

CS-15-197

Prepared by:
Harrison W. Poole, Esquire
Poole & Poole, P.A.
303 Centre Street, Suite 200
Fernandina Beach, FL 32034

RE Parcel #: 00-00-30-044B-0083-0020

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 20th day of June, 2016, by and between **GATEWAY TO AMELIA, LLC**, a Florida limited liability company whose address is 5422 First Coast Highway AMELIA ISLAND, FL 32034 (the "Grantor"), and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY**, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, FL, Florida, 32097 (the "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, and remove pipes and mains, for the purpose of stormwater collection and conveyance, and all other equipment and appurtenances as may be necessary or convenient for the purpose of stormwater collection and conveyance on, along over, through, across, or under the following described land situate in Nassau County, Florida, to wit (the "Easement Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

GRANTOR:

GATEWAY TO AMELIA, LLC, a Florida
limited liability company
By JOHN M. PULICE, Court-Appointed
Receiver

Sign *Harrison W. Poole*
Print HARRISON W. POOLE

By: *John M. Pulice*
Print: JOHN M. PULICE
Title: Court Appointed Receiver

Sign *Jamie M. Thirsk*
Print JAMIE M. THIRSK

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 20nd day of June,
2016, by JOHN M. PULICE, Court-Appointed Receiver for GATEWAY TO AMELIA,
LLC, A Florida limited liability company, on behalf of the company. He is (check one)
 personally known to me or has produced _____ as
identification.



Harrison W. Poole
COMMISSION # FF 021271
EXPIRES: AUG. 30, 2017
WWW.AARONNOTARY.COM

Harrison W. Poole
Print HARRISON W. POOLE
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)

EXHIBIT A

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

JUNE 21, 2016

DRAINAGE EASEMENT

BEING A PORTION OF LOT 90 "OCEAN BREEZE FARMS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (A-1-A), AS PRESENTLY ESTABLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 22,858.31 FEET, WITH THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA ISLAND PARKWAY (AN 80 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A-1-A) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'28", AN ARC DISTANCE OF 162.68 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°22'08" WEST A DISTANCE OF 162.68 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 20°24'41" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 233.23 FEET TO INTERSECT THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1922, PAGE 1139, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 17°18'27" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 18.04 FEET; THENCE SOUTH 04°20'25" WEST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1430, PAGE 785, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 46.01 FEET; THENCE SOUTH 78°00'44" WEST A DISTANCE OF 9.87 FEET; THENCE NORTH 20°24'41' WEST A DISTANCE OF 296.03 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 (A-1-A); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 22,858.31 FEET, THROUGH A CENTRAL ANGLE OF 00°04'33", AN ARC DISTANCE OF 30.33 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°00'44" EAST A DISTANCE OF 30.33 FEET TO THE POINT OF BEGINNING.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17039