

GRANT OF EASEMENT

This indenture, made this 18th day of September, 2008, between CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, hereinafter called Grantor, and THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA, a political subdivision of the State of Florida, 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 an unobstructed right-of-way and easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay pavement, maintain, improve, pave and/or repair a sidewalk or other walkway on, along, over, through, and across the following described land, situated in Clay County, Florida, to-wit:

See Exhibit "A" attached hereto and by reference made of part hereof.

TOGETHER, with the right of said Grantee, its successors and assigns, of ingress and egress, to and over said above described premises which may be required for the enjoyment of the rights herein granted those being ingress and egress to Thunderbolt Elementary School. 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 whatsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its authorized officers and caused its corporate seal attested to by its Secretary to be hereto affixed the day and year first above written.

Signed and Sealed in our Presence:

CENTEX REAL ESTATE CORPORATION  
a Nevada Corporation Managing General Partner

\_\_\_\_\_  
WITNESS

Print Name: \_\_\_\_\_

By \_\_\_\_\_

Print Name: Houston Todd

Title: Division Vice President

\_\_\_\_\_  
WITNESS

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing Grant of Easement was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2008, by Houston Todd, as Division Vice President of CENTEX  
REAL ESTATE CORPORATION, a Nevada General Partnership, who is personally known to  
me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Commission expires: \_\_\_\_\_

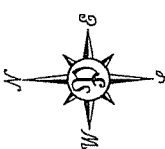
\_\_\_\_\_ personally known by me  
\_\_\_\_\_ produced identification  
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# MAP SHOWING DESCRIPTION OF

A TRACT OF LAND LYING IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 28 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT CONCRETE MONUMENT #1704 IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD (AN 80 FOOT RIGHT-OF-WAY) AND THE INTERSECTION WITH TOWN CENTER BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID MONUMENT BEING THE POINT OF BEGINNING OF THE 80' R/W OF OLD HARD ROAD AS SHOWN ON THE FLEMING PLANTATION-FOURTH EDITION, 1994, RECORDED IN DEED BOOK 33, PAGE 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. THENCE N57°35'45"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD, A DISTANCE OF 285.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N57°35'45"W, ALONG OLD HARD ROAD, A DISTANCE OF 114.66 FEET, THENCE S37°35'45"W, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD, A DISTANCE OF 114.66 FEET, THENCE S37°35'45"E, A DISTANCE OF 114.66 FEET; THENCE N22°24'15"E, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.24 ACRES MORE OR LESS



**OLD HARD ROAD**  
80' R/W

POINT OF BEGINNING

ACCESS EASEMENT

POINT OF REFERENCE

6' CHAIN LINK

TOWN CENTER BLVD.  
100' R/W MEDIAN DIVIDED

SOUTHERLY R/W LINE 285.31'  
N57°35'45"W  
114.66'  
N37°24'15"E  
80.00'  
S37°35'45"E  
114.66'

<b>PERRET AND ASSOCIATES, INC.</b> 1614 ATLANTIC UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32202 - FAX (904) 805-8888	
<b>LEGEND</b>	<b>SCALE: 1"=50'</b>
(1) BEARINGS SHOWN HEREIN ARE BASED ON THE 1983 ADJUSTED MERIDIAN OF THE SOUTHERLY R/W LINE OF OLD HARD ROAD. (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FROM THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (3) UNDERGROUND UTILITIES EXISTING ON OR SHOWING HAVE NOT BEEN LOCATED OR SHOWN. (4) IT IS THE LICENSEE'S RESPONSIBILITY TO THE CLIENT TO VERIFY THE ACCURACY OF THE DATA AND THE USE OF THE MAP ON THE PROPERTY SHOWN AND TO BE RESPONSIBLE FOR ANY ERRORS THAT MAY OCCUR.	NATHAN E. FERRELL, F.L.A. CERT. NO. 5732 GLENN M. BROADSTREET, F.L.A. CERT. NO. 5874 DATE OF FIELD SURVEY: 05-04-08 DATE OF THIS MAP: 05-04-08 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RASD SEAL OF A LICENSED SURVEYOR & SUPERVISOR IN FLORIDA.

## MAP SHOWING DECEIPTION OF

A TRACT OF LAND LYING IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT CONCRETE MONUMENT #1704 IN THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD (AN 80 FOOT RIGHT-OF-WAY) AND THE INTERSECTION WITH TOWN CENTER BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID MONUMENT BEING THE POINT OF TANGENCY OF A 30 FOOT RADIUS CURVE ON THE FLEMING PLANTATION--FOURTH ROADWAY PLAT AS DESCRIBED IN PLAT BOOK 35, PAGE 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE N57°35'45"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD, A DISTANCE OF 285.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N57°35'45"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 114.86 FEET; THENCE S32°24'15"W, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF OLD HARD ROAD, A DISTANCE OF 90.00 FEET; THENCE S57°35'45"E, A DISTANCE OF 114.86 FEET; THENCE N32°24'15"E, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.24 ACRES MORE OR LESS