

PROJECT NAME: KATHERINE ABBEY MANOR
PARCEL: 800 (95-60)

Book 8044 Pg 1532

Bk: 8044
Pg: 1532 - 1535
Doc# 95040851
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

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 Road, Suite 106A, Jacksonville, FL 32257 in the County of Duval, State of Florida, hereinafter called Grantor and the City of Jacksonville, a municipal corporation, whose address is 220 East Bay Street, 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 water and sewer 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. # 11290-0010

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

KATHERINE ABBEY MANOR JOINT VENTURE
Gregory E. Matovina
Gregory E. Matovina
Managing General Partner

Wm. R. Howell II
WITNESS NAME WM. R. HOWELL II

Donald K Borstein
WITNESS NAME DONALD K BORSTEIN

4
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.: 800

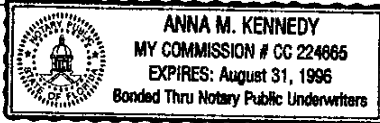
Book 8044 Pg 1533

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. Mahoney
ASSISTANT GENERAL COUNSEL

Accepted on behalf of the CITY
OF JACKSONVILLE, Florida

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

MAP SHOWING

EXHIBIT "A"

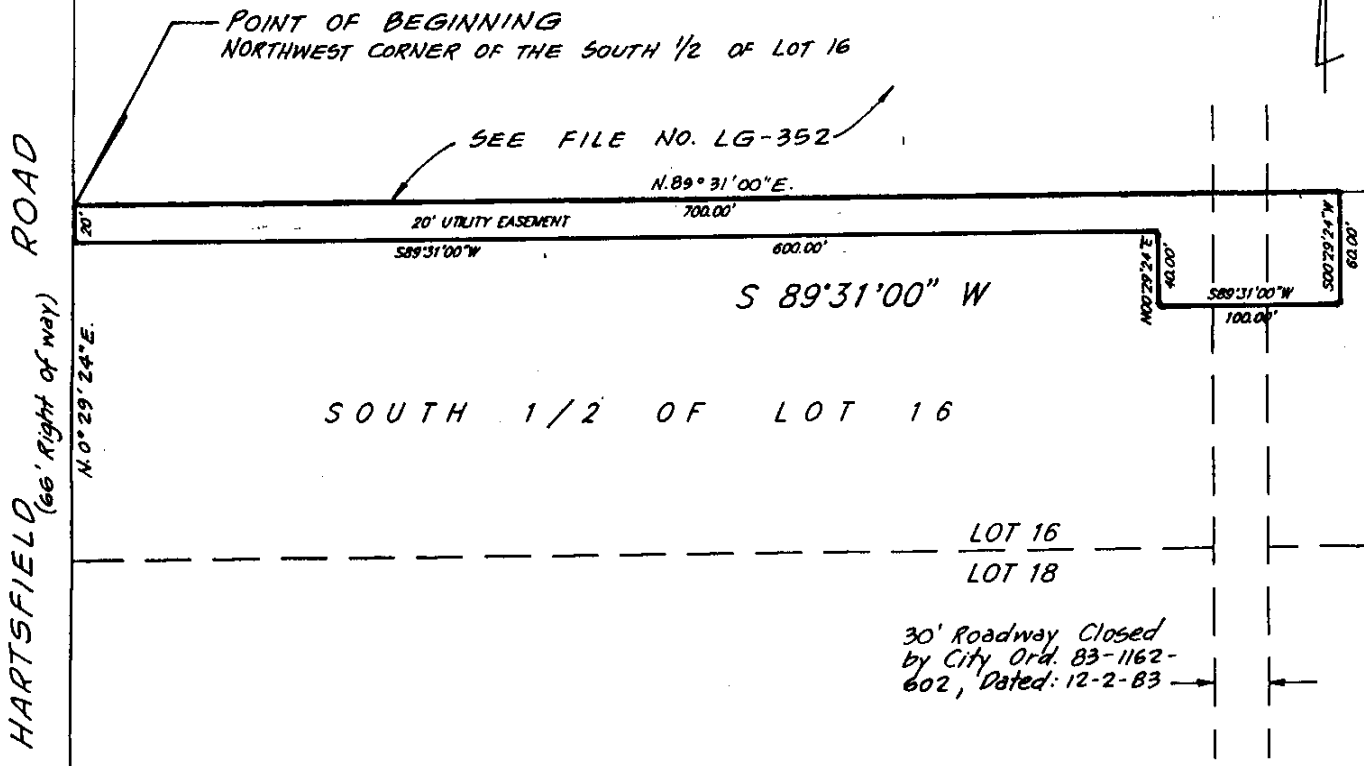
20 FOOT UTILITY EASEMENT ALONG SOUTH BOUNDARY OF HARTSFIELD SUBDIVISION

Book 8044 Pg 1534

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.

R.E. # 11290-0010

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPG/SURVEY BRANCH
By *Ranthee* Date 1-24-95



HARTSFIELD ROAD (66' Right of way)

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
- DENOTES IRON PIPE
- x DENOTES CROSS CUT

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

Richard A. Milner & 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, FLORIDA STATUTES.

Richard A. Milner
RICHARD A. MILNER, P.L.S., CERT. NO. 3848

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.

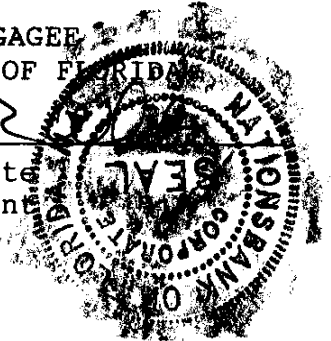
SIGNED AND SEALED IN OUR PRESENCE:

Mary J. Brown
WITNESS NAME Mary J. 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:

