



This Legal Document
Prepared by William Maudlin
Gulf Power Company
One Energy Place
Pensacola, Florida 32520-0093

EASEMENT FOR ELECTRIC SERVICE

WO# ED1010212272 – Airport Property
TAX ID# 33-1S-30-5101-003-001

STATE OF FLORIDA
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS that the **City of Pensacola, a municipal corporation of the State of Florida**, whose address is **222 W Main Street Pensacola, FL 32502** (hereinafter "Grantor"), for and in consideration of the sum of **One and 00/100 Dollars (\$1.00)** in hand paid by **Gulf Power Company, a Florida corporation** (Grantee), whose address is **One Energy Place, Pensacola, Florida 32520-0093**, the receipt whereof is hereby acknowledged, does hereby grant and convey to said Gulf Power Company, its successors and assigns, the perpetual right to lay, bury, construct, operate, maintain, dig up and repair an underground and/or overhead electrical distribution system and necessary related above ground and overhead facilities, with all necessary conductors, ducts, conduit, transformers, connection boxes, facilities and equipment, necessary or convenient in connection therewith from time to time, together with the right to allow the attachment of utilities providing communication or related services, together with all rights and privileges necessary or convenient for the full enjoyment or use thereof for the aforesaid purposes, including the right of ingress and egress thereto and therefrom, along, under and across the following described property in **ESCAMBIA** County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A" AND ALSO AS DEPICTED ON EXHIBIT "B"

for the transmission, distribution, supply and sale to the public for power, heat and light, together with all rights and privileges necessary or convenient for the full enjoyment and use thereof, including the right of ingress and egress to and from said lines and also the right to cut down, trim and chemically treat any trees and undergrowth within the easement areas or adjacent to said easement areas that may interfere with the safe operation of said lines.

TO HAVE AND TO HOLD the same to the said Gulf Power Company, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of _____, 20____.

**City of Pensacola, a municipal corporation
of the State of Florida,**

WITNESSES

Witness

(Print or type full name)

Witness

(Print or type full name)

By: _____

(Print or type full name)

Title: _____

Attest: _____

(Print or type full name)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2020, by _____, as _____ of **City of Pensacola, a municipal corporation of the State of Florida**, on behalf of the corporation.

[NOTARIAL SEAL]

Notary: _____

Print Name: _____

Notary Public, State of _____

My commission expires: _____

☐ Personally Known **OR** ☐ Produced Identification

Type of Identification Produced _____

EXHIBIT "A"

A TEN FOOT (10') STRIP OF LAND LYING FIVE FEET (5') ON EACH SIDE OF THE CENTERLINE OF THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AND FACILITIES AS INSTALLED AND/OR TO BE INSTALLED ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LEASED TO PENSACOLA AVIATION CENTER LLC COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 41 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 6535.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17; THENCE GO SOUTH 29 DEGREES 47 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 1928.94 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 11 DEGREES 37 MINUTES 56 SECONDS EAST A DISTANCE OF 276.01 FEET; THENCE GO SOUTH 78 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 589.30 FEET; THENCE GO NORTH 11 DEGREES 41 MINUTES 36 SECONDS WEST A DISTANCE OF 785.14 FEET; THENCE GO NORTH 78 DEGREES 16 MINUTES 52 SECONDS EAST A DISTANCE OF 590.14 FEET; THENCE GO SOUTH 11 DEGREES 37 MINUTES 56 SECONDS EAST A DISTANCE OF 510.09 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF FRACTIONAL SECTIONS 17 AND 16, TOWNSHIP 01 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA ALSO COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 01 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 41 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 6535.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17; THENCE GO SOUTH 29 DEGREES 47 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 1748.91 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 11 DEGREES 34 MINUTES 54 SECONDS EAST A DISTANCE OF 459.75 FEET; THENCE GO SOUTH 78 DEGREES 39 MINUTES 41 SECONDS WEST A DISTANCE OF 116.49 FEET; THENCE GO NORTH 11 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 728.00 FEET; THENCE GO NORTH 78 DEGREES 39 MINUTES 35 SECONDS EAST A DISTANCE OF 117.13 FEET; THENCE GO SOUTH 11 DEGREES 34 MINUTES 54 SECONDS EAST A DISTANCE OF 268.25 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF FRACTIONAL SECTIONS 17 AND 16, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ALSO COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 41 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 6535.80 FEET TO THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17; THENCE GO SOUTH 29 DEGREES 47 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 1472.27 FEET TO THE POINT OF BEGINNING; THENCE GO SOUTH 11 DEGREES 23 SECONDS EAST A DISTANCE OF 139.28 FEET; THENCE GO SOUTH 79 DEGREES 09 MINUTES 11 SECONDS WEST A DISTANCE OF 148.65 FEET; THENCE GO NORTH 11 DEGREES 34 MINUTES 31 SECONDS WEST A DISTANCE OF 195.23 FEET; THENCE GO NORTH 79 DEGREES 11 MINUTES 25 SECONDS EAST A DISTANCE OF 149.17 FEET; THENCE GO SOUTH 11 DEGREES 25 MINUTES 23 SECONDS EAST A DISTANCE OF 55.85 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF FRACTIONAL SECTIONS 17 AND 16, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA ALSO COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 41 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17 A DISTANCE OF 55.75 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 12TH AVENUE (100 R/W); THENCE GO SOUTH 03 DEGREES 03 MINUTES 57 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 929.93 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE GO SOUTH 61 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 212.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61 DEGREES 28 MINUTES 52 SECONDS EAST A DISTANCE OF 174.70 FEET; THENCE GO SOUTH 31 DEGREES 40 MINUTES 37 SECONDS WEST A DISTANCE OF 53.02 FEET; THENCE GO NORTH 61 DEGREES 11 MINUTES 53 SECONDS WEST A DISTANCE OF 172.04 FEET; THENCE GO NORTH 28 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 52.09 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF FRACTIONAL SECTION 17, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA ALSO COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 01 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 60 DEGREES 41 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17 FOR A DISTANCE OF 6535.80 FEET; THENCE GO SOUTH 29 DEGREES 47 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THE SAID FRACTIONAL SECTION 17 FOR A DISTANCE OF 1471.79 FEET; THENCE GO NORTH 11 DEGREES 37 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 85.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 11 DEGREES 37 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 84.50 FEET; THENCE GO SOUTH 78 DEGREES 40 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 149.97 FEET; THENCE GO SOUTH 11 DEGREES 32 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 84.16 FEET; THENCE GO NORTH 78 DEGREES 48 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.09 FEET TO THE POINT OF BEGINNING. ALSO COMMENCE AT THE SOUTHERNMOST POST OF LOT 27, BRITTANY FORGE, A SUBDIVISION RECORDED IN PLAT BOOK 13 AT PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO NW ALONG THE SOUTHWESTERLY LINE OF SAID SUBDIVISION AND ITS NORTHWESTERLY EXTENSION 976 FEET; THENCE GO N 15 DEG 41 MIN 57 SEC W 1109.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 15 DEG 41 MIN 57 SEC W 200.00 FEET THENCE GO N 74 DEG 18 MIN 03 SEC E 100 FEET THENCE GO S 15 DEG 41 MIN 57 SEC E 200.00 FEET; THENCE GO S 74 DEG 18 MIN 03 SEC W 100.00 FEET TO THE POINT OF BEGINNING. ALSO COMMENCE AT THE SOUTHERNMOST POINT OF LOT 27, BRITTANY FORGE, A SUBDIVISION RECORDED IN PLAT BOOK 13 AT PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE GO N 64 DEG 37 MIN 56 SEC W ALONG THE SOUTHWESTERN LINE OF SAID SUBDIVISION AND ITS NORTHWESTERLY EXTENSION 1082.61 FEET; THENCE GO N 15 DEG 41 MIN 22 SEC W 1319.94 FEET TO THE POINT OF BEGINNING; THENCE GO S 74 DEG 18 MIN 38 SEC W 53.50 FEET; THENCE GO N 15 DEG 41 MIN 22 SEC W 128.80 FEET; THENCE GO N 74 DEG 18 MIN 38 SEC E 53.50 FEET; THENCE GO S 15 DEG 41 MIN 22 SEC E 128.80 FEET TO THE POINT OF BEGINNING. ALSO COMMENCE AT THE SOUTHERNMOST POINT OF LOT 27, BRITTANY FORGE, A SUBDIVISION RECORDED IN PLAT BOOK 13 AT PAGE 78 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA;

EXHIBIT "A"(continued)

THENCE GO N 64 DEG 37 MIN 56 W ALONG THE SOUTHWESTERN LINE OF SAID SUBDIVISION AND ITS NORTHWESTERLY EXTENSION 1082.61 FEET; THENCE GO N 15 DEG 41 MIN 22 SEC W 1319.94 FEET; THENCE GO S 74 DEG 18 MIN 38 SEC W 121.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 74 DEG 18 MIN 38 SEC W 53.50 FEET; THENCE GO N 15 DEG 41 MIN 22 SEC W 64.40 FEET; THENCE GO N 74 DEG 18 MIN 38 SEC E 53.50 FEET; THENCE GO S 15 DEG 41 MIN 22 SEC E 64.40 FEET TO THE POINT OF BEGINNING.

HOWEVER, NOTWITHSTANDING THE FOREGOING, IN THOSE LOCATIONS WITHIN THE ELECTRICAL DISTRIBUTION SYSTEM WHERE TRANSFORMER BOXES, SPLICE BOXES, AND TERMINATION POINTS, ARE LOCATED GULF POWER IS HEREBY GRANTED AN EASEMENT AREA WITHIN A FIFTEEN FOOT (15') RADIUS FROM THE CENTER LINE OF THE PRIMARY VOLTAGE CONDUCTORS.

IT IS UNDERSTOOD AND AGREED SAID FACILITIES WILL BE INSTALLED AT A MUTUALLY ACCEPTABLE LOCATION TO BOTH PARTIES.

Exhibit "B"

(not to scale)

