

This instrument prepared by:
Nassau County Attorney's Office
96135 Nassau Place, Suite 6,
Yulee, FL 32097

* No title examination was performed in connection with this conveyance.

**GRANT OF EASEMENT AND
PERPETUAL DRAINAGE AGREEMENT**

THIS PERPETUAL DRAINAGE EASEMENT AGREEMENT dated this 19th day
of ~~September~~^{October}, 2011, by and between **TERRY W. DAVIS, a married man**, hereinafter referred
to as "Grantor", and the **BOARD OF COUNTY COMMISSIONERS OF NASSAU
COUNTY, FLORIDA, a political subdivision of the State of Florida**, hereinafter referred to
as the "County".

WHEREAS the Grantor is the owner of certain lands and desires to convey to the
County a perpetual, exclusive drainage easement over those lands more fully described in
Exhibit "A" attached hereto (the "Drainage Easement"); and

WHEREAS the County will construct the Drainage Easement for the purpose of
accommodating runoff;

FOR and IN CONSIDERATION of the mutual covenants and agreements hereinafter
contained, the parties hereto agree as follows:

1. Grantor hereby dedicates to the County for public use an exclusive perpetual
drainage easement in, over, under, upon, and through the Drainage Easement as fully described
in Exhibit "A".

2. This property is not the homestead property of the Grantor.

3. The County shall maintain all necessary improvements lying within the Drainage
Easement in compliance with all applicable governmental regulations.

4. This Agreement shall run with title to the land and shall be binding on the Grantor's successors, assigns, and heirs. This Agreement shall inure to the benefit of the County, its successors and assigns.

5. This Agreement shall be recorded in the public records of Nassau County, Florida.

6. Grantor agrees that no habitable structure will be built over or within ten feet (10') of the easement.

7. This Agreement is to be governed by the laws of Florida in all respects without reference to the laws of any other state or nation. The venue of any action taken pursuant to this Agreement shall be in Nassau County, Florida.

"GRANTOR"

Witnesses:
Shane Whittier
Print Name: Shane Whittier

Terry W Davis
TERRY W. DAVIS

Lowell C Duster
Print Name: LOWELL C DUSTER

STATE OF FL
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 20 day of September, 2011, by Terry W. Davis, who is personally known to me or who have produced FL DL 460-0 exp 12/20/17 as identification and who did take an oath.

Karen M. Austin

NOTARY PUBLIC
State of FL at Large
My Commission Expires: _____



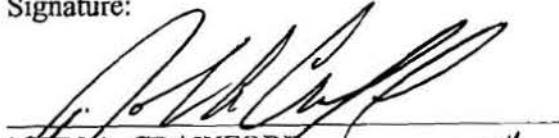
KAREN M. AUSTIN
Notary Public, State of Florida
My Comm. Expires June 18, 2014
Commission No. CD 981682

ACCEPTED BY:

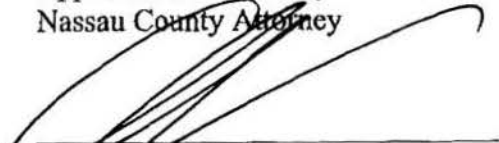
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


WALTER J. BOATRIGHT
Its: Chairman

Attest as to Chairman's
Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk

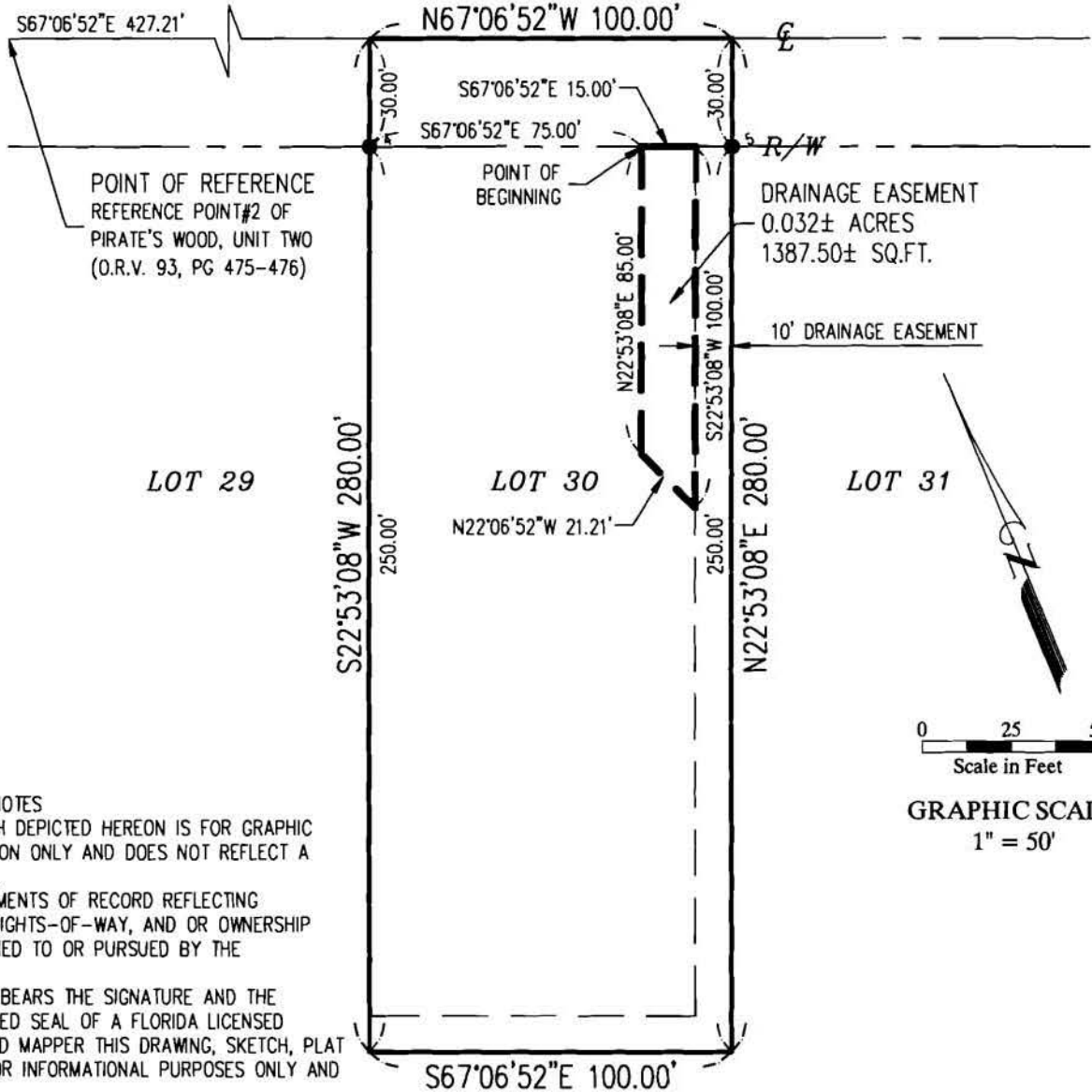
Approved as to form by the
Nassau County Attorney


DAVID A. HALLMAN

EMC
10/19/11
Sub
10/20/11

THIS IS NOT A SURVEY

MORGAN'S WAY



POINT OF REFERENCE
REFERENCE POINT #2 OF
PIRATE'S WOOD, UNIT TWO
(O.R.V. 93, PG 475-476)

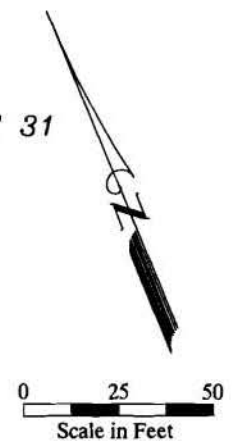
DRAINAGE EASEMENT
0.032± ACRES
1387.50± SQ.FT.

10' DRAINAGE EASEMENT

LOT 29

LOT 30

LOT 31



GRAPHIC SCALE
1" = 50'

SURVEYOR'S NOTES

1. THE SKETCH DEPICTED HEREON IS FOR GRAPHIC REPRESENTATION ONLY AND DOES NOT REFLECT A FIELD SURVEY.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID
4. BEARINGS ARE BASED ON THE SOUTH LINE OF MORGAN'S WAY, BEING S67°06'52"E.

PREPARED FOR: NASSAU COUNTY

15' DRAINAGE EASEMENT - PORTION OF LOT NUMBER 30 PIRATE'S WOOD, UNIT TWO

SCALE 1" = 50'	DATE 09/14/2011	DRAWN G.C.O.	CALCED T.W.S.	CHECKED T.W.S.
JOB No. 4551-110-037	SECTION 43	TOWNSHIP 3 NORTH	RANGE 28 EAST	

King

ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813-880-6661
FAX 813-880-6662
E-MAIL king@kingengineering.com

CERTIFIED AS TRUE SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

TIMOTHY W. SCHRAM, SR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #8533
CERTIFICATE OF AUTHORIZATION No. LB 2610

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THIS IS NOT A SURVEY

DESCRIPTION:

Easement for Drainage Purposes and being a portion of Lot Numbered 30 of the Pirate's Wood, Unit Two Un-recorded Subdivision.

Being a portion of Lot Numbered 30, of an unrecorded subdivision, known as Pirate's Wood, Unit Two, and located in Section 43, Township 3 North, Range 28 East, County of Nassau, State of Florida, being more particularly described as follows:

Commence at Reference Point No. 2 of Pirate's Wood, Unit Two, as recorded in Official Records Volume 93, Pages 475-476, Official Records of Nassau County, Florida for a point of reference; thence with the centerline of Morgan's Way, S67°06'52"E, a distance of 427.21 feet; thence leaving the centerline of Morgan's Way, S22°53'08"W, a distance of 30.00 feet to the south right of way line of Morgan's Way, thence with the south right of way line of Morgan's Way, S67°06'52"E, a distance of 75.00 feet to the POINT OF BEGINNING;

Thence continuing with the south right of way line of Morgan's Way, S67°06'52"E, a distance of 15.00 feet to the west line of an existing ten (10) foot wide drainage easement; Thence with the west line of said ten (10) foot wide drainage easement and running parallel and 10.0 feet distant from the west line of Lot Numbered 30, S22°53'08"W, a distance of 100.00 feet; Thence, N22°06'52"W, a distance of 21.21 feet; Thence parallel and 25.0 feet distant from the east line of Lot Numbered 30, N22°53'08"E, a distance of 85.00 feet to the POINT OF BEGINNING and containing 1387.50 square feet or 0.032 acres, more or less.

PREPARED FOR: NASSAU COUNTY

15' DRAINAGE EASEMENT - PORTION OF LOT NUMBERED 30 PIRATE'S WOOD, UNIT TWO

King
ENGINEERING ASSOCIATES, INC.

4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

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FAX 813 • 880 • 8882
E-MAIL king@kingengineering.com

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