

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.

2011 MAR 18 A 9:18
NASSAU COUNTY
ENGINEERING SERVICES
DEPARTMENT

**GRANT OF EASEMENT AND
PERPETUAL DRAINAGE AGREEMENT**

THIS PERPETUAL DRAINAGE EASEMENT AGREEMENT dated this 20th day of April, 2011, by and between **JUDITH B. HARDWICK**, 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 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:

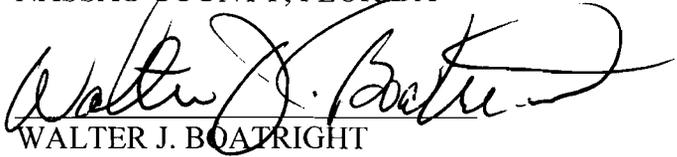
1. Grantor hereby dedicates to the County for public use an exclusive perpetual drainage easement in, over, under, upon, and through the Drainage Easement as fully described in Exhibit "B".
2. The County shall maintain all necessary improvements lying within the Drainage Easement in compliance with all applicable governmental regulations.

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. 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.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



WALTER J. BOATRIGHT
Its: Chairman

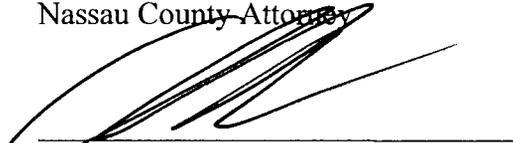
Attest as to Chair's
Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

EBK 4/20/11

Approved as to form by the
Nassau County Attorney



DAVID A. HALLMAN

"GRANTORS"

Witnesses:

Lateshe Moses
Print Name: Lateshe Moses

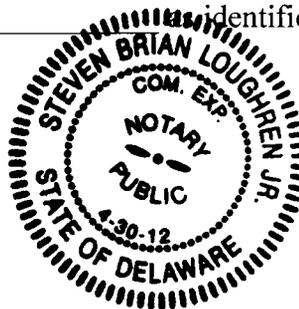
Lucky Gillette
Print Name: Lucky Gillette

Gregory A. Reed
GREGORY A. REED

STATE OF Delaware
COUNTY OF Kent

The foregoing instrument was acknowledged before me this 17th day of March, 2011, by Gregory A. Reed, who is personally known to me or who have produced DE Lic identification and who did take an oath.

[Signature]



NOTARY PUBLIC

State of Delaware at Large
My Commission Expires: 4-30-12

Witnesses:

Lateshe Moses
Print Name: Lateshe Moses

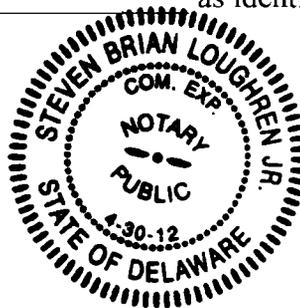
Lucky Gillette
Print Name: Lucky Gillette

Donna L. Reed
DONNA L. REED

STATE OF Delaware
COUNTY OF Kent

The foregoing instrument was acknowledged before me this 17th day of March, 2011, by Donna L. Reed, who is personally known to me or who have produced DE Lic as identification and who did take an oath.

[Signature]



NOTARY PUBLIC

State of Delaware at Large
My Commission Expires: 4-30-12

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

PREPARED FOR NASSAU COUNTY
10 FOOT DRAINAGE EASEMENT
(REED PARCEL)
MARCH 4, 2011

A PORTION OF LOT 3, "SHEFFIELD BLUFF UNIT TWO", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 327, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 3, "SHEFFIELD BLUFF UNIT TWO", ALSO BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF GOFFINSVILLE ROAD (A 60 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 3 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 107, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1233.24 FEET, THROUGH A CENTRAL ANGLE OF 11°25'55", AN ARC DISTANCE OF 246.06 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 51°12'40" WEST A DISTANCE OF 245.66 FEET; THENCE SOUTH 43°06'50" EAST A DISTANCE OF 10.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1223.24 FEET AND BEING 10 FEET SOUTHERLY OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 107, THROUGH A CENTRAL ANGLE OF 11°20'28", AN ARC DISTANCE OF 242.13 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 51°09'15" EAST A DISTANCE OF 241.73 FEET TO INTERSECT THE EASTERLY LINE OF SAID LOT 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOFFINSVILLE ROAD; THENCE NORTH 20°44'32" WEST A DISTANCE OF 10.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,441 SQUARE FEET MORE OR LESS.

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

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17690 3-4-11

SKETCH OF LEGAL DESCRIPTION

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

COUNTY ROAD NO. 107
(VARIED WIDTH RIGHT-OF-WAY)

DELTA=11°25'55"
RADIUS=1233.24'
LENGTH=246.06'
BEARING=S51°12'40"W
DISTANCE=245.66'

±2.441 sq. ft.
DELTA=11°20'28"
RADIUS=1223.24'
LENGTH=242.13'
BEARING=S51°09'15"W
DISTANCE=241.73'

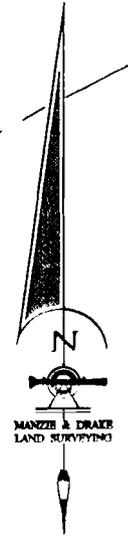
LOT 3
SHEFFIELD BLUFF UNIT TWO
(PLAT BOOK 6, PAGE 327)
P.I.N. = 45-2N-28-549T-0003-0000
NOW OR FORMERLY THE LANDS OF
GREGORY A & DONNA L REED

POINT OF BEGINNING
NORTHEAST CORNER
OF LOT 3, SHEFFIELD
BLUFF, UNIT TWO

N20°44'32"W
10.24'

GOFFINSVILLE ROAD
(60-FOOT RIGHT-OF-WAY)

N43°06'50"W
10.00'



(IN FEET)
1 Inch = 40 ft.

JOB NO. 17690
SHEET 2 OF 2

MANZIE & DRAKE LAND SURVEYING



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904) 491-5700 • FAX (904) 491-5777 • TOLL FREE (888) 832-7730
www.manzieanddrake.com

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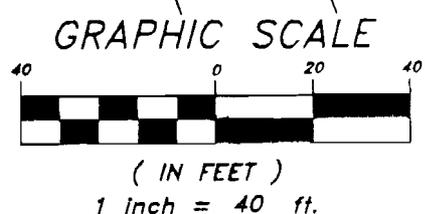
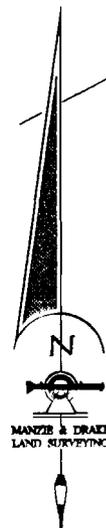
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SHEET 2 OF 2

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