

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

**GRANT OF EASEMENT AND
PERPETUAL DRAINAGE AGREEMENT**

THIS PERPETUAL DRAINAGE EASEMENT AGREEMENT dated this ^{8th} ~~6th~~ day of ~~October~~ ^{DKA} ~~June~~, 2012, by and between **DONALD J. RACQUER** and **KATHY A. RACQUER**, a married couple, hereinafter referred to as "Grantors", 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 Grantors are the owners of certain lands and desire 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. Grantors hereby dedicate 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. The County shall maintain all necessary improvements lying within the Drainage Easement in compliance with all applicable governmental regulations and Grantors hereby grant County access to perform said maintenance.
3. This Agreement shall run with title to the land and shall be binding on the Grantors' successors, assigns, and heirs. This Agreement shall inure to the benefit of the County, its successors and assigns.
4. This Agreement shall be recorded in the public records of Nassau County, Florida.

5. Grantors agree that no habitable structure will be built over the easement.

6. 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.

7. Navy Federal Credit Union (Lender) holds a mortgage dated January 29, 2004 and recorded February 4, 2004 in Official Records Book 1205, Page 1909 in the original principal sum of \$216,000.00. This Agreement is acknowledged by Lender who agrees to and joins in all terms and conditions of said Easement.

Witnesses: Gina Perret
Donald J. Racquer
Print Name: Gina Perret
Kimberly F. Sheppard
Print Name: Kimberly F. Sheppard

“GRANTORS”
Donald J. Racquer
DONALD J. RACQUER
Kathy A. Racquer
KATHY A. RACQUER

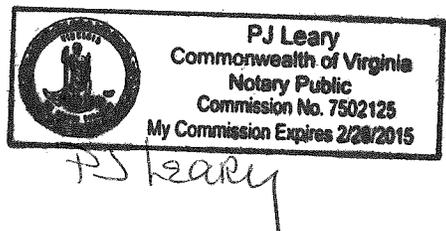
STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledge before me this 16th-day of June, 2012, by Donald and Kathy Racquer who is/are personally known to me or who has/have produced FDL# R260190503780 as identification and who did take an oath. FDL# R260501555920

Gina Perret
Printed Name: Gina Perret
NOTARY PUBLIC
State of FL at Large
My Commission Expires: 7/5/13



“LENDER”



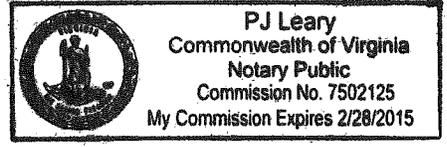
Woody Stevens
NAVY FEDERAL CREDIT UNION
By: [Signature]
Its: Assistant Treas



Commonwealth of
STATE OF Virginia
COUNTY OF Fairfax

The foregoing instrument was acknowledge before me this 4th day of August, 2012, by Woody Stevens (name), who is the Assist. Treasurer (title) of NAVY FEDERAL CREDIT UNION, and that he she, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the corporation. He she is personally known to me ~~or who has produced~~ as identification.

PJ Leary
Printed Name: PJ Leary
NOTARY PUBLIC
State of Virginia at Large
Commonwealth
My Commission Expires: 2/28/2015



ACCEPTED BY:
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

Daniel B. Leeper
DANIEL B. LEEPER
Its: Chairman

Attest as to Chair's Signature:
John A. Crawford
JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney
David A. Hallman
DAVID A. HALLMAN

MES 10-10-12

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

RIDGE LANE
(50-FOOT RIGHT-OF-WAY)

"EXHIBIT A"

LOT 4

POINT OF BEGINNING
NORTHWEST CORNER OF LOT 3,
"OAK RIDGE SUBDIVISION UNIT III"
(PLAT BOOK 5, PAGE 220)

LOT 3

LOT 1

LOT 2

S80°10'41"W

S55°55'46"W
10.07'

5' DRAINAGE & UTILITY EASEMENT (PER PLAT)

LOT 3
LOT 2

1,645.65 SQUARE FEET (37.04 ACRES)
N41°00'34"W 163.48'
S41°00'34"E 165.65'

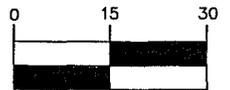
S43°32'15"W

N43°32'15"E
10.05'

P.I.N.=00-00-31-1180-0028-0010
NOW OR FORMERLY THE LANDS OF
NASSAU COUNTY BOARD OF COMMISSIONERS
O.R.B. 552, PAGE 1192

BY: Michael A. Manzie
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4069
JOB NO. 18301-3 (SHEET 2 OF 2) 5-25-12

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

PREPARED FOR NASSAU COUNTY ENGINEERING SERVICES

MAY 23, 2012

(EASEMENT LOT 3)

"EXHIBIT A"

A PORTION OF LOT 3, "OAK RIDGE SUBDIVISION UNIT III", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 222, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 3, "OAK RIDGE SUBDIVISION UNIT III"; THENCE SOUTH $41^{\circ}00'34''$ EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 165.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH $43^{\circ}32'15''$ EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 10.05 FEET; THENCE NORTH $41^{\circ}00'34''$ WEST, ALONG A LINE 10 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 163.48 FEET TO THE NORTHERLY LINE OF SAID LOT 3, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE LANE, A 50-FOOT RIGHT-OF-WAY; THENCE SOUTH $55^{\circ}55'46''$ WEST, ALONG THE NORTHERLY LINE OF SAID LOT 3 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,645.65 SQUARE FEET (0.04 ACRE) MORE OR LESS.

A handwritten signature in black ink, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 18301-3 (SHEET 1 OF 2)

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034

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www.manzieanddrake.com