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Prepared by and returned to:

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

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

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

5 MIN. RETURN

Space above for recording data

WORTHINGTON OAKS

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 Worthington Oaks Drive, Acornridge Lane, Wakeview Drive, Parkview Drive and Amberwood Court including cul-de-sacs over, under, upon and across Lot 1 thru Lot 94, Tract "A", Tract "B", Tract "C" and Tract "E" of WORTHINGTON OAKS AT OAKLEAF PLANTATION as shown on the plat thereof as recorded in the public records of Clay County, Florida in Plat Book 39, at pages 52 thru 60.

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.

Also together with an easement ten (10) feet in width being five (5) feet each side of the common interior lot line of Lot 10 and Lot 11 of said WORTHINGTON OAKS AT OAKLEAF PLANTATION and the prolongation of said common interior lot line over, under, upon and across Tract "B" of said WORTHINGTON OAKS AT OAKLEAF PLANTATION.

Also together with an easement twenty (20) feet in width located adjacent to the most Northerly boundary of Tract "C". Said easement adjacent to Wakeview Drive and the most Southerly boundary line of Tract "E" as shown on said plat.

WORTHINGTON OAKS AT OAKLEAF PLANTATION is a subdivision located in a portion 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 WORTHINGTON OAKS AT OAKLEAF PLANTATION 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 7th day of November, 2002

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

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

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

OAKLEAF PLANTATION, L.L.C.
a Florida Limited Liability Company
By Donald P. Hinson (seal)
Type/Print Name and Title: DONALD P. HINSON, PRESIDENT (seal)

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

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 7th day of November, 2002

By DONALD P. HINSON, 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)
ELINORE C. COX
Notary Public, State of Florida
My comm. exp. Nov. 15, 2005 (Notary Seal)
Comm. No. DD 068028

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

Commission Expires: _____ Commission No. _____

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE, ON THE NORTH LINE THEREOF, SOUTH 89 DEGREES 49 MINUTES 27 SECONDS WEST, 1776.87 FEET; THENCE, SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, 465.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 18 DEGREES 31 MINUTES 52 SECONDS WEST, 147.93 FEET; THENCE, SOUTH 14 DEGREES 29 MINUTES 05 SECONDS WEST, 41.42 FEET; THENCE, SOUTH 83 DEGREES 42 MINUTES 01 SECOND EAST, 163.05 FEET; THENCE, SOUTH 60 DEGREES 00 MINUTES 41 SECONDS EAST, 99.38 FEET; THENCE, SOUTH 28 DEGREES 26 MINUTES 02 SECONDS EAST, 99.35 FEET; THENCE, SOUTH 61 DEGREES 33 MINUTES 58 SECONDS WEST AND RADIAL TO A CURVE, 112.00 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 35 MINUTES 44 SECONDS, AN ARC DISTANCE OF 57.32 FEET (SOUTH 21 DEGREES 08 MINUTES 10 SECONDS EAST, 57.16 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE SOUTH 13 DEGREES 50 MINUTES 18 SECONDS EAST, 80.41 FEET; THENCE, NORTH 81 DEGREES 15 MINUTES 41 SECONDS EAST, 45.89 FEET; THENCE, SOUTH 08 DEGREES 44 MINUTES 19 SECONDS EAST, 40.00 FEET; THENCE, SOUTH 70 DEGREES 25 MINUTES 31 SECONDS EAST, 320.71 FEET; THENCE, SOUTH 24 DEGREES 18 MINUTES 08 SECONDS WEST, 206.90 FEET; THENCE, SOUTH 54 DEGREES 28 MINUTES 00 SECONDS WEST AND RADIAL TO A CURVE, 25.00 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PARKVIEW DRIVE, A RIGHT-OF-WAY OF VARIABLE 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 125.00 FEET AND A CENTRAL ANGLE OF 56 DEGREES 53 MINUTES 02 SECONDS, AN ARC DISTANCE OF 124.10 FEET (NORTH 57 DEGREES 03 MINUTES 22 SECONDS WEST, 119.07 FEET TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 17 MINUTES 53 SECONDS, AN ARC DISTANCE OF 43.89 FEET (NORTH 60 DEGREES 20 MINUTES 57 SECONDS WEST, 42.50 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 67 DEGREES 22 MINUTES 06 SECONDS WEST, 83.98 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 50.00 FEET AND A CENTRAL ANGLE OF 50 DEGREES 49 MINUTES 47 SECONDS, AN ARC DISTANCE OF 44.36 FEET (SOUTH 14 DEGREES 00 MINUTES 25 SECONDS WEST, 42.92 FEET, CHORD BEARING AND DISTANCE) TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID PARKVIEW DRIVE AND A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 51 DEGREES 39 MINUTES 22 SECONDS, AN ARC DISTANCE OF 112.70 FEET (SOUTH 13 DEGREES 35 MINUTES 38 SECONDS WEST, 108.92 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 59 DEGREES 03 MINUTES 01 SECOND, AN ARC DISTANCE OF 51.53 FEET (SOUTH 17 DEGREES 17 MINUTES 27 SECONDS WEST, 49.28 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 48 MINUTES 58 SECONDS WEST, 489.55 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 43 DEGREES 11 MINUTES 02 SECONDS WEST, 15.00 FEET; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 48 MINUTES 58 SECONDS WEST, 188.61 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAKLEAF VILLAGE PARKWAY, A RIGHT-OF-WAY OF VARIED WIDTH, AND 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 86 DEGREES 55 MINUTES 09 SECONDS, AN ARC DISTANCE OF 45.51 FEET (NORTH 89 DEGREES 43 MINUTES 28 SECONDS WEST, 41.27 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3016.50 FEET AND A CENTRAL ANGLE OF 04 DEGREES 43 MINUTES 00 SECONDS, AN ARC DISTANCE OF 248.32 FEET (NORTH 48 DEGREES 37 MINUTES 24 SECONDS WEST, 248.25 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF REVERSE CURVE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1485.00 FEET AND A CENTRAL ANGLE OF 24 DEGREES 57 MINUTES 55 SECONDS, AN ARC DISTANCE OF 647.05 FEET (NORTH 38 DEGREES 29 MINUTES 56 SECONDS WEST, 641.95 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 26 DEGREES 00 MINUTES 59 SECONDS WEST, 845.84 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1515.00 FEET AND A CENTRAL ANGLE OF 07 DEGREES 50 MINUTES 45 SECONDS, AN ARC DISTANCE OF 207.45 FEET (NORTH 29 DEGREES 56 MINUTES 21 SECONDS WEST, 207.29 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 88 DEGREES 14 MINUTES 20 SECONDS EAST, 174.03 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 37 DEGREES 56 MINUTES 30 SECONDS, AN ARC DISTANCE OF 33.11 FEET (SOUTH 72 DEGREES 47 MINUTES 25 SECONDS EAST, 32.51 FEET TO A POINT OF TANGENCY; THENCE, SOUTH 53 DEGREES 49 MINUTES 10 SECONDS EAST, 228.93 FEET; THENCE SOUTH 60 DEGREES 57 MINUTES 52 SECONDS EAST, 76.40 FEET; THENCE, SOUTH 06 DEGREES 22 MINUTES 26 SECONDS EAST, 95.70 FEET; THENCE, NORTH 83 DEGREES 37 MINUTES 34 SECONDS EAST, 140.00 FEET; THENCE, SOUTH 81 DEGREES 24 MINUTES 21 SECONDS EAST, 72.48 FEET; THENCE, NORTH 88 DEGREES 45 MINUTES 24 SECONDS EAST, 70.28 FEET; THENCE, NORTH 83 DEGREES 24 MINUTES 32 SECONDS EAST, 333.86 FEET; THENCE, NORTH 19 DEGREES 26 MINUTES 41 SECONDS EAST, 64.16 FEET; THENCE, NORTH 06 DEGREES 29 MINUTES 22 SECONDS EAST, 67.51 FEET; THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 64.51 FEET; THENCE, SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST AND RADIAL TO A CURVE, 24.85 FEET TO A POINT ON A CURVE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 91 DEGREES 07 MINUTES 01 SECOND, AN ARC DISTANCE OF 95.42 FEET (SOUTH 89 DEGREES 26 MINUTES 29 SECONDS EAST, 85.68 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 46 DEGREES 07 MINUTES 01 SECOND EAST AND RADIAL TO SAID CURVE, 34.04 FEET; THENCE, SOUTH 79 DEGREES 16 MINUTES 32 SECONDS EAST, 121.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 41.0 ACRES, MORE OR LESS.

EXHIBIT "A"

