

This Instrument was prepared by:  
James L. Shroods, Attorney at Law  
914 Atlantic Avenue 2E  
Fernandina Beach, FL 32034

RECORD AND RETURN TO:  
David A. Hallman, Esq.  
96135 Nassau Place  
Yulee, FL 32097

*Title to the lands described herein has not been examined by the preparer of this instrument, and no warranty or other representation is made and no opinion, either expressed or implied, is given or should be implied or assumed to arise from the preparer of this instrument as to the marketability or condition of the title to the subject property, quantity of lands included, the location of the boundaries, or of the existence of liens, unpaid taxes, or encumbrances*

**SIDEWALK EASEMENT**

Nassau County Tax Parcels ID # 38-2N-27-2030-0001-0000  
# 38-2N-27-2030-0002-0000

THIS EASEMENT, granted this \_\_\_\_\_ day of \_\_\_\_\_  
2009, is by Nassau Care Centers, Inc., a Florida corporation, hereinafter  
"Grantor" and NASSAU COUNTY, a political subdivision of the State of Florida,  
whose address is Board of County Commissioners of Nassau County, Florida,  
96160 Nassau Place, Yulee, Florida 32097, hereinafter "Grantee."

Grantor is the owner of a piece, parcel or tract of land more particularly  
described in Official Records Book 1536, page 1431, public records of Nassau  
County, Florida (the "Property") and

Grantor desires to grant to Grantee, and Grantee desires to receive, a non-  
exclusive easement for sidewalk and access purposes over a portion of the  
Property, as more particularly described in Exhibit "A" attached and incorporated  
herein (the "Easement Parcel").

NOW THEREFORE, the parties agree as follows:

WITNESSETH:

That for and in consideration of the sum of ten dollars (\$10.00) and other  
good and valuable consideration, the receipt of which is hereby acknowledged,  
the Grantor hereby grants to Grantee, its successors and assigns, a perpetual non-  
exclusive easement ("Easement") over and across the Easement Parcel for the  
purpose of providing an ADA compliant sidewalk/pedestrian way of passage.

SUBJECT TO:

1. Easements, restrictions and reservations of record, however this provision shall not act to re-impose same.
2. all aerial and subsurface rights, including the right to grant other

easement(s) in and over the Easement Parcel provided such grant does not conflict with the use and service of the Easement as an ADA compliant sidewalk/pedestrian way of passage.

Grantor does hereby specially warrant its title to the portion of Grantor's Property encumbered by the Easement, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused the same to be executed by its representative, there unto duly authorized on the day and year first above written.

Witnesses:

Nassau Care Center, Inc.

Christie L. Nix (sign)  
Christie L. Nix (print)

By: [Signature]  
(print) MARK BEAVEN  
Its: Manager

[Signature] (sign)  
JAMES L. SHROADS (print)

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of JUNE, 2009, by MARK A. BEAVEN, as Manager of Nassau Care Centers, Inc., a Florida corporation, by authority and on behalf thereof, and who is:

personally known to me or  
 has produced as identification n/a

[Signature]

Notary Public  
My commission expires:  
Printed Name of Notary Public



**James L. Shroads**  
Commission # DD517954  
Expires March 20, 2010  
Bonded Troy Fain - Insurance, Inc 800-365-7019

# MANZIE & DRAKE LAND SURVEYING

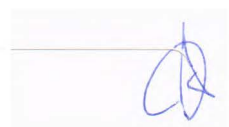


**LEGAL DESCRIPTION**  
**SIDEWALK EASEMENT**  
**MAY 7, 2009**

A PORTION OF LOTS 1 AND 2, "TAYLOR DIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 271, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 23°07'40" WEST, ALONG THE WEST LINE OF SAID LOT 1 AND EASTERLY RIGHT-OF-WAY LINE OF MINER ROAD (A 60 FOOT RIGHT-OF-WAY), A DISTANCE OF 255.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 66°22'20" EAST, ALONG THE NORTH LINE OF SAID 2, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23°07'40" EAST A DISTANCE OF 164.01 FEET; THENCE SOUTH 66°22'20" WEST A DISTANCE OF 10.00 FEET; THENCE SOUTH 23°07'40" EAST A DISTANCE OF 91.49 FEET TO INTERSECT THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 66°22'20" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 16783



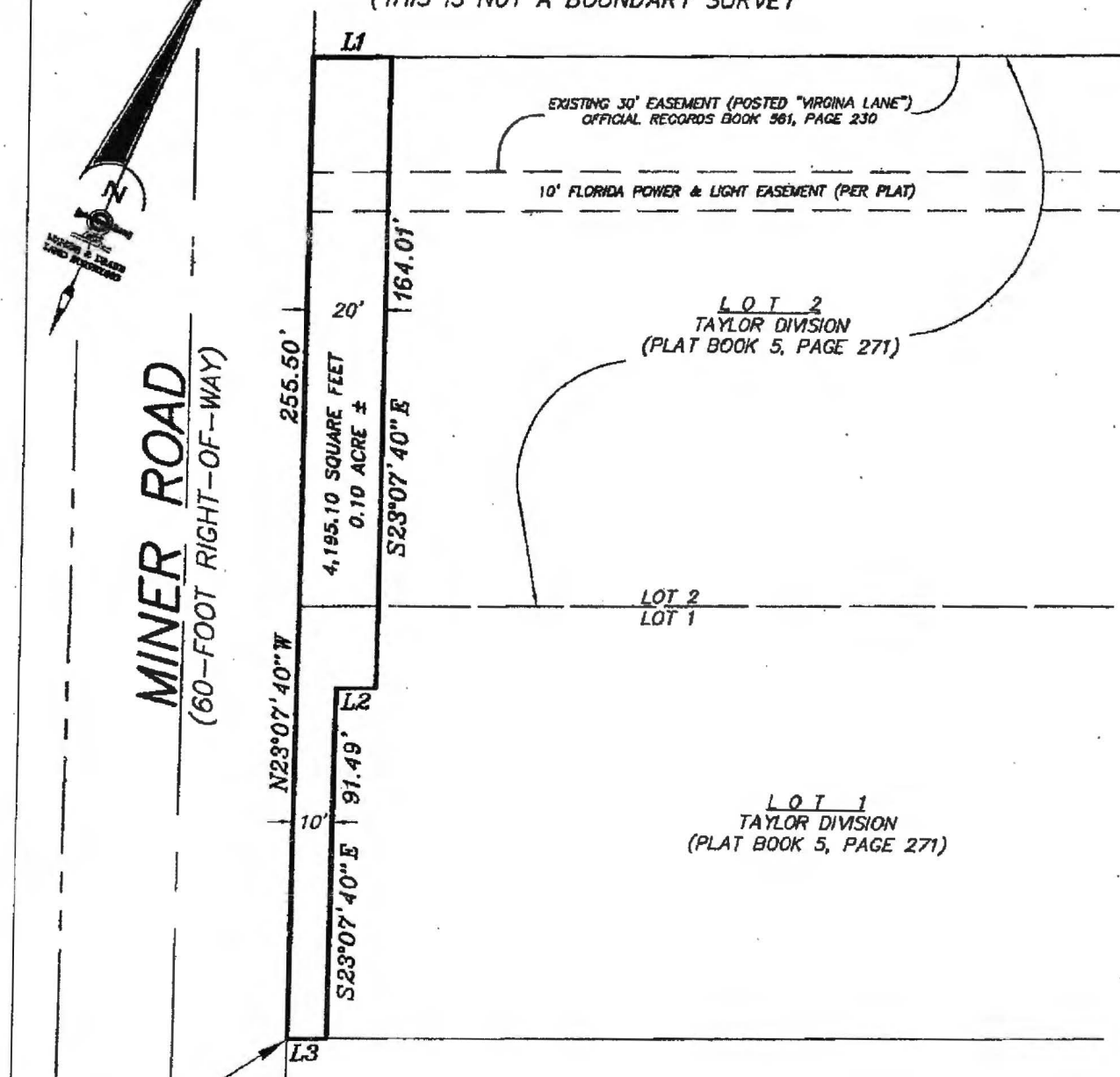
**EXHIBIT A**  
to Sidewalk Easement  
page 1 of 2

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034  
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730  
[www.manzieanddrake.com](http://www.manzieanddrake.com)

# MANZIE & DRAKE LAND SURVEYING



## SKETCH OF LEGAL DESCRIPTION (LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



JOB NO. 167B3  
PAGE 2 OF 2

### LEGEND

P.O.B. = POINT OF BEGINNING

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N66°22'20"E
L2	10.00	S66°22'20"W
L3	10.00	S66°22'20"W

### GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

1  
OFFICE (90

**EXHIBIT A**  
to Sidewalk Easement  
page 2 of 2

832-7730