

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 4th ^{7th} ^{day} 8th day of June ^{October}, 2012, by and between **JOHN L. GIFFIN JR.** and **KATHLEEN W. GIFFIN**, 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.

“GRANTORS”

Witnesses:

[Signature]
Print Name: Kimelal Green

[Signature]
Print Name: Kimelal Green

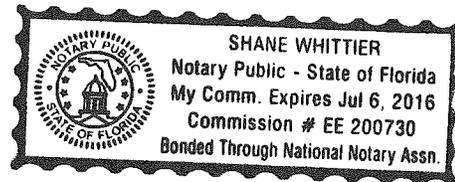
[Signature]
JOHN L. GIFFIN JR.

[Signature]
KATHLEEN W. GIFFIN

STATE OF Florida
COUNTY OF Nassau

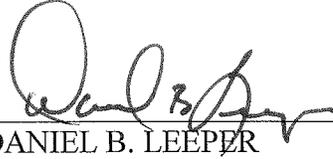
The foregoing instrument was acknowledge before me this 4th day of June, 2012, by John Giffin, who is/are personally known to me or who has/have produced Drivers License as identification and who did take an oath.

Printed Name: Shane Whittier
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 7/6/2016



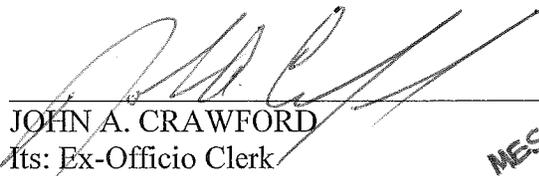
ACCEPTED BY:

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



DANIEL B. LEEPER
Its: Chairman

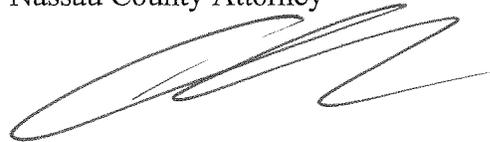
Attest to Chair's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

MES 10-10-12

Approved as to form by the
Nassau County Attorney



DAVID A. HALLMAN

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

PREPARED FOR NASSAU COUNTY ENGINEERING SERVICES

MAY 23, 2012

(EASEMENT LOT 2)

"EXHIBIT A"

A PORTION OF LOT 2, "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 NORTHEAST CORNER OF SAID LOT 2, "OAK RIDGE SUBDIVISION UNIT III"; THENCE SOUTH 41°00'34" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 165.65 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 80°10'41" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 11.69 FEET; THENCE NORTH 41°00'34" WEST, ALONG A LINE 10 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 160.81 FEET TO THE NORTHERLY LINE OF SAID LOT 2, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIDGE LANE, A 50-FOOT RIGHT-OF-WAY; THENCE NORTH 55°55'46" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 2 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,632.32 SQUARE FEET (0.04 ACRE) MORE OR LESS.

A handwritten signature in cursive script, reading "Michael A. Manzi".

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB NO. 18301-2 (SHEET 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

SKETCH OF LEGAL DESCRIPTION

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

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

"EXHIBIT A"

LOT 4

N55°55'46"E
10.07'

5' DRAINAGE & UTILITY EASEMENT (PER PLAT)

POINT OF BEGINNING
NORTHEAST CORNER OF LOT 2,
"OAK RIDGE SUBDIVISION UNIT III"
(PLAT BOOK 5, PAGE 220)

LOT 3

LOT 1

LOT 2

LOT 3

LOT 2

1,632.32

S41°00'34"E

165.65'

N41°00'34"W

160.81'

10'

165.65' (±0.04 ACRES)

S43°32'15"W

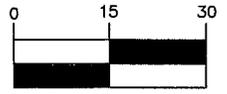
S80°10'41"W

S80°10'41"W
11.69'

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. 18301-2 (SHEET 2 OF 2) 5-25-12

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.