

Prepared under the direction of, Record and return to: Grady H. Williams, Jr., Esq.
c/o Clay County Utility Authority 3176 Old Jennings Road
Middleburg, Florida 32068-3907

GRANT OF EASEMENT

(Corporation)

Parcel No.: 07-04-25-007870-003-00
Project Name: Discovery Oaks Elementary
Utility Easements

THIS INDENTURE, made this ____ day of _____, A.D. **2018**, BETWEEN the **SCHOOL BOARD OF CLAY COUNTY**, a political subdivision of the State of Florida, whose mailing address is 900 Walnut Street, Green Cove Springs, Florida 32043, hereinafter called **GRANTOR**, and the **CLAY COUNTY UTILITY AUTHORITY**, an independent special district and political subdivision of the State of Florida, existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907, hereinafter called **GRANTEE**.

WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the GRANTEE, its successors and assigns forever a non-exclusive and unobstructed right-of-way and easement with the right, privilege and authority to said GRANTEE, its successors and assigns, to construct, operate, lay, remove, maintain, improve and/or repair associated equipment for existing and future water, wastewater, and/or reclaimed water utilities, any or all, on, along, over, through, across or under the following described land, situate in Clay County, Florida, to-wit:

See Exhibit "A" for "Parcel A and Parcel B" attached hereto and by reference made a part hereof.

TOGETHER, with the right of said GRANTEE, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under or in said lands, 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 does hereby fully warrant the title to the Grant of Easement described herein, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused this instrument to be executed in its name by its authorized officers the day and year first above written.

Signed and Sealed in our Presence:

GRANTOR:
SCHOOL BOARD OF CLAY COUNTY,
a political subdivision of the State of Florida

Witness: _____
Print Name: _____

By: _____
Carol Studdard, as Chairwoman

Witness: _____
Print Name: _____

X:\Service Availability\Easements & Real Estate\Grant of Easement (Corporation)\Perm - Clay County School Board 9042-001.doc

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this day of _____

_____,
2018, by **CAROL STUDDARD**, as **CHAIRWOMAN** of the **SCHOOL BOARD OF CLAY COUNTY**, a political subdivision of the State of Florida, who is personally known to me or has produced _____ as identification.

_____ Print Name: _____

Notary Public in and for
the County and State
Aforesaid My
Commission Expires:

X:\Service Availability\Easements & Real Estate\Grant of Easement (Corporation)\GOE Clay County School Board 7870-003.doc

Accepted on behalf of the Clay County Utility Authority.

By: _____

Tom Morris, Executive I **Exhibit "A"**

Page 1 of 4



Eiland & Associates, Inc.

615 Blanding Blvd. Orange Park, Florida 32073-5058
Phone (904) 272-1000 Fax (904) 272-5443

Harold T. Eiland
President

Eric V. Eiland
V. President

June 6, 2018

Parcel "A"

An easement for utilities covering a parcel of land situated in Section 7, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Begin at the northeast corner of those lands described in Official Records Book 2661, page 483 of the public records of said county; thence on the easterly line thereof, South 23 degrees 42 minutes 39 seconds West, 20.36 feet; thence North 55 degrees 28 minutes 04 seconds West, 1538.49 feet to the westerly line of said lands; thence on said westerly line, North 02 degrees 57 minutes 20 seconds East, 23.48 feet to the southwesterly line of Oakleaf Plantation Parkway; thence on said southwesterly line, South 55 degrees 28 minutes 04 seconds East, 1546.96 feet to the point of beginning.

Exhibit "A"

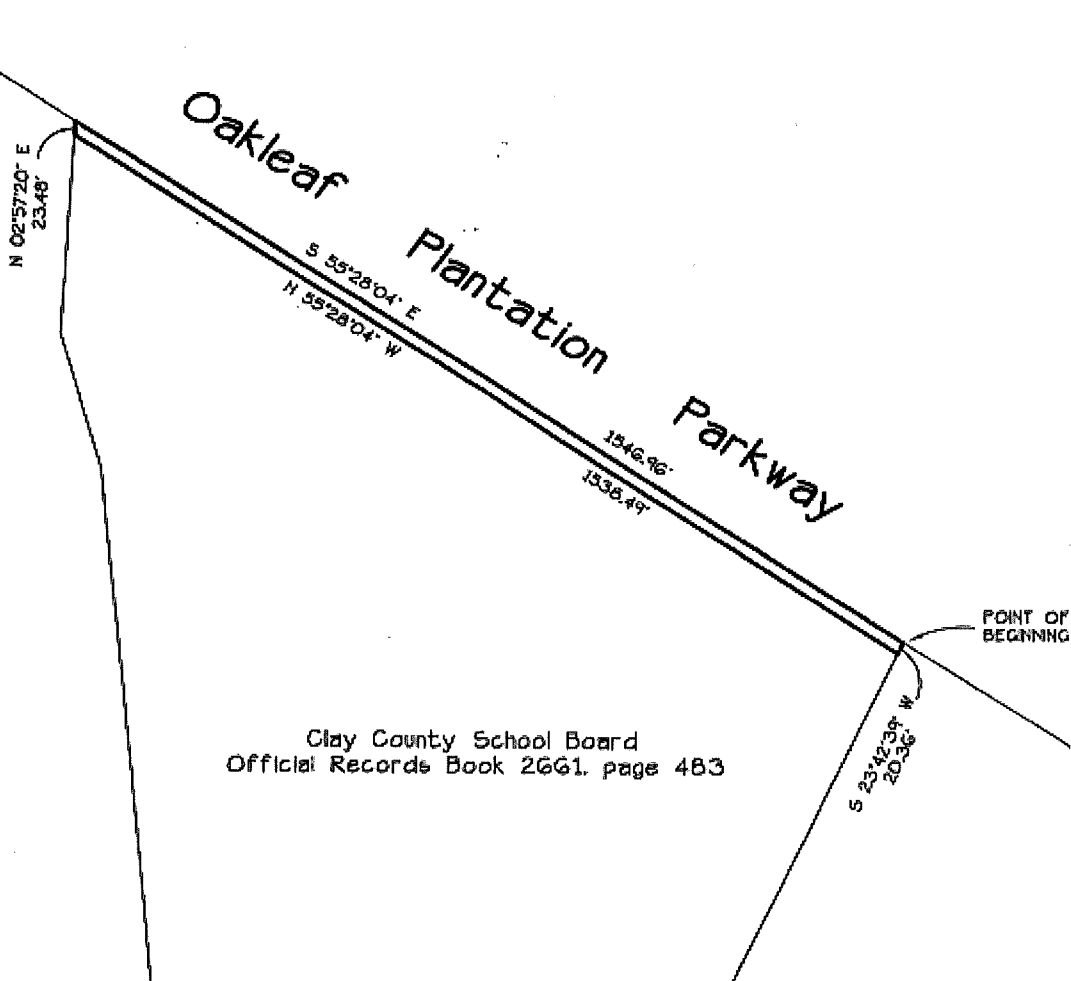
Page 2 of 4

MAP OF

An easement for utilities covering a parcel of land situated in Section 7, Township 4 South, Range 25 East, Clay County, Florida.

Scale 1" = 250'

June 6, 2018



Clay County School Board
Official Records Book 2661, page 483

Note:
This map was prepared for descriptive purposes
only and does not represent an actual survey.

Not valid without the signature and
the original raised seal of a Florida
licensed surveyor and mapper.

Harold T. Eiland

Harold T. Eiland
License No. LS 2518
EILAND & ASSOCIATES, INC.
Professional Surveyors & Mappers
Certificate of Authorization No. LB 1381
615 BLANDING BOULEVARD
ORANGE PARK, FLORIDA 32065

Fld. Book N/A

Job No. 40718-B

Exhibit "A"

Page 3 of 4



Eiland & Associates, Inc.

615 Blanding Blvd.
Phone (904) 272-1000

Orange Park, Florida 32073-5058
Fax (904) 272-5443

Harold T. Eiland
President

Eric V. Eiland
V. President

June 6, 2018

Parcel "B"

An easement for utilities covering a parcel of land situated in Section 7, Township 4 South, Range 25 East, Clay County, Florida, said parcel being more particularly described as follows:

Commence at the northeast corner of those lands described in Official Records Book 2661, page 483 of the public records of said county; thence on the easterly line thereof, South 23 degrees 42 minutes 39 seconds West, 196.00 feet to the point of beginning; thence continue South 23 degrees 42 minutes 39 seconds West, 15.00 feet; thence North 66 degrees 17 minutes 21 seconds West, 15.00 feet; thence North 23 degrees 42 minutes 39 seconds East, 15.00 feet; thence South 66 degrees 17 minutes 21 seconds East, 15.00 feet to the point of beginning.

Exhibit "A"

Page 4 of 4

MAP OF

An easement for utilities covering a parcel of land situated in Section 7, Township 4 South, Range 25 East, Clay County, Florida.

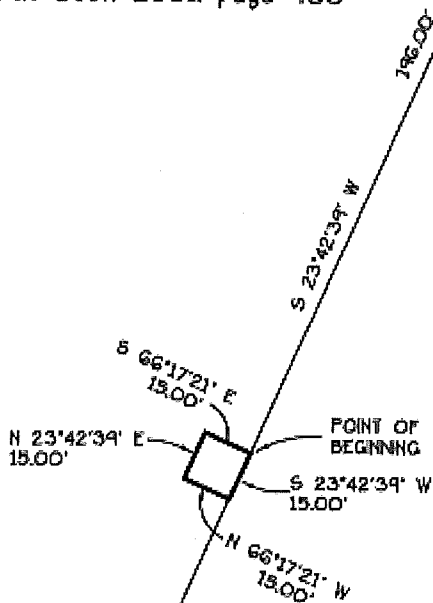
Scale 1" = 50'

June 6, 2018

Oakleaf Plantation Parkway

POINT OF COMMENCEMENT

Clay County School Board
Official Records Book 2661, page 483



Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

Harold T. Eiland

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ORANGE PARK, FLORIDA 32065

Note:
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LF No. 182:19B

Flid. Book N/A

Job No. 40718-B