

CS-20-211

Prepared By:
Andrea F. Lennon, Esq.
ANDREA F. LENNON, P.A.
3391 South Fletcher Avenue
Amelia Island, Florida 32034

EASEMENT FOR SIDEWALK

THIS EASEMENT, executed this 28th day of June, 2021, A.D., by Crawford 1, LLC, a Florida limited liability company, ("Grantor") and NASSAU COUNTY, a political subdivision of the State of Florida ("Grantee") whose post office address is: 96135 Nassau Place Suite #1 Yulee, Florida 32097. The terms Grantor and Grantee as used herein shall include said party, its heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Grantor is the owner in fee simple of the certain real property located in Nassau County, Florida being more particularly described in "Exhibit A" attached hereto and incorporated herein by their reference (the "Property").

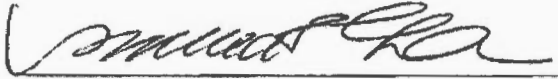
For valuable consideration, the receipt of which is hereby acknowledged by Grantor, which may include permitting and approvals of the Grantee for development activity on the Property, and in further consideration of the mutual covenants and terms, conditions and restrictions hereinafter set forth, the Grantor hereby gives, grants bargains and conveys unto the Grantee, its successors and assigns, in perpetuity, the right, privilege and easement, now and hereafter to construct, improve, reconstruct, replace, inspect, repair, maintain, and use for a public sidewalk purposes, including related and customary uses of sidewalk right-of-way such as curb and gutter, bike path, sanitary sewer, storm drainage, water supply, cable television, fiber optic, electric power and telephone transmission purposes in, upon and across a portion of the Property, the area subject to this easement being more particularly identified and described in "Exhibit B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the terms, conditions, obligations and restrictions imposed herein shall be binding upon the Grantor, its successors and assigns, and shall continue as a servitude running with the land in perpetuity. Grantor covenants that it is vested of the Property in fee simple, has the right to convey the same and that the Grantor will warranty and defend such title to the same against claims of all persons. This Easement for Sidewalk shall not divest the Grantor of any rights or interests in its Property not herein mentioned.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

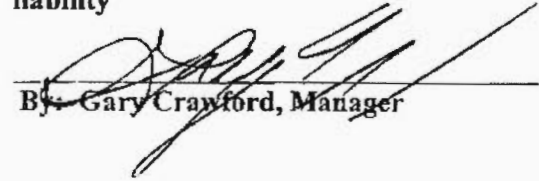
Crawford 1, LLC, a Florida limited liability



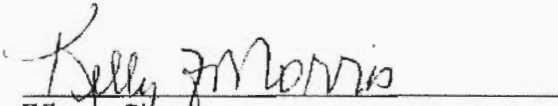
Witness Signature

Andrea Lennon

Printed Name



By: Gary Crawford, Manager



Witness Signature

Kelly P. Morris

Printed Name

State of Florida
County of Nassau

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared (x) By Physical Presence **Gary Crawford, as Manager of Crawford 1, LLC, a Florida limited liability company** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same, and who has/have produced a driver's license as identification and who DID NOT take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of June 2021, A.D.

(Seal)



Notary Public

Printed Name: Andrea Lennon

My Commission Expires: _____

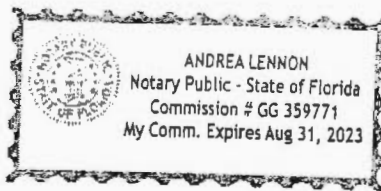


Exhibit A

(“Property”)

A PORTION OF LOTS 1, 2, AND 3, LARCHMONT UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF NASSAU, COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 3, THENCE NORTH 03°49'00" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 156.58 FEET; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 257.76 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 144.47 FEET TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY) AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1181.62 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°25'49", AN ARC DISTANCE OF 111.99 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 88°46'00" WEST A DISTANCE OF 111.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°03'06" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 135.74 FEET TO THE POINT OF BEGINNING.

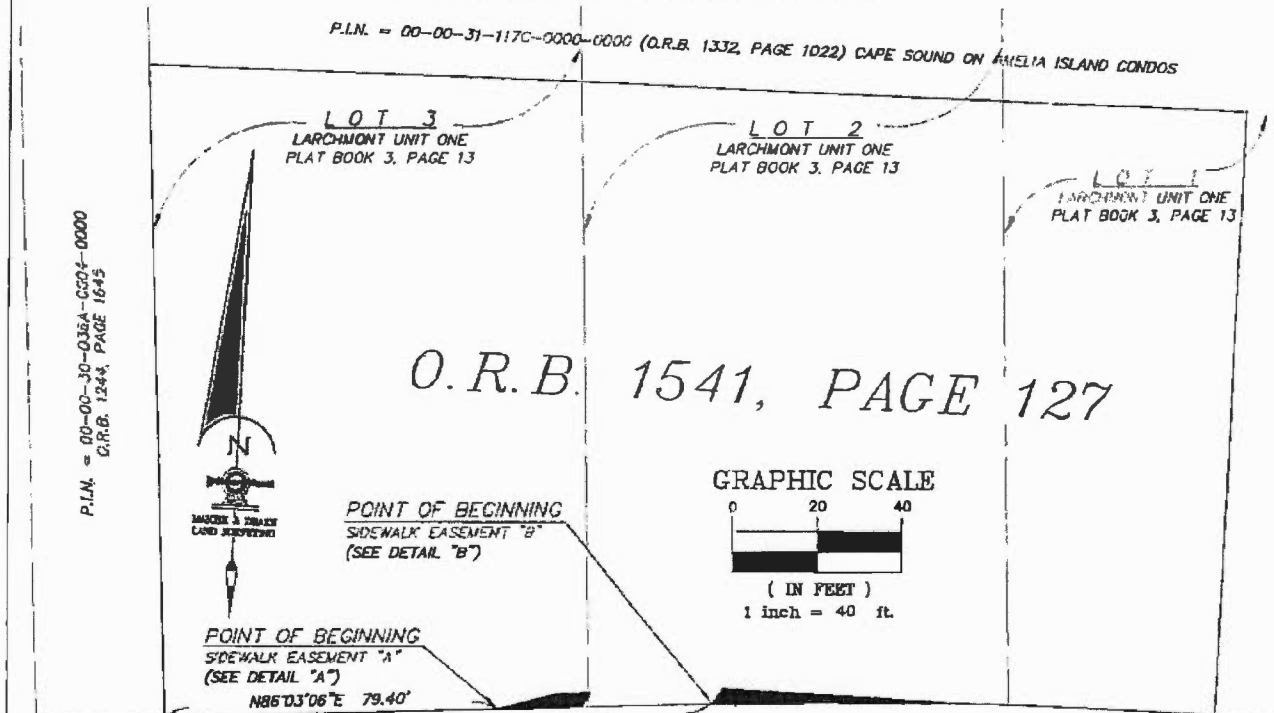
TAX ID # 00-00-31-117C-00CM-0000

EXHIBIT B

MANZIE & DRAKE LAND SURVEYING

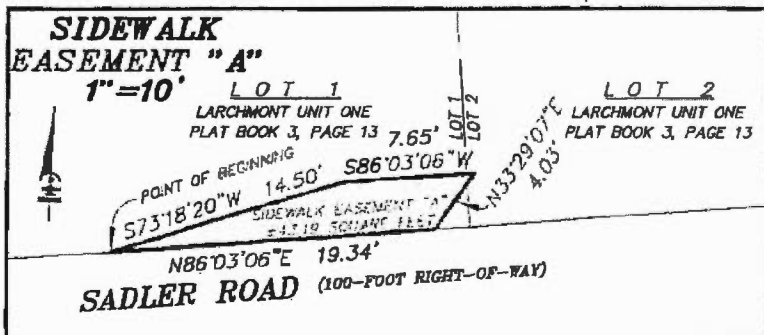
SKETCH OF LEGAL DESCRIPTION

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

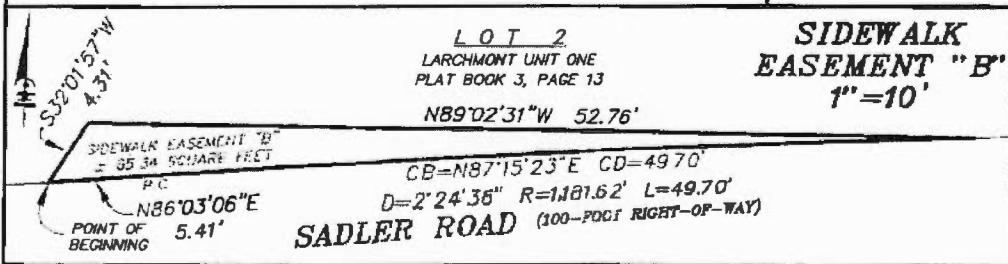


POINT OF REFERENCE
SOUTHWEST CORNER LOT 3,
LARCHMONT UNIT ONE,
PLAT BOOK 3, PAGE 13

SADLER ROAD
(100-FOOT RIGHT-OF-WAY)



- LEGEND**
- Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - CH = CHORD
 - L = LENGTH
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.C. = POINT OF CURVATURE
 - R = RADIUS
 - P.I.N. = PARCEL IDENTIFICATION NUMBER



117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM

JOB NO. 15347

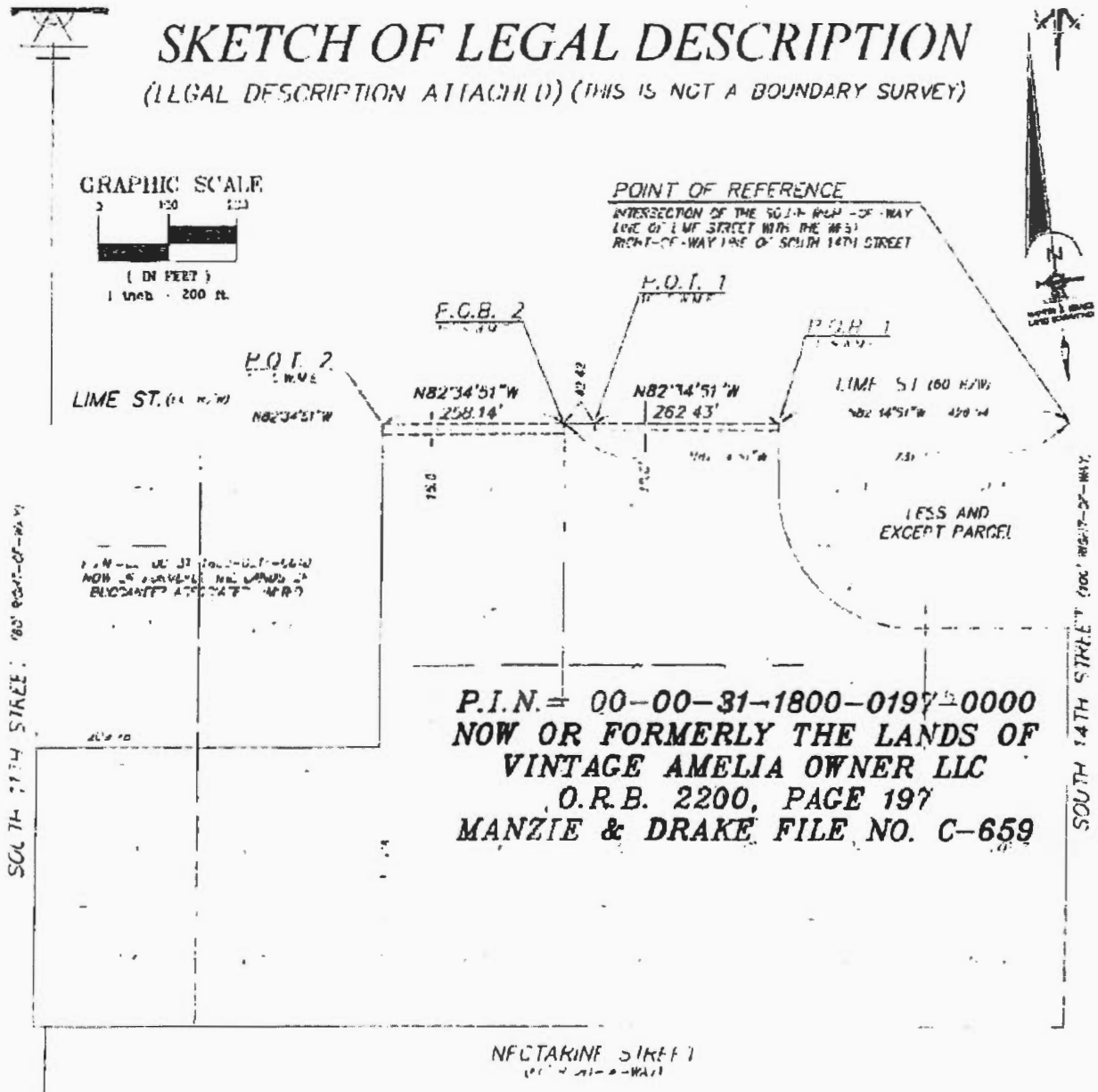
Inst. Number: 202145004192 Book: 2431 Page: 1328 Page 5 of 5 Date: 2/5/2021 Time: 11:31 AM
John A. Crawford Clerk of Courts, Nassau County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

Exhibit "B-1"

SIDEWALK EASEMENT

SKETCH OF LEGAL DESCRIPTION

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



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION SIDEWALK EASEMENTS MAY 18, 2021

SIDEWALK EASEMENT "A"

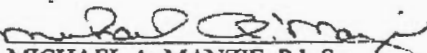
A PORTION OF LOT 1 AND LOT 2, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 86°03'06" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 79.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°03'06" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 19.34 FEET; THENCE NORTH 33°29'07" EAST A DISTANCE OF 4.03 FEET; THENCE SOUTH 86°03'06" WEST A DISTANCE OF 7.65 FEET; THENCE SOUTH 73°18'20" WEST A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING.

SIDEWALK EASEMENT "B"

A PORTION OF LOT 2, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 86°03'06" EAST, ALONG THE SOUTH LINE OF LOT 1 AND LOT 2, AS SHOWN ON SAID PLAT OF "LARCHMONT UNIT ONE", A DISTANCE OF 130.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86°03'06" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 5.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,181.62 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF 02°24'36", AN ARC DISTANCE OF 49.70 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 87°15'23" EAST A DISTANCE OF 49.70 FEET; THENCE NORTH 89°02'31" WEST A DISTANCE OF 52.76 FEET; THENCE SOUTH 32°01'57" WEST A DISTANCE OF 4.31 FEET TO THE POINT OF BEGINNING.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 15347 5/18/21