

Prepared by and return to:

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

**Tax Parcel Number:**  
06-04-25-007869-000-00

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

Overpass-Plantation Oaks Blvd.

GRANTORS, (whether singular or plural) THE 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 \_\_\_\_\_ 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 fifteen (15) feet in width being parallel with, adjacent to and lying Southerly of the right of way line of Plantation Oaks Boulevard West as shown on the plat thereof as recorded in Plat book 44, pages 18 thru 22 of the public records of Clay County, Florida AND the Southerly limits of that certain twenty (20) foot permanent Florida Department of Transportation as described in Official Records Book 2235, page 1116 of the public records of said Clay County, over, under, upon and across a parcel of land known as Parcel 12-C and being located in Section 6, 7 & 9, Township 4 South, Range 25 East, Clay County, Florida and being more particularly described on attached Exhibit "A".

Together with an easement fifty (50) feet by fifty (50) feet located within said Parcel 12-C adjacent to the most Westerly boundary line of said twenty (20) foot permanent easement and being parallel with and adjacent to the right of way line of said Plantation Oaks Boulevard West. A facsimile showing location of said fifty (50) foot by fifty (50) foot easement attached as Exhibit "B".

Together with three (3) easements twenty-five (25) feet by twenty-five (25) feet located parallel with and adjacent to the Southerly limits of that said twenty (20) foot permanent easement AND the Southerly right of way line of said Plantation Oaks Boulevard West. A facsimile showing approximate location of said three (3) twenty-five (25) feet by twenty-five (25) feet easements attached as Exhibit "B".

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, shrubbenies, 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 the 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 BOARD OF CLAY COUNTY, FLORIDA

First, \_\_\_\_\_  
Witness Signature: \_\_\_\_\_ (seal)  
Also, \_\_\_\_\_  
Type/Print Name: Carol Valencourt, Chairman (seal)

Second, \_\_\_\_\_  
Witness Signature: \_\_\_\_\_ (seal)  
Also, \_\_\_\_\_  
Type/Print Name: David L. Owens, Superintendent of Schools (seal)

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

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

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) \_\_\_\_\_ (Signature): \_\_\_\_\_ Notary Public  
(Notary Seal) \_\_\_\_\_ Type/Print Name: \_\_\_\_\_ Also, \_\_\_\_\_  
Type/Print Name: \_\_\_\_\_ Commission Expires: \_\_\_\_\_

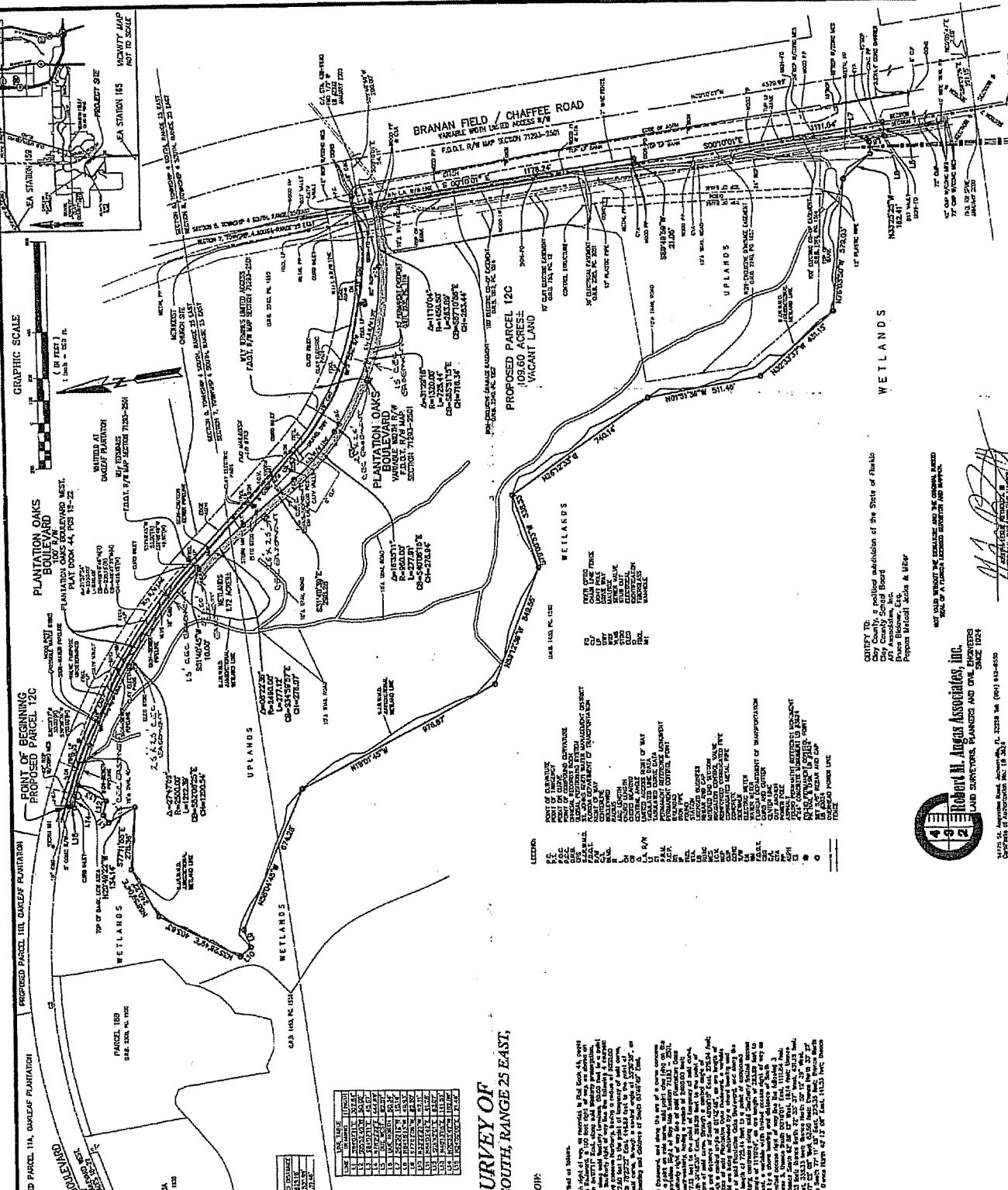
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## EXHIBIT "A"

A portion of Sections 6, 7 and 8, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Oakleaf Plantation Parkway, a variable width right of way, as recorded in Plat Book 44, pages 23 through 32 of the Public Records of said county, with the Westerly prolongation of the centerline of Plantation Oaks Boulevard, a 100 foot right of way, as shown on Plantation Oaks Boulevard West as recorded in Plat Book 44, pages 18 through 22 of said Public Records; thence South 84°07'11" East, along said Westerly prolongation, 302.84 feet to a point lying on the Westerly terminus of said Plantation Oaks Boulevard; thence South 05°52'49" West, along said Westerly terminus, 50.00 feet to a point lying on the Southerly right of way line of said Plantation Oaks Boulevard; thence Easterly and Northeasterly along said Southerly right of way line the following 4 courses: Course 1, thence South 84°07'11" East, departing said Westerly terminus, 45.67 feet to the point of curvature of a curve concave Northerly, having a radius of 2050.00 feet; Course 2, thence Easterly, along the arc of said curve, through a central angle of 17°32'27", an arc length of 627.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 87°06'36" East, 625.15 feet; Course 3, thence North 78°20'22" East, 444.89 feet to the point of curvature of a curve concave Southerly, having a radius of 2500.00 feet; Course 4, thence Easterly, along the arc of said curve, through a central angle of 35°39'38", an arc length of 1555.99 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 83°49'49" East, 1550.99 feet.

From said Point of Beginning, thence Southeasterly, continuing along said Southerly right of way line of Plantation Oaks Boulevard, and along the arc of a curve concave Southeasterly, having a radius of 2500.00 feet, through a central angle of 27°47'09", an arc length of 1212.39 feet to a point on said curve, said point also lying on the Westerly terminus of Plantation Oaks Boulevard, a variable width right of way as shown on Florida Department of Transportation Right of Way Map Section 71293 - 2501, said arc being subtended by a chord bearing and distance of South 52°06'25" East, 1200.54 feet; thence along the Southerly right of way line of said Plantation Oaks Boulevard the following 5 courses: Course 1, thence South 51°48'45" West, 10.00 feet to a point on a curve concave Southwesterly, having a radius of 2490.00 feet; Course 2, thence Southeasterly, along the arc of said curve, through a central angle of 06°22'36", an arc length of 277.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°59'57" East, 276.97 feet; Course 3, thence South 31°48'39" East, 298.28 feet to the point of curvature of a curve concave Northeasterly, having a radius of 960.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 16°35'11", an arc length of 277.91 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 49°06'15" East, 276.94 feet; Course 5, thence Southeasterly, along the arc of a curve concave Northeasterly, having a radius of 1320.00 feet, through a central angle of 01°42'46", an arc length of 39.46 feet to a point on said curve, said point also lying on the Westerly terminus of the limited access right of way line of said Plantation Oaks Boulevard, a variable width right of way as shown on said Florida Department of Transportation Right of Way Map Section 71293 - 2501, said arc being subtended by a chord bearing and distance of South 49°15'13" East, 39.46 feet; thence Southeasterly, along the Southerly limited access right of way line of said Plantation Oaks Boulevard, and along the arc of said curve concave Northeasterly, having a radius of 1320.00 feet, through a central angle of 31°29'18", an arc length of 725.44 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 65°51'15" East, 716.34 feet; thence Easterly, continuing along said Southerly limited access right of way line and along the arc of a curve concave Northerly, having a radius of 1456.50 feet, through a central angle of 11°10'04", an arc length of 283.89 feet to a point on said curve, said point also lying on the Westerly limited access right of way line of Brauman Field/Chaffee Road, a variable width limited access right of way as shown on said Florida Department of Transportation Right of Way Map Section 71293 - 2501, said arc being subtended by a chord bearing and distance of South 87°10'56" East, 283.44 feet; thence departing said Southerly limited access right of way line and along said Westerly limited access right of way line the following 3 courses: Course 1, thence South 09°10'01" East, 1178.24 feet; Course 2, thence South 89°49'59" West, 21.05 feet; Course 3, thence South 00°10'01" East, 1111.84 feet; thence Due West, 80.34 feet; thence South 62° 58' 12" access right of way line, 62.57 feet; thence Due North, 80.34 feet; thence North 33° 25' 25" West, 18.14 feet; thence North 84° 18' 13" West, 49.93 feet; thence North 32° 33' 37" West, 431.15 feet; thence North 01° 51' 36" West, 511.46 feet; thence North 26° 12' 33" West, 740.14 feet; thence South 79° 06' 53" West, 338.33 feet; thence North 59° 12' 39" West, 549.53 feet; thence North 19° 01' 45" West, 976.67 feet; thence North 58° 04' 45" West, 674.28 feet; thence South 77° 02' 09" West, 82.50 feet; thence North 33° 22' 23" West, 62.11 feet; thence North 35° 28' 49" East, 403.63 feet; thence North 68° 59' 04" East, 240.22 feet; thence South 77° 11' 55" East, 275.36 feet; thence North 20° 49' 22" West, 134.14 feet; thence North 64° 03' 42" East, 41.28 feet; thence South 69° 42' 01" East, 63.07 feet; thence North 40° 13' 06" East, 141.53 feet; thence North 70° 33' 47" West, 102.89 feet; thence North 24° 00' 00" East, 21.46 feet to the Point of Beginning.



GRAPHIC SCALE  
1" = 100'

PLANTATION OAKS BOULEVARD  
PLANTATION OAKS BOULEVARD WEST.  
PLAT BOOK 44, Pgs 17-22

PROPOSED PARCEL 12C  
105,600 ACRES  
VICINANT LAND

CERTIFY TO:  
City of Dallas  
City Engineer  
City Assessor, Inc.  
Ernst Business, Inc.  
Poppert Technical Sales & Mfg.



**Robert H. Angus Associates, Inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
200 W. TEXAS STREET, SUITE 1800, DALLAS, TEXAS 75201  
PHONE: (214) 442-4555

DRAWN BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: 1" = 250'

REVISION: JANUARY 6, 2005 TO ADD CERTIFICATION NAMES.

**SURVEY OF**  
RANGE 25 EAST,  
SOUTH 4TH TO 12TH

City of Dallas  
City Engineer  
City Assessor, Inc.  
Ernst Business, Inc.  
Poppert Technical Sales & Mfg.

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LINE	STATION	BEARING	DISTANCE
1	0+00	N 89° 54' 00" W	1.00
1	1+00	S 89° 54' 00" E	1.00
1	2+00	N 89° 54' 00" W	1.00
1	3+00	S 89° 54' 00" E	1.00
1	4+00	N 89° 54' 00" W	1.00
1	5+00	S 89° 54' 00" E	1.00
1	6+00	N 89° 54' 00" W	1.00
1	7+00	S 89° 54' 00" E	1.00
1	8+00	N 89° 54' 00" W	1.00
1	9+00	S 89° 54' 00" E	1.00
1	10+00	N 89° 54' 00" W	1.00
1	11+00	S 89° 54' 00" E	1.00
1	12+00	N 89° 54' 00" W	1.00
1	13+00	S 89° 54' 00" E	1.00
1	14+00	N 89° 54' 00" W	1.00
1	15+00	S 89° 54' 00" E	1.00
1	16+00	N 89° 54' 00" W	1.00
1	17+00	S 89° 54' 00" E	1.00
1	18+00	N 89° 54' 00" W	1.00
1	19+00	S 89° 54' 00" E	1.00
1	20+00	N 89° 54' 00" W	1.00
1	21+00	S 89° 54' 00" E	1.00
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1	24+00	N 89° 54' 00" W	1.00
1	25+00	S 89° 54' 00" E	1.00

WETLANDS

UPLANDS

BRANHAM FIELD CHAFFEE ROAD

PLANTATION OAKS BOULEVARD

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