

Work Request No. 14283658

# UNDERGROUND EASEMENT (INDIVIDUAL)

Sec. \_\_, Twp \_\_ S, Rge \_\_ E

This Instrument Prepared By

Parcel I.D. \_\_\_\_\_  
(Maintained by County Appraiser)

Name: DORAN MCFALLS  
Co. Name: FPL  
Address: 351 COLLEY RD,  
STARKE, FL 32091

Inst: 20251202217 Date: 09/29/2025 Time: 12:51PM  
Page 1 of 4 B: 1550 P: 1145 James M Swisher Jr, Clerk of Court  
Columbia County By: VC  
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:

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 SEPT 24, 2025.

Signed, sealed and delivered in the presence of:

Maisie Bergin  
(Witness' Signature)

Print Name: Maisie A Bergin  
(Witness)

\_\_\_\_\_  
(Witness' Signature)

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

By: Judy McHugh

Print Name: Judy McHugh

Print Address: 3637 COPPERTREE CIR.  
BRAUNTON, FL 32111

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Address: \_\_\_\_\_

STATE OF Florida AND COUNTY OF Hillsborough.

The foregoing instrument was acknowledged before me by means of [] physical presence or [ ] online notarization,

this 24 day of September, 2025, by Judy McHugh

and \_\_\_\_\_ who is (are) personally known to me or has (have)

produced FL DL as identification.

Diana Jodi Miller  
Notary Public, Signature

[Notary Seal]

Print Name: DIANA JODI MILLER  
Notary Public - State of Florida  
Commission # HH 271044  
My Comm. Expires Jun 4, 2026

Title or Bank \_\_\_\_\_  
Serial Number, if any \_\_\_\_\_

# SECTION 2, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA MAP OF SURVEY

**DESCRIPTION: FPL EASEMENT #1**

A parcel of land lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, explicitly described as follows:

Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.35 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 09°48'59"; thence continue on said right-of-way line and on the arc of said curve a distance of 497.88 feet, said arc subtended by a chord which bears S02°30'09"E a distance of 497.07 feet to the POINT OF BEGINNING; thence S25°35'11"E, a distance of 17.04 feet; thence N88°10'54"W, a distance of 8.04 feet to the aforesaid easterly right-of-way line and a point on a curve concave northwesterly having a radius of 2904.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 15.13 feet, said arc subtended by a chord which bears N02°33'18"E a distance of 15.13 feet to the POINT OF BEGINNING.

**DESCRIPTION: FPL EASEMENT #2**

A strip of land 10 in width lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and being 5 feet on each side of the following described centerline:

Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.35 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°08'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 101.97 feet to the POINT OF BEGINNING; thence N50°57'04"E, a distance of 12.02 feet; thence N44°42'13"E, a distance of 37.63 feet; thence N13°00'32"E, a distance of 14.83 feet; thence S57°55'35"E, a distance of 25.87 feet; thence S60°29'33"E, a distance of 79.52 feet to the POINT OF TERMINUS, with the usual form of the sidelines being lengthened or shortened to intersect with the boundary of the parent parcel.

**DESCRIPTION: FPL EASEMENT #3**

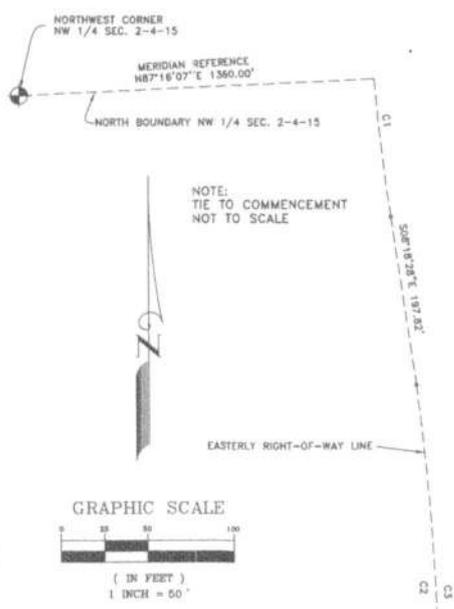
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Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.35 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°08'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 101.97 feet to the POINT OF BEGINNING; thence S50°57'04"W, a distance of 15.41 feet; thence S88°28'58"W, a distance of 83.82 feet; thence N25°35'11"W, a distance of 29.93 feet to the POINT OF TERMINUS, with the usual form of the sidelines being lengthened or shortened to intersect with the boundary of the parent parcel.

**DESCRIPTION: FPL EASEMENT #4**

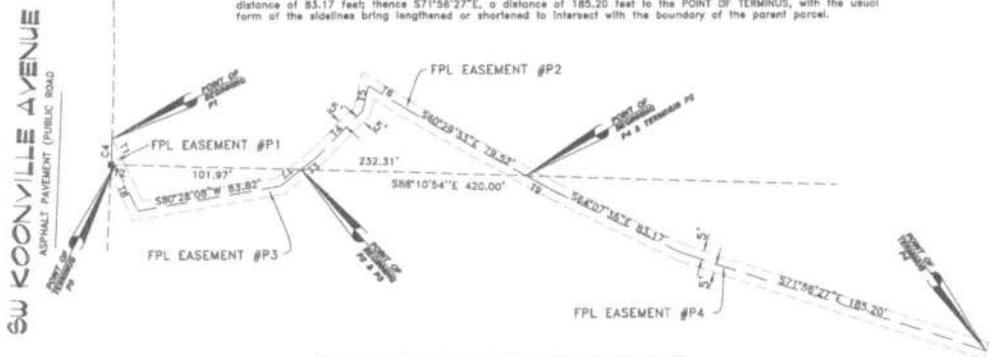
A strip of land 10 in width lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and being 5 feet on each side of the following described centerline:

Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.35 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°08'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 101.97 feet to the POINT OF BEGINNING; thence S50°57'04"W, a distance of 15.41 feet; thence S88°28'58"W, a distance of 83.17 feet; thence S71°56'27"E, a distance of 185.20 feet to the POINT OF TERMINUS, with the usual form of the sidelines being lengthened or shortened to intersect with the boundary of the parent parcel.



**LEGEND**

- W/C = Witness Corner
- F = Found
- S = Set
- IP = Iron Pipe
- IR = Iron Rod
- C.M. = Concrete Monument
- C = Capped
- N.A.S. = Nail & Disk
- P.K.N. = P.K. Nail
- R.R.S. = Railroad Spike
- ( ) = Field
- (O) = Dead
- ( ) = Calculated
- P.P. = Power Pole
- CLF = Chain Link Fence
- WF = Wood Fence
- OHW = Overhead Wire



CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2824.79'	03°17'35"	162.35'	162.35'	S06°39'41"E
C2	2904.79'	10°08'54"	512.81'	512.14'	S02°21'12"E
C3	2904.79'	09°48'59"	497.88'	497.07'	S02°30'09"E
C4	2904.79'	00°17'54"	15.13'	15.13'	N02°33'18"E

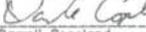
TANGENT TABLE		
BEARING	DISTANCE	
T1 S25°35'11"E	17.04'	
T2 N88°10'54"W	8.04'	
T3 N44°42'13"E	37.63'	
T4 N13°00'32"E	14.83'	
T5 S57°55'35"E	25.87'	
T6 S50°57'04"W	15.41'	
T7 N25°35'11"W	29.93'	
T8 S60°29'33"E	79.52'	

- NOTES:**
- Underground utilities and/or underground encroachments if any not located.
  - This survey was performed without the benefit of a "Title Search".
  - Meridian per record deed.
  - There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.
  - This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.
  - This survey is intended for sale, mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12057C PANEL NO. 0777 H, DATED 8-28-08, THE PROPERTY SHOWN AND DESCRIBED HEREOF APPEARS TO BE IN ZONE X WITH A BASE ELEVATION OF 1/A MEAN SEA LEVEL N.A.V.D. 1988.

**SPECIFIC PURPOSE SURVEY TO CREATE UTILITY EASEMENTS 9-22-25**

I hereby certify that this plot accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

 9-23-25  
 Darrell Copeland Date  
 Professional Land Surveyor  
 Florida Certificate #4529

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

CERTIFIED TO: ZECHER CONSTRUCTION		JOB NO. 25-239	
<b>DARRELL COPELAND SURVEYING, INC.</b>			
7910 180TH STREET MALDEN, FLORIDA 32062 (386) 209-4343 dsurvey@copol.com			
DRAWN DWC	DATE 7-29-83	CHECKED DARRELL	DATE 7-29-93
PARTY CHIEF DC	FIELD BOOK A-33	PAGE 24-27	FILE NO.

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DESCRIPTION: FPL EASEMENT #2 A strip of land 10 in width lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and being 5 feet on each side of the following described centerline: Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.33 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°06'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 101.97 feet to the POINT OF BEGINNING; thence N50°57'04"E, a distance of 12.02 feet; thence N44°42'13"E, a distance of 37.63 feet; thence N13°00'32"E, a distance of 14.83 feet; thence S57°55'35"E, a distance of 25.87 feet; thence S60°29'33"E, a distance of 79.52 feet to the POINT OF TERMINUS, with the usual form of the sidelines bring lengthened or shortened to intersect with the boundary of the parent parcel.

DESCRIPTION: FPL EASEMENT #3 A strip of land 10 in width lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia County, Florida, and being 5 feet on each side of the following described centerline: Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.33 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°06'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 101.97 feet to the POINT OF BEGINNING; thence S50°57'04"W, a distance of 15.41 feet; thence S80°28'08"W, a distance of 83.82 feet; thence N25°35'11"W, a distance of 29.93 feet to the POINT OF TERMINUS, with the usual form of the sidelines bring lengthened or shortened to intersect with the boundary of the parent parcel.

DESCRIPTION: FPL EASEMENT #4 A strip of land 10 in width lying in the NW 1/4 of Section 2, Township 4 South, Range 15 East, Columbia

County, Florida, and being 5 feet on each side of the following described centerline: Commence at the NW corner of the NW 1/4 of said Section 2; thence on the north boundary thereof N87°16'07"E, a distance of 1360.00 feet to the easterly right-of-way line of SW Koonville Avenue, said point being on a curve concave northeasterly having a radius of 2824.79 feet and a central angle of 03°17'35"; thence on said right-of-way line and on the arc of said curve a distance of 162.35 feet, said arc subtended by a chord which bears S06°39'41"E a distance of 162.33 feet to the curve's end; thence continue on said right-of-way line S08°18'28"E, a distance of 197.82 feet; to the beginning of a curve concave southwesterly having a radius of 2904.79 feet and a central angle of 10°06'54"; thence on the arc of said curve a distance of 512.81 feet, said arc subtended by a chord which bears S02°21'12"E a distance of 512.14 feet; thence S88°10'54"E, a distance of 232.31 feet to the POINT OF BEGINNING; thence S60°29'33"E, a distance of 17.22 feet; thence S64°07'36"E, a distance of 83.17 feet; thence S71°56'27"E, a distance of 185.20 feet to the POINT OF TERMINUS, with the usual form of the sidelines bring lengthened or shortened to intersect with the boundary of the parent parcel. [