

Hamilton County

GENOA INDUSTRIAL PARK PHASE II FLORIDA JOB GROWTH GRANT FUND APPLICATION

PRESENTED TO:
Enterprise Florida (EF) and
Florida Department of Economic Opportunity (DEO)





**Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal**

Proposal Instructions: The Florida Job Growth Grant Fund Proposal (this document) must be completed by the governmental entity applying for the grant and signed by either the chief elected official, the administrator for the governmental entity or their designee. Please read the proposal carefully as some questions may require a separate narrative to be completed.

Governmental Entity Information

Name of Governmental Entity: Hamilton County

Government Federal Employer Identification Number: ██████████

Contact Information:

Primary Contact Name: Mr. Louie Goodin

Title: County Coordinator

Mailing Address: 1153 US Hwy 41 NW, Suite 2
Jasper, FL 32052

Phone Number: (386) 792-6639

Email: hamiltoncounty@windstream.net

Public Infrastructure Grant Eligibility

Pursuant to section 288.101, F.S., the Florida Job Growth Grant Fund was created to promote economic opportunity by improving public infrastructure and enhancing workforce training. Eligible governmental entities that wish to access this grant fund must submit public infrastructure proposals that:

- Promote economic recovery in specific regions of the state, economic diversification or economic enhancement in a targeted industry. (View Florida's [Targeted Industries here.](#))
- Are not for the exclusive benefit of any single company, corporation or business entity.
- Are for infrastructure that is owned by the public and is for public use or predominately benefits the public.



1. Program Requirements:

Each proposal must include the following information describing how the project satisfies eligibility requirements listed on page 1.

A. Provide the title and a detailed description of the public infrastructure improvements.

"Genoa Industrial Park Phase II"- Norfolk Southern (NS) recommends a rail spur coming off of the existing NS Occidental Lead which is less expensive than an NS mainline switch, and has recommended the existing vehicular rail crossing be relocated and.....

B. Is this infrastructure owned by the public?

Yes No

C. Is this infrastructure for public use or does it predominately benefit the public?

Yes No

D. Will the public infrastructure improvements be for the exclusive benefit of any single company, corporation or business entity?

Yes No

E. Provide a detailed explanation of how the public infrastructure improvements will connect to a broader economic development vision for the community and benefit additional current or future businesses.

Intermodal transportation — using at least two modes of transportation to move freight — is helping shippers across the country realize immediate and long-term benefits, including lower fuel consumption and higher freight density. Converting a portion of freight from highway to intermodal rail, which often utilizes the double stacking of containers, can produce sustainable savings for businesses and consumers.

The new 97-acre Genoa Industrial Park Phase II is a rail served park that will connect to a broader economic development vision for Hamilton County by fulfilling the commitment already invested in this site. By moving to obtain its own spur off the existing Norfolk Southern lead, Hamilton County will increase its prospects to sustain employment opportunities for current and future residents. With the decrease in mining, many residents with industry skills will seek opportunities in the same job market. This park will provide a source for these displaced employees.

The park will offer excellent transportation options with easy access to Interstate 75, Interstate 10, US Highway 441, and direct rail service into the Port of Jacksonville,.....

F. Provide a detailed description of, and quantitative evidence demonstrating, how the proposed public infrastructure project will promote:

- Economic recovery in specific regions of the state;
- Economic diversification; or
- Economic enhancement of a Targeted Industry (View Florida's [Targeted Industries here.](#))
 - As part of this response, describe how the project will promote specific job growth. Include a description of the number of jobs that will be retained or created, the average wages of such jobs, and in which industry(ies) the jobs will be created using the North American Industry Classification System (NAICS) codes. Where applicable, you may list specific businesses that will retain or grow jobs or make capital investment.
 - Further, include the economic impact on the community, region, or state and the associated metrics used to measure the success of the proposed project.

According to researchers at the University of Central Florida, The Sunshine State is on pace to see its economy reach the \$1 trillion mark by 2018 and set to become the 16th largest economy in the world by 2019, as ranked by World Bank.

Hamilton County, FL is the 62nd largest county in Florida out of 67 by population. The median household income in Hamilton County, FL was \$35,048 in 2015, which represents a -1.63% negative growth from the previous year. Additionally, there were 3,966 residents in Hamilton County, FL with jobs in 2015, which is a -3.22% negative growth from the previous year.

This decline in growth can be directly attributed to the ramifications of job cuts of the

County's largest employer. Hamilton County has been sustained economically by big mining for decades. Phosphate mining came to north Florida in the 1960s when Occidental Petroleum Company, like many petroleum companies at the time, was looking for a way to get into the fertilizer business because it was considered a profitable way to diversify. There were no land or acquisition opportunities available to get started in the central Florida mining district, but there were north Florida phosphate reserves that were close enough to the surface to make the area equally attractive as a mining site. Occidental went north and opened a mine in White Springs where it mined phosphate until 1995, when the Potash Corporation of Saskatchewan (PCS) purchased the operation.

Though the names of mining companies have changed, they have employed significant numbers of local citizens with above average wages for rural community standards. In 2000, PCS employed about 1,130 people in good-paying jobs that are hard to come by in this mixed agricultural, service and industrial economy. The company has since laid off hundreds of workers in recent years due to new efficiencies and the collapse of



2. Additional Information:

A. Is this project an expansion of an existing infrastructure project?

Yes No

B. Provide the proposed commencement date and number of days required to complete construction of the public infrastructure project.

240 Days Commencement Date 02/19/2018

C. What is the location of the public infrastructure? (Provide the road number, if applicable.)

Genoa Industrial Park Phase II is located at coordinates 30.388592, -82.821765 on

D. Who is responsible for maintenance and upkeep? (Indicate if more than one are applicable.)

Federal State County City Other _____

E. What permits are necessary for the public infrastructure project?

If additional space is needed, attach a word document with your entire answer.

F. Detail whether required permits have been secured, and if not, detail the timeline for securing these permits. Additionally, if any required permits are local permits, will these permits be prioritized?

Two permits requiring the following application time are needed for the project:

- 1) Norfolk Southern Rail Spur Permit - 6 months
- 2) Suwannee River Water Management District Environmental Resource Permit - 6 months

G. What is the future land use and zoning designation on the proposed site of the infrastructure improvements, and will the improvements conform to those uses?

The current Future Land Use designation for the Industrial Park is FLUM category Ag 4. The Zoning designation for the Industrial Park is Ag 4.

However, the County has recently begun the process of changing the FLUM and zoning to industrial in order to better facilitate future development of this site.



H. Will an amendment to the local comprehensive plan or a development order be required on the site of the proposed project or on adjacent property to accommodate the infrastructure and potential current or future job creation opportunities? If yes, please detail the timeline.

Yes No

The County has already begun the process of changing the FLUM designation of the site.

I. Is the project ready to commence upon grant fund approval and contract execution? If no, please explain.

Yes No

Engineering and permitting will need to be completed.

J. Does this project have a local match amount?

Yes No

If yes, please describe the entity providing the match and the amount.

The County has already acquired the 97-acre property for \$227,727.00.

K. Provide any additional information or attachments to be considered for this proposal.

To supplement this application, there is a __ page attachment of additional information unable to fit in text boxes as well as images supporting the project.



4. Approvals and Authority

- A. If the governmental entity is awarded grant funds based on this proposal, what approvals must be obtained before it can execute a grant agreement with the Florida Department of Economic Opportunity (e.g., approval of a board, commission or council)?

The Hamilton County Board of County Commissioners will have to approve the grant agreement.

- B. If approval of a board, commission, council or other group is needed prior to execution of an agreement between the governmental entity and the Florida Department of Economic Opportunity:

- i. Provide the schedule of upcoming meetings for the group for a period of at least six months.

Complete answer attached

- ii. State whether that group can hold special meetings, and if so, upon how many days' notice.

Yes. Upon 72 hours notice.

- C. Attach evidence that the undersigned has all necessary authority to execute this proposal on behalf of the governmental entity. This evidence may take a variety of forms, including but not limited to: a delegation of authority, citation to relevant laws or codes, policy documents, etc.



I, the undersigned, do hereby certify that I have express authority to sign this proposal on behalf of the above-described governmental entity.

Name of Governmental Entity: Hamilton County Board of County Commissioners

Name and Title of Authorized Representative: Randy Ogburn, Chairman

Representative Signature: *Randy Ogburn*

Signature Date: 9-28-17



Additional Application Response Detail



SECTION 1A

"Genoa Industrial Park Phase II"- Norfolk Southern (NS) recommends a rail spur coming off the existing NS Occidental Lead which is less expensive than an NS mainline switch, and has recommended the existing vehicular rail crossing be relocated and proposed a new location. A new rail crossing needs to be constructed to support the high level of trucks, and one or two turn lanes on US Hwy 41 will be designed and constructed to provide sufficient turn-radius for the trucks and safe flow of additional highway traffic. The new ingress/egress road into the site will provide access for the 97-acre industrial park's truck traffic and be designed for future development.

The County is invested in the site and has undertaken several measures at the cost of the County to develop the site to the benefit of its residents and interested industry. The County has gathered official survey, Phase I environmental review as well as Geotechnical investigations in expectation of the development of this site.

Environmental Review

At the request of the Hamilton County Board of County Commissioners, a Phase I Environmental Audit was undertaken on the property. The property was used for the commercial mining of phosphate by the Potash Corporation of Saskatchewan (PCS). The purpose of a Phase I Audit, is to examine the property, review past records and interview people with general or specific knowledge of the site to determine if environmental conditions relating to hazardous waste or petroleum products exists on the site and to draw some conclusions and recommend actions that may need to be taken.

The site is located in Section 21, Township 1 South, and Range 15 East in Hamilton County, Florida. The Site consists of 97.5 acres and was used for agriculture production of crops and cattle prior to the purchase of the property by PCS. Only a portion of the site was actually mined according to PCS as a result of required setback distances and the mine cut layout. After the completion of mining activities, the property was reclaimed in accordance with mining conditions as mandated by the State of Florida. The Site consists of upland areas, is flat and contains very little topographic relief.

The primary aquifer below the site is the Floridian aquifer. The Floridian aquifer is the principle source of drinking water in the region. There is a shallow water table aquifer and in the underlying formations there is another aquifer that can be used for small irrigation projects and drinking water.

Based on all the information gathered from the investigation, the evaluation found no recognized environmental conditions that would cause the buyers to have concern regarding contamination from hazardous practices at the site. There was no information or evidence that hazardous materials or petroleum products were ever stored on the property. There was no debris on the property at the time of the site inspection and no evidence of environmental concerns on the property was uncovered during conversations with people having knowledge of the Site.

Ownership information obtained during the interview process revealed that former owners farmed the site for many years and aerial photographs reviewed from 1937 through 2005 confirms this finding. The Site was sold by a private land owner to PCS sometime around 2005. PCS initiated mining activities sometime after 2008, mined only a small portion of the site, and completed all



mining activities sometime after 2010. Since then the site has been reclaimed and is currently vacant with no structures or buildings present on the property.

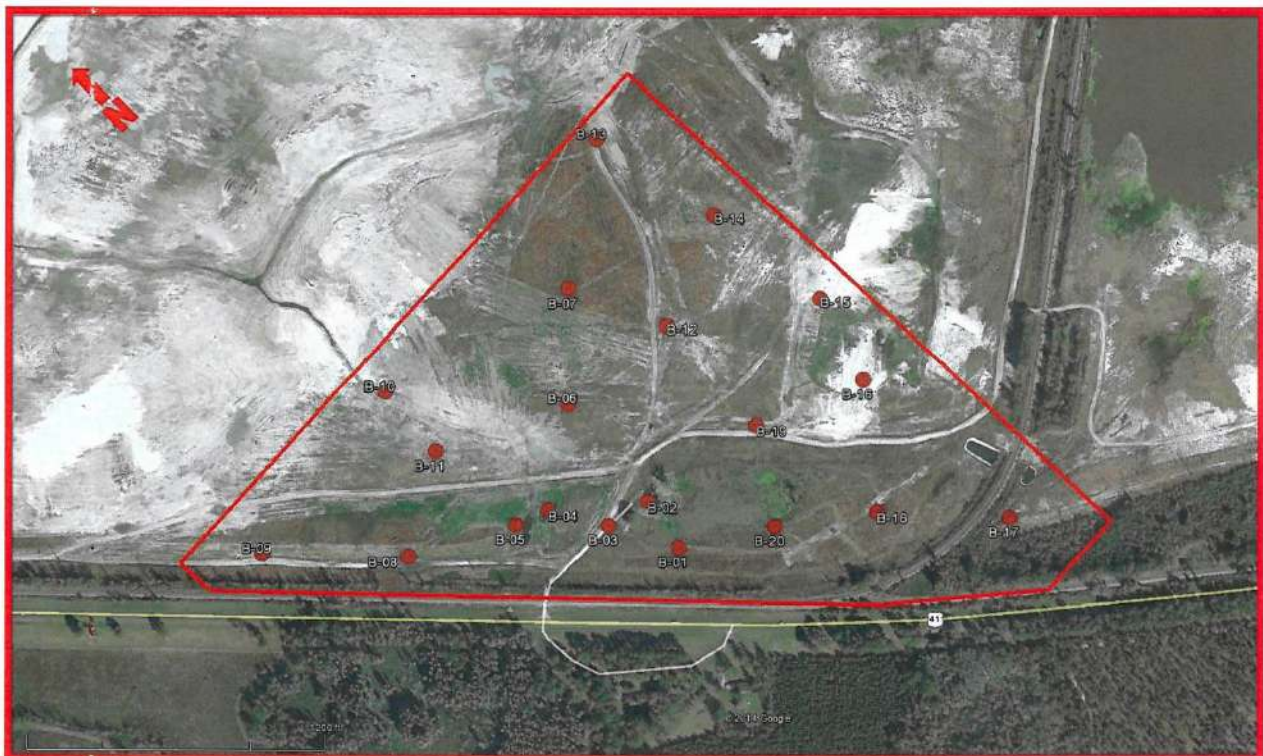
Geotechnical Exploration Investigation

The purpose of this exploration was to develop preliminary information concerning the site and subsurface conditions to evaluate foundation support recommendations for the proposed facility.

Results of the test borings did not reveal sinkhole indicators within the explored profile. Therefore, it is our opinion the proposed construction on this site will have no greater risk of damage due to sinkhole activity than the development of structures in nearby areas. In any event, it must be understood that this geotechnical exploration was not intended to predict or preclude future sinkholes from occurring within the limits of the subject area.

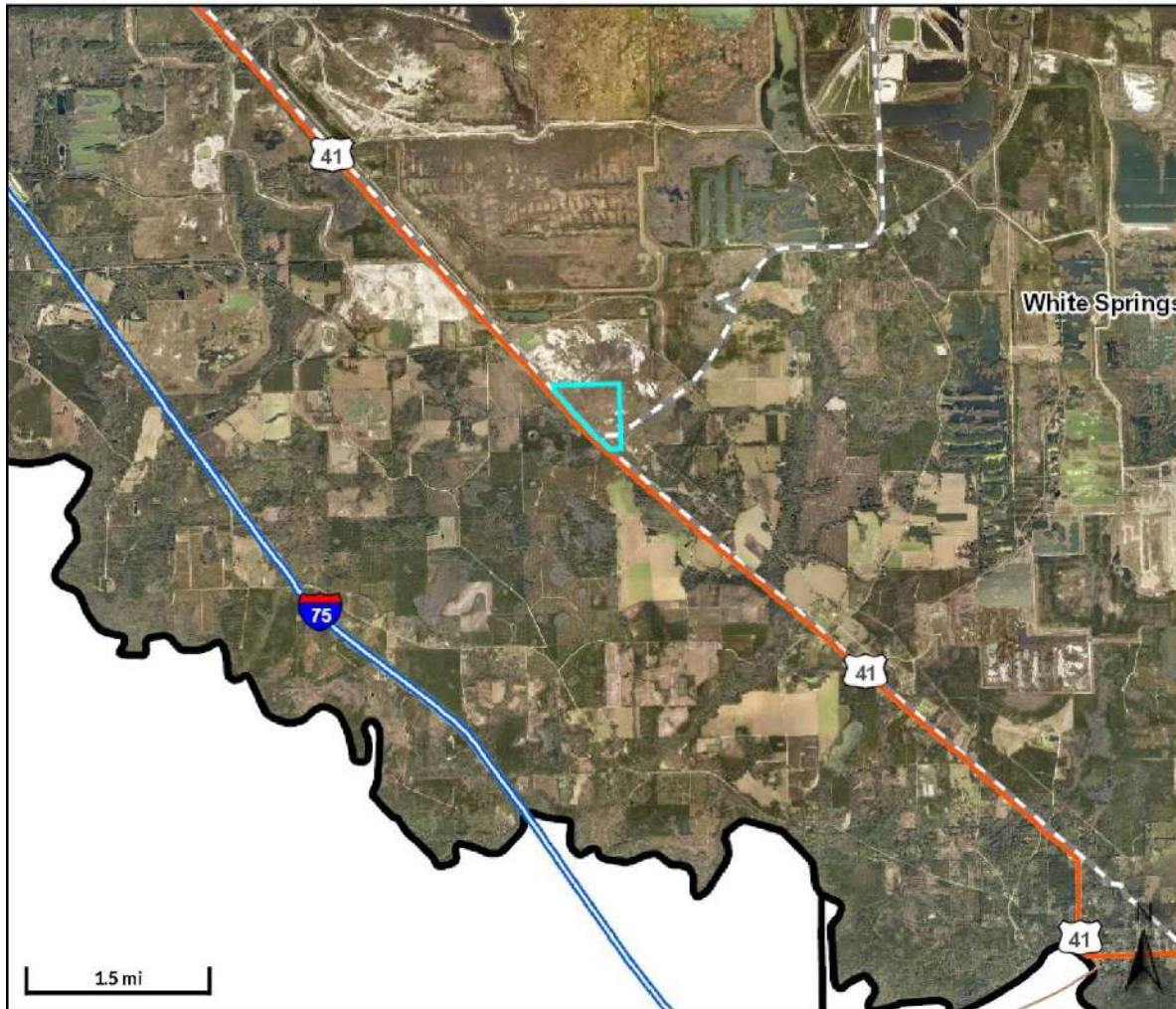
Provided the foundation and site soils are prepared in accordance with the guidelines presented in this report, the proposed structures can be supported on a conventional shallow foundation system. This foundation system should be designed using an allowable bearing pressure of 3,000 pounds per square foot (psf) or less on recompacted suitable soils or newly placed structural fill.

Structures imposing heavier loads may be supported on deep foundation systems consisting of drilled shafts or driven piles. Based on the encountered subsurface conditions during this preliminary geotechnical exploration, we anticipate the drilled shafts and/or driven piles may extend to depths ranging from 40 to 50 feet below the finished grade elevations.



CAL-TECH TESTING, INC.
P.O. Box 1625
Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

Boring Locations Map
Hamilton BARK Site – US Highway 41
White Springs, Hamilton County, Florida
Cal-Tech Testing Project No. 14-00437-01



Overview



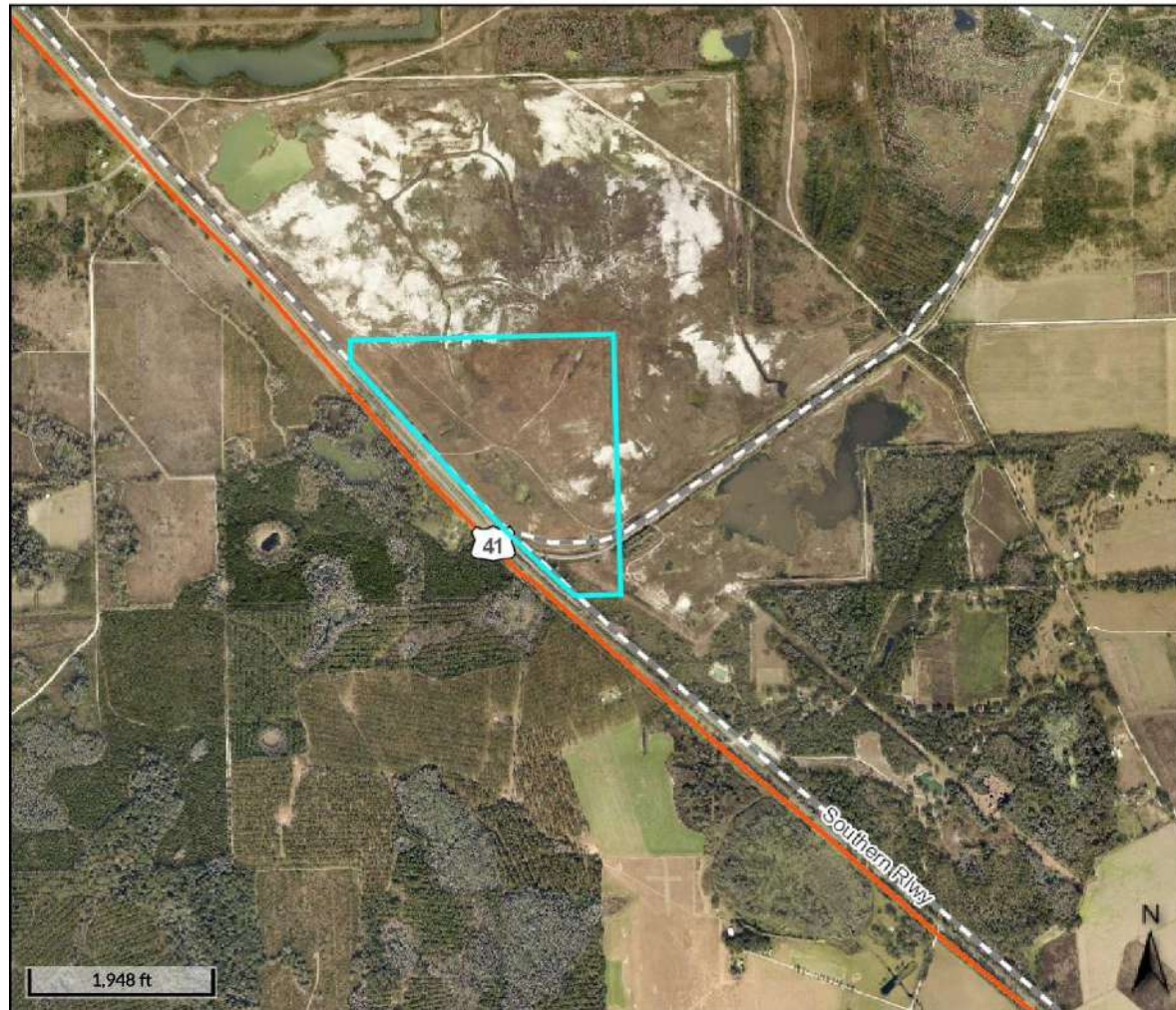
Legend

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Minor Road
- Other Road
- Ramp
- Ferry
- Pedestrian Way
- Railroads
- City Labels

Parcel ID	1597-010	Alternate ID	1597010	Owner Address	HAMILTON COUNTY
Sec/Twp/Rng	21-1S-15E	Class	COUNTY		207 NE 1ST STREET
Property Address		Acreage	97.5		JASPER, FL 32052
District	4				
Brief Tax Description	21 1S 15E 556C				

(Note: Not to be used on legal documents)



Overview

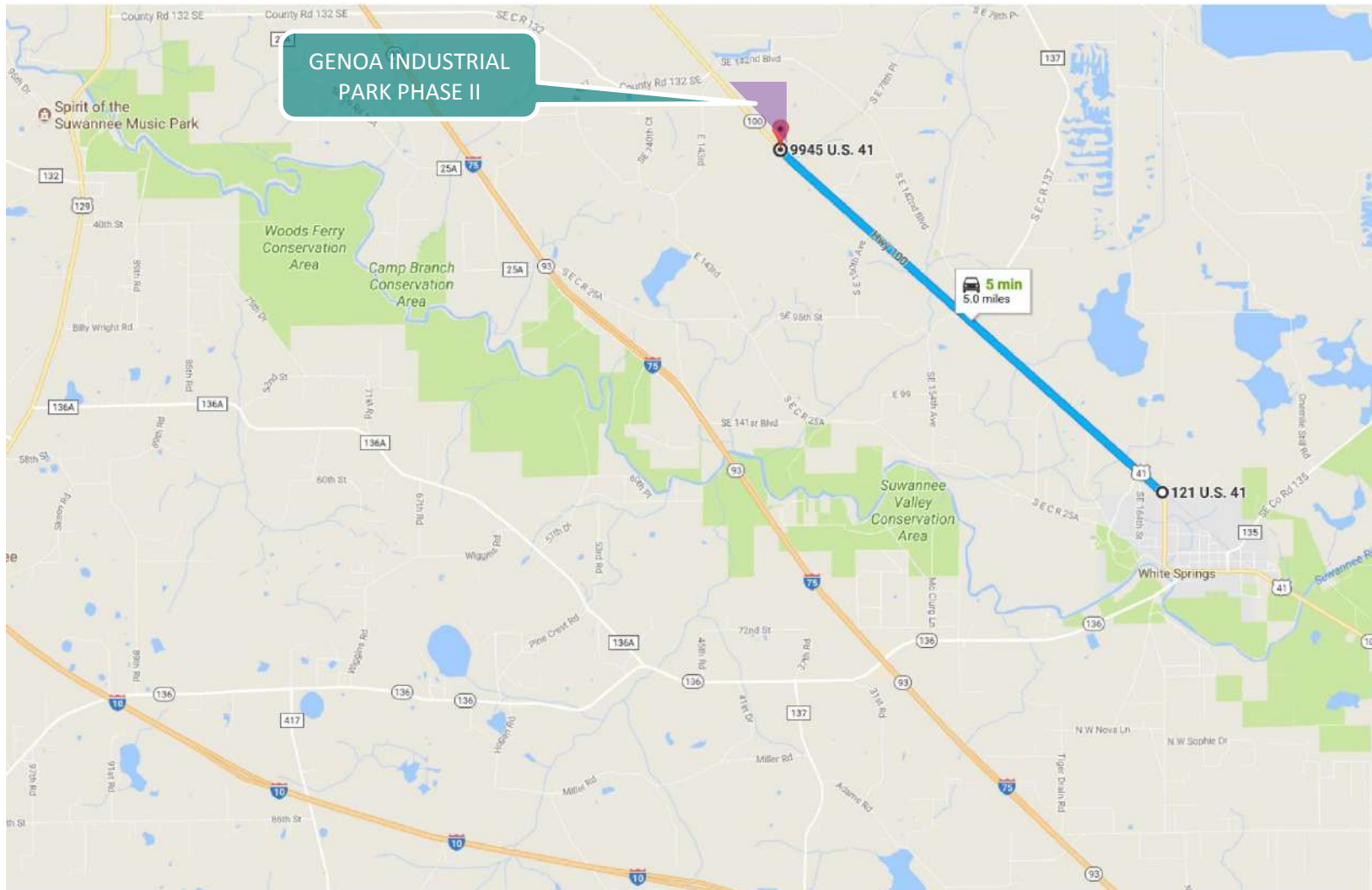


Legend

- Roads
- Railroads
- City Labels

Parcel ID	1597-010	Alternate ID	1597010	Owner Address	HAMILTON COUNTY
Sec/Twp/Rng	21-15-15E	Class	COUNTY		207 NE 1ST STREET
Property Address		Acreage	97.5		JASPER, FL 32052
District	4				
Brief Tax Description	21 1S 15E 556C				

(Note: Not to be used on legal documents)



Location map showing site on US Highway 41 in purple along with the proximity to Interstates 75 and 10.



Image showing the entrance crossing to the project site and conditions after Hurricane Irma.

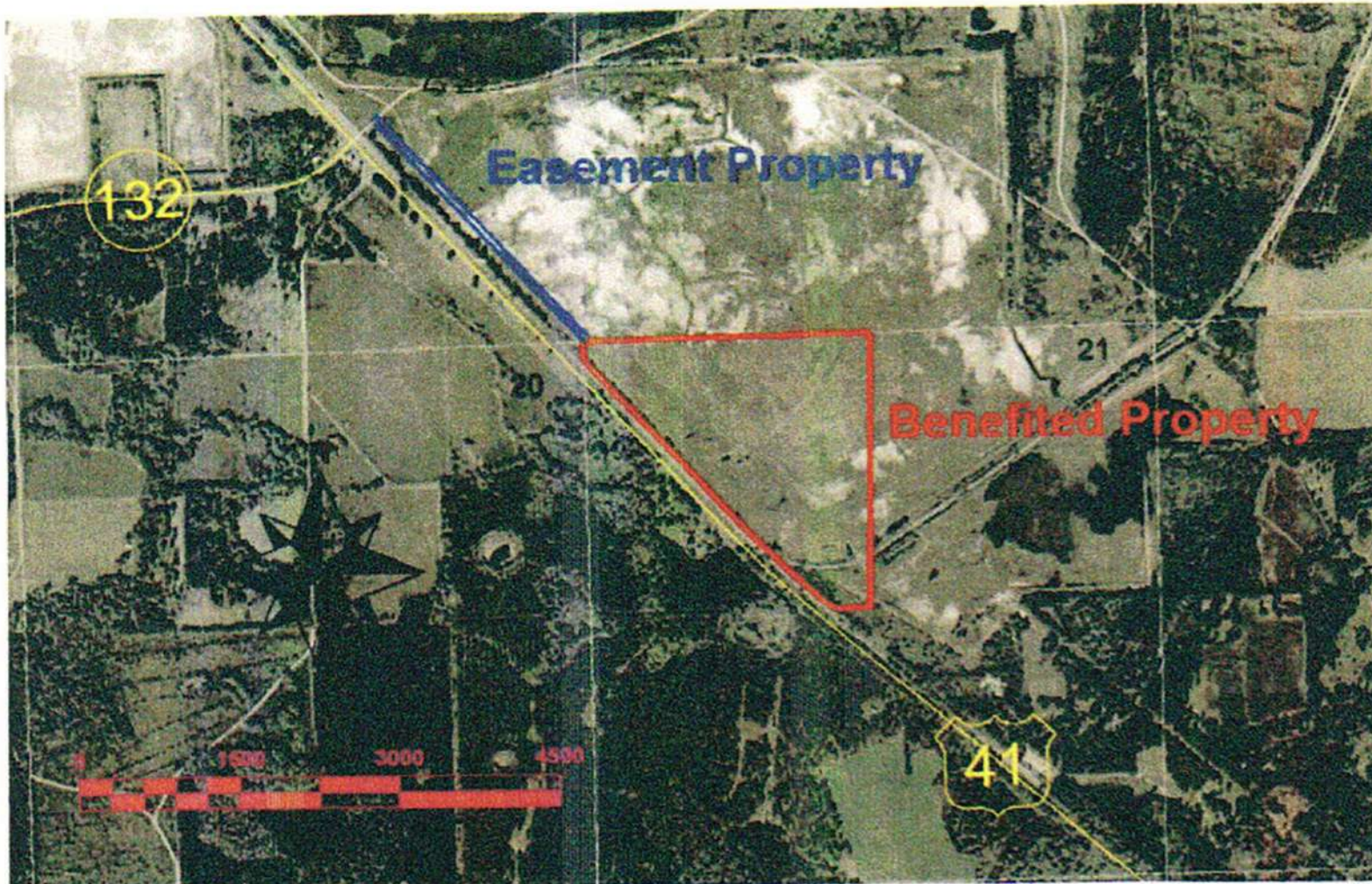
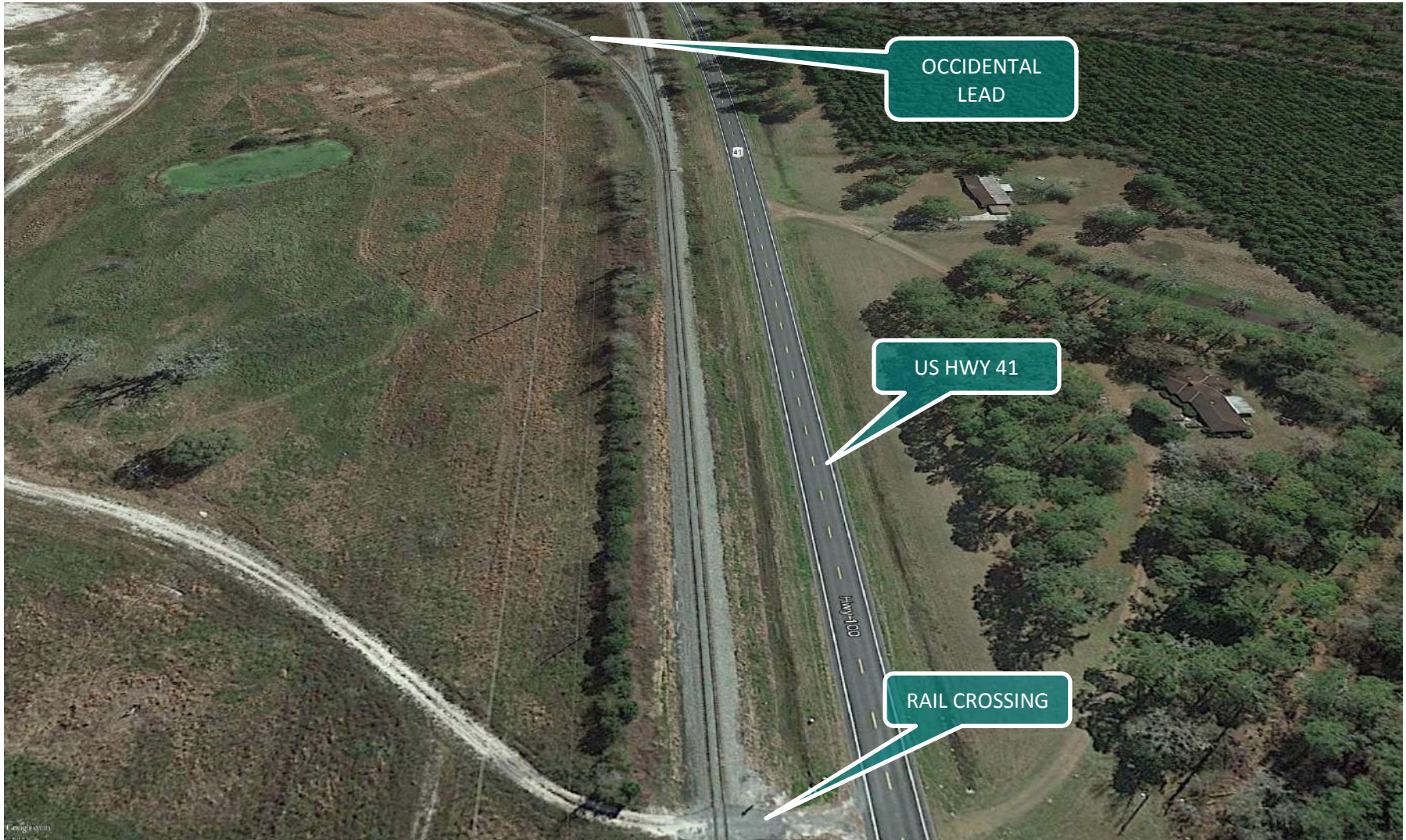


Illustration showing newly acquired property in blue allowing access to 142nd Blvd which connects to U.S. Hwy 41.



This site will host approximately 6,600' in railway frontage along US Highway 41. This image shows the Occidental Lead as it veers off from the main line on the property.



View looking South at crossing entrance and the Occidental Lead as it veers off from the main line on the property.



Property frontage looking north towards the Town of Genoa in which the Park gets its name.



SECTION 1E

Intermodal transportation — using at least two modes of transportation to move freight — is helping shippers across the country realize immediate and long-term benefits, including lower fuel consumption and higher freight density. Converting a portion of freight from highway to intermodal rail, which often utilizes the double stacking of containers, can produce sustainable savings for businesses and consumers.

The new 97-acre Genoa Industrial Park Phase II is a rail served park that will connect to a broader economic development vision for Hamilton County by fulfilling the commitment already invested in this site. By moving to obtain its own spur off the existing Norfolk Southern lead, Hamilton County will increase its prospects to sustain employment opportunities for current and future residents. With the decrease in mining, many residents with industry skills will seek opportunities in the same job market. This park will provide a source for these displaced employees.

The park will offer excellent transportation options with easy access to Interstate 75, Interstate 10, US Highway 41/441, and direct rail service into the Port of Jacksonville, one of east coast’s largest container ports.

The park’s location is well-positioned to serve the needs of a broad range of large-scale industrial projects within an eight-hour drive of 44 million people.

The site is less than 3 miles from 2 new large, master-planned communities with commercial and residential uses. This site will benefit future business to these planned mixed-use communities as well. Hamilton County, FL offers excellent quality of life with recreation considered among the best in the region.

Freight railroads, such as Norfolk Southern, are a fundamental part of the U.S. economy. Their wide-ranging and enhanced network enables connectivity between buyers and sellers. Facilitates trade within the United States and between the United States and other countries all through freight. Without an efficient rail network, U.S. industries would incur higher costs, and those costs would raise the prices of a large share of consumer goods.

Railroads are privately owned companies that provide public, common carrier service. Stimulated by the changing global economy and increased fuel costs, the demand for rail service is growing, yet the capacity for growth is limited by the need for infrastructure improvements. A new report from Towson University’s Regional Economic Studies Institute reports in 2014, freight railroads:

- Created almost \$274 billion in economic activity
- Generated nearly \$33 billion in tax revenues
- Supported approximately 1.5 million jobs and \$88 billion in wages across the country

Highlights

- Norfolk Southern Direct rail service to CSX which ties into JAXPORT
- 6600’+ feet of rail frontage
- US Highway 41 frontage
- Flexible lot sizes



SECTION 1F

According to researchers at the University of Central Florida, The Sunshine State is on pace to see its economy reach the \$1 trillion mark by 2018 and set to become the 16th largest economy in the world by 2019, as ranked by World Bank.

Hamilton County, FL is the 62nd largest county in Florida out of 67 by population. The median household income in Hamilton County, FL was \$35,048 in 2015, which represents a **-1.63% negative growth** from the previous year. Additionally, there were 3,966 residents in Hamilton County, FL with jobs in 2015, which is a **-3.22% negative growth** from the previous year.

This decline in growth can be directly attributed to the ramifications of job cuts of the County's largest employer. Hamilton County has been sustained economically by big mining for decades. Phosphate mining came to north Florida in the 1960s when Occidental Petroleum Company opened a mine in White Springs where it mined phosphate until 1995, when the Potash Corporation of Saskatchewan (PCS) purchased the operation.

Though the names of mining companies have changed, they have employed significant numbers of local citizens with above average wages for rural community standards. In 2000, PCS employed about 1,130 people in good-paying jobs that are hard to come by in this mixed agricultural, service and industrial economy. The company has since laid off hundreds of workers in recent years due to new efficiencies and the collapse of the Russian economy, a major purchaser of phosphate.

PCS permanently closed the Suwannee River chemical plant – one of two plants at the White Springs facility – during the second half of 2014. Initial closure activities resulted in an immediate reduction of approximately 250 people. Final closures in 2014 resulted in an additional reduction of approximately 100 people, a cumulative reduction of approximately 50 per cent from current levels. Today PCS reportedly employs 900 steady employees.

The County is working hard to attract potential development projects that could have a great economic impact for our community and our citizens. We are facing the imminent closure of our largest employer and our largest tax payer, PCS/Potash Corp (phosphate mine in White Springs).

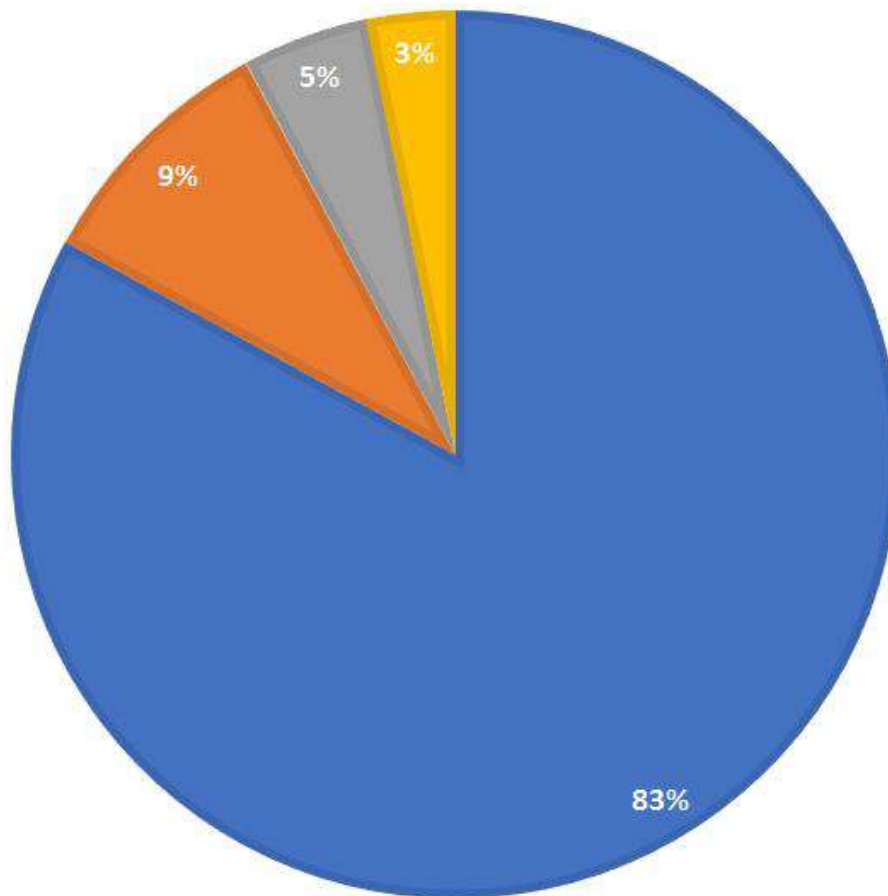
PSC Phosphate is the largest single employer in Hamilton County. There has been discussion concerning the useful life of the mine and Hamilton County is making preparations to host new industry to sustain its citizens throughout the next generations.



The design and purpose of this industrial park will facilitate the needs of the County's future business prospects by offering a shovel ready site to potential business. The County has identified funding for the necessary turn lane improvements required at this site and has also been in discussion with DEO concerning CDBG funding regarding water and sewer utilities.

MAJOR PRIVATE SECTOR EMPLOYERS

■ PCS Phosphate ■ Suwannee Valley Nursing Center ■ Coggins Farms ■ Taylor Industrial Construction, Inc.



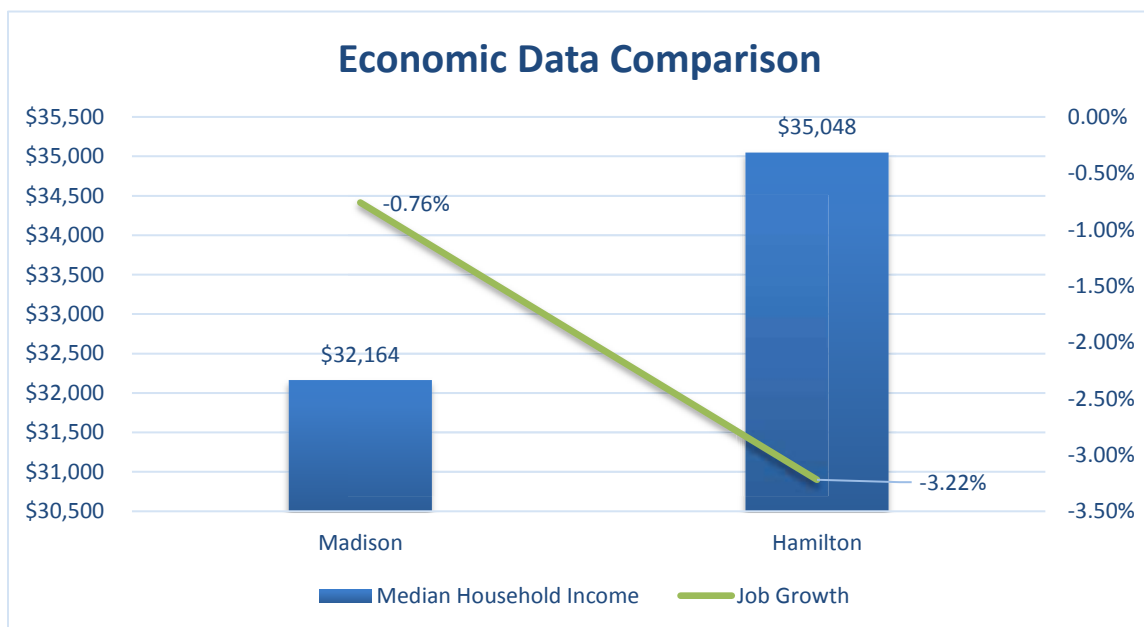
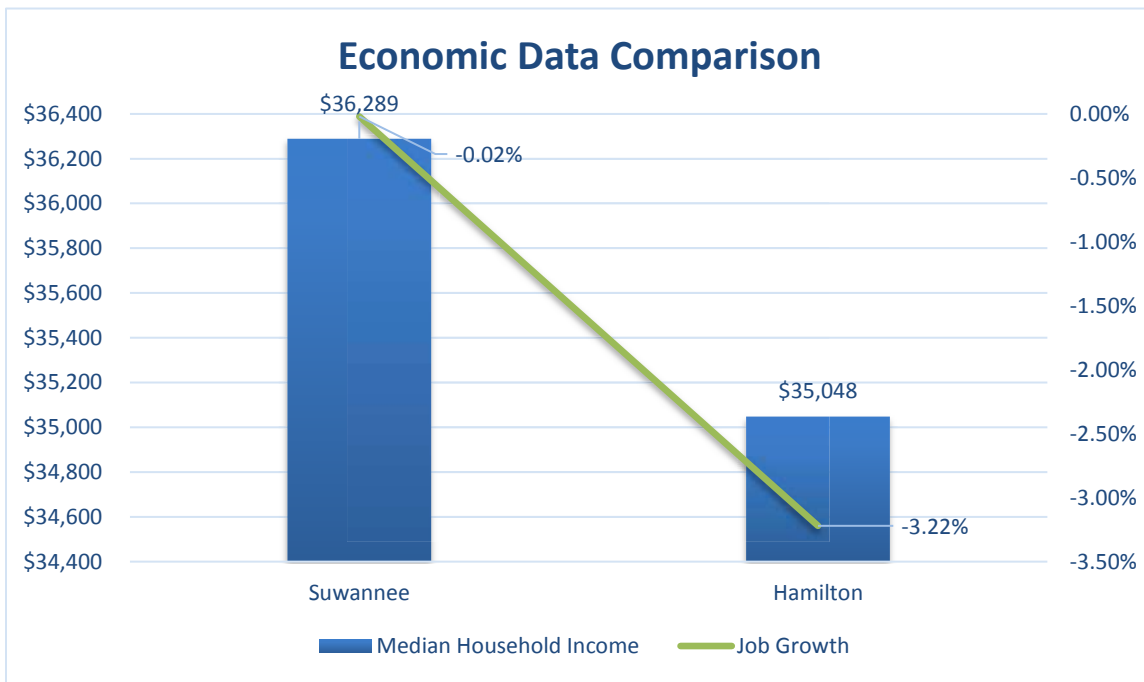
Hamilton County borders Columbia County, Suwannee County and Madison County in Florida and Lowndes and Echols County in Georgia. According to the U.S. Census Bureau, 29.3% of the population in Hamilton County (11,043 people) live below the poverty line, which is higher than the national average of 14.7%. The largest group living in poverty is Female 18-24, followed by Male 18-24 and then Male 6-11.

Employment in Hamilton County has been declining at a rate of -3.22%, from 4,098 employees in 2014 to 3,966 employees in 2015. In 2015, the median household income in Hamilton County



declined to \$35,048 from the previous year's value of \$35,629. This number is based on the 4,688 households located in Hamilton County.

Comparison charts of **median household income** and **job growth** in the surrounding similar counties with successful industrial parks or distribution centers are below:



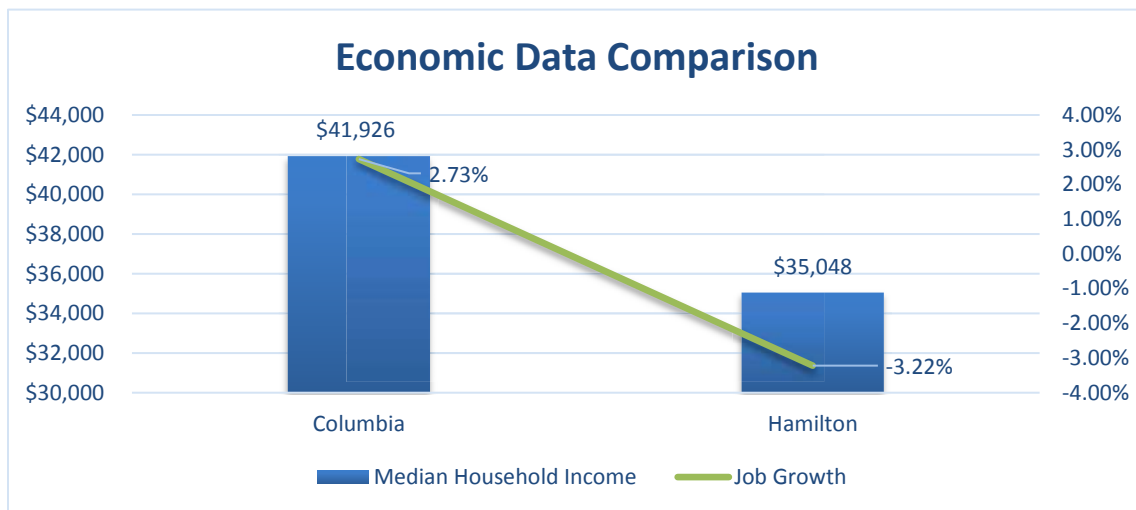
Neighboring Suwannee & Madison Counties, in comparison to Hamilton County, have suffered tremendously as well due to the job cuts at PCS. The median household income in Suwannee



County was \$36,289 in 2015, which represents a **-4.2% negative growth** from the previous year. Additionally, there were 15,676 residents in Suwannee County with jobs in 2015, which is a **-0.02% negative growth** from the previous year.

Most jobs created at the park will be eligible for low to moderate income (LMI) workers with some training. Because the County intends on applying for a CDBG-ED grant to facilitate utilities, the company will have to enter into a Participating Party Agreement which requires at least 51% of the jobs available for LMI workers. This will compensate for a portion of the positions lost with the reduction in mining in the community which will in turn support the community on a local, regional and statewide level.

The median household income in Madison County was \$32,164 in 2015, which represents a **-4.05% negative growth** from the previous year. Additionally, there were 6,141 residents in Madison County with jobs in 2015, which is a **-0.76% negative growth** from the previous year.



Columbia County, to the south of Hamilton County, has successfully marketed itself as the 'Gateway' to Florida and is in the midst of an economic boom with retail chains inundating the county seat of Lake City in the last few years.

The median household income in Columbia County, FL was \$41,926 in 2015, which represents a **6.97% positive growth** from the previous year. Additionally, there were 25,226 residents in Columbia County, FL with jobs in 2015, which is a **2.73% positive growth** from the previous year.

Residents in Columbia county do not heavily depend on one or two large industries to keep the citizens at large employed therefore the layoffs had no negative growth impact on their data or is employment heavily placed in public or private sector but more strategically placed in both categories.



HAMILTON COUNTY METRICS



**The infographic metrics used in the section were provided by The Florida Scorecard™*

Hamilton County is geographically the first experience our nation's tourists encounter when entering Florida on I-75 and the County is proud to host the new "Welcome to Florida" signage provided by the Florida Department of Transportation. We take this investment in our state as a direct investment in our County as tourists, many of them businessmen and investors, often break here before travelling further into the Florida. Hamilton County seeks to make this 'pit stop' permanent as we hope to capture more business for this region as mining phases out.

Hamilton County seeks to retain business and employees who 'live and work' in the County. The impact of employees who travel into the County to work and leave to live in surrounding areas is detrimental to our economy. Hamilton County lacks the basic establishments most counties take for granted such as Wal-Mart, Publix, Winn-Dixie or other conveniences making it difficult for families to live in such a remote area.

SECTION 2C

Genoa Industrial Park Phase II is located at coordinates 30.388592, -82.821765 on Highway US 41 in Hamilton County. The property is 5 miles to the north of the Town of White Springs city limits and 11 miles to the south of the City of Jasper's city limits.

SECTION 3C

Hamilton County has purchased the 97-acre parcel \$227,727 with our own County funds. In addition, Hamilton County also purchased an approximate 3-acre parcel for access to the 97-acre parcel. This small parcel allows for access to the adjacent SE 142nd Blvd which also connects to US Highway 41 providing a better ingress/egress option for potential businesses. The County has also contracted with professionals to complete surveys for the property as well as geotechnical investigations and Phase I Environmental site assessment.

The County is prepared to apply for Community Development Block Grant (CDBG) Economic Development funding to construct water and sewer utilities at the site. The maximum funding Hamilton County can expect to receive from CDBG ED funding is approximately \$35,000 per job for a potential business. This funding is dependent upon a company committing to locate to the site and will be applied for once the County has an agreement with said company. The County has had preliminary discussions with DEO staff and they have assured us that our site eligible for funding once we have a business commitment.



SECTION 3C Continued

The County also anticipates requesting funding from FDOT to support the installation of needed turn lane improvements under the County Incentive Grant Program (CIGP); a program designed for projects such as adding turn lanes and intersection improvements. Hamilton County is designated as a REDI County. Rural counties qualifying under the Rural Economic Development Initiative (REDI) Program may apply for a waiver of the required 50% local match and receive 100% of project costs. Again, once a potential business has committed to the site, we will apply for those funds in order to support estimated traffic based upon the proposed use. The County has had preliminary discussions with FDOT staff and they have assured us that our site eligible for funding improvements to US 41 and that they want to be a proactive partner for Hamilton County in any economic development project.

SECTION 4.B.I

Provide the schedule of upcoming meetings for the group for a period of at least six months.

The Hamilton County Board of County Commissioners meet regularly on the first Tuesday of each month beginning at 9 AM and the third Tuesday of each month beginning at 6 PM. Meetings are held in the Boardroom at the Hamilton County Courthouse located at 207 NE First Street Jasper, Florida 32052.

Tuesday, 3 October 2017 at 9:00 AM
Tuesday, 17 October 2017 at 6:00 PM

Tuesday, 7 November 2017 at 9:00 AM
Tuesday, 21 November 2017 at 6:00 PM

Tuesday, 5 December 2017 at 9:00 AM
Tuesday, 19 December 2017 at 6:00 PM

Tuesday, 2 January 2018 at 9:00 AM
Tuesday, 15 January 2018 at 6:00 PM

Tuesday, 6 February 2018 at 9:00 AM
Tuesday, 20 February 2018 at 6:00 PM

Tuesday, 6 March 2018 at 9:00 AM
Tuesday, 20 March 2018 at 6:00 PM

Tuesday, 3 April 2018 at 9:00 AM
Tuesday, 17 April 2018 at 6:00 PM

Tuesday, 1 May 2018 at 9:00 AM
Tuesday, 15 May 2018 at 6:00 PM



Florida Job Growth Grant Fund
Public Infrastructure Grant Proposal
"GENOA INDUSTRIAL PARK PHASE II"

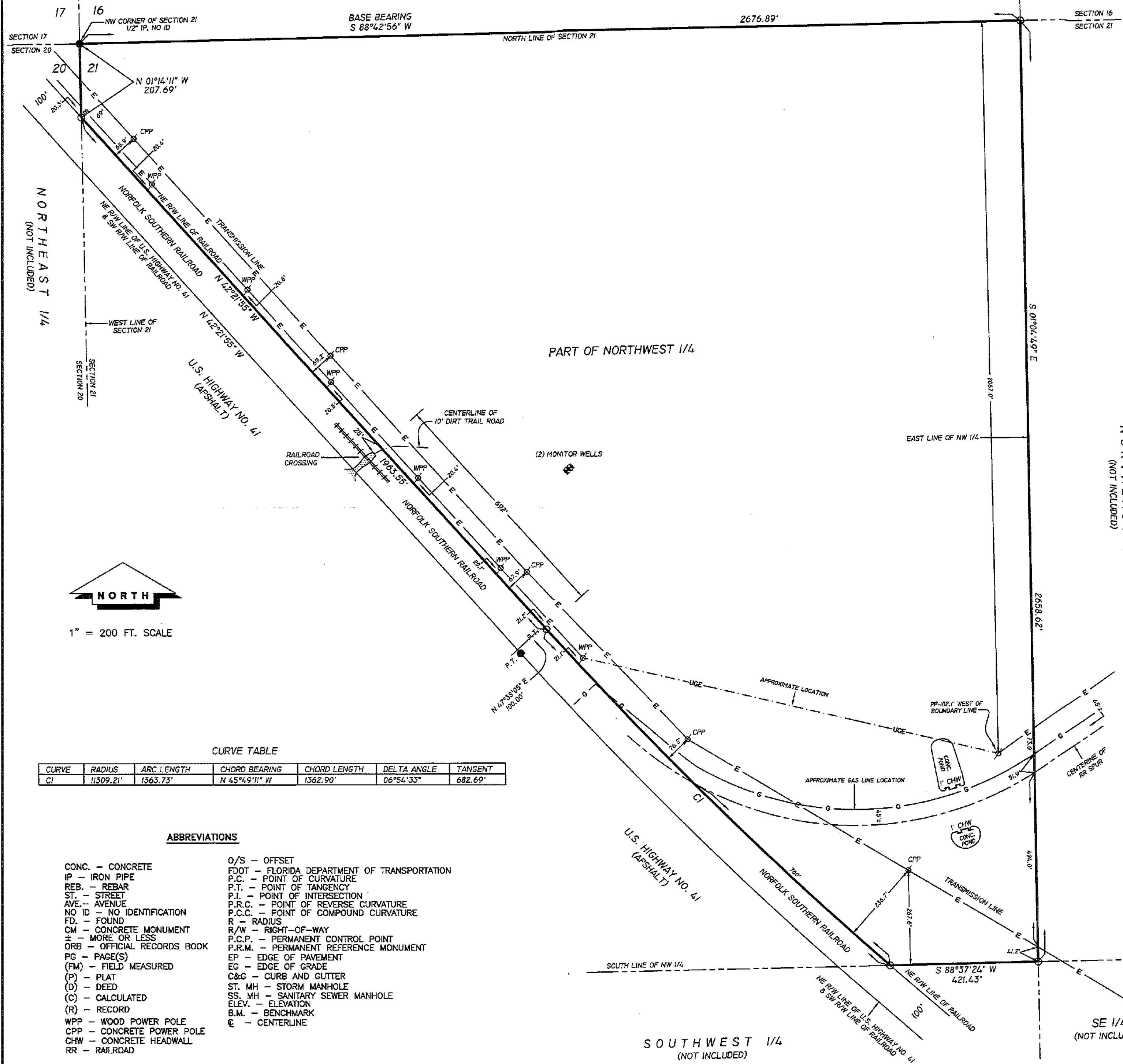
Industrial Site Parcel Boundary Survey

SOUTHWEST 1/4
(NOT INCLUDED)

SE 1/4
(NOT INCLUDED)

BOUNDARY SURVEY OF

ALL THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 15 EAST, HAMILTON COUNTY, FLORIDA, LYING NORTH EAST EAST OF THE NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY, CONTAINING 102.21 ACRES MORE OR LESS.



LEGEND & NOTES

- DENOTES 4"x4" CONCRETE MONUMENT SET, L.B. # 7170
- DENOTES 4"x4" CONCRETE MONUMENT FOUND, NUMBER NOTED.
- DENOTES 5/8" REBAR WITH CAP SET, L.B. # 7170.
- DENOTES 5/8" REBAR WITH CAP FOUND, FDOT
- ⊙ DENOTES NAIL AND CAP FOUND, NUMBER NOTED.
- ⊘ DENOTES POWER POLE
- ⊥ DENOTES GUY ANCHOR

- X-----X-----X DENOTES EXISTING FENCE.
- E-----E-----E DENOTES OVERHEAD ELECTRIC.
- G-----G-----G DENOTES BURIED GAS LINE.
- UG---UG--- DENOTES UNDERGROUND ELECTRIC LINE.

- 1) FENCE, ROAD AND OVERHEAD ELECTRIC DIMENSIONS MAY NOT BE TO SCALE.
- 2) NO RESEARCH DONE ON ADJOINING PROPERTY DEEDS TO DETERMINE DEED OVERLAPS OR BOUNDARY LINE DISPUTES. PROPERTY SURVEYED AS PER DESCRIPTION PROVIDED BY CLIENT, NO ABSTRACT PROVIDED.
- 3) NO UNDERGROUND IMPROVEMENTS, IF ANY, LOCATED BY THIS SURVEY.
- 4) BEARINGS AND COORDINATES BASED ON NAD83 (CONTROL-HAM3, FL/HAMILTON, STATE PLANE COORDINATES- ZONE: FLORIDA, NORTH).
- 5) FENCE TIES TAKEN ONLY AT LOCATIONS SHOWN AND DEPICTED HEREON.
- 6) DISTANCES MEASURED IN U.S. FEET.

THIS IS CERTIFIED TO:
WHITE SPRING AGRICULTURAL CHEMICALS, INC.
HAMILTON COUNTY, FLORIDA
GUNSTER, YOAKLEY & STEWART, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

TIMOTHY B. ALCORN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6332
DATE: MAY 25, 2016

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

FOR: WHITE SPRING AGRICULTURAL CHEMICALS, INC.
AND HAMILTON COUNTY, FLORIDA

SCALE: 1" = 200'	DATE SURVEYED: 05-19-16	DATE DRAWN: 05-25-16
REVISED:	APPROVED BY:	DRAWN BY: SH
J. SHERMAN FRIER & ASSOCIATES, INC.		
LAND SURVEYORS		CERTIFICATE OF AUTHORIZATION - LB# 7170
130 W. HOWARD STREET, LIVE OAK, FL 32064		DRAWING NUMBER:
PHONE: 386-362-4629	EMAIL: jsfo@windstream.net	113-2016
FAX: 386-362-5270	timalcorn@windstream.net	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	11309.21'	1363.73'	N 45°49'11" W	1362.90'	06°54'33"	682.69'

ABBREVIATIONS

- | | |
|-----------------------------|---|
| CONC. - CONCRETE | O/S - OFFSET |
| IP - IRON PIPE | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION |
| REB. - REBAR | P.C. - POINT OF CURVATURE |
| ST. - STREET | P.T. - POINT OF TANGENCY |
| AVE. - AVENUE | P.I. - POINT OF INTERSECTION |
| NO ID - NO IDENTIFICATION | P.R.C. - POINT OF REVERSE CURVATURE |
| FD. - FOUND | P.C.C. - POINT OF COMPOUND CURVATURE |
| CM - CONCRETE MONUMENT | R - RADIUS |
| ± - MORE OR LESS | R/W - RIGHT-OF-WAY |
| ORB - OFFICIAL RECORDS BOOK | P.C.P. - PERMANENT CONTROL POINT |
| PG - PAGE(S) | P.R.M. - PERMANENT REFERENCE MONUMENT |
| (FM) - FIELD MEASURED | EP - EDGE OF PAVEMENT |
| (P) - PLAT | EG - EDGE OF GRADE |
| (D) - DEED | C&G - CURB AND GUTTER |
| (C) - CALCULATED | ST. MH - STORM MANHOLE |
| (R) - RECORD | SS. MH - SANITARY SEWER MANHOLE |
| WPP - WOOD POWER POLE | ELEV. - ELEVATION |
| CPP - CONCRETE POWER POLE | B.M. - BENCHMARK |
| CHW - CONCRETE HEADWALL | CL - CENTERLINE |
| RR - RAILROAD | |



PCS Mining Map

SECTION 16
SECTION 21

21

EDGE OF MINED AREA

PARCEL 1597-010
HAMILTON COUNTY
S 21 - T1S - R15E
TAX ACRES = 97.5
OUTLINE ACRES = 100.7
MINED AERA = 6.9 ACRES

EDGE OF MINED AREA

SECTION 20
SECTION 21



ALL IN S 21-T1S-R15E

PARCEL NO. 1597-010
SECTION 21 TOWNSHIP 1 SOUTH RANGE 15 EAST
HAMILTON COUNTY FLORIDA



PotashCorp
White Springs

SCALE:	AS SHOWN
DATE:	9-3-14
REQUESTED BY:	M. WILLIAMS
DRAWN BY:	CRL
FILE NAME:	1597-010
SKETCH NO.:	5



Existing Railroad Crossing Conditions

