

This instrument prepared by:
Wesley R. Poole, Esquire
POOLE & POOLE, P.A.
303 Centre Street, Suite 200
Fernandina Beach, FL 32034

EASEMENT MODIFICATION AGREEMENT

KNOW THAT, this EASEMENT MODIFICATION AGREEMENT is made effective
August 12, 2013, by and between:

WILLIAM A. WALLER, SR., and LOIS E. WALLER, Husband and Wife,
whose address is 1501 Cortez Road, Bryceville, FL 32209, ("Owner"); and

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA,
a political subdivision of the State of Florida, whose address is 96135 Nassau Place,
Yulee, FL 32097, ("County"),

the Owner and Mortgagee, as successors in interest to the parties of the first part and of the
second part, respectively, in that certain DRAINAGE EASEMENT, dated **November 1, 1956**,
and recorded December 12, 1956, in Deed Book 245, pages 94-98, in the public records of
Nassau County, Florida (the "EASEMENT").

WHEREAS, OWNER is the owner of that certain real property in Nassau County,
Florida, being part of the South one-half (1/2) of the Southwest one-quarter (1/4) of Section Eight
(8), Township One (1) South, Range Twenty-three (23) East, and as more particularly described
in deed recorded at Official Records Book 105, page 424, of the public records of Nassau
County, Florida, (Parcel ID No.:08-1S-23-0000-0006-0010); and

WHEREAS, the parties' predecessors in interest executed, delivered and recorded that
certain EASEMENT referenced above, which (i) created a drainage easement across OWNER'S
(and others') real property, as described and set forth therein, and (ii) encumbers that certain real
property located in Nassau County, Florida, more particularly described therein; and

WHEREAS, the actual physical location of the drainage easement as it traverses the
OWNER's property is not the same as described in said EASEMENT; and

WHEREAS, OWNER and COUNTY have agreed to amend the terms of the
EASEMENT to correct the legal description of the easement as it affects OWNER's property;
now, therefore

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable
considerations paid by each of the parties hereto to each of the parties hereto, receipt of which is
hereby acknowledged by each of the parties hereto, and by consent of all of the parties hereto,
hereby agree to alter, modify, amend and change the above described EASEMENT, and provide
as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.
2. The EASEMENT is hereby amended and modified to the extent that said
Easement, as it crosses OWNER's herein described lands, is hereby amended to provide that
said Easement shall be and is, hereby, REMOVED from its current location as described in the
original EASEMENT as described in Deed Book 245, pages 94-98, and RELOCATED to that as
described in Exhibit "A", attached hereto.

3. The parties acknowledge that this EASEMENT MODIFICATION AGREEMENT does not constitute a novation and that all terms and conditions not expressly modified herein remain in full force and effect.

4. Except as hereinabove amended, the EASEMENT remains unmodified and in full force and effect.

5. This EASEMENT MODIFICATION AGREEMENT shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this EASEMENT MODIFICATION AGREEMENT effective this 12th day of August, 2013.

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

Brenda K. Linville
Witness: Brenda K. Linville

By: Daniel B. Leeper
Daniel B. Leeper
Its: Chairman

Joyce T. Bradley
Witness: Joyce T. Bradley

Kimberly B. Velte
Witness: **KIMBERLY B. VELTE**

William A. Waller
William A. Waller, Sr.

H. Price Poole, Jr.
Witness: H. PRICE POOLE, JR.

Lois E. Waller
Lois E. Waller
LEW

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 12th day of August, 2013, by Daniel B. Leeper, as Chairman of the Board of County Commissioners of Nassau County, Florida. He is personally known to me ~~or who has produced~~ as proof of identification.

Joyce T. Bradley
Joyce T. Bradley
Printed Name of Notary
My Commission Expires:



JOYCE T. BRADLEY
Notary Public, State of Florida
My Comm. Expires Dec. 23, 2013
Commission No. DD 948642

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24th day of July, 2013, by WILLIAM A. WALLER, SR., and LOIS ^{LEW} WALLER, his wife, who is personally known to me ~~or who has produced~~ as proof of identification.

H. Price Poole, Jr.
H. PRICE POOLE, JR.
Printed Name of Notary

My Commission Expires:
h:wesley/re/aseament.modification.agreement



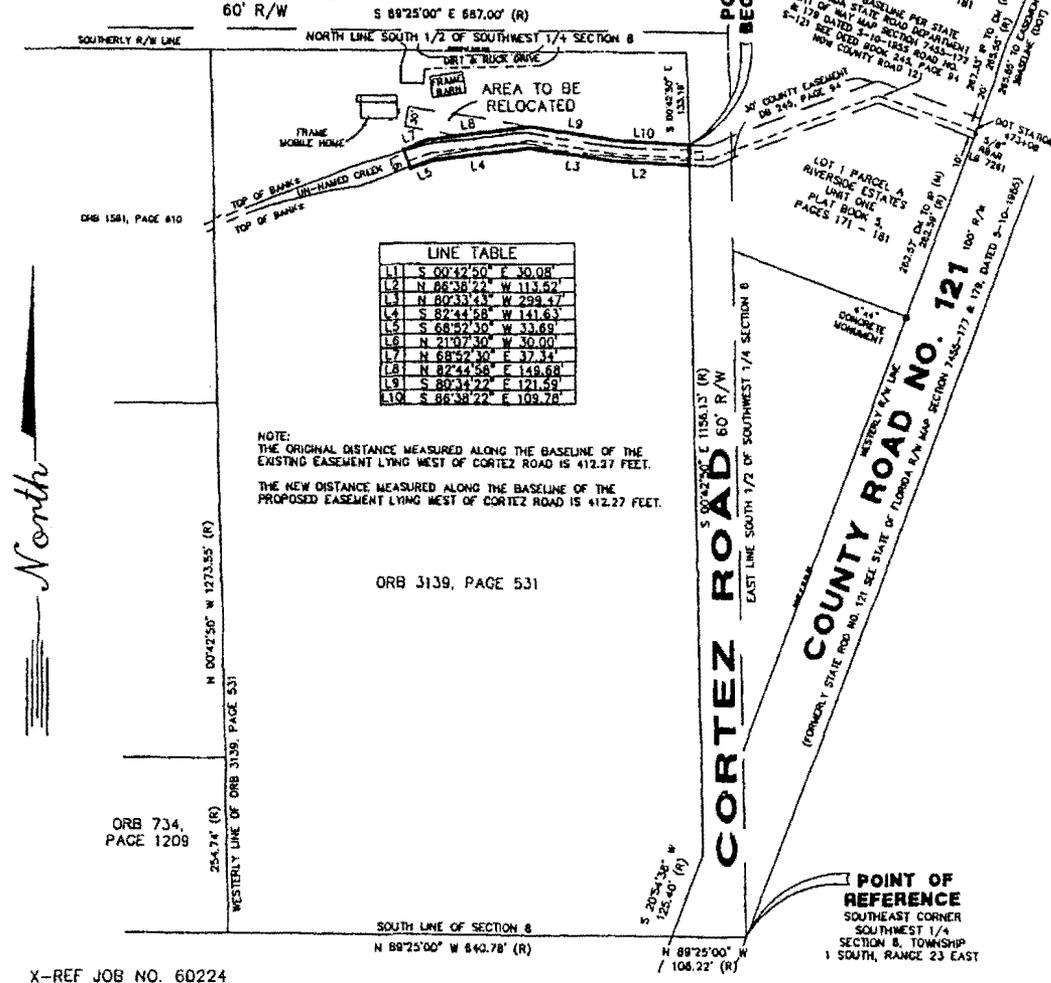
EXHIBIT "A"

SKETCH TO SHOW EASEMENT RE-ALIGNMENT

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF THAT LAND DESCRIBED BY AND RECORDED IN OFFICIAL RECORDS BOOK 3139, PAGE 531, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 23 EAST; THENCE N. 89°25' W., ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 106.22 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HILLARD-BALDWIN ROAD, COUNTY ROAD NO. 121, (FORMERLY STATE ROAD NO. 121), A 100 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID SECTION 8, N. 89°25'00" W., A DISTANCE OF 840.78 FEET TO THE WEST LINE OF THAT LAND DESCRIBED BY AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3139, PAGE 531; THENCE N. 00°42'50" W., A DISTANCE OF 1273.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CORTEZ ROAD, A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S. 89°25'00" E., A DISTANCE OF 887.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CORTEZ ROAD, SAID WESTERLY RIGHT-OF-WAY LINE BEING 60 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S. 00°42'50" E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CORTEZ ROAD, A DISTANCE OF 133.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S. 00°42'50" E., A DISTANCE OF 30.08 FEET; THENCE N. 88°38'22" W., A DISTANCE OF 113.52 FEET; THENCE N. 80°33'43" W., A DISTANCE OF 299.47 FEET; THENCE S. 82°44'58" W., A DISTANCE OF 141.63 FEET; THENCE S. 68°52'30" W., A DISTANCE OF 33.69 FEET; THENCE N. 21°07'30" W., A DISTANCE OF 30.00 FEET; THENCE N. 68°52'30" E., A DISTANCE OF 37.34 FEET; THENCE N. 82°44'58" E., A DISTANCE OF 149.68 FEET THENCE S. 80°34'22" E., A DISTANCE OF 121.59 FEET; THENCE S. 86°38'22" E., A DISTANCE OF 109.78 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY ASSOCIATED SURVEYORS, INC.

CORTEZ ROAD



NOTE:
THE ORIGINAL DISTANCE MEASURED ALONG THE BASELINE OF THE EXISTING EASEMENT LYING WEST OF CORTEZ ROAD IS 412.27 FEET.
THE NEW DISTANCE MEASURED ALONG THE BASELINE OF THE PROPOSED EASEMENT LYING WEST OF CORTEZ ROAD IS 412.27 FEET.

FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X" (SHADED) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3845 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17.050 THROUGH 17.052 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S.

BY:
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 6132

JOB NO. 60224 DATE 03-22-2013
SCALE: 1" = 200' DRAFTER CLS

- GENERAL NOTES:**
- BEARINGS ARE BASED ON OFFICIAL RECORDS BOOK 105, PAGE 424
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 42D DATED 12-17-2009
 - THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 - JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
 - THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL.
 - UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

- LEGEND/ABBREVIATIONS**
- SET IRON PIPE OR REBAR
 - "ASSOC. SURVEY" OR L.B. 5488
 - FOUND IRON PIN OR PIPE (IP)
 - FOUND CONCRETE MONUMENT (C.M.)
 - x = CROSS CUT OR DRILL HOLE
 - O.R.B. = OFFICIAL RECORD BOOK
 - O.R.V. = OFFICIAL RECORD VOLUME
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - B.R.L. = BUILDING RESTRICTION LINE
 - E.T. = ELECTRIC TRANSFORMER & PAD
 - J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
 - C & R = COVENANTS & RESTRICTIONS
 - P.C.C. = POINT OF COMPOUND CURVE
 - P.R.C. = POINT OF REVERSE CURVE
 - CH = CHORD
 - (R) = RECORD
 - (M) = MEASURED
 - (C) = COMPUTED DATA
 - R = RADIUS
 - L = ARC LENGTH
 - (M) = PHONE RISER
 - X = RIGHT OF WAY
 - B.T. = BUILDING TIE
 - U = UTILITY POLE
 - = CUY ANCHOR
 - COVD = COVERED
 - E.B. = ELECTRIC BOX
 - P.C. = POINT OF CURVE
 - P.T. = POINT OF TANGENCY
 - O.H.U. = OVER HEAD UTILITIES
 - F.H. = FIRE HYDRANT
 - CONC. = CONCRETE
 - A/C = AIR CONDITIONER
 - W.M. = WATER METER
 - P.E.O. = ROCK EQUIPMENT
 - X = CHAIN LINK FENCE
 - W = WIRE FENCE
 - U = WOOD FENCE
 - I = IRON FENCE
 - BIN. = BETWEEN
 - (E.T.) = EAVE TIE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SURVEY DATA.