

Work Request No. 3970638

Sec. 19, Twp 1 S, Rge 24 E

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

### EASEMENT

This Instrument Prepared By

Name: Robert Haddock  
Co. Name: Florida Power & Light Company  
Address: 56905 Griffin Rd  
Callahan FL 32011

pg 1 of 3.

INSTR # 201107790, Book 1731, Page 1324

Pages 3

Doc Type EAS, Recorded 04/01/2011 at 10:38 A.M.

John A Crawford, Nassau County Clerk of Circuit Court #1

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:

Reserved for Circuit Court

PROPERTY DESCRIPTION - SEE EXHIBIT "A" & "B" ATTACHED FOR PARCEL ID# 19-1S-24-0000-0005-0010

EASEMENT DESCRIPTION - SEE EXHIBIT "A" & "B" ATTACHED FOR DESCRIPTION OF 10 FOOT EASEMENT

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 March 28, 2011

Signed, sealed and delivered in the presence of:

Brenda K Linville  
(Witness' Signature)

Print Name: Brenda K Linville  
(Witness)

Peggy B Snyder  
(Witness' Signature)

Print Name: PEGGY B. SNYDER  
(Witness)

Approved as to form:

David A. Hallman, County Attorney

Nassau County Board of County Commissioners  
(Corporate's name)

By: Walter J Boatright  
(Chairman / President's signature)

Print Name: Walter J. Boatright

Print Address: \_\_\_\_\_

Only to Authenticate as to Chairman's Signature:

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

Print Name: John A. Crawford

Print Address: \_\_\_\_\_

(Corporate Seal)

OK 3/28/11 3/29/11

STATE OF FLORIDA AND COUNTY OF NASSAU. The foregoing instrument was acknowledged before me this 28 day of March, 2011, by Walter J Boatright, and John A. Crawford respectively the Chairman President and Ex-Officio Secretary of \_\_\_\_\_, 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, State of Florida  
My Comm. Expires Nov. 8, 2011  
Commission No. DD 733137

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

EXHIBIT "A"

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

PREPARED FOR

NASSAU COUNTY PARKS AND RECREATION

PROPOSED 10 FOOT UTILITY EASEMENT

FEBRUARY 15, 2011

A STRIP OF LAND 10 FEET IN WIDTH AND LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING A PORTION OF LOT 24, LOT 25 AND THE ADJOINING 60 FOOT STREET RIGHT-OF-WAYS (ORANGE STREET) & (7<sup>TH</sup> STREET), PLAT OF "BRYCEVILLE", RECORDED IN PLAT BOOK "O", PAGE 43, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MOTES ROAD (AN 80 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S.HIGHWAY 301 (A 200 FOOT RIGHT-OF-WAY) AS NOW LAID OUT AND IN USE; THENCE NORTH 89°52'21" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MOTES ROAD, A DISTANCE OF 166.98 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 37°59'49" WEST A DISTANCE OF 21.27 FEET; THENCE NORTH 23°17'40" WEST A DISTANCE OF 19.81 FEET; THENCE NORTH 02°47'27" WEST A DISTANCE OF 56.47 FEET; THENCE NORTH 07°40'07" WEST A DISTANCE OF 30.50 FEET; THENCE NORTH 13°56'25" WEST A DISTANCE OF 34.86 FEET; THENCE NORTH 02°09'38" WEST A DISTANCE OF 30.66 FEET; THENCE NORTH 16°58'41" WEST A DISTANCE OF 18.91 FEET; THENCE NORTH 32°26'05" WEST A DISTANCE OF 25.81 FEET; THENCE NORTH 23°20'25" WEST A DISTANCE OF 25.07 FEET TO THE TERMINUS OF SAID CENTERLINE AND THE END OF THIS DESCRIPTION.

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 cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 17607

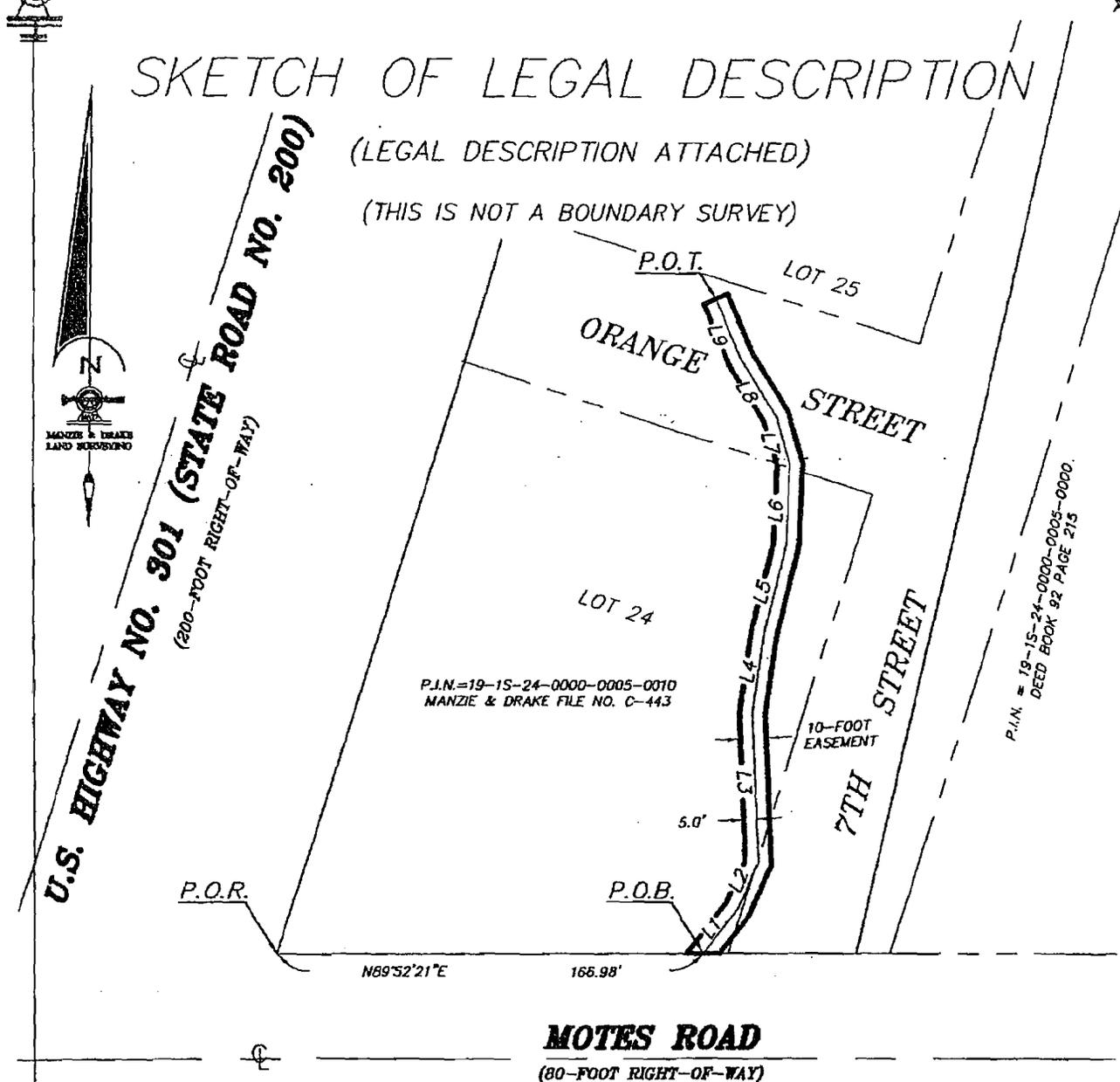
EXHIBIT "B"

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)

(THIS IS NOT A BOUNDARY SURVEY)



U.S. HIGHWAY NO. 301 (STATE ROAD NO. 200)  
 (200-FOOT RIGHT-OF-WAY)

MANZIE & DRAKE  
 LAND SURVEYING

P.I.N. = 19-15-24-0000-0005-0010  
 MANZIE & DRAKE FILE NO. C-443

P.I.N. = 19-15-24-0000-0005-0000  
 DEED BOOK 92 PAGE 215

MOTES ROAD  
 (80-FOOT RIGHT-OF-WAY)

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.27	N37°59'49"W
L2	19.81	N23°17'40"W
L3	56.47	N02°47'27"W
L4	30.50	N07°40'07"W
L5	34.86	N13°56'25"W
L6	30.66	N02°09'38"W
L7	18.91	N16°58'41"W
L8	25.81	N32°26'05"W
Σ	25.07	N23°20'25"W

**LEGEND**  
 P.O.R. = POINT OF REFERENCE  
 P.O.B. = POINT OF BEGINNING  
 P.O.T. = POINT OF TERMINUS  
 P.I.N. = PARCEL IDENTIFICATION NUMBER  
 Σ = CENTERLINE

JOB NO. 17607  
 SHEET 2 OF 2

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 www.manzieanddrake.com