

GRANT OF EASEMENT

This indenture, made this 20th day of December, 2007, between THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT, 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, 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, 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 which may be required for the enjoyment of the rights herein granted those being ingress and egress to Oakleaf Village 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:

THE DOUBLE BRANCH  
COMMUNITY DEVELOPMENT  
DISTRICT, a Corporation

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

By \_\_\_\_\_  
Print Name: James Perry

Title: District Secretary

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

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing Grant of Easement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by \_\_\_\_\_, as \_\_\_\_\_ of THE DOUBLE BRANCH COMMUNITY DEVELOPMENT DISTRICT, 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  
type: \_\_\_\_\_  
\_\_\_\_\_

# MAP SHOWING DESCRIPTION OF

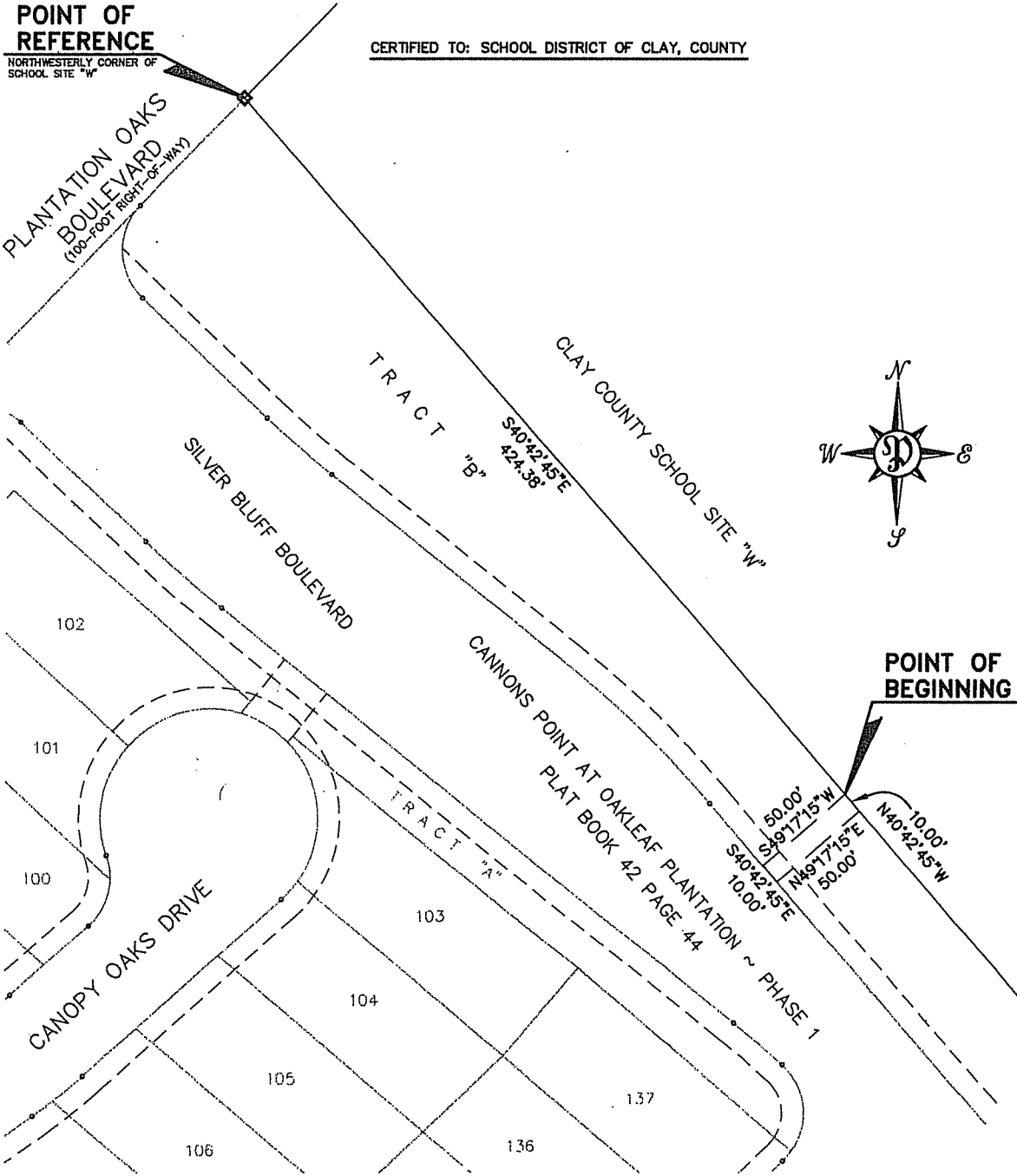
10' ACCESS EASEMENT

A PARCEL OF LAND LYING IN TRACT "B", CANNONS POINT AT OAKLEAF PLANTATION, PHASE 1, AS RECORDED IN PLAT BOOK 42 PAGE 44, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE INTERSECTION OF THE NORTHEAST CORNER OF CANNONS POINT, PHASE 1, ALSO BEING THE NORTHEAST CORNER OF TRACT "B" WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PLANTATION OAKS BOULEVARD "A 100 FOOT RIGHT-OF-WAY"; THENCE S40°42'45"E, DEPARTING FROM SAID RIGHT-OF-WAY LINE AND ALONG THE NORTHEASTERLY BOUNDARY LINE OF TRACT "B", A DISTANCE OF 424.28 FEET TO THE POINT OF BEGINNING; THENCE S49°17'15"W, DEPARTING SAID BOUNDARY LINE A DISTANCE OF 50.0 FEET, MORE OR LESS TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SILVER BLUFF BOULEVARD "A VARIABLE WIDTH RIGHT-OF-WAY"; THENCE S40°42'45"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.0 FEET; THENCE N49°17'15"E, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.0 FEET, MORE OR LESS TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF SAID CANNONS POINT; THENCE N40°42'45"W, ALONG SAID BOUNDARY LINE A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING.

**POINT OF REFERENCE**  
NORTHWESTERLY CORNER OF SCHOOL SITE "W"

CERTIFIED TO: SCHOOL DISTRICT OF CLAY, COUNTY



## PERRET AND ASSOCIATES, INC.

1614 ATLANTIC-UNIVERSITY CIRCLE, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

**GENERAL NOTES:**

(1) BEARINGS SHOWN HEREON ARE BASED ON S44°00'00"W FOR THE SOUTHERLY R/W LINE OF PLANTATION OAKS BOULEVARD

P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVE  
P.C.C. POINT OF COMPOUND CURVE  
P.O.C. POINT ON CURVE  
B.R.L. BUILDING RESTRICTION LINE  
C/L CENTER LINE  
R/W RIGHT-OF-WAY  
O.R.V. OFFICIAL RECORDS VOLUME  
● SET IP #8715

**LEGEND**

R RADIUS  
Δ or D DELTA (CENTRAL ANGLE)  
A or L ARC LENGTH  
C or CH CHORD  
CB CHORD BEARING  
(R) LINE RADIAL TO CURVE  
A/C AIR CONDITIONER  
CONC. CONCRETE  
FD. FOUND  
I.P. IRON PIPE

SCALE 1"=60'

8-01-07

DATE OF FIELD SURVEY

*[Signature]*  
TIMOTHY L. BLACKMON, PSM #4889



S:\MAPPING\CLAY\CLAY\10' ACCESS EASEMENT - SCHOOL - SILVER BLUFF - CANOPY OAKS - PLANTATION OAKS BOULEVARD - 8/6/2007 8:03:34 AM EDIT