

Prepared by and return to:

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

**Tax Parcel Number:**  
06-04-25-007869-037-00

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

School "Z"- Plantation Oak

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 for the construction, operation and maintenance of an underground electrical distribution system and associated facilities over, under, upon and across a parcel of land known as Parcel "11-B" and being located in part of Section 6, Township 4 South, Range 25 East, Clay County, Florida. Said parcel being more particularly described on attached Exhibit "A". Said non-exclusive easement being more particularly described on attached Exhibit "B". A depiction showing said non-exclusive easement attached as Exhibit "C".

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 \_\_\_\_\_, 2008

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

**SCHOOL BOARD OF CLAY COUNTY, FLORIDA**

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

By: \_\_\_\_\_ (seal)  
Type/Print Name  
and Title: Carol Studdard, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2008

By Carol Studdard, 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"

### Parcel 11 B

A portion of Section 6, 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 West, a 100 foot right of way, as recorded in Plat Book 44, pages 18 through 22, said public records; thence South 84°07'11" East, along said Westerly prolongation, a distance of 302.84 feet to a point on the Westerly terminus of said Plantation Oaks Boulevard West; thence North 05°52'49" East, along said Westerly terminus, a distance of 50.00 feet to a point lying on the Northerly right of way line of said Plantation Oaks Boulevard West; thence along said Northerly right of way line the following four (4) courses: 1) South 84°07'11" East, 45.67 feet to a point of curvature; 2) Easterly along the arc of a curve concave Northerly, having a radius of 1950.00 feet, an arc length of 596.98 feet, to a point of tangency, said arc being subtended by a chord bearing and distance of North 87°06'36" East, 594.65 feet; 3) North 78°20'22" East, 444.89 feet to a point of curvature; 4) Easterly along the arc of a curve concave Southerly, having a radius of 2600.00 feet, an arc length of 754.51 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 86°39'11" East, 751.86 feet.

From said Point of Beginning, thence North 00°54'12" West, departing said Northerly right of way line, a distance of 1177.49 feet; thence North 61°08'17" West, 328.11 feet; thence North 54°04'01" West, 66.39 feet; thence North 44°15'11" East, 470.94 feet; thence South 86°00'27" East, 349.09 feet; thence South 73°33'55" East, 87.43 feet; thence South 53°54'47" East, 247.54 feet; thence South 15°00'00" East, 216.25 feet; thence South 69°30'00" East, 538.99 feet to the Westerly boundary line of Whitfield at Oakleaf Plantation, as recorded in Plat Book 46, pages 58 through 67, said public records; thence South 20°30'00" West, along said Westerly boundary line, 1360.57 feet to a point lying on said Northerly right of way line of Plantation Oaks Boulevard West; thence along said Northerly right of way line and along the arc of a curve concave Southwesterly, having a radius of 2600.00 feet, an arc length of 704.89 feet to a point on said curve, and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 77°16'01" West, 702.73 feet.

EXHIBIT "B"

A PORTION OF LAND LYING IN AND BEING OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF OAKLEAF PLANTATION SCHOOL SITE AS RECORDED IN OFFICAL RECORDS BOOK 2661, PAGE 502, OF SAID COUNTY, ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD WEST, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG THE WESTERLY LINE OF SAID SCHOOL SITE AND DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 54 MINUTES 12 SECONDS WEST, A DISTANCE OF 22.51 FEET; THENCE DEPARTING SAID WESTERLY LINE NORTH 25 DEGREES 34 MINUTES 55 SECONDS EAST, A DISTANCE OF 30.63 FEET; THENCE NORTH 11 DEGREE 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 29.65 FEET; THENCE NORTH 22 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 46.55 FEET; THENCE NORTH 07 DEGREES 55 MINUTES 08 SECONDS EAST, A DISTANCE OF 55.39 FEET; THENCE NORTH 08 DEGREES 08 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.86 FEET; THENCE NORTH 13 DEGREES 42 MINUTES 14 SECONDS WEST, A DISTANCE OF 72.51 FEET; THENCE NORTH 01 DEGREES 08 MINUTES 33 SECONDS EAST, A DISTANCE OF 127.55 FEET; THENCE NORTH 09 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 83.14 FEET; THENCE NORTH 14 DEGREES 24 MINUTES 18 SECONDS EAST; A DISTANCE OF 72.63 FEET; THENCE NORTH 22 DEGREES 54 MINUTES 02 SECONDS EAST, A DISTANCE OF 76.44 FEET; THENCE NORTH 46 DEGREES 33 MINUTES 59 SECONDS EAST, A DISTANCE OF 70.83 FEET; THENCE NORTH 59 DEGREES 36 MINUTES 52 SECONDS EAST; A DISTANCE OF 54.04 FEET; THENCE NORTH 75 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 31.62 FEET; THENCE SOUTH 84 DEGREES 33 MINUTES 02 SECONDS EAST, A DISTANCE OF 40.75 FEET; THENCE NORTH 04 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 3.40 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.64 FEET; THENCE SOUTH 04 DEGREES 32 MINUTES 20 SECONDS WEST, A DISTANCE OF 16.96 FEET; THENCE NORTH 85 DEGREES 27 MINUTES 40 SECONDS WEST, A DISTANCE OF 15.64 FEET; THENCE NORTH 04 DEGREES 32 MINUTES 20 SECONDS EAST, A DISTANCE OF 3.56 FEET; THENCE NORTH 84 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 39.13 FEET; THENCE SOUTH 75 DEGREES 10 MINUTES 58 SECONDS WEST, A DISTANCE OF 28.47 FEET; THENCE SOUTH 59 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 51.53 FEET; THENCE SOUTH 46 DEGREES 33 MINUTES 59 SECONDS WEST, A DISTANCE OF 67.39 FEET; THENCE SOUTH 22 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 73.60 FEET; THENCE SOUTH 14 DEGREES 24 MINUTES 18 SECONDS WEST, A DISTANCE OF 71.48 FEET; THENCE SOUTH 09 DEGREES 42 MINUTES 26 SECONDS WEST, A DISTANCE OF 81.99 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 33 SECONDS WEST, A DISTANCE OF 125.50 FEET; THENCE SOUTH 13 DEGREES 42 MINUTES 14 SECONDS EAST, A DISTANCE OF 71.69 FEET; THENCE SOUTH 08 DEGREES 08 MINUTES 54 SECONDS EAST, A DISTANCE OF 73.75 FEET; THENCE SOUTH 07 DEGREES 55 MINUTES 08 SECONDS WEST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 22 DEGREES 43 MINUTE 12 SECONDS WEST, A DISTANCE OF 45.83 FEET; THENCE SOUTH 11 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 29.90 FEET; THENCE SOUTH 26 DEGREES 34 MINUTES 55 SECONDS WEST, A DISTANCE OF 41.39 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2610.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 683.21 FEET, HAVING A RADIUS OF 2610.00 FEET, A DELTA ANGLE OF 14 DEGREES 59 MINUTES 53 SECONDS BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 681.26 FEET; THENCE DEPARTING SAID CURVE NORTH 21 DEGREES 31 MINUTES 27 SECONDS EAST, A DISTANCE OF 6.49 FEET; THENCE SOUTH 68 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.24 FEET TO THE EASTERLY LINE OF SAID SCHOOL SITE; THENCE ALONG SAID LINE SOUTH 20 DEGREES 31 MINUTES 21 SECONDS WEST, A DISTANCE OF 16.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID SCHOOL SITE AND A POINT ON A THE NORTHERLY RIGHT OF WAY LINE OF SAID PLANTATION OAKS BOULEVARD WEST; THENCE ALONG AND AROUND SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 704.57 FEET, HAVING A RADIUS OF 2600.00 FEET, A DELTA ANGLE 15 DEGREES 31 MINUTES 35 SECONDS BEING SUBTENDED

