

CS-15-207

INSTR # 201620556, Book 2060, Page 390  
Pages 6  
Doc Type EAS, Recorded 07/22/2016 at 09:30 AM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Rec. Fee \$52.50  
#1

This instrument prepared by:  
Nassau County Road Department  
37356 Pea Farm Road  
Hilliard, FL 32046

**GRANT OF EASEMENT AND  
PERPETUAL MAINTENANCE AGREEMENT**

THIS EASEMENT AGREEMENT dated this 20th day of July, 2016, by and between **ELIZABETH BELL JOHNSON**, hereinafter referred to as "Grantor", their successors and assigns, 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** Grantor is the owner of certain lands at 431042 Keen Cemetery Road, Lot 1 of The Hills at Thomas Creek, plat book 5, pages 65-70 and

**WHEREAS** Grantor desire to convey to the County an Easement for drainage purposes, which Easement Area more particularly described in Exhibit "A" as C/L Ditch attached hereto; and

**WHEREAS** the Easement 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 has determined that the easement and maintenance of the easement, as set forth herein, is a benefit to the citizens of Nassau County; and

**WHEREAS** the County shall construct the necessary improvements in The Easement Area (C/L Ditch) to accommodate drainage of storm water runoff from the public right of way; and

**WHEREAS**, the County acknowledges that the drainage easement is shown on Exhibit A as C/L Ditch and does not include any area outside of that shown as C/L Ditch.

**FOR and IN CONSIDERATION** of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

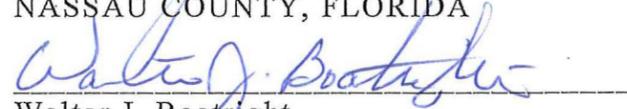
1. Grantor hereby dedicates to the County for public use a non-exclusive perpetual drainage easement in, over, under, upon, and through the Easement Area fully described in Exhibit "A", described as C/L Ditch, attached hereto.
2. The County shall maintain all necessary improvements, based on County's discretion, lying within the Easement Area (C/L Ditch). Except in emergency circumstances, the County shall enter upon the Grantor's property described in Exhibit "A" during normal business hours, for maintenance of the area within the C/L Ditch.

3. 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.
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 the State of Florida. The venue of any action taken pursuant to this Contract shall be in Nassau County, Florida.
6. The County, by accepting the drainage easement (shown as C/L Ditch on Exhibit "A") agrees to be responsible for any damage to Grantor's property caused by the negligence of its employees and/or agents during the course of the maintenance of the drainage ditch referred to, on Exhibit "A, as C/L Ditch.
7. Grantor shall notify County, within 48 hours, of any damage costs and provide photographs of said damage. Notification to be sent to the County Manager at 96135 Nassau Place, Suite 1, Yulee, Florida 32097. The County Manager will respond within 48 hours and if the matter cannot be tentatively resolved by Grantor and the County Manager, subject to Board approval if necessary, within two (2) weeks of receipt of notification, Grantor shall apply to the Board of County Commissioners for their review

and determination at a public meeting to be established by the Board of County Commissioners.

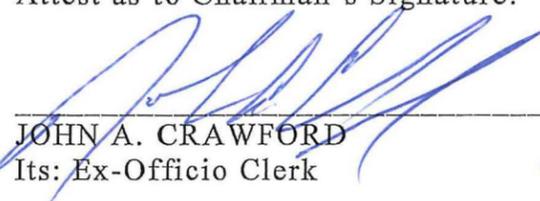
8. Both parties have contributed to the drafting of this Agreement and agree to the terms set forth herein.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



Walter J. Boatright  
Its: Chairman

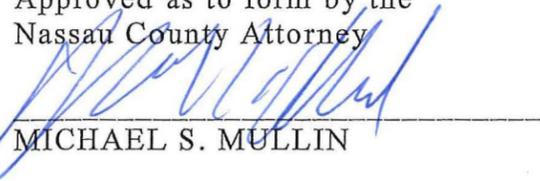
Attest as to Chairman's Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
07.21.14

Approved as to form by the  
Nassau County Attorney



MICHAEL S. MULLIN

“GRANTOR”

Witnesses:

Robin Mobley  
Print name: Robin Mobley

Elizabeth Bell Johnson  
ELIZABETH BELL JOHNSON

Joyce T. Bradley  
Printed name: Joyce T. Bradley

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2016,  
by Elizabeth Bell Johnson, who is ( ) personally known to me or (  ) has produced  
Driver license as identification.



**JOYCE T. BRADLEY**  
Notary Public, State of Florida  
My Comm. Expires Dec. 23, 2017  
Commission No. FF 75458

(Affix official seal)

Joyce T. Bradley  
Notary Public, State of Florida  
Joyce T. Bradley  
Print or type Name

Notary Public, State of Florida

My Commission Expires: 12-23-2017

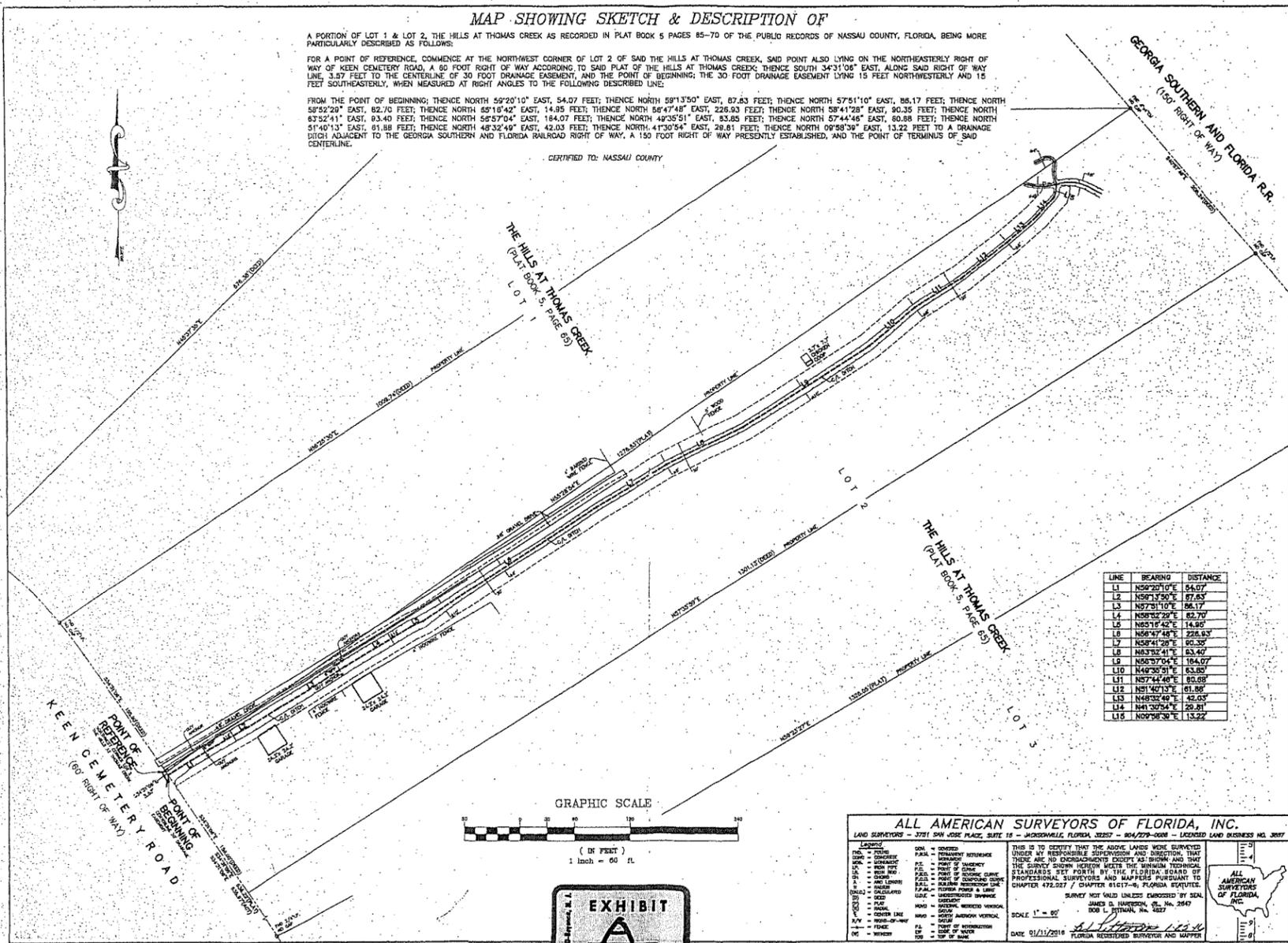
MAP SHOWING SKETCH & DESCRIPTION OF

A PORTION OF LOT 1 & LOT 2, THE HILLS AT THOMAS CREEK AS RECORDED IN PLAT BOOK 5 PAGES 65-70 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 2 OF SAID THE HILLS AT THOMAS CREEK, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT OF WAY OF KEEN CEMETERY ROAD, A 60 FOOT RIGHT OF WAY ACCORDING TO SAID PLAT OF THE HILLS AT THOMAS CREEK; THENCE SOUTH 34°1'06" EAST, ALONG SAID RIGHT OF WAY LINE, 3.87 FEET TO THE CENTERLINE OF 30 FOOT DRAINAGE EASEMENT; AND THE POINT OF BEGINNING; THE 30 FOOT DRAINAGE EASEMENT LYING 15 FEET NORTHWESTERLY AND 15 FEET SOUTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE:

FROM THE POINT OF BEGINNING; THENCE NORTH 59°20'10" EAST, 54.07 FEET; THENCE NORTH 59°13'50" EAST, 87.63 FEET; THENCE NORTH 57°51'10" EAST, 85.17 FEET; THENCE NORTH 58°52'29" EAST, 82.70 FEET; THENCE NORTH 85°18'42" EAST, 14.95 FEET; THENCE NORTH 56°47'48" EAST, 226.93 FEET; THENCE NORTH 58°41'28" EAST, 90.35 FEET; THENCE NORTH 83°52'41" EAST, 83.40 FEET; THENCE NORTH 58°57'04" EAST, 184.07 FEET; THENCE NORTH 49°35'51" EAST, 83.85 FEET; THENCE NORTH 57°44'46" EAST, 80.88 FEET; THENCE NORTH 51°40'13" EAST, 61.88 FEET; THENCE NORTH 48°32'46" EAST, 42.03 FEET; THENCE NORTH 41°30'9" EAST, 28.81 FEET; THENCE NORTH 09°58'39" EAST, 13.22 FEET TO A DRAINAGE DITCH ADJACENT TO THE GEORGIA SOUTHERN AND FLORIDA RAILROAD RIGHT OF WAY, A 150 FOOT RIGHT OF WAY PRESENTLY ESTABLISHED, AND THE POINT OF TERMINUS OF SAID CENTERLINE.

CERTIFIED TO: NASSAU COUNTY



LINE	BEARING	DISTANCE
L1	N59°20'10" E	54.07
L2	N59°13'50" E	87.63
L3	N57°51'10" E	85.17
L4	N58°52'29" E	82.70
L5	N85°18'42" E	14.95
L6	N56°47'48" E	226.93
L7	N58°41'28" E	90.35
L8	N83°52'41" E	83.40
L9	N58°57'04" E	184.07
L10	N49°35'51" E	83.85
L11	N57°44'46" E	80.88
L12	N51°40'13" E	61.88
L13	N48°32'46" E	42.03
L14	N41°30'9" E	28.81
L15	N09°58'39" E	13.22

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 LAND SURVEYORS - 3721 SW 50th PLACE, SUITE 18 - JACKSONVILLE, FLORIDA 32216 - LICENSED LAND BUSINESS NO. 3887

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCUMBRANCES EXCEPT THOSE SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.007 / CHAPTER 615.01-6, FLORIDA STATUTES.

DATE 01/11/2014  
 JAMES D. HANCOCK, JR., No. 2847  
 FLORENCE L. STANAL, No. 3227  
 FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1" = 80'

EXHIBIT A

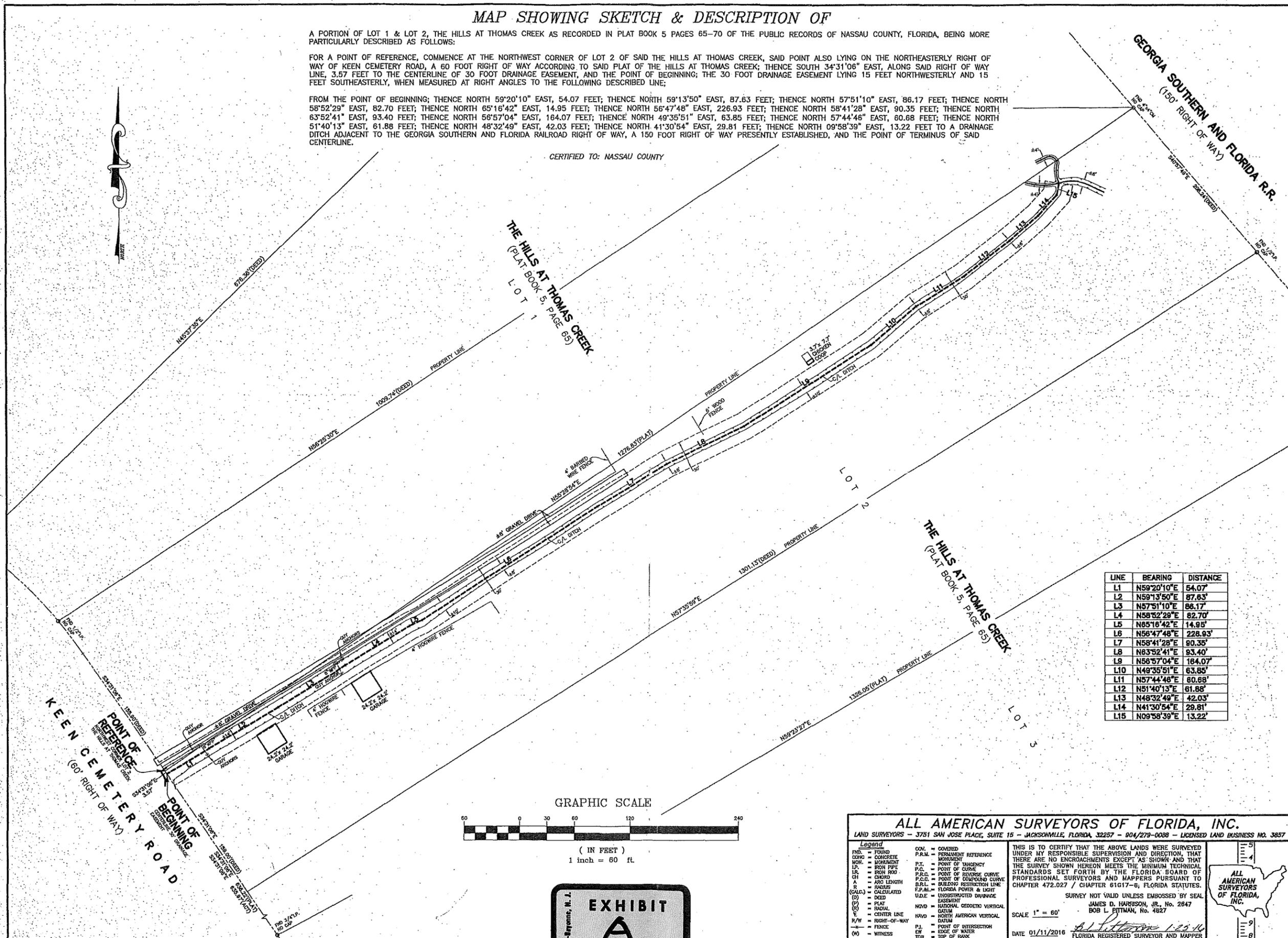
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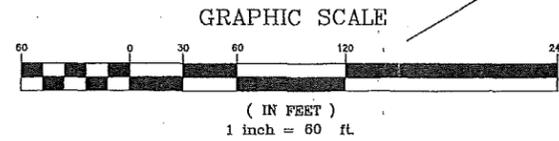
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**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
 LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

**Legend**

FND. = FOUND	COV. = COVERED
CONC. = CONCRETE	P.P.M. = PERMANENT REFERENCE MONUMENT
MON. = MONUMENT	P.T. = POINT OF TANGENCY
IR. = IRON PIPE	P.C. = POINT OF CURVE
CH. = CHORD	P.R.C. = POINT OF REVERSE CURVE
A = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVE
R = RADIUS	B.R.L. = BUILDING RESTRICTION LINE
CALC. = CALCULATED	F.P.M. = FLORIDA POWER & LIGHT EASEMENT
(D) = DEED	U.D.E. = UNOBTSTRUCTED DRAINAGE EASEMENT
(P) = PLAT	N.G.V. = NATIONAL GEODETIC VERTICAL DATUM
(R) = RADIAL	N.A.V. = NORTH AMERICAN VERTICAL DATUM
C = CENTER LINE	R/W = RIGHT-OF-WAY
FENCE = FENCE	P.I. = POINT OF INTERSECTION
(W) = WITNESS	EW = EDGE OF WATER
	TDB = TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
 JAMES D. HARRISON, JR., No. 2647  
 BOB L. BITTMAN, No. 4627

SCALE 1" = 60'

DATE 01/11/2016 *James D. Harrison* 1-25-16  
 FLORIDA REGISTERED SURVEYOR AND MAPPER

ALL AMERICAN SURVEYORS OF FLORIDA, INC.