

THIS DOCUMENT PREPARED  
BY AND RETURN TO:  
FRANK E. MILLER, ESQUIRE  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE, SUITE 400  
JACKSONVILLE, FL 32202

**GRANT OF EASEMENT**  
**(Drainage)**

**THIS EASEMENT** made as of the \_\_\_\_ day of July, 2006, by and between **PINE RIDGE PLANTATION OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing 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 \_\_\_\_\_.

**W I T N E S S E T H**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys to Grantee, its successors and assigns forever, a perpetual and unobstructed easement for drainage purposes as now existing over, across, under and through that certain parcel of land located in Clay County, Florida, more particularly described on Exhibit "A" attached hereto ("Easement Land") including the right to install, construct, operate, repair and maintain the dry pond, swales and pipes as now existing on the Easement Land. Grantor, its successors and assigns, agrees to maintain the stormwater management facility located within the Easement Land in its present condition; provided, however, that upon conveyance of the Easement Land by Grantor, the grantee under such conveyance shall become responsible for such maintenance and Grantor shall be released and relieved of all obligations hereunder; and provided further that Grantee shall be responsible at all times for compliance with the St. Johns River Water Management District permit issued to Grantee for such stormwater management facility.

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

Together with the right of Grantee, its successors and assigns, to ingress and egress to, over and across the 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 use by Grantor, or its successors and assigns, so long as such use does not interfere with the rights granted herein.

To the extent permitted by law, by acceptance hereof, Grantee shall indemnify and hold Grantor harmless from and against all claims, demands, damages, actions, losses, costs and expenses, including reasonable attorney's fees, relating to property damage or personal injury occurring upon the Easement Land, unless such damage or personal injury shall be the result of Grantor's negligence or willful misconduct.

**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:

PINE RIDGE PLANTATION OWNERS  
ASSOCIATION, INC.,  
a Florida not-for-profit corporation

\_\_\_\_\_  
Name printed: \_\_\_\_\_

By: \_\_\_\_\_  
Kevin L. Troup  
Its President

\_\_\_\_\_  
Name printed: \_\_\_\_\_

STATE OF FLORIDA        }  
                                      }SS  
COUNTY OF DUVAL        }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of July, 2006, by Kevin L. Troup, as President of Pine Ridge Plantation Owners Association, Inc., 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  
\_\_\_\_\_

**EXHIBIT "A"**

A portion of Section 30, Township 4 South, Range 25 East, Clay County, Florida, being more particularly described as follows: BEGINNING at the Northwest corner of said Section 30; thence North 89°34'13" East, along the North line of said Section 30, a distance of 327.77 feet; thence South 40°48'13" East, 1032.23 feet; thence North 53°32'15" East, 248.48 feet; thence South 56°45'29" East, 1877.15 feet; thence South 00°00'20" East, 1125.77 feet; thence South 83°19'51" West, 1317.62 feet; thence South 00°15'15" West, 359.35 feet; thence South 89°51'24" West, along the Easterly prolongation of the Northerly line of those certain lands described in Official Records Book 1422, Page 1792 of the Public Records of said County, 19.10 feet to the Northeast corner of said lands in Official Records Book 1422, Page 1792 for a POINT OF BEGINNING; thence continue South 89°51'24" West, along the Northerly line of said last mentioned lands, a distance of 9.99 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 860.00 feet, a distance of 322.68 feet, said arc being subtended by a chord bearing and distance of South 19°20'24" West, 320.79 feet to the point of tangency of said curve; thence South 30°05'21" West, 241.64 feet to the point of curvature of a curve concave Easterly and having a radius of 242.50 feet; thence Southerly around and along the arc of said curve, a distance of 345.19 feet, said arc being subtended by a chord bearing and distance of South 10°41'26" East, 316.78 feet to the point of tangency of said curve; thence South 51°28'12" East, 66.57 feet to the point of curvature of a curve concave Southwesterly and having a radius of 322.50 feet; thence Southeasterly around and along the arc of said curve, a distance of 291.13 feet, said arc being subtended by a chord bearing and distance of South 25°36'31" East, 281.34 feet to a point of cusp; thence North 00°15'09" East, along the East line of those certain lands described as Parcel 3 in Official Records Book 1422, Page 1798 of said Public Records, 327.74 feet to the Northeast corner thereof; thence North 89°50'52" East, along the North line of the Southeast ¼ of the Southwest ¼ of said Section 30, a distance of 334.52 feet; thence Northerly and Westerly along the Easterly line of those certain lands described in Official Records Book 1466, Pages 812 and 814, Official Records Book 1422, Page 1790 and Official Records Book 1422, Page 1792, run the following courses and distances: North 00°08'29" West, 465.56 feet; North 89°48'52" West, 131.25 feet; North 00°14'02" East, 188.00 feet; North 89°48'59" West, 200.00 feet; North 00°15'09" East, 135.00 feet to the POINT OF BEGINNING.