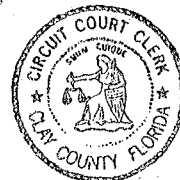


Prepared by and return to:

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

5 MIN. RETURN



Book: 2129
Page: 0160
Rec: 12/06/2002
02:21 PM
File# 200273766
James B. Jett
Clerk Of Courts
Clay County, FL
FEE: \$15.00
DOC: \$0.70

Tax Parcel Number:
05-04-25-007868-000-00

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

TIMBERFIELD

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

Space above for recording data

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 easements ten (10) feet in width being parallel with, adjacent to and outside of all the right of way lines of Bellshire Drive, Timberlake Drive, Timberjack Court, Timbermill Lane, Timbertrail Court and Oaksides Drive, including cul-de-sacs over, under, upon and across Lot 1 thru Lot 114, and Tract "C" and Tract "D" of TIMBERFIELD at OAKLEAF PLANTATION as shown on the plat thereof as recorded in the public records of Clay County, Florida in Plat Book 40, at pages 22 thru 32.

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

Together with an easement ten (10) feet in width being five (5) feet each side of the common interior lot line of Lot 95 and Lot 96 of said TIMBERFIELD at OAKLEAF PLANTATION and together with an easement twenty (20) feet in width being ten (10) feet each side of the prolongation of said common interior lot line over, under, upon and across Tract "D" to the right of way line of Oaksides Drive of said TIMBERFIELD at OAKLEAF PLANTATION.

TIMBERFIELD at OAKLEAF PLANTATION is a subdivision located in a portion of Section 4 and 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 TIMBERFIELD 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 2nd day of December 2002

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

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

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

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

Second,
Witness Signature: Elinore C. Cox
Also,
Type/Print Name Elinore C. Cox

Attest: _____ (seal)
Type/Print Name and Title: _____ (seal)

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2nd day of December, 2002

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)

(Signature): Elinore C. Cox Notary Public
Also,
Type/Print Name: Elinore C. Cox

(Notary Seal)

Commission Expires: _____ Commission No. _____

EXHIBIT "A"

TIMBERFIELD

CAPTION :

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 4 AND SECTION 5, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5, ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 4; THENCE, ON THE EAST LINE OF SAID SECTION 5; SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, 3114.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OAKSIDE DRIVE, A RIGHT-OF-WAY OF VARIABLE WIDTH AND THE POINT OF BEGINNING; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTH 76 DEGREES 24 MINUTES 38 SECONDS EAST, 78.00 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 33 MINUTES 41 SECONDS, AN ARC DISTANCE OF 38.21 FEET (SOUTH 11 DEGREES 09 MINUTES 03 SECONDS WEST, 78.00 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 60 DEGREES 33 MINUTES 04 SECONDS EAST, 52.52 FEET TO A POINT ON A CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 100 DEGREES 06 MINUTES 58 SECONDS, AN ARC DISTANCE OF 43.68 FEET (NORTH 62 DEGREES 07 MINUTES 51 SECONDS EAST, 38.33 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 48 MINUTES 40 SECONDS EAST, 214.39 FEET; THENCE, NORTH 22 DEGREES 11 MINUTES 20 SECONDS EAST AND RADIAL TO A CURVE, 15.00 FEET TO A POINT ON A CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 01 MINUTE 50 SECONDS, AN ARC DISTANCE OF 198.11 FEET (SOUTH 78 DEGREES 19 MINUTES 35 SECONDS EAST, 197.10 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 50 MINUTES 30 SECONDS EAST, 73.89 FEET; THENCE, SOUTH 00 DEGREES 46 MINUTES 55 SECONDS EAST, 25.01 FEET; THENCE, SOUTH 39 DEGREES 46 MINUTES 11 SECONDS EAST, 94.79 FEET; THENCE, SOUTH 16 DEGREES 15 MINUTES 01 SECONDS EAST, 28.00 FEET; THENCE, SOUTH 00 DEGREES 29 MINUTES 28 SECONDS WEST, 70.26 FEET; THENCE, SOUTH 16 DEGREES 00 MINUTES 44 SECONDS WEST, 78.90 FEET; THENCE, SOUTH 14 DEGREES 40 MINUTES 51 SECONDS WEST, 73.03 FEET; THENCE, SOUTH 00 DEGREES 47 MINUTES 35 SECONDS WEST, 82.48 FEET; THENCE, SOUTH 16 DEGREES 18 MINUTES 42 SECONDS WEST, 36.45 FEET; THENCE, SOUTH 70 DEGREES 57 MINUTES 57 SECONDS WEST, 28.24 FEET; THENCE, SOUTH 17 DEGREES 39 MINUTES 33 SECONDS WEST, 46.09 FEET; THENCE, SOUTH 00 DEGREES 16 MINUTES 40 SECONDS WEST, 62.42 FEET; THENCE, SOUTH 43 DEGREES 09 MINUTES 26 SECONDS WEST, 62.76 FEET; THENCE, SOUTH 13 DEGREES 04 MINUTES 51 SECONDS WEST, 63.89 FEET; THENCE, SOUTH 51 DEGREES 54 MINUTES 38 SECONDS WEST, 69.53 FEET; THENCE, SOUTH 18 DEGREES 31 MINUTES 12 SECONDS WEST, 66.07 FEET; THENCE, SOUTH 51 DEGREES 06 MINUTES 07 SECONDS WEST, 74.26 FEET; THENCE, SOUTH 36 DEGREES 31 MINUTES 40 SECONDS EAST, 59.18 FEET; THENCE, NORTH 85 DEGREES 54 MINUTES 08 SECONDS EAST, 49.23 FEET; THENCE, SOUTH 08 DEGREES 09 MINUTES 56 SECONDS WEST, 146.14 FEET; THENCE, SOUTH 67 DEGREES 00 MINUTES 01 SECONDS WEST, 92.46 FEET; THENCE, SOUTH 51 DEGREES 31 MINUTES 39 SECONDS WEST, 49.39 FEET; THENCE, SOUTH 49 DEGREES 55 MINUTES 53 SECONDS WEST, 61.91 FEET; THENCE, SOUTH 89 DEGREES 56 MINUTES 26 SECONDS WEST, 63.71 FEET; THENCE, SOUTH 73 DEGREES 36 MINUTES 55 SECONDS WEST, 67.33 FEET; THENCE, SOUTH 73 DEGREES 15 MINUTES 03 SECONDS WEST, 72.97 FEET; THENCE, SOUTH 75 DEGREES 51 MINUTES 15 SECONDS WEST, 55.91 FEET; THENCE, NORTH 77 DEGREES 36 MINUTES 46 SECONDS WEST, 45.53 FEET; THENCE, NORTH 80 DEGREES 21 MINUTES 16 SECONDS WEST, 74.05 FEET; THENCE, SOUTH 74 DEGREES 00 MINUTES 57 SECONDS WEST, 62.97 FEET; THENCE, SOUTH 40 DEGREES 21 MINUTES 49 SECONDS WEST, 38.69 FEET; THENCE, SOUTH 15 DEGREES 38 MINUTES 44 SECONDS WEST, 53.91 FEET; THENCE, SOUTH 48 DEGREES 07 MINUTES 00 SECONDS WEST, 58.03 FEET; THENCE, SOUTH 20 DEGREES 17 MINUTES 30 SECONDS WEST, 62.93 FEET; THENCE, SOUTH 04 DEGREES 12 MINUTES 08 SECONDS EAST, 28.15 FEET; THENCE, NORTH 70 DEGREES 17 MINUTES 51 SECONDS WEST, 37.41 FEET; THENCE, SOUTH 17 DEGREES 38 MINUTES 53 SECONDS WEST, 47.51 FEET; THENCE, NORTH 72 DEGREES 01 MINUTES 08 SECONDS WEST, 42.79 FEET; THENCE, SOUTH 72 DEGREES 06 MINUTES 36 SECONDS WEST, 42.30 FEET; THENCE, SOUTH 63 DEGREES 51 MINUTES 50 SECONDS WEST, 83.35 FEET; THENCE, NORTH 80 DEGREES 40 MINUTES 04 SECONDS WEST, 128.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH, AND A POINT ON A CURVE; THENCE, ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1415.00 FEET AND A CENTRAL ANGLE OF 52 DEGREES 47 MINUTES 17 SECONDS, AN ARC DISTANCE OF 1303.68 FEET (NORTH 17 DEGREES 03 MINUTES 42 SECONDS WEST, 1258.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 43 DEGREES 25 MINUTES 19 SECONDS WEST, 104.63 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 46 MINUTES 39 SECONDS, AN ARC DISTANCE OF 48.05 FEET (NORTH 02 DEGREES 25 MINUTES 58 SECONDS WEST, 43.08 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OAKSIDE DRIVE; THENCE, ON SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 48 DEGREES 19 MINUTES 18 SECONDS EAST, 385.42 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 55 DEGREES 16 MINUTES 04 SECONDS, ARC DISTANCE OF 443.72 FEET (SOUTH 76 DEGREES 24 MINUTES 38 SECONDS EAST, 385.42 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, RADIAL TO SAID CURVE, SOUTH 13 DEGREES 35 MINUTES 22 SECONDS WEST, 15.00 FEET; THENCE, CONTINUING ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 76 DEGREES 24 MINUTES 38 SECONDS EAST, 292.14 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 41.09

EXHIBIT "B"

