

RECORD & RETURN TO:  
CRABTREE & WHITE  
8375 DIX ELLIS TRAIL, SUITE 401  
JACKSONVILLE, FLA 32256

OFFICIAL RECORDS

GRANT OF EASEMENT  
(UTILITY)

THIS INDENTURE; Made this 5th day of July, 1994 between 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 Grantor and 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 Grantee. (3)

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 sewerage 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 which provides the City of Jacksonville 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 encompasses any portion of the Property or provides the City of Jacksonville 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 right-of-way or easement or the portion of the



## OFFICIAL RECORDS

20. FOOT UTILITY EASEMENT ALONG SOUTH BOUNDARY OF HARTSFIELD  
SUBDIVISION

A portion of Lots 15 and 16, together with a portion of that 30 foot roadway closed by Ordinance 83-1162-602 lying between Lots 15 and 16; and all being more particularly described as follows: BEGINNING at the Northwest corner of the South 1/2 of said Lot 16; thence North 89°31'00" East along the Northerly line of the South 1/2 of said Lot 16 and along the Northerly line of the South 1/2 of said Lot 15, a distance of 700.00 feet; thence South 00°29'24" West, 60.00 feet; thence South 89°31'00" West, 100.00 feet; thence North 00°29'24" East, 40.00 feet; thence South 89°31'00" West, 600.00 feet to a point situate in the Easterly right of way line of Hartsfield Road (a 66 foot right of way); thence North 00°29'24" East along said Easterly right of way line, a distance of 20.00 feet to the POINT OF BEGINNING.

94-0105085  
FILED AND RECORDED  
IN PUBLIC RECORDS  
OF DUNAL COUNTY FLA

EXHIBIT "A"

94 JUL 18 PM 4:47  
RECORD VERIFIED  
*Theresa J. Davis*  
CLERK OF CIRCUIT COURT