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BOOK PAGE
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CAMDEN CO. CLERK'S OFFICE

2008 SEP 26 PM 2:53

8389

**CORPORATE
CONVEYANCE OF
EASEMENT**

DOCUMENT NO.

FOR VALUABLE CONSIDERATION OF

Two Thousand and no/100 dollars (\$ 2,000.00)

Waterfront Group Florida, LLC ("Grantors") their heirs, successors and assigns hereby conveys and grants to Camden Telephone And Telegraph Company, Inc., a Georgia Corporation, d/b/a TDS Telecom, a Corporation, its heirs, successors and assigns ("Grantee"), for a valuable consideration four easements to construct, use, maintain operate, alter, add to, repair, replace, and/or remove its facilities consisting of underground cables and wires, and ground mounted telecommunications equipment, including necessary electrical power supply conductors necessary for operation of the equipment, under, and along that certain real property lying and being in the County of Camden, State of Georgia, and being described as follows:

Being all those lots, tracts, or parcels of land lying and being described in the 32nd G. M. District, Camden County, Georgia and being described in detail in Deed Book 1323, Page 746-747 of the Camden County, Georgia Records.

Said easements are described in detail on Exhibit "A", Exhibit "B", Exhibit "C" and Exhibit "D", surveys prepared by Privett & Associates, Inc., dated 8/28/08. Said Exhibits being attached to and made a part of this easement by reference.

**Easement Location: Off Highway 40 and within
Northshore Subdivision**

**MAILING ADDRESS: 7595 BAYMEADOWS WAY
SUITE 100
JACKSONVILLE, FL 32256**

REGISTER OF DEEDS ONLY:

RETURN ORIGINAL EASEMENT TO:

→ Nate Stanislawski
TDS Telecom
525 Junction Road
Madison WI 53717

This instrument prepared by: Jerry L. McMillan

Grantor covenants not to erect any structure upon the aforesaid real property that would interfere with Grantee's use of said easement and this covenant shall be binding upon Grantor's successors and assigns.

And the said Grantor, his/her/their successors and assigns, shall allow employees and subcontractors of TDS Telecom, its successors and assigns, ingress and egress to the subject real property described above and covered by the granted easement (hereinafter "the Site") at all times, to: 1) clear the Site and keep it clear of trees and vegetation that would interfere with the granted easement area's use; 2) trim out and keep trimmed and cut all dead, weak, leaning, and dangerous trees, limbs, and other vegetation within the granted easement area and similar trees and

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CORPORATE CONVEYANCE OF EASEMENT 447 00190

Waterfront Group Florida, LLC ("Grantor")
Camden Telephone and Telegraph Company, Inc., a Georgia Corporation, d/b/a TDS Telecom ("Grantee"),

vegetation on the surrounding lands under the ownership of Grantor that would cause damage to Grantee's telecommunications equipment should it/they fall onto the granted easement area, provided that permission is first obtained from Grantor for said cutting or trimming of trees and vegetation on said adjacent lands outside the granted easement area, which permission shall not be unreasonably withheld, delayed or conditioned, 3) obtain and install necessary aerial and/or underground operating power from electrical utility companies, and 4) enter upon the Site for the purpose of making surveys and tests deemed necessary to repair, replace, or add to Grantee's existing telephone plant.

IN WITNESS WHEREOF, this easement has been duly executed by the Grantor this 3rd day of SEPTEMBER 2008.

WATERFRONT GROUP FLORIDA, LLC

[Signature]

STEPHEN D ADKINS

Printed Name:

Title: REGIONAL PRESIDENT

Witness

[Signature]
BRETT C. SMITHLEY

Easement No. ESTM-08-103

Exchange St. Marys

Work Order No. TC-070395069

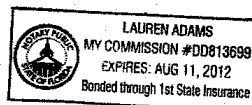
County of (Duval)

State of (Florida)

DATED 9/3/08, 2008

I, Lauren Adams, a Notary Public of Duval County, certify that
Stephen D. Adkins personally appeared before me this day and duly sworn, acknowledged the execution of the foregoing instrument.

Witness my hand and official seal



[Signature]
Notary Signature

Lauren Adams
Name typed or printed

Notary Public Duval County,

My Commission Expires 8/11/2012

CLERK'S NOTE: CONTINUE NEXT PAGE

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EXHIBIT "A"

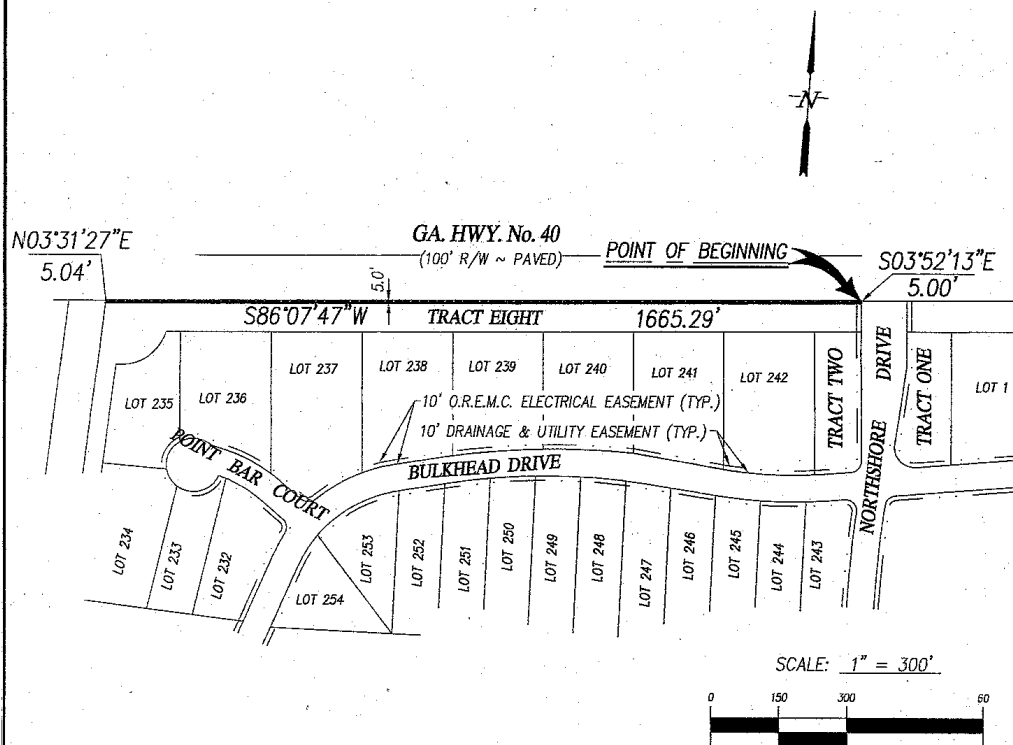
MAP TO SHOW SKETCH OF

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS LYING IN THE CITY OF KINGSLAND, 32nd G.M.D., CAMDEN COUNTY, GEORGIA, BEING A PORTION OF TRACT EIGHT OF NORTHSHORE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 23, MAP No.'s 34-44, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY NO. 40 (A 100-FOOT RIGHT-OF-WAY ~ PAVED) AND THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSHORE DRIVE (A 60-FOOT RIGHT-OF-WAY) RUN THENCE SOUTH 03°-52'-13" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A POINT; RUN THENCE SOUTH 86°-07'-47" WEST, A DISTANCE OF 1665.29 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF TEMPLE CHURCH ROAD (AN 80 FOOT RIGHT-OF-WAY ~ PAVED); RUN THENCE NORTH 03°-31'-27" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.04 FEET TO A POINT LYING ON THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA STATE HIGHWAY NO. 40; RUN THENCE NORTH 86°-07'-47" EAST, ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1664.64 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 0.19 ACRES (8,325 SQ. FT.), MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS WHICH MAY LIE WITHIN.

NOTES:

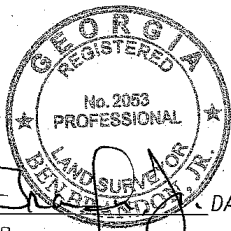
- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N86°07'47"E FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY No. 40 ACCORDING TO PLAT RECORDED IN P.D. 23, MAP No. 34-45, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS IS A SKETCH ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL FIELD SURVEY.



BY:

BEN BRANDON, JR.
GA. REGISTERED SURVEYOR No. 2053

DATE: 8-28-08



DWN. BY:
G.D.

CKD. BY:
B.S.B.



PREPARED BY:
**PRIVETT
&
ASSOCIATES, INC.**
SURVEYORS & LAND PLANNERS
LAND SURVEYOR FIRM No. 166, GA.
LICENSED BUSINESS No. 4204, FL.
1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31558
(912) 882-3738

CADD FILE: C:\GNA\NSTRAC18TDSEASE.dwg

SKETCH DATE: AUGUST 27, 2008

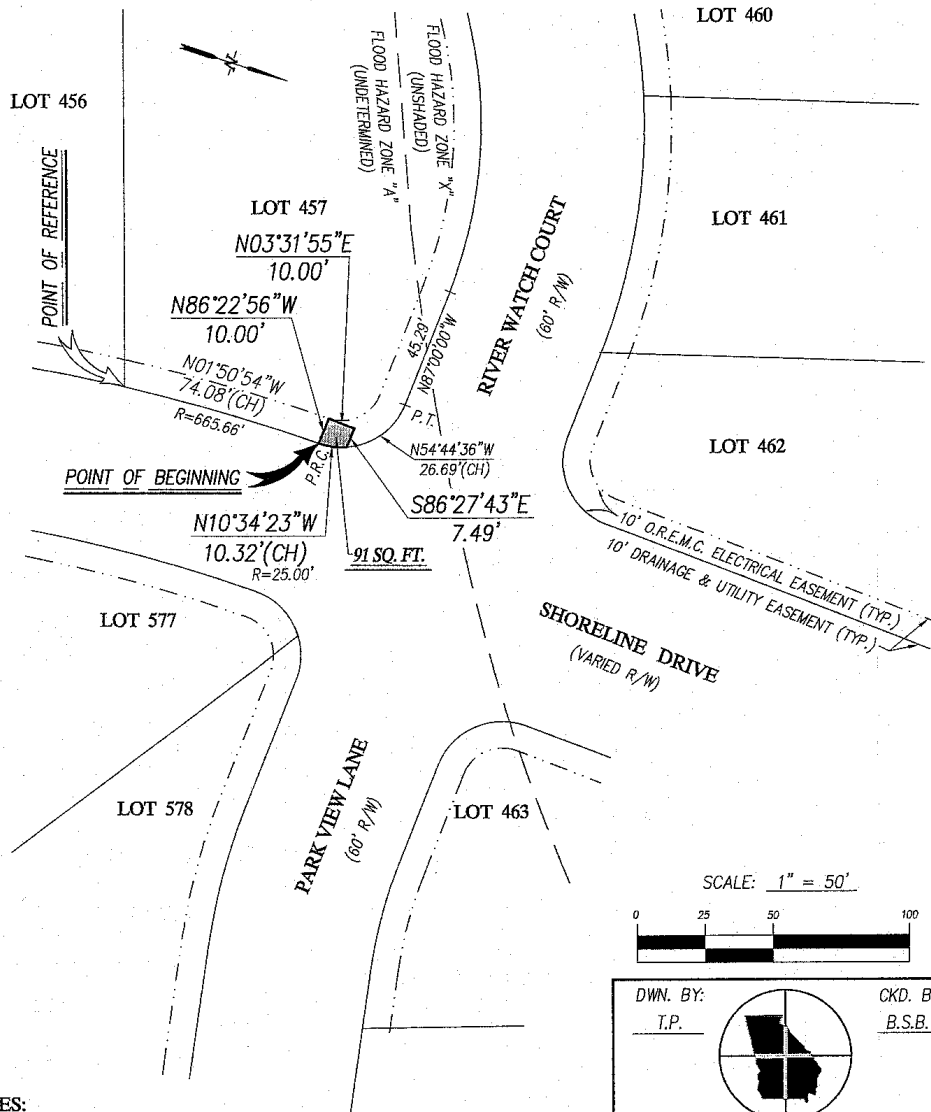
BEN'S NOTE CONTINUE NEXT PAGE

1447 00192 MAP TO SHOW SKETCH OF

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS LYING IN THE CITY OF KINGSLAND, 32ND G.M.D., CAMDEN COUNTY, GEORGIA BEING A PORTION OF LOT 457, NORTHSORE SUBDIVISION (ACCORDING TO PLAT RECORDED IN PLAT DRAWER 23, MAP No. 34-45, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 457, NORTHSORE SUBDIVISION, SAID POINT LYING ON THE CURVED WESTERLY RIGHT-OF-WAY LINE OF SHORELINE DRIVE (A VARIED RIGHT-OF-WAY) AND RUN IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 665.66 FEET, A CHORD DISTANCE OF 74.08 FEET TO A POINT OF REVERSE CURVATURE FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 01°-50'-54" WEST.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN NORTH 86°-22'-56" WEST, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 03°-31'-55" EAST, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE SOUTH 86°-27'-43" EAST, A DISTANCE OF 7.49 FEET TO A POINT LYING ON THE CURVED SOUTHWESTERLY RIGHT-OF-WAY LINE OF RIVER WATCH COURT (A 60-FOOT RIGHT-OF-WAY); RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 10.32 FEET TO A POINT OF REVERSE CURVATURE FOR THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 10°-34'-23" WEST.

THE LAND THUS DESCRIBED CONTAINS 91 SQ. FT. (MORE OR LESS), AND IS SUBJECT TO ANY OTHER EASEMENTS WHICH MAY LIE WITHIN.



NOTES:

- 1.) BEARING SHOWN HEREON REFER TO THE BEARING OF N87°00'00"W FOR THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER WATCH COURT ACCORDING TO PLAT RECORDED IN P.D. 23, MAP No. 34-45, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS IS A SKETCH ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL FIELD SURVEY.

BY: BENJAMIN J. BROWN, JR.
GA. REGISTERED SURVEYOR No. 2053

DATE: 8-28-08

DWN. BY: T.P. CKD. BY: B.S.B.



PREPARED BY:
PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
LAND SURVEYOR FIRM No. 166, GA.
LICENSED BUSINESS No. 4204, FL.
1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31558
(912) 882-3738

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SKETCH DATE: AUGUST 27, 2008

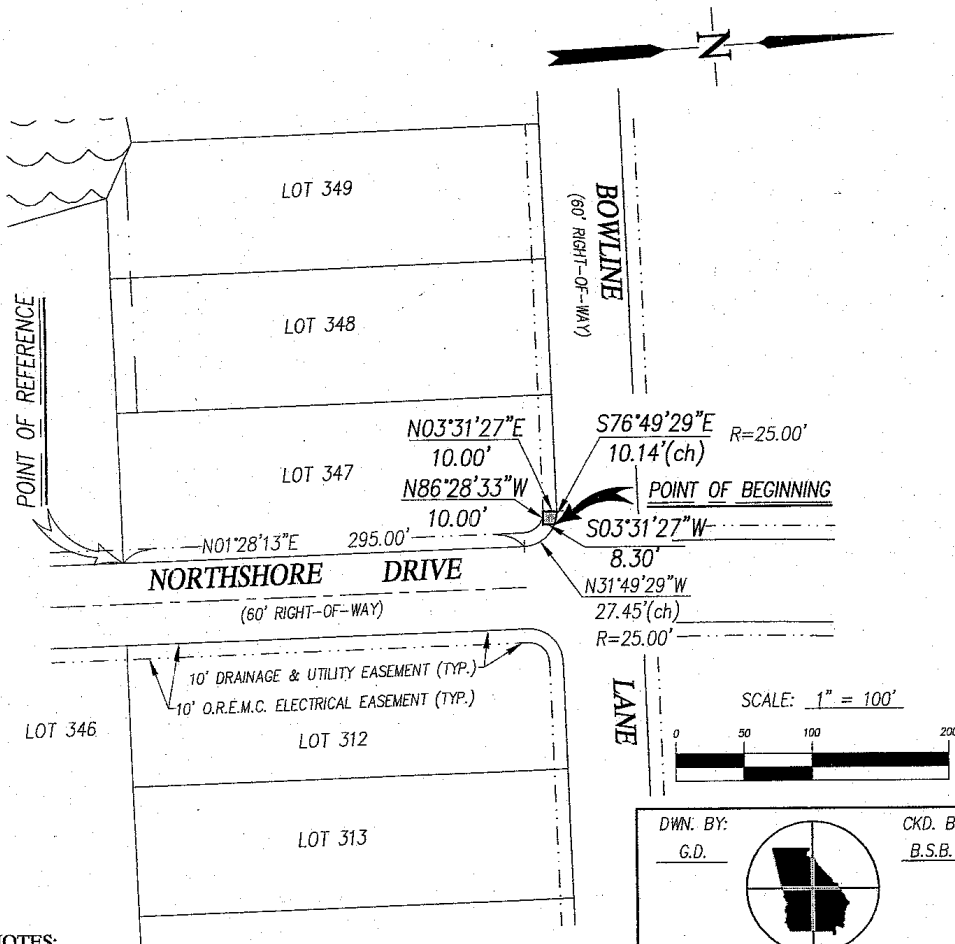
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MAP TO SHOW SKETCH OF

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS LYING IN THE CITY OF KINGSLAND, 32nd C.M.D., CAMDEN COUNTY, GEORGIA (BEING A PORTION OF LOT 347 OF NORTHSORE SUBDIVISION ACCORDING TO DEED RECORDED IN PLAT DRAWER 23, MAP No.'s 34-45, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 347 OF THE AFOREMENTION NORTHSORE SUBDIVISION SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSORE DRIVE (A 60-FOOT RIGHT-OF-WAY~PAVED); RUN THENCE IN A NORTHERLY DIRECTION NORTH 01°-28'-13" EAST, A DISTANCE OF 295.00 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 27.45 FEET, THE BEARING OF THE AFOREMENTIOED CHORD BEING NORTH 31°-49'-29" WEST TO A POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH 03°-31'-27" WEST, A DISTANCE OF 8.30 FEET TO A POINT; RUN THENCE NORTH 86°-28'-33" WEST, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 03°-31'-27" EAST, A DISTANCE OF 10.00 FEET TO A POINT OF CURVATURE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF BOWLINE LANE (A 60-FOOT RIGHT-OF-WAY); RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 10.14 FEET, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 76°-49'-29" EAST TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBES CONTAINS 95 SQ. FT., MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS WHICH MAY LIE WITHIN.



NOTES:

- 1.) BEARING SHOWN HEREON REFER TO THE BEARING OF N1°28'13"E FOR THE WESTERLY RIGHT-OF-WAY LINE OF NORTHSORE DRIVE ACCORDING TO PLAT RECORDED IN P.D. 23, MAP No. 34-45, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS IS A SKETCH ONLY AND SHOULD NOT BE CONSIDERED AS AN ACTUAL FIELD SURVEY.

BY:

BEN BRANDON, JR.
GA. REGISTERED SURVEYOR

DATE 8-28-08

DWN. BY:
G.D.

CKD. BY:
B.S.B.



PREPARED BY:
PRIVETT & ASSOCIATES, INC.
SURVEYORS & LAND PLANNERS
LAND SURVEYOR FIRM No. 166, GA.
LICENSED BUSINESS No. 4204, FL.
1201 SHADOWLAWN DRIVE
ST. MARYS, GEORGIA 31558
(912) 882-3738

SKETCH DATE: AUGUST 4, 2008

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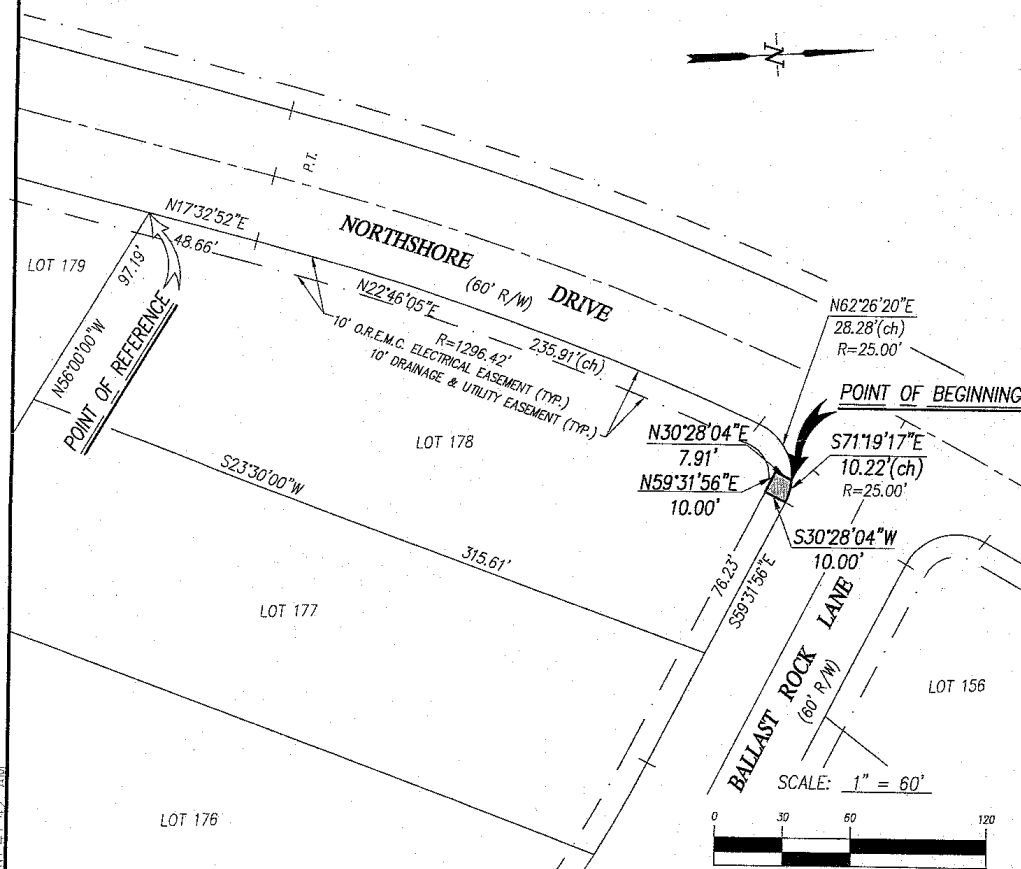
MAP TO SHOW SKETCH OF

EXHIBIT "D"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LANDS LYING IN THE CITY OF KINGSLAND, 32nd G.M.D., CAMDEN COUNTY, GEORGIA (BEING A PORTION OF LOT 178 OF NORTHSORE SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT DRAWER 23, MAP No.'s 34-45, PUBLIC RECORDS OF SAID COUNTY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 179 AND THE SOUTHWEST CORNER OF LOT 178 OF THE AFOREMENTIONED NORTHSORE SUBDIVISION, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTHSORE DRIVE (A 60-FOOT RIGHT-OF-WAY); RUN THENCE NORTH 17°-32'-52" EAST, ALONG LAST MENTIONED EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.66 FEET TO A POINT OF CURVATURE; RUN THENCE ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 1296.42 FEET, A CHORD DISTANCE OF 235.91 FEET TO A POINT OF COMPOUND CURVATURE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 22°-46'-05" EAST; RUN THENCE ALONG THE ARC OF A CURVE IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BALLAST ROCK LANE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 62°-26'-20" EAST.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG LAST MENTIONED CURVED SOUTHERLY RIGHT-OF-WAY LINE OF BALLAST ROCK LANE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 10.22 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 71°-19'-17" EAST; RUN THENCE SOUTH 30°-28'-04" WEST, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 59°-31'-56" EAST, A DISTANCE OF 10.00 FEET TO A POINT; RUN THENCE NORTH 30°-28'-04" EAST, A DISTANCE OF 7.91 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBES CONTAINS 93 SQ. FT., MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS WHICH MAY LIE WITHIN.



NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N17°32'52"E FOR THE EASTERLY RIGHT-OF-WAY LINE OF NORTHSORE DRIVE ACCORDING TO PLAT RECORDED IN P.D. 23, MAP No. 34-45, PUBLIC RECORDS OF SAID COUNTY.
- 2.) THIS IS A SKETCH ONLY AND SHOULD NOT BE CONSTRUED AS AN ACTUAL FIELD SURVEY.



Recorded SEP 29 2008

James A. Whitton
Clerk Superior Court

BY: *Ben Brannon*
BEN BRANNON
GA. REGISTERED SURVEYOR No. 2053

DATE: 8-28-08

DWN. BY:
G.D.

CKD. BY:
B.S.B.



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SKETCH DATE: AUGUST 4, 2008

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