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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00
NEED

GRABTREE & WHITE
2375 DIXIE TRAIL, SUITE 401
JACKSONVILLE, FLA. 32256

GRANT OF EASEMENT
(UTILITY)

1500

0.70

THIS INDENTURE, Made this 27th day of December, 1994 between Katherine Abbey Manor Joint Venture, a Florida general partnership, whose address is 2955 Hartley Road, Suite 106A, Jacksonville, FL 32257 in the County of Duval, State of Florida, hereinafter called Grantor and William R. Cesery as Trustee for the William R. Cesery Trust, whose address is 2647 Cesery Boulevard, Jacksonville, FL 32211 in the County of Duval, 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 rights, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair associated equipment for underground drainage utilities on, along, over, through, across or under the following described land situate in Jacksonville, Duval County, Florida (hereinafter referred to as the "Property"), to-wit:

See Exhibit "A" attached hereto.

TOGETHER, with the right of said Grantee, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

IN THE EVENT that a plat is recorded in the public records of Duval County, Florida which includes all or a portion of the Property and which results in the Property or any portion thereof being dedicated to the City of Jacksonville as a public right-of-way or in the event that such plat includes an easement which is dedicated to the City of Jacksonville and the Grantee and which provides the Grantee with substantially the same rights and benefits as this Grant of Easement then, to the extent that such public right-of-way or easement which is granted to the City of Jacksonville (and in the case of an easement, which is also granted to the Grantee) encompasses any portion of the Property or provides the Grantee with substantially the same rights and benefits as this Grant of Easement, then this Grant of Easement shall be null and void and of no further force and effect with respect to the portion of the Property included on the plat as a dedicated public

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right-of-way or easement or the portion of the Property for which an easement is included on such plat which provides substantially the same rights and benefits as this Grant of Easement. Upon presentation of a copy of the recorded plat by Grantor to Grantee, Grantee shall execute such documents as are reasonably required by Grantor to release the Grant of Easement with respect to the portion of the Property intended to be released pursuant to this provision.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first written above.

SIGNED AND SEALED IN OUR PRESENCE:

GRANTOR

[Signature]
WITNESS NAME SESSELL W. BORING

[Signature]
Managing General Partner

[Signature]
WITNESS NAME Janya Bountree

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of December, 1994, by Gregory Matovina, as Managing General Partner either known personally to me or who produced NIA Driver's License No. NIA as identification, and who took an oath and personally appeared before me.

[Signature]
Name: IRINA TEODORESCU
Notary Public No.: 131860
My Commission Expires: 7/30/95



"OFFICIAL SEAL"
Irina Teodorescu
My Commission Expires 7/30/95
Commission #CC 131860

Accepted on behalf of Grantee:

[Signature]
Name: William R. Casey Jr
Title: trustee

DRAINAGE EASEMENT WITHIN KATHERINE ABBEY MANOR DEVELOPMENT (CESERY EASEMENT)

A portion of Lots 9, 11, and 13, together with the North 1/2 of Lot 15, as shown on the plat of Cuzner's Replat, as recorded in Plat Book 6, Page 87, of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGINNING at the Northeast corner of said Lot 9; thence South 00°01'20" West along the Easterly line of said Lot 9, a distance of 84.54 feet; thence South 48°57'51" West, 138.28 feet; thence South 44°31'46" West, 158.98 feet; thence South 47°18'34" West, 174.16 feet; thence South 04°30'53" West, 264.00 feet; thence North 89°31'00" East, 190.00 feet; thence North 52°57'30" East, 61.86 feet; thence North 89°31'00" East, 125.00 feet to the point situate in the Easterly line of said Lot 11; thence South 00°01'20" West along said Easterly line of Lot 11, a distance of 27.00 feet; thence South 89°31'00" West, 115.84 feet; thence South 52°57'30" West, 61.86 feet; thence South 89°31'00" West, 211.47 feet; thence South 24°26'35" West, 314.27 feet; thence South 07°54'35" West, 184.98 feet to a point situate in the South line of said North 1/2 of Lot 15; thence South 89°31'00" West along said last mentioned line, 27.29 feet; thence North 07°54'35" East, 192.89 feet; thence North 24°26'35" East, 343.23 feet; thence North 04°30'53" East, 269.84 feet; thence North 47°18'34" East, 184.08 feet; thence North 44°31'46" East, 159.37 feet; thence North 48°57'51" East, 127.03 feet; thence North 00°01'20" East, 42.00 feet to a point situate in the North line of said Lot 9; thence North 89°29'40" East along said North line, 27.00 feet to the POINT OF BEGINNING.

EXHIBIT "A"