

Work Request No. 12415838

UNDERGROUND EASEMENT (BUSINESS)

Sec. 11, Twp 2N, Rge 26 E

This Instrument Prepared By

Parcel I.D. 11-2N-26-0000-0001-0070
(Maintained by County Appraiser)

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

Inst: 202445024412 Date: 08/29/2024 Time: 9:06AM
Page 1 of 5 B: 2734 P: 1241, Doc Type: EAS
John A. Crawford, Clerk of Court, Nassau County,
By: BC, Deputy Clerk
Doc Stamp-Deed: 0.70

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 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 any other person, firm, or corporation to attach or place wires to or within 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, 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 August 21, 2024

Signed, sealed and delivered in the presence of:

Kristyn Cruz
(Witness Signature)
Print Name: Kristyn Cruz
(Witness)
Print Address: 76347 Veterans Way, Yulee, FL 32097

[Signature]
Board of County Commissioners of Nassau County, Florida
By: _____
Print Name: John F. Martin, MBA
Print Title: Chairman
Print Address: 96135 Nassau Place, Suite 1
Yulee, FL 32097

Melissa Lucey
(Witness Signature)
Print Name: Melissa Lucey
(Witness)
Print Address: 76347 Veterans Way, Yulee, FL 32097

STATE OF FLORIDA AND COUNTY OF NASSAU. The foregoing instrument was acknowledged before me by [X] physical presence or [] on-line notarization, this 21st day of August, 2024 by JOHN F. MARTIN, MBA, the Chairman of Board of County Commissioners of Nassau County, Florida, a political subdivision of the state of Florida, 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:

Aleina Colon
Notary Public, Signature
Print Name Aleina Colon



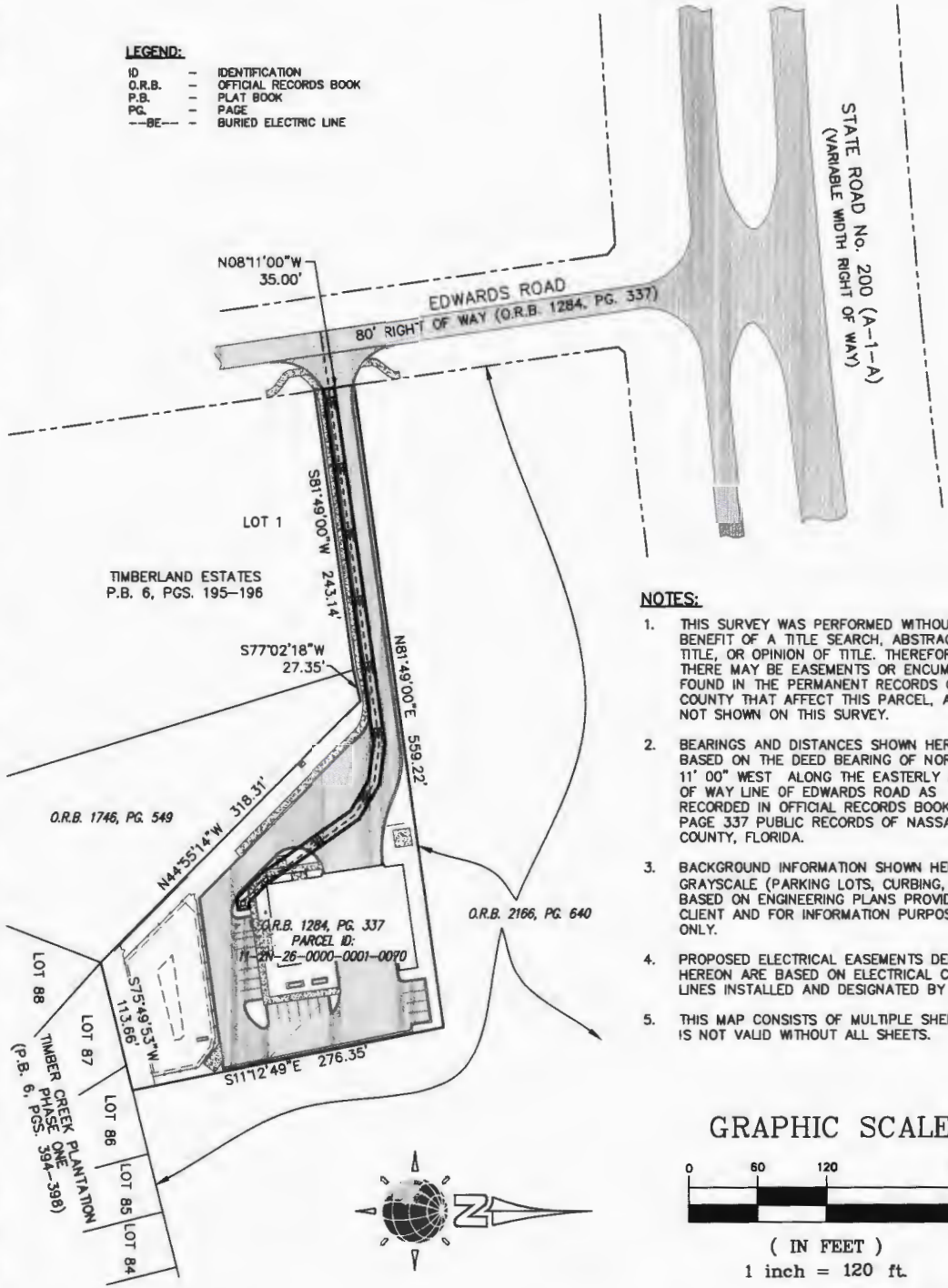
ALEINA COLON
Commission # HH 400776
Expires May 21, 2027

MAP OF

A PARCEL OF LAND SITUATE IN SECTION 11 TOWNSHIP 2 NORTH,
RANGE 28 EAST, NASSAU COUNTY, FLORIDA.

LEGEND:

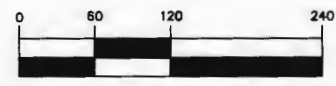
- ID - IDENTIFICATION
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- BE-- BURIED ELECTRIC LINE



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, ABSTRACT OF TITLE, OR OPINION OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR ENCUMBRANCES FOUND IN THE PERMANENT RECORDS OF THIS COUNTY THAT AFFECT THIS PARCEL, AND ARE NOT SHOWN ON THIS SURVEY.
2. BEARINGS AND DISTANCES SHOWN HEREON BASED ON THE DEED BEARING OF NORTH $08^{\circ}11'00''$ WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 1284, PAGE 337 PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.
3. BACKGROUND INFORMATION SHOWN HEREON IN GRAYSCALE (PARKING LOTS, CURBING, ETC.) IS BASED ON ENGINEERING PLANS PROVIDED BY CLIENT AND FOR INFORMATION PURPOSES ONLY.
4. PROPOSED ELECTRICAL EASEMENTS DEPICTED HEREON ARE BASED ON ELECTRICAL CONDUIT LINES INSTALLED AND DESIGNATED BY OTHERS.
5. THIS MAP CONSISTS OF MULTIPLE SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

SHEET 1 of 3



LANDMARK SURVEYORS, INC.
SURVEYING BUSINESS NUMBER 7775
4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA, 32254
(904) 384-7855 FAX 384-4665

CONSTRUCTION LAYOUT * AS BUILTS
SURVEYING AND MAPPING * GPS SERVICES

CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: N/A

Christopher J. Polhill
CHRISTOPHER J. POLHILL, LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7007

JOB No. 4166.01
DWG NAME: 4166-ELEC.ESMT.dwg
F.B. SEE PG. FILE
FILE No. NASSAU
SCALE: 1" = 120'

THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

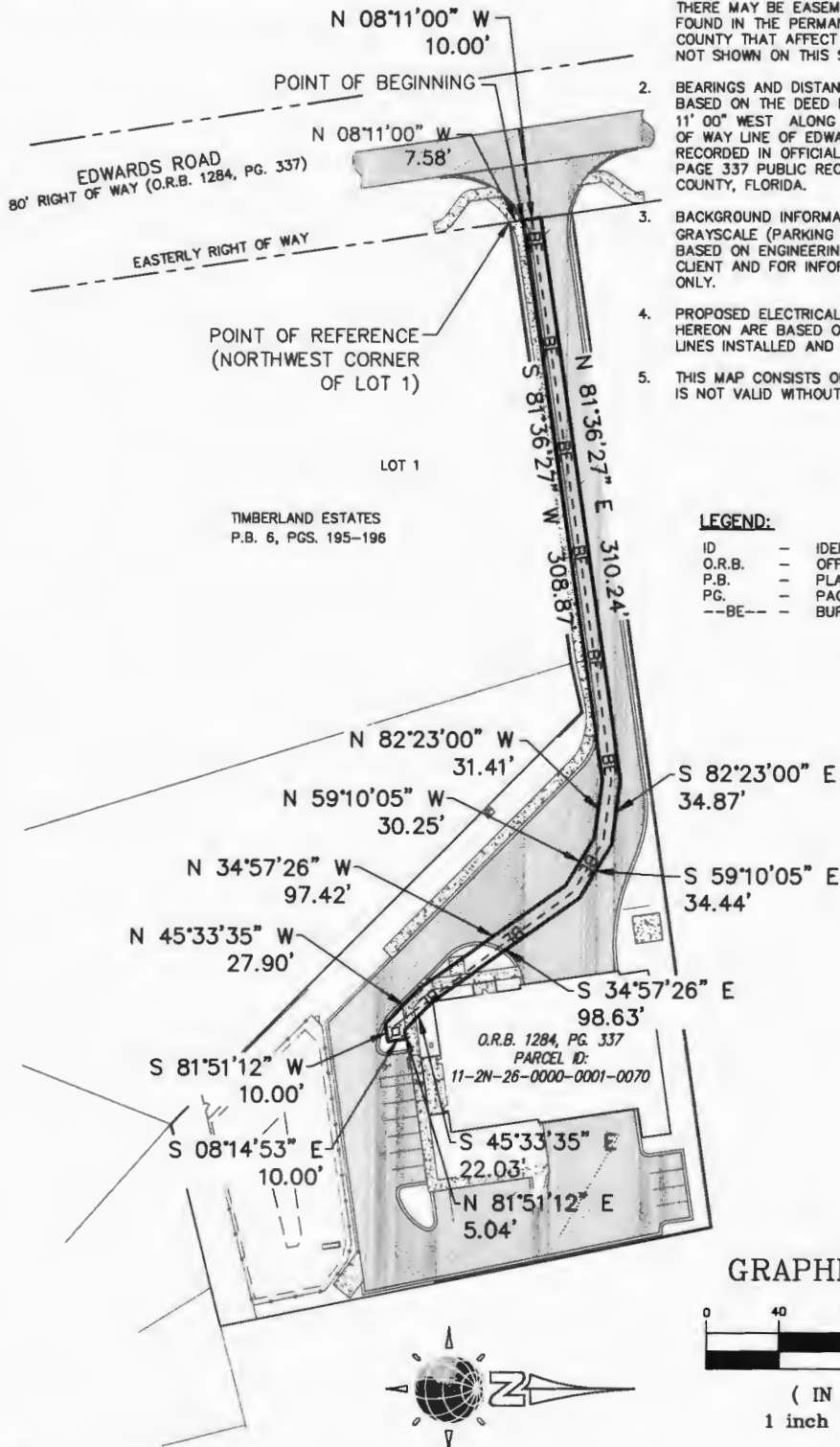
REVISION	DATE	DESCRIPTION

MAP OF

A PARCEL OF LAND SITUATE IN SECTION 11 TOWNSHIP 2 NORTH,
RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, ABSTRACT OF TITLE, OR OPINION OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR ENCUMBRANCES FOUND IN THE PERMANENT RECORDS OF THIS COUNTY THAT AFFECT THIS PARCEL, AND ARE NOT SHOWN ON THIS SURVEY.
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SHEET 2 of 3



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DATE OF FIELD SURVEY: N/A

JOB No. 4188.01
DWG NAME: 4188-ELEC ESMT.dwg
F.B. SEE PG. FILE
FILE No. NASSAU
SCALE: 1" = 80'

THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION	DATE	DESCRIPTION

CHRISTOPHER J. POLHILL, LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7007

MAP OF

A PARCEL OF LAND SITUATE IN SECTION 11 TOWNSHIP 2 NORTH,
RANGE 26 EAST, NASSAU COUNTY, FLORIDA.

LEGAL DESCRIPTION:

PROPOSED ELECTRICAL EASEMENT

A PARCEL OF LAND LYING OVER, ACROSS AND THROUGH THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1284, PAGE 337 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA; SITUATE IN SECTION 11, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LOT 1, TIMBERLAND ESTATES, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 6, PAGES 195 AND 196 OF THE OFFICIAL RECORDS OF SAID COUNTY, THE SAME BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD (AN 80 FOOT RIGHT OF WAY PER SAID OFFICIAL RECORDS BOOK 1284, PAGE 337); THENCE NORTH 08 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD, A DISTANCE OF 7.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 08 DEGREES 11 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD, A DISTANCE OF 10.00 FEET; THENCE NORTH 81 DEGREES 36 MINUTES 27 SECONDS EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD, A DISTANCE OF 310.24 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 34.87 FEET; THENCE SOUTH 59 DEGREES 10 MINUTES 05 SECONDS EAST A DISTANCE OF 34.44 FEET; THENCE SOUTH 34 DEGREES 57 MINUTES 26 SECONDS EAST A DISTANCE OF 98.63 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 35 SECONDS EAST A DISTANCE OF 22.03 FEET; THENCE NORTH 81 DEGREES 51 MINUTES 12 SECONDS EAST A DISTANCE OF 5.04 FEET; THENCE SOUTH 08 DEGREES 14 MINUTES 53 SECONDS EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 81 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 35 SECONDS WEST A DISTANCE OF 27.90 FEET; THENCE NORTH 34 DEGREES 57 MINUTES 26 SECONDS WEST A DISTANCE OF 97.42 FEET; THENCE NORTH 59 DEGREES 10 MINUTES 05 SECONDS WEST A DISTANCE OF 30.25 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 31.41 FEET; THENCE SOUTH 81 DEGREES 36 MINUTES 27 SECONDS WEST A DISTANCE OF 308.87 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF EDWARDS ROAD AND TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 5,055 SQUARE FEET, MORE OR LESS.

NOTES:

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SHEET 3 of 3



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DATE OF FIELD SURVEY: N/A

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JOB No. 4166.01
DWG NAME: 4166-FLEC FSMT.dwg
F.B. SET PC FILE
FILE No. NASSAU
SCALE: 1" = N/A

REVISION	DATE	DESCRIPTION

Christopher J. Polhill
CHRISTOPHER J. POLHILL, LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 7007

Exhibit "A"
Easement Area

A PARCEL OF LAND LYING OVER, ACROSS AND THROUGH THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1284, PAGE 337 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA; SITUATE IN SECTION 11, TOWNSHIP 2 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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