Prepared by and return to:

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

Book: 2267
Page: 1680
Rec: 09/23/2003
10:16 AM
File# 200365419
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: $15.00
DOC: $0.70

Space above for recording data

Tax Parcel Number:
#007868-000-00

RIGHT-OF-WAY EASEMENT

Cannons Point-Phase 1

Clay Electric Cooperative, Inc.

GRANTORS, (whether singular or plural) OAKLEAF PLANTATION, L.L.C.

whose mailing address is 3020 Hartley Road, Suite 100

City Jacksonville State Florida Zip Code 32257

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:

Non-exclusive easement ten (10) feet in width being parallel with, adjacent to and outside of all the right of way lines of **Silver Bluff Boulevard, Cotton Clover Drive and Canopy Oaks Drive,** including cul-de-sacs, over, under, upon and across **Lot 66 thru Lot 154, Tract "A", Tract "B"** and that certain tract lying between **Lot 138** and **Silver Bluff Boulevard** of **Cannons Point** at **Oakleaf Plantation-Phase 1** as shown on the plat thereof as recorded in the public records of Clay County, Florida in Plat Book 42, at pages 42 thru 48.

Together with easements ten (10) feet in width being five (5) feet each side of underground service cable extending from the above described easement area to the consumers' point of connection.

CANNONS POINT at **OAKLEAF PLANTATION-PHASE 1** is a subdivision located with portions of Section 5, Township 4 South, Range 25 East, Clay County, Florida and being more particularly described on reverse side as Exhibit "A". A facsimile of said **CANNONS POINT** at **OAKLEAF PLANTATION-PHASE 1** attached as Exhibit "B".

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 16 day of Sept, 2003

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

First,
Witness Signature: Adrienne Watson
Also,
Type/Print Name: ADRIENNE T. WATSON

Second,
Witness Signature: Cami Gomez
Also,
Type/Print Name Cami Gomez

OAKLEAF PLANTATION, L.L.C.
a Florida Limited Liability Company

By: (seal)
Type/Print Name and Title: ERIK H. WILSON, VICE PRESIDENT (seal)

Attest: Elinore C. Cox (seal)
Type/Print Name and Title: ELINORE C. COX (seal)

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16 day of September, 2003

By ERIK H. WILSON, VICE PRESIDENT OF OAKLEAF PLANTATION, L.L.C
(Name of officer, partner or agent, and title, one or more) (Name of corporation or partnership acknowledging)

a Florida limited liability company, on behalf of the company. He/she is personally known to me or produced

_____ as identification and did☐ did not ☐ take an oath.
(Type of identification)

ADRIENNE TEMPLE WATSON
Notary Public - State of Florida
My Commission Expires May 8, 2005
Commission # DD022342
(Notary Seal)

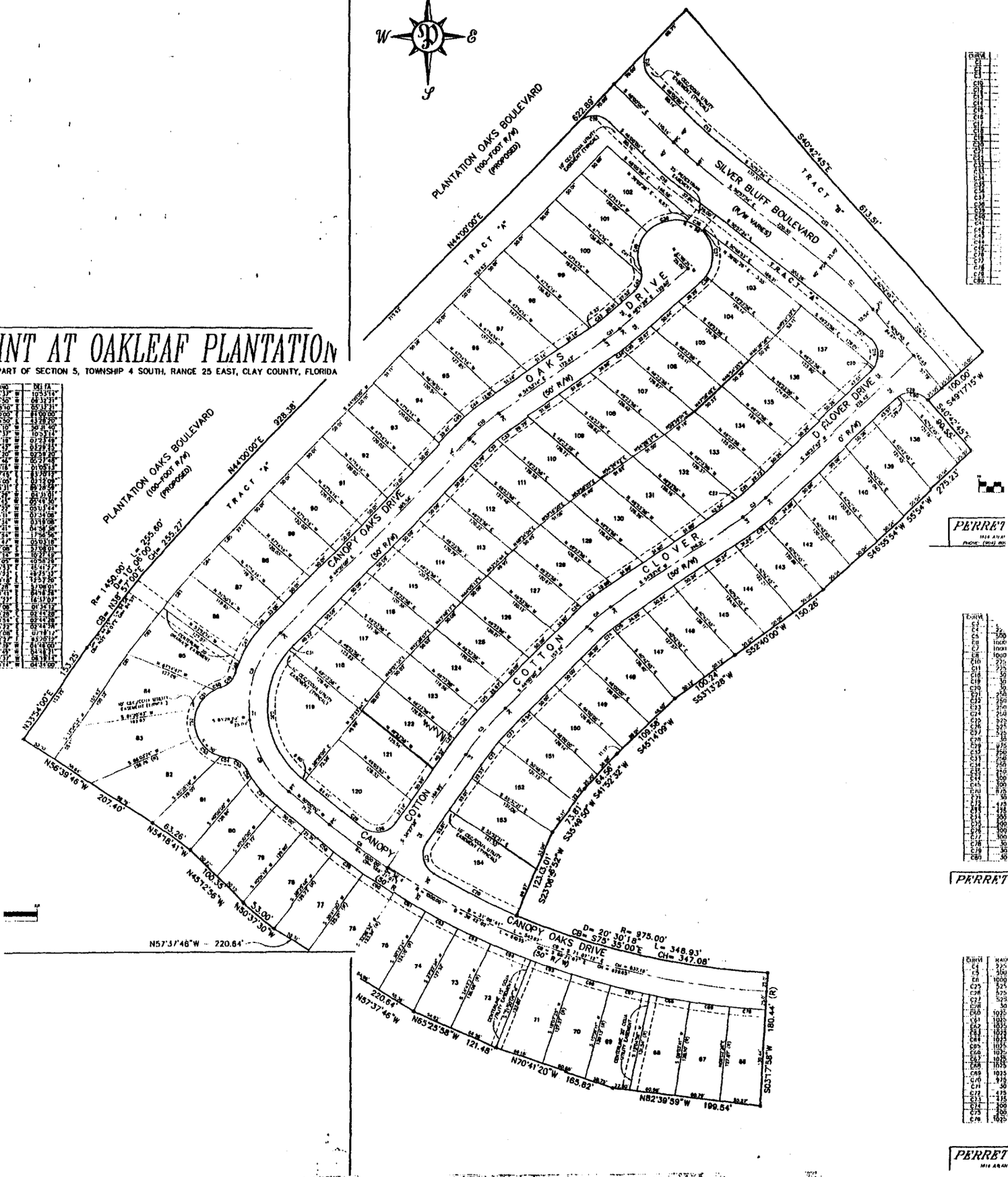
(Signature): Adrienne Temple Watson Notary Public
Also,
Type/Print Name: Adrienne Temple Watson

Commission Expires: 5/8/05 Commission No: DD022342

ENG-1802-CORP.
OakleafPlantationCannonsPointPhase1.pj

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

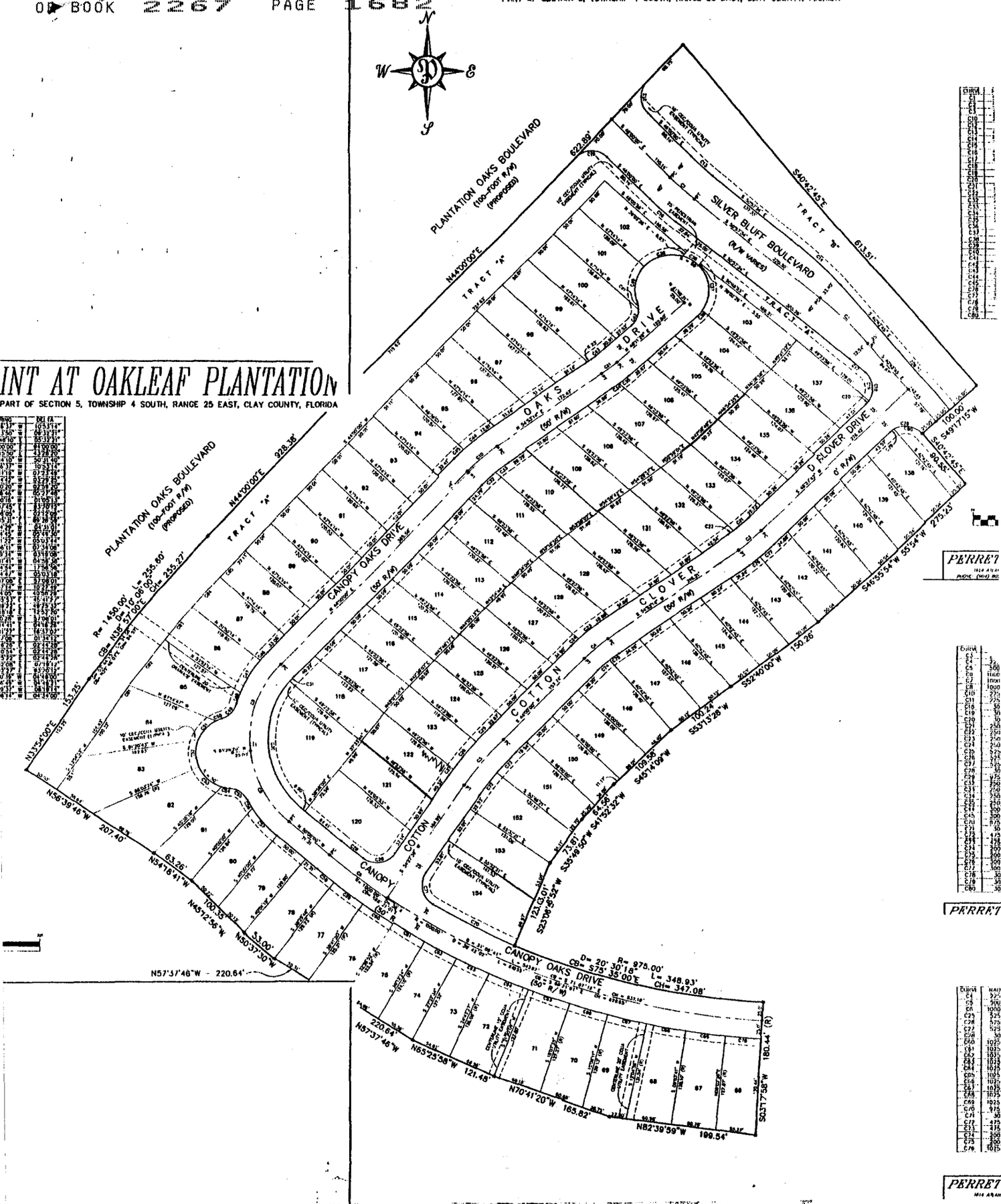


INT AT OAKLEAF PLANTATION
PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

EXHIBIT "B"

CANNONS POINT AT OAKLEAF PLANTATION ~ PHASE 1

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA



INT AT OAKLEAF PLANTATION

PART OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA

EXHIBIT "B"