

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.

Oakleaf High School  
Electric Service

Space above for recording data

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 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 "12-C" and being located in part of Section 6, 7, & 8, Township 4 South, Range 25 East, Clay County, Florida and being more particularly described on attached Exhibit "A". Said underground easement being more particularly described on attached Exhibit "B". A facsimile showing said underground 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 \_\_\_\_\_, 2009

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:  
First,  
Witness Signature: \_\_\_\_\_  
Also,  
Type/Print Name: \_\_\_\_\_

**THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**  
By: \_\_\_\_\_ (seal)  
Type/Print Name  
and Title: Charles Van Zant, Chairman (seal)

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

Attest: \_\_\_\_\_ (seal)  
Type/Print Name  
and Title: Ben Wortham, Superintendent of Schools (seal)

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009

By Charles Van Zant, Chairman and Ben Wortham, 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"

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, 1530.99 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 Southwesterly, 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 40°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 Brann 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 00°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, departing said Westerly limited access right of way line, 62.57 feet; thence Due North, 80.34 feet; thence South 62° 58' 12" West, 18.14 feet; thence North 84° 18' 13" West, 49.93 feet; thence North 33° 25' 25" West, 162.41 feet; thence North 76° 03' 50" West, 579.03 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, 549.55 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.

## EXHIBIT "B"

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD (A 100 FOOT RIGHT OF WAY), AS RECORDED IN PLAT BOOK 44, PAGES 18 THROUGH 22 OF SAID PUBLIC RECORDS AND THE WESTERLY LINE OF THE WESTERLY TERMINUS OF PLANTATION OAKS BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71293-2501; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71293-2501 WESTERLY AND SOUTHERLY LINE THE FOLLOWING THREE COURSES AND DISTANCES: COURSE 1, SOUTH 51°48'45" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2490.00 FEET; COURSE 2, SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 277.11 FEET, MAKING A CENTRAL ANGLE OF 06°22'35" AND HAVING A CHORD BEARING OF SOUTH 34°59'57" EAST AND A CHORD DISTANCE OF 276.97 FEET; COURSE 3, SOUTH 31°48'39" EAST, A DISTANCE OF 80.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°11'21" WEST, DEPARTING SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71293-250 SOUTHERLY LINE, A DISTANCE OF 15.01 FEET; THENCE SOUTH 31°48'39" EAST, A DISTANCE OF 30.16 FEET; THENCE SOUTH 58°11'21" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 31°48'39" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 58°11'21" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 31°48'39" EAST, A DISTANCE OF 224.93 FEET; THENCE SOUTH 24°48'53" EAST, A DISTANCE OF 49.96 FEET; THENCE SOUTH 01°07'44" WEST, A DISTANCE OF 199.56 FEET; THENCE NORTH 88°52'16" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 01°07'44" WEST, A DISTANCE OF 8.09 FEET; THENCE SOUTH 59°28'15" EAST, A DISTANCE OF 13.35 FEET; THENCE NORTH 30°31'45" EAST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 59°28'15" EAST, A DISTANCE OF 460.51 FEET; THENCE SOUTH 63°47'17" EAST, A DISTANCE OF 214.51 FEET; THENCE SOUTH 67°11'43" EAST, A DISTANCE OF 128.75 FEET; THENCE SOUTH 01°38'28" EAST, A DISTANCE OF 200.10 FEET; THENCE SOUTH 10°50'18" EAST, A DISTANCE OF 70.04 FEET; THENCE SOUTH 17°26'02" EAST, A DISTANCE OF 157.99 FEET; THENCE SOUTH 02°46'32" WEST, A DISTANCE OF 14.87 FEET; THENCE SOUTH 87°15'25" EAST, A DISTANCE OF 2.47 FEET; THENCE SOUTH 08°59'13" WEST, A DISTANCE OF 151.44 FEET; THENCE SOUTH 16°50'31" WEST, A DISTANCE OF 95.60 FEET; THENCE NORTH 16°50'31" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 16°50'31" WEST, A DISTANCE OF 19.00 FEET; THENCE SOUTH 72°49'34" EAST, A DISTANCE OF 22.50 FEET; THENCE NORTH 16°50'31" EAST, A DISTANCE OF 19.13 FEET; THENCE NORTH 73°09'29" WEST, A DISTANCE OF 2.50 FEET; THENCE NORTH 16°50'31" EAST, A DISTANCE OF 96.63 FEET; THENCE NORTH 08°59'13" EAST, A DISTANCE OF 154.11 FEET; THENCE SOUTH 87°15'25" EAST, A DISTANCE OF 0.72 FEET; THENCE NORTH 02°43'56" EAST, A DISTANCE OF 16.73 FEET; THENCE NORTH 87°07'50" WEST, A DISTANCE OF 2.98 FEET; THENCE NORTH 17°26'02" WEST, A DISTANCE OF 160.64 FEET; THENCE NORTH 10°50'18" WEST, A DISTANCE OF 67.96 FEET; THENCE NORTH 01°38'28" WEST, A DISTANCE OF 212.16 FEET; THENCE SOUTH 89°06'20" WEST, A DISTANCE OF 8.17 FEET; THENCE NORTH 67°11'43" WEST, A DISTANCE OF 128.98 FEET; THENCE NORTH 63°47'17" WEST, A DISTANCE OF 213.50 FEET; THENCE NORTH 59°28'15" WEST, A DISTANCE OF 461.64 FEET; THENCE NORTH 39°55'04" WEST, A DISTANCE OF 2.27 FEET; THENCE NORTH 01°07'44" EAST, A DISTANCE OF 198.57 FEET; THENCE NORTH 24°01'37" WEST, A DISTANCE OF 54.98 FEET; THENCE NORTH 31°42'38" WEST, A DISTANCE OF 63.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION OAKS BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 71293-2501; THENCE NORTH 31°48'25" WEST, A DISTANCE OF 193.31 FEET; THENCE NORTH 58°11'21" EAST, A DISTANCE OF 37.08 FEET; THENCE NORTH 31°48'39" WEST, A DISTANCE OF 24.85 FEET; THENCE SOUTH 58°11'21" WEST, A DISTANCE OF 37.08 FEET TO THE POINT OF BEGINNING. CONTAINING 32,353 SQUARE FEET OR 0.74 ACRES MORE OR LESS.

ORDER NO. 2007-3944-5

## PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

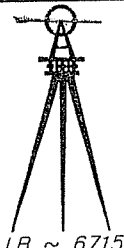
**GENERAL NOTES :**

- (1) BEARINGS SHOWN HEREON ARE BASED ON FOR THE
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN
- (4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
C/L	CENTER LINE
R/W	RIGHT-OF-WAY
O.R.V.	OFFICIAL RECORDS VOLUME
O/L	ON LINE

**LEGEND**

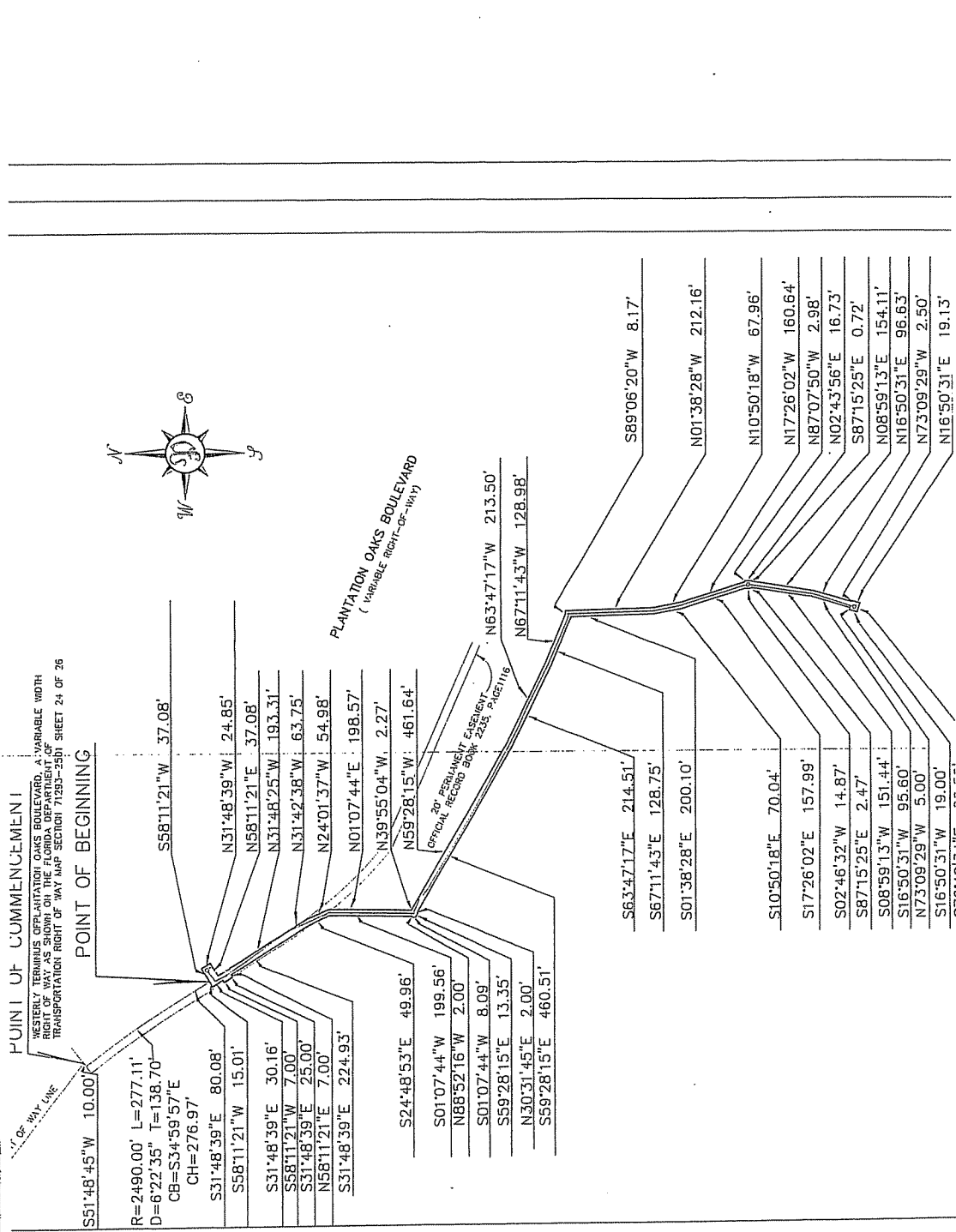
R	RADIUS (CENTRAL ANGLE)
A or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
LP.	IRON PIPE



LB ~ 6715

DATE OF FIELD SURVEY

**EXHIBIT "C"**



POINT OF COMMENCEMENT  
 WESTERLY TERMINUS OF PLANTATION OAKS BOULEVARD, A VARIABLE WIDTH  
 RIGHT OF WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF  
 TRANSPORTATION RIGHT OF WAY MAP SECTION 71393-2501 SHEET 24 OF 26

POINT OF BEGINNING

1/2" OF WAY LINE  
 S51°48'45"W 10.00'

R=2490.00' L=277.11'  
 D=6°22'35" T=138.70'  
 CB=S34°59'57"E  
 CH=276.97'

S31°48'39"E 80.08'  
 S58°11'21"W 15.01'  
 S31°48'39"E 30.16'  
 S58°11'21"W 7.00'  
 S31°48'39"E 25.00'  
 S58°11'21"E 7.00'  
 S31°48'39"E 224.93'

S24°48'55"E 49.96'  
 S01°07'44"W 199.56'  
 N88°52'16"W 2.00'  
 S01°07'44"W 8.09'  
 S59°28'15"E 13.35'  
 N50°31'45"E 2.00'  
 S59°28'15"E 460.51'

PROVISIONAL EASEMENT  
 OFFICIAL RECORD BOOK 2253, PAGE 1116

S63°47'17"E 214.51'  
 S67°11'43"E 128.75'  
 S01°38'28"E 200.10'

S10°50'18"E 70.04'  
 S17°26'02"E 157.99'  
 S02°46'32"W 14.87'  
 S87°15'25"E 2.47'  
 S08°59'13"W 151.44'  
 S16°50'31"W 95.60'  
 N73°09'29"W 5.00'  
 S16°50'31"W 19.00'

PLANTATION OAKS BOULEVARD  
 (VARIABLE RIGHT-OF-WAY)

N63°47'17"W 213.50'  
 N67°11'43"W 128.98'

S89°06'20"W 8.17'  
 N01°38'28"W 212.16'  
 N10°50'18"W 67.96'  
 N17°26'02"W 160.64'  
 N87°07'50"W 2.98'  
 N02°43'56"E 16.73'  
 S87°15'25"E 0.72'  
 N08°59'13"E 154.11'  
 N16°50'31"E 96.63'  
 N73°09'29"W 2.50'  
 N16°50'31"E 19.13'

