

THIS INSTRUMENT PREPARED BY  
or under the supervision of:  
Herbert W.A. Thiele, Esq., County Attorney  
Leon County Attorney's Office  
301 South Monroe Street, Suite 202  
Tallahassee, Florida 32301

**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.**, a not-for-profit corporation under Florida law, whose mailing address is **P.O. Box 1679, Quincy, Florida 32353**, (hereinafter referred to as "Grantee") and to its successors or assigns, a non-exclusive perpetual easement for the purpose of construction, installation, operation, repair and maintenance as needed of an electrical transformer, utility lines, and equipment, 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 the easement for its purposes, and that the transformer, 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:  
Bob Inzer, Clerk of the Court  
Leon County, Florida

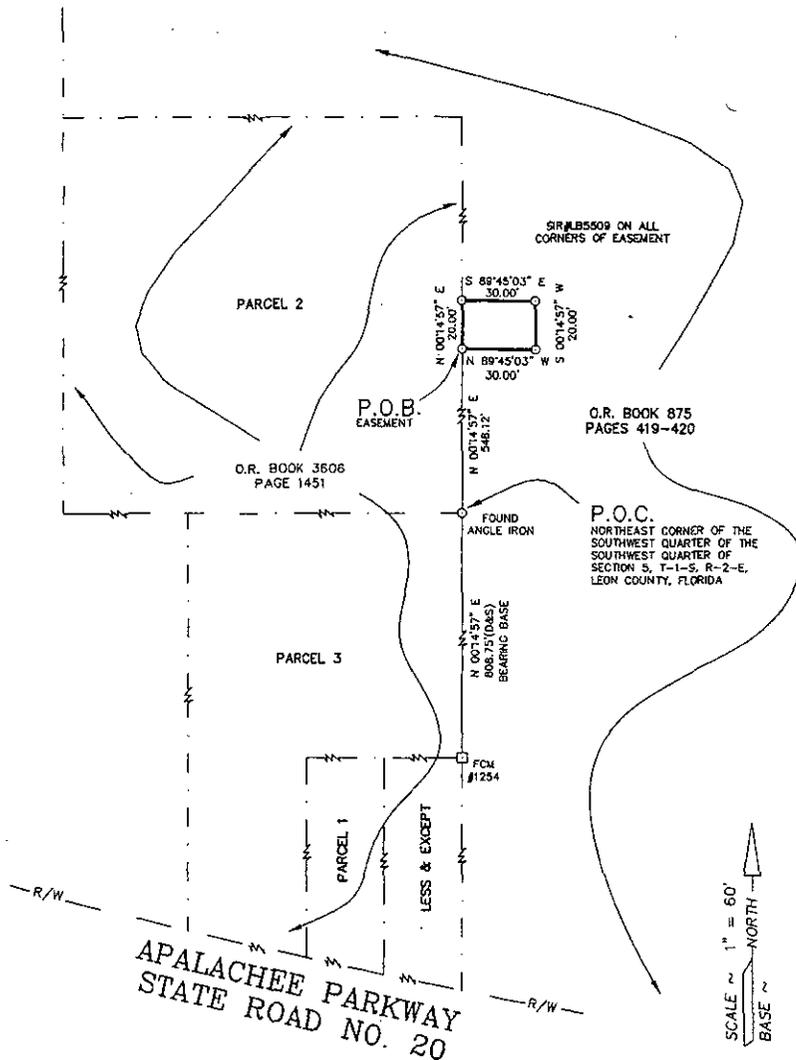
BY: \_\_\_\_\_

Approved as to Form:  
Leon County Attorney's Office

BY: \_\_\_\_\_  
Herbert W.A. Thiele, Esq.  
County Attorney

PREPARED FOR:  
SEMINOLE RADIO CONTROL CLUB

**SKETCH OF EASEMENT  
NOT A BOUNDARY SURVEY**



The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION DENOTED ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PRONE AREA DETERMINATIONS BY THIS FIRM.

**LEGEND: (GENERAL)**  
 FCM - FOUND CONCRETE MONUMENT (4" x 4")  
 FIR - FOUND IRON ROD  
 FIP - FOUND IRON PIPE  
 FN/C - FOUND NAIL & CAP  
 SN/C - SET NAIL & CAP #LB5509  
 SCM - SET CONCRETE MONUMENT #4015  
 SIR - SET 3/8" IRON ROD WITH CAP #LB5509  
 PRM - PERMANENT REFERENCE MONUMENT  
 (P) - PLAT DISTANCE AND/OR BEARING  
 (S) - SURVEY DISTANCE AND/OR BEARING  
 (C) - CALCULATED DISTANCE AND/OR BEARING

**LEGEND: (LABELS)**  
 N - NORTH E - EAST  
 S - SOUTH W - WEST  
 ° - DEGREES ' - MINUTES  
 " - SECONDS R - RADIUS OR RANGE  
 Δ - DELTA (CENTRAL ANGLE)  
 L - CURVE LENGTH  
 CL - CHORD LENGTH (CURVE)  
 CB - CHORD BEARING (CURVE)  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 RW - RIGHT OF WAY

**LEGEND: (DISTANCES)**  
 ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD - FEET.

**NOTE: UNLESS OTHERWISE DENOTED**  
 ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone N/A as determined by the Flood Insurance Rate Maps for LEON County, FL on Map Number N/A  
 Dated: N/A

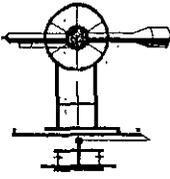
LAND SURVEYING  
 LB #5509  
 Tallahassee, Florida 32311

GARY G. ALLEN  
 Registered Land Surveyor, Inc.  
 4101 Apalachee Parkway

CIVIL ENGINEERING  
 EB #5509  
 Phone: (850)-877-0541

DESCRIPTION: SKETCH OF EASEMENT		FOUNDATION ADDED: BY:
DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED		FINAL ADDITIONS: BY:
SECTION <u>5</u> , TOWNSHIP <u>1-SOUTH</u> , RANGE <u>2-EAST</u>		DRAWN BY: C.N.
RECORDED IN <u>BOOK</u> , PAGE <u>LEON COUNTY, FL.</u>		PAGE 1 OF 2
DATE OF SKETCH <u>9/14/2010</u>		UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
FIELD BOOK <u>789</u> PAGE <u>9</u>		
SCALE <u>1" = 60'</u>		
JOB No. <u>10-452</u>		
FILE NAME: <u>10-452.DWG</u>		
<p>I hereby certify that this survey meets the minimum technical standards as established by chapter 61G17-6 of the Florida Administrative Code.</p> <p>MARK T. HENDERSON, P.S.M.          Professional Surveyor and Mapper          Florida Registration No. 4354</p> <p>09.21.10          DATE:</p>		

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GARY GEE ALLEN  
REGISTERED LAND SURVEYOR, INC.  
LAND SURVEYING - CIVIL ENGINEERING

GARY G. ALLEN, P.L.S., PRES.  
B.J. ALLEN, V.P.  
MARK T. HENDERSON, P.L.S., V.P.  
R. MICHAEL LATIMER, P.E., V.P.  
TONI R. GREEN, P.L.S.

4101 APALACHEE PARKWAY

TALLAHASSEE, FLORIDA, 32311

E-MAIL: GARYALLEN03@COMCASTNET  
PHONE: (850) 877-0541  
FAX NO. (850) 877-0041

LEGAL DESCRIPTION  
21st. September 2010

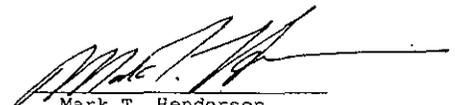
UTILITY EASEMENT

An easement crossing part of that property as described in Official Records Book 875 on Pages 419-420 of the Public Records of Leon County, Florida.  
Described as follows:

Commence at an angle iron marking the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 5, Township 1 South, Range 2 East, Leon County, Florida, and run thence North 00 degrees 14 minutes 57 seconds East (bearing base for this description) along the Westerly boundary of property as described in Official Records Book 875, on Pages 419-420 a distance of 548.12 feet to an iron rod (set, 5/8", with cap#LB5509) for the POINT OF BEGINNING; From said POINT OF BEGINNING continue North 00 degrees 14 minutes 57 seconds East along said Westerly boundary 20.00 feet to an iron rod (set, 5/8", with cap#LB5509); thence, leaving said Westerly boundary, run South 89 degrees 45 minutes 03 seconds East 30.00 feet to an iron rod (set, 5/8", with cap#LB5509); thence South 00 degrees 14 minutes 57 seconds West 20.00 feet to an iron rod (set, 5/8", with cap#LB5509); thence North 89 degrees 45 minutes 03 seconds West 30.00 feet to the POINT OF BEGINNING.

Containing 600 Square Feet.

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Mark T. Henderson  
Reg. Surveyor & Mapper  
Fl. Cert. No. 4354

MW (M)  
10-452Rey.case