

Prepared by: **OR 1937PG2282**
Mark Taylor
Talquin Electric Cooperative, Inc.
P.O. Box 1679
Quincy, Florida 32353

Return To:
Mark Stamps
Talquin Electric Cooperative, Inc.
P. O. Box 1679
Quincy, FL 32353-1679

**TALQUIN ELECTRIC COOPERATIVE, INC.
UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENT, that we, the undersigned, Capital First, Inc., whose address is 7118 Beech Ridge Trail Tallahassee, Florida 32312, for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto Talquin Electric Cooperative, Inc., a cooperative corporation, whose post office address is P.O. Box 1679, Quincy, Florida 32353, and to its successors or assigns, a perpetual easement to enter upon the lands of the undersigned, situated in the County of Leon, State of Florida, and more particularly described as follows:

An electric, potable water, and sanitary sewer utility easement located in The Landing Phase 1 Subdivision, formerly known as Eagles Ridge Unit 8 lying in Killearn Lakes Plantation, Township 2N, Range 1E, Section 4, Leon County, Florida, for the placement of electric, potable water, and sanitary sewer facilities as shown on the plat marked Exhibit "A", attached hereto and made a part hereof.

and to construct, operate, repair and maintain as needed on the above described lands and/or in or upon all streets, roads or highways abutting said lands, electric overhead and/or underground power lines or systems (including anchor guys where needed), potable water lines or systems, and sanitary sewer lines or systems, and to cut and trim trees and shrubbery to the extent necessary to keep such trees and shrubbery 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.

It is understood and the parties agree that electric power lines or systems, potable water lines or systems, sanitary sewer lines or systems, and any other equipment of Talquin Electric Cooperative, Inc. installed or located, or to be installed or located over, under, or across land hereinabove described shall at all times be and remain the absolute property of Talquin Electric Cooperative, Inc., its successors, and assigns, and subject to its complete dominion and control.

The grantors covenant and agree not to erect any structures or improvements within said described lands.

The undersigned covenant that they are the owner of the above described lands and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons or entities:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 12th day of August, 19 96.

Signed, Sealed, and Delivered in the presence of:

James T. DeLoach
Print or type name (Witness)

Cheryl R. Wood
Cheryl R. Wood
Print or type name (Witness)

Mark A. Lavelle, President
Print or type name of Grantor

Documentary Tax Pd. \$.70
Intangible Tax Pd.
Dave Lang, Clerk, Leon County
By CAL Deputy Clerk

1477029
AUG 14 1996
TALQUIN ELECTRIC COOPERATIVE, INC.

Print or type name (Witness)

Print or type name of Granto

Print or type name (Witness)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 12th day of
August, 1996, by Mark A. Conner,
who is personally known to me or who has produced personally known
as identification and who ~~did~~ (did not) take an oath.

Anne F. Dechman
Anne F. Dechman
Print or type name

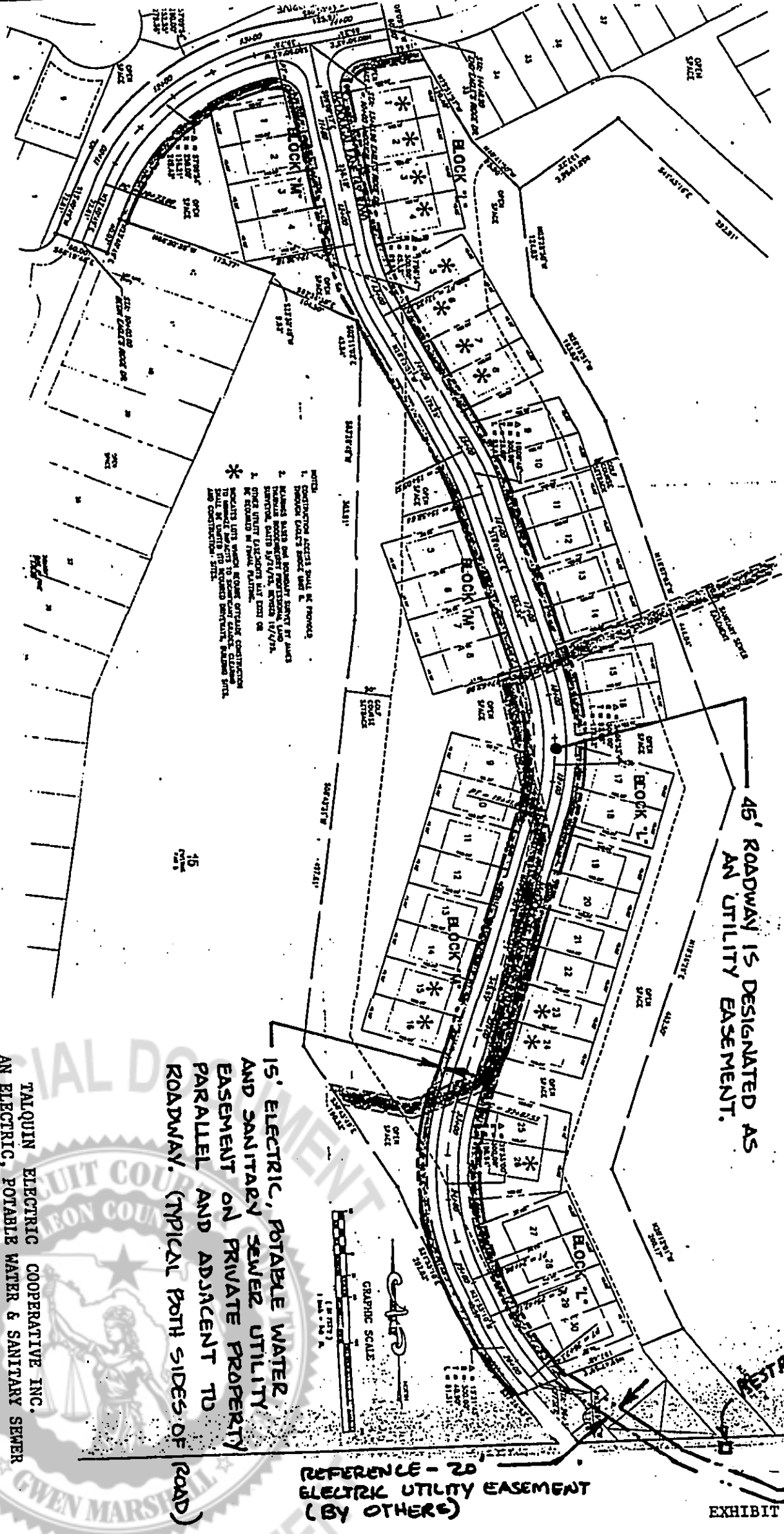


Notary Public in and for the
County and State Aforesaid

Parcel I.D.# 14-04-07-000-000-0



OR 1937 PG 2284



- NOTES:
1. DIMENSIONS ARE TO BE PROVIDED.
 2. PLANNING AND DESIGN SHALL BE PROVIDED BY THE OWNER.
 3. PLANNING AND DESIGN SHALL BE PROVIDED BY THE OWNER.
 4. PLANNING AND DESIGN SHALL BE PROVIDED BY THE OWNER.

46' ROADWAY IS DESIGNATED AS AN UTILITY EASEMENT.

15' ELECTRIC, POTABLE WATER AND SANITARY SEWER UTILITY EASEMENT ON PRIVATE PROPERTY PARALLEL AND ADJACENT TO ROADWAY. (TYPICAL BOTH SIDES OF ROAD)

REFERENCE - 20 ELECTRIC UTILITY EASEMENT (BY OTHERS)

TALQUIN ELECTRIC COOPERATIVE INC.
AN ELECTRIC, POTABLE WATER & SANITARY SEWER UTILITY EASEMENT FOR THE LANDING PHASE I

EXHIBIT "A"

