

This instrument prepared by:
Nassau County Road and Bridge Department
96161 Nassau Place
Yulee, FL 32097

**GRANT OF EASEMENT AND
PERPETUAL MAINTENANCE AGREEMENT**

THIS EASEMENT AGREEMENT dated this 18th day of November, 2013, by and between **JOHN P. WAITE and MAUREEN G. WAITE**, 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 Grantors are the owners of certain lands more fully described in Exhibit "A" attached hereto (the "Subject Property"); and

WHEREAS Grantors desire to convey to the County a 15 foot wide Easement for drainage purposes, which Easement Area more particularly described in Exhibit "B" attached hereto; and

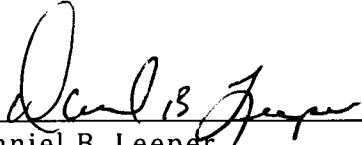
WHEREAS the Easement Area is to accommodate runoff in existing outfall onto the Subject Property and an existing prescriptive interest in said lands pursuant thereto; and

WHEREAS the County shall construct the necessary improvements on The Easement Area to accommodate drainage of storm water runoff from the public right of way.

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 a non-exclusive perpetual drainage easement in, over, under, upon, and through the Easement Area fully described in Exhibit "B" attached hereto.
2. The County shall and is permitted to construct and maintain all necessary improvements lying within the Easement Area. Except in emergency circumstances, the County shall enter upon the Easement Area during normal business hours, for maintenance purposes.
3. In the event any maintenance performed by the County, modifies, damages or disturbs the surface of the Easement Area, the County will make reasonable repairs to restore the surface area.
4. This Agreement shall run with title to the Subject Property 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.
5. This Agreement shall be recorded in the public records of Nassau County, Florida.
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 Contract shall be in Nassau County, Florida.

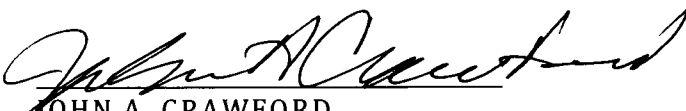
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



Daniel B. Leeper

Its: Chairman

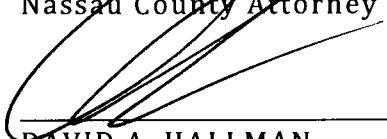
Attest as to Chair's
Signature:



JOHN A. CRAWFORD

Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



DAVID A. HALLMAN

MES
11-21-13

"GRANTORS"

Witnesses:
[Signature]
Print Name: Jennifer Hartley

[Signature]
JOHN P. WAITE

[Signature]
Print Name: GEORGE AVILES JR.

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 15 day of October, 2013, by John P. Waite, who is personally known to me or who has produced DL-146-0 as identification and who did take an oath.

[Signature]
Jennifer L. Beaver
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 2-27-16



JENNIFER L. BEAVER
Notary Public, State of Florida
My Comm. Expires Feb. 27, 2016
Commission No. EE 173881

"GRANTORS"

Witnesses:
Jennifer Hartley
Print Name: Jennifer Hartley

Maureen G. Waite
MAUREEN G. WAITE

George Aviles Jr.
Print Name: GEORGE AVILES JR.

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 15 day of October, 2018 by Maureen G. Waite who is personally known to me or who has produced DL-596-D as identification and who did take an oath.

Jennifer L. Beaver
Jennifer L. Beaver

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 2-27-16



JENNIFER L. BEAVER
Notary Public, State of Florida
My Comm. Expires Feb. 27, 2016
Commission No. EE 173881

EXHIBIT "A"

A parcel of land in Government Lot 3, the same being in the NE 1/4 of the NW 1/4, Section 5, TWP, 2 South, Range 23 East, Nassau County, Florida, more particularly described as follows:

Commence at the NE Corner of NW 1/4 of the NW 1/4, Section 5, TWP 2 South, Range 23 East, which is the point of beginning. Run thence N 88°29'03" East, 641.60 feet; run thence S 1°04'57" East, 327.31 feet; run thence S 88°21'33" West, 643.73 feet; run thence N 0°43'14" W, 329.86 feet to the point of beginning. Including an Easement described as: A parcel of land 30.0 feet in width, 15 feet to the right and 15 feet to the left of a line defined as follows: Commence at the NE Corner of the NW 1/4 of the NW 1/4, Section 5, TWP. 2 South, Range 23 East. Run thence N 88°29'03" East, 15.0 feet to the point of beginning of said line. Run thence S 0°43'14" East, 329.86 feet to the point of termination of said line.

Subject to covenants, restrictions and easements of record of any.

LESS AND EXCEPT:

A parcel of land being a portion of Government Lot 3, Section 5 Township 2 South, Range 23 East, Nassau County, Florida, being more particularly described as follows: Point of Commencement is a 4"x4" Concrete Monument with a disc stamped "P.C.P. 1443" being the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 5; thence proceed North 88°29'03" East along the North line of said Section 5, a distance of 320.61 feet to the POINT OF BEGINNING of the lot herein conveyed; thence continue North 88°29'03" East along said North line of said Section 5, 320.60 feet to a 1/2" Iron Pipe; thence South 01°13'22" East, along the West line of the lands described in Official Records Book 481, page 150, a distance of 327.09 feet to a 2" Iron Pipe; thence South 88°09'20" West, along the North right of way line of Magnolia Drive (a 60 foot right of way), a distance of 322.13 feet to a point; thence North 01°13'22" West, 327.09 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT "A"
TOGETHER WITH a non-exclusive Easement for ingress and egress as follows: EASEMENT FOR STAFFORD ROAD AND MAGNOLIA DRIVE: Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 5, Township 2 South, Range 23 East, Nassau County, Florida and run thence South 0°43'14" East for a distance of 329.86 feet to a point; from said point run North 88°21'33" East a distance of 288.43 feet, more or less, to the westerly line of Stafford Road (a 60 foot private road) and P.O.B. of Easement herein described; run thence South 1°04'57" East a distance of 1624.34 feet, more or less, along the westerly right of way of Stafford Road to its intersection with the north line of Horseshoe Road (a 60 foot county road); run thence North 61°46'33" East for a distance of 60 feet, more or less, to the easterly right of way line of aforesaid Stafford Road, run thence North 1°04'57" West along the said easterly right of way line of Stafford Road for a distance of 1534.23 feet, more or less, to a point, said point being in the southerly line of Magnolia Drive (a private 60 foot road), run thence North 88°21'33" East a distance of 295.30 feet to easterly boundary line of said Magnolia Drive; run thence North 1°04'57" West a distance of 60 feet, more or less, to the north line of said Magnolia Drive; run thence South 88°21'33" West a distance of 355.30 feet, more or less, to the P.O.B.

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
PREPARED FOR: NASSAU COUNTY ROAD & BRIDGE
15 FOOT DRAINAGE EASEMENT
FEBRUARY 11, 2013

A STRIP OF LAND 15 FEET IN WIDTH LYING 7.5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, BEING A PORTION OF GOVERNMENT LOT 3, SECTION 5, TOWNSHIP 2 SOUTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1478, PAGE 1615, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CENTERLINE NO. 1:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 5; THENCE NORTH 88°29'03" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 241.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°47'04" EAST, A DISTANCE OF 81.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 300.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°08'09", AN ARC DISTANCE OF 42.60 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°42'59" EAST A DISTANCE OF 42.56 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE ALONG THE ARC OF LAST SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 14°27'48", AN ARC DISTANCE OF 75.73 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°25'00" EAST A DISTANCE OF 75.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 04°11'07" EAST, A DISTANCE OF 140.66 FEET TO INTERSECT THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1478, PAGE 1615, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE POINT OF TERMINUS OF SAID CENTERLINE NO. 1.

CENTERLINE NO. 2:

BEGIN AT PREVIOUSLY REFERENCED POINT "X"; THENCE NORTH 81°37'15" EAST, A DISTANCE OF 28.36 FEET TO INTERSECT THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 720, PAGE 1472, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, AND THE POINT OF TERMINUS OF SAID CENTERLINE NO. 2.

THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT TO BE SHORTENED OR LENGTHENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 15.00 FEET IN WIDTH AND TO INTERSECT EXISTING PROPERTY, DEED, EASEMENT OR RIGHT-OF-WAY LINES AS MAY OR MAY NOT BE APPLICABLE.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 18520 (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

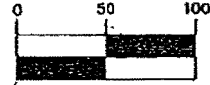
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

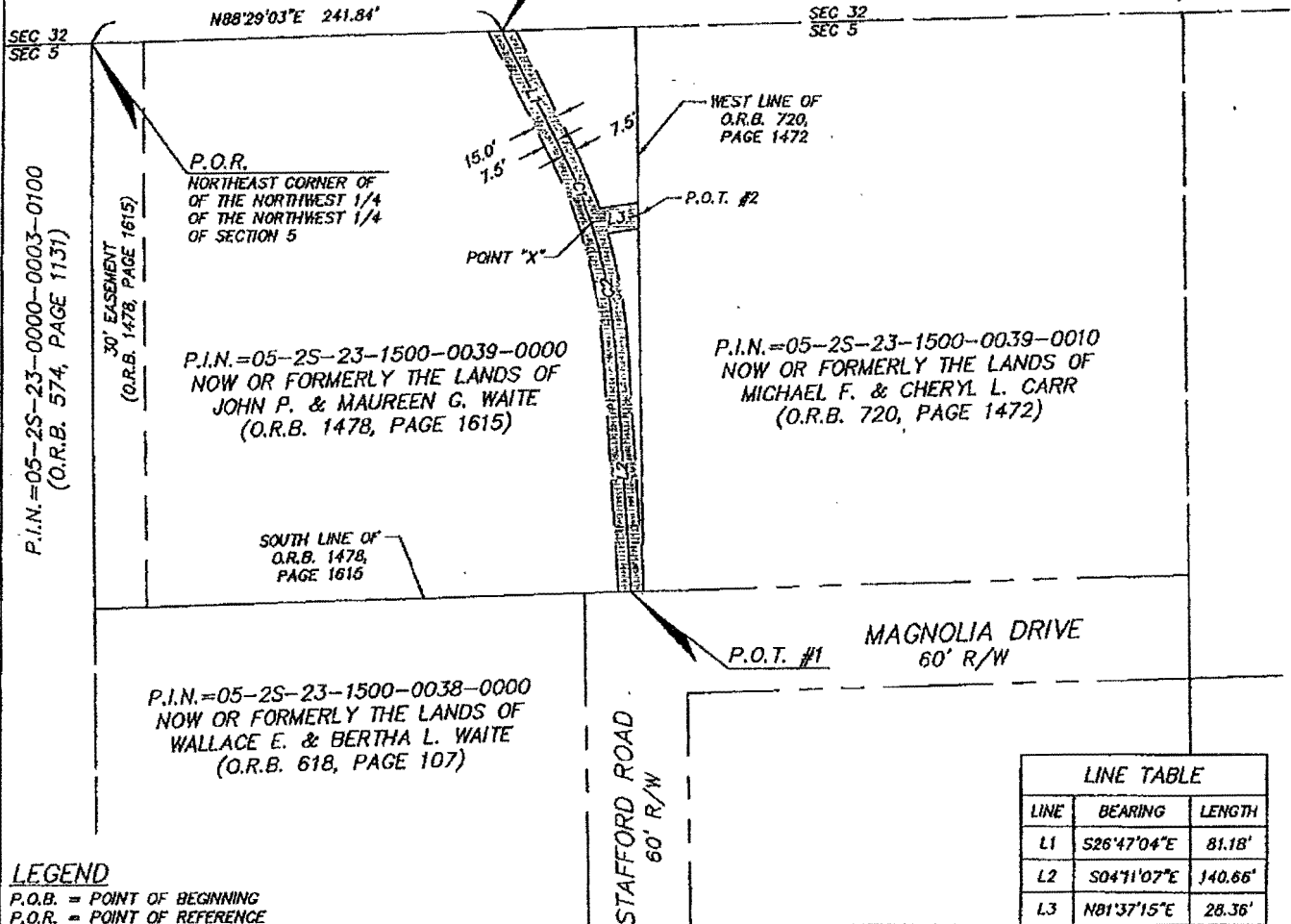
(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

P.I.N.=32-1S-23-0000-0003-0000
NOW OR FORMERLY THE LANDS OF
BRANDY BRANCH FOREST, LLC.
(O.R.B. 1803, PAGE 790)

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- P.O.T. = POINT OF TERMINUS
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- SEC = SECTION
- P.I.N. = PARCEL IDENTIFICATION NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°47'04"E	81.18'
L2	S04°11'07"E	140.66'
L3	N81°37'15"E	28.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	42.60'	300.00'	8°08'09"	S22°42'59"E	42.56'
C2	75.73'	300.00'	14°27'48"	S11°25'00"E	75.53'

BY: Michael A. Manzie
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4069
JOB NO. 18520 (SHEET 2 OF 2)