

CS-21-175

Work Request No. 10866003

UNDERGROUND EASEMENT (BUSINESS)

Sec. 14, Twp 2N S, Rge 26 E

This Instrument Prepared By

Parcel I.D. 0000-0001-0060
(Maintained by County Appraiser)

Name: Daniel Terza
Co. Name: Florida Power & Light
Address: 56905 Griffin Rd
Callahan, FL 32011

Inst: 202245010101 Date: 03/21/2022 Time: 8:41AM
Page 1 of 6 B: 2548 P: 145, Doc Type: EAS
John A. Crawford, Clerk of Court, Nassau County,
By: RG, Deputy Clerk

Form 3722 (Stocked) Rev. 6/11

pg 1 of ____

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 ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground 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 FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for FPL's 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; 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 March 14, 2022.

Signed, sealed and delivered in the presence of:

Melissa Lucey
(Witness Signature)

Print Name: Melissa Lucey
(Witness)

Heather Nazworth
(Witness Signature)

Print Name: Heather Nazworth
(Witness)

Entity Name _____
By: Jeff Gray
Jeff Gray, Vice Chairman
Print Name: Aaron C. Bell, Chairman
Print Address: 96135 Nassau Place
Yulee, Florida 32097

STATE OF Florida AND COUNTY OF Nassau. The foregoing instrument was acknowledged before me this 14th day of March, 2022 by Jeff Gray, the _____ of _____ a _____, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

Heather Nazworth
Notary Public, Signature
Print Name Heather Nazworth



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

MAP SHOWING

A PORTION OF SECTION 14 AND A PORTION OF THE ROBERT HARRISON GRANT, SECTION 45,
TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

STATE ROAD 200 (A1A)

(VARIABLE WIDTH R/W)

S'LY R/W LINE

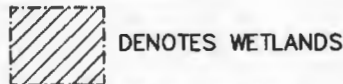
Point of Commencement

GENERAL NOTES

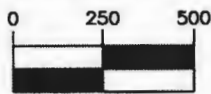
1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY R/W OF EDWARDS ROAD AS S08°10'18"E, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983/1990 NGS ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. WETLANDS SHOWN HEREON ARE BASED ON SURVEY BY CLARY & ASSOCIATES, FILE NO. R11-4E.
6. CROSS REFERENCE SURVEY BY CLARY & ASSOCIATES, FILE NO. R9-14D, T2N-112, T2N-114, T2N-205.

LEGEND

- Δ = DELTA
- CH = CHORD
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PG(S) = PAGE(S)
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- R = RADIUS

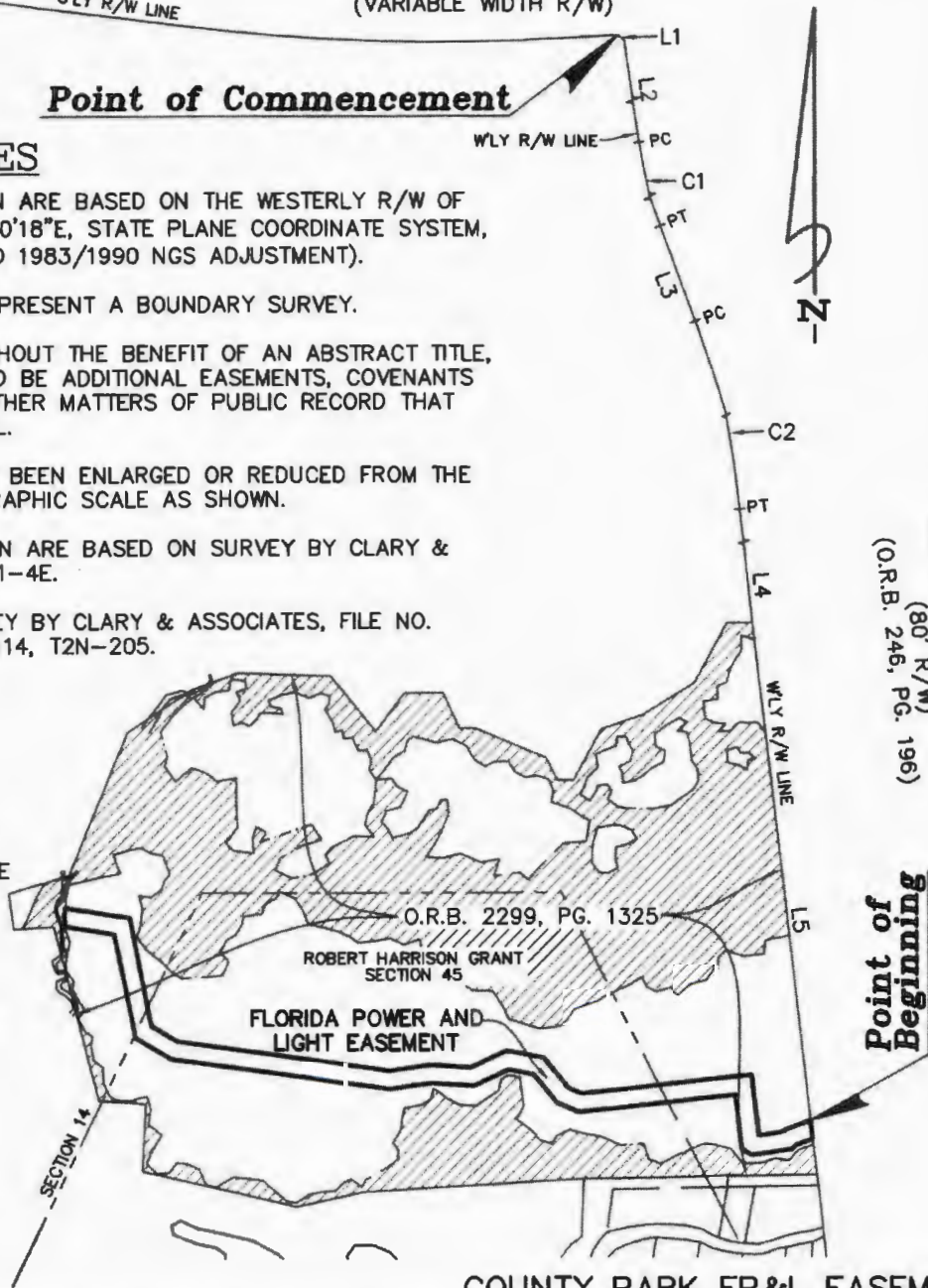


GRAPHIC SCALE



(IN FEET)

1 inch = 500 ft.



EDWARDS ROAD
(80° R/W)
(O.R.B. 246, PG. 196)

Point of Beginning

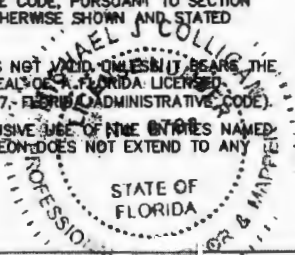
COUNTY PARK FP&L EASEMENT

JOB NO. 2021-1102
DRAFTER TJM
DATE 12/14/2021
SCALE 1"=500'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

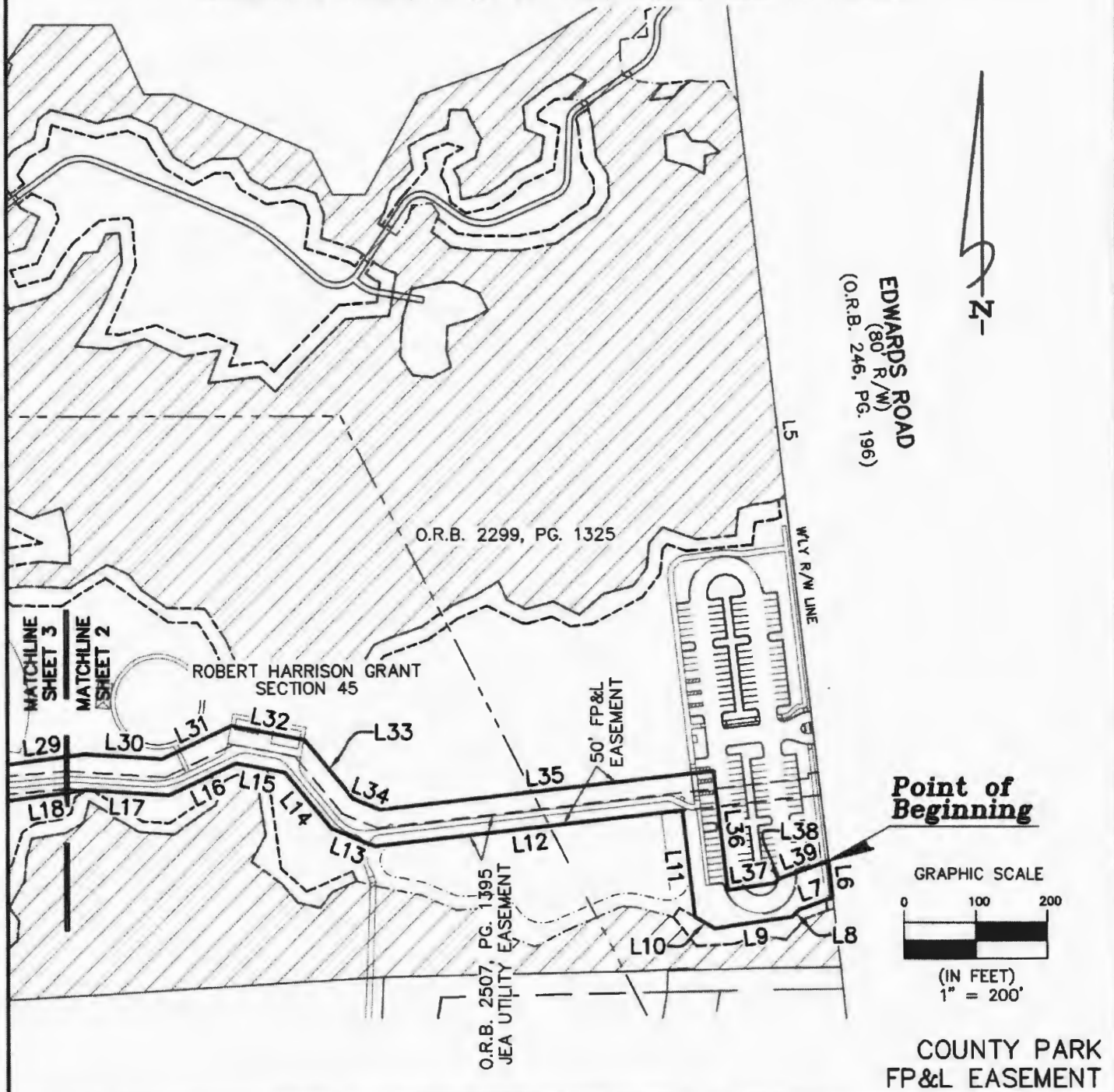
CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M., CERT. NO. 6788

SHEET 1 OF 5

MAP SHOWING

A PORTION OF SECTION 14 AND A PORTION OF THE ROBERT HARRISON GRANT, SECTION 45,
TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

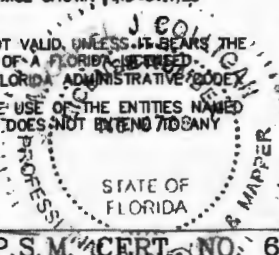


JOB NO. 2021-1102
 DRAFTER TJM
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 SCALE 1"=200'

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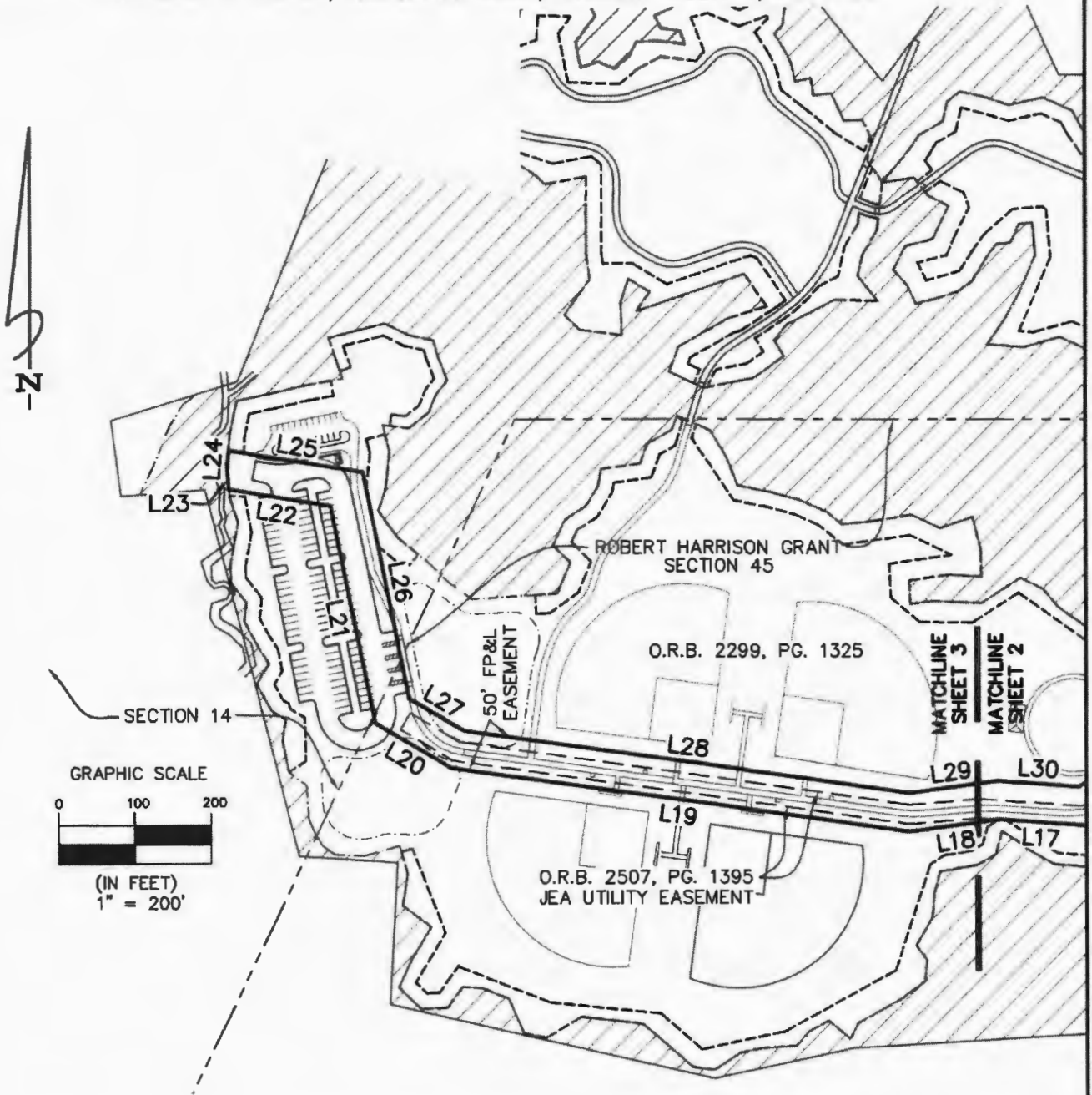


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TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA



COUNTY PARK
FP&L EASEMENT

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Michael J. Coligan
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA

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SHEET 3 OF 5

MAP SHOWING

A PORTION OF SECTION 14 AND A PORTION OF THE ROBERT HARRISON GRANT, SECTION 45, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A VARIABLE WIDTH RIGHT OF WAY, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION NO. 74040-2528) WITH THE WESTERLY RIGHT OF WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT OF WAY, PER OFFICIAL RECORDS 246, PAGE 196 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 51°26'11" EAST, 10.77 FEET; COURSE NO. 2: SOUTH 08°10'18" EAST, 867.32 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 4086.51 FEET, AN ARC DISTANCE OF 869.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°15'58" EAST, 867.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 20°21'38" EAST, 277.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 3779.72 FEET, AN ARC DISTANCE OF 947.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°10'38" EAST, 945.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: SOUTH 05°59'38" EAST, 2,635.19, FEET, TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; COURSE NO. 7: SOUTH 06°28'24" EAST, 1205.08 FEET, TO THE POINT OF BEGINNING; COURSE NO. 8: CONTINUE SOUTH 06°28'24" EAST, 51.43 FEET; THENCE SOUTH 69°58'43" WEST, 50.15 FEET; THENCE SOUTH 42°55'10" WEST, 14.27 FEET; THENCE SOUTH 81°38'00" WEST, 109.75 FEET; THENCE NORTH 60°07'49" WEST, 32.25 FEET; THENCE NORTH 06°25'46" WEST, 149.68 FEET; THENCE SOUTH 83°34'14" WEST, 434.13 FEET; THENCE NORTH 67°52'10" WEST, 66.68 FEET; THENCE NORTH 39°18'34" WEST, 101.42 FEET; THENCE NORTH 79°06'14" WEST, 69.59 FEET; THENCE SOUTH 65°10'09" WEST, 105.67 FEET; THENCE NORTH 86°13'54" WEST, 115.63 FEET; THENCE SOUTH 82°19'45" WEST, 117.85 FEET; THENCE NORTH 82°07'05" WEST, 605.80 FEET; THENCE NORTH 59°37'05" WEST, 116.17 FEET; THENCE NORTH 11°28'00" WEST, 288.32 FEET; THENCE NORTH 80°50'29" WEST, 135.44 FEET; THENCE NORTH 04°43'33" WEST, 26.95 FEET; THENCE NORTH 04°18'05" EAST, 23.92 FEET; THENCE SOUTH 80°50'29" EAST, 178.54 FEET; THENCE SOUTH 11°28'00" EAST, 300.59 FEET; THENCE SOUTH 59°37'05" EAST, 83.89 FEET; THENCE SOUTH 82°07'05" EAST, 589.03 FEET; THENCE NORTH 82°19'45" EAST, 116.03 FEET; THENCE SOUTH 86°13'54" EAST, 107.90 FEET; THENCE NORTH 65°10'09" EAST, 109.04 FEET; THENCE SOUTH 79°06'14" EAST, 103.80 FEET; THENCE SOUTH 39°18'34" EAST, 106.79 FEET; THENCE SOUTH 67°52'10" EAST, 41.23 FEET; THENCE NORTH 83°34'14" EAST, 471.40 FEET; THENCE SOUTH 06°25'46" EAST, 167.93 FEET; THENCE NORTH 81°38'00" EAST, 66.47 FEET; THENCE NORTH 42°55'10" EAST, 8.74 FEET; THENCE NORTH 69°58'43" EAST, 74.23 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.89 ACRES, MORE OR LESS.

COUNTY PARK
FP&L EASEMENT

JOB NO. 2021-1102
DRAFTER TJM
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SHEET 4 OF 5

MAP SHOWING

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TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S51°26'11"E	10.77'	L14	N39°18'34"W	101.42'	L27	S59°37'05"E	83.89'
L2	S08°10'18"E	867.32'	L15	N79°06'14"W	69.59'	L28	S82°07'05"E	589.03'
L3	S20°21'38"E	277.95'	L16	S65°10'09"W	105.67'	L29	N82°19'45"E	116.03'
L4	S05°59'38"E	2635.19'	L17	N86°13'54"W	115.63'	L30	S86°13'54"E	107.90'
L5	S06°28'24"E	1205.08'	L18	S82°19'45"W	117.85'	L31	N65°10'09"E	109.04'
L6	S06°28'24"E	51.43'	L19	N82°07'05"W	605.80'	L32	S79°06'14"E	103.80'
L7	S69°58'43"W	50.15'	L20	N59°37'05"W	116.17'	L33	S39°18'34"E	106.79'
L8	S42°55'10"W	14.27'	L21	N11°28'00"W	288.32'	L34	S67°52'10"E	41.23'
L9	S81°38'00"W	109.75'	L22	N80°50'29"W	135.44'	L35	N83°34'14"E	471.40'
L10	N60°07'49"W	32.25'	L23	N04°43'33"W	26.95'	L36	S06°25'46"E	167.93'
L11	N06°25'46"W	149.68'	L24	N04°18'05"E	23.92'	L37	N81°38'00"E	66.47'
L12	S83°34'14"W	434.13'	L25	S80°50'29"E	178.54'	L38	N42°55'10"E	8.74'
L13	N67°52'10"W	66.68'	L26	S11°28'00"E	300.59'	L39	N69°58'43"E	74.23'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	4086.51'	869.35'	12°11'20"	S14°15'58"E	867.71'
C2	3779.72'	947.75'	14°22'00"	S13°10'38"E	945.27'

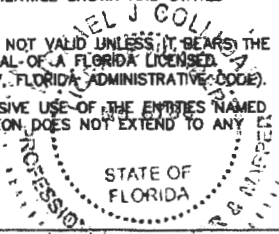
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CHECKED BY: MJC **MICHAEL J. COLLIGAN, P.S.M., CERT. NO. 6788**

SHEET 5 OF 5