

Prepared by and return to:
Matovina & Company
12443 San Jose Blvd., Suite 504
Jacksonville, FL 32223

Project: **Nassau Crossing Community Park**
RE Parcel #: 42-4N-27-0000-0003-0110

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT made this 9th day of May, 2022, by and between **NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida, 32097 (the "Grantor"), and **JEA**, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, FL 32202 (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, either above or below the surface of the ground, facilities and associated equipment for water reuse, water, sewer, other public utilities, or quasi-utilities, either or all, on, along over, through, across, or under the following described land situate in Duval 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:

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida

Sign: [Signature]
Print: Heather Nazworth

By: [Signature]
Print: Aaron C. Bell
Title: Chairman

Sign: [Signature]
Print: Brandi McDonald

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of May, 2022 by Aaron C. Bell as Chairman (title) of Nassau County Board of County Commissioners, a political subdivision of the State of Florida. He/She is (check one) personally known to me or has produced _____ as identification.



HEATHER NAZWORTH
Notary Public, State of Florida
My Comm. Expires December 28, 2025
Commission No. HH 212240

[Signature]
Print Heather Nazworth
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)

JEA REPRESENTATIVE:

Sign: _____

Print: _____

Title: _____

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:

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida

Sign: [Signature]
Print: Heather Nazworth

By: [Signature]
Print: Aaron C. Bell
Title: Chairman

Sign: [Signature]
Print: Brandi McDonald

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of May, 2022 by Aaron C. Bell as Chairman (title) of Nassau County Board of County Commissioners, a political subdivision of the State of Florida. He/She is (check one) personally known to me or has produced _____ as identification.



HEATHER NAZWORTH
Notary Public, State of Florida
My Comm. Expires December 28, 2025
Commission No. MH 212246

[Signature]
Print Heather Nazworth
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)

JEA REPRESENTATIVE:

Sign: [Signature]

Print: Brandon Traub

Title: Real Estate Coordinator

EXHIBIT A


MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
JEA EASEMENT NO. 1
MARCH 31, 2022

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2183, PAGE 228, 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 NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE NORTH 22°33'00" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; (3) THENCE NORTH 03°18'00" EAST A DISTANCE OF 1,102.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°42'00" EAST A DISTANCE OF 5.00 FEET; THENCE SOUTH 03°18'00" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 86°42'00" WEST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.


MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509 3.31.22

MANZIE & DRAKE LAND SURVEYING

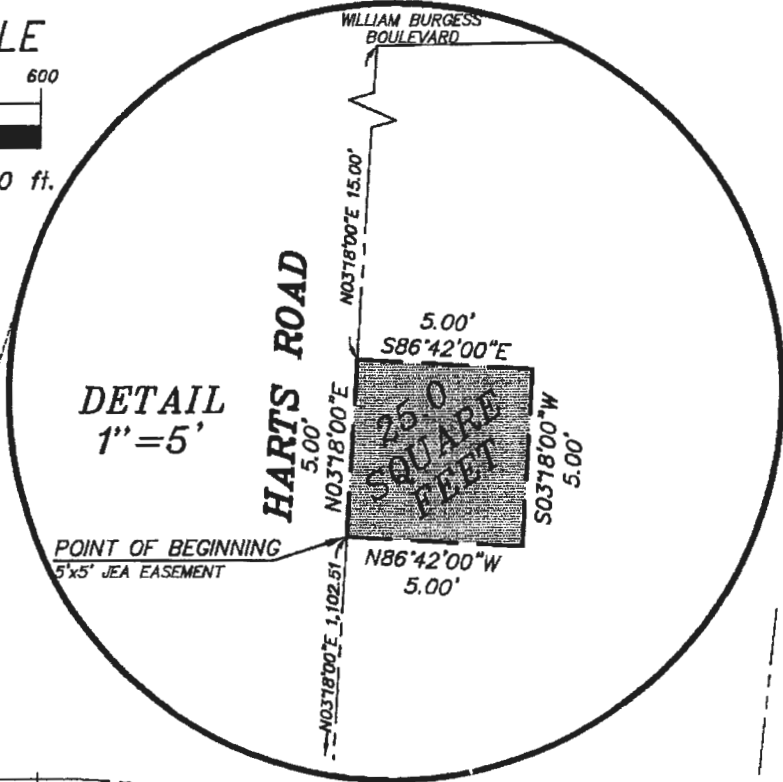
SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



(IN FEET) 1 inch = 300 ft.



HARTS ROAD
(80 FOOT RIGHT-OF-WAY)

CSX RAILROAD
(200 FOOT RIGHT-OF-WAY)

WILLIAM BURGESS BOULEVARD
(100 FOOT RIGHT-OF-WAY)

POINT OF BEGINNING
5'x5' JEA EASEMENT
(SEE DETAIL)

POINT OF REFERENCE
RESIDENTIAL AREA NO. 2
INTERSECTION OF THE NORTHERLY LINE
OF LOT 1, WIDE ROAD ACRES (PLAT
BOOK 5, PAGES 404 THROUGH 406) WITH
EASTERLY RIGHT-OF-WAY LINE OF HARTS
ROAD



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	342.02'	758.08'	25°30'59"	N9°37'32"W	339.12'

JOB NO. 16509-JEA(1)

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

MANZIE & DRAKE LAND SURVEYING

LEGAL DESCRIPTION
JEA EASEMENT NO. 2
MARCH 31, 2022

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2183, PAGE 228, 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 NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE NORTH 22°33'00" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; (3) THENCE NORTH 03°18'00" EAST A DISTANCE OF 1,122.51 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) THENCE NORTH 89°10'40" EAST A DISTANCE OF 336.60 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,150.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°33'03", AN ARC DISTANCE OF 312.13 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 83°02'48" EAST A DISTANCE OF 311.17 FEET; (3) THENCE SOUTH 75°16'16" EAST A DISTANCE OF 53.61 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 75°16'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIAM BURGESS BOULEVARD, A DISTANCE OF 5.00 FEET; THENCE SOUTH 14°43'44" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 75°16'16" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 14°43'44" EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

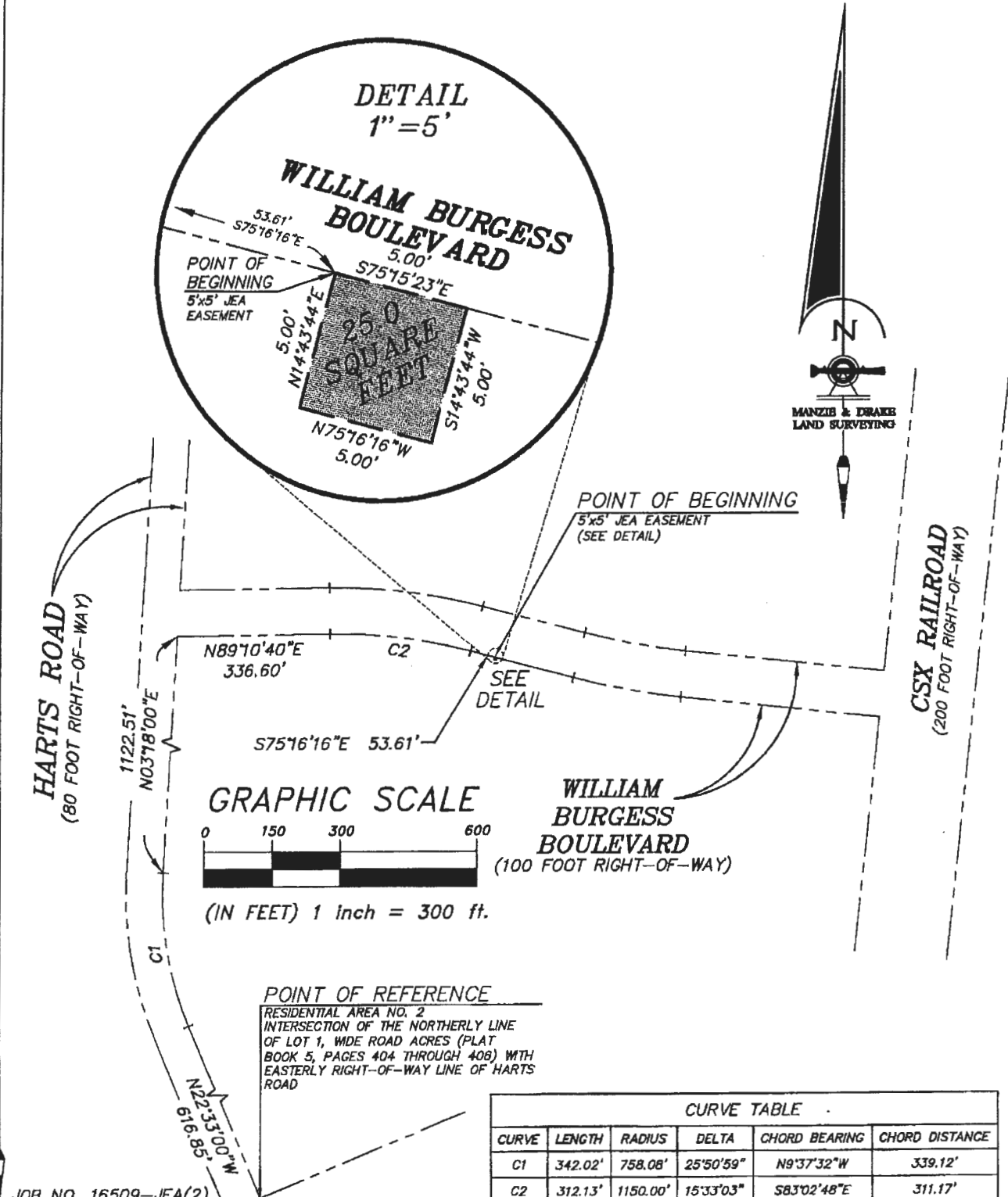


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SKETCH OF LEGAL DESCRIPTION

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



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