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DISTRIBUTION EASEMENT

THIS EASEMENT, Made this day between M. JAMES MCNEILL, A

SINGLE PERSON

their heirs, successors and assigns ("GRANTOR"), and FLORIDA POWER CORPORATION, a Florida corporation, its successors, lessees and assigns ("GRANTEE");

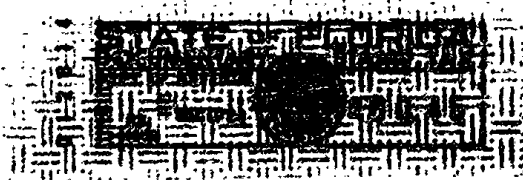
WITNESSETH, That, for and in consideration of the mutual benefits, covenants and conditions herein contained, GRANTOR grants and conveys to GRANTEE an easement to install, operate and maintain in perpetuity or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and service and communication services; said facilities being located in the following described "Easement Area" within GRANTOR's premises in Orange County, Florida, to wit:

A 10 foot wide Easement Area defined as ~~comprises~~ comprises lying adjacent to and abutting the southerly boundaries of the following described property;
PARCEL A: The Northeast 1/4 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4 of the Northwest 1/4, Section 13, Township 20 South, Range 27 East together with a non-exclusive right of ingress and egress over the South 40' of the Southwest 1/4 of the Northwest 1/4, Section 13, Township 20 South, Range 27 East.
PARCEL B: The Northwest 1/4 of the Southwest 1/4 of Section 13, Township 20 South, Range 27 East, less and except the South 800' and the West 30' thereof, of the Public Records of Orange County, Florida.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation or maintenance of said facilities; (e) the reasonable right for GRANTEE to enter upon lands of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonably necessary or convenient for GRANTEE's safe and efficient installation, operation and maintenance of said facilities and for the enjoyment and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') on the opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTOR's future orderly development of the premises is in physical conflict with GRANTEE's facilities, GRANTEE

Section 13
Township 20
Range 27
County Orange
Project Name McNeill - Primary Extension - AW-423, 1984



This document prepared by
BLAIR W. CLARK
RETURN TO: Real Estate Dept.
Florida Power Corporation
P.O. Box 14042
St. Petersburg, FL 33733

Individual 913 329 (5)

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13-20-27 ORANGE
M. JAMES MCNEILL

shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR's premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation.

GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR's agents or employees.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR's hands and seals have been herunto affixed this 3rd day of JULY, 1984.

WITNESSES:
Wayne C. Forward (L.S.)
Betty L. Smith (L.S.)

_____ (L.S.)
_____ (L.S.)

STATE OF Florida)
COUNTY OF Orange) ss.

The foregoing easement was acknowledged before me this 3rd day of July, 1984, by M. James McNeill, a single person, as GRANTOR.

Betty L. Smith
Notary Public

NOTARIAL SEAL
NOTARIUS PUBLICUS
STATE OF FLORIDA
My Commission Expires: March 29, 1988
Bonded like the said Notary Public

RECORDED & RECORD VERIFIED

Thomas H. Walker
County Comptroller, Orange Co., Fla.