

PREPARED BY ALEX PAULSEN
AS AGENT FOR CITY OF JACKSONVILLE

RETURN TO:
REAL ESTATE DIVISION
ROOM 1208, CITY HALL

PROJECT: KATHERINE ABBEY MANOR
PARCEL: 800 (98-19)

GRANT OF EASEMENT
(Pedestrian sidewalk and drainage)

Book 8835 Pg 2052

THIS INDENTURE, Made this 9th day of December, 1997 between **Katherine Abbey Manor Joint Venture**, a Florida general partnership, whose address is 2955 Hartley Road, Suite 108, Jacksonville, Florida, and **Bovis Homes, Inc.**, a FLORIDA corporation, whose address is 1916 Boothe Circle, Longwood, Florida 32750, hereinafter together called Grantors and **The City of Jacksonville**, a municipal corporation, whose business address is 220 East Bay Street 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 the 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 pedestrian sidewalks and associated 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

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:

GRANTORS

Donald K Borstein
WITNESS NAME DONALD K. BORSTEIN

Gregory Matovina
Managing General Partner
Katherine Abbey Manor Joint Venture

Justie H. Marovina
WITNESS NAME LESLIE H. MAROVINA

Phyllis Dougherty
WITNESS NAME Phyllis Dougherty

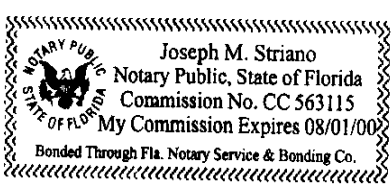
Jon Zabel
WITNESS NAME Jon ZABEL

Bk: 8835
Pg: 2052 - 2053
Doc# 98018698
Filed & Recorded
Date: 01/27/98
02:27:02 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED .70

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 9th day of December, 1997, by Gregory Matovina as managing general partner of the partnership, is either known personally to me or who produced a _____ Driver's License No. _____ as identification. Such person personally appeared before me and did not take an oath.

Joseph M. Striano
Name: Joseph M. Striano
Notary Public No.: CC 563115
My Commission Expires: 8-1-2000



STATE OF FLORIDA)
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 15th day of December, 1997, by ARTHUR TYE, as PRESIDENT of BOVIS HOMES, INC., a FLORIDA corporation, on behalf of the corporation. Such person personally appeared before me and is either known personally to me or who produced a _____ Driver's License No. _____ as identification, and who did not take an oath.

Lisa Zrodowski
Name: LISA ZRODOWSKI
Notary Public No.: _____
My Commission Expires: _____
Accepted on behalf of Grantee:



Lisa Zrodowski
My Commission CC589698
Expires Sep. 30, 2000

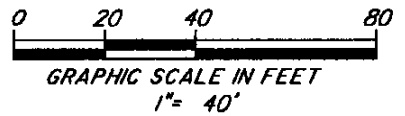
FORM APPROVED

Paul J. Under
ASSISTANT GENERAL COUNSEL

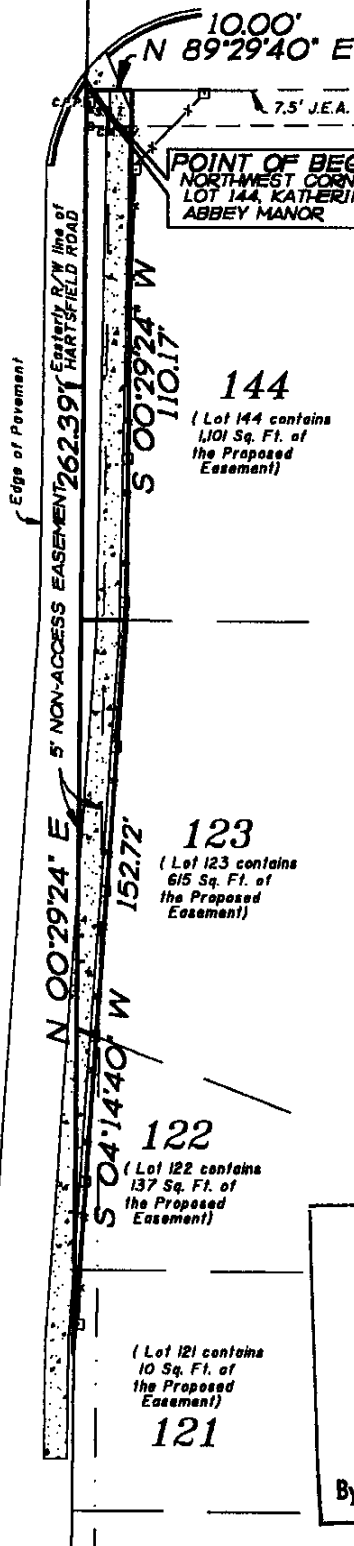
Name: Accepted on behalf of the CITY
Title: OF JACKSONVILLE, Florida
Patricia W. Brown, Real Estate Officer



ABBEYFIELD DRIVE



HARTSFIELD ROAD



Proposed Easement:

A portion of Lots 121, 122, 123 and 144, KATHERINE ABBEY MANOR, as shown on the plat thereof, recorded in Plat Book 49, pages 63, 63A through 63E, inclusively of the Current Public Records of Duval County, Florida, said portion of Lots 121, 122, 123 and 144 being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the Northwest corner of said Lot 144; run thence N 89°29'40" E., along the Southerly Right of Way line of ABBEYFIELD DRIVE, a distance of 10.00 feet; run thence S 00°29'24" W., a distance of 110.17 feet, to a point on the Southerly line of said Lot 144; run thence S 04°14'40" W., a distance of 152.72 feet, to a point on the Easterly Right of Way line of HARTSFIELD ROAD; run thence N 00°29'24" E., along last said line, a distance of 262.39 feet, to the POINT OF BEGINNING.

The lands thus described, contains 1,863 Sq. Ft more or less, in area.

R.E. 112903-0010

Katherine Abbey Manor
Plat Book 49, pages 63, 63A-63E

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH

By Lawrence Date 1-6-98

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

- Bearings are based on the Easterly R/W line of HARTSFIELD ROAD, as N 00°29'24" E.
- This is a MAP TO SHOW SKETCH OF a Proposed Easement.
- Elevations shown thus (150) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929 (NGVD of 1929).
- By Graphic plotting only, the property shown hereon lies within Zones as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number Map Revised date:
- Unless otherwise noted, any portion of the 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.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

| ABBREVIATION | DEFINITION |
|--------------|------------------------------|
| P.C.P. | Permanent Control Point |
| P.R.M. | Permanent Reference Monument |
| P.O.C. | Point of Curvature |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Curvature |
| P.O.R. | Point of Reverse Curvature |
| P.O.I. | Point of Intersection |
| R.O.W. | Right of Way |
| O.R.V. | Official Records Volume |
| B.B. | Record Book |
| Pg. | page |
| B.R.L. | Building Restriction Line |
| E.s.t. | Easement |

| ABBREVIATION | DEFINITION |
|--------------|---------------------------------|
| L.S. | Licensed Business |
| R.L.S. | Registered Land Surveyor |
| J.E.A. | Jacksonville Electric Authority |
| EQUIP | Equipment |
| A/C | Air Conditioner |
| C.A.T.V. | Cable Television |
| O.H.L. | Overhead Lines |
| F.M. | Field Measured |
| R= | Radius equals |
| L= | Arc Length equals |
| Ch= | Chord Bearing & Distance equals |
| Δ= | Beta or Central Angle equals |
| I.P. | Iron Pipe |
| Conc. | Concrete |

LEGEND

- MONUMENT CONCRETE MONUMENT
- x-x-x MONUMENT FENCE
- MONUMENT 1/2" IRON PIPE SET WITH CHAIN MILLER & ASSOC.
- MONUMENT 1/2" IRON PIPE FOUND (AS NOTED)
- x MONUMENT CROSS CUT

| | |
|------------|--------------|
| DATE | Dec. 8, 1997 |
| SCALE | 1"=40' |
| JOB No. | 46591 |
| F.B. | 807 |
| page | 76 |
| Comp. File | KAMANOR.Dwg |

RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD, SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5750
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE HIGHLY TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND ENGINEERS IN CHAPTER 62B1-68 (formerly CHAPTER 2801-68), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.

Jonathan B. Bowman
JONATHAN B. BOWMAN, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE NO. 1600