

## COMMENTS ON RECENT SURVEY

In late 2022, the owner commissioned a survey of his US 301 property at Summerfield. That survey is attached.

The survey shows the boundaries of the property, a drainage easement that a former land owner granted to Florida DOT approximately 50 years ago, and other features the surveyor deemed appropriate. The old drainage easement mostly overlies an existing natural creek and pond. In the past, that pond was fed via the creek primarily by a series of small springs along the edge of US 301 that have ceased any significant flow, leaving only US 301 runoff to fill the pond. About 0.75 acres of the old easement at the south edge of the pond is on high, dry ground and would have to be excavated to expand the pond/drainage basin. Turning this pond into an active water feature for a new owner would probably require a well to keep the pond charged.

Another of those “features” from the survey included notes from a 2005 DOT map that suggests DOT’s proposed intention to condemn and acquire approximate 1.5 acres of land between Highway US 301 and the old drainage easement for a water retention area. At that time, DOT was proposing to 4-lane US 301 through Summerfield, a proposal that received substantial community resistance.

According to the attached recent correspondence the owner has received from DOT, that project has been abandoned for now in favor of a resurfacing of this section of US 301. If the plan to 4-lane US 301 reemerges in the future, and if DOT still feels they need to expand the current drainage easement and water retention area, the condemnation and taking of 1.5 acres of good land with about 180 feet of prime highway frontage south of the existing guard rail would most likely result in a substantial monetary settlement with whoever owns the property at the time.