Prepared by: Leon County Attorney's Office
Return to: Mark Taylor
Talquin Electric Cooperative, Inc.
P.O. Box 1679:Quincy, Florida 32353

TALQUIN ELECTRIC COOPERATIVE INC.
UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT, that the undersigned, **LEON COUNTY, FLORIDA, a charter county and political subdivision of State of Florida**, whose address is 301 S. Monroe St., Tallahassee, FL 32301, (hereinafter referred to as "Grantor"), for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto **Talquin Electric Cooperative, Inc. and Talquin Water and Wastewater, Inc.**, each a not-for-profit corporation under Florida law, both of whose mailing address is **P.O. Box 1679, Quincy, Florida 32353**, (hereinafter referred to collectively as "Grantee") and to its successors or assigns, a non-exclusive perpetual easement for the purpose of ingress and egress and to construct, operate, repair and maintain as needed utility lines, systems, and/or equipment including anchor guys where needed, and to cut, trim and/or remove trees and shrubbery including root systems to the extent necessary to keep such trees shrubbery and root systems clear of said utility lines, systems and/or equipment and to cut and/or remove all dead, weak, leaning, or dangerous trees tall enough to strike the said utility lines, systems, or equipment should they fall, on, under, and across the following described property, lying in Leon County, Florida, to wit:

See Exhibit "A"
Attached hereto and made a part hereof

It is understood and the parties agree that this is a non-exclusive easement with the Grantor retaining the rights to fully utilize the easement for its ingress and egress purposes, and that the utility lines, systems, and/or equipment of Grantee, installed or located, or to be installed or located over, under, or across the land described in **Exhibit "A"** shall at all times be and remain the absolute property of Grantee, its successors, and assigns, and subject to its complete dominion and control, and that Grantee will restore the ground to its prior condition after installation of, removal, of, or any maintenance work on, said utilities an/or equipment. Grantee, its successors or assigns, agrees to indemnify and hold harmless Grantor from all claims, liabilities, damages or suits resulting from Grantee's use of the easement hereinabove described.

Grantor covenants and agrees not to erect any structures or improvements over, under, or across the land described in **Exhibit "A"** that would interfere with Grantee's use as prescribed herein.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this _____ day of _____, 2010.

LEON COUNTY, FLORIDA

By: _____
Bob Rackleff, Chairman
Board of County Commissioners

ATTEST:
Clerk of the Circuit Court
Leon County, Florida

By: _____
Clerk of the Court

APPROVED AS TO FORM:
County Attorney's Office
Leon County, Florida

By: _____
County Attorney

Parcel I.D.#_____
TEC Pole # _____

EXHIBIT "A"
Utility Easement
Page 1 of 2

A strip or parcel of land 20.00 feet in width and lying 10.00 feet on each side of the following described centerline:

Commence at a concrete filled terra cotta monument marking the Southwest corner of the Northwest Quarter of Section 5, Township 1 South, Range 2 East, Leon County, Florida, thence run North 89 degrees 53 minutes 09 seconds East 1333.89 feet; thence South 00 degrees 06 minutes 26 seconds West 2866.78 feet to point on the north right-of-way boundary of U.S. Highway 27, said point being on a curve concave to the north; thence along said curve and right-of-way boundary through a central angle of 02 degrees 16 minutes 16 seconds with a radius of 11,366.09 feet for an arc distance of 450.53 feet (chord of said curve being South 80 degrees 27 minutes 58 seconds East 450.50 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING leaving said right-of-way boundary run North 06 degrees 58 minutes 57 seconds East 329.03 feet; thence North 02 degrees 37 minutes 50 seconds East 43.12 feet to the TERMINAL POINT of said centerline, containing 0.17 acres, more or less.

No abstract of title or title opinion provided. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries hereinabove described.

A Sketch of Description attached as Exhibit "A" Page 2 of 2 and by reference incorporated herein. This description is not complete without the attached sketch and the attached sketch is not complete without the description.

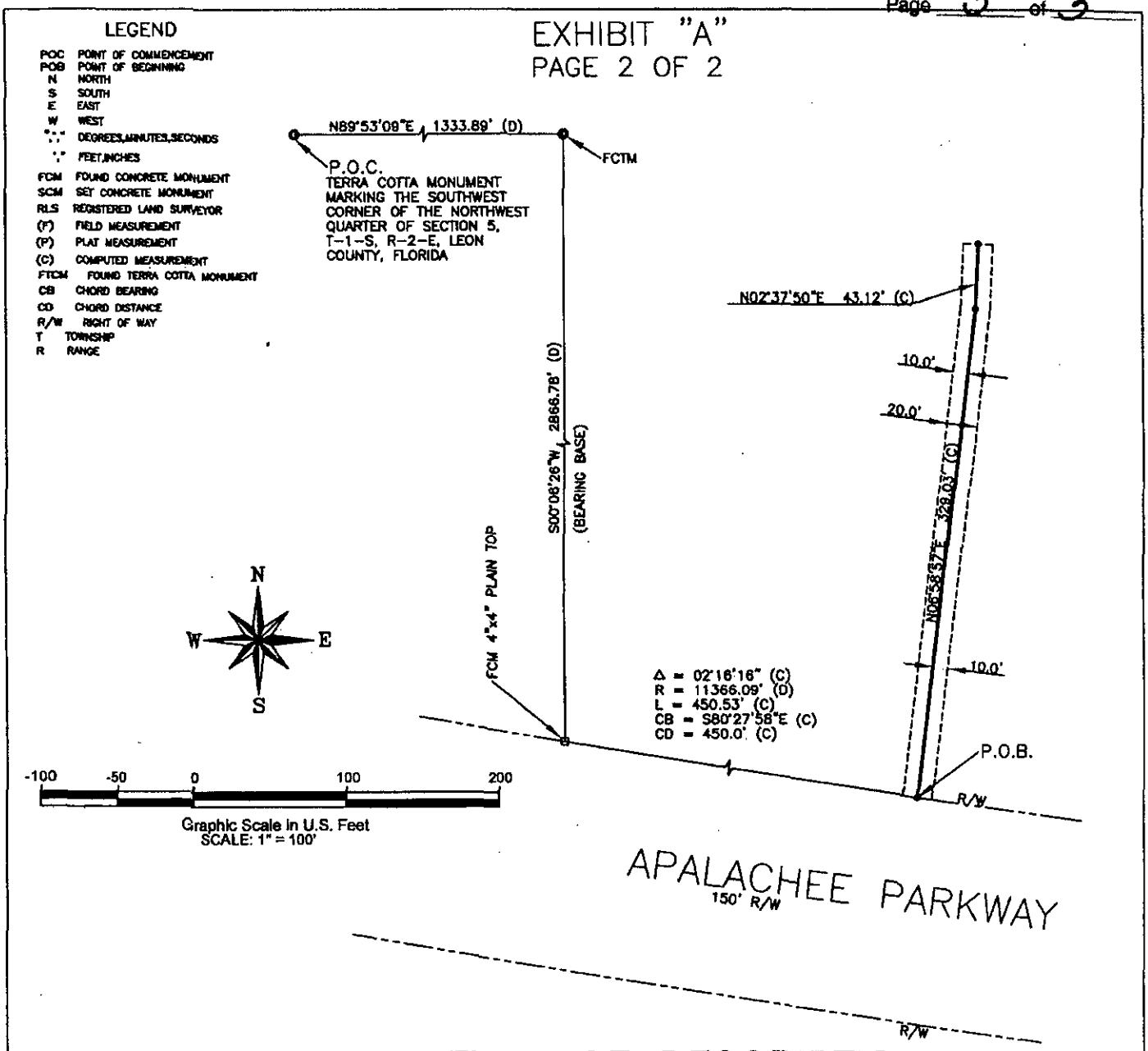
This description meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

James C. Pilcher 2/15/2010
James C. Pilcher Date
Professional Surveyor and Mapper
Florida License Number 6059
Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

Not valid without the signature and original raised seal of the above signing surveyor

C:\Documents and Settings\User\My Documents\Deeds\Talquin.doc
February 15, 2010

EXHIBIT "A"
PAGE 2 OF 2



SKETCH OF DESCRIPTION

NOT A SURVEY

THIS SKETCH IS NOT COMPLETE WITHOUT THE ATTACHED LEGAL DESCRIPTION AND THE ATTACHED LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THAT THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.

Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK: 2-11-2010	DATE of DRAFTING: 2-15-2010	DRAWN BY: D.K.	REVISION:
FIELDBOOK No. 448-02	FILE TALQUIN-APRP.DWG	CHECKED BY: J.P.	REVISION:

PREPARED BY:
LEON COUNTY PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING SERVICES
SURVEY AND RIGHT-OF-WAY SECTION
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TALLAHASSEE, FL 32308
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