

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

## TEMPORARY GRANT OF EASEMENT

Parcel No. 30-04-25-008069-002-01  
Project Name: Tynes Reclaim Distribution  
Facility at Tynes Elementary

THIS INDENTURE, made this 4th day of April, A.D. **2019**, BETWEEN the **SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, 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 a non-exclusive 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.

GRANTEE shall restore the easement area to as near its pre-existing condition as reasonably practical following any construction activities within the above-described easement area for the purposes set forth herein.

The easement granted herein shall expire on December 31, 2020 and be of no force and effect upon such parties.

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:

WITNESSES:

GRANTOR:

SCHOOL BOARD OF CLAY COUNTY, FLORIDA,  
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,**  
**FLORIDA**, a political subdivision of the State of Florida, on behalf of the School Board of Clay County,  
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"

Page 1 of 6

## SKETCH AND LEGAL DESCRIPTION CCUA TEMPORARY EASEMENT

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA

### LEGAL DESCRIPTION

#### CLAY COUNTY UTILITY AUTHORITY TEMPORARY EASEMENT NO. E-1785-A:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1422, PAGE 1795 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF TYNES BOULEVARD (A 115 FOOT RIGHT-OF-WAY) ACCORDING TO PLAT BOOK 51, PAGES 25-28, SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 01°33'59" AND A CHORD BEARING AND DISTANCE OF SOUTH 10°44'37" WEST, 20.37 FEET) FOR AN ARC DISTANCE OF 20.37 FEET AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 08°45'33" AND A CHORD BEARING AND DISTANCE OF SOUTH 15°54'24" WEST, 113.78 FEET) FOR AN ARC DISTANCE OF 113.89 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 63°05'22" WEST, A DISTANCE OF 97.54 FEET; 2) SOUTH 89°51'55" WEST, A DISTANCE OF 265.55 FEET; THENCE NORTH 00°08'05" WEST, A DISTANCE OF 65.00 FEET TO THE SOUTH LINE OF CCUA EASEMENT NUMBER E-1669 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1429, PAGE 1889 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID EASEMENT THE FOLLOWING FIVE (5) COURSES: 1) NORTH 89°51'55" EAST, A DISTANCE OF 84.87 FEET; 2) SOUTH 00°08'05" EAST, A DISTANCE OF 24.16 FEET; 3) NORTH 89°51'55" EAST, A DISTANCE OF 25.00 FEET; 4) NORTH 00°08'05" WEST, A DISTANCE OF 24.16 FEET; 5) NORTH 89°51'55" EAST, A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S NOTES

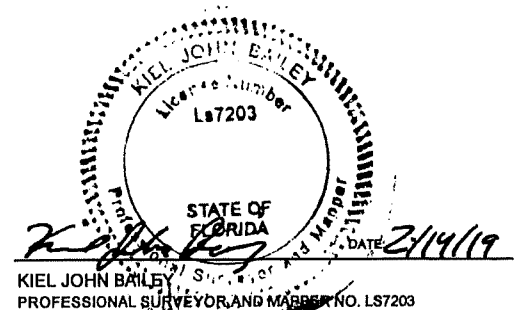
1. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR DESCRIPTIVE PURPOSES ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH AND LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A CCUA TEMPORARY EASEMENT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORD BOOK 1422, PAGE 1795 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, AS BEING NORTH 89° 51' 55" EAST.
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 14 2019	
CCUA PROJECT NUMBER: E-1785-A	
E-FILE: 1785-Tynes-Temp Easement ADWG	
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 6J-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.





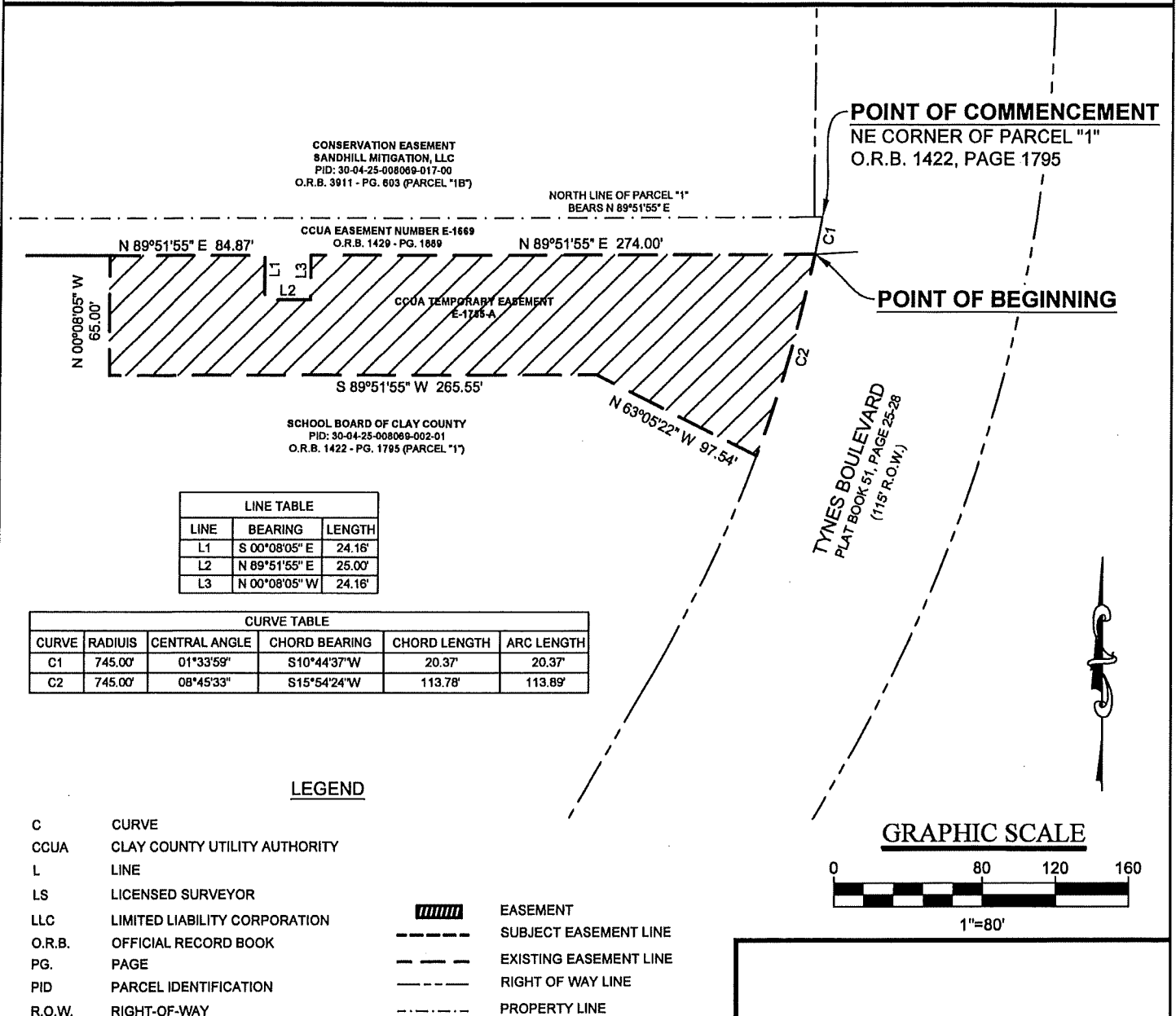
# Clay County Utility Authority

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

Exhibit "A"  
Page 2 of 6

## SKETCH AND LEGAL DESCRIPTION CCUA TEMPORARY EASEMENT

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA

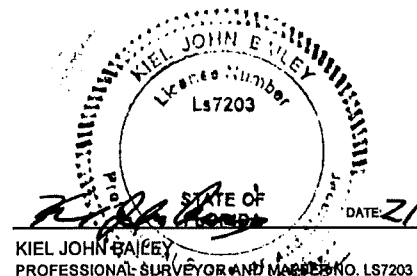


DRAWING DATE: FEB 14 2019
CCUA PROJECT NUMBER: E-1785-A
E-FILE: 1785-Tynes-Temp Eose A.DWG
LAST FIELD WORK: N/A
FIELD CREW: N/A
CADD TECH: KJB
SCALE: 1" = 80'
SHEET 1 OF 2

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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Exhibit "A"

Page 3 of 6

## SKETCH AND LEGAL DESCRIPTION CCUA TEMPORARY EASEMENT

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA

### LEGAL DESCRIPTION

#### CLAY COUNTY UTILITY AUTHORITY TEMPORARY EASEMENT NO. E-1785-B:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF PARCEL "1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1422, PAGE 1795 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF TYNES BOULEVARD (A 115 FOOT RIGHT-OF-WAY) ACCORDING TO PLAT BOOK 51, PAGES 25-28, SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 01°33'59" AND A CHORD BEARING AND DISTANCE OF SOUTH 10°44'37" WEST, 20.37 FEET) FOR AN ARC DISTANCE OF 20.37 FEET; THENCE ALONG THE SOUTH LINE OF CCUA EASEMENT NUMBER E-1669 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1429, PAGE 1889 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID EASEMENT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°51'55" WEST, A DISTANCE OF 274.00 FEET; 2) SOUTH 00°08'05" EAST, A DISTANCE OF 24.16 FEET; 3) SOUTH 89°51'55" WEST, A DISTANCE OF 25.00 FEET; 4) NORTH 00°08'05" WEST, A DISTANCE OF 24.16 FEET; 5) SOUTH 89°51'55" WEST, A DISTANCE OF 281.26 FEET FOR THE **POINT OF BEGINNING**; THENCE LEAVING THE SOUTH LINE OF SAID EASEMENT SOUTH 00°08'05" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 368.54 FEET; THENCE NORTH 03°37'31" WEST, A DISTANCE OF 11.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 54.05 FEET, A CENTRAL ANGLE OF 95°13'54" AND A CHORD BEARING AND DISTANCE OF SOUTH 44°06'09" WEST, 79.85 FEET) FOR AN ARC DISTANCE OF 89.84 FEET TO A POINT ON THE SOUTH LINE OF SAID CCUA EASEMENT NUMBER E-1669; THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 78°59'44" WEST, A DISTANCE OF 47.99 FEET; 2) NORTH 36°00'43" EAST, A DISTANCE OF 105.69 FEET; 3) NORTH 89°51'55" EAST, A DISTANCE OF 409.72 FEET TO THE **POINT OF BEGINNING**

### SURVEYOR'S NOTES

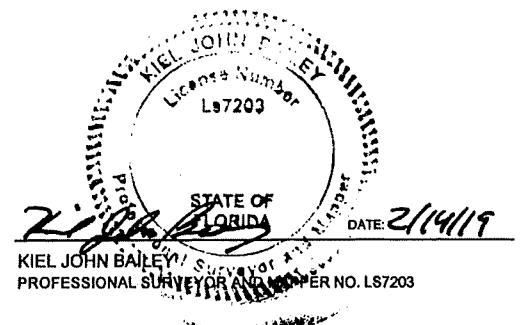
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3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORD BOOK 1422, PAGE 1795 OF THE PUBLIC RECORDS OF CLAY COUNTY FLORIDA, AS BEING NORTH 89° 51' 55" EAST.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
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DRAWING DATE: FEB 14 2019
CCUA PROJECT NUMBER: E-1785-B
E-FILE: 1785-Tynes-Temp Eas B.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.

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THIS IS NOT A SURVEY.





# Clay County Utility Authority

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

Exhibit "A"  
Page 4 of 6

## SKETCH AND LEGAL DESCRIPTION CCUA TEMPORARY EASEMENT

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA

CONSERVATION EASEMENT  
SANDHILL MITIGATION, LLC  
PID: 30-04-25-008069-017-00  
O.R.B. 3911 - PG. 603 (PARCEL "18")

### POINT OF BEGINNING

### POINT OF COMMENCEMENT

NE CORNER OF PARCEL "1"  
O.R.B. 1422, PAGE 1795

CCUA TEMPORARY EASEMENT  
E-1785-B

NORTH LINE OF PARCEL "1"  
BEARS N 89°51'55" E

CCUA EASEMENT NUMBER E-1669  
O.R.B. 1429 - PG. 1889

SCHOOL BOARD OF CLAY COUNTY  
PID: 30-04-25-008069-002-01  
O.R.B. 1422 - PG. 1795 (PARCEL "1")

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	745.00'	01°33'59"	S10°44'37"W	20.37'	20.37'
C2	54.05'	95°13'54"	S44°08'09"W	79.85'	89.84'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°08'05" E	24.16'
L2	S 89°51'55" W	25.00'
L3	N 00°08'05" W	24.16'
L4	S 00°08'05" E	30.53'
L5	N 03°37'31" W	11.46'
L6	S 78°59'44" W	47.99'
L7	N 36°00'43" E	105.69'

### LEGEND

C CURVE  
CCUA CLAY COUNTY UTILITY AUTHORITY  
L LINE  
LS LICENSED SURVEYOR  
LLC LIMITED LIABILITY CORPORATION  
O.R.B. OFFICIAL RECORD BOOK  
PG. PAGE  
PID PARCEL IDENTIFICATION  
R.O.W. RIGHT-OF-WAY

EASEMENT  
 SUBJECT EASEMENT LINE  
 EXISTING EASEMENT LINE  
 RIGHT OF WAY LINE  
 PROPERTY LINE

### GRAPHIC SCALE



1" = 120'

TYNES BOULEVARD  
PLAT BOOK 51, PAGE 2528  
(115' R.O.W.)

DRAWING DATE: FEB 14 2019
CCUA PROJECT NUMBER: E-1785-B
E-FILE: 1785-Tynes-Temp Ease B.DWG
LAST FIELD WORK: N/A
FIELD CREW: N/A
CADD TECH: KJB
SCALE: 1" = 120'
SHEET 1 OF 2

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KIEL JOHN BAILEY  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7203  
DATE: 2/14/19



**Clay County Utility Authority**

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

**Exhibit "A"**

**Page 5 of 6**

**SKETCH AND LEGAL DESCRIPTION  
CCUA TEMPORARY EASEMENT**

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA

**LEGAL DESCRIPTION**

CLAY COUNTY UTILITY AUTHORITY TEMPORARY EASEMENT NO. E-1785-C:

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF PARCEL "1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1422, PAGE 1795 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID PARCEL "1" SOUTH 89°51'55" WEST, A DISTANCE OF 1003.67 FEET FOR THE **POINT OF BEGINNING**; THENCE LEAVING THE NORTH LINE OF SAID PARCEL "1" SOUTH 36°04'35" WEST, A DISTANCE OF 224.19 FEET; THENCE NORTH 89°51'55" EAST, A DISTANCE OF 84.31 FEET; THENCE NORTH 00°08'05" WEST; A DISTANCE OF 56.01 FEET; THENCE NORTH 78°59'44" EAST, A DISTANCE OF 47.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 52.62 FEET, A CENTRAL ANGLE OF 70°00'52" AND A CHORD BEARING AND DISTANCE OF SOUTH 54°50'23" EAST, 60.37 FEET) FOR AN ARC DISTANCE OF 64.30 FEET; THENCE NORTH 89°43'21" EAST, A DISTANCE OF 75.49 FEET; THENCE SOUTH 00°27'24" WEST, A DISTANCE OF 215.30 FEET; THENCE SOUTH 89°51'55" WEST, A DISTANCE OF 485.01 FEET; THENCE NORTH 00°27'24" EAST, A DISTANCE OF 183.25 FEET; THENCE NORTH 89°51'55" EAST, A DISTANCE OF 203.42 FEET; THENCE NORTH 36°04'00" EAST, A DISTANCE OF 226.31 FEET TO THE NORTH LINE OF SAID PARCEL "1"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "1" NORTH 89°51'55" EAST, A DISTANCE OF 24.78 FEET TO THE **POINT OF BEGINNING**

**SURVEYOR'S NOTES**

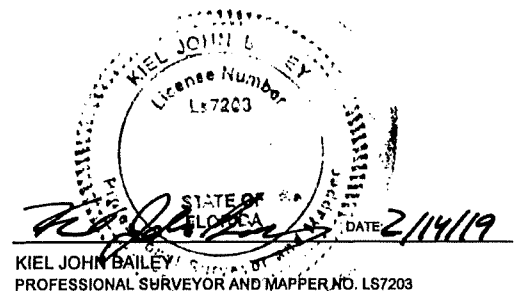
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DRAWING DATE: FEB 14 2019
CCUA PROJECT NUMBER: E-1785-C
E-FILE: 1785-Tynes-Temp Ease C.DWG
LAST FIELD WORK: N/A
FIELD CREW: N/A
CADD TECH: KJB
SCALE: N/A
SHEET 2 OF 2

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.

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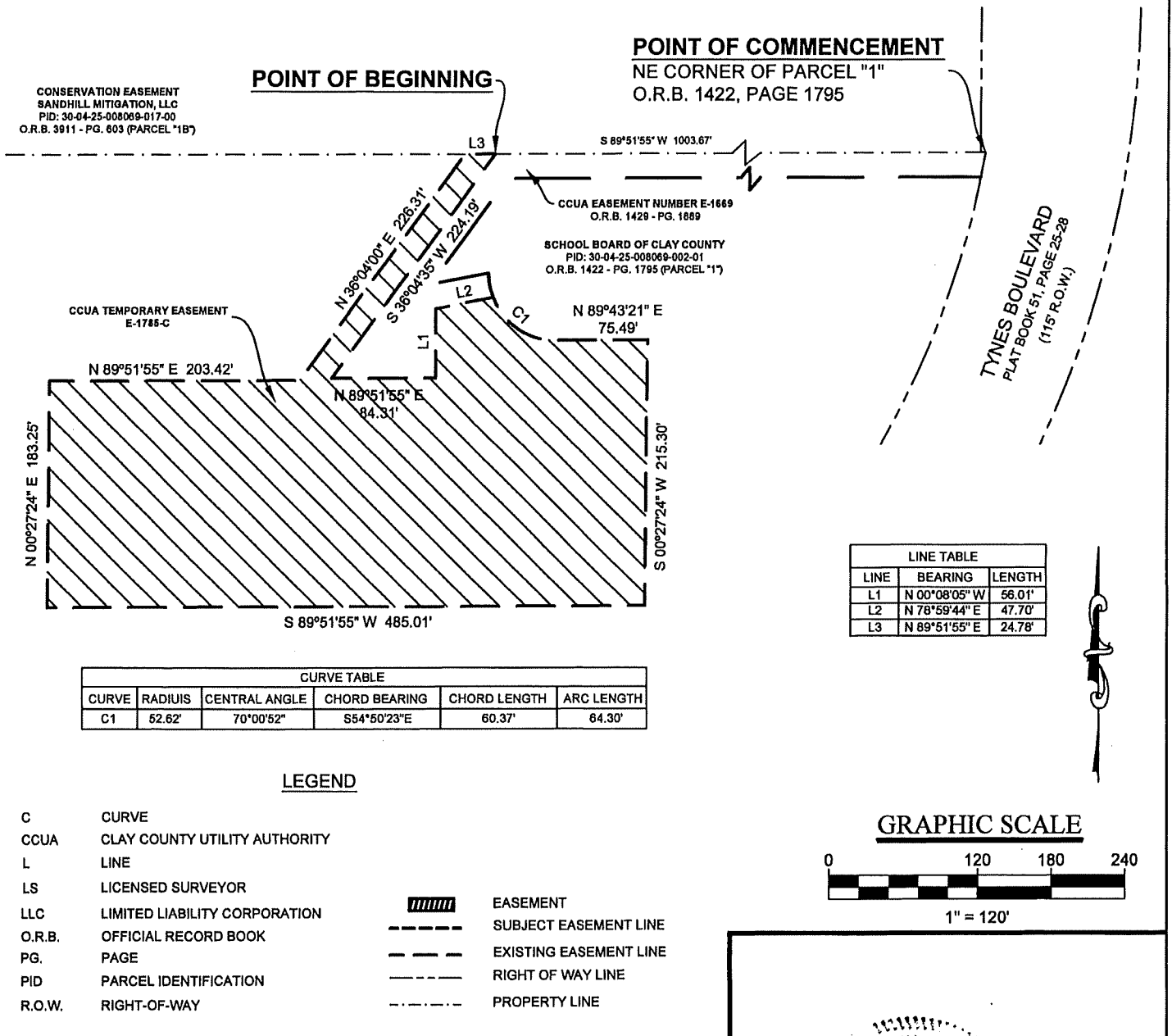


Clay County Utility Authority  
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904-272-5999

Exhibit "A"  
Page 6 of 6

## SKETCH AND LEGAL DESCRIPTION CCUA TEMPORARY EASEMENT

SECTION 30, TOWNSHIP 4 SOUTH, RANGE 25 EAST  
CLAY COUNTY, FLORIDA



DRAWING DATE: FEB 14 2019  
CCUA PROJECT NUMBER: E-1785-C  
E-FILE: 1785-Tynes-Temp Ease C.DWG  
LAST FIELD WORK: N/A  
FIELD CREW: N/A  
CADD TECH: KJB  
SCALE: 1" = 120' SHEET 1 OF 2

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THIS IS NOT A SURVEY.

KIEL JOHN E. GALLEY  
License Number  
LS7203  
STATE OF FLORIDA  
DATE 2/14/19  
KIEL JOHN GALLEY  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7203