

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 24 P 2:10
ENCLERK COUNTY
DEPARTMENT SERVICES

**GRANT OF EASEMENT AND
PERPETUAL DRAINAGE AGREEMENT**

THIS PERPETUAL DRAINAGE EASEMENT AGREEMENT dated this 10 day of ~~March~~ ^{April} 2011, by and between **GREGORY A. REED** and **DONNA L. REED**, 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:

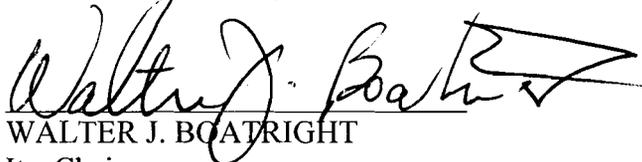
1. Grantor hereby dedicates to the County for public use an exclusive perpetual drainage easement in, over, under, upon, and through the Drainage Easement as fully described in Exhibit "B".
2. The County shall maintain all necessary improvements lying within the Drainage Easement in compliance with all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

3. This Agreement shall run with title to the land and shall be binding on the Grantor's successors, assigns, and heirs. This Agreement shall inure to the benefit of the County, its successors and assigns.

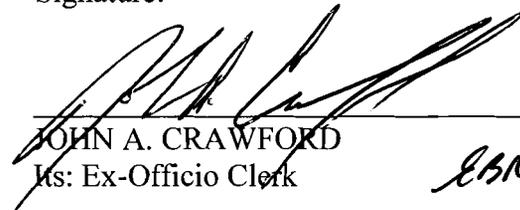
4. This Agreement shall be recorded in the public records of Nassau County, Florida.

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.

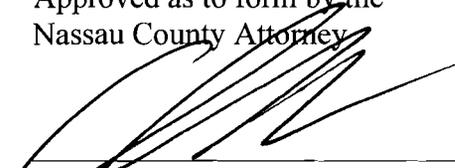
BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


WALTER J. BOATRIGHT
Its: Chairman

Attest as to Chair's
Signature:


JOHN A. CRAWFORD
Its: Ex-Officio Clerk *ESR 4/20/11*

Approved as to form by the
Nassau County Attorney


DAVID A. HALLMAN

"GRANTOR"

Witnesses:

Kristine Johnson
Print Name: Kristine Johnson

Judith B. Hardwick
JUDITH B. HARDWICK

Stacy Crivitsky
Print Name: Stacy Crivitsky

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 10th day of March, 2011, by Judith B. Hardwick, who is personally known to me or who have produced Driver's License as identification and who did take an oath.

Suzanne Welker

NOTARY PUBLIC

State of FL at Large

My Commission Expires: March 11, 2015



MANZIE & DRAKE LAND SURVEYING



EXHIBIT " B"
LEGAL DESCRIPTION

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

A PORTION OF LOT 1, "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 NORTHWESTERLY CORNER OF SAID LOT 1, "SHEFFIELD BLUFF UNIT TWO", ALSO BEING THE INTERSECTION OF THE EASTERLY 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 NORTHEASTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 1 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 04°21'04", AN ARC DISTANCE OF 93.65 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 61°56'31" EAST A DISTANCE OF 93.63 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107; THENCE NORTH 70°20'56" EAST, CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 1 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 107, A DISTANCE OF 169.24 FEET; THENCE SOUTH 19°39'04" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 70°20'56" WEST A DISTANCE OF 168.69 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1223.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°24'14", AN ARC DISTANCE OF 94.02 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 61°53'24" WEST A DISTANCE OF 94.00 FEET TO INTERSECT THE WESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOFFINSVILLE ROAD; THENCE NORTH 20°44'32" WEST A DISTANCE OF 10.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,628 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



MANZIE & DRAKE LAND SURVEYING



EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)

(THIS IS NOT A BOUNDARY SURVEY)

"DRAINAGE EASEMENT"

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

POINT OF BEGINNING
NORTHWEST CORNER
OF LOT 1, SHEFFIELD
BLUFF, UNIT TWO

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

DELTA=4°21'04"
RADIUS=1233.24'
LENGTH=93.65'
BEARING=N61°56'31"E
DISTANCE=93.63'

DELTA=4°24'14"
RADIUS=1223.24'
LENGTH=94.02'
BEARING=S61°53'24"W
DISTANCE=94.00'

±2,628 sq. ft.
N70°20'56"E
S70°20'56"W

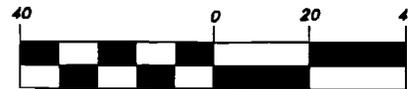
169.24'

168.69'

S19°39'04"E
10.00'
3"

LOT 1
SHEFFIELD BLUFF UNIT TWO
(PLAT BOOK 6, PAGE 327)
P.I.N. = 45-2N-28-549T-0001-0000
NOW OR FORMERLY THE LANDS OF
JUDITH B HARDWICK

GRAPHIC SCALE



(IN FEET)

1 Inch = 40 ft.

JOB NO. 17690
SHEET 2 OF 2

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
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www.manzieanddrake.com