

07-PE.17-Date: May 26, 2016

T. S. No. 430758\_3  
Map Sheet No. 3  
Tax Parcel No. 07-04-26-013065-000-00

This instrument prepared by  
or under the direction of:  
Melissa K. Blackwell  
As Interim Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 814.1  
SECTION NO. 71130  
F.P. NO. 4307581  
STATE ROAD NO. 224  
COUNTY OF Clay

### PERPETUAL EASEMENT

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by The School Board of Clay County, Florida, a corporate body, 900 Walnut Street, Green Cove Springs, Florida 32043-3129, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for the purpose of construction and maintenance of intersection features to include, but not limited to, controller cabinet assembly, conduit and pull boxes and tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by the Department, in State Road No. 224 adjacent thereto in, upon, over and through the following described land in Clay County, Florida, to wit:

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

Signed, sealed and delivered in the presence of:

The School Board of Clay County, Florida

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

By: \_\_\_\_\_  
Johnna McKinnon

It's Chairperson (or Vice-Chairperson)

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

Attest: \_\_\_\_\_

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

Its \_\_\_\_\_ Secretary

STATE OF FLORIDA

COUNTY OF CLAY

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ 2016, by Johnna McKinnon, Chairperson or Vice-Chairperson and  
\_\_\_\_\_, It's \_\_\_\_\_ Secretary, on behalf of the School District  
of Clay County, Florida, who are personally known to me or who have produced  
\_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

Section No. 71130  
F.P. No. 4307581

State Road No. 224

Clay County

Parcel Number 814

Perpetual Easement

A Part Of Lot 27, Section 7, As Shown On Plat Of Florida Winter Home And Improvement Companys Land, As Recorded In Plat Book 1 Page 23e Of The Public Records Of Clay County, Florida, Also Being A Part Of Section 7, Township 4 South, Range 26 East, Clay County, Florida, Being More Particularly Described As Follows:

**Commence** At A 1" Iron Pipe (No Identification), Marking The Northwest Corner Of Section 7, Township 4 South, Range 26 East, Clay County, Florida; Thence South 00°26'28" East, Along The West Line Of Said Section 7, A Distance Of 3,823.80 Feet To The Intersection With The Baseline Of Survey Of State Road No. 224, Also Known As Kingsley Avenue (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Map, Section 71130, F.P. No. 4307581); Thence North 88°21'40" East, Along Said Baseline Of Survey, A Distance Of 821.53 Feet; Thence South 01°38'20" East, Departing Said Baseline Of Survey, A Distance Of 50.00 Feet To The Southerly Existing Right Of Way Line Of Said State Road No. 224, Also Being The Northerly Line Of Lot 28, Section 7, As Shown On Plat Of Florida Winter Home And Improvement Companys Land, As Recorded In Plat Book 1, Page 23e Of The Public Records Of Clay County, Florida And **The Point Of Beginning**; Thence Continue South 01°38'20" East, A Distance Of 6.00 Feet; Thence South 88°21'40" West, A Distance Of 13.12 Feet; Thence North 01°38'20" West, A Distance Of 6.00 Feet To Said Southerly Existing Right Of Way Line Of State Road No. 224, Also Being Said Northerly Line Of Lot 28; Thence North 88°21'40" East, Along Said Southerly Existing Right Of Way Line And Said Northerly Line Of Lot 28, A Distance Of 13.12 Feet To **The Point Of Beginning**.

Containing 79 Square Feet, More Or Less.