

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County
Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

After Recording Return Document to:
Name: Jerry Peacock
Street: 1325 Blair Stone Road #1063
City, State, Zip: Tallahassee, FL
32301

COMMUNICATION SYSTEM EASEMENT

THIS COMMUNICATION SYSTEM EASEMENT, made this _____ day of _____, A.D., 2010, between **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter called "Grantor," and **EMBARQ FLORIDA, INC.**, a Florida corporation, d/b/a CenturyLink, whose mailing address is 5454 W. 110th St., Mailstop: KSOPKJ0902-RETA, Overland Park, KS 66211, hereinafter called "Grantee."

For good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, Grantor, for itself, its successors and assigns, grants to Grantee, its successors, assigns, lessees, licensees and agents, subject to the terms stated herein, a perpetual and exclusive easement ("Easement") to install, construct, operate, maintain, expand, replace and remove a communication system that Grantee may from time to time require, consisting of but not limited to underground cables, wires, conduits, manholes, drains, splicing boxes, surface location markers, equipment cabinets and associated wooden or concrete pads, aerial lines or cables, towers, poles, buildings and other facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in herein, upon, over, through, under and along a parcel of land described on Exhibit "A" ("Easement Tract") being attached hereto and incorporated by reference herein, said Easement Tract being a portion of the real property legally described in Official Record Book 1608, page 1927, of the Public Records of Leon County, Florida ("Property").

The grant of Easement also gives to Grantee the following rights: (a) the right of ingress and egress over and across the Easement Tract and Property; (b) the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract that interfere with Grantee exercising the rights granted to it herein; (c) the right to permit to the Easement Tract the carry-in and attachment of the conduit, wires, cables or other such items of any other entity or person as may be required by law; and (d) at Grantee's expense, the right to bring to and to place at the Easement Tract electrical or other utility service for Grantee's use.

Grantor shall have the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted to Grantee herein; provided, however, that Grantor shall not erect any structure or plant trees or other vegetation within the Easement Tract.

Grantor represents to Grantee that Grantor is the owner of the Easement Tract and Property and that Grantor has full authority to grant this Easement according to its terms.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

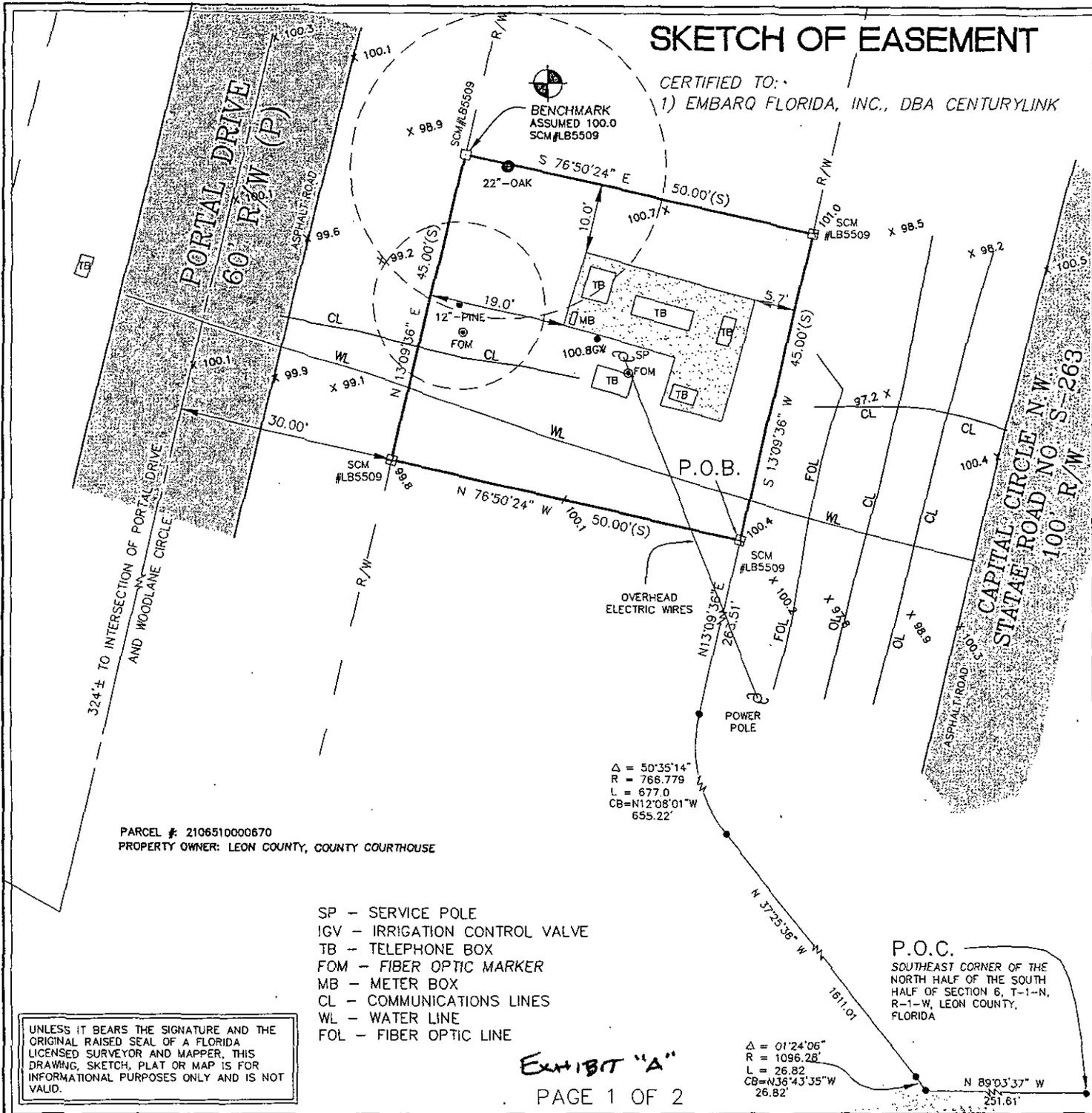
LEON COUNTY, FLORIDA

By: _____
John Dailey, Chairman
Board of County Commissioners

Attest: _____
Bob Inzer, Clerk of the Court
Leon County, Florida

APPROVED AS TO FORM:
Leon County Attorney's Office

By: _____
Herbert W.A. Thiele, Esq.
Assistant County Attorney

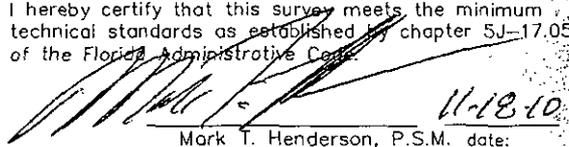


PARCEL #: 2106510000670
PROPERTY OWNER: LEON COUNTY, COUNTY COURTHOUSE

- SP - SERVICE POLE
- IGV - IRRIGATION CONTROL VALVE
- TB - TELEPHONE BOX
- FOM - FIBER OPTIC MARKER
- MB - METER BOX
- CL - COMMUNICATIONS LINES
- WL - WATER LINE
- FOL - FIBER OPTIC LINE

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.

EXHIBIT "A"
PAGE 1 OF 2

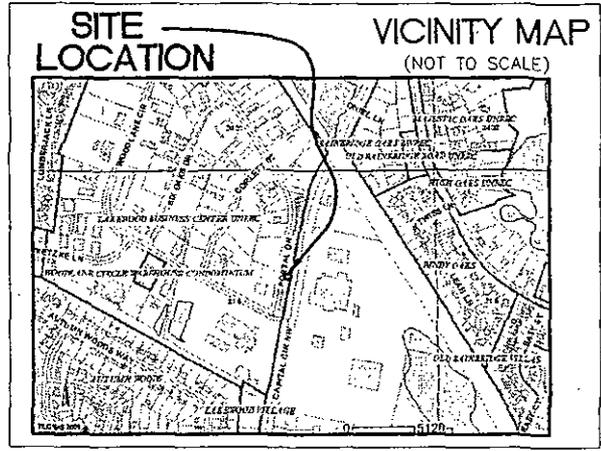
DESCRIPTION:	SKETCH OF EASEMENT
DESCRIPTION IS BY METES AND BOUNDS, SEE ATTACHED	
SECTION <u>6</u>	TOWNSHIP <u>1-NORTH</u> , RANGE <u>1-WEST</u>
RECORDED IN _____ BOOK _____	I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.05 of the Florida Administrative Code.
PAGE _____ LEON COUNTY, FL.	
DATE OF SURVEY <u>11/02/2010</u>	 Mark T. Henderson, P.S.M. date: 11-18-10 Professional Surveyor & Mapper Florida Registration No. 4354
FIELD BOOK <u>791</u> PAGE <u>1</u>	
SCALE <u>1" = 20'</u>	
JOB No. <u>10-537</u>	DRAWING NAME: <u>10-537.DWG</u>

GARY E. ABLEN
Registered Land Surveyor, Inc.
410R Apalachee Parkway

LAND SURVEYING
LEB #5509
Tallahassee, Florida 32311

CIVIL ENGINEERING
LEB #5509
Phone: (850)-877-0541
email: ggallen05@comcast.net

SKETCH OF EASEMENT



LEGAL DESCRIPTION - PRODUCT OF A FIELD SURVEY

A Utility Easement lying within that property as described in Official Records Book 1608, on Pages 1927 and 1928 of the Public Records of Leon County, Florida.

Described as follows:
 Commence at the Southeast corner of the North Half of the South Half of Section 6, Township 1 North, Range 1 West, Leon County, Florida, and run thence North 89 degrees 03 minutes 37 seconds West 251.61 feet to a point on the Westerly right of way boundary of Capital Circle N.W. (State Road No. S-263), said point being on a curve concave to the Southwesterly; thence Northwesterly and Northeasterly along said Westerly right of way boundary the following 4 courses: Northwesterly along said curve concave to the Southwesterly with a radius of 1096.28 feet, through a central angle of 01 degrees 24 minutes 06 seconds, for an arc distance of 26.82 feet (the chord of said arc being North 36 degrees 43 minutes 35 seconds West 26.82 feet); thence North 37 degrees 25 minutes 38 seconds West 1611.01 feet to a point of curve of a curve concave to the Easterly, thence Northerly along said curve with a radius of 766.779 feet, through a central angle of 50 degrees 35 minutes 14 seconds, for an arc distance of 677.0 feet (the chord of said arc being North 12 degrees 08 minutes 01 seconds West 655.22 feet); thence North 13 degrees 09 minutes 36 seconds East (bearing base for this description) 263.51 feet to the POINT OF BEGINNING; From said POINT OF BEGINNING, leaving the Westerly right of way boundary of Capital Circle N.W., run North 76 degrees 50 minutes 24 seconds West 50.00 feet to the Easterly right of way boundary of Portal Drive; thence North 13 degrees 09 minutes 36 seconds East along said Easterly right of way boundary 45.00 feet; thence, leaving the Easterly right of way boundary of Portal Drive, run South 75 degrees 50 minutes 24 seconds East 50.00 feet to the Westerly right of way boundary of Capital Circle N.W.; thence South 13 degrees 09 minutes 36 seconds West along said right of way boundary 45.00 feet to the POINT OF BEGINNING.
 Containing 2250 Square Feet.

The bearings for this description are based on the Easterly boundary of that property as described in Official Records Book 1608, on Pages 1927 and 1928, of the Public Records of Leon County, Florida.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, Fl. on Panel Number 1201430115 F
 Date: 8/18/09

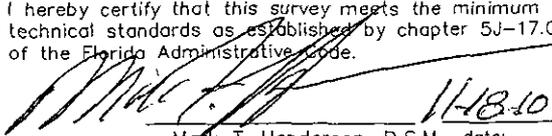
NOTES:

1. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
2. THERE MAY BE ADDITIONAL ABOVE OR BELOW GROUND UTILITIES ON OR NEAR THIS PROPERTY BUT ARE NOT SHOWN ON THIS SURVEY.
3. SUBJECT PROPERTY IS AT: (NORtheast CORNER)
 LATITUDE: 30°31'10.23"N or 30.519508' (decimal)
 LONGITUDE: 84°21'57.30"W or 84.365917' (decimal)
 PER GOOGLE EARTH
4. PARCEL #: 210651000670
5. PROPERTY OWNER: LEON COUNTY, COUNTY COURTHOUSE
6. RECORDED IN O.R. BOOK 1608 PAGE 1927-28
7. SITE ADDRESS: CAPITAL CIRCLE N.W. TALLAHASSEE, FLORIDA, 32301

EMBARO FLORIDA INC. D/B/A CENTURYLINK-PRN-458888

EXHIBIT "A"
 PAGE 2 OF 2

ARN 188525
 SRN 185596

DESCRIPTION:	SKETCH OF DESCRIPTION	GARY G. ALLEN Registered Land Surveyor, Inc. 4101 Apalachee Parkway
SECTION <u>6</u> , TOWNSHIP <u>1-NORTH</u> , RANGE <u>1-WEST</u> ,		
RECORDED IN _____ BOOK _____, PAGE <u>LEON</u> COUNTY, FL.	I hereby certify that this survey meets the minimum technical standards as established by chapter 5J-17.05 of the Florida Administrative Code.	LAND SURVEYING LB #5509 Tallahassee, Florida 32311
DATE OF SURVEY <u>11/02/2010</u>	 11-18-10	
FIELD BOOK <u>791</u> PAGE <u>1</u>	Mark T. Henderson, P.S.M. date: Professional Surveyor & Mapper Florida Registration No. 4354	CIVIL ENGINEERING 13 EB #5509 Phone: (850)-877-0541 email: ggallen05@comcast.net
SCALE <u>N/A</u>	DRAWING NAME: 10-537	
JOB No <u>10-537</u>	10-537.DWG	