

Doc# 2001301699
Book: 10243
Pages: 469 - 470
Filed & Recorded
11/28/2001 03:02:11 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 0.70
RECORDING \$ 9.00

GRANT OF EASEMENT

Parcel No. 016413-0000
Project Name: Watermill Unit Two

THIS INDENTURE, Made this 6th day of November, A.D. 2001, between **WATERMILL, L.L.C.**, whose address is 4729 Hwy. 17, Suite 204, Orange Park, Florida 32003, hereinafter called Grantor, and the **CITY OF JACKSONVILLE**, a municipal corporation, hereinafter called Grantee whose business address is 220 East Bay Street, Jacksonville, Florida 32202.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which 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 right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair, either above or below, the surface of the ground, facilities and associated equipment for Drainage, on, along, over, through, across or under the following described land situate in Duval County, Florida, to-wit:

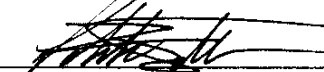
SEE EXHIBIT 'A' ATTACHED HERETO


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

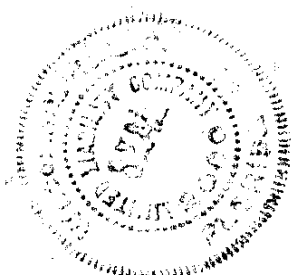
Signed and Sealed in Our
Presence as Witnesses:

GRANTOR: WATERMILL, L.L.C.


print PATRICK WALLACE

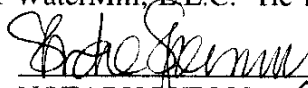

James Ricky Wood, its Managing Member


print DIANE BENNETT



**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 6th day of November, 2001, by James Ricky Wood, Managing Member of WaterMill, L.L.C. He is personally known to me and did not take an oath


NOTARY PUBLIC Sandra Spencer
My Commission Expires:



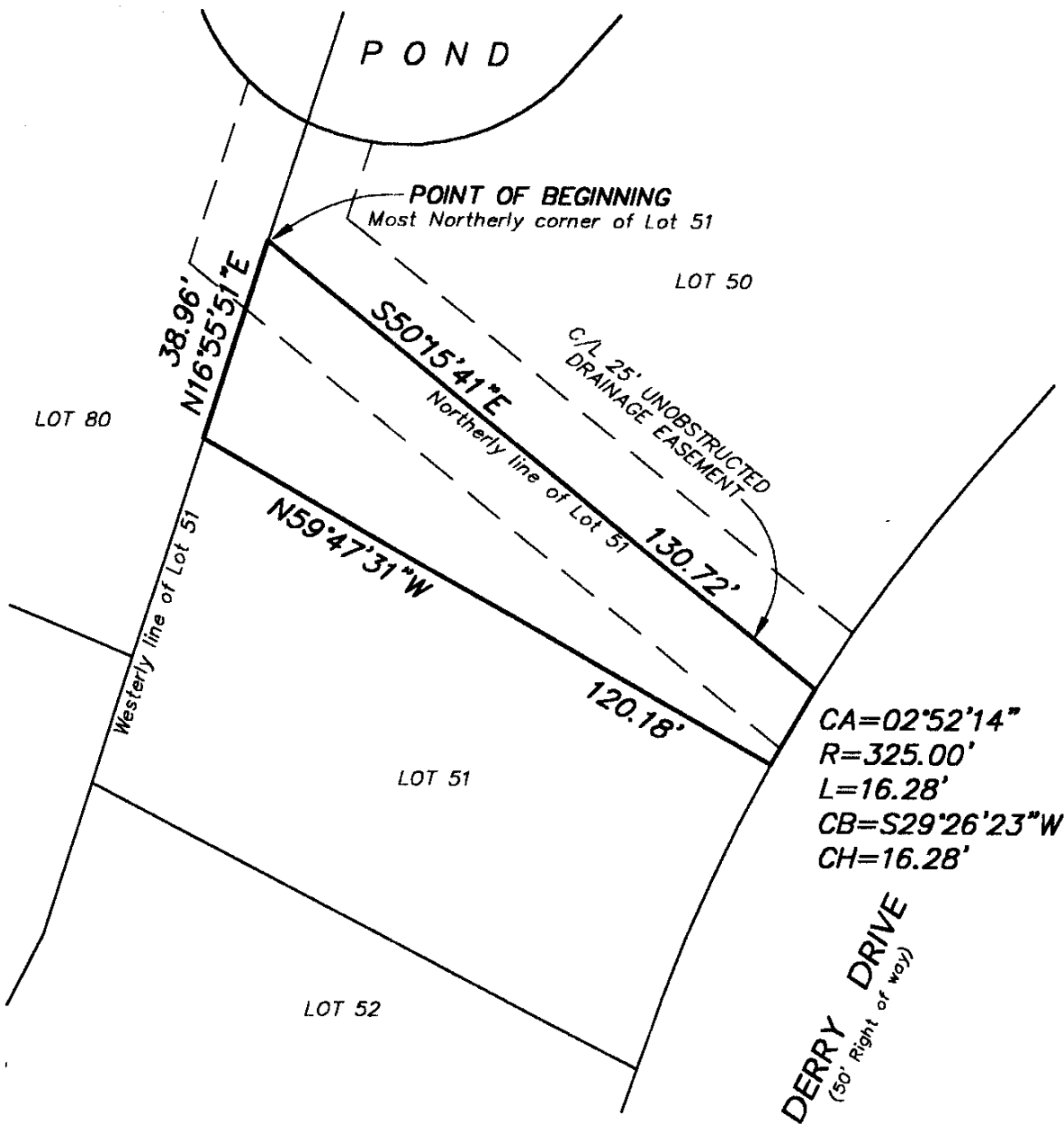
2

MAP SHOWING SKETCH OF

A portion of Lot 51 as shown on the plat of Watermill Unit Two, as recorded in Plat Book 54, Pages 47, 47A, 47B, 47C, 47D, 47E and 47F of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the most Northerly corner of said Lot 51; thence South 50°15'41" East, along the Northerly line of said Lot 51, a distance of 130.72 feet to a point lying on the Westerly right of way line of Derry Drive (a 50 foot right of way as presently established), said right of way line being a curve concave Southeasterly having a radius of 325.00 feet; thence Southwesterly along the arc of said curved Westerly right of way line, through a central angle of 02°52'14", and arc distance of 16.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 29°26'23" West, 16.28 feet; thence North 59°47'31" West, 120.18 feet to the Westerly line of said Lot 51; thence North 16°55'51" East, along last said line, 38.96 feet to the POINT OF BEGINNING.

Containing 3,325 square feet, more or less.

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CA=02°52'14"
 R=325.00'
 L=16.28'
 CB=S29°26'23"W
 CH=16.28'

DERRY DRIVE
 (50' Right of Way)

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 Plat of Record.
- This is a SKETCH ONLY.
- Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
- By Graphic plotting only, the property shown hereon lies within Zone: 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.B.	Point of Beginning
P.C.	Point of Curvature
P.T.	Point of Tangency
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.R.V.	Official Records Volume
D.B.	Deed Book
Pg.	Page
B.R.L.	Building Restriction Line
Esmt	Easement

ABBREVIATION	DEFINITION
L.B.	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=	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊗ DENOTES FENCE
- ⊗ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (AS NOTED)
- X DENOTES CROSS CUT

DATE	NOV. 6, 2001
SCALE	1"=30'
JOB No.	2001-149-14
F.B.	
page	
Comp. File	L51-ESMT
Drawn by	SM

RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200
 JACKSONVILLE, FLORIDA 32216

Fax (904) 721-5758
 Tele. (904) 721-1225

THIS IS TO CERTIFY THAT THE PARTIAL OR LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE UNIFORM TECHNICAL REQUIREMENTS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 11017-6.0 (formerly CHAPTER 1101-6.0) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.087, FLORIDA STATUTES.

BY: *Richard A. Miller*
 RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 3848