

Prepared by and Return to:

Bill Maudlin
Florida Power & Light Company
One Energy Place
Pensacola, FL 32520 0093

Affected FPL Parcel# WA-11-022.000
Parcel ID# 31-2S-19-24000-001-0021

NOTICE TO CLERK: The purpose of this recording is to revise an easement recorded in Official Records Book 3270 Page 2139, Public Records of Walton County; description of easement width and replacing the Exhibit A's preliminary drawing with a certified sketch and legal description. The certified sketch and legal description "fixed and determined" the precise location and acreage of the easement area.

**AMENDED AND RESTATED
EASEMENT
(Corporate)**

KNOW ALL MEN BY THESE PRESENTS that **Northwest Florida State College, formerly known as Okaloosa-Walton Community College**, of the County of Okaloosa and State of Florida whose address is **100 College Boulevard E, Niceville, FL 32578 ("Grantor")** in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose address is P.O. Box 14000, Juno Beach, Florida 33408- 0420 and to its successors and assigns (the term "assigns" meaning any person or business entity owning by way of assignment all or a portion of rights under this easement with Florida Power & Light Company or its other assigns retaining and exercising the other rights) (hereinafter "**Grantee**"), a non-exclusive easement as described in Exhibit A, to be used for the construction, operation, and maintenance of one or more overhead and underground electric transmission and distribution lines, including but not limited to, wires, poles, "H" frame structures, towers, cables, conduits, anchors, guys, roads, trails and equipment associated therewith, attachments and appurtenant equipment for communication purposes and one or more pipelines, and appurtenant equipment for the transmission of substances of any kind (all of the foregoing hereinafter referred to as "**Facilities**"), over, under, in, on, upon and across the lands of Grantor situated in the County of Walton and the State of Florida (hereinafter the "**Easement**") and being more particularly described as follows:

See Exhibit A attached hereto and made a part hereof (the "**Easement Area**");

together with the right and privilege from time to time to reconstruct, inspect, alter, repair,

improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate the Facilities or any part of them, 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; lay temporary mats, install gates to existing or future fences, install fill, culverts or other drainage facilities upon, across, over or under the Easement Area with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the Easement Area and on lands of Grantor in close proximity to the Easement Area that directly interfere with the proper construction, operation, and maintenance of such Facilities or any part of them, the right to mark the location of any underground Facilities by above ground and other suitable markers; together with the right of ingress and egress for personnel, vehicles and equipment over the adjoining lands of Grantor, for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder. After Grantor executes this Easement, Grantee shall obtain a certified survey sketch and legal description of the Easement Area, whether or not recorded in the public records where the Easement Area is located and share such certified survey sketch and legal description with Grantor. Upon completion of such survey, Grantor hereby authorizes Grantee to execute and record a supplement to this Easement in the public records of Walton County, Florida, replacing the attached Exhibit A with a certified survey sketch and legal description of the Easement Area.

Grantor grants to Grantee the Easement for the express, limited purpose of the Facilities. Use of the Easement for a purpose other than set forth herein shall be prohibited.

Notwithstanding anything contained herein to the contrary, by the execution and delivery hereof Grantor acknowledges and agrees that (i) Grantor's activities shall not interfere or be inconsistent with the use, occupation, maintenance, or enjoyment thereof by Grantee, or as might cause a hazardous condition; and (ii) no portion of the Easement Area shall be excavated, altered, obstructed, surfaced, or paved and no building, well, irrigation system, structure, obstruction, or improvement (including any improvements for recreational activities) shall be located, constructed, maintained, or operated over, under, upon, or across the Easement Area by Grantor, or the heirs, personal representatives, successors, or assigns of Grantor without the prior written permission of Grantee. Grantor acknowledges and agrees that any improvement, structure, or alteration that interferes with or is inconsistent with the use, occupation, maintenance, or enjoyment thereof by Grantee or its licensees or as might cause a hazardous condition shall be a violation of this provision. However, no violation of this provision shall be deemed adverse or hostile to Grantee until such time as said violation interferes with Grantee's actual use, occupation, maintenance, or enjoyment of the Easement Area and the rights granted hereunder; and until Grantee first provides written notice to Grantor of the violation(s) and Grantor fails to cure the violations complained of within sixty (60) days of such notice.

Notwithstanding anything contained herein to the contrary, as an express condition of Grantor executing and delivering this Easement, Grantee acknowledges and agrees that (i) Grantee's activities shall not interfere or be inconsistent with the use, occupation, maintenance, or enjoyment

of Grantor's property outside of the Easement Area, or as might cause a hazardous condition; and (ii) Grantee shall not permit any lien of any kind against the Easement or Easement Area and, if anyone attempts to place such a lien, Grantee shall at its own cost and expense take all necessary action to promptly remove the attempted lien.

Grantor covenants that the undersigned Grantor is/are the fee simple owners of the subject land, more particularly described on Exhibit "A" attached to this Agreement and made a part of this Agreement, and, to the best of Grantor's knowledge, further covenants that the subject land is free and clear of liens, encumbrances and third party rights and/or claims of any kind that are inconsistent with the granting of this Easement.

[This space is intentionally left blank]

[Signature and acknowledgement appear on following pages]

IN WITNESS WHEREOF, Grantor has executed this Easement this _____ day of _____, 20____.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

**Northwest Florida State College, f/k/a
Okaloosa-Walton Community College**

Signature
Print Name: _____

Signature
Its: _____
Print Name: _____

Signature:
Print Name: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20____, by _____, as _____ of **Northwest Florida State College, formerly known as Okaloosa-Walton Community College**, on behalf of the College.

[NOTARIAL SEAL]

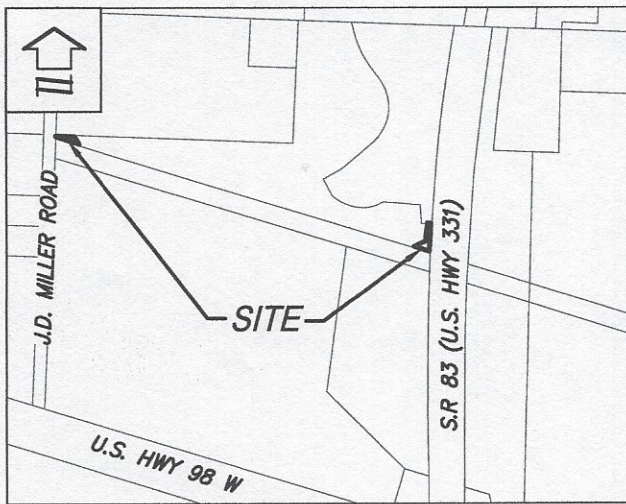
Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

Personally Known **OR** Produced Identification
Type of Identification Produced _____

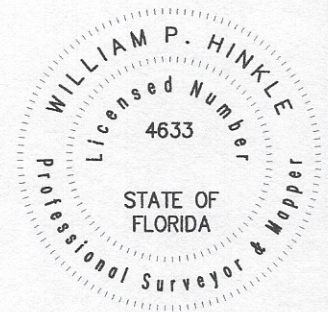
Drawing name: s:\FPL\367-Santa Rosa to Argyle\DWG-Civil\3D\Sketches\WA-11-022.000 UE.dwg WA-11-022.000 UE Sheet 1 Aug 02, 2023 1:59pm by asadenue

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST, AS BEING S02°07'22"E.
2. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
5. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 08/02/2023 PER FAC 5J-17.062(2).



VICINITY MAP
NOT TO SCALE



William P Hinkle Digitally signed by William P Hinkle
 Date: 2023.08.02 19:08:40 -04'00'

WILLIAM P. HINKLE DATE
 FLORIDA LICENSED SURVEYOR & MAPPER
 NO. LS 4633
 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET INDEX:

SHEET 1:	COVER SHEET
SHEET 2:	LEGAL DESCRIPTION
SHEETS 3-4:	SKETCH OF DESCRIPTION

SHEET 1 OF 4

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
UTILITY EASEMENT
(PARCEL WA-11-022.000)

SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST

WALTON COUNTY FLORIDA

Dewberry

131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

FPL

DATE: 08/02/23
 REV DATE:
 SCALE 1" = N/A

PROJ: 50140001
 DRAWN BY: AS
 CHECKED BY: WPH

LEGAL DESCRIPTION:

PART "A"

A PORTION OF SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST, LYING WESTERLY OF THE WEST RIGHT OF WAY OF STATE ROAD NO. 83 ALSO KNOWN AS U.S. 331 (VARIABLE RIGHT OF WAY WIDTH) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 2206691 AND 2206641 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE RUN ALONG THE EAST LINE OF SECTION 31 S02°07'22"W, A DISTANCE OF 1203.19 FEET; THENCE DEPARTING SAID EAST LINE, RUN N87°52'38"W, A DISTANCE OF 536.13 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF AFOREMENTIONED STATE ROAD NO. 83, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF A GULF POWER COMPANY EASEMENT PER DEED BOOK 120, PAGE 420 OF THE PUBLIC RECORDS OF WALTON COUNTY, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT OF WAY RUN N72°46'06"W, A DISTANCE OF 85.44 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, RUN N63°59'52"E, A DISTANCE OF 1.71 FEET; THENCE RUN N63°57'52"E, A DISTANCE OF 31.79 FEET; THENCE RUN N63°57'54"E, A DISTANCE OF 34.71 FEET; THENCE RUN N06°38'44"E, A DISTANCE OF 97.37 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955, OF THE PUBLIC RECORDS OF WALTON COUNTY; THENCE ALONG SAID NORTHERLY LINE RUN S85°23'38"E, A DISTANCE OF 18.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF AFOREMENTIONED STATE ROAD NO. 83 BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 11571.00 FEET, HAVING A CENTRAL ANGLE OF 00°44'48", HAVING A CHORD BEARING OF S03°27'18"W AND A CHORD DISTANCE OF 150.78; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 150.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,637 SQUARE FEET OR 0.11 ACRES.

PART "B"

A PORTION OF SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST, LYING WESTERLY OF THE WEST RIGHT OF WAY OF STATE ROAD NO. 83 ALSO KNOWN AS U.S. 331 (VARIABLE RIGHT OF WAY WIDTH) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 2206691 AND 2206641 AND EAST OF J.D. MILLER ROAD (66.00 FOOT RIGHT OF WAY WIDTH) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP F.P. NO. 2206421 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE RUN ALONG THE EAST LINE OF SECTION 31 S02°07'22"W, A DISTANCE OF 1203.19 FEET; THENCE DEPARTING SAID EAST LINE, RUN N87°52'38"W, A DISTANCE OF 536.13 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF AFOREMENTIONED STATE ROAD NO. 83, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF A GULF POWER COMPANY EASEMENT PER DEED BOOK 120, PAGE 420 OF THE PUBLIC RECORDS OF WALTON COUNTY, THENCE ALONG SAID NORTHERLY RIGHT OF WAY RUN N72°46'06"W, A DISTANCE OF 1964.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N72°46'06"W A DISTANCE OF 128.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF AFOREMENTIONED J.D. MILLER ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY, RUN N02°34'04"E A DISTANCE OF 4.59 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2581, PAGE 1955 OF THE PUBLIC RECORDS OF WALTON COUNTY; THENCE ALONG SAID NORTHERLY LINE RUN S87°46'27"E A DISTANCE OF 99.92 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN S30°34'28"E A DISTANCE OF 45.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,166 SQUARE FEET OR 0.05 ACRES.

SHEET 2 OF 4

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
-OF-
UTILITY EASEMENT
(PARCEL WA-11-022.000)

SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST

WALTON COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

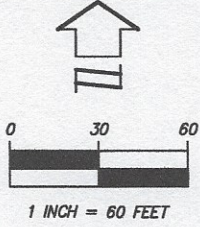


FPL

DATE: 08/02/23
REV DATE:
SCALE 1" = N/A

PROJ: 50140001
DRAWN BY: AS
CHECKED BY: WPH

Drawing name: S:\FPL\067_Santa Rosa to Argyle\DWG-Civil 3D\Sketches\WA-11-022.000 UE.dwg WA-11-022.000 UE Sheet 2 Aug 02, 2023 1:59pm by asadeque



LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.	FINANCIAL PROJECT
↻	CHANGE IN DIRECTION

PARCEL ID: 31-2S-19-24000-001-0020
 OWNER: WALTON COUNTY
 ORB 2027 PG 209

POINT OF COMMENCEMENT
 NE CORNER OF SECTION
 31-T02S-R19W
 FOUND IRON ROD CONCRETE
 HELIPORT PAD

SANTA ROSA
 PLANTATION CO.
 PB 2, PG 4
 LOT 3

N LINE OF
 ORB 2581, PG 1955

N LINE OF
 LOT 4

SANTA ROSA
 PLANTATION CO.
 PB 2, PG 4
 LOT 4

PARCEL ID:
 31-2S-19-24000-001-0021
 OWNER: NORTHWEST
 FLORIDA STATE COLLEGE
 ORB 2581 PG 1955

S85°23'38"E
 18.19'

N06°38'44"E
 97.37'

N63°57'54"E
 34.71'

N63°57'52"E
 31.79'

N63°59'52"E
 1.71'

PNT
 UTILITY EASEMENT PART "A"
 (CONTAINS ±4,637 SF/±0.11 AC)

L=150.78'
 R=11571.00'
 Δ=00°44'48"
 CB=S03°27'18"W
 CH=150.78'

POINT OF BEGINNING

N87°52'38"W 536.13'

W R/W OF SR.
 83 (U.S. 331)

S.R. 83 (U.S. HWY 331)
 (VARIABLE WIDTH PER F.D.O.T. R/W MAP
 F.P. NO. 2206691 & 2206641)

E LINE OF SEC 31-T02S-R19W
 S02°07'22"W 1203.19'
 (BASIS OF BEARING)

SHEET 3 OF 4

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
 UTILITY EASEMENT
 (PARCEL WA-11-022.000)

SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST

WALTON COUNTY FLORIDA



131 WEST KALEY STREET
 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

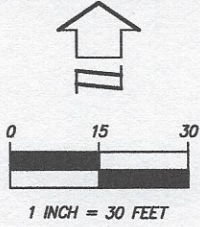
PREPARED FOR:



DATE: 08/02/23
 REV DATE:
 SCALE 1" = 60'

PROJ: 50140001
 DRAWN BY: AS
 CHECKED BY: WPH

Drawing name: S:\FPL\1567_Santa Rosa to Argyle\DWG-Civil 3D\Sketches\WA-11-022.000 UE Sheet 3 Aug 02, 2023 2:00pm by: asandaque

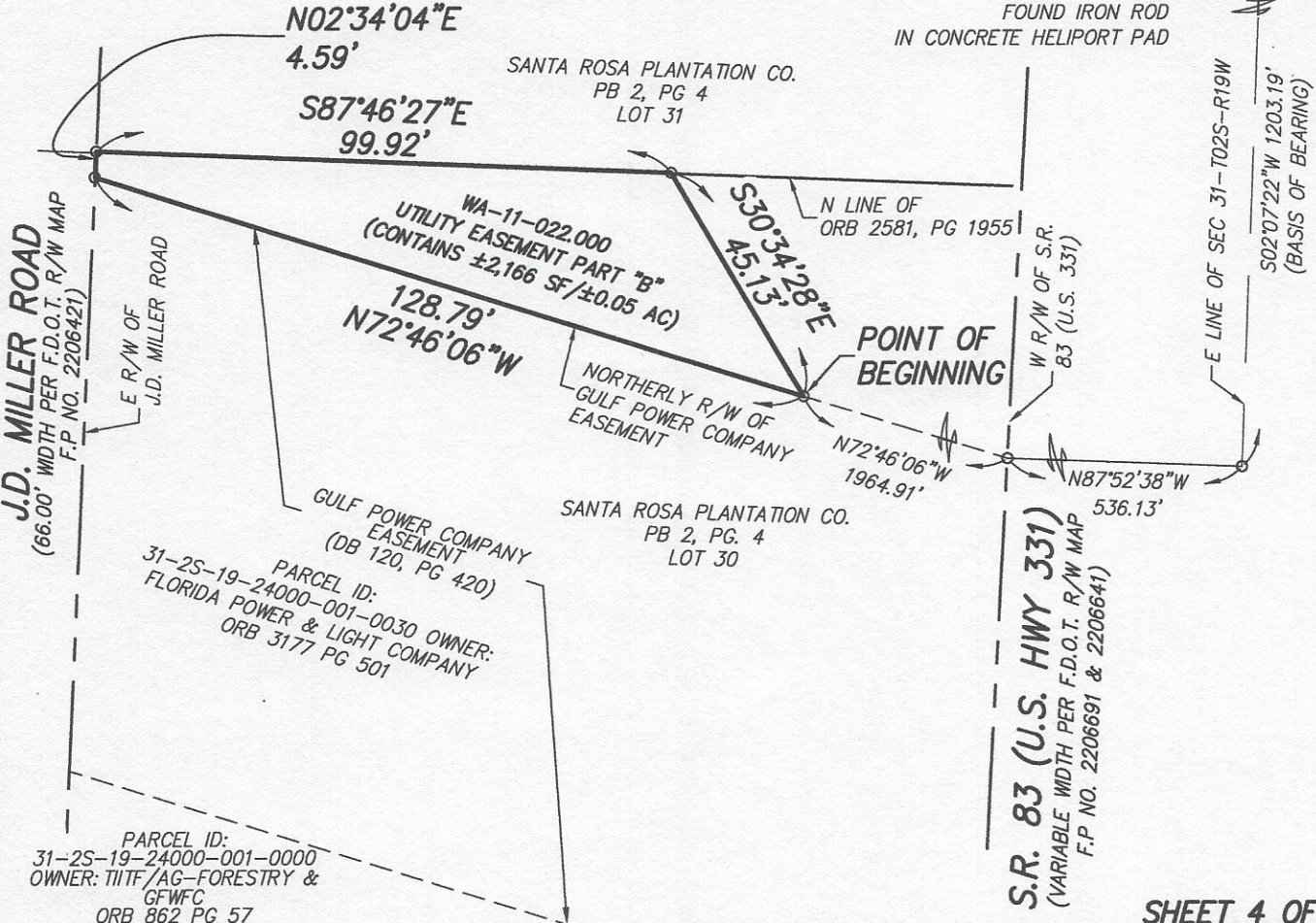


LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.	FINANCIAL PROJECT
S	CHANGE IN DIRECTION

PARCEL ID: 31-2S-19-24000-003-0000
 OWNER: WALTON COUNTY
 ORB 2223 PG 87

POINT OF COMMENCEMENT
 NE CORNER OF SECTION
 31-T02S-R19W
 FOUND IRON ROD
 IN CONCRETE HELIPORT PAD



S.R. 83 (U.S. HWY 331)
 (VARIABLE WIDTH PER F.D.O.T. R/W MAP
 F.P. NO. 2206691 & 2206641)

SHEET 4 OF 4

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

Drawing name: s:\FPL\367_Santa Rosa to Argyle DWG-Civil 3D\Sketches\WA-11-022.000 UE.dwg WA-11-022.000 UE Sheet 4 Aug 02, 2023 2:00pm by: andeque

SKETCH OF DESCRIPTION
 -OF-
UTILITY EASEMENT
(PARCEL WA-11-022.000)

SECTION 31, TOWNSHIP 02 SOUTH, RANGE 19 WEST

WALTON COUNTY FLORIDA

Dewberry

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 ORLANDO, FLORIDA 32806
 PHONE: 321.354.9826 FAX: 407.648.9104
 WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

FPL

DATE: 08/02/23
 REV DATE:
 SCALE 1" = 30'

PROJ: 50140001
 DRAWN BY: AS
 CHECKED BY: WPH