

Prepared by and return to:

Calvin J. McMahan
Clay Electric Cooperative, Inc.
P. O. Box 308
Keystone Heights, Florida 32656

Tax Parcel Number:
32-04-25-8108-049-01

Coppergate Elementary

RIGHT-OF-WAY EASEMENT
Clay Electric Cooperative, Inc.

Space above for recording data

GRANTORS, (whether singular or plural) THE SCHOOL DISTRICT OF

CLAY COUNTY, FLORIDA

whose mailing address is 900 Walnut Street

City Green Cove Springs State Florida Zip Code 32043

in Consideration of one dollar and other good and valuable Considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, of P.O. Box 308, Keystone Heights, Florida, 32656, hereinafter called the Cooperative, its successors and assigns, a perpetual easement feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Clay, State of Florida, more particularly described as follows:

Non-exclusive easement for an underground electrical distribution system over, under, upon and across a portion of Section 32, Township 4 South, Range 25 East, Clay County, Florida. Said easement being more particularly described and location shown on attached **Exhibit "A"**.

together with a perpetual easement over, under, upon and across all streets, roads, alleys, easements and rights-of-way in any plat or subdivision of which the above described property is a part, to the extent of Grantor's interest therein. The right to construct, rebuild, operate, and maintain electric lines and systems on or under the above described lands; the right to inspect, repair, change, alter, improve, remove, and add to such facilities and systems as the Cooperative deems advisable, including, by way of example, and not by way of limitation, the right to alter, modify, increase or decrease the number and size of conduits, wires, voltage, poles, cables, down guys, transformers, transformer enclosures, regulators, and all necessarily related equipment; the right to cut, trim, remove, and control the growth of trees, shrubberies, and other plants in the easement area by all means available, and not prohibited by law, that may, in the judgement of the Cooperative, interfere with, threaten or endanger the operation and maintenance of the Cooperative's facilities and systems; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise in the judgement of the Cooperative interfere with Cooperative's use of the easement and right-of-way; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, facilities or system whether over land or under ground by other utilities, persons, associations, or corporations, and the right to enter upon, cross, and use other lands of the Grantors to provide reasonable access to the easement granted herein. Grantor agrees that all equipment, poles, wire, facilities, and other tangible personal property, together with any other improvements to the easement and right-of-way installed by or on behalf of the Cooperative, shall remain the sole and exclusive property of the Cooperative, and shall not be subject to any interest or claim of Grantor. Grantor covenants with Grantee that he is lawfully seized of the land in fee simple, that he has good, right and lawful authority to grant, bargain, sell, and convey the land and the interest herein conveyed. Grantor reserves the right to use the underlying fee for farming, citrus grove, or pasture purposes, provided that such use shall not include the construction, placement or location of any structures in the easement area, nor any use that would, in the judgement of the Cooperative, interfere with the Cooperative's use and enjoyment of the easement. Grantor agrees that this right-of-way easement is perpetual and shall run with the land, and that any abandonment or interruption of the use of the easement and right-of-way shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their hands and seals this day of , 2006

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

THE SCHOOL DISTRICT OF CLAY COUNTY, FLORIDA

First, _____
Witness Signature: _____
Also, _____
Type/Print Name: _____

By: _____ (seal)
Type/Print Name Carol Vallencourt, Chair (seal)
and Title: _____

Second, _____
Witness Signature: _____
Also, _____
Type/Print Name _____

Attest: _____ (seal)
Type/Print Name David L. Owens, Superintendent of Schools (seal)
and Title: _____

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this day of , 2006

By Carol Vallencourt, Chairman, and David Owens, Superintendent of Schools, School District of Clay County, Florida
(Name of officer, partner or agent, and title, one or more) (Name of corporation or partnership acknowledging)

a _____ corporation, on behalf of the corporation. He/she is personally known to me or produced

_____ as identification and did did not take an oath.

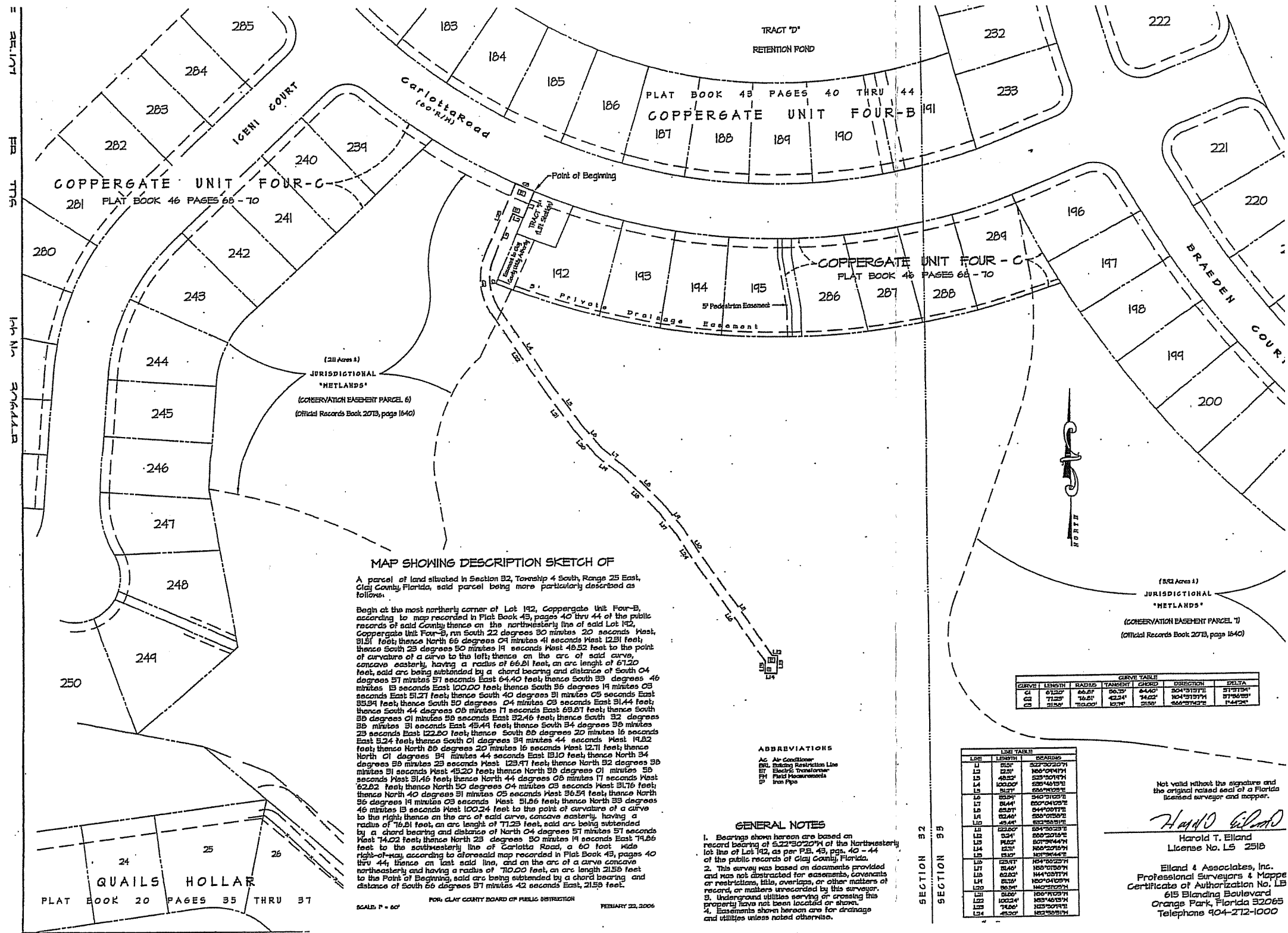
(Type of identification)

(Signature): _____ Notary Public
Also, _____

(Notary Seal) Type/Print Name: _____

Commission Expires: _____ Commission No. _____

EXHIBIT 'A'



MAP SHOWING DESCRIPTION SKETCH OF

A parcel of land situated in Section 32, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the most northerly corner of Lot 192, Coppergate Unit Four-B, according to map recorded in Plat Book 43, pages 40 thru 44 of the public records of said County thence on the northwesterly line of said Lot 192, Coppergate Unit Four-B, run South 22 degrees 30 minutes 20 seconds West, 31.51 feet; thence North 66 degrees 04 minutes 41 seconds West 12.31 feet; thence South 23 degrees 50 minutes 19 seconds West 46.52 feet to the point of curvature of a curve to the left; thence on the arc of said curve, concave easterly, having a radius of 66.81 feet, an arc length of 67.20 feet, said arc being subtended by a chord bearing and distance of South 04 degrees 37 minutes 57 seconds East 64.40 feet; thence South 33 degrees 46 minutes 13 seconds East 100.00 feet; thence South 36 degrees 19 minutes 03 seconds East 51.27 feet; thence South 40 degrees 31 minutes 05 seconds East 35.34 feet; thence South 30 degrees 04 minutes 03 seconds East 31.44 feet; thence South 44 degrees 08 minutes 17 seconds East 69.07 feet; thence South 38 degrees 01 minutes 58 seconds East 32.46 feet; thence South 32 degrees 38 minutes 31 seconds East 45.44 feet; thence South 34 degrees 38 minutes 23 seconds East 122.80 feet; thence South 68 degrees 20 minutes 16 seconds East 5.24 feet; thence South 01 degrees 39 minutes 44 seconds West 19.82 feet; thence North 68 degrees 20 minutes 16 seconds West 12.71 feet; thence North 01 degrees 39 minutes 44 seconds East 13.10 feet; thence North 34 degrees 38 minutes 23 seconds West 123.77 feet; thence North 32 degrees 38 minutes 31 seconds West 45.20 feet; thence North 38 degrees 01 minutes 58 seconds West 31.46 feet; thence North 44 degrees 08 minutes 17 seconds West 62.82 feet; thence North 50 degrees 04 minutes 03 seconds West 31.76 feet; thence North 40 degrees 31 minutes 05 seconds West 36.54 feet; thence North 36 degrees 19 minutes 03 seconds West 51.26 feet; thence North 33 degrees 46 minutes 13 seconds West 100.24 feet to the point of curvature of a curve to the right; thence on the arc of said curve, concave easterly, having a radius of 76.81 feet, an arc length of 71.23 feet, said arc being subtended by a chord bearing and distance of North 04 degrees 37 minutes 57 seconds West 74.02 feet; thence North 23 degrees 50 minutes 19 seconds East 74.86 feet to the westerly line of Carletta Road, a 60 foot wide right-of-way, according to aforesaid map recorded in Plat Book 43, pages 40 thru 44; thence on last said line, and on the arc of a curve concave northeasterly and having a radius of 710.00 feet, an arc length 21.55 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 66 degrees 37 minutes 42 seconds East, 21.55 feet.

SCALE: 1" = 60'
FOR CLAY COUNTY BOARD OF PUBLIC DISTRIBUTION
FEBRUARY 22, 2006

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	67.20'	66.81'	66.75'	64.40'	S04°37'57"	57°17'34"
C2	71.23'	76.81'	42.24'	74.02'	N04°37'57"	87°06'55"
C3	31.51'	110.00'	15.74'	31.50'	S66°04'41"	144°22'18"

ABBREVIATIONS

- AC Air Conditioner
- ER Easement Restriction Line
- ET Electric Transformer
- FM Field Measurements
- IP Iron Pipe

GENERAL NOTES

1. Bearings shown herein are based on record bearing of S22°30'20" of the Northwesterly lot line of Lot 192, as per P.B. 43, pgs. 40 - 44 of the public records of Clay County, Florida.
2. This survey was based on documents provided and was not abstracted for easements, covenants or restrictions, title, overlaps, or other matters of record, or matters unrecorded by this surveyor.
3. Underground utilities serving or crossing this property have not been located or shown.
4. Easements shown herein are for drainage and utilities unless noted otherwise.

LINE	LENGTH	BEARING
L1	61.51'	S22°30'20"W
L2	12.31'	N66°04'41"W
L3	46.52'	S23°50'19"W
L4	100.00'	S36°19'03"W
L5	51.27'	S40°31'05"W
L6	35.34'	S30°04'03"W
L7	69.07'	S38°01'58"W
L8	32.46'	S32°38'31"W
L9	45.44'	S34°38'23"W
L10	122.80'	S68°20'16"W
L11	5.24'	S01°39'44"W
L12	19.82'	N68°20'16"W
L13	12.71'	N01°39'44"E
L14	13.10'	S34°38'23"W
L15	62.82'	N50°04'03"W
L16	31.76'	N40°31'05"W
L17	36.54'	N36°19'03"W
L18	51.26'	N33°46'13"W
L19	100.24'	N04°37'57"W
L20	74.02'	N04°37'57"W
L21	74.86'	N38°01'58"W
L22	31.55'	N66°04'41"W

Not valid without the signature and the original related seal of a Florida licensed surveyor and mapper.

Harold T. Eiland
Harold T. Eiland
License No. LS 2518

Eiland & Associates, Inc.
Professional Surveyors & Mapper
Certificate of Authorization No. LB
615 Blanding Boulevard
Orange Park, Florida 32065
Telephone 904-272-1000