

This instrument prepared by:  
Nassau County Road Department  
96161 Nassau Place  
Yulee, FL 32097

**GRANT OF EASEMENT AND  
PERPETUAL MAINTENANCE AGREEMENT**

THIS EASEMENT AGREEMENT dated this 21<sup>st</sup> day of October, 2015, by and between **CAROL HARTER, and GEORGE HARTER** 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 more fully showing Exhibit "A" attached hereto (the "Subject Property"); and

**WHEREAS** Grantors desire to convey to the County a 30 foot wide Easement for drainage purposes, which Easement Area more particularly described in Exhibit "B" 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

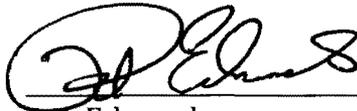
**WHEREAS**, the County has determined that the easement and maintenance of the easement, as set forth herein, is a benefit to the citizens of Nassau County; and

**WHEREAS** the County shall construct the necessary improvements on The Easement Area to accommodate drainage of storm water runoff from the public right of way.

**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 "B" attached hereto.
2. The County shall maintain all necessary improvements, based on County's discretion, lying within the Easement Area. Except in emergency circumstances, the County shall enter upon the Easement Area during normal business hours, for maintenance purposes.
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. Both parties have contributed to the drafting of this Agreement.

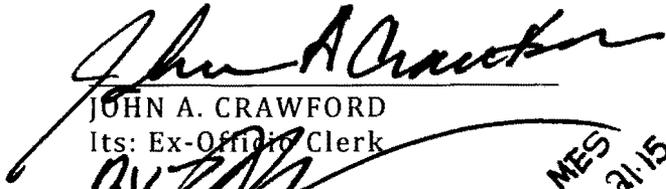
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



Pat Edwards

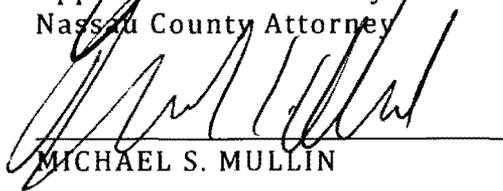
Its: Chairman

Attest as to Chairman's  
Signature:



JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney



MICHAEL S. MULLIN

MES  
10-21-15

"GRANTORS"

Witnesses: Brandi Jordan

Print Name: Brandi Jordan

George Harter

GEORGE HARTER

George Aviles Jr.

Print Name: GEORGE AVILES JR.

STATE OF Florida  
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 1 day of September, 2015, by George Harter, who is personally known to me or who has produced D-294-0 as identification and who did take an oath.

Jennifer L. Beaver  
Jennifer L. Beaver

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 2-27-16



**JENNIFER L. BEAVER**  
Notary Public, State of Florida  
My Comm. Expires Feb. 27, 2016  
Commission No. EE 173881

"GRANTORS"

Witnesses:

Branch Jordan

Print Name: Branch Jordan

Carol Harter

CAROL HARTER

George Aviles Jr.

Print Name: GEORGE AVILES JR.

STATE OF Florida

COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 1 day of September, 2015 by Carol Harter who is personally known to me or who has produced DL-515-0 as identification and who did take an oath.

Jennifer L. Beaver  
Jennifer L. Beaver

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 2-27-16



**JENNIFER L. BEAVER**  
Notary Public, State of Florida  
My Comm. Expires Feb. 27, 2016  
Commission No. EE 173881

Exhibit A

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: <u>George &amp; Carol Harter</u>	Name: <u>Carol Harter</u>
Address: <u>P.O. Box 17022</u>	Address: <u>P.O. Box 17022</u>
City/State/Zip: <u>Fernandina Bch Fl. 32035</u>	City/State/Zip: <u>Fernandina Bch Fl. 32035</u>
Property Tax Parcel/Account Number: _____	<u>34-31-28-0000-007-0000</u>

### Quitclaim Deed

This Quitclaim Deed is made on 9/26/2014, between Mallory & Lillian Wilder, Grantor, of 95105 Mallory Wilder Street, City of Fernandina Bch Fl., State of Florida, and George & Carol Harter, Grantee, of P.O. Box 17022, City of Fernandina Bch, State of Florida 32035.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 95105 Mallory Wilder Street, City of Fernandina Bch, State of Florida:

ATTACHED

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Exhibit A

Dated: 9/24/2014

Mallory D. Wilder / Lillian C. Wilder  
Signature of Grantor

Mallory D. Wilder / Lillian C. Wilder  
Name of Grantor

Kathy Bennett  
Signature of Witness #1

Kathy Bennett  
Printed Name of Witness #1

Danelle Kingery  
Signature of Witness #2

Danelle Kingery  
Printed Name of Witness #2

State of Florida County of Nassau  
On September 26, 2014, the Grantor, Mallory D. Wilder and Lillian C. Wilder  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

Candace Ritma  
Notary Signature



Notary Public,  
In and for the County of Nassau State of Florida  
My commission expires: January 25, 2015 Seal

Send all tax statements to Grantee.

Exhibit A

*MAP SHOWING BOUNDARY SURVEY OF*

A PORTION OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILDER BOULEVARD (A 60.00 FOOT RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET (A 60.00 FOOT RIGHT OF WAY) SAID POINT BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 588, PAGE 933, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 21°44'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET, 270.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°49'22" WEST, 530.00 FEET MORE OR LESS TO THE CENTERLINE OF THE SANTA JUANA CREEK; THENCE NORTHERLY ALONG THE MEANDERINGS OF THE CENTER LINE OF THE SANTA JUANA CREEK 129.00 FEET MORE OR LESS TO A POINT; THENCE NORTH 61°49'22" EAST, 210.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH 86°45'11" EAST, 108.26 FEET; THENCE NORTH 54°07'28" EAST, 193.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET; THENCE SOUTH 21°44'30" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE 90.00 FEET TO THE POINT OF BEGINNING.



# MAP SHOWING SKETCH & DESCRIPTION OF

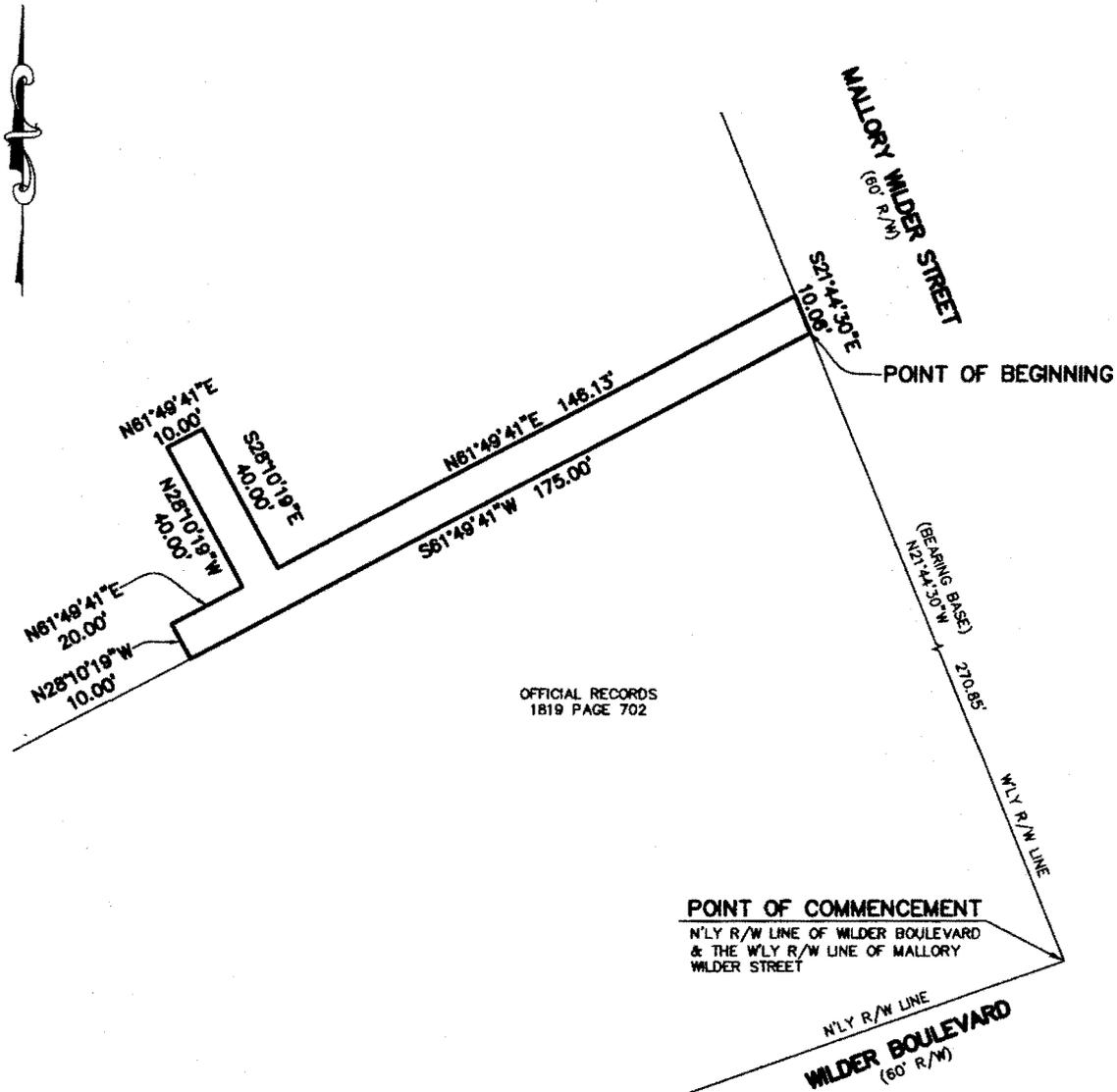
## 10' EASEMENT

A PORTION OF GOVERNMENT LOT 2, SECTION 34, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WILDER BOULEVARD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) SAID POINT BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 588, PAGE 933, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 21°44'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET, A DISTANCE OF 270.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°49'41" WEST, A DISTANCE OF 175.00 FEET; THENCE NORTH 28°10'19" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 61°49'41" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 28°10'19" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 61°49'41" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 28°10'19" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 61°49'41" EAST, A DISTANCE OF 146.13 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF MALLORY WILDER STREET; THENCE SOUTH 21°44'30" EAST, ALONG LAST SAID LINE, 10.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,155 SQUARE FEET AND/OR 0.05± ACRES, MORE OR LESS

Exhibit B



OFFICIAL RECORDS  
1819 PAGE 702

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 16 - JACKSONVILLE, FLORIDA, 32257 - 904/278-0088 - LICENSED LAND BUSINESS NO. 3887

Legend	
CONC	CONCRETE
FOOT	FOOT
EASEM	EASEMENT
CONC	CONCRETE
IRON	IRON PIPE
IRON	IRON ROD
DELTA	DELTA ANGLE
CH	CHAIN
A	ARC LENGTH
PO	POLE
CH-C	CHAINED
(D)	DEED
(P)	PLAT
(M)	MIDIAL LINE
(C)	CENTER LINE
R/W	RIGHT-OF-WAY
(W)	WATER
(T)	TOP OF BANK
FFZ	FRESH FLOOR ELEVATION
A/C	AIR CONDITIONER
LA	LEADERSHIP
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF BEGINNING
P.C.P.	PERMANENT CONTROL POINT
P.C.	POINT OF CURVE
P.C.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
B.R.	BUILDING RESTRICTION
F.P.A.	FLORIDA POWER & LIGHT
(TYP.)	TYPICAL
NAD	NORTH AMERICAN VERTICAL DATUM
NAD	NORTH AMERICAN VERTICAL DATUM
P.I.	POINT OF INTERSECTION
EDW	EDGE OF WATER
TOB	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. 2847  
BOB L. PITTMAN, No. 4827

SCALE 1"=30'

DATE 08/07/2015

*B.L. Pittman* 8-17-15  
FLORIDA REGISTERED SURVEYOR AND MAPPER

