE AT AN IRON ROD AND CAP MARKING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD; THENCE RUN ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST 60.01 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING.  
FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID WEST LINE OF SECTION 18, NORTH 00 DEGREES 03 MINUTES 38 SECONDS EAST 5213.05 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SECTION, RUN SOUTH 89 DEGREES 52 MINUTES 29 SECONDS EAST 168.13 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE LEAVING SAID SECTION LINE AND ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD, RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 12 DEGREES 47 MINUTES 03 SECONDS EAST 39.74 FEET; THENCE SOUTH 11 DEGREES 38 MINUTES 17 SECONDS EAST 100.00 FEET; THENCE SOUTH 11 DEGREES 39 MINUTES 38 SECONDS EAST 100.09 FEET; THENCE SOUTH 10 DEGREES 46 MINUTES 14 SECONDS EAST 100.04 FEET; THENCE SOUTH 13 DEGREES 05 SECONDS EAST 100.02 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 20 SECONDS EAST 100.00 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 20 SECONDS EAST 100.00 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS EAST 100.00 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 20 SECONDS EAST 100.00 FEET; THENCE SOUTH 13 DEGREES 03 MINUTES 43 SECONDS EAST 100.00 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS EAST 100.00 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 20 SECONDS EAST 100.00 FEET; THENCE SOUTH 13 DEGREES 03 MINUTES 43 SECONDS EAST 100.00 FEET; THENCE SOUTH 11 DEGREES 54 MINUTES 57 SECONDS EAST 100.00 FEET; THENCE SOUTH 12 DEGREES 29 MINUTES 20 SECONDS EAST 100.00 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 16 SECONDS EAST 100.14 FEET; THENCE SOUTH 10 DEGREES 02 MINUTES 23 SECONDS EAST 97.99 FEET; THENCE SOUTH 05 DEGREES 28 MINUTES 09 SECONDS EAST 97.58 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 57 SECONDS EAST 97.74 FEET; THENCE SOUTH 03 DEGREES 51 MINUTES 25 SECONDS WEST 44.09 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 47 SECONDS WEST 54.15 FEET; THENCE SOUTH 23 DEGREES 17 MINUTES 36 SECONDS WEST 11.57 FEET; THENCE SOUTH 10 DEGREES 03 MINUTES 27 SECONDS WEST 87.11 FEET; THENCE SOUTH 16 DEGREES 34 MINUTES 34 SECONDS WEST 98.31 FEET; THENCE SOUTH 18 DEGREES 07 MINUTES 33 SECONDS WEST 98.24 FEET; THENCE SOUTH 23 DEGREES 13 MINUTES 27 SECONDS WEST 98.32 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 47 SECONDS WEST 98.41 FEET; THENCE SOUTH 43 DEGREES 01 MINUTES 04 SECONDS WEST 98.67 FEET; THENCE SOUTH 33 DEGREES 08 MINUTES 33 SECONDS WEST 100.29 FEET; THENCE SOUTH 37 DEGREES 43 MINUTES 21 SECONDS WEST 100.00 FEET; THENCE SOUTH 36 DEGREES 57 MINUTES 02 SECONDS WEST 101.23 FEET; THENCE SOUTH 33 DEGREES 27 MINUTES 19 SECONDS WEST 101.74 FEET; THENCE SOUTH 27 DEGREES 33 MINUTES 08 SECONDS WEST 101.81 FEET; THENCE SOUTH 22 DEGREES 46 MINUTES 22 SECONDS WEST 101.81 FEET; THENCE SOUTH 19 DEGREES 25 MINUTES 10 SECONDS WEST 101.55 FEET; THENCE SOUTH 13 DEGREES 39 MINUTES 47 SECONDS WEST 101.38 FEET; THENCE SOUTH 13 DEGREES 04 MINUTES 10 SECONDS WEST 101.43 FEET; THENCE SOUTH 09 DEGREES 28 MINUTES 12 SECONDS WEST 82.29 FEET; THENCE SOUTH 03 DEGREES 08 MINUTES 52 SECONDS WEST 54.85 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 15 SECONDS WEST 65.92 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 19 SECONDS EAST 101.46 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 09 SECONDS WEST 99.79 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST 100.02 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS EAST 100.00 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 59 SECONDS EAST 100.02 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS WEST 100.02 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 59 SECONDS EAST 100.02 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 37 SECONDS EAST 100.00 FEET; THENCE SOUTH 01 DEGREES 03 MINUTES 37 SECONDS EAST 98.52 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GARDNER ROAD; THENCE LEAVING SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF MERIDIAN ROAD AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GARDNER ROAD, RUN SOUTH 89 DEGREES 45 MINUTES 19 SECONDS WEST 61.89 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINING 43.01 ACRES, MORE OR LESS.


THE BOUNDARIES AND ACREAGE DESCRIBED HEREON ARE SUBJECT TO CHANGE UPON COMPLETION OF A FIELD SURVEY.

## ABBREVIATIONS

(D) - DEED / DESIGN INFORMATION  
FT. - FEET  
HWY. - HIGHWAY  
N - NORTH  
NE - NORTHEAST  
NO. - NUMBER  
NW - NORTHWEST  
OHU - OVERHEAD UTILITIES  
(P) - PLAT INFORMATION  
P. C. - POINT OF CURVATURE  
P. I. - POINT OF INTERSECTION

P. O. B. - POINT OF BEGINNING  
P. O. C. - POINT OF COMMENCEMENT  
P. T. - POINT OF TANGENCY  
RNG. - RANGE  
RD. - ROAD  
R/W - RIGHT OF WAY  
(S) - SURVEY INFORMATION  
S. R. - STATE ROAD  
ST. - STREET  
TWN. - TOWNSHIP  
V - WEST

 Found Concrete Monument

 Set Iron Rod/Cap

 Sketched Parcel

CERTIFIED TO:

ORCHARD POND LLC  
HoltzmanVogel Josefiak PLLC

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

0 500 1000 1500



Digitally signed by  
Steve W Stinson  
Date: 2026.04.14  
16:50:41 -04'00'



S. Stinson & Associates, Inc.  
Professional Land Surveyors  
690 E. Pearl Street Monticello FL 32344  
LB - 8393 (850) 509-3116

STEVEN W. STINSON DATE  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 8393

DRAWN BY : A. STINSON	SHEET NO.
CHECKED BY : S. STINSON	2
DATE : 4/14/2026	OF 2
REVISED:	
SCALE 1" = 500'	JOB NO.
FIELD BOOK N/A PAGE N/A	26086

Cedar Hill and Meridian Voluntary Annexation  
Feasibility Study

This feasibility study, setting forth the plans to provide urban services to the area to be annexed, is being provided in compliance with Florida Statutes section 171.042.

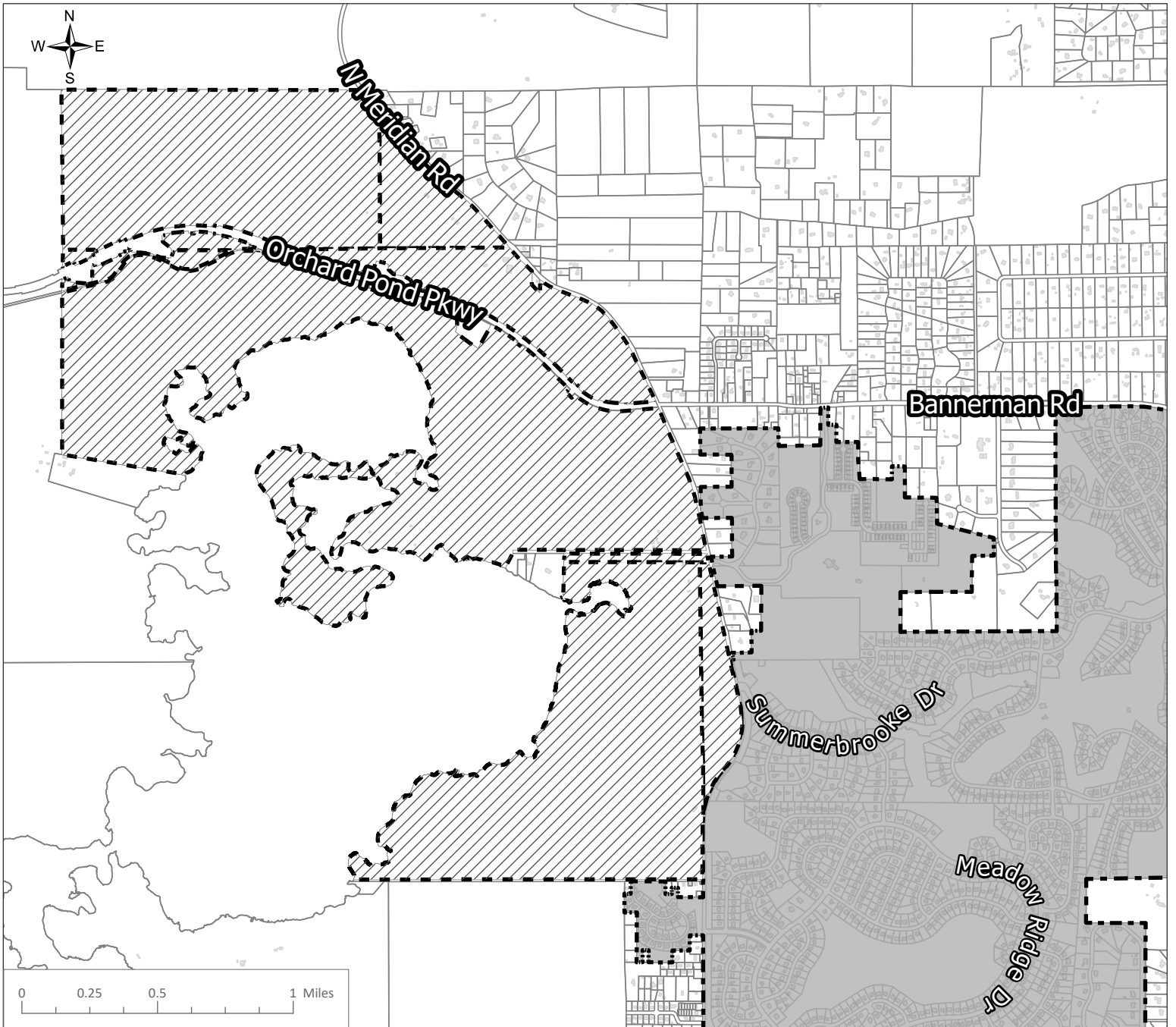
Parcel IDs: 2402204010000, 2401204010000, 2411200020000, 2413200020000, 1418202060000

Location: North Meridian Road and Cedar Hill Road

- a.** Maps of the municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the \*proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed are attached.
- b.** The area proposed to be annexed meets the criteria in s. 171.043 of the Florida Statutes.
- c.** City departments have reviewed to confirm the availability of services such as electric, gas, water, sewer, police, fire, and transit.

Water is available at the intersection of Meridian and Bannerman. Sewer, stormwater, and traffic will be addressed as the developments are proposed to ensure compliance with all applicable requirements. Maps of existing infrastructure are included in this feasibility study. Please note that these maps are marked "Exempt from Public Disclosure per s. 119.071, F.S."

Additional property tax revenue from this annexation will be contributed to the City's General Fund to cover the cost of increased general government services.





**Ordinance No. 26-O-XX  
NORTH MERIDIAN & CEDAR HILL ROAD  
PROPOSED ANNEXATION**

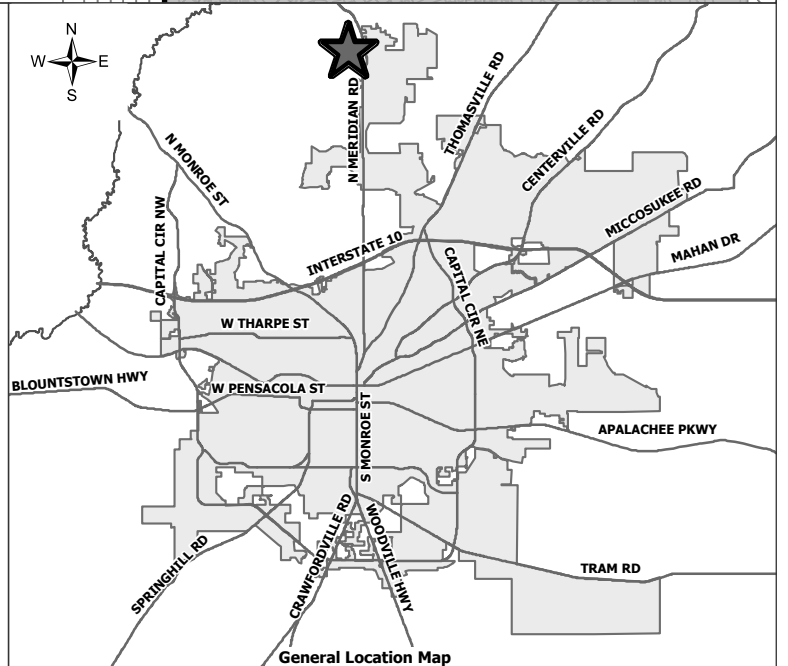
**Parcel IDs:**

- 14-18-20-206-0000    24-11-20-002-0000
- 24-01-20-401-0000    24-13-20-002-0000
- 24-02-20-401-0000

**LEGEND**

-  **CURRENT CITY LIMITS**
-  **PROPOSED CITY LIMITS**

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT



General Location Map

Cedar Hill and Meridian Annexation – Parcels 2402204010000, 2401204010000,  
2411200020000, 2413200020000, 1418202060000

### **Land Use and Zoning Information**

Staff has reviewed the proposed annexation of five parcels of land located on the east side of Meridian Road north of Gardner Road for consistency with the Tallahassee – Leon County Comprehensive Plan.

The owner of the subject parcels has applied to be annexed by the City of Tallahassee. The subject parcels total approximately 1,741.9 acres in size. The area surrounding the subject area is currently used for low-density, single-family residential, or is vacant. The subject parcels appear to be accessible by Gardner Road and Cedar Hill Road (County-maintained roads), Meridian Road (a County-maintained minor arterial and Canopy Roadway), and the Orchard Pond Parkway (a privately-owned and maintained major collector). The existing land uses of the subject parcels are vacant.

Staff finds the proposal **consistent with the Comprehensive Plan**, subject to the following provisions being adequately met:

- The annexation shall be implemented in accordance with the requirements of Chapter 171, Florida Statutes, and as set forth in an Interlocal Agreement for Annexation Procedures to be entered into by and between Leon County and the City of Tallahassee, as set forth in Policy 2.1.4[I].

The following additional information applies to the subject properties:

- The subject parcels are currently zoned as Rural, and the land use designation is Rural (R). Rural is both a City of Tallahassee and Leon County zoning designation.