

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 20th day of January, 2016,
by and between **JO ANN SPIVEY, and MONROE SPIVEY** 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

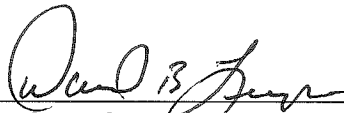
WHEREAS, the County has determined that the easement and maintenance
of the easement, as set forth herein, is a benefit to the citizens of Nassau County;
and

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.

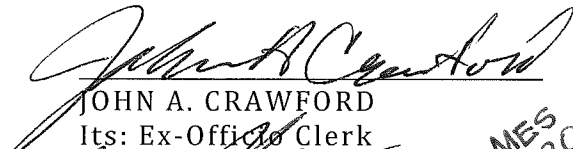
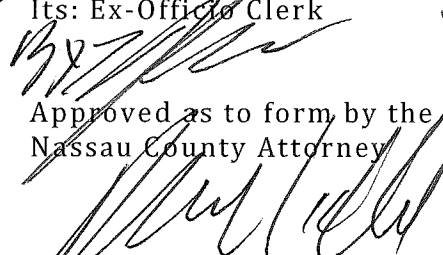
FOR and IN CONSIDERATION of the mutual covenants and agreements hereinafter contained, the parties hereto agree as follows:

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~~ **Daniel B. Leeper**
Its: ~~Chairman~~ **Vice 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
01-20-16

"GRANTORS"

Witnesses:

Jennifer L Hickox
Print Name: Jennifer Hickox

Jo Ann Spivey
JO ANN SPIVEY

Don A. Hodges
Print Name: Don A Hodges

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 27TH day of October, 2015, by Joann Spivey, who is personally known to me or who has produced FDL as identification and who did take an oath.

Rog BT
ROGER A BRIDGE

NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____



Roger A. Bridge
State of Florida
My Commission Expires 07/24/2019
Commission No. FF 233003

"GRANTORS"

Witnesses:

Jennifer Hickox
Print Name: Jennifer Hickox

Monroe Spivey
MONROE SPIVEY

Doris A. Halper
Print Name: Doris A. Halper

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 27TH day of October, 2015, by Monroe Spivey, who is personally known to me or who has produced FDL as identification and who did take an oath.

Roger A. Bridge
ROGER A BRIDGE



NOTARY PUBLIC
State of Florida at Large
My Commission Expires: _____

Roger A. Bridge
State of Florida
My Commission Expires 07/24/2019
Commission No. FF 233003

Return to: (enclose self-addressed stamped envelope)

Name: Monroe G. Spivey &
Jo Ann Spivey

Address: 1034 Ake Lane
Jacksonville, FL 32218

This Instrument Prepared by: Monroe G. Spivey &
Jo Ann Spivey

Address: 1034 Ake Lane
Jacksonville, FL 32218

Property Appraisers Parcel Identification (Folio) Number(s):
Parcel I.D. #8807996, Nassau County Public
Grantee(s) S.S. #[redacted] Records

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

BK0844 PG0658

OFFICIAL RECORDS

Florida Documentary Stamp tax
required by law in the amount
of \$ 91.00 Certificate of
Registration No. 82 0015296-01
Date 8/10/98
Clerk Circuit Court Nassau County Florida

AUG 10 1998

This Warranty Deed Made the 31st day of December A.D. 19 97 by

Robert W. Harrison, Jr. d/b/a Temple Farms
hereinafter called the grantor, to Monroe G. Spivey and Jo Ann Spivey, as joint tenants
with right of survivorship
whose post office address is 1034 Ake Lane, Jacksonville, Florida, 32218

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee all that certain land situate in Nassau
County, State of Florida, viz:

A portion part or tract of land, located in the Southwest ($\frac{1}{4}$) of the Northwest ($\frac{1}{4}$) of Section 35,
Township 2 North, Range 24 East, Nassau County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 35; thence South 0° 30' 35" East along the Westerly
Boundary of said Section 35, 1362.76 feet to the Northwest corner of the Southwest ($\frac{1}{4}$) Quarter of the
North ($\frac{1}{4}$) Quarter; thence North 88° 57' 25" East 590.5 feet along the Northerly Boundary of the said
Southwest ($\frac{1}{4}$) Quarter to the Point of Beginning; thence continue along said Northerly Boundary North
88° 57' 25" East, 183.5 feet to a point; thence South 0° 12' 05" East 475.03 feet to a point; thence
South 88° 57' 25" West, 180.94 feet to a point; thence North 0° 30' 35" West, 475.0 feet to the Point
of Beginning, containing 2.0 acres more or less. This deed is made and delivered in full compliance
and satisfaction of any and all requirements of Agreement for Deed dated September 8, 1987, recorded
in Book 0546, Page 890-95, Parcel I.D. 8807996, Nassau County Public Records.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the
title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land
is free of all encumbrances, except taxes accruing subsequent to December 31, 19 97.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed/sealed and delivered in the presence of:

Sharon K. Noel
Signature Sharon K. Noel

Printed Signature

Mary J. Dasher
Signature MARY J. DASHER
Printed Signature

Signature

Printed Signature

Signature

Printed Signature

STATE OF GEORGIA
COUNTY OF CHARLTON

Robert W. Harrison, Jr.

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he
executed the same, that I relied upon the following form of identification of the above-named person:

DRIVERS LICENSE

and that an oath (was/was not) taken.

NOTARY RUBBER STAMP SEAL

Notary Public, Charlton County, Georgia
My Commission Expires 2/7/02

Witness my hand and official seal in the County and State last aforesaid this
22nd day of July, A.D. 19 98

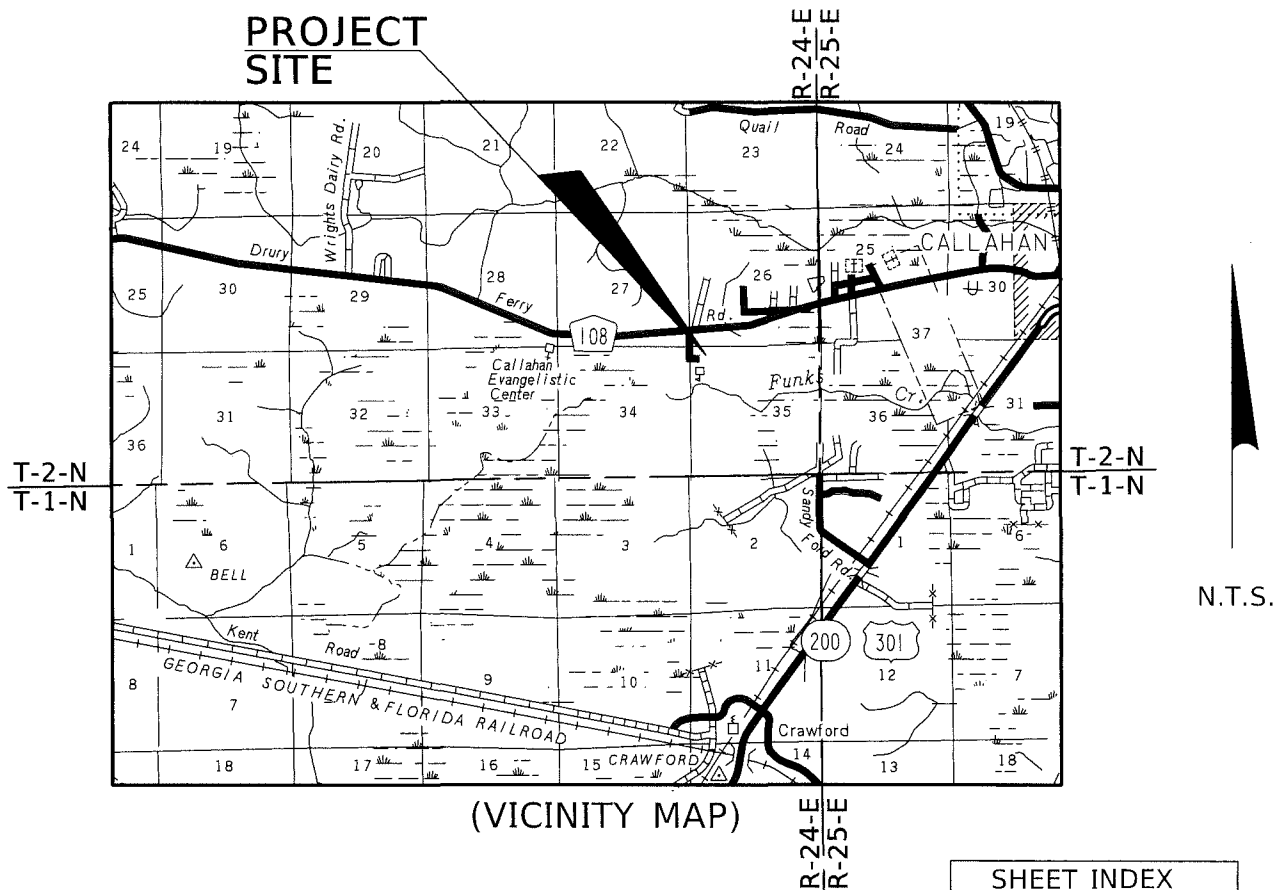
Marie Wainwright
Notary Signature

Notary Public, Charlton County, Georgia
My Commission Expires 2-7-02

MARIE WAINWRIGHT

SKETCH AND DESCRIPTION BALL PARK ROAD DRAINAGE EASEMENT SECTION 35 TOWNSHIP 2 NORTH, RANGE 24 EAST PARCEL 1

Exhibit 'B'



SHEET INDEX	
1	COVER SHEET
2	LEGEND SHEET
3	DETAIL SHEET
4	DESCRIPTION
5	CERTIFICATION

1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED EASEMENT.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE DEED BEARING OF S 00°30'35" E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 24 EAST.

			NASSAU COUNTY, FLORIDA			
			SKETCH AND DESCRIPTION - NOT A FIELD SURVEY			
			34307 BALL PARK ROAD		NASSAU COUNTY	
			BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LB#2648	
			DRAWN	S.NELMS	07-22-15	DATA SOURCE: 15-0246.000
			CHECKED	C.FAUST	07-25-15	DRMP JOB NO. 15-0276.000
REVISION	BY	DATE			SECTION N/A	SHEET 1 OF 5

LEGEND

Exhibit B

ALUM. = ALUMINUM
 A.P. = ASPHALT PAVEMENT
 & = AND
 B. = BASELINE
 (C) = CALCULATED
 C1 = CURVE DATA
 C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 CLF = CHAIN LINK FENCE
 C.M. = CONCRETE MONUMENT
 CMP = CORRUGATED METAL PIPE
 COR. = CORNER
 C.C.R. = CERTIFIED CORNER RECORD
 C.R. = COUNTY ROAD
 Δ = DELTA
 E: = EASTING
 E.O.P. = EDGE OF PAVEMENT
 ESMT. = EASEMENT
 EXIST. = EXISTING
 (F) = FIELD DATA
 F.P. = FINANCIAL PROJECT
 FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 FKA = FORMERLY KNOWN AS
 FND. = FOUND
 GOV. = GOVERNMENT
 HWF = HOGWIRE FENCE
 INC. = INCORPORATED
 ID. = IDENTIFICATION
 I.R.&C. = IRON ROD & CAP
 L.B. = LICENSED (SURVEY) BUSINESS
 L.A. = LIMITED ACCESS
 L = ARC DISTANCE
 LT. = LEFT
 M.B. = MAP BOOK
 N: = NOTHING

N.A.D. = NORTH AMERICAN DATUM
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PLAT
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.E. = PERPETUAL EASEMENT
 PG. = PAGE
 P.K. = "PARKER-KALON" BRAND
 P. = PROPERTY LINE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 P.T. = POINT OF TANGENCY
 R = RANGE/RADIUS
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT OF WAY
 RT. = RIGHT
 SJRWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 SEC. = SECTION
 S.R. = STATE ROAD
 STA. = STATION
 T = TOWNSHIP
 T.I.I.T.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
 W/ = WITH

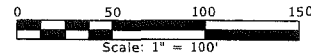
			NASSAU COUNTY, FLORIDA		
			SKETCH AND DESCRIPTION - NOT A FIELD SURVEY		
			BARKLEY ROAD NASSAU COUNTY		
			BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LB#2648
			DRAWN	S.NELMS	07-22-15
			CHECKED	C.FAUST	07-25-15
REVISION	BY	DATE	DRMP JOB NO. 15-0276.000		
			SECTION N/A		SHEET 2 OF 5

Exhibit "B"

27 26

34 35

SKETCH AND DESCRIPTION 34307 BALL PARK ROAD DRAINAGE EASEMENT PARCEL 1



P.O.C.
NW CORNER SEC. 35
T-2-N, R-24-E
FOUND 4" X 4" C.M.
W/STEEL PIN, NO ID.
C.C.R. 075760

P.O.B.
PARCEL 1

S00°30'35"E
1362.76'(C)
WEST LINE SEC. 35

NW CORNER
SW 1/4, NW 1/4

NORTH LINE
SW 1/4, NW 1/4
SECTION 35

N88°57'25"E 769.00'(C)
178.50'(C)

BALL PARK ROAD

N88°57'25"E
5.00'(C)

19"x 30" RCP

E.O.P.

5' CLF

5' PROPOSED
EASEMENT
PARCEL 1

4' CLF

20' PROPOSED
EASEMENT
PARCEL 2

PARCEL 1
TAX I.D. # 35-2N-24-0000-0002-0040
MONROE & JOANN SPIVEY
O.R.B. 844, PG. 658

475.00'(C)

N00°30'35"W

22'x40'
1 STORY
STRUCTURE
VINYL SIDING

CHICKEN PEN
15.5'x20'
WOOD CARPORT
W/METAL ROOF

5' HWF

5' PROPOSED ESMT.
PARCEL 1

15" CMP

S89°47'55"W
5.00'(C)
45.03'(C)

180.94'(C)
S88°57'25"W

N00°12'05"W
429.93'(C)
430.00'(C)
475.03'(C)

S00°12'05"E

WOOD FENCE

25' PROPOSED ESMT.
PARCEL 1 & PARCEL 2

PARCEL 2
TAX I.D. # 35-2N-24-0000-0002-0050
JODY ALLEN SPIVEY
O.R.B. 1574, PG. 994

			NASSAU COUNTY, FLORIDA			
			SKETCH AND DESCRIPTION - NOT A FIELD SURVEY			
			34307 BALL PARK ROAD			NASSAU COUNTY
			BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LB#2648	DATA SOURCE 15-0246.000
			DRAWN	S.NELMS 07-22-15		
REVISION	BY	DATE	CHECKED	C.FAUST 07-25-15	DRMP JOB NO. 15-0276.000	SECTION N/A
					SHEET 3 OF 5	

Exhibit "B"

PARCEL 1
 PARCEL NO. 35-2N-24-0000-0002-0040
 MONROE & JOANN SPIVEY
 OFFICIAL RECORDS BOOK 844, PAGE 658

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA, AND BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 4"X4" CONCRETE MONUMENT, WITH NO IDENTIFICATION, MARKING THE
 NORTHWEST CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 24 EAST, NASSAU COUNTY,
 FLORIDA; THENCE SOUTH 00°30'35" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF
 SAID SECTION 35, A DISTANCE OF 1362.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST
 QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 88°57'25" EAST, ALONG THE NORTH LINE OF
 SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 769.00 FEET TO THE **POINT
 OF BEGINNING**; THENCE CONTINUE NORTH 88°57'25" EAST, ALONG SAID NORTH LINE, A DISTANCE OF
 5.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 844, PAGE
 658 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°12'05" EAST ALONG
 THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 844, PAGE 658, A DISTANCE OF
 430.00 FEET; THENCE SOUTH 89°47'55" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°12'05"
 WEST, A DISTANCE OF 429.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,150 SQUARE FEET (0.049 ACRE) OF LAND, MORE OR LESS.

			NASSAU COUNTY, FLORIDA			
			SKETCH AND DESCRIPTION - NOT A FIELD SURVEY			
			34307 BALL PARK ROAD		NASSAU COUNTY	
			BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LB#2648	
			DRAWN	S.NELMS	07-22-15	DATA SOURCE: 15-0246.000
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REVISION	BY	DATE			SECTION N/A	SHEET 4 OF 5

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AND CONTAINED IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION



7/29/15

CLYDE WILLIAM FAUST, III, P.S.M.

DATE

FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6600

THIS SKETCH AND DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND ORIGINAL RAISED SEAL.

			NASSAU COUNTY, FLORIDA			
			SKETCH AND DESCRIPTION - NOT A FIELD SURVEY			
			34307 BALL PARK ROAD NASSAU COUNTY			
			BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FLORIDA 32256 LB#2648	DATA SOURCE: 15-0246.000
			DRAWN	S.NELMS	07-22-15	
			CHECKED	C.FAUST	07-25-15	
REVISION	BY	DATE	DRMP JOB NO. 15-0276.000 SECTION N/A SHEET 5 OF 5			