

STATE OF Florida  
COUNTY OF Nassau

Preparer's name: and address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Address

BellSouth Telecommunications, LLC, d/b/a AT&T Florida

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### EASEMENT

For and in consideration of Ten and 00/100 dollars (\$ 10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to **BELLSOUTH TELECOMMUNICATIONS, LLC., a Georgia limited liability company, d/b/a AT&T Florida**, and its parent and its parent's affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers that represent AT&T, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands describe in Deed Book \_\_\_\_\_, page \_\_\_\_\_, Nassau County, Florida Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section \_\_\_\_\_, Township \_\_\_\_\_, Range \_\_\_\_\_, Meridian, Nassau County, State of Florida, consisting of a (☐ strip) (☐ parcel) of land Ten (10) feet by twenty (20) feet

\_\_\_\_\_  
**SEE ATTACHED EXHIBIT "A"**  
\_\_\_\_\_

The following rights are also granted: the exclusive right to allow any other person, firm, or corporation that represent AT&T to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC., d/b/a AT&T Florida, and its parent and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness  
(Print Name) \_\_\_\_\_

\_\_\_\_\_  
Witness  
(Print Name) \_\_\_\_\_

NASSAU COUNTY  
BOARD OF COMMISSIONERS  
A political subdivision of the State of Florida  
(Address)  
96135 Nassau Place  
Suite 1  
Yulee, Florida 32097

By: \_\_\_\_\_  
Daniel B. Leeper  
Title: Chairman

Attest: \_\_\_\_\_  
John A. Crawford  
Ex-Officio Clerk

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Daniel B. Leeper, as Chairman of the Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, and John A. Crawford, as Ex-Officio Clerk to the Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, who are personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

\_\_\_\_\_  
Notary Public  
Printed name: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

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

EXHIBIT "A"

## MAP SHOWING BOUNDARY SURVEY OF

(OFFICIAL RECORDS BOOK 593, PAGE 872)  
A PARCEL OF LAND LYING WITHIN AND BEING A PART OF TRACT A, AMERICAN BEACH, SECTION 3, AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH LOT 3, BLOCK 13, UNIT 2 OF AMERICAN BEACH, SECTION 3, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF SAID PUBLIC RECORDS, ALSO INCLUDING A PORTION OF WASHINGTON STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (UNDERLINE 1)

(UNDERLINE 2)  
COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 13, UNIT OF AMERICAN BEACH, SECTION 3, RECORDED IN PLAT BOOK 4, PAGE 1, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY R/W LINE OF LEWIS STREET, (A 60 FOOT R/W, AS NOW ESTABLISHED), WITH THE EASTERLY R/W LINE OF STATE ROAD A-1-A (A 200 FOOT R/W AS NOW ESTABLISHED), RUN THENCE SOUTH 02 DEGREES 19' MINUTES 50 SECONDS WEST ALONG THE SAID EASTERLY R/W A DISTANCE OF 193.50 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 02 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.12 FEET; RUN THENCE NORTH 86 DEGREES 04 MINUTES 15 SECOND EAST, FOR A DISTANCE OF 20.0 FEET; RUN THENCE NORTH 02 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.12 FEET; RUN THENCE SOUTH 86 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 20. FEET TO THE POINT OF BEGINNING.

(SURVEYORS LEGAL DESCRIPTION)  
A PARCEL OF LAND LYING WITHIN AND BEING A PART OF TRACT A, AMERICAN BEACH, SECTION 3, AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 13, UNIT TWO OF AMERICAN BEACH, SECTION 3, RECORDED IN PLAT BOOK 4, PAGE 1, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY R/W LINE OF LEWIS STREET, (A 60 FOOT R/W, AS NOW ESTABLISHED), WITH THE EASTERLY R/W LINE OF STATE ROAD A-1-A (A 200 FOOT R/W AS NOW ESTABLISHED), RUN THENCE SOUTH 02 DEGREES 19 MINUTES 50 SECONDS WEST ALONG THE SAID EASTERLY R/W A DISTANCE OF 193.50 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 02 DEGREES 19 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.12 FEET; RUN THENCE NORTH 86 DEGREES 04 MINUTES 15 SECOND EAST, FOR A DISTANCE OF 20.0 FEET; RUN THENCE NORTH 02 DEGREES 19 MINUTES 50 SECONDS EAST, A DISTANCE OF 20.12 FEET; RUN THENCE SOUTH 86 DEGREES 04 MINUTES 15 SECONDS WEST, A DISTANCE OF 20. FEET TO THE POINT OF BEGINNING.

SURVEYORS LEGAL DESCRIPTION SHOWN HEREON PER ASSOCIATED SURVEYORS, INC.

{SURVEYORS NOTES ABOUT LEGAL DESCRIPTION AS RECORDED}

(OFFICIAL RECORDS BOOK 593, PAGE 872)  
(UNDERLINE 1)  
TOGETHER WITH LOT 3, BLOCK 13, UNIT 2 OF AMERICAN BEACH, SECTION 3, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF SAID PUBLIC RECORDS, ALSO INCLUDING A PORTION OF WASHINGTON STREET

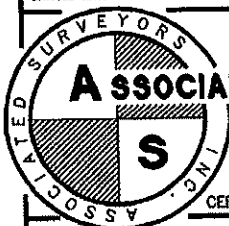
THIS SHOULD NOT BE IN THE CAPTION.

(UNDERLINE 2)  
FROM THE POINT OF BEGINNING CONTINUE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 02 DEGREES 19 MINUTES 50 MINUTES WEST,

THIS SHOULD BE SECONDS.

SHEET 2 OF 2

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**ASSOCIATED SURVEYORS INC.**  
LAND & ENGINEERING SURVEYS

3846 BLANDING BOULEVARD  
JACKSONVILLE, FLORIDA 32210  
904-771-6468

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY: *Charles L. Starling*  
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771  
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579  
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 68792  
SCALE: 1" = 20'

DATE 02-17-2017  
DRAFTER CLS

### GENERAL NOTES:

1. BEARINGS ARE BASED ON ORB 543, PAGE 873
2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 378 DATED 12-17-2010
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE COVENANTS, E.A.L.'S, RESTRICTIONS, CLOSURES, TACKING OR ORDINANCES, ETC.
6. THE HEAVY LINE SHOWN HEREON MAY NOT INDICATE ACTUAL OWNERSHIP.
7. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

L	AC	AIR CONDITIONER	PSH	PROFESSIONAL SURVEYOR & MAPPER
E	BRL	BUILDING RESTRICTION LINE	R	RADIUS
G	BT	BUILDING TIE	(R)	RECORD
E	BTN	BETWEEN	R/L	REGISTERED LAND SURVEYOR
N	(C)	COMPUTED FROM RECORD	R/W	RIGHT OF WAY
D	CAR	COVENANTS & RESTRICTIONS	(TYP)	TYPICAL
	CH	CHORD		
	(CON)	CAN NOT READ		
	CONC	CONCRETE		
	COVD	COVERED		
	EB	ELECTRIC BOX		
	ET	ELECTRIC TRANSFORMER & PAD		
A	JE	JACKSONVILLE ELECTRIC AUTHORITY		
B	LE	LENGTH OF ARC		
B	LS	LICENSED BUSINESS		
R	LS	LICENSED SURVEYOR		
S	(M)	MEASURED		
	H&B	NAIL & DISC		
	ORV	OFFICIAL RECORDS BOOK		
	PC	POINT OF CURVE		
	PCC	POINT OF COMPOUND CURVE		
	PEQ	POINT OF EQUIPMENT PAD		
	PI	POINT OF INTERSECTION		
	PRC	POINT OF REVERSE CURVE		
	PRN	PERMANENT REFERENCE MONUMENT		
	PT	POINT OF TANGENCY		
	PLS	PROFESSIONAL LAND SURVEYOR		

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