

GRANT OF EASEMENT
(Forcemain)

THIS EASEMENT made as of the ____ day of January, 2008, by and between **PINE RIDGE PLANTATION CDD**, A Florida not-for-profit corporation,, whose address is 1914 Art Museum Drive, Jacksonville, Florida, 32207, (“Grantor”) and **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 (“Grantee”) and whose taxpayer identification number is _____.

WITNESSETH

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other goods and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys Grantee, its successors and assigns forever, a perpetual and unobstructed easement for running a forcemain line as now existing over, across, under and through that certain parcel of land located in Clay County, Florida which is more particularly described in Exhibit “A” attached hereto (“Easement Land”) including the right to install, construct, operate, repair and maintain a forcemain line on the Easement Land.

This easement shall be for the use and benefit of Grantee, its successors and assigns, and shall run with the title to the Easement Land.

Together with the right of Grantee, its successors and assigns, to ingress and egress to, over and across Easement Land and to do anything necessary or useful or convenient for the enjoyment of the easement herein granted

The easement granted herein shall not be exclusive of the use by Grantor, or its successors or assigns, so long as such use does not interfere with the rights granted herein.

To the extent permitted by Sec. 768.28 Fla. Stat., by acceptance hereof, Grantee agrees to indemnify and hold Grantor harmless for and against all claims, demands, damages, actions, losses, costs and expenses (“claims”), excluding attorney’s fees relating to property damage or personal injury occurring upon Easement Land when such claims result from the negligence of Grantee or its employees or agents.

IN WITNESS WHEREOF, Grantor has executed this easement as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Name printed: _____

Name Printed: _____

PINE RIDGE PLANTATION CDD
A Florida not-for-profit corporation

By: _____
Joe Kelley
Its President

STATE OF FLORIDA }
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this _____ day of January, 2008,
by Joe Kelley, as President of Pine Ridge Plantation CDD, a Florida not-for-profit
corporation, on behalf of the corporation.

Print Name _____
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My commission expires:
Personally known _____
Or Produced I.D. _____
Type of Identification Produced

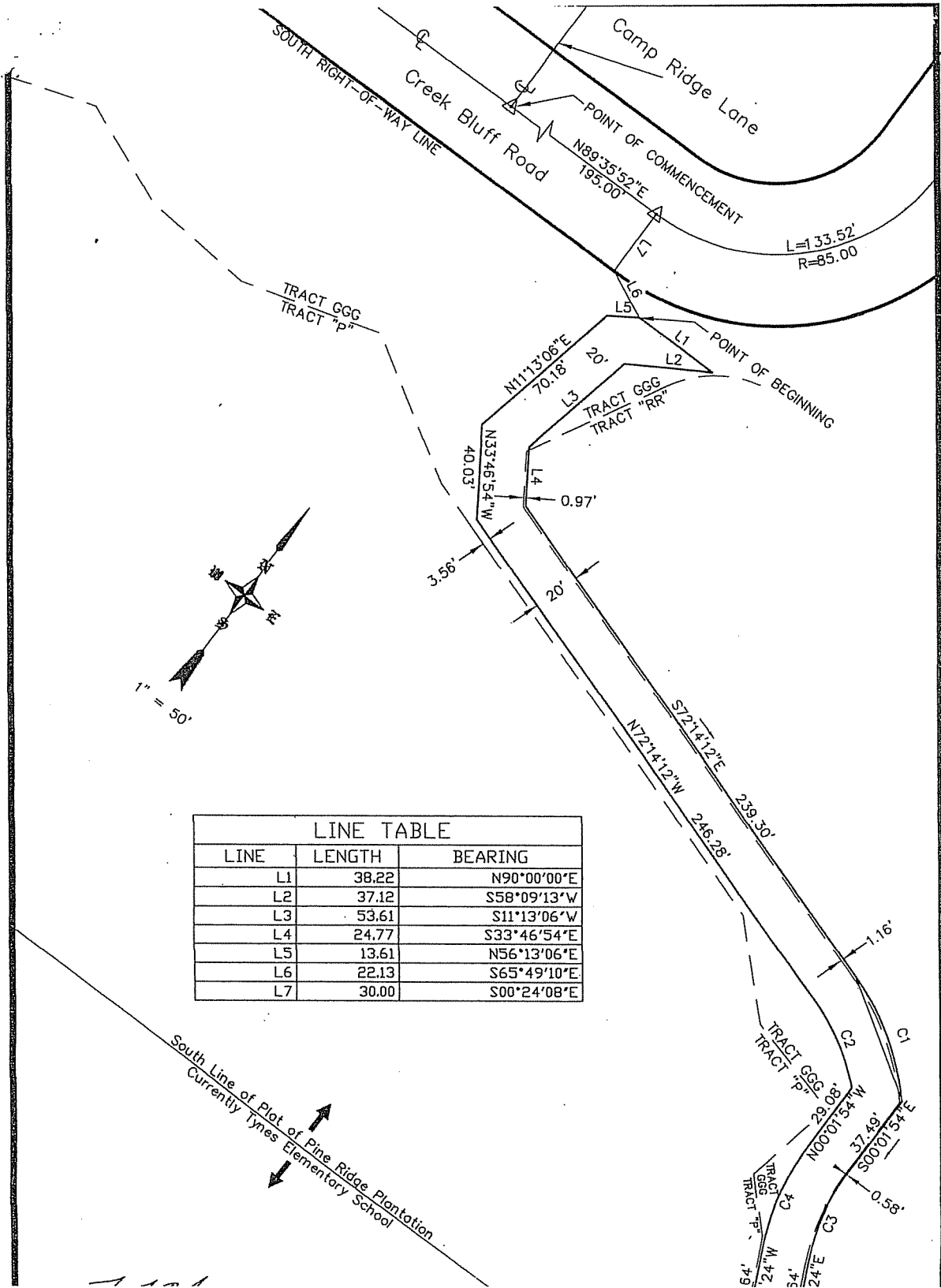
LEGAL DESCRIPTION - 20 Foot Wide Force Main Easement - Clay County School Board

Commencing at a Nail & Disc #3848 "Miller" at the Center Line Intersection of Camp Ridge Road with the Center Line Intersection of Creek Bluff Road, said Nail & Disc identified as a Permanent Control Point (PCPt) on the Plat of (Pine Ridge Plantation as recorded in Plat Book 52, Pages 20-45 of the Public Records of Clay County, Florida and Lying and being in Section XX, Township XX, Range XX, said Clay County, Florida; thence N89°35'52"E, along the Center Line of said Creek Bluff Road, a distance of 195.00 feet to a Nail & Disc #3848 "Miller", being another PCPt in said Plat and being the point of curvature of a curve to the left having a radius of 85.00 feet; thence departing said Center Line, run S00°24'08"E, a distance of 30.00 feet to a Point on the South Right-of-Way line of said Creek Bluff Road; thence departing said South Right-of-Way Line, run S65°49'10"E, a distance of 22.13 feet to the point of BEGINNING of the herein described 20 Foot wide Force main Easement:

Thence due East, a distance of 38.22 feet (thirty eight and 22/100 feet); thence South 58°09'13" West, a distance of 37.12 feet (thirty seven and 12/100 feet); thence South 11°13'06" West, a distance of 53.61 feet (fifty three and 61/100 feet); thence South 33°46'54" East, a distance of 24.77 feet (twenty four and 77/100 feet); thence South 72°14'12" East, a distance of 239.30 feet (two hundred thirty nine and 30/100 feet) to a point of curvature of a curve to the right having a radius of 110.00 feet (one hundred ten feet) and a central angle of 27°12'18"; thence southeasterly along the arc, a distance of 52.23 feet (fifty two and 23/100 feet), said curve subtended by a Chord Bearing and Distance of South 57°38'00" East, 55.78 feet (fifty five and 78/100 feet); thence South 00°01'54" East, a distance of 37.49 feet (thirty seven and 49/100 feet) to a point of curvature of a curve to the left having a radius of 90.00 feet (ninety and 00/100 feet) and a central angle of 27°28'08"; thence southeasterly along the arc, a distance of 43.15 feet (forty three and 15/100 feet), said curve subtended by a Chord Bearing and Distance of South 13°25'03" East, 42.74 feet (forty two and 74/100 feet); thence South 27°10'58" East, a distance of 29.45 feet (twenty nine and 45/100 feet) to a point of curvature of a curve to the left having a radius of 90.00 feet (ninety and 00/100 feet) and a central angle of 18°00'52"; thence southeasterly along the arc, a distance of 28.30 feet (twenty eight and 30/100 feet), said curve subtended by a Chord Bearing and Distance of South 35°42'51" East, 28.18 feet (twenty eight and 18/100 feet); thence South 44°43'17" East, a distance of 55.78 feet (fifty five and 78/100 feet) to a point on the South Line of said Plat and on the North Line of the current Tynes Elementary School Property; thence South 89°51'31" West, along said South and said North Line, a distance of 28.08 feet (twenty eight and 8/100 feet); thence departing said South and said North Line, run North 44°43'17" West, a distance of 36.07 feet (thirty six and 7/100 feet) to a point of curvature of a curve to the right having a radius of 110.00 feet (one hundred ten feet) and a central angle of 18°00'52"; thence northwesterly along the arc, a distance of 34.59 feet (34 and 59/100 feet), said curve subtended by a Chord Bearing and Distance of North 35°42'51" West, 34.44 feet (thirty four and 44/100 feet); thence North 26°42'24" West, a distance of 30.64 feet (thirty and 64/100 feet) to a point of curvature of a curve to the right having a radius of 110.00 feet (one hundred ten feet) and a central angle of 26°40'31"; thence northerly along the arc, a distance of 51.21 feet (fifty one and 21/100 feet), said curve subtended by a Chord Bearing and Distance of North 13°22'09" West, 50.75 feet (fifty and 75/100 feet); thence North 00°01'54" West, a distance of 29.08 feet (twenty nine and 8/100 feet) to the point of curvature of a non tangent curve to the left having a radius of 90.00 feet (ninety and 00/100 feet) and a central angle of 24°37'31"; thence westerly along the arc, a distance of 38.68 feet (thirty eight and 68/100 feet), said curve subtended by a Chord Bearing and

Distance of N59°55'26"W, 38.38 feet (thirty eight and 68/100 feet), thence North 72°14'12" West, a distance of 246.28 feet (two hundred forty six and 28/100 feet); thence North 33°46'54" West, a distance of 40.03 feet (forty and 3/100 feet); thence North 11°13'06" East, a distance of 70.18 feet (seventy and 18/100 feet); thence North 56°13'06" East, a distance of 13.61 feet (thirteen and 61/100 feet) to the point of curvature of a BEGINNING. Containing 11,954.29 square feet or 0.2744 acres, more or less.

END OF DESCRIPTION.



LINE TABLE		
LINE	LENGTH	BEARING
L1	38.22	N90°00'00"E
L2	37.12	S58°09'13"W
L3	53.61	S11°13'06"W
L4	24.77	S33°46'54"E
L5	13.61	N56°13'06"E
L6	22.13	S65°49'10"E
L7	30.00	S00°24'08"E