

Work Request No. 14078520

Sec. 23, Twp 3N, Rge 24

Parcel I.D. 23-3N-24-0000-0001-0010
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By

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

CS-24-553

Inst: 202545028663 Date: 09/19/2025 Time: 2:28PM
Page 1 of 1 B: 2817 P: 248, Doc Type: EAS
Mitch L. Keiter, Clerk of Court, Nassau County,
By: AS, 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 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 September 17, 2025

Signed, sealed and delivered in the presence of:

Abigail M. Martini
(Witness' Signature)

Print Name: Abigail Martini
(Witness)

Print Address: 76347 Veterans Way, Yulee, FL 32097

Heather Nazworth
(Witness' Signature)

Print Name: Heather Nazworth

(Witness)
Print Address: 76347 Veterans Way, Yulee, FL 32097

Board of County Commissioners of Nassau County

By: A.M. "Hupp" Huppmann

Print Name: A.M. "Hupp" Huppmann

Print Title: Chairman

Print Address: 96135 Nassau Place, Suite 1
Yulee, FL 32097

STATE OF FLORIDA AND COUNTY OF NASSAU.

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ on-line notarization, this 17th day of September, 2025 by A.M. "HUPP" HUPPMANN, the Chairman of the Board of County Commissioners of Nassau County, 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:



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

Heather Nazworth
Notary Public, Signature

Print Name Heather Nazworth

Mitch L. Keiter
Clerk of the Circuit Court
Nassau County

76347 Veterans Way
Yulee, FL 32097

Official Records Receipt
Recording

Username: astearn
Changed By: astearn

Receipt#:	202515242	Payee Name:	NASSAU CO BCC
Receipt Date:	09/19/2025	96135 NASSAU PLACE	STE 2
		YULEE, FL 32097	
		Escrow Balance:	
		Escrow Customer:	8300011503

Instrument(s): 202545028663-BK2817/PG248-EASEMENT

Details

Deed Doc Stamps @ \$0	\$0.00
Indexing @ 1st 4 Nam	\$0.00
Recording @ 1st=\$1.9	\$1.90
Recording @ 1st=\$2 A	\$2.00
Recording @ 1st=\$5 A	\$5.00
Recording @ 1st=.10	\$0.10
Trust Fund @ 1st=\$1	\$1.00

Receipt Total:	\$10.00
Amount Tendered:	\$0.00
Amount Due:	\$10.00
Overage:	\$0.00

Auth. Code:	Tender:
Card:	AID:
Payment Method:	TID:
Payment Variant:	MID:

Exhibit "A"

Easement Area

A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF PRATT SIDING ROAD (A 60 FOOT RIGHT OF WAY BY USAGE); THENCE NORTH 32°23'13" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1134.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°23'13" WEST, CONTINUING ALONG LAST SAID LINE, 11.12 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 308.49 FEET, AN ARC DISTANCE OF 129.61 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 71°03'50" WEST, 128.66 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,816.92 FEET, AN ARC DISTANCE OF 208.90 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 57°05'12" WEST, 208.85 FEET; THENCE NORTH 32°23'29" WEST, 2.24 FEET; THENCE SOUTH 57°36'31" WEST, 11.17 FEET; THENCE NORTH 34°50'39" WEST, 228.44 FEET; THENCE NORTH 26°01'12" WEST, 201.29 FEET; THENCE NORTH 36°38'14" WEST, 360.96 FEET; THENCE NORTH 73°52'21" WEST, 69.68 FEET; THENCE NORTH 55°52'59" EAST, 24.89 FEET; THENCE NORTH 24°33'38" EAST, 65.53 FEET; THENCE NORTH 07°23'39" WEST, 88.60 FEET; THENCE NORTH 30°54'41" WEST, 167.20 FEET; THENCE NORTH 02°08'14" EAST, 99.36 FEET; THENCE NORTH 24°51'49" EAST, 101.07 FEET; THENCE NORTH 49°10'48" EAST, 84.40 FEET; THENCE NORTH 16°42'00" EAST, 26.90 FEET; THENCE NORTH 42°26'40" WEST, 25.37 FEET; THENCE NORTH 48°12'26" EAST, 0.65 FEET, TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,814.93 FEET, AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 42°28'26" WEST, 10.00 FEET; THENCE SOUTH 48°12'26" WEST, 10.65 FEET; THENCE SOUTH 42°26'40" EAST, 29.81 FEET; THENCE SOUTH 16°42'00" WEST, 18.31 FEET; THENCE SOUTH 49°10'48" WEST, 83.64 FEET;

THENCE SOUTH 24°51'49" WEST, 65.62 FEET; THENCE NORTH 80°17'24" WEST, 353.78 FEET; THENCE SOUTH 89°11'38" WEST, 115.84 FEET; THENCE SOUTH 00°48'22" EAST, 10.00 FEET; THENCE NORTH 89°11'38" EAST, 114.92 FEET; THENCE SOUTH 80°17'24" EAST, 350.15 FEET; THENCE SOUTH 24°51'49" WEST, 29.26 FEET; THENCE SOUTH 02°08'14" WEST, 104.33 FEET; THENCE SOUTH 30°54'41" EAST, 168.08 FEET; THENCE SOUTH 07°23'39" EAST, 83.66 FEET; THENCE SOUTH 24°33'38" WEST, 59.87 FEET; THENCE SOUTH 55°52'59" WEST, 338.38 FEET; THENCE NORTH 79°11'47" WEST, 84.61 FEET; THENCE NORTH 32°13'57" WEST, 0.66 FEET; THENCE SOUTH 57°46'03" WEST, 15.00 FEET; THENCE SOUTH 32°13'57" EAST, 15.00 FEET; THENCE NORTH 57°46'03" EAST, 15.00 FEET; THENCE NORTH 32°13'57" WEST, 0.66 FEET; THENCE SOUTH 79°11'47" EAST, 79.41 FEET; THENCE NORTH 55°52'59" EAST, 307.42 FEET; THENCE SOUTH 73°52'21" EAST, 74.63 FEET; THENCE SOUTH 36°38'14" EAST, 356.84 FEET; THENCE SOUTH 26°00'23" EAST, 200.87 FEET; THENCE SOUTH 34°50'39" EAST, 243.89 FEET; THENCE NORTH 57°36'31" EAST, 20.54 FEET; THENCE NORTH 32°23'29" WEST, 2.75 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,806.92 FEET, AN ARC DISTANCE OF 208.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°04'56" EAST, 208.59 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 298.49 FEET, AN ARC DISTANCE OF 130.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°31'18" EAST, 129.18 FEET, TO THE POINT OF BEGINNING.

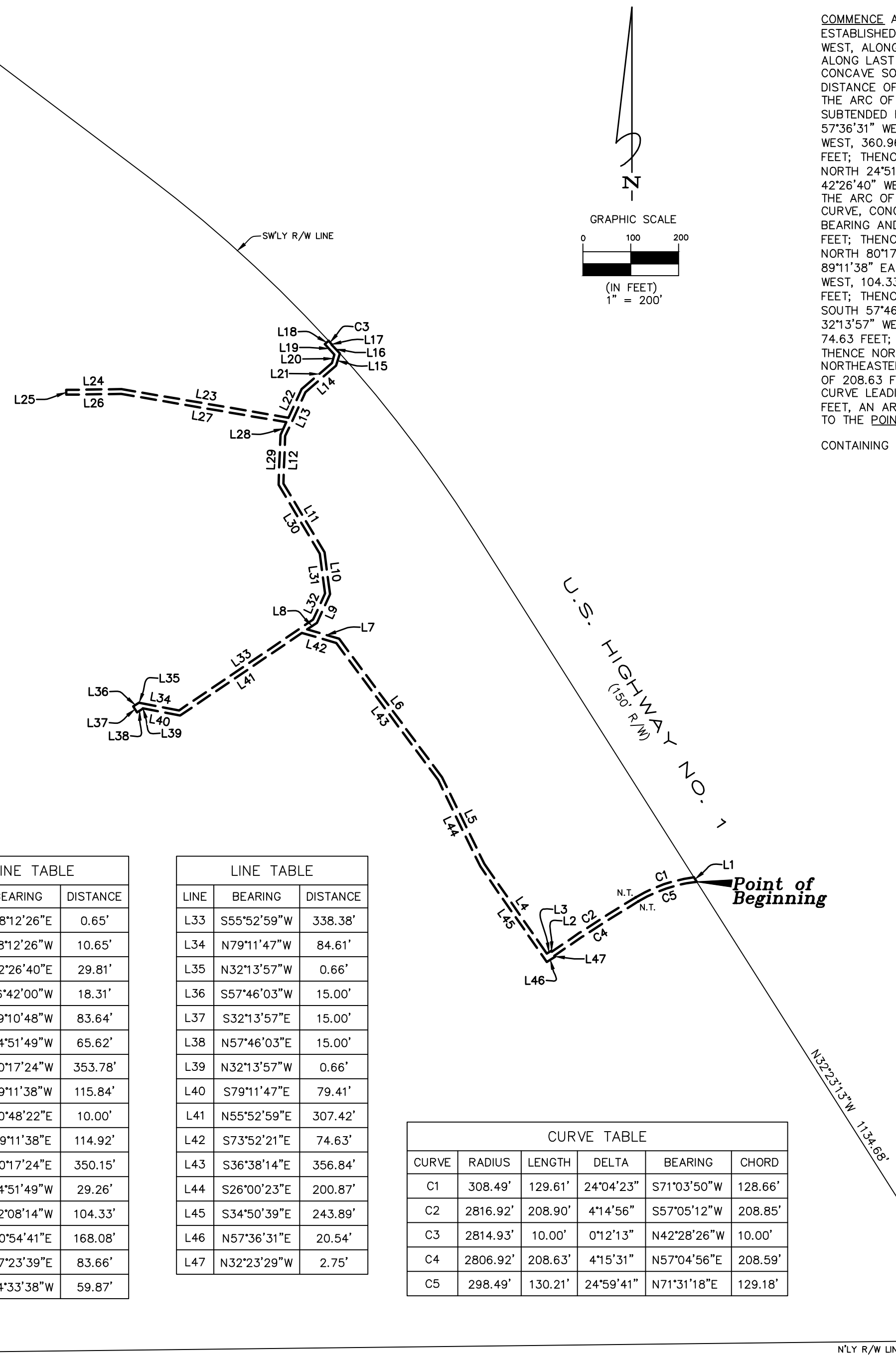
CONTAINING 0.64 ACRES, MORE OR LESS.

Map Showing

A PORTION OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 150 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF PRATT SIDING ROAD (A 60 FOOT RIGHT OF WAY BY USAGE); THENCE NORTH 32°23'13" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 1134.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 32°23'13" WEST, CONTINUING ALONG LAST SAID LINE, 11.12 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 308.49 FEET, AN ARC DISTANCE OF 129.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°03'50" WEST, 128.66 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,816.92 FEET, AN ARC DISTANCE OF 208.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°05'12" WEST, 208.85 FEET; THENCE NORTH 32°23'29" WEST, 2.24 FEET; THENCE SOUTH 57°36'31" WEST, 11.17 FEET; THENCE NORTH 34°50'39" WEST, 228.44 FEET; THENCE NORTH 26°01'12" WEST, 201.29 FEET; THENCE NORTH 36°38'14" WEST, 360.96 FEET; THENCE NORTH 73°52'21" WEST, 69.68 FEET; THENCE NORTH 55°52'59" EAST, 24.89 FEET; THENCE NORTH 24°33'38" EAST, 65.53 FEET; THENCE NORTH 07°23'39" WEST, 88.60 FEET; THENCE NORTH 30°54'41" WEST, 167.20 FEET; THENCE NORTH 02°08'14" EAST, 99.36 FEET; THENCE NORTH 24°51'49" EAST, 101.07 FEET; THENCE NORTH 49°10'48" EAST, 84.40 FEET; THENCE NORTH 16°42'00" EAST, 26.90 FEET; THENCE NORTH 42°26'40" WEST, 25.37 FEET; THENCE NORTH 48°12'26" EAST, 0.65 FEET, TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,814.93 FEET, AN ARC DISTANCE OF 10.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°28'26" WEST, 10.00 FEET; THENCE SOUTH 48°12'26" WEST, 10.65 FEET; THENCE SOUTH 42°26'40" EAST, 29.81 FEET; THENCE SOUTH 16°42'00" WEST, 18.31 FEET; THENCE SOUTH 49°10'48" WEST, 83.64 FEET; THENCE SOUTH 24°51'49" WEST, 65.62 FEET; THENCE NORTH 80°17'24" WEST, 353.78 FEET; THENCE SOUTH 89°11'38" WEST, 115.84 FEET; THENCE SOUTH 00°48'22" EAST, 10.00 FEET; THENCE NORTH 89°11'38" EAST, 114.92 FEET; THENCE SOUTH 80°17'24" EAST, 350.15 FEET; THENCE SOUTH 24°51'49" WEST, 29.26 FEET; THENCE SOUTH 02°08'14" WEST, 104.33 FEET; THENCE SOUTH 30°54'41" EAST, 168.08 FEET; THENCE SOUTH 07°23'39" EAST, 83.66 FEET; THENCE SOUTH 24°33'38" WEST, 59.87 FEET; THENCE SOUTH 55°52'59" WEST, 338.38 FEET; THENCE NORTH 79°11'47" WEST, 84.61 FEET; THENCE NORTH 32°13'57" WEST, 0.66 FEET; THENCE NORTH 57°46'03" WEST, 15.00 FEET; THENCE SOUTH 32°13'57" EAST, 15.00 FEET; THENCE NORTH 57°46'03" EAST, 15.00 FEET; THENCE NORTH 32°13'57" WEST, 0.66 FEET; THENCE SOUTH 79°11'47" EAST, 79.41 FEET; THENCE NORTH 55°52'59" EAST, 307.42 FEET; THENCE SOUTH 73°52'21" EAST, 74.63 FEET; THENCE SOUTH 36°38'14" EAST, 356.84 FEET; THENCE SOUTH 26°00'23" EAST, 200.87 FEET; THENCE SOUTH 34°50'39" EAST, 243.89 FEET; THENCE NORTH 57°36'31" EAST, 20.54 FEET; THENCE NORTH 32°23'29" WEST, 2.75 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,806.92 FEET, AN ARC DISTANCE OF 208.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°04'56" EAST, 208.59 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 298.49 FEET, AN ARC DISTANCE OF 130.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°31'18" EAST, 129.18 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.64 ACRES, MORE OR LESS.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE LINE SW¹/₄ R/W LINE OF U.S.HIGHWAY NO.1, AS N32°23'13"W PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE: BOUNDARY SURVEY BY MANZIE & DRAKE LAND SURVEYING, FILE NO. C-350.

LEGEND

R/W = RIGHT OF WAY
N.T. = NON TANGENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°23'13"W	11.12'
L2	N32°23'29"W	2.24'
L3	S57°36'31"W	11.17'
L4	N34°50'39"W	228.44'
L5	N26°01'12"W	201.29'
L6	N36°38'14"W	360.96'
L7	N73°52'21"W	69.68'
L8	N55°52'59"E	24.89'
L9	N24°33'38"E	65.53'
L10	N07°23'39"W	88.60'
L11	N30°54'41"W	167.20'
L12	N02°08'14"E	99.36'
L13	N24°51'49"E	101.07'
L14	N49°10'48"E	84.40'
L15	N16°42'00"E	26.90'
L16	N42°26'40"W	25.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	N48°12'26"E	0.65'
L18	S48°12'26"W	10.65'
L19	S42°26'40"E	29.81'
L20	S16°42'00"W	18.31'
L21	S49°10'48"W	83.64'
L22	S24°51'49"W	65.62'
L23	N80°17'24"W	353.78'
L24	S89°11'38"W	115.84'
L25	S00°48'22"E	10.00'
L26	N89°11'38"E	114.92'
L27	S80°17'24"E	350.15'
L28	S24°51'49"W	29.26'
L29	S02°08'14"W	104.33'
L30	S30°54'41"E	168.08'
L31	S07°23'39"E	83.66'
L32	S24°33'38"W	59.87'

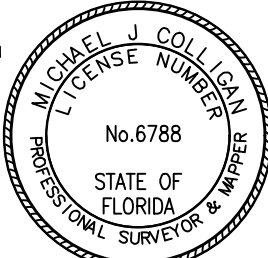
LINE TABLE		
LINE	BEARING	DISTANCE
L33	S55°52'59"W	338.38'
L34	N79°11'47"W	84.61'
L35	N32°13'57"W	0.66'
L36	S57°46'03"W	15.00'
L37	S32°13'57"E	15.00'
L38	N57°46'03"E	15.00'
L39	N32°13'57"W	0.66'
L40	S79°11'47"E	79.41'
L41	N55°52'59"E	307.42'
L42	S73°52'21"E	74.63'
L43	S36°38'14"E	356.84'
L44	S26°00'23"E	200.87'
L45	S34°50'39"E	243.89'
L46	N57°36'31"E	20.54'
L47	N32°23'29"W	2.75'

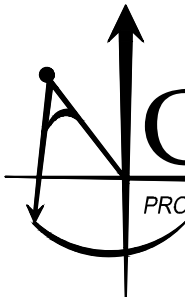
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	308.49'	129.61'	24°04'23"	S71°03'50"W	128.66'
C2	2816.92'	208.90'	4°14'56"	S57°05'12"W	208.85'
C3	2814.93'	10.00'	0°12'13"	N42°28'26"W	10.00'
C4	2806.92'	208.63'	4°15'31"	N57°04'56"E	208.59'
C5	298.49'	130.21'	24°59'41"	N71°31'18"E	129.18'

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

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.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).





Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

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3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

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

FILE NO. T3N-2173