

CS-21-102

Work Request No. 9636200

Sec. 42, Twp 02 S, Rge 27 E

Parcel I.D. 0000-0001-0280
(Maintained by County Appraiser)

**EASEMENT
(BUSINESS)**

This Instrument Prepared By

Name: JOSH KEOWN
Co. Name: FLORIDA POWER AND LIGHT
Address: 56095 GRIFFIN RD
CALLAHAN, FL 32011

Inst: 202245008505 Date: 03/08/2022 Time: 9:51AM
Page 1 of 3 B: 2544 P: 1676, Doc Type: EAS
John A. Crawford, Clerk of Court, Nassau County,
By: RG, Deputy Clerk

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 affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive 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 described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

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 Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right 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 Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on February 28, 2022.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness' Signature)

Print Name: Heather Nazworth
(Witness)

[Signature]
(Witness' Signature)

Print Name: Cassandra Browning
(Witness)

Entity Name

By: [Signature] Bell

Print Name: Aaron C. Bell Chairman

Print Address: 96135 Nassau Place Yulee, FL 32097

STATE OF Florida AND COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization,

this 28th day of February, 2022, by Aaron C. Bell

and _____ who is (are) personally known to me or has (have)

produced _____ as identification.

[Notary Seal]



HEATHER NAZWORTH
Notary Public, State of Florida
My Comm. Expires December 28, 2025
Commission No. HH 212240

[Signature]
Notary Public, Signature

Print Name: Heather Nazworth

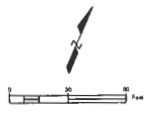
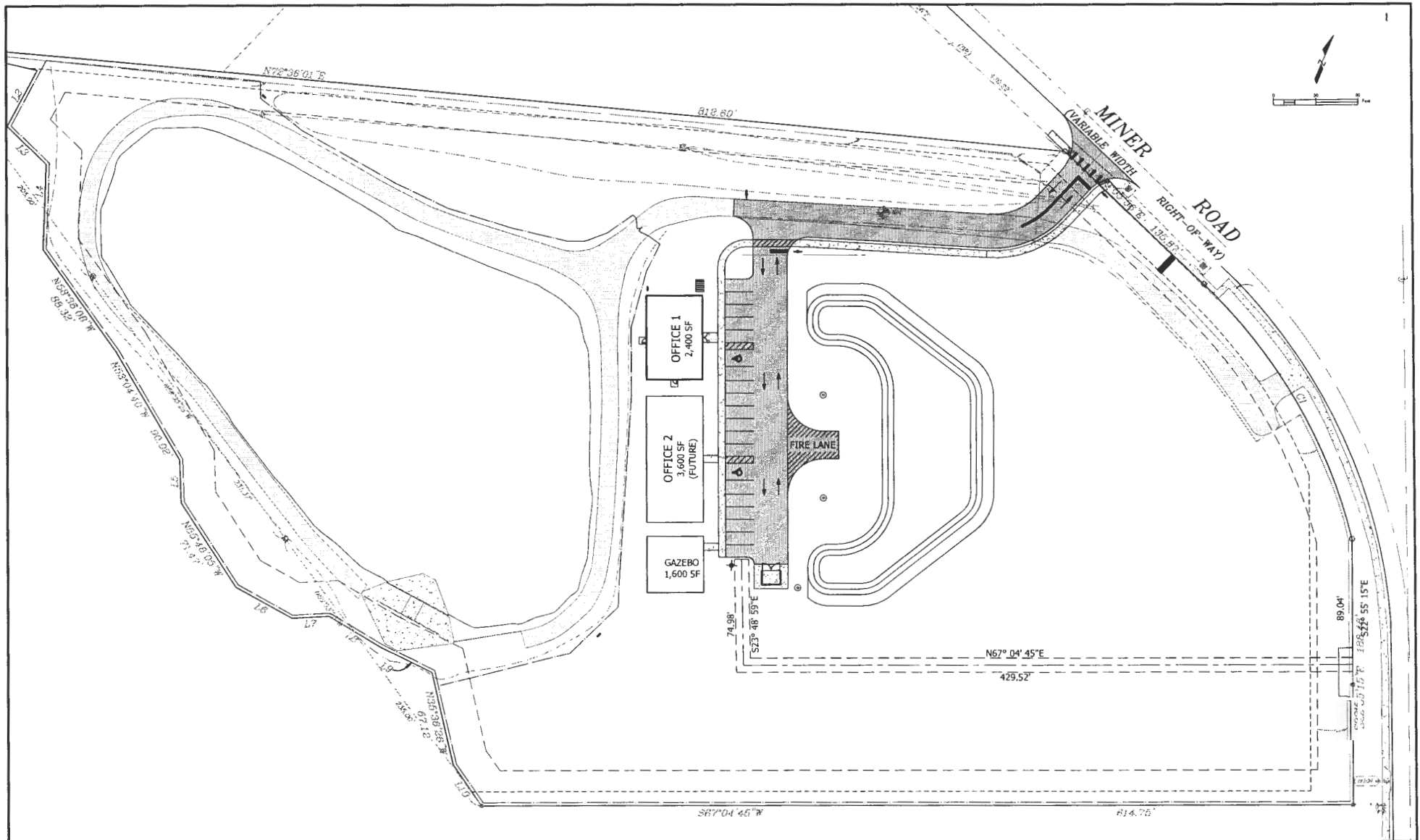
Title or Rank

Serial Number, if any

EXHIBIT "A"

AN EASEMENT LYING 5' ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE, LYING IN SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 (A-1-A) (184 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD (60 FOOT RIGHT-OF-WAY AS REFERENCED IN SAID OFFICIAL RECORDS BOOK 1171, PAGE 494); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200, NORTH 84°42'41" WEST, A DISTANCE OF 411.84 FEET TO THE NORTHERLY MOST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1171, PAGE 494; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, SOUTH 05°50'53" EAST, A DISTANCE OF 641.07 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY, SOUTH 69°05'56" EAST, A DISTANCE OF 606.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 369.99 FEET AND A CENTRAL ANGLE OF 32°49'18"; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 211.95 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°41'16" EAST 209.06 FEET, TO A NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1039, PAGE 257, SAID LANDS BEING A 10 FOOT STRIP LYING ADJACENT TO THE FORMER WESTERLY RIGHT-OF-WAY LINE OF MINER ROAD, AND BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MINER ROAD (70 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED; THENCE SOUTH 22°55'15" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 89.04 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE SOUTH 67°04'45" WEST, A DISTANCE OF 429.52 FEET; THENCE NORTH 23°48'59" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT CENTERLINE.




| REVISIONS | | | |
|-----------|------|----|-------------|
| NO. | DATE | BY | DESCRIPTION |
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| | | | |

PLANS PREPARED BY:

NASSAU COUNTY ENGINEERING SERVICES
 96161 NASSAU PLACE
 YULEE, FL 32097
 (904) 530-6225

NASSAU COUNTY PROJECT MANAGER:
 DARREN MARSH
 DATE: 08/19/2021 BY: RTC

ORIGINAL ENGINEER OF RECORD:
 ASA R. GILLETTE, PE
 PE# 56177
 GILLETTE & ASSOCIATES, INC.
 20 SOUTH 4TH STREET
 PERRANDINA BEACH, FL 32034

ASSUMING ENGINEER OF RECORD:

 ROBERT T. COMPANION, PE
 PE# 87424
 96161 NASSAU PLACE
 YULEE, FL 32097

FPL EASEMENT MAP
 REVISED CONSTRUCTION PLANS FOR:
 NASSAU COUNTY MINER ROAD
 EXTENSION OFFICE

SHEET NO.
GE-2R