

Prepared by and return to:

Bobby H. Glenn  
Clay Electric Cooperative, Inc.  
P. O. Box 308  
Keystone Heights, Florida 32656

**Tax Parcel Number:**  
33-05-25-010145-001-00

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

Elem School "X"-Shadowlawn

Space above for recording data

GRANTORS, (whether singular or plural) SCHOOL BOARD OF CLAY COUNTY,

FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF 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 as described 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:

A non-exclusive easement ten (10) feet in width located in a parcel of land located in a portion of Section 33, Township 5 South, Range 25 East, Clay County, Florida. Said parcel also known as "Road Parcel", being more particularly described on attached Exhibit "A". Said ten (10) foot easement being parallel with, adjacent to and lying North of the South boundary line of the East 1648.76 feet of said parcel and the Westerly prolongation thereof. A facsimile of said Road Parcel attached as Exhibit "B", showing location of said ten (10) foot easement.

Together with the non-exclusive use of said parcel, road parcel, for ingress, egress and the construction, operation and maintenance of an electrical distribution system and associated facilities.

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 2007 day of 2007

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

First, \_\_\_\_\_  
Witness Signature: \_\_\_\_\_  
Also, \_\_\_\_\_  
Type/Print Name: \_\_\_\_\_

By: \_\_\_\_\_ (seal)  
Type/Print Name and Title: Carol Strucard, Chairman (seal)

Second, \_\_\_\_\_  
Witness Signature: \_\_\_\_\_  
Also, \_\_\_\_\_  
Type/Print Name \_\_\_\_\_

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 2007 day of \_\_\_\_\_, 2007

By Carol Valencourt, Chairman and David L. Owens, Superintendent of Schools of The School Board 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)  
\_\_\_\_\_  
(Notary Seal) (Signature): \_\_\_\_\_ Notary Public  
Also, Type/Print Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_ Commission No. \_\_\_\_\_

## EXHIBIT "A"

ROAD PARCEL

A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 25 EAST, SAID LANDS ALSO BEING A PORTION OF BLOCKS 3 AND 8, PLAT "A" OF THE FLORIDA FARMS AND INDUSTRIES COMPANY'S PROPERTY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 27, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT NORTH LINE INTERSECTION OF THE SOUTHEAST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 46 MINUTES 34 SECONDS EAST, DEPARTING FROM SAID POINT AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 678.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, DEPARTING FROM SAID NORTH LINE A DISTANCE OF 714.31 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 664.70 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 31 SECONDS EAST, A DISTANCE OF 1648.76 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 218; THENCE NORTH 00 DEGREES 19 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 34 SECONDS WEST, DEPARTING SAID EASTERLY LINE A DISTANCE OF 1748.19 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

**MAP SHOWING BOUNDARY SURVEY OF**  
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32 TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

**SCHOOL SITE "X"**

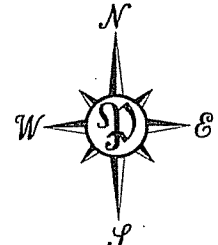
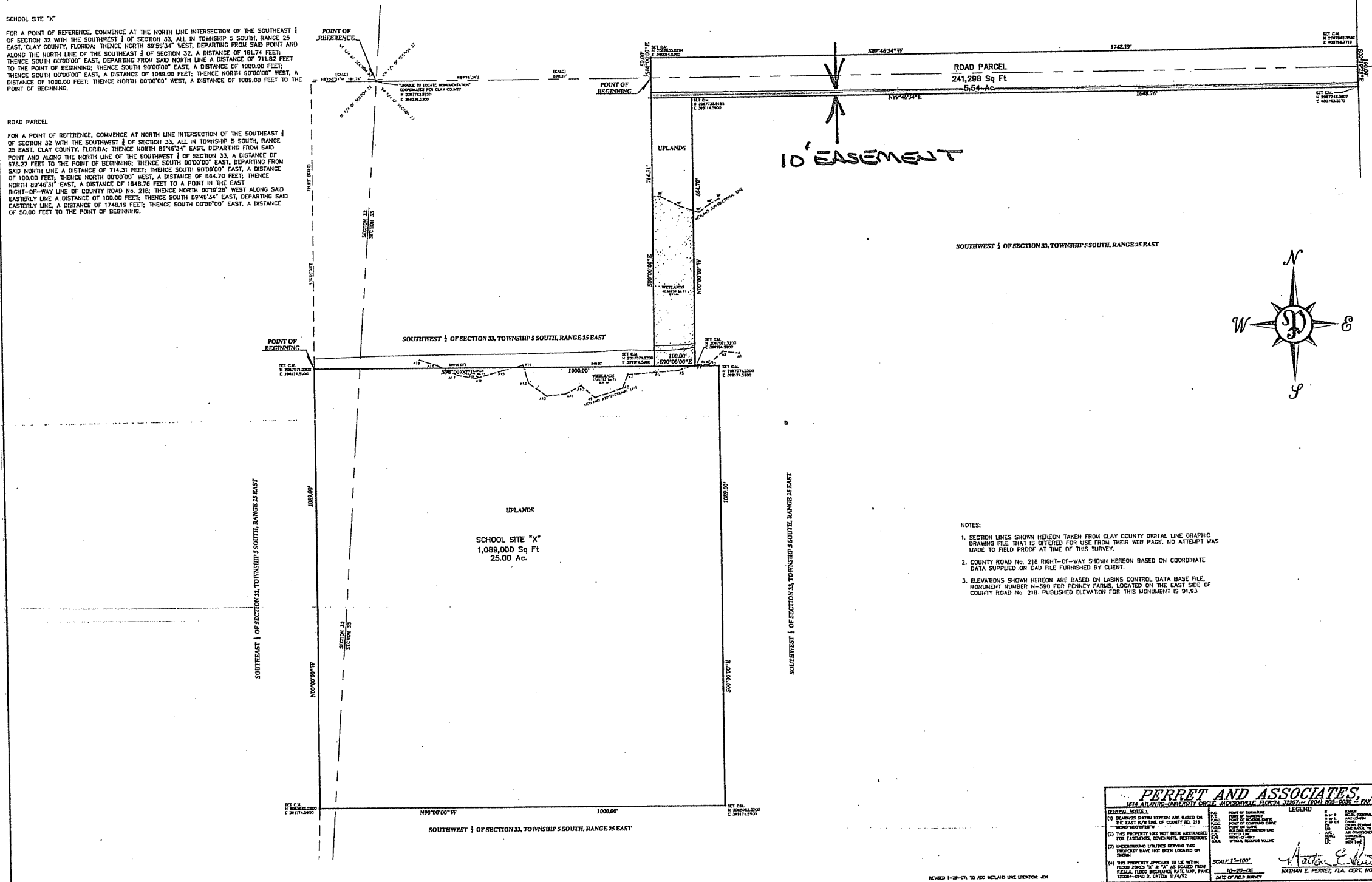
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH LINE INTERSECTION OF THE SOUTHEAST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°46'34" WEST, DEPARTING FROM SAID POINT AND ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32, A DISTANCE OF 161.74 FEET; THENCE SOUTH 00°00'00" EAST, DEPARTING FROM SAID NORTH LINE A DISTANCE OF 711.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 1000.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1089.00 FEET; THENCE NORTH 80°00'00" WEST, A DISTANCE OF 1000.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 1089.00 FEET TO THE POINT OF BEGINNING.

**ROAD PARCEL**

FOR A POINT OF REFERENCE, COMMENCE AT NORTH LINE INTERSECTION OF THE SOUTHEAST 1/4 OF SECTION 32 WITH THE SOUTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA; THENCE NORTH 89°46'34" EAST, DEPARTING FROM SAID POINT AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 578.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST, DEPARTING FROM SAID NORTH LINE A DISTANCE OF 714.31 FEET; THENCE SOUTH 80°00'00" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 864.70 FEET; THENCE NORTH 89°46'34" EAST, A DISTANCE OF 1648.76 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD No. 218; THENCE NORTH 00°19'28" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°46'34" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 1748.19 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 25 EAST

SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 25 EAST



**NOTES:**

- SECTION LINES SHOWN HEREON TAKEN FROM CLAY COUNTY DIGITAL LINE GRAPHIC DRAWING FILE THAT IS OFFERED FOR USE FROM THEIR WEB PAGE. NO ATTEMPT WAS MADE TO FIELD PROOF AT TIME OF THIS SURVEY.
- COUNTY ROAD No. 218 RIGHT-OF-WAY SHOWN HEREON BASED ON COORDINATE DATA SUPPLIED ON CAD FILE FURNISHED BY CLIENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON LABINS CONTROL DATA BASE FILE, MONUMENT NUMBER N-590 FOR PENNEY FARMS, LOCATED ON THE EAST SIDE OF COUNTY ROAD No. 218. PUBLISHED ELEVATION FOR THIS MONUMENT IS 91.93

**EXHIBIT "B"**

**PERRET AND ASSOCIATES, INC.**  
 1614 ATLANTIC UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207-1800 (904) 856-8081 FAX (904) 856-8088

GENERAL NOTES	LEGEND
(1) BENCHMARKS SHOWN HEREON ARE BASED ON THE EAST R/W LINE OF COUNTY RD. 218 WHICH IDENTIFIES "X"	POINT OF BEGINNING
(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS OR ENCUMBRANCES	BOUNDARY LINE
(3) BACKGROUND UTILITIES EXISTING THE PROPERTY HAVE NOT BEEN LOCATED OR SHOWN	ADJACENT PROPERTY
(4) THIS PROPERTY APPEARS TO BE WITHIN FLOOD ZONES "X" & "Y" AS DERIVED FROM FEMA FLOOD INSURANCE RATE MAP, PANEL 18208-0140 D, DATED: 11/1/82	ADJACENT ROAD

SCALE: 1"=100'  
 10-20-06  
 DATE OF FIELD SURVEY

NATHAN E. PERRET, P.L.A. CERT. NO. 5732