

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 3
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 2355 Hartley Road, Suite 106A, Jacksonville, FL 32257 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 underground drainage 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

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Property for which an easement is included on such plat which provides substantially the same rights and benefits as this Grant of Easement. Upon presentation of a copy of the recorded plat by Grantor to Grantee, Grantee shall execute such documents as are reasonably required by Grantor to release the Grant of Easement with respect to the portion of the Property intended to be released pursuant to this provision.

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

Matthew C. Taylor
WITNESS NAME Matthew C. Taylor

[Signature]
by P.O.A.

Margaret M. Morgan
WITNESS NAME Margaret M. Morgan

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 5th day of July, 1994, by William R. Cesery, Jr., as

X who produced X either known personally to me or Driver's License No. as identification, and who took an oath and personally appeared before me.

[Signature]
Name:
Notary Public No.: CC 021327
My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires July 20, 1994



Accepted on behalf of Grantee:

KATHERINE ABBEY MANOR JOINT VENTURE
[Signature]
Name: GREGORY E. MATOVINA
Title: GENERAL PARTNER

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UNOBSTRUCTED DRAINAGE BASEMENT

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°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°45'46" East along last said line, 381.18 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°47'45" West along said Westerly right of way line, 31.92 feet; thence South 88°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°01'20" East along said last mentioned line and its Northerly prolongation thereof, 30.00 feet to the POINT OF BEGINNING.

EXHIBIT "A"

94 - 0105084
 FILED AND RECORDED
 IN PUBLIC RECORDS
 OF DUVAL COUNTY FLA

94 JUL 18 PM 4:47
 RECORD VERIFIED
James Wilson
 CLERK OF CIRCUIT COURT