

Work Request No. 3299339

Sec. 07, Twp 02 S, Rge 27 E

Parcel I.D.

07-2N-27-0000-0003-0

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

EASEMENT

This Instrument Prepared By

Name: RYAN A. TOASTON
Co. Name: Florida Power & Light Company
Address: P.O. BOX 2019
CALLAHAN, FL. 32011

pg 1 of 1.

INSTR # 200912911, Book 1619, Page 1039
Pages 6
Doc Type EAS, Recorded 05/14/2009 at 01:33 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Deed Doc. \$0.70 Rec. Fee \$52.50
#1

Reserved for Circuit Court

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

The parties agree that this Easement is amending and refining the Easement given by the County to FPL by the Perpetual Easement dated February 12, 2001, and recorded in Book 971, Page 42, Nassau County Official Records.

SEE INSTALLATION AGREEMENT DATED FEBRUARY 18, 2009 BETWEEN THE PARTIES.
SEE EXHIBIT "A" ATTACHED HERETO AND BY ATTACHMENT INCORPORATED AND MADE A PART HEREOF.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on May 11, 2009

Signed, sealed and delivered in the presence of:

Brenda Linville
(Witness' Signature)

Print Name: Brenda Linville
(Witness)

Connie Arthur
(Witness' Signature)

Print Name: Connie Arthur
(Witness)

Approved as to form:
David A. Hallman
David A. Hallman, County Attorney

Barry V. Holloway
Nassau County (Corporate's name) Board of County Commissioner
By: _____
(President's signature)

Print Name: Barry V. Holloway
Chairman
Print Address: _____

Only to Authenticate as to Chairman's Signature:

Attest: John A. Crawford
(Secretary's signature)

Print Name: John A. Crawford, Ex-Officio Clerk
Print Address: _____

(Corporate Seal)

STATE OF Florida AND COUNTY OF Nassau. The foregoing instrument was acknowledged before me this 11th day of May, 2009, by Barry V. Holloway, and Jerry Greeson, Coo for John Crawford Ex-Officio Clerk respectively the CHAIRMAN President and EX-OFFICIO CLERK Secretary of Nassau County BOCC, a _____ corporation, on behalf of said corporation, who are personally known to me or have produced as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Peggy B. Snyder
Notary Public, Signature
Print Name PEGGY B SNYDER



PEGGY B. SNYDER
Notary Public, State of Florida
My Comm. Expires Nov. 8, 2011
Commission No. DD 733137

Exhibit "A"

MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Mark G. Hill, P.S.M.



LEGAL DESCRIPTION EMERGENCY OPERATIONS CENTER 10' F.P.L. EASEMENT JANUARY 28, 2009

A STRIP OF LAND 10 FEET IN WIDTH LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SITUATE IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 00°38'50" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1694.64 FEET; THENCE SOUTH 89°21'10" WEST A DISTANCE OF 348.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 180.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°52'36", AN ARC DISTANCE OF 21.60 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 88°18'36" WEST A DISTANCE OF 21.59 FEET; THENCE SOUTH 88°15'06" WEST A DISTANCE OF 167.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°14'53", AN ARC DISTANCE OF 134.56 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 59°37'28" WEST A DISTANCE OF 127.62 FEET; THENCE NORTH 25°23'16" EAST A DISTANCE OF 11.53 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

CENTERLINE NO. 1:

BEGIN AT ABOVE REFERENCED POINT "A"; THENCE NORTH 59°05'22" EAST A DISTANCE OF 162.93 FEET TO THE TERMINUS OF CENTERLINE NO. 1.

CENTERLINE NO. 2:

BEGIN AT ABOVE REFERENCED POINT "A"; THENCE NORTH 27°20'31" WEST A DISTANCE OF 223.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 255.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°23'50", AN ARC DISTANCE OF 24.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 56°25'22" EAST A DISTANCE OF 24.01 FEET; THENCE NORTH 53°43'27" EAST A DISTANCE OF 218.81 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°19'19", AN ARC DISTANCE OF 53.91 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 70°53'06" EAST A DISTANCE OF 53.11 FEET; THENCE NORTH 88°02'46" EAST A DISTANCE OF 16.12 FEET; THENCE NORTH 35°04'18" EAST A DISTANCE OF 205.39 FEET TO THE TERMINUS OF CENTERLINE NO.2.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 10 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, RIGHTS-OF-WAY AND PROPERTY LINES OF RECORD AS MAY BE APPLICABLE.

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17069

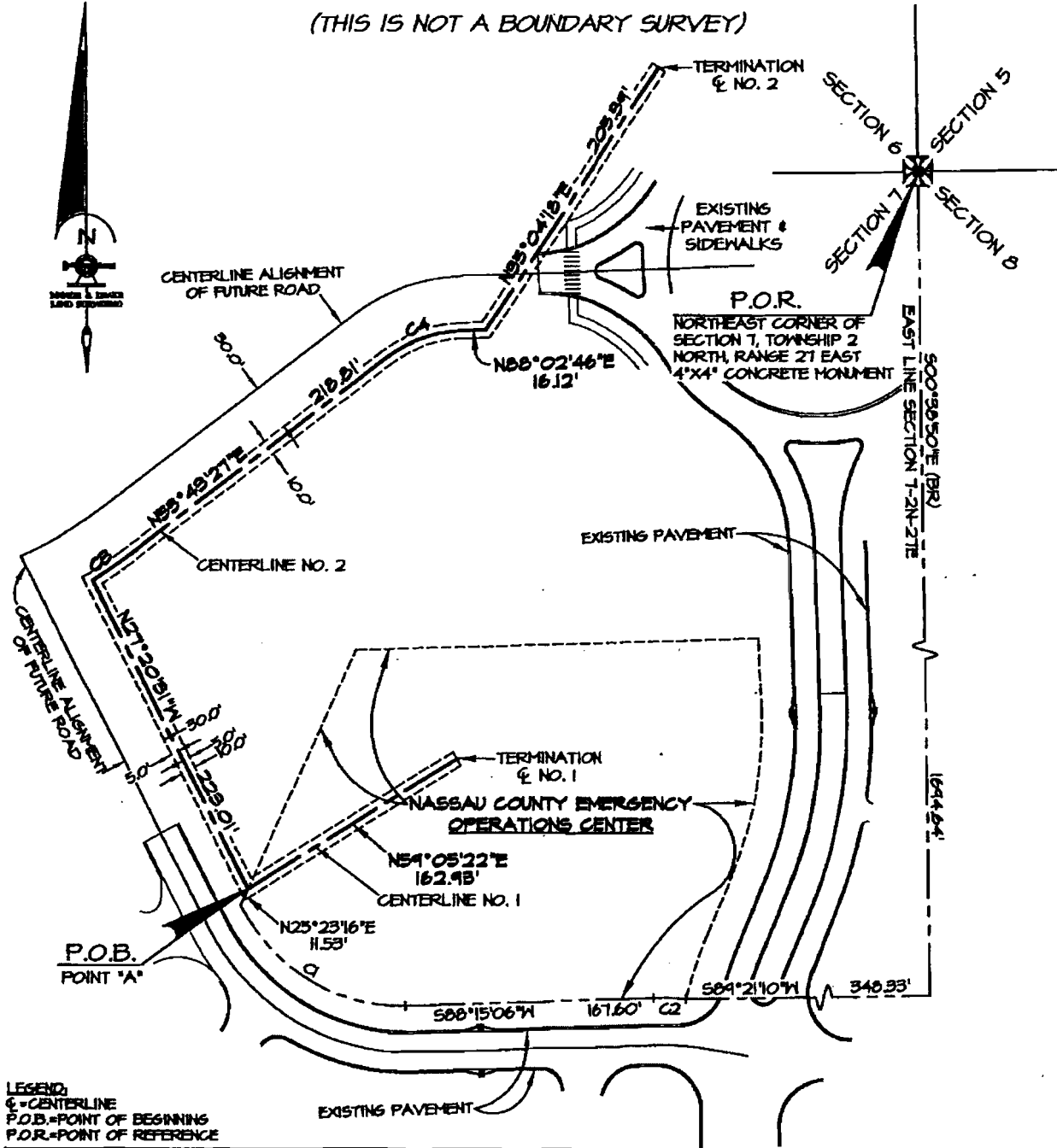
MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Mark G. Hill, P.S.M.

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)

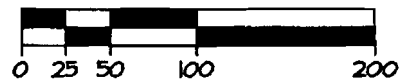
(THIS IS NOT A BOUNDARY SURVEY)



LEGEND:
 C = CENTERLINE
 P.O.B. = POINT OF BEGINNING
 P.O.R. = POINT OF REFERENCE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	64°14'58"	120.00'	134.56'	N54°37'28"W	127.62'
C2	6°52'36"	180.00'	21.60'	N66°18'36"W	21.54'
C3	5°23'50"	259.00'	24.02'	N56°23'22"E	24.01'
C4	54°14'14"	40.00'	53.41'	N70°53'06"E	53.11'

GRAPHIC SCALE



JOB NO. 17069
 SHEET 2 OF 2

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
 OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730
 www.manzieanddrake.com

②
Rec'd
to Guye

PERPETUAL EASEMENT

THIS EASEMENT made this 12th day of February, 2001, by and between Nassau County Board of County Commissioners hereinafter referred to as "Grantor", and Florida Power & Light Company, whose post office address is P.O. Box 2019, Callahan, Florida 32011 hereinafter referred to as "Grantee", his/hers/ theirs/its successors and assigns.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of Overhead Power Lines and Underground Distribution Facilities in, over, under, upon, and through the following described land in Nassau County, Florida, to-wit:

Rec'd
10.50
00C
77.70
77.20

See "Attachment A" (Legal Description)

TO HAVE and TO HOLD the same unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair of said Board, the day and year aforesaid.

Signed, sealed and Delivered

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

Joan G. Blanchard
JOAN G. BLANCHARD
(Printed Name of Witness)

Marianne Marshall
MARIANNE MARSHALL
Its: Chairman

Brenda K. Linville
Brenda K. Linville
(Printed Name of Witness)
SEAL)

(OFFICIAL

ATTEST:
J.M. Oxley, Jr.
J.M. "CHIP" OXLEY, JR.
Its: Ex-Officio Clerk

Doc# 200103913
Book: 971
Pages: 42 - 43
Filed & Recorded
02/14/2001 03:07:00 PM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DEED DOC STAMP \$ 0.70
RECORDING \$ 9.00
TRUST FUND \$ 1.50

Approved as to form by the
Nassau County Attorney
Michael S. Mullin
MICHAEL S. MULLIN

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14th day of FEBRUARY, 2001, by MARIANNE MARSHALL, as Chairman of the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida, who is personally known to me and who did take an oath.



CONNIE H. ARTHUR
Notary Public, State of Florida
My comm. expires Dec. 18, 2003
Comm. No. CC 896505

Connie H. Arthur
CONNIE H. ARTHUR
Printed Name of Notary Public
Notary Public State of Florida at Large
My Commission Expires: 12/19/03

ATTACHMENT "A"
LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 88°24'30" EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2649.18 FEET TO A LIGHTER WOOD POST (REPLACED WITH A CONCRETE MONUMENT LB 6756) MARKING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 7; THENCE SOUTH 01°56'37"EAST, ALONG THE MONUMENTED EAST LINE OF THE EAST ONE-HALF (E ½) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 7, A DISTANCE OF 656.89 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 7 AND THE POINT OF BEGINNING; THENCE SOUTH 01°47'18"EAST, CONTINUING ALONG SAID EAST LINE A DISTANCE OF 659.39 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE EAST ONE-HALF (E ½) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 7; THENCE SOUTH 88°09'17"WEST, ALONG THE SOUTHLINE OF EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 7, A DISTANCE OF 659.45 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 7; THENCE SOUTH 01°59'21"WEST A DISTANCE OF 925.00 FEET; THENCE NORTH 88°06'17"EAST A DISTANCE OF 3198.34 FEET TO A POINT ON THE MONUMENTED EAST LINE OF SAID SECTION 7; THENCE, NORTH 00°28'53"WEST ALONG SAID EAST LINE ON SECTION 7, A DISTANCE OF 1466.07 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD (A 100-FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE) AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 695.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 34°31'16"EAST; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 50°45'52", A DISTANCE OF 615.77 FEET, THENCE NORTH 70°11'20"WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 539.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 7; THENCE SOUTH 89°48'40"WEST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1129.88 FEET; THENCE SOUTH 01°31'49"EAST A DISTANCE OF 638.34 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 607, PAGE 1055, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 88°12'38" WEST A DISTANCE OF 659.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 129.34 ACRES MORE OR LESS.

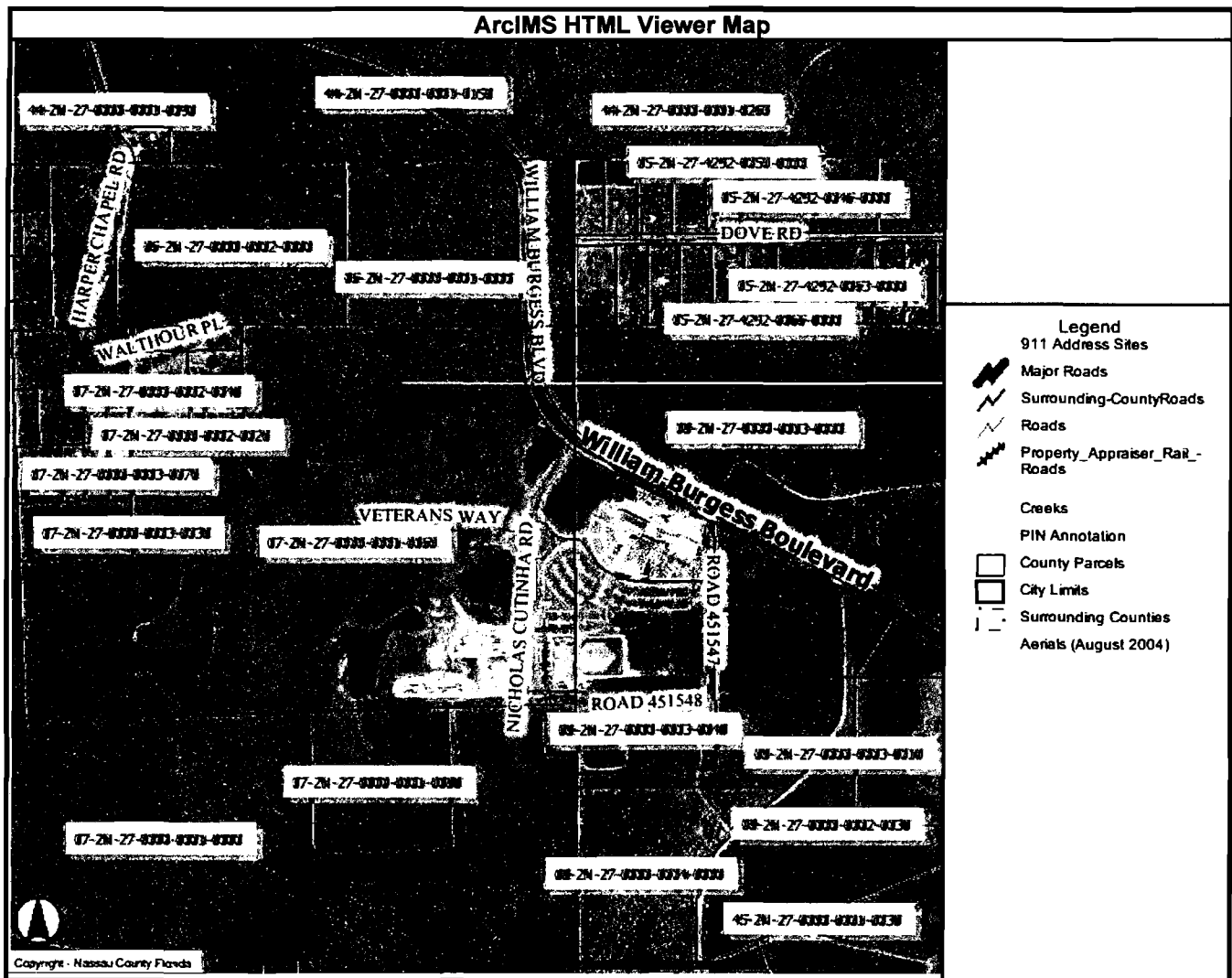
LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 8; THENCE SOUTH 00°28'53"EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 700.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING ; THENCE CONTINUE SOUTH 00°09'17"EAST, A DISTANCE OF 800.23 FEET; THENCE NORTH 00°28'53"WEST, A DISTANCE OF 1416.28 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID WILLIAM BURGESS BOULEVARD; THENCE NORTH 63°04'00"WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 681.74 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 695.00 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°35'29", A DISTANCE OF 92.08 FEET, (SAID CURVE BEING SUBTENDED BY A CHORD BEARING NORTH 59°16'29"WEST A DISTANCE OF 92.02 FEET) TO THE POINT OF BEGINNING.

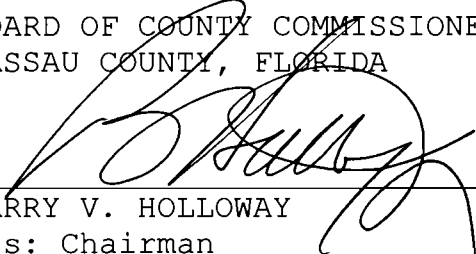
CONTAINING 30.0 ACRES MORE OR LESS.

936-888
936-894
936-891



Work Order Request No. 3299339
Parcel No. 07-2N-27-0000-0030-0
Easement - Florida Power & Light Company
page 2 of 2

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

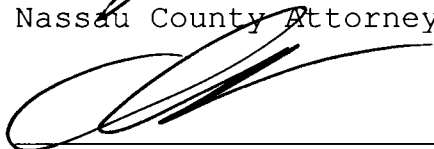

BARRY V. HOLLOWAY
Its: Chairman

ATTEST AS TO CHAIRMAN'S
SIGNATURE:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

EBK 5/11/09

Approved as to form by the
Nassau County Attorney


DAVID A. HALLMAN