

Return original or certified recorded document to:

Town of Hilliard, Florida  
15859 West County Road 108  
Hilliard, FL 32046

**ACCESS EASEMENT**

**THIS EASEMENT** is given this 16<sup>th</sup> day of June, 2016, by Town of Hilliard, a Florida municipal corporation ("Grantor"), to Nassau County, Florida ("Grantee"). As used herein, the term "Grantor" shall include any and all successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

**WITNESSETH**

**WHEREAS**, Grantor is the fee simple owner of certain lands situated within the municipal limits of the Town of Hilliard, Florida, in Nassau County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"), which Property is commonly known and referred to as "Pea Farm Road"; and

**WHEREAS**, Grantor has agreed to grant and convey to Grantee, a non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes an easement for and in favor of Grantee upon the Property described on Exhibit "A."

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a non-exclusive access and maintenance easement over, on, upon, and across the Property for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances owned by Grantee in the vicinity of the Property.
3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.

4. Grantor's Liability. Grantor shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.

5. Duration. This Easement shall remain in full force and effect, and for as long as the Property is utilized for the purpose of vehicular and pedestrian ingress and egress to and from that certain real property and related appurtenances owned by the Grantee in the vicinity of the Property.

6. Modification. This Easement may be amended, altered, released or revoked at will by the Grantor, or its assigns or successors-in-interest, and any writings evidencing such modification shall be filed in the public records in Nassau County, Florida.

IN WITNESS WHEREOF, the parties hereto have subscribed their names and have caused this Easement to be executed as of the day and year first above written.

GRANTOR:

Town of Hilliard, a Florida municipal corporation

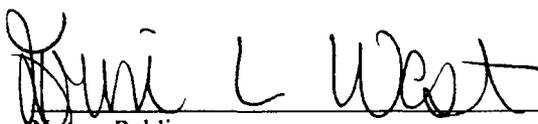
Signed:

  
\_\_\_\_\_  
DAVID BUCHANAN  
MAYOR

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June, 2016, by DAVID BUCHANAN as Mayor of the Town of Hilliard, who is personally known to be me and who did not take an oath.

Notary stamp:

  
\_\_\_\_\_  
Notary Public  
State of Florida



Attest:

  
\_\_\_\_\_  
LISA PURVIS  
TOWN CLERK

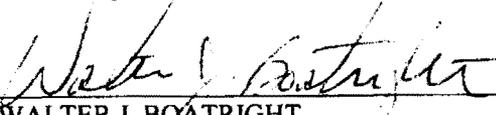
Approved as to form:

  
\_\_\_\_\_  
SHERRI L. RENNER  
TOWN ATTORNEY

GRANTEE:

Nassau County, Florida, Board of County Commissioners

Signed:

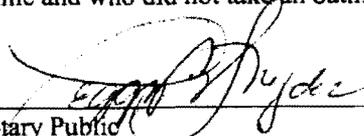
  
WALTER J. BOATRIGHT  
CHAIRMAN

STATE OF FLORIDA  
COUNTY OF NASSAU

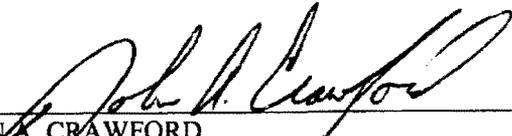
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2016, by WALTER J. BOATRIGHT as Chairman of the Board of County Commissioners of Nassau County, Florida, who is personally known to me and who did not take an oath.

Notary stamp:

PEGGY B. SNYDER  
Notary Public, State of Florida  
Comm. Expires November 12, 2019  
Commission No. FF 935754

  
Notary Public  
State of Florida

Attest:

  
JOHN A. CRAWFORD  
COUNTY CLERK AND COMPTROLLER

MES  
06-15-16

Approved as to form:

  
MICHAEL S. MULLIN  
COUNTY ATTORNEY

# MANZIE & DRAKE LAND SURVEYING

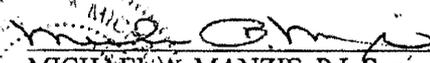


## LEGAL DESCRIPTION

PREPARED FOR THE "TOWN OF HILLIARD"  
30 FOOT INGRESS, EGRESS AND UTILITY EASEMENT  
TOWN OF HILLIARD TO NASSAU COUNTY

A PORTION OF THE EASTERLY 400 FEET OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

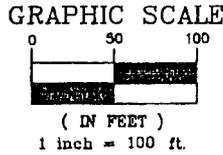
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°19'14" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 24.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF EASTWOOD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE); THENCE NORTH 03°30'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.05 FEET; THENCE NORTH 00°59'56" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,498.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°59'56" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.01 FEET; THENCE NORTH 89°51'20" WEST A DISTANCE OF 364.25 FEET TO INTERSECT THE WEST LINE OF THE EASTERLY 400 FEET OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 9; THENCE SOUTH 00°47'18" EAST, ALONG THE WEST LINE OF THE EASTERLY 400 FEET OF THE EAST ONE-HALF (E1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 9, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°51'20" EAST A DISTANCE OF 364.37 FEET TO THE POINT OF BEGINNING.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION 4069  
JOB NO. 19414

# MANZIE & DRAKE LAND SURVEYING

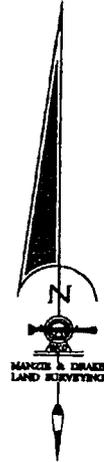
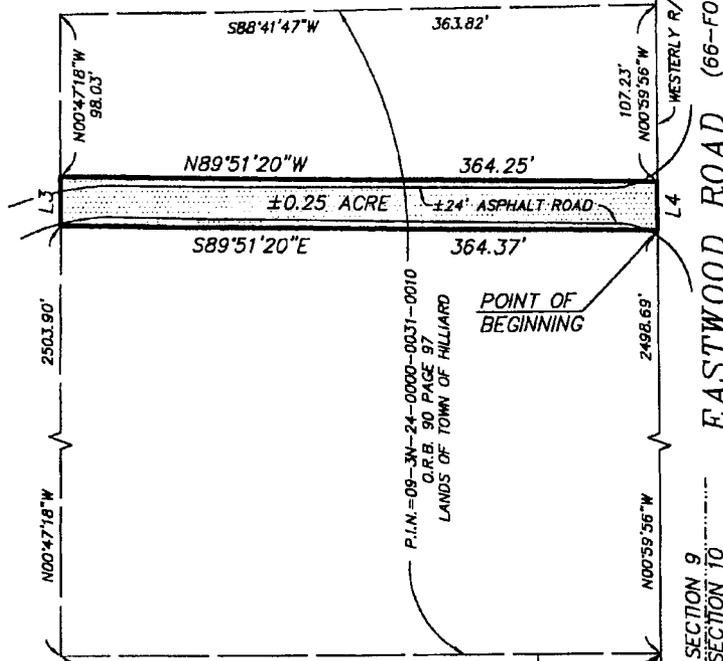
## SKETCH OF LEGAL DESCRIPTION

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



P.I.N. = 09-3N-24-0000-0031-0000  
LANDS OF NASSAU COUNTY  
BOARD OF COMMISSIONERS

P.I.N. = 09-3N-24-0000-0031-0000  
LANDS OF NASSAU COUNTY BOARD OF COMMISSIONERS



POINT OF REFERENCE  
SOUTHEAST CORNER OF  
SECTION 9, TOWNSHIP 3  
NORTH, RANGE 24 EAST

SECTION 9  
SECTION 16

P.I.N. = 09-3N-24-0000-0031-0000  
LANDS OF NASSAU COUNTY BOARD OF COMMISSIONERS

SOUTH LINE OF SECTION 9

P.I.N. = 16-3N-24-2320-0001-0010  
O.R.B. 1162 PAGE 1150  
LANDS OF TOWN OF HILLIARD

SECTION 9  
SECTION 10  
SECTION 16  
SECTION 15

EASTWOOD ROAD (66-FOOT RIGHT-OF-WAY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°19'14\"W	24.76'
L2	N03°30'50\"W	40.05'
L3	S00°47'18\"E	30.00'
L4	N00°59'56\"W	30.01'

**LEGEND**

O.R.B. = OFFICIAL RECORDS BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER

BY:   
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19414-1

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