

CS-21-244

Work Request No. \_\_\_\_\_  
Sec. 42, Twp 2N S, Rge 27 E  
Parcel I.D. 0000-0003-0110  
(Maintained by County Appraiser)

### EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Sharon Hudson  
Co. Name: Matovina & Company  
Address: 12443 San Jose Blvd. #504  
Jacksonville, FL 32223

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 May 9, 20 22.

Signed, sealed and delivered in the presence of:

Heather Nazworth  
(Witness' Signature)

Nassau County Board of County Commissioners,  
a political subdivision of the State of Florida

Print Name: Heather Nazworth  
(Witness)

By: Aaron C. Bell

Brandi McDonald  
(Witness' Signature)

Print Name: Aaron C. Bell Chairman

Print Name: Brandi McDonald  
(Witness)

Print Address: 96135 Nassau Place, Ste. 1

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 9th day of May, 20 22, by Aaron C. Bell, Chairman and \_\_\_\_\_ who is (are) personally known to me or has (have) produced \_\_\_\_\_ as identification.

Heather Nazworth  
Notary Public, Signature

[Notary Seal]



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

Print Name: Heather Nazworth

Title or Rank \_\_\_\_\_

Serial Number, if any \_\_\_\_\_

# MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION  
FPL EASEMENT NO. 1  
APRIL 6, 2022

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2183, PAGE 228, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

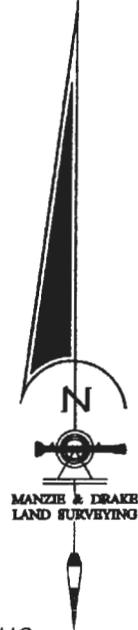
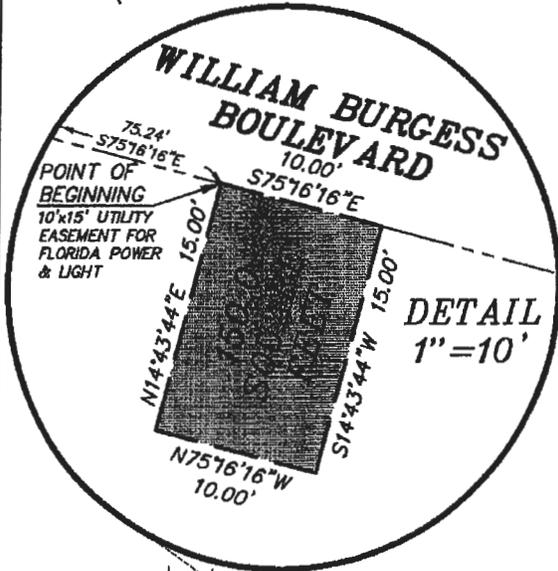
FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE NORTH 22°33'00" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; (3) THENCE NORTH 03°18'00" EAST A DISTANCE OF 1,122.51 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE NORTH 89°10'40" EAST A DISTANCE OF 336.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,150.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'03", AN ARC DISTANCE OF 312.13 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°02'48" EAST A DISTANCE OF 311.17 FEET; (3) THENCE SOUTH 75°16'16" EAST A DISTANCE OF 75.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75°16'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD, A DISTANCE OF 10.00 FEET; THENCE SOUTH 14°43'44" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 75°16'16" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 14°43'44" EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 16509

# MANZIE & DRAKE LAND SURVEYING

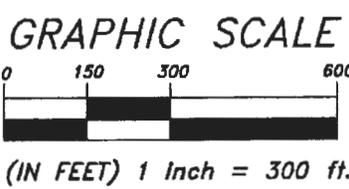
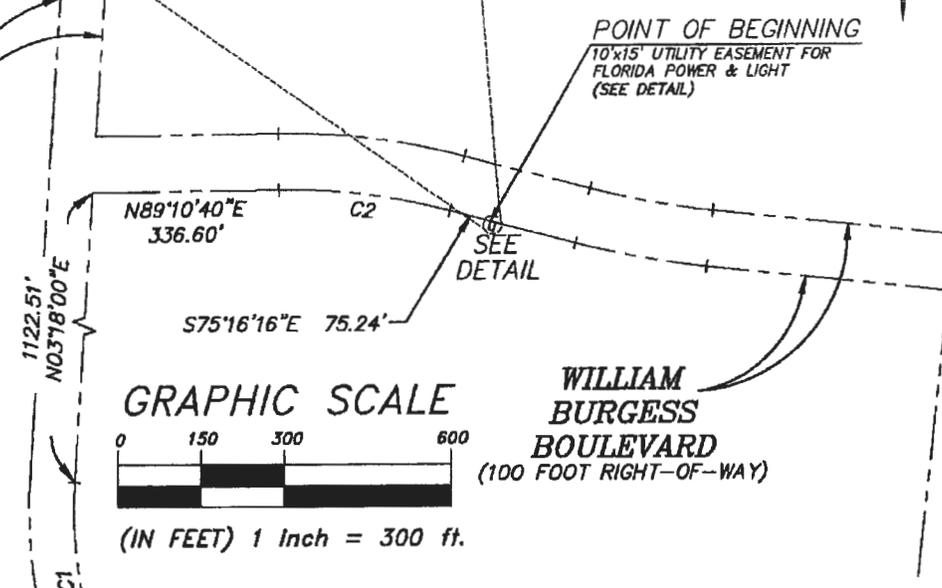
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



**HARTS ROAD**  
(80 FOOT RIGHT-OF-WAY)

**CSX RAILROAD**  
(200 FOOT RIGHT-OF-WAY)



**POINT OF REFERENCE**  
RESIDENTIAL AREA NO. 2  
INTERSECTION OF THE NORTHERLY LINE  
OF LOT 1, WIDE ROAD ACRES (PLAT  
BOOK 5, PAGES 404 THROUGH 408) WITH  
EASTERLY RIGHT-OF-WAY LINE OF HARTS  
ROAD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	342.02'	758.08'	25°50'59"	N8°37'32"W	339.12'
C2	312.13'	1150.00'	15°33'03"	S83°02'48"E	311.17'

JOB NO. 16509-FPL

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
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