

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

Attachment 1

GRANT OF EASEMENT

(Corporation)

Parcel No.: 06-05-25-009042-001-00
Project Name: Middleburg High School
Utility Relocations

THIS INDENTURE, made this 4th day of April, A.D. **2019**, 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" 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.

[Signatures Begin Next Page]

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: _____

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 4th day of April,
2019, 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:

Accepted on behalf of the Clay County Utility Authority.

By: _____
Tom Morris, Executive Director



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068
904-272-5999

Exhibit "A"

SKETCH AND LEGAL DESCRIPTION 25 CCUA EASEMENT

SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST
CLAY COUNTY, FLORIDA

LEGAL DESCRIPTION

CLAY COUNTY UTILITY AUTHORITY EASEMENT NO. E-1783:

A PORTION OF THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESIGNATED AS PARCEL "D", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGE 558 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA; THENCE ON THE EAST LINE THEREOF, RUN NORTH 00° 37' 40" WEST, 512.14 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 21 (BLANDING BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 71070, MAP NO. 2082118); THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, AND ON THE ARC OF A CURVE CONCAVE TO THE RIGHT AND HAVING A RADIUS OF 11344.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55° 09' 39" EAST, 30.22 FEET TO THE EAST LINE OF THAT CERTAIN 25 FOOT WIDE CLAY COUNTY UTILITY AUTHORITY EASEMENT, DESIGNATED AS "EASEMENT NO. 1", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2561, PAGE 1455 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID EASEMENT LINE, RUN SOUTH 00° 37' 40" EAST, 50.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89° 22' 20" EAST, 35.03 FEET TO THE EAST LINE OF THOSE LANDS DESIGNATED AS PARCEL "D", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1202, PAGE 558 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ON LAST SAID LINE, RUN SOUTH 00° 37' 40" EAST, 25.00 FEET; THENCE SOUTH 89° 22' 20" WEST, 35.03 FEET TO THE EAST LINE OF SAID "EASEMENT NO. 1"; THENCE ALONG SAID EAST LINE NORTH 00° 37' 40" WEST, 25.00 FEET TO THE **POINT OF BEGINNING**.

SURVEYOR'S NOTES

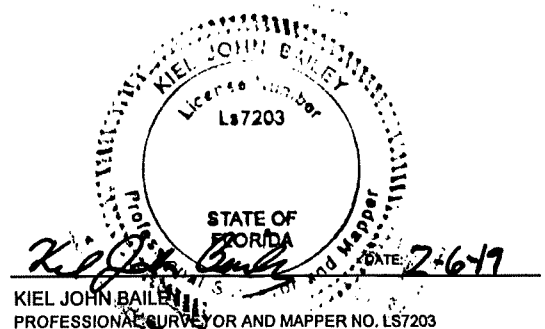
1. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH AND LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A 25 FOOT CCUA EASEMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 24 EAST, CLAY COUNTY, FLORIDA, AS BEING NORTH 00°37'40" WEST.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THIS SKETCH AND LEGAL DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE EASEMENTS, COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.

DRAWING DATE: FEB 06 2019
CCUA PROJECT NUMBER: E-1783
CAD FILE: 1783 MB HS EASE EXT.DWG
LAST FIELD WORK: N/A
FIELD CREW: N/A
CADD TECH: KJB
SCALE: N/A
SHEET 2 OF 2

THIS SKETCH AND LEGAL MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY.



KIEL JOHN BAILEY
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7203



Clay County Utility Authority

3176 Old Jennings Road
Middleburg, FL 32068
904-272-5999

SKETCH AND LEGAL DESCRIPTION 25 CCUA EASEMENT

SECTION 6, TOWNSHIP 5 SOUTH, RANGE 25 EAST
CLAY COUNTY, FLORIDA

STATE ROAD NO. 21
(BLANDING BOULEVARD)
A VARIABLE WIDTH ROW PER F.D.O.T. ROW MAP,
SECTION 71070, MAP NO. 2082118

R= 11344.16' CH= 30.22'
CB= N 53° 09' 39" E
25' CCUA ESMT - NO. 1
O.R.B. 2561 - PG. 1455

POINT OF BEGINNING:

MIDDLEBURG HIGH SCHOOL
O.R.B. 440 - PG. 256

SECTION 1
SECTION 37

POINT OF COMMENCEMENT:
SE CORNER OF SECTION 1, TOWNSHIP 5
SOUTH, RANGE 24 EAST

TOWNSHIP 5 SOUTH
RANGE 24 EAST
TOWNSHIP 5 SOUTH
RANGE 25 EAST

S 00° 37' 40" E
50.00'

CCUA ESMT
#1673

N 89° 22' 20" E
35.03'

N 00° 37' 40" W
25.00'

S 00° 37' 40" E
25.00'

S 89° 22' 20" W
35.03'

WOD TIMBER COMPANY
O.R.B. 2845 - PG. 775

PARCEL (D)
O.R.B. 1202 - PG. 558

N 00° 37' 40" W

SECTION 6

LEGEND

CCUA	CLAY COUNTY UTILITY AUTHORITY
CB	CHORD BEARING
CH	CHORD DISTANCE
CL	CENTER LINE
ESMT	EASEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
NO.	NUMBER
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
R	RADIUS



EASEMENT



SUBJECT EASEMENT LINE



EXISTING EASEMENT LINE



CENTER LINE



PROPERTY LINE



RIGHT-OF-WAY LINE

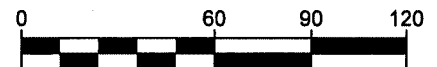


SECTION LINE



R/W RIGHT-OF-WAY

GRAPHIC SCALE



1"=60'

DRAWING DATE: FEB 06 2019
CCUA PROJECT NUMBER: E-1783
CAD FILE: 1783 MB HS EASE EXT.DWG
LAST FIELD WORK: N/A
FIELD CREW: N/A
CADD TECH: KJB
SCALE: 1" = 60'
SHEET 1 OF 2

THIS SKETCH AND LEGAL MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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