

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 **ANGELA WEBB and KEVIN WEBB**, hereinafter referred
to as “Grantors”, 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 Grantors are the owners of certain lands at 431004 Keen
Cemetery Road, Lot 2 of The Hills at Thomas Creek, plat book 5, pages 65-70 and

WHEREAS Grantors 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 on The Easement Area (C/L Ditch) to accommodate drainage of storm water runoff from the public right of way; and

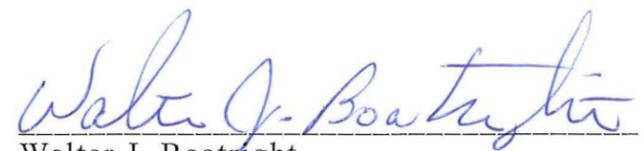
WHEREAS, the County acknowledges that the drainage easement is shown on Exhibit A as C/L Ditch and does not include any area outside of that shown as C/L Ditch.

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 Grantors' 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 Grantors' 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. Grantors 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

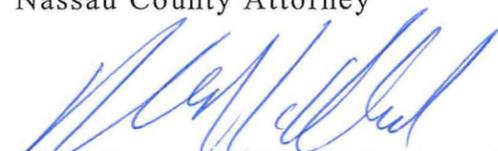
Attest as to Chairman's Signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney

MES
07-21-16



MICHAEL S. MULLIN

"GRANTOR"

Witnesses:

Cheri Earlene Miller
Print name: Cheri E. Miller

Kevin Webb
KEVIN WEBB

Kirsche Adriane Miller
Printed name: Kirsche Adriane Miller

"GRANTOR"

Witnesses:

Cheri Earlene Miller
Print name: Cheri E. Miller

Angela C. Webb
ANGELA WEBB

Kirsche Adriane Miller
Printed name: Kirsche Adriane Miller

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 19 day of May, 2016,
by Kevin Webb and Angela Webb, who are (personally known to me or
() has produced W/A as identification.

(Affix official seal)

Lisa W. Davis

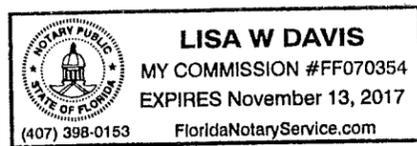
Notary Public, State of Florida

Lisa W. Davis

Print or type Name

Notary Public, State of Florida

My Commission Expires: 11/13/17



MAP SHOWING SKETCH & DESCRIPTION OF

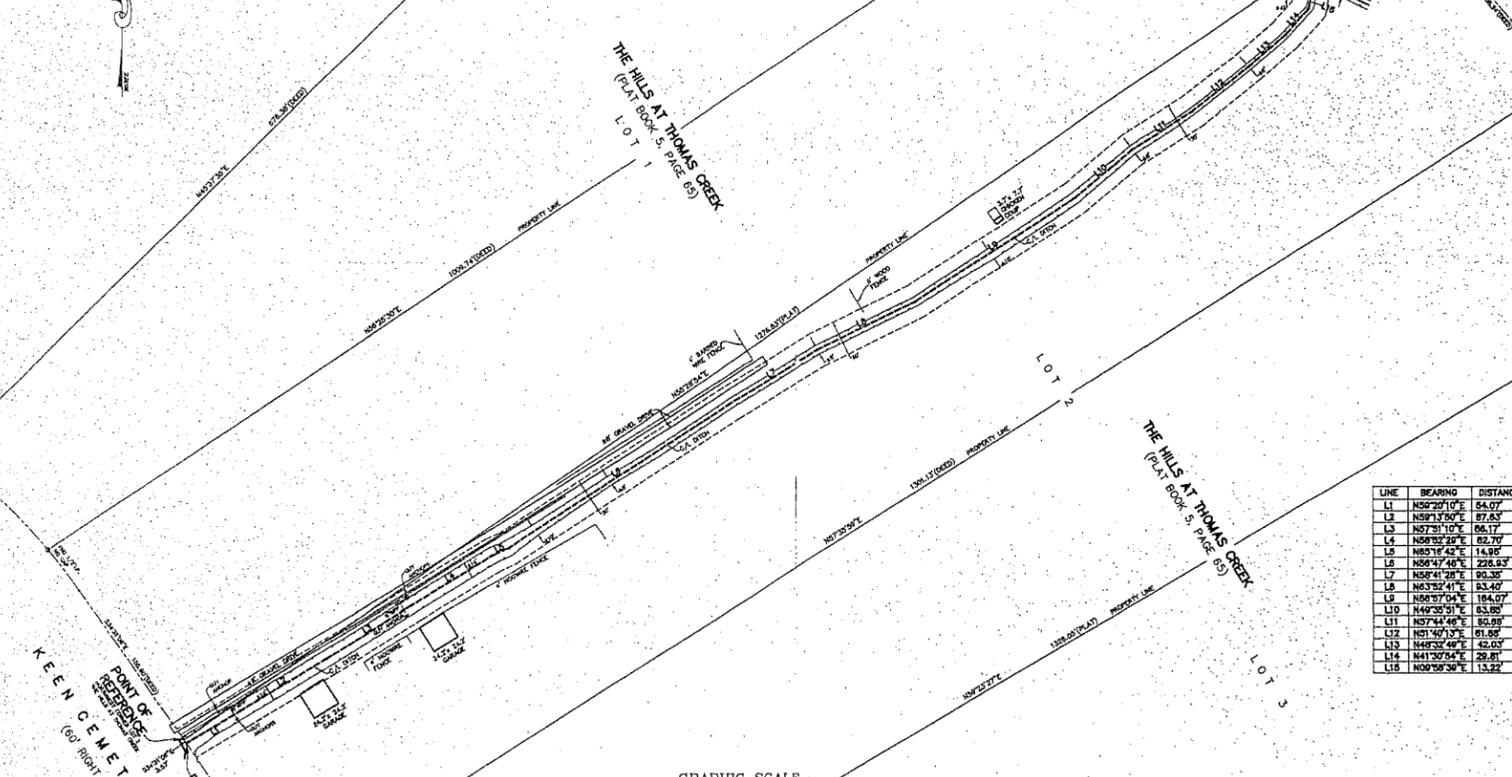
A PORTION OF LOT 1 & LOT 2, THE HILLS AT THOMAS CREEK AS RECORDED IN PLAT BOOK 5, PAGES 65-70 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH-WEST 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°31'06" EAST, ALONG SAID RIGHT OF WAY LINE, 3.57 FEET TO THE CENTERLINE OF 30 FOOT DRAINAGE EASEMENT, AND THE POINT OF BEGINNING; THENCE SOUTH 34°31'06" EAST, ALONG SAID RIGHT OF WAY LINE, 15 FEET SOUTHEASTERLY, WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED LINE:

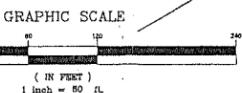
FROM THE POINT OF BEGINNING; THENCE NORTH 59°20'10" EAST, 54.07 FEET; THENCE NORTH 59°13'50" EAST, 87.63 FEET; THENCE NORTH 57°51'10" EAST, 86.17 FEET; THENCE NORTH 36°52'29" EAST, 82.70 FEET; THENCE NORTH 55°16'42" EAST, 14.95 FEET; THENCE NORTH 56°47'48" EAST, 226.93 FEET; THENCE NORTH 58°41'28" EAST, 90.35 FEET; THENCE NORTH 83°52'41" EAST, 83.40 FEET; THENCE NORTH 58°57'04" EAST, 184.07 FEET; THENCE NORTH 48°35'51" EAST, 83.89 FEET; THENCE NORTH 57°44'48" EAST, 60.88 FEET; THENCE NORTH 51°40'13" EAST, 61.88 FEET; THENCE NORTH 48°32'49" EAST, 42.03 FEET; THENCE NORTH 41°30'54" EAST, 29.81 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

GEORGIA SOUTHERN AND FLORIDA R.R.
(100' RIGHT OF WAY)



LINE	BEARING	DISTANCE
L1	N59°20'10"E	54.07
L2	N59°13'50"E	87.63
L3	N57°51'10"E	86.17
L4	N36°52'29"E	82.70
L5	N55°16'42"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	N48°35'51"E	83.89
L11	N57°44'48"E	60.88
L12	N51°40'13"E	61.88
L13	N48°32'49"E	42.03
L14	N41°30'54"E	29.81
L15	N09°58'39"E	13.22



ALL AMERICAN SURVEYORS OF FLORIDA, INC.
LAND SURVEYORS - 3751 SAN JOSE PLAZA, SUITE 10 - JACKSONVILLE, FLORIDA, 32227 - 904/779-0008 - LICENSED LAND BUSINESS NO. 3857

Legend

PAI	=	PAI	=	OWNER
CONC	=	CONC	=	CONCRETE
W	=	W	=	WATER
...

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 SHOWS HEREON WERE THE ORIGINAL SURVEY STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 8107-8, FLORIDA STATUTES.

DATE 01/11/2018
JAMES B. HARRISON, JR., No. 2947
BOB L. PITMAN, No. 4827
FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1" = 80'

ORDER NO. 147405

MAP SHOWING SKETCH & DESCRIPTION OF

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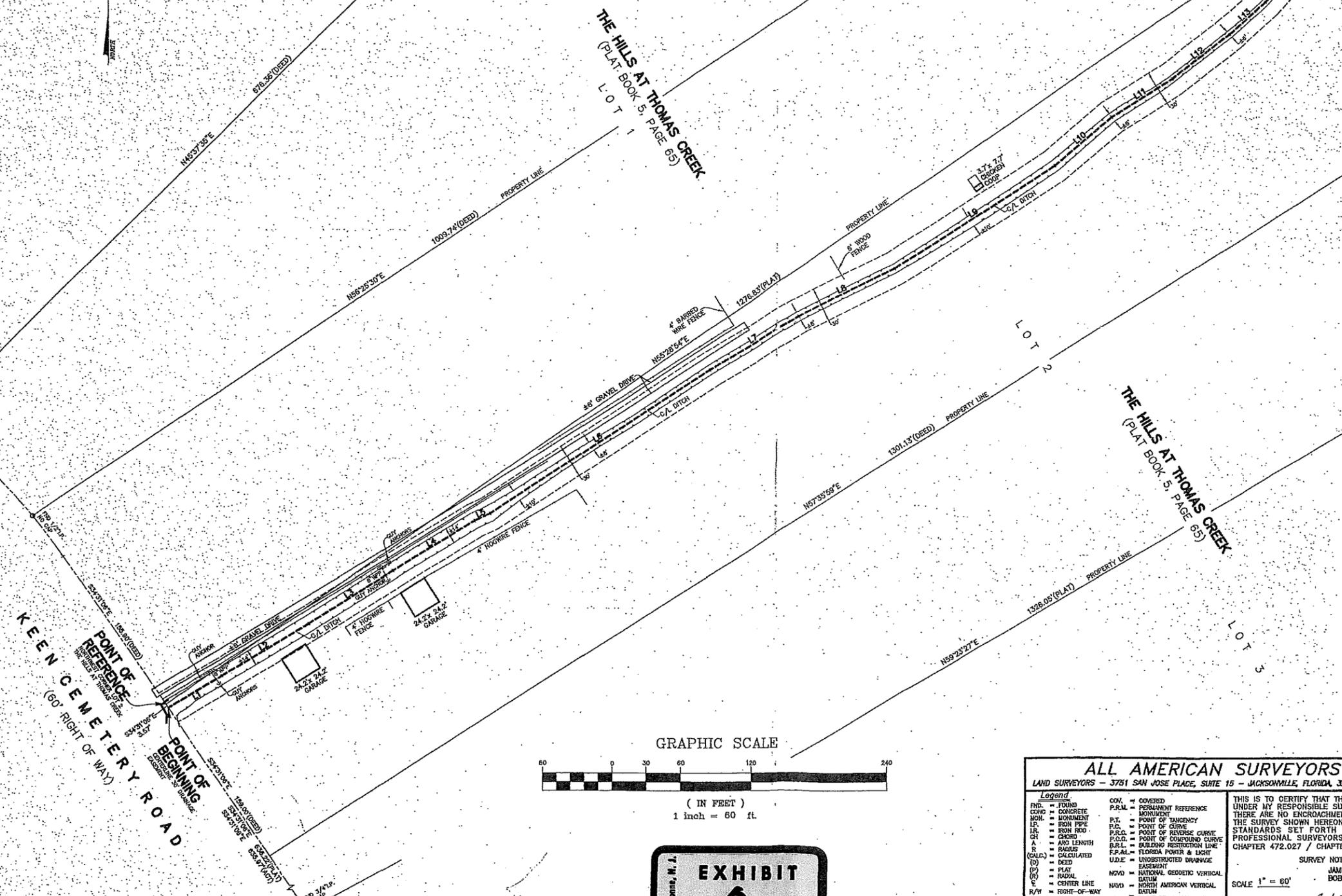
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FROM THE POINT OF BEGINNING; THENCE NORTH 59°20'10" EAST, 54.07 FEET; THENCE NORTH 59°13'50" EAST, 87.63 FEET; THENCE NORTH 57°51'10" EAST, 86.17 FEET; THENCE NORTH 58°52'29" EAST, 82.70 FEET; THENCE NORTH 65°16'42" EAST, 14.95 FEET; THENCE NORTH 56°47'48" EAST, 226.93 FEET; THENCE NORTH 58°41'28" EAST, 90.35 FEET; THENCE NORTH 63°52'41" EAST, 93.40 FEET; THENCE NORTH 56°57'04" EAST, 164.07 FEET; THENCE NORTH 49°35'51" EAST, 63.85 FEET; THENCE NORTH 57°44'46" EAST, 60.68 FEET; THENCE NORTH 51°40'13" EAST, 61.88 FEET; THENCE NORTH 48°32'49" EAST, 42.03 FEET; THENCE NORTH, 41°30'54" EAST, 29.81 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

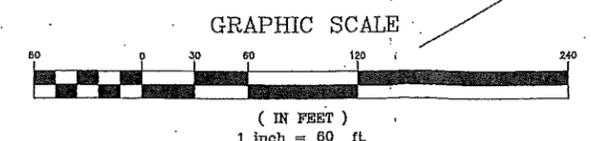


GEORGIA SOUTHERN AND FLORIDA R.R.
(150' RIGHT OF WAY)



LINE	BEARING	DISTANCE
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L14	N41°30'54"E	29.81'
L15	N09°58'39"E	13.22'

POINT OF REFERENCE
POINT OF BEGINNING
KEEN CEMETERY ROAD
(60' RIGHT OF WAY)



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

CON. = COVERED	F.P.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE	P.T. = POINT OF TANGENCY
MON. = MONUMENT	P.C. = POINT OF CURVE
IR. = IRON PIPE	P.R.C. = POINT OF REVERSE CURVE
IR. = IRON ROD	P.C.C. = POINT OF COMPOUND CURVE
CH. = CHAIN	G.E.L. = RAILROAD RESTRICTION LINE
A. = AREA LENGTH	F.P.A.L. = FLORIDA POWER & LIGHT
S. = SADDLES	U.D.E. = UNOBTSTRUCTED DRAINAGE EASEMENT
C. = CALCULATED	NOVA. = NATIONAL GEODETIC VERTICAL DATUM
(D) = DEED	NOVA. = NORTH AMERICAN VERTICAL DATUM
(P) = PLAT	R/W = RIGHT-OF-WAY
(R) = RADIAL	F.L. = FENCE
C. = CENTER LINE	EW = EDGE OF WATER
NOVA. = NATIONAL GEODETIC VERTICAL DATUM	TOB = TOP OF BANK
R/W = RIGHT-OF-WAY	
F.L. = FENCE	
EW = EDGE OF WATER	
TOB = TOP OF BANK	

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SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2647
BOB L. FITTMAN, No. 4827

SCALE 1" = 60'

DATE 01/11/2016

FLORIDA REGISTERED SURVEYOR AND MAPPER

F.B. X DR. BY 1 DR. P:\2015\79724-147405.DWG FILE 79724 ORDER NO. 147405