

Work Request No. 14299947
Sec. 05, Twp 12, Rge 31
Parcel _____
I.D. 05-12-31-5855-00000-0071
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (BUSINESS)

This Instrument Prepared By
Name: Jason Ratay
Co. Name: Florida Power and Light
Address: 5910 E Highway 100
Palm Coast, FL 32164

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 November 19, 2025

Signed, sealed and delivered in the presence of:

Christina J. Guerra
(Witness Signature)

Print Name: Christina T. Guerra
(Witness)

Print Address: 2132 Moran Ave
Modesto, CA 95354

WASC TALAVEZA
(Witness Signature)

Print Name: _____
(Witness)

Print Address: 1600 AMPHITHEATRE PKWY
MOUNTAIN VIEW CA 94043

Entity Name _____

By: MR

Print Name: Mark Fumia

Print Title: Manager

Print Address: 1600 Amphitheatre Pkwy
Mtn. View, CA 94043

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20____, by _____ the _____ of _____ a _____ 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:

Notary Public, Signature _____

Print Name _____

See attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Santa Clara)

On November 19, 2025 before me, Irina Angelina Semrau, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared Mark Fumia

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Irina Semrau
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

MAP AND DESCRIPTION OF

A PORTION LOT 7B, AS SHOWN ON THE NONSTATUTORY SUBDIVISION OF PROJECT ORCHID, AS RECORDED IN OFFICIAL RECORDS BOOK 2874, PAGE 226, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING A PORTION LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN SAID PUBLIC RECORDS, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.



PARCEL ID:
05-12-31-0650-000A0-0010
FLORIDA POWER & LIGHT
O.R.B. 44, PG. 504

NW 1/4 SECTION 5
NE 1/4 SECTION 5

PARCEL ID:
06-12-31-5815-00000-0300
CITY OF PALM COAST
O.R.B. 1634, PG. 527
LOT 30
TOWN CENTER, PHASE 1
MAP BOOK 35, PAGES 13-22

PARCEL ID:
05-12-31-5855-00000-0071
TARPON SERVICES LLC
O.R.B. 2940, PG. 1267
LOT 7B
O.R.B. 2874, PG. 226

PROPOSED VARIABLE
WIDTH FPL EASEMENT
NO. 1
SEE DETAIL SHEET 2

LEGEND:

- M.B. MAP BOOK
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG(S). PAGE(S)
- FPL FLORIDA POWER AND LIGHT

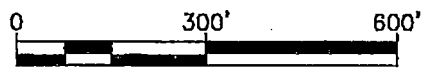
PROPOSED 10' FPL
EASEMENT
SEE FPL EASEMET
NO. 2 MAP

PARCEL ID:
05-12-31-5855-00000-0070
DCB ORCHID, LLC
O.R.B. 2823, PG. 534
LOT 7A
O.R.B. 2874, PG. 226

PARCEL ID:
05-12-31-5855-00000-0060
LEGACY AT PC PROP, LLC
O.R.B. 2820, PG. 447
LOT 6
TOWN CENTER PHASE 5
MAP BOOK 36, PAGES 79-83

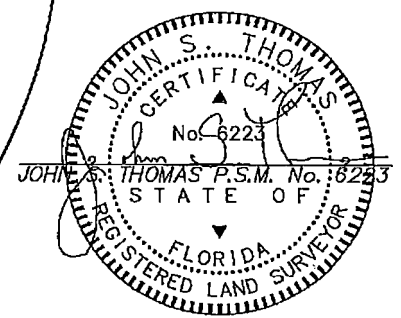
PARCEL ID: 05-12-31-2755-00000-00B0
PAYZEN PC LLC
TRACT "B"
THE GABLES AT TOWN CENTER
MAP BOOK 40, PAGES 20-25

TOWN CENTER BOULEVARD



GRAPHIC SCALE

• SEE SHEET 3 FOR GENERAL NOTES, LEGEND AND LEGAL DESCRIPTION



I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOB No. 1023085055 FILE No. N/A PARTY CHIEF: N/A F.B. N/A DRAWN BY: SPB CHECKED BY: J. THOMAS SURVEY DATE: 11/05/2025	REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

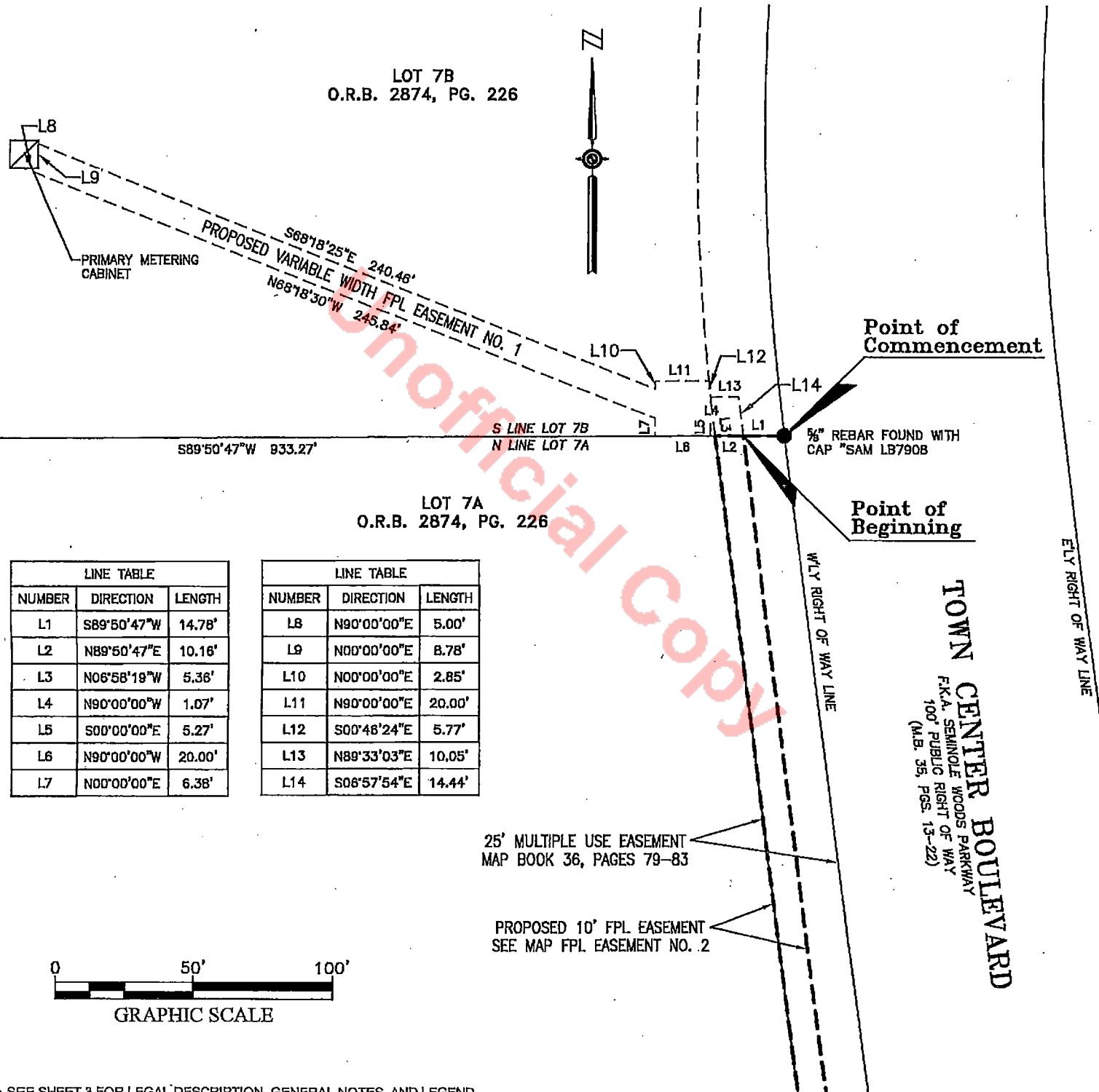
9440 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071

MAP AND DESCRIPTION OF

A PORTION LOT 7B, AS SHOWN ON THE NONSTATUTORY SUBDIVISION OF PROJECT ORCHID, AS RECORDED IN OFFICIAL RECORDS BOOK 2874, PAGE 226, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA BEING A PORTION LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, AS RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN SAID PUBLIC RECORDS, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA.

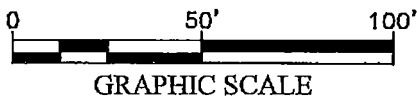
LOT 7B
O.R.B. 2874, PG. 226

LOT 7A
O.R.B. 2874, PG. 226



LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S89°50'47"W	14.78'
L2	N89°50'47"E	10.16'
L3	N06°58'18"W	5.36'
L4	N90°00'00"W	1.07'
L5	S00°00'00"E	5.27'
L6	N90°00'00"W	20.00'
L7	N00°00'00"E	6.38'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L8	N90°00'00"E	5.00'
L9	N00°00'00"E	8.78'
L10	N00°00'00"E	2.85'
L11	N90°00'00"E	20.00'
L12	S00°48'24"E	5.77'
L13	N89°33'03"E	10.05'
L14	S08°57'54"E	14.44'



25' MULTIPLE USE EASEMENT
MAP BOOK 36, PAGES 79-83

PROPOSED 10' FPL EASEMENT
SEE MAP FPL EASEMENT NO. 2

Point of Commencement

Point of Beginning

TOWN CENTER BOULEVARD
F.K.A. SEMINOLE WOODS PARKWAY
100' PUBLIC RIGHT OF WAY
(M.B. 35, PGS. 13-22)

• SEE SHEET 3 FOR LEGAL DESCRIPTION, GENERAL NOTES, AND LEGEND

JOB No. 1025103051
FILE No. N/A
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: SPB
CHECKED BY: TM
SURVEY DATE 11/5/2025

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

9440 PHILIPS HIGHWAY
JACKSONVILLE, FLORIDA 32256
(904) 886-0071

www.SAM.biz (904) 886-7174 FAX

MAP AND DESCRIPTION OF

LEGAL DESCRIPTION OF FPL EASEMENT NO. 1

A PORTION LOT 7B, AS SHOWN ON THE NONSTATUTORY SUBDIVISION OF PROJECT ORCHID, AS RECORDED IN OFFICIAL RECORDS BOOK 2874, PAGE 226, RECORDED IN THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING A PORTION LOT 7, AS SHOWN ON THE PLAT OF TOWN CENTER PHASE 5, RECORDED IN MAP BOOK 36, PAGES 79 THROUGH 83, RECORDED IN SAID PUBLIC RECORDS, LYING IN SECTION 5, TOWNSHIP 12 SOUTH, RANGE 31 EAST, CITY OF PALM COAST, SAID FLAGLER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FIVE-EIGHTHS INCH REBAR FOUND WITH A CAP MARKED "SAM LB7908", BEING THE SOUTHEAST CORNER OF SAID LOT 7B, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD A 100 FOOT PUBLIC RIGHT OF WAY PER THE PLAT OF TOWN CENTER PHASE I, RECORDED IN MAP BOOK 35, PAGES 13 THROUGH 22, RECORDED IN SAID PUBLIC RECORDS; THENCE SOUTH 89°50'47" WEST, ALONG THE SOUTH LINE OF SAID LOT 7B, 14.78 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°50'47" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 7B, 10.16 FEET; THENCE NORTH 06°58'19" WEST, 5.36 FEET; THENCE NORTH 90°00'00" WEST, 1.07 FEET; THENCE SOUTH 00°00'00" EAST, 5.27 FEET; THENCE NORTH 90°00'00" WEST, 20.00 FEET; THENCE NORTH 00°00'00" EAST, 6.38 FEET; THENCE NORTH 68°18'30" WEST, 245.84 FEET; THENCE NORTH 90°00'00" EAST, 5.00 FEET; THENCE NORTH 00°00'00" EAST, 8.78 FEET; THENCE SOUTH 68°18'25" EAST, 240.46 FEET; THENCE NORTH 00°00'00" EAST, 2.85 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEET; THENCE SOUTH 00°46'24" EAST, 5.77 FEET; THENCE NORTH 89°33'03" EAST, 10.05; THENCE SOUTH 06°57'54" EAST, 14.44 FEET FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.0679 ACRES, MORE OR LESS.

GENERAL NOTES:

1. ALL BEARING AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983, FLORIDA WEST ZONE, NAD 83 (2011), GEOID 18 CONUS, BEARINGS SHOWN HEREON ARE GRID AND DISTANCES SHOWN ARE SURFACE. LINE FOR DIRECTIONAL CONTROL ESTABLISHED ALONG SOUTH LINE OF LOT 7B, HAVING A BEARING AND DISTANCE OF S89°50'47"W 933.27 FEET.
2. THIS SURVEY IS NOT A BOUNDARY SURVEY.
3. NO EFFORT WAS MADE TO LOCATE OR DEPICT SUBSURFACE FOUNDATIONS.
4. NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED BY SAM, LLC. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF MARKED AND VISIBLE UTILITIES.
5. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON. THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR, UNAUTHORIZED USE IS NOT PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR DAMAGES INCURRED.

JOB No. 1025103051
 FILE No. N/A
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: SPB
 CHECKED BY: TM
 SURVEY DATE 11/5/2025

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908

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 JACKSONVILLE, FLORIDA 32256
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