

Prepared by & Return to:
Brian A. Block, Esq.
3917 NW 97th Blvd.
Gainesville, FL 32606
(352) 333-3233

RECORDED ELECTRONICALLY
County Nassau
Instrument # 201818122
Date 6/11/18 Time 3:56
OR Book 2202 Page 1759

PUBLIC RIGHT-OF-WAY EASEMENT

THIS EASEMENT, made and entered into this 5 day of June, 2018, by and between **Concept Development, Inc.**, whose mailing address is 3917 NW 97th Blvd, Gainesville, FL 32606 ("Grantor") and **Nassau County**, a political subdivision of the State of Florida, whose mailing address is 96135 Nassau Place, Suite 1, Yulee, FL 3209, its successors and assigns ("County"). 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 organizations.

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys unto the grantee, its successors and assigns, a perpetual, non-exclusive, public easement for the operation and maintenance of a public road and related appurtenances permitted by Nassau County (all of which are to be located in the easement area being referred to as the facilities) upon, over, and across the following described land (the easement area), situate, lying and being in Nassau County, Florida, to wit:

See Exhibit "A" and "B" attached hereto and made a part hereof

The easement rights specifically include: (a) the right to perpetual ingress and egress to patrol, inspect, and provide access and service to the facilities; (b) all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of the facilities and for the enjoyment and use of the easement for the purposes described above. No buildings, structures, vehicular parking or obstacles are permitted within the easement area.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of two witnesses, (as required by Florida Law):

Susan H. Lynch
Witness 1 Signature

Concept Development, Inc., a Florida corporation

Susan Lynch
Witness 1 Print Name

By: Brian S. Crawford
Brian S. Crawford, C.E.O.

Holly White
Witness 2 Signature

Holly White
Witness 2 Print Name

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by Brian S. Crawford as C.E.O. of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

Amanda K Welch
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

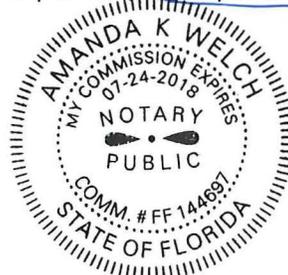


EXHIBIT "A"
RIGHT-OF-WAY EASEMENT LEGAL DESCRIPTION

A PORTION OF SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, GOVERNMENT LOT 3, OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 862, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 04°01'40" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 212.14 FEET; THENCE SOUTH 84°04'27" WEST, A DISTANCE OF 240.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°54'37" EAST, A DISTANCE OF 215.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 603, PAGES 1075 AND 1076 OF SAID PUBLIC RECORDS; THENCE SOUTH 84°04'27" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 24.00 FEET; THENCE NORTH 05°54'37" WEST, A DISTANCE OF 215.00 FEET; THENCE NORTH 84°04'27" EAST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

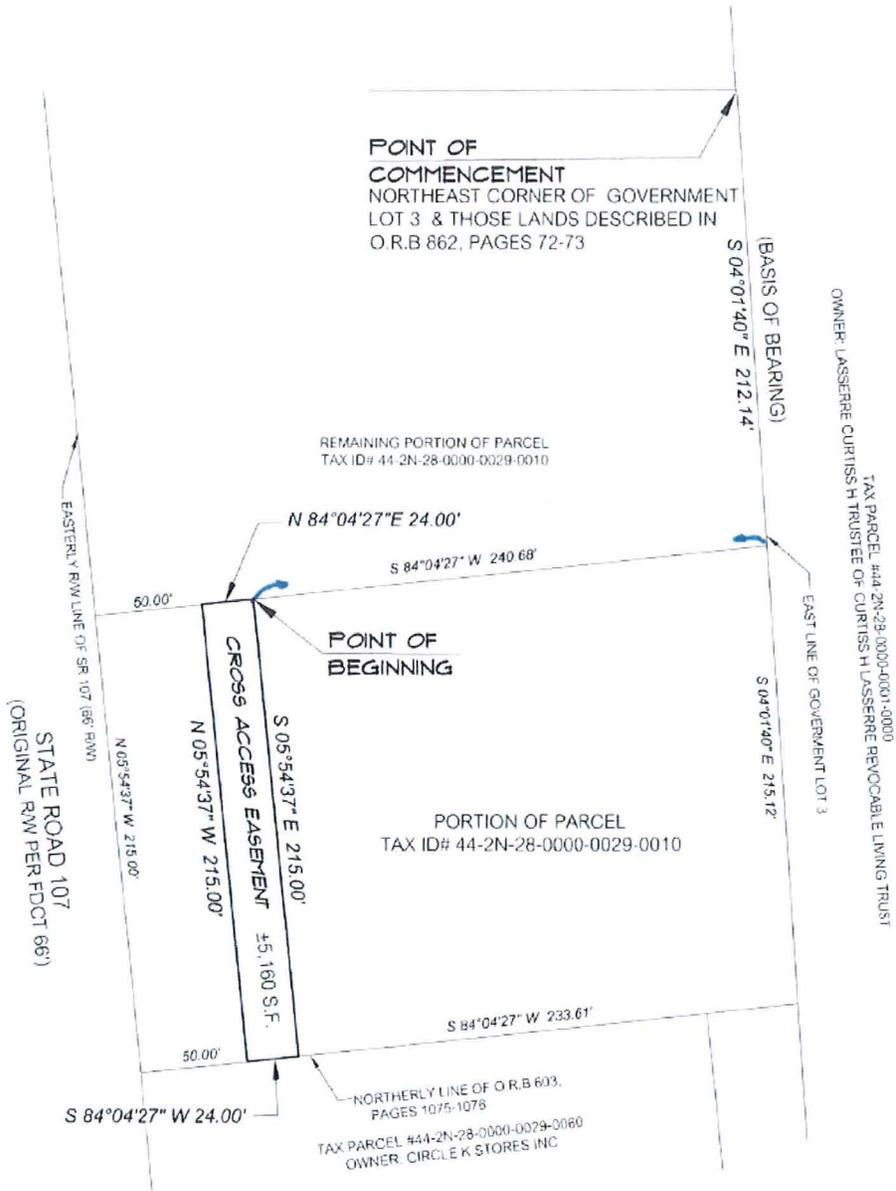
CONTAINING: 5,160 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"
SKETCH OF RIGHT-OF-WAY EASEMENT

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, GOVERNMENT LOT 3,
NASSAU COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
SR = STATE ROAD

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 04°01'40" E FOR THE EAST BOUNDARY LINE OF GOVERNMENT LOT 3 AND EAST LINE OF PARENT PARCEL.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

NASSAU COUNTY
CONCEPT DEVELOPMENT, INC.

This map prepared by:
Kevin W. Hewett
Certificate of Authorization No. LB-5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

KEVIN W. HEWETT
[Signature]
Florida Land Surveyors & Mapmakers, Inc. License No. 6004

DATE: 05-30-2018
REVISIONS:
JAH-
CHECKED BY: KWH
PROJECT NUMBER: 17-0355

SCALE: 1" = 80'
GRAPHIC SCALE FOR SIZE AND POSITION OF ORIGINAL DRAWING
PRINT THIS MAP WITH ALL DATA SHEETS AND ALL SCALES AND NOTES

CHW
CONCEPT DEVELOPMENT, INC.
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FLORIDA
LB-5075

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