

PROJECT NAME: KATHERINE ABBEY MANOR
PARCEL NO.: 801 (95-60)

Bk: 8044
Pg: 1525 - 1528
Doc# 95040849
Filed & Recorded
03/03/95
09:18:31 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50
DEED \$ 0.70

PG 1525

GRANT OF EASEMENT
(UTILITY)

THIS INDENTURE, Made this 17th day of January, 1995 between Katherine Abbey Manor Joint Venture, a Florida General Partnership, whose address is 2955 Hartley Rd., Suite 106-A, Jacksonville, Fl 32257 in the County of Duval, State of Florida, hereinafter called Grantor and City of Jacksonville a Municipal Corporation, whose address is 220 E. Bay St., Jacksonville, Fl 32202 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 drainage utilities on, along, over, through, across or under the following described land situate in Jacksonville, Duval County, Florida, to-wit:

See Exhibit A attached

R.E. # 112950.0000

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 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

Bryan R. White
WITNESS NAME Bryan R. White

Katherine Abbey Manor Joint Venture
Gregory E. Matovina
Gregory E. Matovina
Managing General Partner

Anna M. Kennedy
WITNESS NAME Anna M. Kennedy

CF

PREPARED BY: KAY COALSON
AS AGENT FOR CITY OF JACKSONVILLE

RETURN TO:
REAL ESTATE DIVISION
ROOM 1208, CITY HALL

PROJECT NAME: KATHERINE ABBEY MANOR
PARCEL NO.; 801

Book 8044 Pg 1526

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of January, 1995, by Gregory E. Matovina, as managing general partner of Katherine Abbey Manor Joint Venture, on behalf of the partnership. He is personally known to me and did not take an oath.

Anna M. Kennedy
Name: Anna M. Kennedy
Notary Public No.:
My Commission Expires:



Accepted on behalf of Grantee:

Name:
Title:

FORM APPROVED:

Thomas R. Matlock
ASSISTANT GENERAL COUNSEL

Accepted on behalf of the CITY
OF JACKSONVILLE, Florida

Patricia W. Brown
Patricia W. Brown, Real Estate Officer

CONSENT AND JOINDER

NationsBank of Florida, N.A. ("Mortgagee") is the holder of that certain mortgage recorded in the Official Public Records of Duval County, Florida on July 18, 1994 in Official Records Volume 7896, Pages 1825 ("Mortgage"). Mortgagee hereby consents to the execution, delivery and recording of the Grant of Easement from Katherine Abbey Manor Joint Venture to the City of Jacksonville dated January 17, 1995 to which this Consent and Joinder is attached ("Easement") and agrees that Mortgagee's interest under the Mortgage shall be subject and subordinate to the terms and conditions of the Easement; provided however, nothing contained herein shall subordinate or release Mortgagee's interest under the Mortgage except as set forth herein.

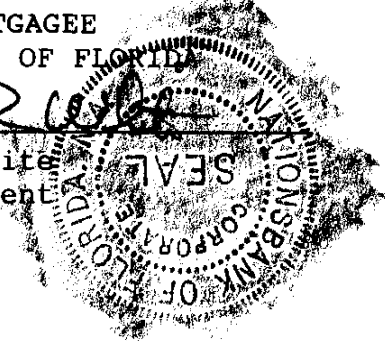
IN WITNESS WHEREOF, the Mortgagee has executed this Consent and Joinder this 17th day of January, 1995.

SIGNED AND SEALED IN OUR PRESENCE:

Mary S. Brown
WITNESS NAME Mary S. Brown

Anna M. Kennedy
WITNESS NAME Anna M. Kennedy

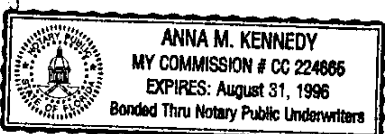
MORTGAGEE
NATIONSBANK OF FLORIDA
Bryan R. White
Bryan R. White
Vice President



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of January, 1995, by Bryan R. White, as NationsBank of Florida.
He is personally known to me and did not take an oath.

Anna M. Kennedy
Name: Anna M. Kennedy
Notary Public No.:
My Commission Expires:



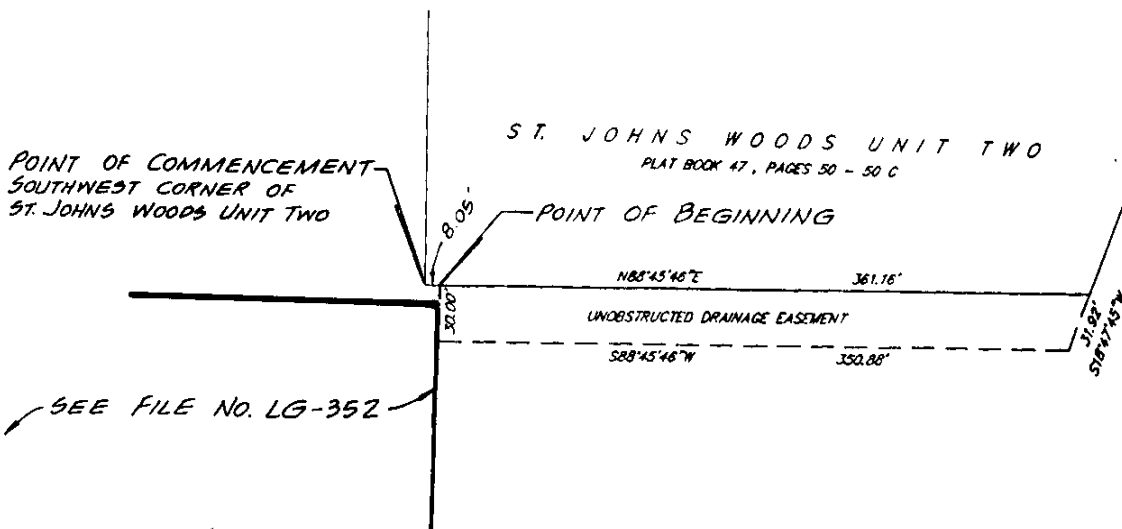
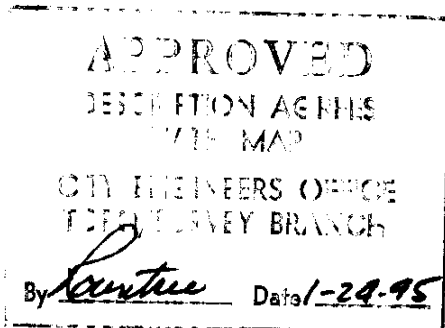
MAP SHOWING SURVEY OF

EXHIBIT "A"

UNOBSTRUCTED DRAINAGE EASEMENT

A part of Section 1, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of St. Johns Woods Unit Two, as recorded in Plat Book 47, Pages 50, 50A, 50B and 50C of the Current Public Records of said County; thence North $88^{\circ}45'46''$ East along the South line of said plat of St. Johns Woods Unit Two, a distance of 8.05 feet to the POINT OF BEGINNING; thence continue North $88^{\circ}45'46''$ East along last said line, 361.16 feet to the Southeast corner of said plat and a point situate in the Westerly right of way line of 9A and/or Interstate Highway No. 295; thence South $18^{\circ}47'45''$ West along said Westerly right of way line, 31.92 feet; thence South $88^{\circ}45'46''$ West, 350.88 feet to a point situate in the Easterly line of Lot 9, Cuzner's Replat, as recorded in Plat Book 6, Page 87 of said Current Public Records; thence North $00^{\circ}01'20''$ East along said last mentioned line and its Northerly prolongation thereof, 30.00 feet to the POINT OF BEGINNING.

Book 8044 Pg 1528



I - 295 AND/OR STATE ROAD No. 9-A



NOTES:

- Bearings are based on prior surveys
- This is a sketch of survey.
- Elevations shown thus (15.0) refer to N.G.V.D. of 1929.
- Subject property lies within Zone _____ as shown on F.I.A. Flood Hazard Boundary Map _____, Community No. _____, dated _____.
- Unless otherwise noted, any portion of the subject parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL

LEGEND

- DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES IRON PIPE SET
- DENOTES IRON PIPE FOUND
- x DENOTES CROSS CUT

DATE 6-30-94
SCALE 1"=100'
JOB NO. 28072

Richard A. Miller & Associates, Inc.

Professional Land Surveyors
6701 Beach Blvd., Suite #200
Jacksonville, Florida 32216
(904) 721-1226

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard A. Miller
RICHARD A. MILLER, P.L.S. CERT. NO. 3848

802