



Jeb Bush
Governor

Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

David B. Struhs
Secretary

May 21, 1999

Gary R. Larson
Building Official
Nassau County Public Works Department
2290 State Road 200
Fernandina Beach, Florida 32034-3056

Re: Community Center Underground Power-Line Easement

Dear Mr. Larson:

Enclosed is a signed and fully executed copy of Easement No. 30235 between Florida's Board of Trustees of the Internal Improvement Trust Fund and Nassau County for an underground power line for the Bryceville Community Center. If I can help you with anything else, please give me a call at (850) 488-2291 (SC278-2291). Or, you can e-mail me at Tom.Butler@dep.state.fl.us And, thank you for all of your help in this.

Sincerely,

Tom Butler
Bureau of Public Land Administration
Division of State Lands

TB/tb
Enclosure
cc: Records Administrator



"Protect, Conserve and Manage Florida's Environment and Natural Resources"

Printed on recycled paper.

JOAE1

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT
TRUST FUND OF THE STATE OF FLORIDA

EASEMENT

Easement Number 30235

THIS INDENTURE, made and entered into this 19th day of May, 1999, between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, acting pursuant to its authority set forth in Section 253.03, Florida Statutes, hereinafter referred to as "GRANTOR", and NASSAU COUNTY, FLORIDA, hereinafter referred to as "GRANTEE".

WHEREAS, GRANTOR is the owner of the hereinafter described real property, which is managed by the State of Florida Department of Agriculture and Consumer Services under Lease Number 3687; and

WHEREAS, GRANTEE desires an easement across the hereinafter described real property for the construction and maintenance of an underground utility easement to a community center; and

WHEREAS, the managing agency has agreed to the proposed use of this land under this instrument.

NOW THEREFORE, GRANTOR, for and in consideration of mutual covenants and agreements hereinafter contained, has granted, and by these presents does grant, a non-exclusive easement unto GRANTEE over and across the following described real property in Nassau County, Florida, to-wit:

(See Exhibit "A" Attached)

subject to the following terms and conditions:

1. DELEGATIONS OF AUTHORITY: GRANTOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, Department of Environmental Protection.
2. TERM: GRANTOR does hereby grant to the GRANTEE an easement for as long as the easment is used and maintained for the described utility easement. If the easement is ever abandoned, all right, title and interest conveyed under this instrument shall automatically revert to GRANTOR unless sooner terminated pursuant to the provisions of this easement.
3. USE OF PROPERTY AND UNDUE WASTE: This easement shall be limited to the construction and maintenance of an underground utility easement to a community center upon and across the property described in Exhibit "A" during the term of this easement. This easement shall be non-exclusive. GRANTOR, retains the right to engage in any activities on, over, across or below the easement area which do not unreasonably interfere with GRANTEE'S exercise of this easement and further retains the right to grant compatible uses to third parties during the term of this easement.

GRANTEE shall dispose of, to the satisfaction of GRANTOR, all brush and refuse resulting from the clearing of the land for the uses authorized hereunder. If timber is removed in connection with clearing this easement, the net proceeds derived from the sale of such timber shall accrue to GRANTOR. GRANTEE shall take

all reasonable precautions to control soil erosion and to prevent any other degradation of the real property described in Exhibit "A" during the term of this easement. GRANTEE shall not remove water from any source on this easement including, but not limited to, a watercourse, reservoir, spring, or well, without the prior written approval of GRANTOR. GRANTEE shall clear, remove and pick up all debris including, but not limited to, containers, papers, discarded tools and trash foreign to the work locations and dispose of the same in a satisfactory manner as to leave the work locations clean and free of any such debris. GRANTEE, its agents, successors, or assigns, shall not dispose of any contaminants including but not limited to, hazardous or toxic substances, petroleum, fuel oil, or petroleum by-products, chemicals or other agents produced or used in GRANTEE'S operations, on this easement or on any adjacent state land or in any manner not permitted by law. GRANTEE shall be liable for all costs associated with any cleanup of the subject property which is a result of GRANTEE'S operations and use of the subject property.

Upon termination or expiration of this easement GRANTEE shall restore the lands over which this easement is granted to substantially the same condition as existed on the effective date of this easement. GRANTEE agrees that upon termination of this easement all authorization granted hereunder shall cease and terminate.

If the lands described in Exhibit "A" are under lease to another agency, GRANTEE shall obtain the consent of such agency prior to engaging in any use of the real property authorized herein.

4. ASSIGNMENT: This easement shall not be assigned in whole or in part without the prior written consent of GRANTOR. Any assignment made either in whole or in part without the prior written consent of GRANTOR shall be void and without legal effect.

5. RIGHT OF INSPECTION: GRANTOR or its duly authorized agents, representatives or employees shall have the right at any and all times to inspect this easement and the works of GRANTEE in any matter pertaining to this easement.

6. NON-DISCRIMINATION: GRANTEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, or marital status with respect to any activity occurring within this easement or upon lands adjacent to and used as an adjunct of this easement.

7. LIABILITY: Each party is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and the officers, employees and agents thereof. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims.

8. COMPLIANCE WITH LAWS: GRANTEE agrees that this easement is contingent upon and subject to GRANTEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

9. **ARCHAEOLOGICAL AND HISTORIC SITES:** Execution of this easement in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources.
10. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES:** Fee title to the lands underlying this easement is held by GRANTOR. GRANTEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property of GRANTOR including, but not limited to, mortgages or construction liens against the real property described in Exhibit A or against any interest of GRANTOR therein.
11. **PARTIAL INVALIDITY:** If any term, covenant, condition or provision of this easement shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.
12. **SOVEREIGNTY SUBMERGED LANDS:** This easement does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.
13. **ENTIRE UNDERSTANDING:** This easement sets forth the entire understanding between the parties and shall only be amended with the prior written approval of GRANTOR.
14. **TIME:** Time is expressly declared to be of the essence of this easement.
15. **RIGHT OF AUDIT:** GRANTEE shall make available to GRANTOR all financial and other records relating to this easement and GRANTOR shall have the right to audit such records at any reasonable time during the term of this easement. This right shall be continuous until this easement expires or is terminated. This easement may be terminated by GRANTOR should GRANTEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this easement, pursuant to Chapter 119, Florida Statutes.
16. **PAYMENT OF TAXES AND ASSESSMENTS:** GRANTEE shall assume full responsibility for and shall pay all liabilities that accrue to the easement area or to the improvements thereon including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against this easement.
17. **AUTOMATIC REVERSION:** This easement is subject to an automatic termination and reversion to GRANTOR when, in the opinion of GRANTOR, this easement is not used for the purposes outlined herein, and any costs or expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by GRANTEE, including attorneys' fees.
18. **RECORDING OF EASEMENT:** The GRANTEE, at its own expense, shall record this fully executed easement in its entirety in the public records of the county within which the easement site is located within fourteen

days after receipt, and shall provide to the GRANTOR within ten days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and Pages at which the easement is recorded. Failure to comply with this paragraph shall constitute grounds for immediate termination of this easement agreement at the option of the GRANTOR.

19. GOVERNING LAW: This easement shall be governed by and interpreted according to the laws of the State of Florida.

20. SECTION CAPTIONS: Articles, subsections and other captions contained in this easement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this easement or any provisions thereof.

be executed the day and year first above written.

IN WITNESS WHEREOF, the parties have caused this easement to

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE
STATE OF FLORIDA

By: Glenn A. Nelson (SEAL)

GLORIA C. NELSON, PLANNING

MANAGER, BUREAU OF PUBLIC LAND

ADMINISTRATION, DIVISION

OF STATE LANDS, FLORIDA

DEPARTMENT OF ENVIRONMENTAL

PROTECTION

"GRANTOR"

Print/Type Witness Name

Jack C. Wolff

Witness

Jack C. Wolff

Print/Type Witness Name

Tom Butler

Witness

Tom Butler

Tom Butler

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 19th day of May, 1999, by
Gloria C. Nelson, Planning Manager, Bureau of Public Land Administration, Division of State Lands, Florida
Department of Environmental Protection, acting as an agent on behalf of the Board of Trustees of the Internal
Improvement Trust Fund of the State of Florida. She is personally known to me.

Cheryl J. King
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

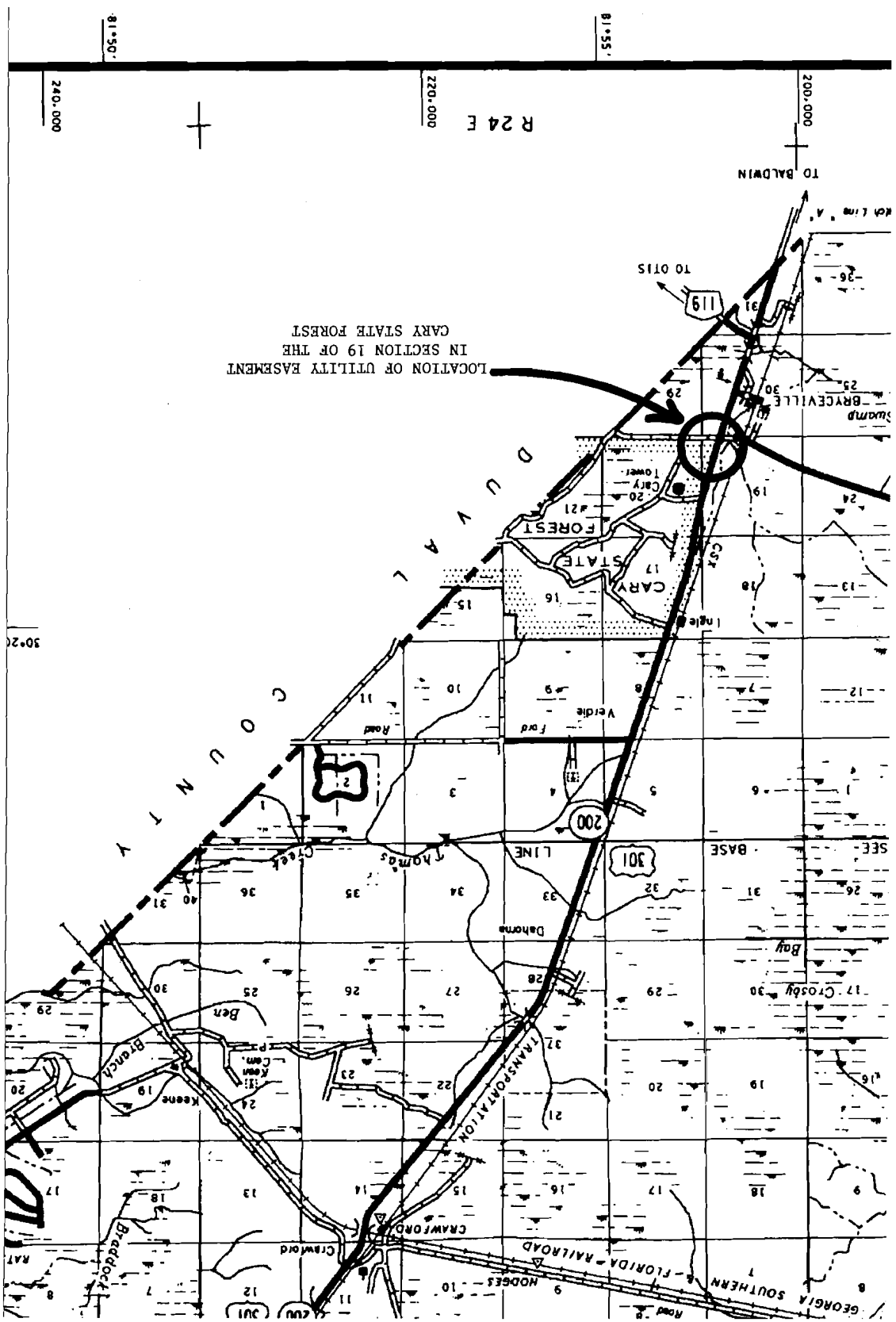
Approved as to Form and Legality

By: James Lee

DEP Attorney



Cheryl J. King
MY COMMISSION # CC506744 EXPIRES
November 7, 1999
BONDED THRU TRUVY FARM INSURANCE, INC.



LOCATION OF UTILITY EASEMENT
IN SECTION 19 OF THE
CARY STATE FOREST

Olde Isle
 Surveying & Mapping Company

Michael A. Manzie, P.L.S. • Stephen W. Hoffman, P.S.M. • Jeanette C. Hoffman, Office Manager

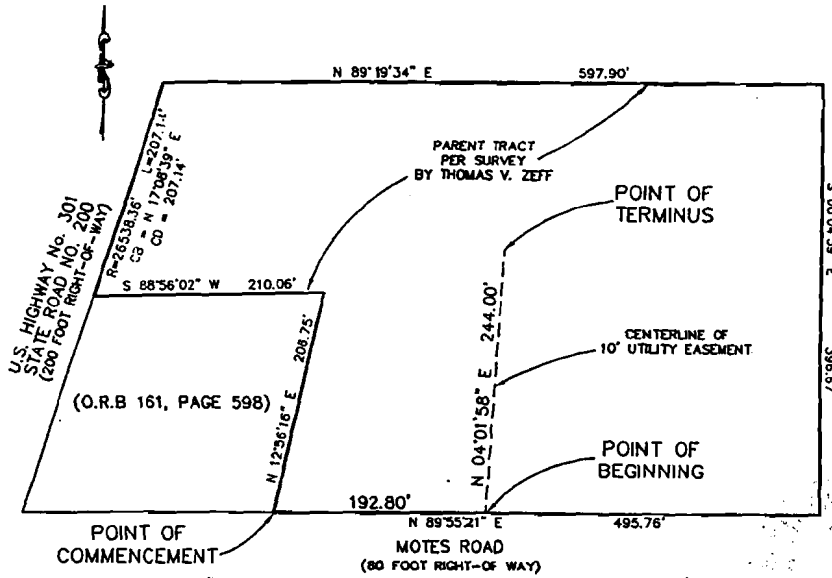
SKETCH OF

LEGAL DESCRIPTION: (10 FOOT UTILITY EASEMENT)

A PARCEL OF LAND 10 FEET IN WIDTH, BEING IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 161, PAGE 598; AND THE NORTHERLY RIGHT-OF-WAY LINE OF MOTES ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89° 55' 21" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 192.80 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 10 FOOT STRIP OF LAND HAVING 5 FEET ON EITHER SIDE; THENCE NORTH 04° 01' 58" EAST, A DISTANCE OF 244.00 FEET TO THE POINT OF TERMINUS.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 10.00 FEET IN WIDTH AND TO INTERSECT EXISTING PROPERTY, DEED, EASEMENT, OR RIGHT-OF-WAY LINES AS MAY OR MAY NOT BE APPLICABLE.



NOT TO SCALE

Michael A. Manzie
 MICHAEL A. MANZIE
 P.L.S. 4069

910 South 8th Street • Fernandina Beach, FL 32034 • Phone 904/277-0885 • Fax 904/277-8990

Exhibit A
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 Easement No. 30235