

Prepared by and after Recording

Return to:

Seth S. Sheitelman, Esq.
Gulf Power Company
700 Universe Boulevard
Juno Beach, Florida 33408

EASEMENT

(Corporate)

KNOW ALL MEN BY THESE PRESENTS that Laguna Haven, LLC, a Florida limited liability company, whose address is 726 Thomas Drive, Panama City, Florida 32408 (“**Grantor**”) in considerations, receipt of which is hereby acknowledged, does hereby grant to the Gulf Power Company, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408-0420, and to its successors and assigns (“**Grantee**”) (the term “assigns” meaning any person, firm or corporation owning by way of assignment all rights under the Agreement or a portion of such rights with Grantee or its other assigns retaining and exercising the other rights), an easement forever for a right-of-way to be used for the construction, operation and maintenance of one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, “H” frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes and one or more pipelines, and appurtenant equipment for the transmission of substances of any kind (all of the foregoing hereinafter referred to as “**facilities**”), over, under, in, on, upon and across the lands of the Grantor situated in the County of Bay and the State of Florida and being more particularly described on **Exhibit A-1** and **Exhibit A-2** attached hereto and made a part hereof (collectively, the “**Easement Area**”);

together with the right and privilege from time to time to reconstruct, inspect, alter, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate such facilities or any part of them upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor adjoining the Easement Area that may interfere with the proper construction, operation and maintenance of such facilities or any part of them, the right to mark the location of any underground facilities by above ground and other suitable markers and the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors or assigns over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

Grantor, however, reserves the right and privilege to use the Easement Area for a roadway and such other purposes except as herein granted or as might interfere or be inconsistent with the use, occupation, maintenance or enjoyment thereof by Grantee or its successors or assigns, or as might cause a hazardous condition; provided, however, and by the execution and delivery hereof Grantor so expressly agrees that no portion of the Easement Area shall be excavated, altered, obstructed, improved, surfaced or paved without the prior written permission of Grantee, or its successors or assigns, and no building, well, irrigation system, structure, obstruction or improvement (including any improvements for recreational activities) shall be located, constructed, maintained or operated over, under, upon or across the Easement Area by Grantor, or the heirs, personal representatives, successors or assigns of Grantor.

By the execution hereof, Grantor covenants that it has the right to convey this easement and that Grantee and its successors and assigns shall have quiet and peaceful possession, use and enjoyment of this easement and the rights granted hereby.

(Signature and Notary on Following Page)

IN WITNESS WHEREOF, Grantor has executed this Agreement this 16 day of December, 2020.

Grantor:

Signed, sealed and delivered
in the presence of:

Laguna Haven, LLC,
a Florida limited liability company

Nicole Jones
Signature
Print Name: Nicole Jones

By: [Signature]
Name: Yervand Grigoryan
Title: Manager

[Signature]
Signature:
Print Name: Brandon R. Brey

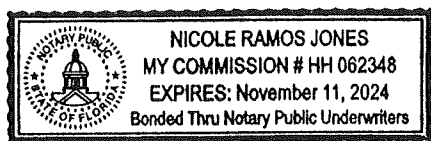
ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF BAY)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 16 day of December, 2020, by Yervand Grigoryan, as Manager of Laguna
Haven, LLC, a Florida limited liability company, on behalf of the company.

[NOTARIAL SEAL]

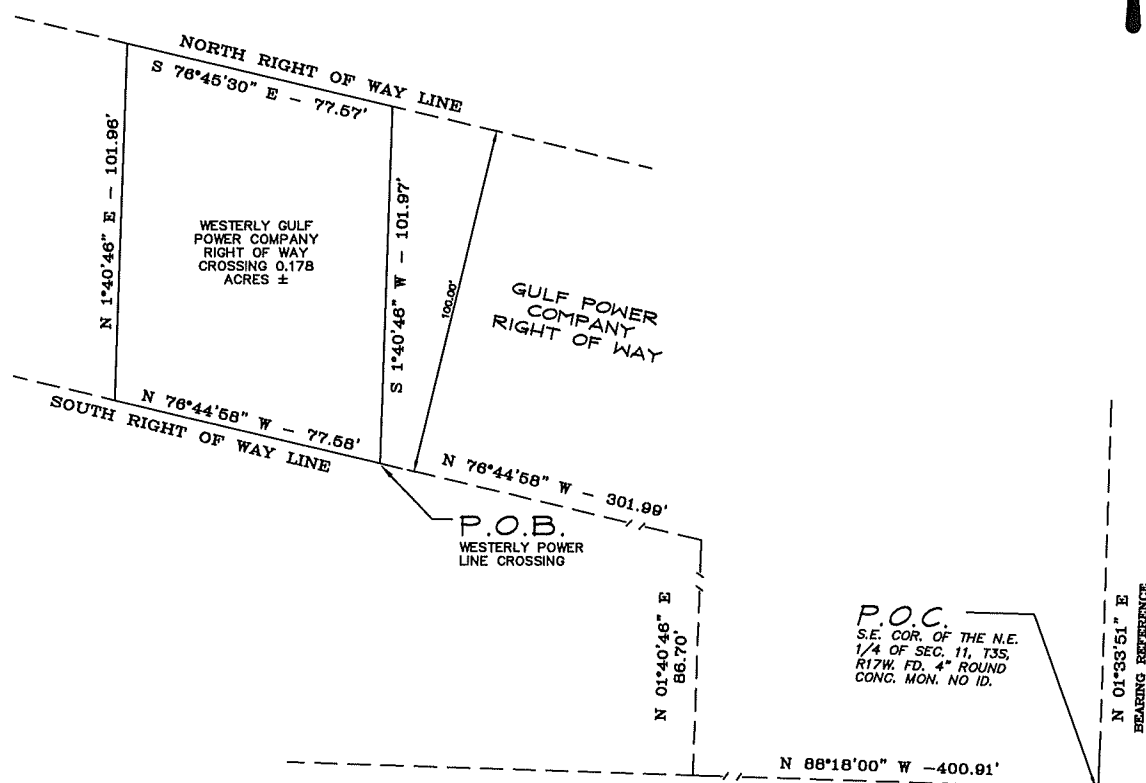
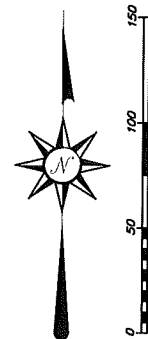
Notary: Nicole Jones
Print Name: Nicole Jones
Notary Public, State of Florida
My commission expires: 11/11/2024



☒ Personally Known **OR** ☐ Produced Identification
Type of Identification Produced _____

Exhibit A-1DESCRIPTION:

ALONG WITH A WESTERLY GULF POWER RIGHT OF WAY CROSSING: COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY FLORIDA; THENCE NORTH 88°18'00" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR 400.91 FEET; THENCE NORTH 01°40'46" EAST, FOR 86.70 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE GULF POWER COMPANY RIGHT OF WAY; THENCE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY FOR 301.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE NORTH 01°40'46" EAST FOR 101.96 FEET TO THE NORTH LINE OF SAID 100 FOOT GULF POWER COMPANY RIGHT OF WAY; THENCE SOUTH 76°45'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE SOUTH 01°40'46" WEST FOR 101.97 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 0.178 ACRES MORE OR LESS.

SYMBOLS & ABBREVIATIONS

±	MORE OR LESS	FD.	FOUND
°	DEGREES	COR.	CORNER
'	MINUTES OR FEET	No.	NUMBER
"	SECONDS OR INCHES	CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.O.B.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
P.C.	POINT OF CURVATURE	S.R.	STATE ROAD
P.T.	POINT OF TANGENCY	C.R.	COUNTY ROAD
P.R.C.	POINT OF REVERSE CURVATURE	BLDG.	BUILDING
P.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
N	NORTH	Δ	DELTA/CENTRAL ANGLE
E	EAST	L	ARC LENGTH
S	SOUTH	CH	CHORD
W	WEST	OH	OVERHEAD UTILITIES
SEC.	SECTION	CL	CENTERLINE
T	TOWNSHIP	LB	LICENSED BUSINESS
R	RANGE OR RADIUS	LS	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORDS BOOK	F.B.	FIELD BOOK
P.L.S.	PROFESSIONAL LAND SURVEYOR	EFB	ELECTRONIC FIELD BOOK
PG.	PAGE	F.F.	FINISHED FLOOR

THIS SKETCH IS FOR DESCRIPTIVE PURPOSES ONLY AND WAS THE RESULT OF AN ACTUAL FIELD SURVEY BUT IS NOT A BOUNDARY SURVEY.

CERTIFICATE

I HEREBY CERTIFY THE SURVEY HEREON TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE SURVEYED.

DATE OF SURVEY _____

DARRYL C. FINCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE No. LS 6087



Surveying & Mapping, P.L.L.C.

4116 N. HIGHWAY 231 EAST BUILDING, PANAMA CITY, FLORIDA, 32404
Phone (850) 785-4675 Fax (850) 769-3458 - LICENSE No. LB 6389

TYPE OF SURVEY: SKETCH OF DESCRIPTION

SCALE 1" = 50'

JOB No.

IMPROVEMENTS NONE SHOWN

SECTION 11 TOWNSHIP 3 S RANGE 17 W

106

SOURCE OF INFORMATION DESCRIPTION PROVIDED BY CLIENT

F.B. - PAGE -

BEARING REFERENCE N 01°33'51" E ALONG THE EAST LINE OF SEC 11, T3S, R17W

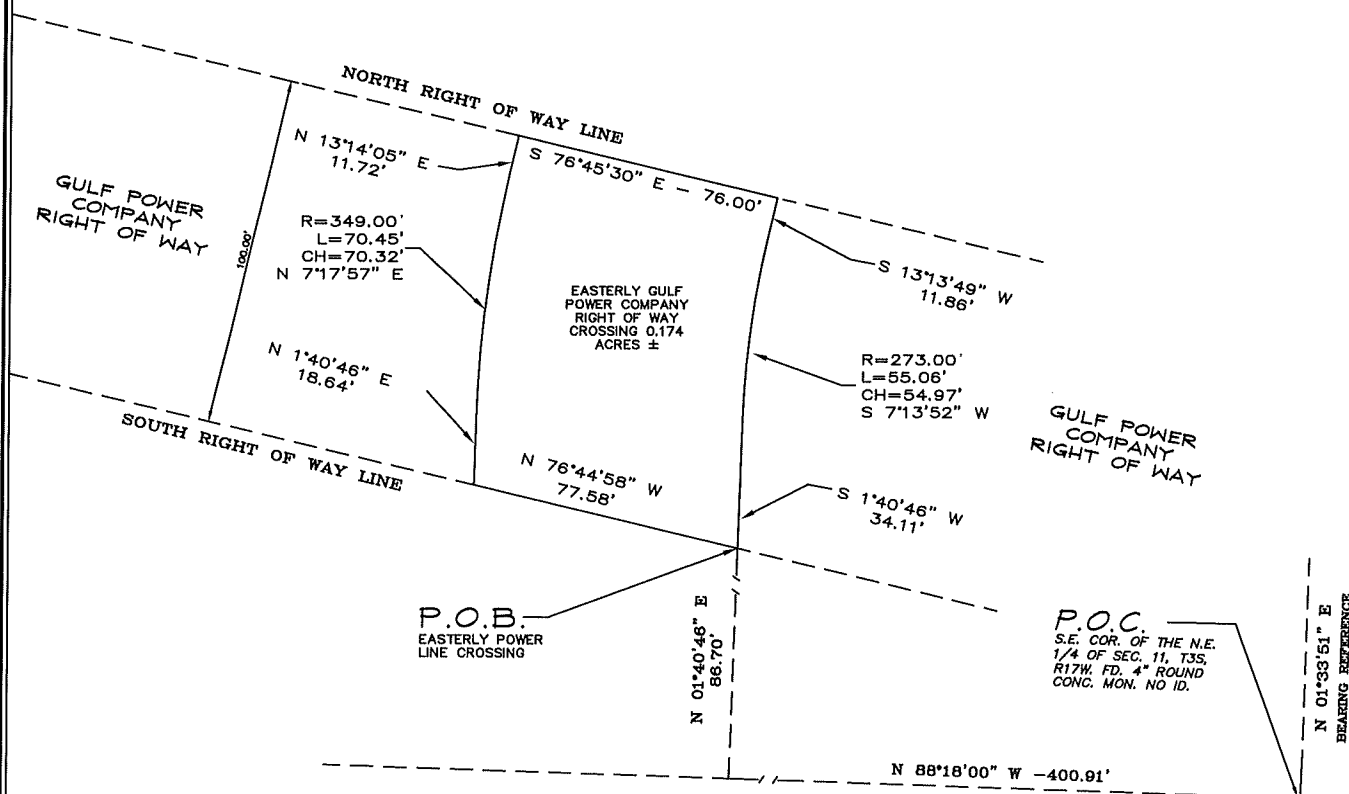
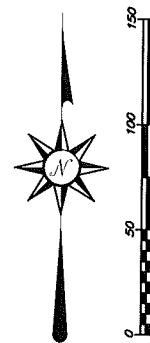
REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.

FILE No.

SKETCH 1

Exhibit A-2**DESCRIPTION:**

ALONG WITH A EASTERLY GULF POWER RIGHT OF WAY CROSSING: COMMENCE AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 17 WEST, BAY COUNTY FLORIDA; THENCE NORTH 88°18'00" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, FOR 400.91 FEET; THENCE NORTH 04°40'46" EAST, FOR 86.70 FEET TO THE SOUTH LINE OF A 100 FOOT WIDE GULF POWER COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE NORTH 76°44'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR 77.58 FEET; THENCE NORTH 01°40'46" WEST ALONG SAID SOUTH RIGHT OF WAY FOR 18.64 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 349.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 70.45 FEET, THE CHORD OF SAID ARC BEARING NORTH 07°17'57" EAST FOR 70.32 FEET; THENCE NORTH 13°14'05" EAST FOR 11.72 FEET TO THE NORTH LINE OF SAID 100 FOOT GULF POWER COMPANY RIGHT OF WAY; THENCE SOUTH 76°45'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE FOR 76.00 FEET; THENCE SOUTH 13°13'49" WEST 11.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 273.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 55.06 FEET, THE CHORD OF SAID ARC BEARING SOUTH 07°13'52" WEST FOR 54.97 FEET; THENCE SOUTH 01°40'46" WEST FOR 34.11 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 0.176 ACRES MORE OR LESS.

**SYMBOLS & ABBREVIATIONS**

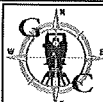
±	MORE OR LESS	FD.	FOUND
°	DEGREES	COR.	CORNER
'	MINUTES OR FEET	No.	NUMBER
"	SECONDS OR INCHES	CONC.	CONCRETE
P.O.C.	POINT OF COMMENCEMENT	MON.	MONUMENT
P.O.B.	POINT OF BEGINNING	R.O.W.	RIGHT OF WAY
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P.R.C.	POINT OF REVERSE CURVATURE	BLDG.	BUILDING
P.C.C.	POINT OF COMPOUND CURVATURE	EL.	ELEVATION
N	NORTH	Δ	DELTA/CENTRAL ANGLE
E	EAST	L	ARC LENGTH
S	SOUTH	CH	CHORD
W	WEST	OH	OVERHEAD UTILITIES
SEC.	SECTION	CL	CENTERLINE
T	TOWNSHIP	LB	LICENSED BUSINESS
R	RANGE OR RADIUS	LS	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORDS BOOK	F.B.	FIELD BOOK
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DATE OF SURVEY _____ DARRYL C. FINCH, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE No. LS 6087



Surveying & Mapping, S.D.B.

4116 N. HIGHWAY 231 EAST BUILDING, PANAMA CITY, FLORIDA, 32404
Phone (850) 785-4075 Fax (850) 769-3456 - LICENSE No. LB 8369

TYPE OF SURVEY: SKETCH OF DESCRIPTION SCALE 1" = 30'
IMPROVEMENTS NONE SHOWN SECTION 11 TOWNSHIP 3 S RANGE 17 W
SOURCE OF INFORMATION DESCRIPTION PROVIDED BY CLIENT F.B. - PAGE -
BEARING REFERENCE N 01°33'51" E ALONG THE EAST LINE OF SEC 11, T3S, R17W
REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.

JOB No.
106

FILE No.
SKETCH 2