

Prepared by and return to:
Board of County Commissioners of Nassau County
96135 Nassau Place, Suite 1
Yulee, Florida 32097

INSTR # 201629636, Book 2078, Page 981
Pages 5
Doc Type EAS, Recorded 10/20/2016 at 08:58 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$44.00
#1

Project: Nassau County Sheriff's Admin Building
RE Parcel #: 08-2N-27-0000-0003-0040

INSTR # 201631962, Book 2083, Page 357
Pages 7
Doc Type EAS, Recorded 11/14/2016 at 09:14 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$61.00
#1

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this 20th day of October, 2016 by **Board of County Commissioners of Nassau County, Florida**, a political subdivision of the State of Florida, whose mailing 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, Florida, 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 and sewer utilities, either or all, on, along over, through, across, or under the following described land situate in Nassau 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.

* This document is being re-recorded to include a legal description that was inadvertently omitted.

EXHIBIT A

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
NASSAU COUNTY JUDICIAL COMPLEX
20 FOOT JEA WATER EASEMENT

A STRIP OF LAND 20 FEET IN WIDTH BEING A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH $00^{\circ}37'31''$ EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 2,166.31 FEET; THENCE SOUTH $88^{\circ}09'13''$ WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 891, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 222.07 FEET; THENCE NORTH $01^{\circ}50'47''$ WEST A DISTANCE OF 96.85 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH $87^{\circ}57'01''$ WEST A DISTANCE OF 341.97 FEET; THENCE NORTH $39^{\circ}29'31''$ WEST A DISTANCE OF 49.39 FEET; THENCE NORTH $06^{\circ}03'11''$ WEST A DISTANCE OF 34.57 FEET; THENCE SOUTH $88^{\circ}05'35''$ WEST A DISTANCE OF 78.35 FEET; THENCE NORTH $01^{\circ}54'25''$ WEST A DISTANCE OF 127.51 FEET; THENCE NORTH $88^{\circ}05'35''$ EAST A DISTANCE OF 125.32 FEET; THENCE NORTH $43^{\circ}14'55''$ EAST A DISTANCE OF 101.81 FEET; THENCE NORTH $87^{\circ}48'13''$ EAST A DISTANCE OF 257.55 FEET TO THE POINT OF TERMINUS OF ABOVE DESCRIBED CENTERLINE.

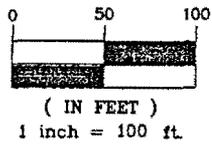
THE ABOVE DESCRIBED EASEMENT IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY ANTHONY PAUL O'NEIL DATED 08/03/2014.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17069

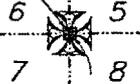
MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



POINT OF REFERENCE
NORTHEAST CORNER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 27 EAST



MANZIE & DRAKE
LAND SURVEYING

PARCEL 2
PER MAP BY
ANTHONY PAUL O'NEIL
DATED 08/03/2014

PARCEL 1
PER MAP BY
ANTHONY PAUL O'NEIL
DATED 08/03/2014

PARCEL 1
PER MAP BY
ANTHONY PAUL O'NEIL
DATED 08/03/2014

POINT OF TERMINUS
20' JEA WATER EASEMENT

O.R.B. 936
PAGE 891

POINT OF BEGINNING
20' JEA WATER EASEMENT

POINT OF BEGINNING
(PARCEL 1 PER MAP
BY ANTHONY PAUL O'NEIL
DATED 08/03/2014)

SOUTHERLY LINE OF O.R.B. 936, PAGE 891

500'37'31"E 2166.31'

LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

JOB NO. 17069-JEA-WATER

LINE TABLE

LINE	BEARING	LENGTH
L1	N39°29'31"W	49.39'
L2	N06°03'11"W	34.57'
L3	S88°05'35"W	78.35'

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

NASSAU COUNTY JUDICIAL COMPLEX
25 FOOT JEA SANITARY SEWER EASEMENT

A STRIP OF LAND 25 FEET IN WIDTH BEING A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 00°37'31" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 2,166.31 FEET; THENCE SOUTH 88°09'13" WEST, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 936, PAGE 891, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 736.82 FEET; THENCE NORTH 01°50'47" WEST A DISTANCE OF 233.14 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 33°12'47" EAST A DISTANCE OF 250.75 FEET TO THE POINT OF TERMINUS OF ABOVE DESCRIBED CENTERLINE.

THE ABOVE DESCRIBED EASEMENT IS BASED ON TOPOGRAPHIC SURVEY PREPARED BY ANTHONY PAUL O'NEIL DATED 08/03/2014.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17069

MANZIE & DRAKE LAND SURVEYING

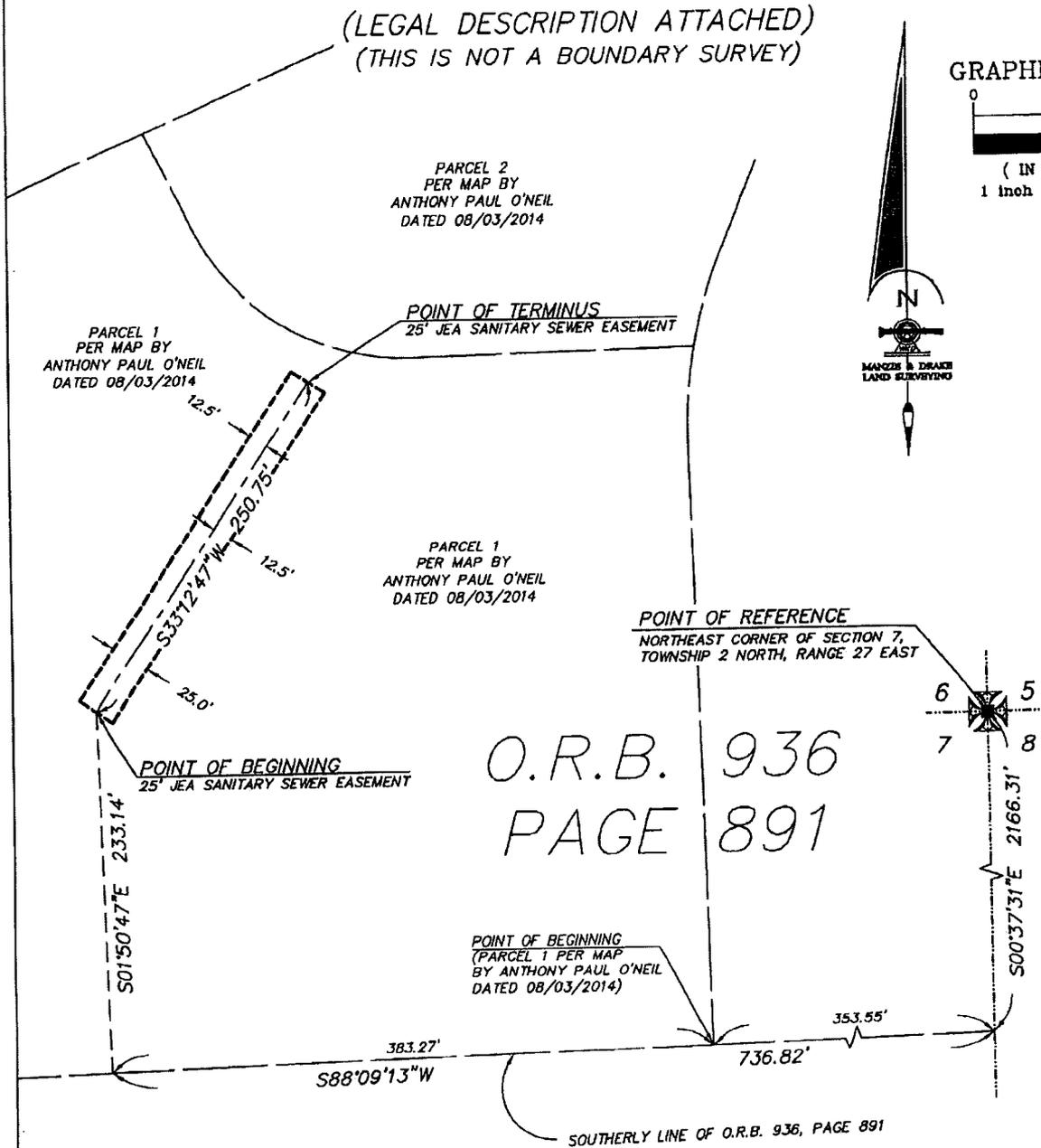
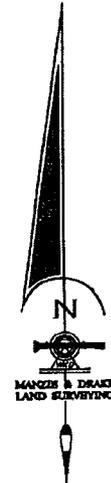
SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



LEGEND

O.R.B. = OFFICIAL RECORDS BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

JOB NO. 17069-JEA-SEWER

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WWW.MANZIEANDDRAKE.COM