

City of Gainesville, Florida
GE Alachua to Hull Road (GH-1,16.5) 69kV Line Rebuild
Thor #: 1717T1 Oracle #: 20043416
Land Unit # 1678465 Project # 108231-450078



Prepared By:
Bruce C. Crawford, Esq.
Crawford & Owen, P.A.
780 Carillon Parkway Suite 301
Saint Petersburg, Florida 33716

SUPPLEMENTAL EASEMENT

This Supplemental Easement entered into this _____ day of _____, A.D., 2016, by the undersigned, their heirs, successors and assigns, hereinafter referred to as GRANTOR, and **DUKE ENERGY FLORIDA, L.L.C., a Florida limited liability company d/b/a DUKE ENERGY**, sometimes hereinafter referred to as GRANTEE, Post Office Box 14042, St. Petersburg, Florida 33733,

WITNESSETH:

WHEREAS, pursuant to the instrument dated April 28, 1961 and recorded in Official Record Book 139, at Page 49, and the instrument dated August 10, 1959 and recorded in Official Record Book 78, at Page 252 of the Public Records of Alachua County, Florida (the "Original Easements"), **DUKE ENERGY FLORIDA, L.L.C. d/b/a DUKE ENERGY**, as successor in title to Florida Power Corporation, was granted an easement for the transmission and distribution of electricity across certain property described therein, which property includes the lands in Alachua County, Florida, identified by **Tax Parcel Numbers 06539-001-000, 06515-000-000 and 06715-002-001**, and more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Easement Property"); and

WHEREAS, the GRANTOR now owns and has title to the Easement Property; and

WHEREAS, the GRANTEE is in the process of rebuilding the transmission line and wishes to modify the existing transmission system and the GRANTOR is willing to grant such rights.

NOW, THEREFORE, the GRANTOR, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to GRANTEE and to its successors, lessees, transferees, permittees, apportionees, and assigns, the supplemental right, privilege and easement to construct, reconstruct, operate and maintain one or more overhead and/or underground electric transmission lines, distribution lines, and communication systems and related facilities for providing electric energy services, and communications services (including services to telecommunication providers and other customers) and the transmission of any and all present or future form of communication by any present or future means or method (including, with respect to all grants herein, supporting structures, communication and other wires, fiber optics, guys, anchors, attachments and accessories desirable in connection therewith) all of which may be installed or constructed over, under, upon, across, through and within GRANTEE's existing Easement Area traversing property now owned by GRANTOR.

Together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures, wires, and voltage, adjust the centerline within the Easement Property, and to build at-grade pole pad and access road improvements and to maintain and protect such roadways as may be reasonably required for these purposes.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation, access, and maintenance of said electric transmission lines, distribution lines and communication systems and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth along said lines.

GRANTOR covenants and agrees that no trees, buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered more than two (2) feet.

GRANTOR shall have all other rights in and to said Easement Area not inconsistent with GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines, communications systems and related facilities,

Return to: Duke Energy
Attn: Land and Facilities Support Services
3300 Exchange Place, NP4A
Lake Mary, FL 32746

including clear, continuous access within the Easement Area and GRANTEE'S right-of-way utilization or encroachment guidelines; including, but not limited to, the right to utilize said Easement Area for (a) ingress and egress, (b) general farming, (c) construction, maintenance and travel over roads and streets across the Easement Area.

GRANTOR agrees to not interfere with GRANTEE's safe and efficient operation and maintenance of the electric transmission and distribution lines, communications systems and related facilities or with GRANTEE's right of way use or encroachment guidelines. GRANTOR also agrees to notify GRANTEE of any proposed modifications of the existing use that involves a variance from said right of way use or encroachment guidelines and to provide a set of construction plans to enable GRANTEE to review the same in advance of any construction activity by GRANTOR in order to ensure that the construction will not be inconsistent with the easement rights granted herein. Notification can be made to GRANTEE at (800) 700-8744, www.prgnprojectsolutions.com, or P.O. Box 14042, St. Petersburg, Florida 33733, Attention: Asset Protection Right-of-Way Specialist. Said review shall be done by GRANTEE at no cost to the GRANTOR.

PROVIDED, ALWAYS, NEVERTHELESS, that nothing herein contained shall in any way or manner impair, alter, or diminish the grant, vesting, purpose, effect, encumbrance or provision of the easement(s) cited hereinbefore.

GRANTOR warrants and covenants that they have the right to convey to GRANTEE this Supplemental Easement, and that GRANTEE, its successors and assigns, shall have quiet and peaceful possession, use and enjoyment of same.

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 said GRANTOR has hereunto affixed their hand and seal this day.

Signed, sealed and delivered
in the presence of:

CITY OF GAINESVILLE, FLORIDA

Devonia L. Andrew
Signature of First Witness

By: [Signature]

DEVONIA L. ANDREW
Print or Type Name of First Witness

[Signature]
Signature of Second Witness

Grantor's mailing address:
P.O. Box 490, MS 58
Gainesville, FL 32627

Shaneka R. Young
Print or Type Name of Second Witness

(Names **must** be typed or printed under each signature)

State of Florida)
County of Alachua) ss

The foregoing instrument was acknowledged before me this 29 day of June, 2016, by Lauren Poe, as Mayor for The City of Gainesville, Florida, a municipal corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

NOTARY SEAL

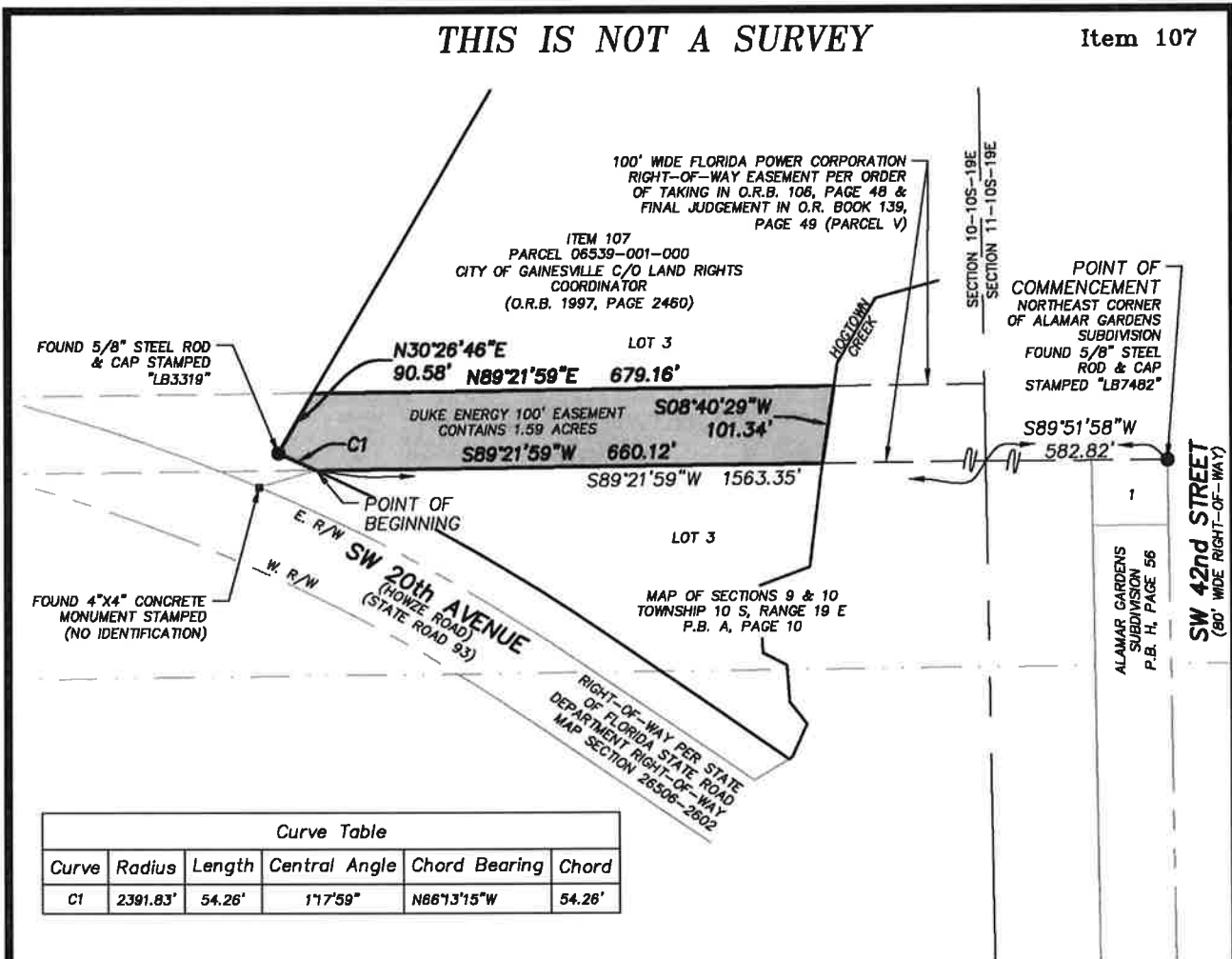
[Signature]
Notary Public



Exhibit "A" (Page 1)

THIS IS NOT A SURVEY

Item 107



Curve Table					
Curve	Radius	Length	Central Angle	Chord Bearing	Chord
C1	2391.83'	54.26'	1°17'59"	N86°13'15"W	54.26'



LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- PB PLAT BOOK

CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1678465
Map: 108231-450874
SEE ATTACHED SHEET 2 FOR LEGAL DESCRIPTION

11/06/15

SURVEY DATE

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364



PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
479 SOUTH FIRST AVENUE, SUITE 100
GAINESVILLE, FLORIDA 32602
PHONE (352) 353-6999
FAX (352) 353-1444
LICENSED BUSINESS NO. 18284

SECTION 10,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA

Project No.: 17494-4
Dwg. Name: 108231-450874
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

		THOR #1717T1	
		DESCRIPTION SKETCH Item 107 CITY OF GAINESVILLE	
11/06/15 DATE	1"=200' SCALE	GBA DRAWN	GBA TECH
BAC CHECK	ML ENGR	ALACHUA GE - HULL ROAD	
1 OF 6 SHEET		DWG. SD 3641	

THIS IS NOT A SURVEY

Item 107

Legal Description:

A portion of Lot 3, Map of Sections 9 & 10, Township 10 South, Range 19 East, Alachua County, Florida recorded in Plat Book A, Page 10, and a part of a parcel recorded in Official Records Book 1997, Page 2460 and a part of an existing 100 foot wide Florida Power Corporation Easement recorded in Official Records Book 139, Page 49, public records of Alachua County, Florida being described as follows:

Commence at the northeast corner of Alamar Gardens Subdivision, recorded in Plat Book H, Page 56, public records of Alachua County, Florida; thence South 89°51'58" West, along the north line of said Alamar Gardens Subdivision, and it's westerly projection, and the south line of said 100 foot wide Florida Power Corporation Easement, a distance of 582.82 feet to the east line of Section 10, Township 10 South, Range 19 East; thence South 89°21'59" West, continuing along said south line of 100 foot wide Florida Power Corporation Easement, and the south line of said parcel recorded in Official Records Book 1997, Page 2460, a distance of 1563.35 feet to the southwest corner of said parcel and a non-tangent curve concave southwesterly and having a radius of 2391.83 feet, and the Point of Beginning; thence along the west line of said parcel the following two (2) courses; (1) northwesterly along said curve to the left through a central angle of 01°17'59", an arc distance of 54.26 feet (Chord Bearing = North 66°13'15" West, Chord = 54.26 feet); (2) North 30°26'46" East, a distance of 90.58 feet to the north line of said 100 foot wide Florida Power Corporation Easement; thence North 89°21'59" East, along said north line, a distance of 679.16 feet more or less to the centerline of Hogtown Creek and the east line of said parcel recorded in Official Records Book 1997, Page 2460; thence South 08°40'29" West, along said east line and said centerline, a distance of 101.34 feet to the said south line of 100 foot Florida Power Corporation Easement and said south line of parcel recorded in Official Records Book 1997, Page 2460; thence South 89°21'59" West, along said south line, a distance of 660.12 feet more or less to the Point of Beginning.


Contains 1.59 acres.

1. North and the bearings shown hereon are referenced to the grid bearing of South 89°51'58" West, assumed along the North line of Alamar Gardens Subdivision, recorded in Plat Book H, Page 56, public records of Alachua County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.
3. Legal description was prepared by Pickett and Associates, Inc. per client request and is based on deeds of record.

CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1678465
Map: 108231-450874

SEE ATTACHED SHEETS 1
FOR DESCRIPTION SKETCH

	PICKETT SURVEYING • ENGINEERING	<small>PROPERTY AND ASSOCIATES, INC. 475 SOUTH FIRST AVENUE SUITE 200 FLORIDA, 32110 PHONE: (386) 322-4000 FAX: (386) 322-1444 LICENSE NUMBER: 16124</small>
Project No.: 17494-4	Dwg. Name: 108231-450874	

SECTION 10,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA


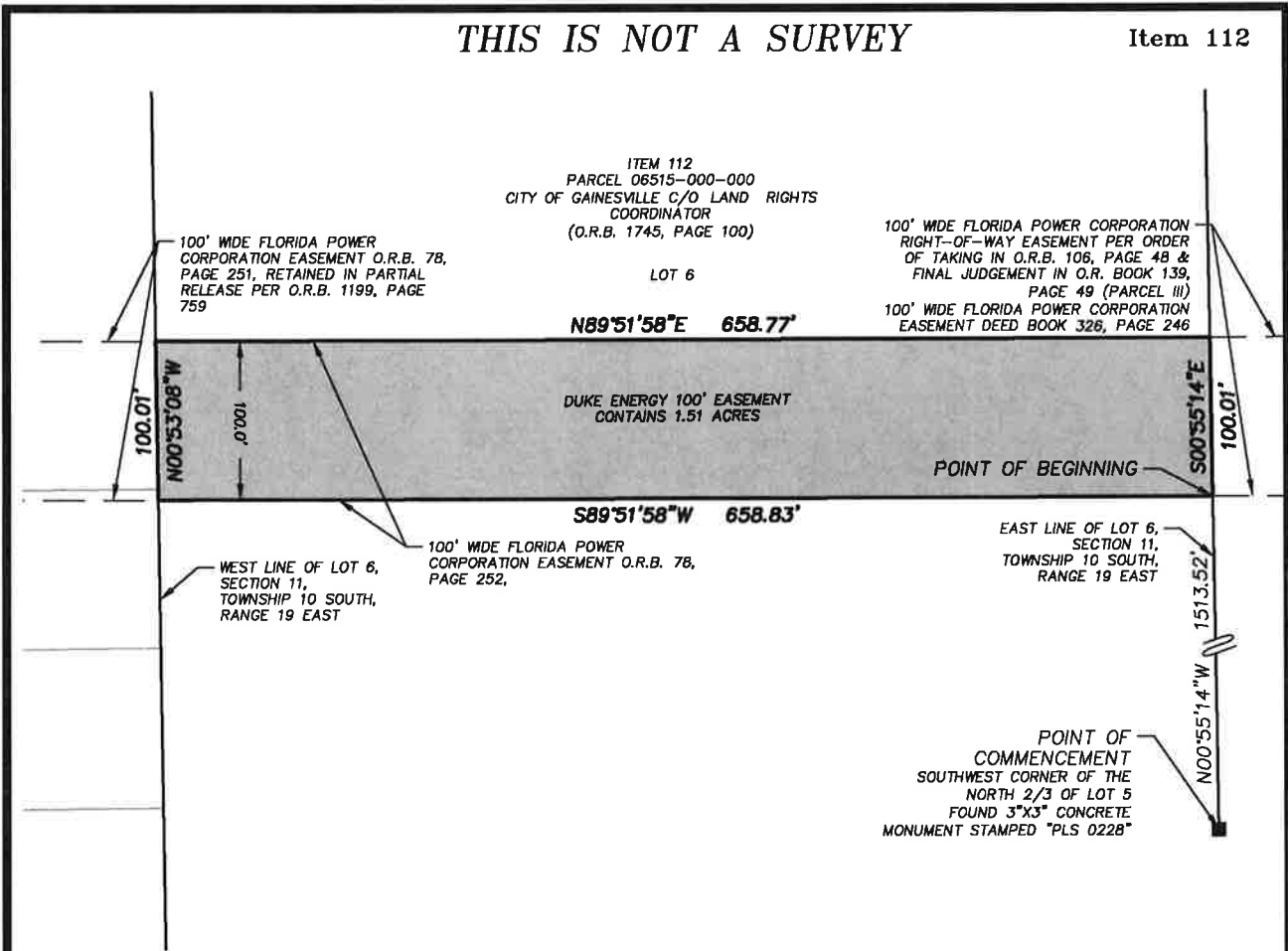
		THOR #171711
		DESCRIPTION SKETCH Item 107 CITY OF GAINESVILLE
11/06/15 DATE	1"=200' SCALE	
GBA DRAWN	GBA TECH	
BAC CHECK	ML ENGR	ALACHUA GE - HULL ROAD
2 OF 6 SHEET		DWG. SD 3641

Exhibit "A" (Page 3)

THIS IS NOT A SURVEY

Item 112



LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- LB LICENSED BUSINESS



CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1678465
Map: 108231-450874
SEE ATTACHED SHEET 4
FOR LEGAL DESCRIPTION

11/06/15

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364

SURVEY DATE



PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
476 SOUTH FIRST JOSSIE BAYTON
FLORIDA 32608
PHONE: (904) 523-2000
FAX: (904) 523-1484
LICENSED BUSINESS No. 12394

SECTION 11,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA

Project No.: 17494-4
Dwg. Name: 108231-450874
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

		THOR #1717T1
		DESCRIPTION SKETCH Item 112 CITY OF GAINESVILLE
11/06/15 DATE	1"=100' SCALE	ALACHUA GE - HULL ROAD
GBA DRAWN	GBA TECH	
BAC CHECK	ML ENGR	
3 OF 6 SHEET		DWG. SD 3679

THIS IS NOT A SURVEY

Item 112

Legal Description:

A portion of Lot 6, Section 11, Township 10 South, Range 19 East, Alachua County, Florida, and a part of a parcel recorded in Official Records Book 1745, Page 100, and a part of an existing 100 foot wide Florida Power Corporation Easement recorded in Official Records Book 78, Page 252, public records of Alachua County, Florida being described as follows:

Commence at the southwest corner of the North 2/3 of Lot 5, Section 11, Township 10 South, Range 19 East, Alachua County, said point lying on the east line of said Lot 6 and the east line of said parcel recorded in Official Records Book 1745, Page 100; thence North 00°55'14" West, along the east line of said parcel and said Lot 6, a distance of 1513.52 feet to the south line of said 100 foot wide Florida Power Corporation Easement and the Point of Beginning; thence South 89°51'58" West, along said south line, a distance of 658.83 feet to the west line of said Lot 6 and the west line of said parcel recorded in Official Records Book 1745, Page 100; thence North 00°53'08" West, along said west line, a distance of 100.01 feet to the north line of said 100 foot wide Florida Power Corporation Easement; thence North 89°51'58" East, along said north line, a distance of 658.77 feet to the said east line of Lot 6 and said parcel recorded in Official Records Book 1745, Page 100; thence South 00°55'14" East, along said east line, a distance of 100.01 feet to the Point of Beginning.

Contains 1.51 acres.

1. North and the bearings shown hereon are referenced to the grid bearing of North 00°55'14" West, assumed along the East line of Lot 6, Section 11, Township 10 South, Range 19 East, Alachua County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.
3. Legal description was prepared by Pickett and Associates, Inc. per client request and is based on deeds of record.

CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1678465
Map: 108231-450874

SEE ATTACHED SHEETS 3
FOR DESCRIPTION SKETCH



PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
476 SOUTH FIRST AVENUE SUITE 200
FLORIDA 32609
PHONE: (904) 322-9092
FAX: (904) 322-1484
LICENSING NUMBER: 16284

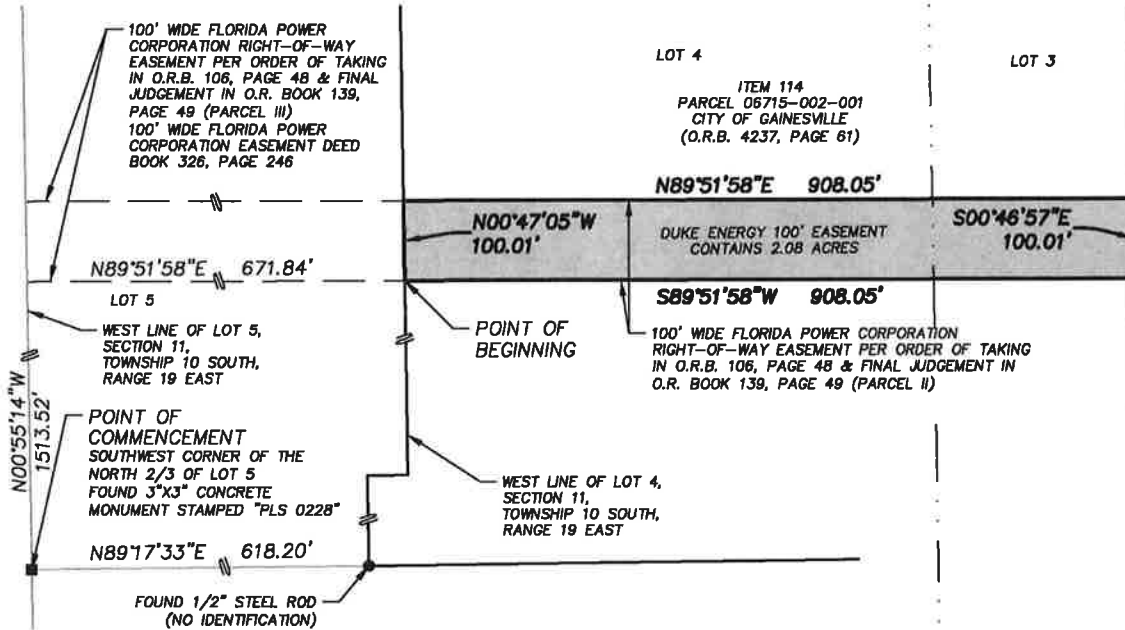
SECTION 11,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA

Project No.: 17494-4	Dwg. Name: 108231- 450874	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
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11/08/15 DATE	1"=100' SCALE
THOR #1717T1	
GBA DRAWN	GBA TECH
DESCRIPTION SKETCH Item 112 CITY OF GAINESVILLE	
BAC CHECK	ML ENGR
ALACHUA GE - HULL ROAD	
4 OF 6 SHEET	DWG. SD 3679

THIS IS NOT A SURVEY

Item 114



LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- LB LICENSED BUSINESS
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- PB PLAT BOOK

CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1878465
Map: 108231-450874

SEE ATTACHED SHEET 6
FOR LEGAL DESCRIPTION

11/08/15

GREGORY A. PRATHER, P.S.M. FLORIDA REGISTRATION No. 5135
PICKETT AND ASSOCIATES, INC. FLORIDA REGISTRATION No. LB 364

SURVEY DATE



PICKETT
SURVEYING • ENGINEERING

PICKETT AND ASSOCIATES, INC.
479 SOUTH FIRST AVENUE EAST, SUITE 200
GAINESVILLE, FLORIDA 32602
PHONE: (352) 533-8088
FAX: (352) 533-1464
LICENSED BUSINESS No. LB364

SECTION 11,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA

Project No.:
17494-4

Dwg. Name:
108231-450874

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

		THOR #171771	
		DESCRIPTION SKETCH Item 114 CITY OF GAINESVILLE	
11/06/15 DATE	1"=200' SCALE	GBA DRAWN	GBA TECH
BAC CHECK	ML ENGR	ALACHUA GE - HULL ROAD	
5 OF SHEET	6 DWG.	SD 3645	

17494-4

THIS IS NOT A SURVEY

Item 114

Legal Description:

A portion of Lots 3 and 4, Section 11, Township 10 South, Range 19 East, Alachua County, Florida, and a part of a parcel recorded in Official Records Book 4237, Page 61, and a part of an existing 100 foot wide Florida Power Corporation Easement recorded in Official Records Book 139, Page 49, public records of Alachua County, Florida being described as follows:

Commence at the southwest corner of the North 2/3 of Lot 5, said Section 11; thence North 00°55'14" West, along the west line of said Lot 5, a distance of 1513.52 feet to the south line of said 100 foot wide Florida Power Corporation Easement; thence North 89°51'58" East, along said south line, a distance of 671.84 feet to the west line of said Lot 4 and the west line of said parcel recorded in Official Records Book 4237, Page 61 and the Point of Beginning; thence North 00°47'05" West, along said west line, a distance of 100.01 feet to the north line of said 100 foot wide Florida Power Corporation Easement; thence North 89°51'58" East, along said north line, a distance of 908.05 feet to the east line of said parcel recorded in Official Records Book 4237, Page 61; thence South 00°46'57" East, along said east line, a distance of 100.01 feet to the said south line of 100 foot wide Florida Power Corporation Easement; thence South 89°51'58" West, along said south line, a distance of 908.05 feet to the Point of Beginning.

Contains 2.08 acres.

1. North and the bearings shown hereon are referenced to the grid bearing of North 00°55'14" West, assumed along the West line of Lot 5, Section 11, Township 10 South, Range 19 East, Alachua County, Florida.
2. An abstract of title was not performed by or furnished to Pickett and Associates, Inc. Any easements or encumbrances that may appear as a result of said abstract are not warranted by this survey.
3. Legal description was prepared by Pickett and Associates, Inc. per client request and is based on deeds of record.


CERTIFIED TO:
DUKE ENERGY FLORIDA, INC.

Site: 108231
LU: 1678465
Map: 108231-450874

SEE ATTACHED SHEETS 5
FOR DESCRIPTION SKETCH

	PICKETT SURVEYING • ENGINEERING		<small>PICKETT AND ASSOCIATES, INC. 475 SOUTH FIRST AVENUE, SUITE 200 FLORIDA 32601 PHONE: (904) 633-9286 FAX: (904) 633-1488 LICENSED SURVEYOR No. 18304</small>
	Project No.: 17494-4	Dwg. Name: 108231- 450874	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SECTION 11,
TOWNSHIP 10 SOUTH,
RANGE 19 EAST,
ALACHUA COUNTY,
FLORIDA

 DUKE ENERGY.		THOR #17171	
		DESCRIPTION SKETCH Item 114 CITY OF GAINESVILLE	
11/06/15 DATE	1"=200' SCALE	GBA DRAWN	GBA TECH
BAC CHECK	ML ENGR	ALACHUA GE - HULL ROAD	
6 OF 6 SHEET		DWG. SD 3645	