

CLAY ELECTRIC COOPERATIVE
DISTRIBUTION RIGHT-OF-WAY EASEMENT

6484 402

OFFICIAL RECORDS

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned Grantors (whether one or more)
Highland Lakes Joint Venture

in consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Clay Electric Cooperative, Inc., a Florida Corporation, hereinafter called the "Cooperative" its successors and assigns, a perpetual easement 10 feet in width over, under, upon and across the lands and real property situate, lying and being in the County of Duval State of Florida, more particularly described as follows:

An easement 10 feet in width, over, across, through and upon a portion of the following described lands:

Lots 1 through 92 inclusive, and that portion entitled "Lake", Highland Lakes on Argyle Unit One according to plat thereof recorded in Plat Book 53 Pages 1-10 of Current Public Records, Duval County, Florida, all as shown on attached drawing and by reference thereto made a part hereof.

Together with an easement 10 feet in width, being 5 feet on each side of underground power lines extending from lot corners to point of connection at consumers residence.



also, a perpetual easement over, under, upon and across all ~~above~~ rights and rights of way in any subdivision or recorded plat, which subdivision or recorded plat includes the said property described herein. And the right to construct, operate and maintain an electric distribution line or system, on or under the above described lands, the right to inspect and make such repairs, changes, alterations, improvements, and additions to its facilities as the Cooperative may from time to time deem advisable, including by way of example and not by the way of limitation, the right to increase or decrease the number of conduits, poles, wires, cables, hand holes, transformers, and transformer enclosures; the right to cut, burn and control the growth by chemical means, machinery or otherwise of trees and shrubbery that may interfere with or threaten or endanger the operation and maintenance of said line or system, the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees, low-growing shrubbery and fences that do not otherwise interfere with Cooperative's use of the right-of-way easements; the right to license, permit, or otherwise agree to the joint use or occupancy of the lines, system, or if any of said system is placed underground, of the trench or related underground facilities by any other person, association or corporation; and the right to enter upon, cross and use other lands of the Grantors to provide access to the easements granted herein.

The undersigned agree that all poles, wires, and other facilities including any main service entrance equipment installed in, upon or under the above described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative. The undersigned covenants that they are the owners of the above described lands. The grantors reserve the right to use the easement conveyed hereunder for general farming, citrus grove, or pasture purposes, as long as such use does not interfere with the Cooperative's use of the easement conveyed hereunder.

Grantors agree that this right of way easement shall run with the land and that any abandonment of the use of the easement, or interruption in the use of the right-of-way easement, 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 _____, 1988.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Highland Lakes Joint Venture

By: _____ (SEAL)
President Sunrise Homes, Inc.

By: _____ (SEAL)
Baita/Landtect Associates IV LTD.

By: _____ (SEAL)
President Landtect International, Inc.

By: _____ (SEAL)
General Partner Baita/Landtect Associates IV LTD.

By: _____ (SEAL)
President Baita International, Inc.

By: _____ (SEAL)
General Partner Baita/Landtect Associates IV LTD.

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this _____ day of _____, 1988
the undersigned authority personally appeared

to me known to be the persons described in and who executed the foregoing instrument and

acknowledged the same

and that my signature and official seal in said County and State this day and year and otherwise.

NOTARY PUBLIC
CLAY COUNTY, FLORIDA
My Comm. Expires _____
My Comm. No. _____

Witness my hand and seal this _____ day of _____, 1988.
Notary Public for Clay County, Florida

OFFICIAL RECORDS,

COUNTY OF: Duval

100 ANNE LEWIS
NOTARY
PUBLIC
STATE OF FLORIDA AT LARGE

COUNTY OF: Duval

[Handwritten signature]

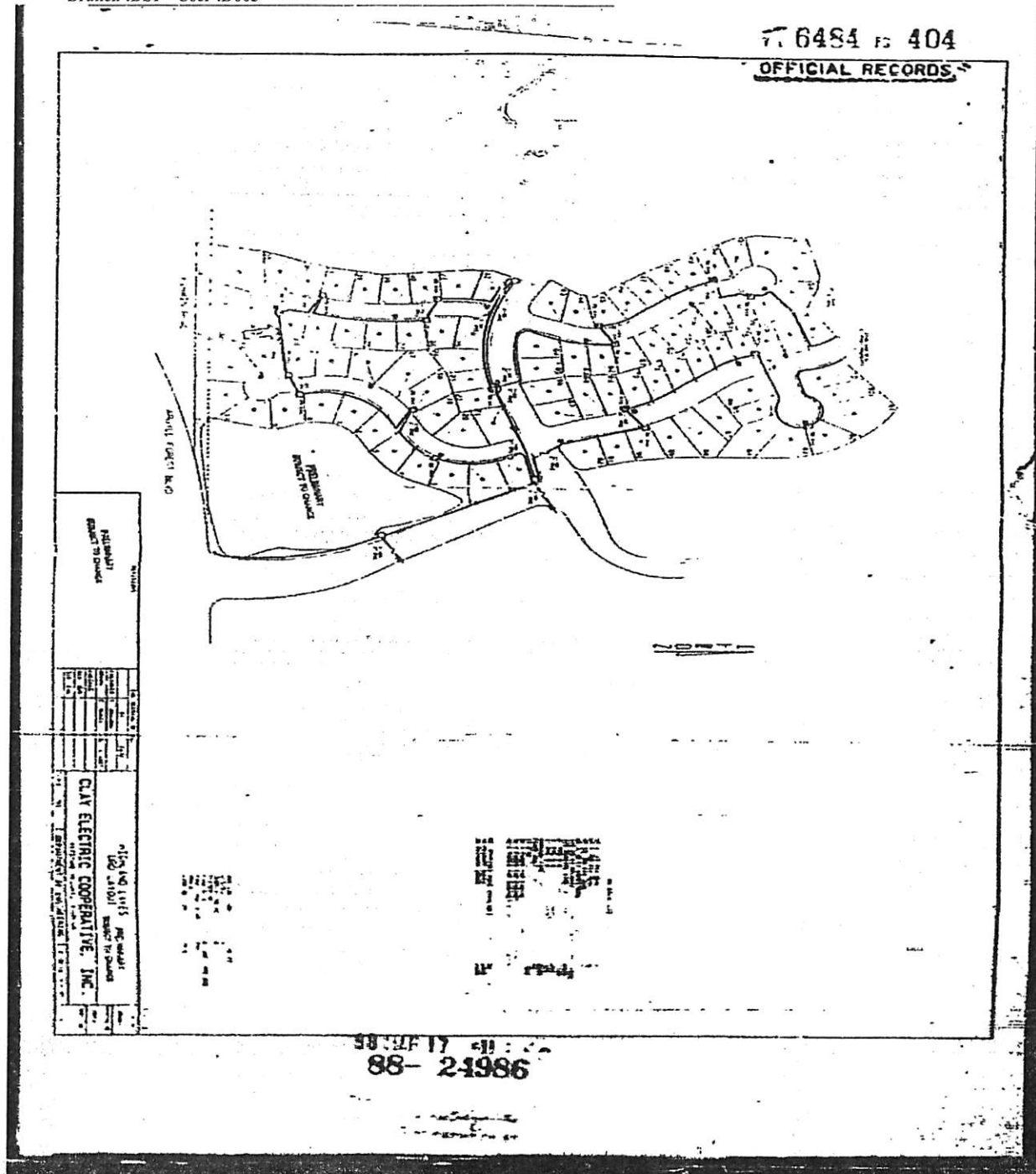
RECEIVED
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

COUNTY OF. Dukes

EXTRACTED BY SUPERVISOR AND ANALYST FOR THE STATE LABORATORY AND FOUND THE FOLLOWING RESULTS:

100-443887-100

Click here to unlock TaIPDF.NET



GRANT OF EASEMENT
(All Utilities)

OFFICIAL RECORDS

THIS INDENTURE, made this 10th day of February, 1989, between SUMMERHOMES INCORPORATED, a Florida corporation and BAITA/LANDTEC ASSOCIATES, IV, LTD., a Florida Limited Partnership f/k/a HIGHLANDS-ON-ARGYLE JOINT VENTURE d/b/a HIGHLAND LAKES JOINT VENTURE, a Florida joint venture, of the County of Duval and State of Florida, party of the first part, and the City of Jacksonville, a municipal corporation in Duval County, State of Florida, party of the second part.

WITNESSETH, That for and in consideration of the sum of One Dollar in hand paid to the party of the first part by the party of the second part, the receipt of which is hereby acknowledged, said party of the first part hereby give, grant, dedicate and convey to the party of the second part, its successors and assigns forever, an unobstructed right-of-way and easement, with the right, privilege and authority to said party of the second part, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair subsurface pipes and associated equipment for drainage, sewer, water, or other quasi-utilities, either or all, on, along, over, through, across or under the following described land, situate in Jacksonville, Duval County, Florida, to-wit:

All of the lands described on Exhibit "A" attached hereto.



TOGETHER with the right to said party of the second part, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any and all of said improvements upon, over, under or in said lands, together also with right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the

FORM 66-1
REAL ESTATE DIVISION, REG. 1266, CITY HALL

PREPARED BY Bob Person
AS AGENT FOR CITY OF JACKSONVILLE

OFFICIAL RECORDS

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its authorized officers and its seal affixed the day and year above written.

Signed, sealed and delivered in
our presence

SUNNERBONES INCORPORATED,
a Florida corporation, and
DAITA/LANDTEC ASSOCIATES, IV,
LTD., a Florida Limited Part-
nership f/k/a HIGHLANDS-ON-
ARGYLE JOINT VENTURE d/b/a
HIGHLAND LAKES JOINT
VENTURE, a Florida joint
venture.

DAITA/LANDTEC ASSOCIATES, IV,
LTD., a Florida limited
partnership

By: DAITA INTERNATIONAL,
INC., a general partner

By: [Signature]
Its President

[Signature]
[Signature]

By: [Signature]
Its President

By: [Signature]
Its President

(Corporate Seal)

SUNNERBONES INCORPORATED,
a Florida corporation

By: [Signature]
Its Vice President

(Corporate Seal)

[Signature]
[Signature]

OFFICIAL RECORDS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this date by Michael R. Daliberti, Vice President of Summerhomes Incorporated, a Florida corporation, known by me to be the person(s) described in and who executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and official seal this 26th day of March 1989.

Donna C. Maloney
Notary Public in and for the County
and State Aforesaid. My commission
expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES: JULY 27, 1990
BONDED THIS GENERAL REG. NO.

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this date by David Owen, President of Landtec International, Inc., a Florida corporation, the General Partner of Baita/Landtec Associates, IV, Ltd., a Florida limited partnership, known by me to be the person(s) described in and who executed the foregoing instrument on behalf of the corporation and the partnership.

WITNESS my hand and official seal this 14th day of March 1989.

Pickie Buttleman
Notary Public in and for the County
and State Aforesaid. My commission
expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 6, 1992
BONDED THIS NOTARY PUBLIC UNDERWRITERS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this date by Reto Schneider, President of Baita International, Inc., a Florida corporation, the General Partner of Baita/Landtec Associates, IV, Ltd., a Florida limited partnership, known by me to be the person(s) described in and who executed the foregoing instrument on behalf of the corporation and the partnership.

WITNESS my hand and official seal this 14th day of March 1989.

Pickie Buttleman
Notary Public in and for the County
and State Aforesaid. My commission
expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: OCT. 6, 1992
BONDED THIS NOTARY PUBLIC UNDERWRITERS

FORM APPROVED

Byronne H. Hines
ASSISTANT COUNSEL

Accepted on behalf of the City of Jacksonville, Florida

Corporate Secretary

Mayor

Accepted on behalf of the CITY
OF JACKSONVILLE, Florida

Karen A. Kuhlmann
Karen A. Kuhlmann, Real Estate Officer



**Sunshine State
Surveyors, Inc.**

VOL 6690 PG 1552

OFFICIAL RECORDS

Highland Lakes on Argyle Easement

Exhibit "A"

*Grant of Easement
Summerhomes Inc.*

July 18, 1988 (Revised 9-21-88)
Work Order No. S88-846

File No. 88A-3036

EASEMENT NO. 1

A portion of the South one-half of the Northwest one-quarter of Section 35, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference, commence at the Southeast corner of said Northwest one-quarter of Section 35; run thence North $00^{\circ} 15' 59''$ East, along the Easterly line of said Northwest one-quarter of Section 35, a distance of 756.64 feet to the Point of Beginning for this description.

From the Point of Beginning thus described, run thence North $89^{\circ} 44' 01''$ West, a distance of 58.59 feet; thence North $29^{\circ} 25' 06''$ East, a distance of 8.59 feet; thence South $89^{\circ} 44' 01''$ East, a distance of 39.40 feet; thence North $00^{\circ} 15' 59''$ East, a distance of 12.50 feet; run thence South $89^{\circ} 44' 01''$ East, a distance of 15.0 feet to a point in the aforementioned Easterly line of Northwest one-quarter of Section 35; run thence South $00^{\circ} 15' 59''$ West, along said Easterly line, a distance of 20.0 feet to the Point of Beginning.

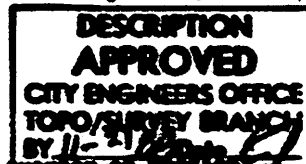
ALSO

EASEMENT NO. 2

A portion of the South one-half of the Northwest one-quarter of Section 35, Township 3 South, Range 25 East, Duval County, Florida, being more particularly described as follows:

For Point of Reference, commence at the Southeast corner of said Northwest one-quarter of Section 35; run thence North $00^{\circ} 15' 59''$ East, along the Easterly line of said Northwest one-quarter of Section 35, a distance of 756.64 feet; departing from said Easterly line of the Northwest one-quarter of Section 35, run thence North $89^{\circ} 44' 01''$ West, a distance of 211.80 feet; thence South $86^{\circ} 37' 21''$ West, a distance of 229.23 feet to the Point of Beginning for this description.

From the Point of Beginning thus described, run thence North $69^{\circ} 19' 11''$ West, a distance of 88.71 feet; thence North $24^{\circ} 40' 00''$ East, a distance of 20.05 feet; run thence South $69^{\circ} 19' 11''$ East, a distance of 89.47 feet to a point lying in a curve, said curve being concave to the Southeast and having a radius of 255.0 feet; run thence 20.12 feet Southwesterly, around the arc of said curve and through a central angle of $04^{\circ} 31' 15''$, to the Point of Beginning, said arc being subtended by a chord which bears South $26^{\circ} 49' 26''$ West, 20.12 feet.



MAP TO ACCOMPANY DESCRIPTION

A PORTION OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SEC. 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENTS.

OFFICIAL RECORDS

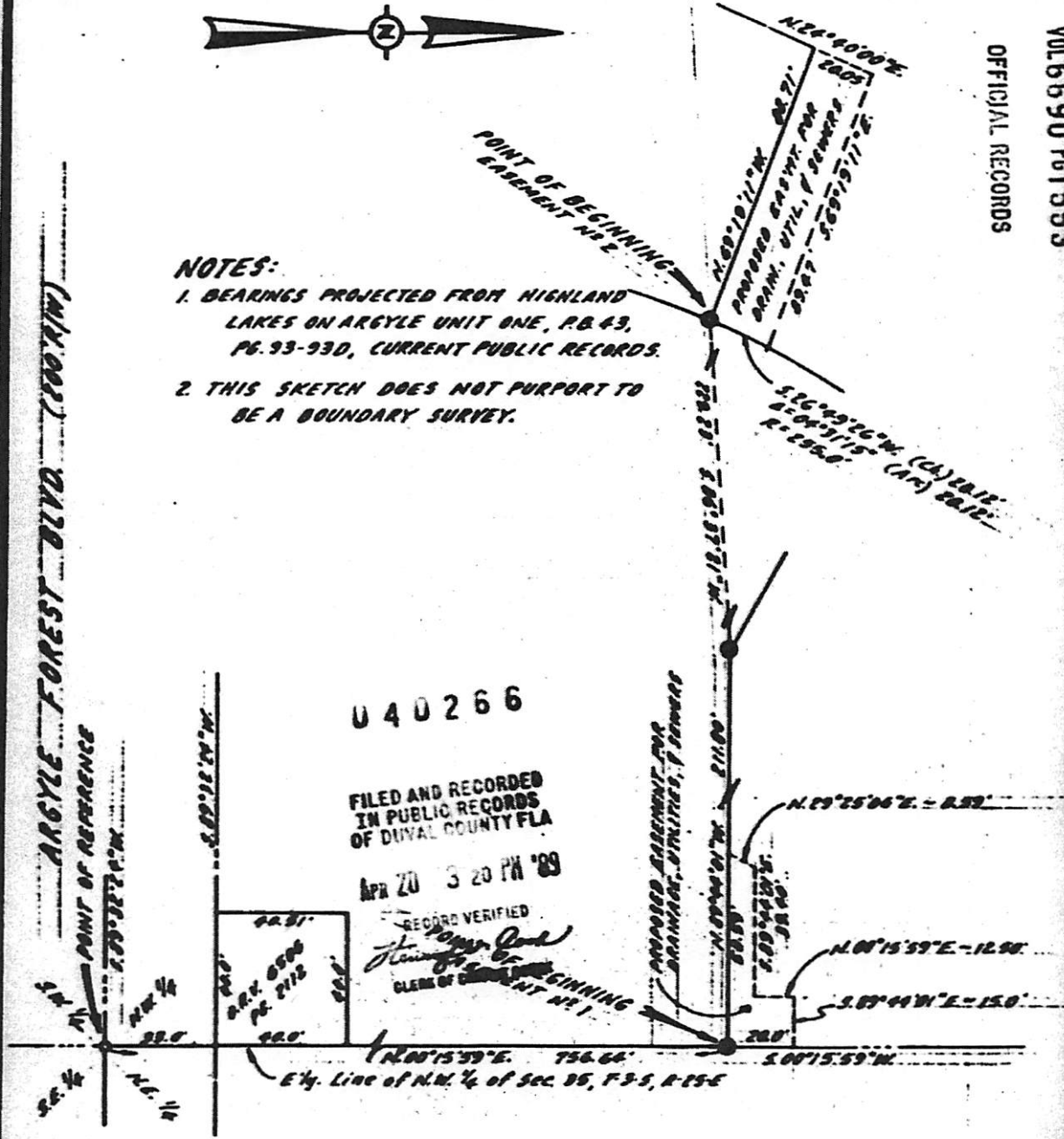
VOL 6690 PG 1553



NOTES:

1. BEARINGS PROJECTED FROM HIGHLAND LAKES ON ARGYLE UNIT ONE, P.B. 43, P. 93-93D, CURRENT PUBLIC RECORDS.
2. THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

ARGYLE FOREST BLVD. (100' WIDE)



I HEREBY CERTIFY THAT THE _____ SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD AREA ZONE _____ AS SHOWN ON FLOOD INSURANCE RATE MAP _____ FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED _____

SUNSHINE STATE SURVEYORS, INC.

ENGINEERS, SURVEYORS & LAND PLANNERS

JACKSONVILLE, FLORIDA



I HEREBY CERTIFY THAT THE ABOVE MAP WAS SURVEYED ON _____ AND THAT THE _____ IS LOCATED UPON SAID _____ AS SHOWN AND THAT THERE ARE NO ENCUMBRANCES UPON SAID _____ AND MEETS THE MINIMUM REQUIREMENTS OF THE F.A.C., SECTION 472.07, CHAPTER 21N.1-6

W. MORRIS HAZEN, JR.

SCALE 1"=60'

DATE JULY 18, 1988

REGISTERED SURVEYOR, NO. 100, FLORIDA

LEGEND

- CONCRETE MONUMENT
- IRON CORNER (SET)
- FENCE
- CORNER (FOUND)
- ⊕ CROSS CUT

FIELD BOOK NO. NONE

ORDER NO. 588-846

OFFICIAL RECORDS

JACKSONVILLE ELECTRIC AUTHORITY

EASEMENT

THIS EASEMENT made this 25th day of JUNE A.D., 1992, between HUTSON LAND GROUP, INC. whose mailing address is 3030 HARTLEY RD., SUITE 290 JACKSONVILLE, FLORIDA 32257, Party of the First Part, and the JACKSONVILLE ELECTRIC AUTHORITY, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida, 32202, Party of the Second Part.

WITNESSETH: For and in consideration of the sum of \$1.00 in hand paid to the Party of the First Part by the Party of the Second Part, receipt of which is hereby acknowledged, the Party of the First Part hereby gives, grants, bargains, sells and conveys to the Party of the Second Part, its successors and assigns forever an unobstructed right-of-way and easement with the right, privilege, and authority to the said Party of the Second Part, its successors and assigns to construct, operate, lay, improve and/or repair, operate and maintain electric cables and associated equipment along the paths on which said electric cables, transformers, supporting poles and other distribution system facilities and associated equipment are to be laid in, on, along, through, across or under the following described lands situated in DUVAL County, Florida to wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

14
by

This instrument prepared by
Kermit E. Curwood, Jr.
Jacksonville Electric Authority

Return to
C. Brannen
JEA
21 W Church St
Jacksonville 32211

RECORDED
JUN 25 1992
\$000.00

Provided however, that the Party of the Second Part shall have no right to construct, operate, lay, improve and/or repair, operate and maintain electric cables and associated equipment under any building or other structure, other than pavements and sidewalks, which is not in existence; and provided further, however, that the Party of the Second Part shall not interfere with any future development on the above referenced premises by the Party of the First Part, its successors or assigns, provided that the Party of the First Part agrees to pay all costs and expenses incurred by the Party of the Second Part in relocating any underground electric cables or associated equipment presently existing on the above referenced premises to accommodate said future development.

OFFICIAL RECORDS

Together with the right to said Party of the Second Part, its successors and assigns of the Ingress and egress to and over said above described premises and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, providing that all openings and excavations for the purpose of examining, repairing, replacing, altering or extending the cables shall be properly refilled, the surface replaced with like material and the property left in good and safe condition. The easements herein granted are not exclusive of other uses by the Party of the First Part which do not interfere with the easement rights herein granted for the operation, maintenance and protection of said electric facilities

The rights and conditions herein granted by the undersigned are subject to the following conditions: The Party of the Second Part shall indemnify and save harmless to the Party of the First Part from all liabilities, claims or damages to any person or property resulting from above written.

WITNESSES:

NAME OF COMPANY: HUTSON LAND GROUP, INC.

(sign)

(print)

(sign)

(print)

BY:

(sign)

DONALD P. HINSON

(print)

TITLE: PRESIDENT

ADDRESS: 3030 HARTLEY RD., SUITE 290

JACKSONVILLE, FLORIDA 32257

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

Before me personally appeared DONALD P. HINSON the PRESIDENT of HUTSON LAND GROUP, INC., a corporation existing under the laws of the State of FLORIDA, who executed the foregoing Easement and acknowledged the execution thereof to be his or her own free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation. He or she is personally known to me or has produced as identification and did take an oath.

WITNESS my hand and official seal this 25th day of June, 1992.

(sign)

(print)

Notary Public in and for the County of Duval, State of Florida.
My Commission Expires: January 7, 1996
(Seal) BONDED THRU TROY FAIR INSURANCE, INC.

Acceptance authorized pursuant to Resolution of the Jacksonville Electric Authority adopted at its regular meeting of May 7, 1974.

JACKSONVILLE ELECTRIC AUTHORITY

By:

Royce Lyles, Managing Director

EXHIBIT "A"

PAGE 1 OF 1

OFFICIAL RECORDS

VOL 7383 Pg 1901

A PORTION OF TRACTS 1 THROUGH 8, (INCLUSIVE), BLOCK 2, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 25 EAST, AS SHOWN ON THE MAP OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTH 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEASTERLY CORNER OF THE NORTHWEST 1/4, OF SAID SECTION 35; THENCE NORTH 00° 15' 59" EAST, ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF SECTION 35, 756.70 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF HIGHLAND LAKES ON ARGYLE UNIT THREE, AS RECORDED IN PLAT BOOK 44, PAGES 100, 100A 100B, AND 100C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID HIGHLAND LAKES ON ARGYLE UNIT THREE, THE FOLLOWING FOUR COURSES AND DISTANCES: COURSE NO. ONE (#1); THENCE NORTH 89° 41' 57" WEST, 211.81 FEET, COURSE NO. TWO (#2); THENCE NORTH 60° 34' 04" WEST, 172.19 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY, COURSE NO. THREE (#3); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 127.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38° 52' 18" WEST, 125.73 FEET TO A POINT ON SAID CURVE, COURSE NO. FOUR (#4); THENCE NORTH 69° 24' 26" WEST, DEPARTING FROM SAID CURVE, 89.20 FEET TO THE MOST NORTHWESTERLY CORNER OF SAID HIGHLAND LAKES ON ARGYLE UNIT THREE; THENCE NORTH 24° 40' 00" EAST, 312.98 FEET; THENCE NORTH 73° 28' 45" WEST, 242.48 FEET TO A POINT SITUATE ON THE EASTERLY LINE OF HIGHLAND LAKES ON ARGYLE UNIT TWO, AS RECORDED IN PLAT BOOK 44, PAGES 55, 55A AND 55B, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY AND NORTHERLY LINE OF SAID HIGHLAND LAKES ON ARGYLE UNIT TWO, THE NORTHEASTERLY LINE OF HIGHLAND LAKES ON ARGYLE UNIT ONE, AS RECORDED IN PLAT BOOK 43, PAGES 93, 93A, 93B, 93C, AND 93D, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE NORTHERLY LINE OF HIGHLAND LAKES ON ARGYLE UNIT FOUR, AS RECORDED IN PLAT BOOK 46, PAGES 15, 15A, 15B AND 15C, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THE FOLLOWING NINETEEN COURSES AND DISTANCES: COURSE NO. ONE (#1); THENCE NORTH 07° 40' 00" WEST, 233.86 FEET, COURSE NO. TWO (#2); THENCE NORTH 06° 06' 15" EAST, 281.43 FEET, COURSE NO. THREE (#3); THENCE SOUTH 82° 01' 35" WEST, 93.89 FEET, COURSE NO. FOUR (#4); THENCE SOUTH 17° 55' 15" WEST, 12.27 FEET, COURSE NO. FIVE (#5); THENCE SOUTH 84° 00' 00" WEST, 48.63 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY, COURSE NO. SIX (#6); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 29.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03° 53' 11" WEST, 29.38 FEET TO A POINT ON SAID CURVE, COURSE NO. SEVEN (#7); THENCE SOUTH 83° 11' 30" WEST, 182.51 FEET, COURSE NO. EIGHT (#8); THENCE SOUTH 69° 03' 45" WEST, 153.11 FEET, COURSE NO. NINE (#9); THENCE SOUTH 18° 39' 55" EAST, 31.79 FEET, COURSE NO. TEN (#10); THENCE SOUTH 81° 33' 09" WEST, 80.55 FEET, COURSE NO. ELEVEN (#11); THENCE NORTH 38° 06' 42" WEST, 18.41 FEET, COURSE NO. TWELVE (#12); THENCE SOUTH 67° 32' 58" WEST, 53.00 FEET TO A POINT SITUATE ON A CURVE LEADING NORTHWESTERLY, COURSE NO. THIRTEEN (#13); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 354.40 FEET, AN ARC LENGTH OF 358.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48° 53' 13" WEST, 343.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. FOURTEEN (#14); THENCE NORTH 77° 44' 27" WEST, 326.23 FEET, COURSE NO. FIFTEEN (#15); THENCE SOUTH 87° 33' 45" WEST, 210.72 FEET, COURSE NO. SIXTEEN (#16); THENCE NORTH 49° 15' 42" WEST, 102.04 FEET TO A POINT SITUATE ON A CURVE LEADING SOUTHWESTERLY, COURSE NO. SEVENTEEN (#17); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 391.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58° 00' 21" WEST, 371.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. EIGHTEEN (#18); THENCE NORTH 89° 52' 42" WEST, 95.26 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY, COURSE NO. NINETEEN (#19); THENCE ALONG AND AROUND THE ARC OF THE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 78.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45° 02' 51" WEST, 70.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT ALSO BEING SITUATE ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTPORT ROAD, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00° 02' 52" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 941.37 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COLLINS ROAD, (A RIGHT-OF-WAY WITH VARIABLE WIDTHS); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE COURSES AND DISTANCES: COURSE NO. ONE (#1); THENCE NORTH 88° 36' 00" EAST, 1895.18 FEET, COURSE NO. TWO (#2); THENCE SOUTH 01° 24' 00" EAST, 10.00 FEET, COURSE NO. THREE (#3); THENCE NORTH 88° 36' 00" EAST, 623.00 FEET, COURSE NO. FOUR (#4); THENCE NORTH 01° 24' 00" WEST, 10.00 FEET, COURSE NO. FIVE (#5); THENCE NORTH 88° 35' 55" EAST, 43.74 FEET TO A POINT SITUATE ON THE AFOREMENTIONED EASTERLY LINE OF THE NORTHWEST 1/4 OF SECTION 35; THENCE SOUTH 00° 15' 12" WEST, ALONG SAID EASTERLY LINE, 1869.82 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 64.87 ACRES, MORE OR LESS.

HIGHLAND LAKES ON
PROJECT ARGYLE FOREST

URD # 1274 MAP # 155F

YOL7383 PG1902

OFFICIAL RECORDS

CONSENT AND JOINDER

Barnett Bank of Jacksonville, N.A., ("Mortgagee") is the holder of that certain mortgage dated July 19, 1991, recorded in Official Records Volume 7150 page 1823, of the current public records of Duval County, Florida ("Mortgage"). Mortgagee hereby consents to the execution, delivery and recording of the Easement from Hutson Land Group, Inc., to the Jacksonville Electric Authority dated June 25, 1992, to which this Consent and Joinder is attached ("Easement") and subject and subordinate to the terms and conditions of the Easement; provided, however, nothing contained herein shall subordinate or release Mortgagee's interest under the Mortgage except as set forth herein.

IN WITNESS WHEREOF, the Mortgagee has executed this Consent and Joinder this 24th day of June, 1992.

Signed, sealed and delivered
in the presence of:

Patricia A. Adams
Print PATRICIA A ADAMS
Manda Budner
Print Manda Budner

Barnett Bank of Jacksonville,
N.A.

Gary E. Hollifield
BY Gary E. Hollifield
It's Vice President

CLERK OF CIRCUIT COURT

FILED AND RECORDED
IN PUBLIC RECORDS
OF DUVAL COUNTY FLA

92-0089600

92 JUL 30 4:10:05

STATE OF FLORIDA)

) ss

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 24th day of June, 1992, by Gary E. Hollifield, the Vice President of Barnett Bank of Jacksonville, N.A., on behalf of the banking association. He is personally known to me and did not take an oath.

Patricia A. Adams
Notary Public, State of FLORIDA

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 19, 1993

GENERAL ASSIGNMENT OF ELECTRIC UTILITY EASEMENTS
CLAY ELECTRIC COOPERATIVE, INC., TO
JACKSONVILLE ELECTRIC AUTHORITY

ON THIS the 16 day of ~~September~~ 1994, CLAY ELECTRIC COOPERATIVE, INC., a Florida corporation, located at P. O. Box 308, Keystone Heights, Clay County, Florida 32656-0308, hereinafter called "Clay", for and in consideration of Ten Dollars and other good and valuable considerations to it in hand paid by the JACKSONVILLE ELECTRIC AUTHORITY, a body politic and corporate, hereinafter referred to as "JEA", whose address is 21 West Church Street, Jacksonville, Florida 32202, does hereby grant, bargain, sell, transfer, deliver, set over, assign and convey to JEA, its successors and assigns, the following properties located in Duval County, Florida, to-wit:

All the electric utility easement rights and privileges held by Clay over, under, upon, and across the real property described on Exhibit "A" attached hereto and made a part hereof by reference.

Subject to the following reservations:

1. Clay makes no warranties of any kind whatsoever with respect to the easement rights assigned, nor does Clay make any representation regarding the assignability of such rights.
2. The intent of this assignment is not to assign any easement or portion thereof that is used and useful to Clay in providing electric service to its existing electric customers who are not transferred to JEA. Consequently, and notwithstanding any provision to the contrary, Clay reserves all of its easement rights with respect to its facilities and customers who are not subject to the transfer to JEA.

Book: 8252
Pg: 226 - 228
Doc# 96001951
Filed & Recorded
01/03/96
03:37:37 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

TOGETHER WITH all rights and appurtenances belonging or in anywise appertaining to said easement rights and privileges hereby assigned.

SUBJECT to applicable reservations, terms and provisions, if any, set forth in any easement agreements and the terms hereof, and further subject to restrictions, easements, conditions, and other limitations of record without intending to reimpose the same.

At the request of JEA, Clay shall execute such further specific assignments of easements of specifically identified easements (which may be referenced by official records book and page number, or which may be attached to the assignment as exhibits) as JEA reasonably deems necessary to give full effect to the intent of this general blanket assignment.

RETURN TO: C. Brannen
RIGHT-OF-WAY SECTION
JACKSONVILLE ELECTRIC AUTHORITY
21 WEST CHURCH STREET, 3rd FLOOR
JACKSONVILLE, FLORIDA 32202

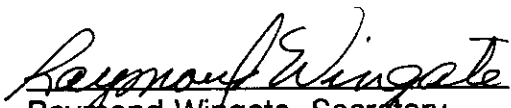
Handwritten initials and a circled number 2.

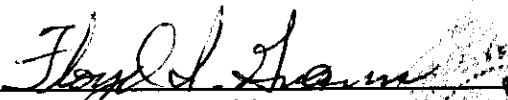
TO HAVE AND TO HOLD the same unto JEA, it successors and assigns, forever.

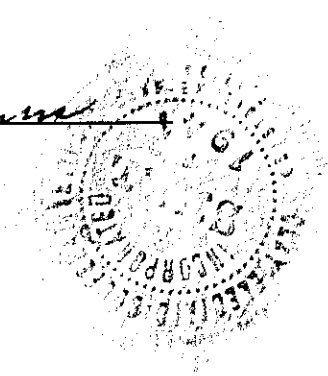
IN WITNESS WHEREOF, Clay has caused these presents to be executed and its seal to be hereunto affixed as of the date first above written:

ATTEST:

CLAY ELECTRIC COOPERATIVE, INC.

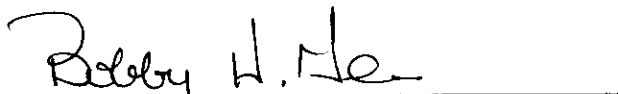

Raymond Wingate, Secretary

BY: 
Floyd I. Gnann, President



STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 16 day of Sept., 1994, by Floyd I. Gnann, President and Raymond Wingate, Secretary, respectively, of Clay Electric Cooperative, Inc., on behalf of the Cooperative, who are both personally known to me and who did not take an oath.



Notary Public, State of Florida
Print Name: BOBBY H. GLENN
Commission Expires: SEPTEMBER 24, 1998
Commission Number: CC 390765



BOBBY H. GLENN
MY COMMISSION # CC390765 EXPIRES
September 24, 1998
BONDED THRU TROY FAIN INSURANCE, INC.

CLAY ELECTRIC COOPERATIVE, INC. TRANSFER TO THE JACKSONVILLE ELECTRIC AUTHORITY; 1994 PHASE PART 2

EXHIBIT "A", PAGE 1 OF 1

EXHIBIT "A"
1994 TRANSFER
CLAY ELECTRIC COOPERATIVE, INC., TO
JACKSONVILLE ELECTRIC AUTHORITY
(1994 PHASE PART 2)

Part of Sections 26, 27, 34 and 35, all in Township 3 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

For a point of reference, commence at the Southeast corner of said Section 27, situated at the centerline intersection of Westport and Collins Roads; thence along said centerline of Collins Road, North 89°24'12" West, 900 feet to the Point of Beginning; thence along the West line of Indian Trail Estates as described in Official Record Volume 674 page 480 of the Public Records of said Duval County, the following six (6) courses and distances: (1) North 00°35'48" West, 145 feet; (2) North 05°54'12" East, 370 feet; (3) North 17°24'12" East, 320 feet; (4) North 08°44'45" East, 197.47 feet; (5) North 53°12'51" East, 630 feet; (6) North 88°12'51" East, 240 feet to the East line of said Section 27; thence Northerly along said East line of Section 27, approximately 3950 feet to an intersection with the centerline run of a watercourse known as McGirts Creek or Ortega River; thence run Southeasterly along said McGirts Creek centerline, and following the meanderings thereof, approximately 9600 feet to an intersection with the centerline of Argyle Forest Boulevard situated on the East-West Quarter (¼) section line of said Section 35; thence East along said centerline of Argyle Forest Boulevard, approximately 1100 feet to the centerline of Rampart Road; thence due South 100 feet; thence parallel with and 100 feet South of said East-West Quarter (¼) section line of Section 35, run Westerly approximately 5310 feet to the West right of way line of Westport Road; thence Northerly along said right of way line, approximately 100 feet to the North line of Argyle Forest Chimney Lakes Unit 5B, Plat Book 46, page 71, said public records; thence West along said North line, 195 feet to the East line of Indian Trails, an unrecorded development in the Northeast Quarter (N.E. ¼) of said Section 34; thence along the said East line of Indian Trails the following five (5) courses and distances; (1) North, 290 feet to the North line of Cayuga Trail South; (2) West along said Cayuga Trail South, 190 feet; (3) North along the East line of Tracts 150 thru 143, a distance of 1025.85 feet; (4) West along the North line of Tracts 142 thru 135, a distance of 898.83 feet; (5) North along the East line of Tracts 132 thru 126, approximately 660 feet to the South line of the North Half (N. ½) of the Northeast Quarter (N.E. ¼) of the Northeast Quarter (N.E. ¼) of said Section 34; thence East along said South line, 165 feet; thence North parallel with said East line of Indian Trails, approximately 660 feet to the said centerline of Collins Road; thence along said centerline, South 89°24'12" East, approximately 255 feet to the Point of Beginning.

GENERAL ASSIGNMENT OF ELECTRIC UTILITY EASEMENTS
CLAY ELECTRIC COOPERATIVE, INC., TO
JACKSONVILLE ELECTRIC AUTHORITY

ON THIS the 25th day of April, 1994, CLAY ELECTRIC COOPERATIVE, INC., a Florida corporation, located at P.O. Box 308, Keystone Heights, Clay County, Florida, 32656-0308, hereinafter called "Clay", for and in consideration of Ten Dollars and other good and valuable considerations to it in hand paid by the JACKSONVILLE ELECTRIC AUTHORITY, a body politic and corporate, hereinafter referred to as "JEA", whose address is 21 West Church Street, Jacksonville, Florida 32202, does hereby grant, bargain, sell, transfer, deliver, set over, assign and convey to JEA, its successors and assigns, the following properties located in Duval County, Florida, to-wit:

All the electric utility easement rights and privileges held by Clay over, under, upon, and across the real property described on Exhibit "A" attached hereto and made a part hereof by reference.

Subject to the following reservations:

1. Clay makes no warranties of any kind whatsoever with respect to the easement rights assigned, nor does Clay make any representation regarding the assignability of such rights.
2. The intent of this assignment is not to assign any easement portion thereof that is used and useful to Clay in providing electric service to its existing electric customers who are not transferred to JEA. Consequently, and notwithstanding any provision to the contrary, Clay reserves all of its easement rights with respect to its facilities and customers who are not subject to the transfer to JEA.

Book 8252
Pg: 229 - 232
Doc # 96001952
Filed & Recorded
01/03/96
03:37:37 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
Fee \$ 19.50

TOGETHER WITH all rights and appurtenances belonging or in anywise appertaining to said easement rights and privileges hereby assigned.

SUBJECT to applicable reservations, terms and provisions, if any, set forth in any easement agreements and the terms hereof, and further subject to restrictions, easements, conditions, and other limitations of record without intending to reimpose the same.

At the request of JEA, Clay shall execute such further specific assignments of easements of specifically identified easements (which may be referenced by official records book and page

CLAY TO: CLAY ELECTRIC COOPERATIVE, INC.
32656-0308, KEYSTONE HEIGHTS, CLAY COUNTY, FL
JEA TO: JACKSONVILLE ELECTRIC AUTHORITY
21 WEST CHURCH STREET, JACKSONVILLE, FL 32202

AMC (4)

number, or which may be attached to the assignment as exhibits) as JEA reasonably deems necessary to give full effect to the intent of this general blanket assignment.

TO HAVE AND TO HOLD the same unto JEA, it successors and assigns, forever.

IN WITNESS WHEREOF, Clay has caused these presents to be properly executed and its seal to be hereunto affixed as of the date and year first above written:

ATTEST:

Raymond Wingate
Raymond Wingate, Secretary

CLAY ELECTRIC COOPERATIVE, INC.

BY: Floyd I. Gnann
Floyd I. Gnann, President

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 25TH day of APRIL, 1994, by Floyd I. Gnann, President and Raymond Wingate, Secretary, respectively, of Clay Electric Cooperative, Inc., in behalf of the Cooperative, who are both personally known to me and who did not take an oath.

John W. Harvin, Jr.
Notary Public, State of Florida
Print name: JOHN W. HARVIN, JR.
Commission Expires: 9/8/94
Commission Number: EC 037538



JOHN W. HARVIN, JR.
MY COM. NO. EC 037538 EXPIRES
SEP 8, 1994
BONDED THRU TROY FAIR INSURANCE, INC.

CLAY ELECTRIC COOPERATIVE, INC. TRANSFER TO THE JACKSONVILLE
ELECTRIC AUTHORITY; 1993 Phase I-A and 1994 Phase I.

EXHIBIT "A", PAGE 1 of 2

Book 8252 Pg 231

EXHIBIT "A"
1994 TRANSFER
CLAY ELECTRIC COOPERATIVE, INC., TO
JACKSONVILLE ELECTRIC AUTHORITY

Part of Sections 25, 35, 36 and 38, all in Township 3 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of said Section 36, situated at the centerline intersection of Rampart and Collins Roads; thence along said Collins Road centerline North 89°58'19" East, 669.21 feet to the West line of Tract 11, Block 3, Section 25, Jacksonville Heights, Plat Book 5 page 93, said public records; thence Northerly along said West line, approximately 1320 feet to the Northwest corner of said Tract 11; thence along the Northerly line of Tracts 11 thru 15, said Block 3; Section 25; run Easterly approximately 1400 feet to the centerline of State Road 9A (Interstate Highway I-295); thence Southeasterly along said centerline, approximately 4300 feet to an intersection with the North line of Tract 15, Block One, Section 36, said Jacksonville Heights; thence run the following (5) courses and distances along the perimeters of Tracts 15, 14, 13, 12, 11, 10, Block One, and Tract 15, Block Two, Section 36, Jacksonville Heights, also being the Northerly boundary of lands now or formally owned by Gulfstream Communities, Inc.; (1) West along the North line of Tracts 15, 14, 13, 12 and 11, Block One, approximately 1650 feet to the West line of said Tract 11, Block One; (2) South along said West line, approximately 660 feet; (3) West along the South line of Tract 9, said Block One, approximately 660 feet to Parramore Road; (4) North along Parramore Road approximately 660 feet to the North line of Tract 15, Block Two, said Section 36; (5) West on the North line of said Tract 15, Block Two, approximately 660 feet to the East boundary of Cypress Point Unit Two of the public records of said Duval County; thence along said East line the following five (5) courses and distances: (1) North 00°23'51" East, 685.76 feet; (2) North 89°51'43" East, 308.25 feet; (3) North 05°20'20" East, 344.00 feet; (4) South 89°55'22" West, 336.93 feet; (5) North 00°23'51" East, 342.88 feet to the said centerline of Collins Road; thence departing said East boundary, run South 89°59' West along said Collins Road centerline, 1338.38 feet to a Northerly prolongation of the West boundary of said Cypress Point Unit Two; thence along said prolongation and continuing along said West boundary the following five (5) courses and distances: (1) South 00°33'29" West, 1344.24 feet; (2) South 89°44'27" West, 637.93 feet to the East right of way line of said Rampart Road; (3) South 00°38'59" West, along said Rampart Road, 689.39 feet to the North boundary of Argyle Corners, Plat Book 45 pages 38 thru 38C, said public records; (4) North 89°40'09" East, along said North boundary, 638.93 feet; (5) South 00°33'29" West, along the East boundary of said Argyle Corners, 721.33 feet to the centerline of Argyle Forest Boulevard; thence along said centerline, South 89°32'21" West approximately 1800 feet to the centerline run of a watercourse known as McGirts Creek or Ortega River; thence run Northwesterly along said McGirts Creek centerline, and following the meanderings thereof, approximately 1600 feet to an intersection with the West boundary of Amanda's Crossing, Plat Book 42 pages 77 thru 77B; said public records; thence along said West boundary, North 00°12'34" East, approximately 1000 feet to the said centerline of Collins Road and the North line of said Section 35, Township 3 South, Range 25 East; thence along said centerline, North 88°33'30" East, 1668.46 feet to the Point of Beginning.

CLAY ELECTRIC COOPERATIVE, INC. TRANSFER TO THE JACKSONVILLE
ELECTRIC AUTHORITY; 1993 Phase I-A and 1994 Phase I.

EXHIBIT "A", PAGE 2 of 2

EXHIBIT "A"
1993 TRANSFER
CLAY ELECTRIC COOPERATIVE, INC. TO
JACKSONVILLE ELECTRIC AUTHORITY

Book 8252 Pg 232

Sections 23 and 24, together with portions of Sections 25, 26, 35, 36 and 38, all in Township 3 South, Range 25 East, Duval County, Florida, and being more particularly described as follows:

Begin at the Northwest corner of said Section 36, situated at the centerline intersection of Rampart and Collins Roads; thence along said Collins Road centerline North 89°58'19" East, 669.21 feet to a Northerly prolongation of the West boundary of Cypress Point Unit Two of the public records of said Duval County; thence along said prolongation and continuing along said West boundary the following five (5) courses and distances: (1) South 00°33'29" West, 1344.24 feet; (2) South 89°44'27" West, 637.93 feet to the East right of way line of said Rampart Road; (3) South 00°38'59" West, along said Rampart Road, 689.39 feet to the North boundary of Argyle Corners, Plat Book 45 pages 38 thru 38C said public records; (4) North 89°40'09" East, along said North boundary, 638.93 feet; (5) South 00°33'29" West, along the East boundary of said Argyle Corners, 688.33 feet; thence departing said boundary line, run North 89°32'22" East, along the South boundary of Cypress Point Unit Three, Plat Book 43 pages 67 thru 67B, said public records, 673.22 feet to the East boundary of said Cypress Point Unit Three; thence along said East boundary the following seven (7) courses and distances: (1) North 00°31'02" East, 1375.30 feet; (2) North 89°44'27" East, 663.22 feet; (3) North 00°23'51" East, 685.76 feet; (4) North 89°51'43" East, 308.25 feet; (5) North 05°20'20" East, 344.00 feet; (6) South 89°55'22" West, 336.93 feet; (7) North 00°23'51" East, 342.88 feet to the said centerline of Collins Road; thence departing said East boundary, run South 89°59' West along said Collins Road centerline, approximately 1320 feet to the West line of Tract 11 Block 3, Section 25, Jacksonville Heights, Plat Book 5 page 93 said public records; thence Northerly along said West line, approximately 1320 feet to the Northwest corner of said Tract 11; thence along the Northerly line of Tracts 11 thru 15, said Block 3, Section 25, run Easterly approximately 1400 feet to the centerline of State Road 9A (Interstate Highway I-295); thence Southeasterly along said centerline, approximately 4700 feet to an intersection with the East line of said Section 36; thence Northerly along the East line of Sections 36, 25 and 24 said Township 3 South, Range 25 East, approximately 12,300 feet to the centerline intersection of Jammes Road and 118th Street; thence Westerly along said centerline of 118th Street, also being the North line of Sections 24 and 23, said Township and Range, approximately 10,560 feet the Northwest corner of said Section 23; thence Southerly along the West line of said Sections 23 and 26, approximately 5400 feet to the centerline run of a watercourse known as McGirts Creek or Ortega River; thence run Southeasterly along said McGirts Creek centerline, and following the meanderings thereof, approximately 8000 feet to an intersection with the West boundary of Amanda's Crossing, Plat Book 42 pages 77 thru 77B, said public records; thence along said West boundary, North 00°12'34" East, approximately 1000 feet to the said centerline of Collins Road and the North line of said Section 35, Township 3 South, Range 25 East; thence along said centerline, North 88°33'30" East, 1668.46 feet to the Point of Beginning.