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JBK

Prepared by and return to :
Dobson and Brown, P.A.
Ronald W. Brown
66 Cuna Street, Suite A
St. Augustine, Florida 32084

Public Records of
St. Johns County, FL
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GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 24th day of JANUARY, A.D., 2002, by SELOY DEVELOPMENT COMPANY, L.L.C., a Florida limited liability company, whose address is 93A Orange Street, St. Augustine, Florida 32084, hereinafter referred to as "Grantor," to THE CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation, E.I.D. No. 59-6000420, whose address is P.O. Box 210, St. Augustine, Florida 32085-0210, hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, for an in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors, legal representatives and assigns forever, a non-exclusive easement for ingress and egress for the construction, installation and maintenance of a water main and appurtenances on, over and underneath the following described real property situated in St. Johns County, Florida, to-wit:

PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

The undersigned Grantor hereby reserves the right to use the real property described herein for all purposes which will not interfere with the easement granted herein and further reserves the right to grant easements to other parties on, over and under said real property; provided, however, that any additional utilities to be installed within said easements must be installed in accordance with federal, state and local regulations and shall not interfere with the City of St. Augustine's facilities or use of the subject property; and further provided that in the event the City of St. Augustine shall exercise the rights granted pursuant to this easement, the City of St. Augustine shall return the

property to the condition in which the Property existed prior to any installation, construction or repair performed by the City of St. Augustine.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first written.

Signed, sealed and delivered in the presence of:

SELOY DEVELOPMENT COMPANY, L.L.C.

HAZEL J. FITZSIMMONS
Witness PRINTED NAME

By: [Signature]
Its: Managing Member

Hazel Joyce Fitzsimmons
Printed Name of Witness

ATTEST: [Signature]
Its: Secretary

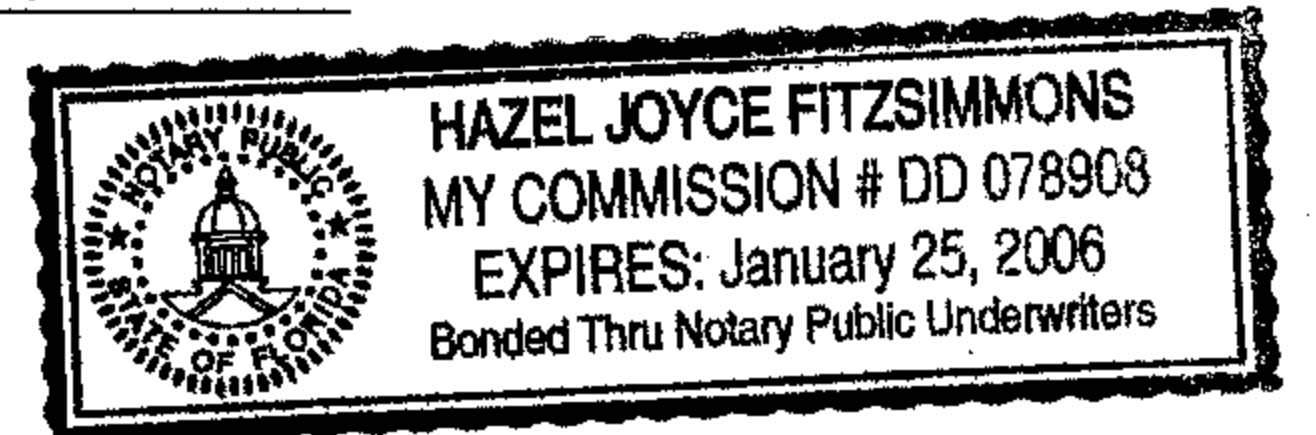
Beverly J. Swanson
Witness

Beverly J SWANSON
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24th day of JANUARY, 2002, by Paul J. Thompson, as Managing Member of Seloy Development Company, L.L.C., a Florida limited liability company, on behalf of the corporation. with is personally known to me or produced _____ as identification.

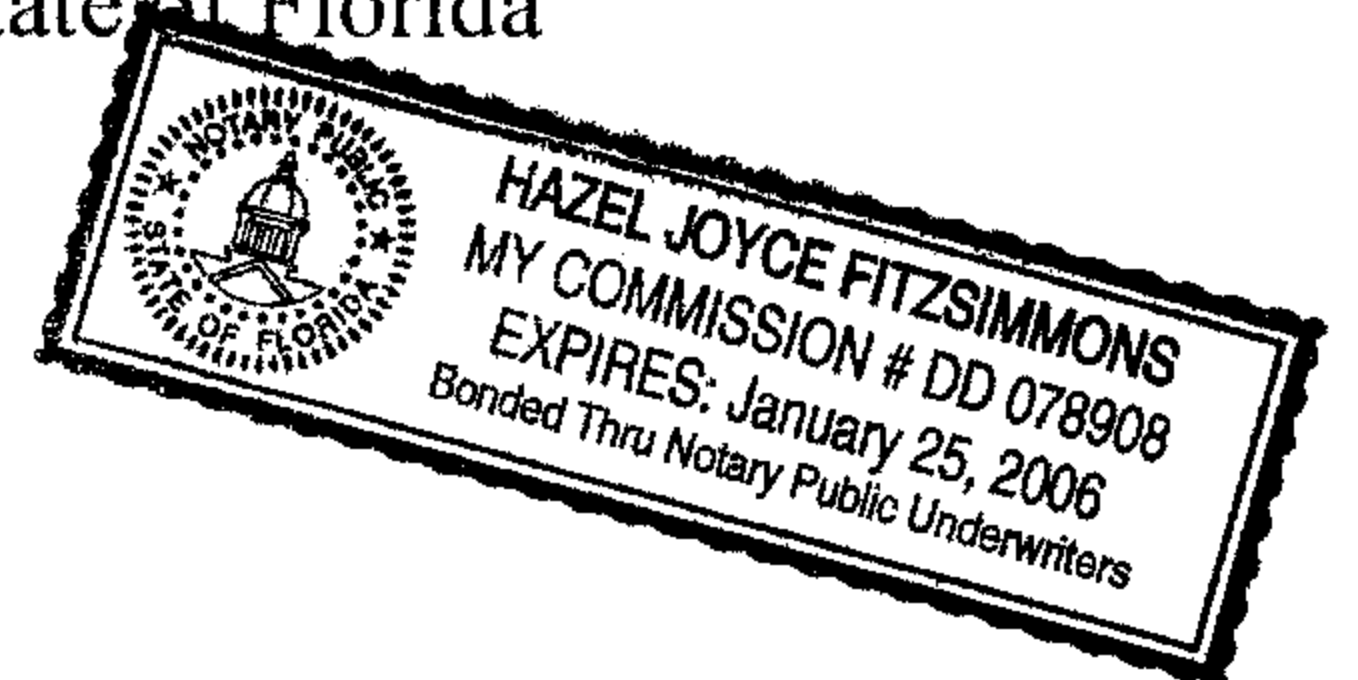
Hazel Joyce Fitzsimmons
Notary Public, State of Florida
At Large



STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24th day of January, 2002, by Pierre D Thompson, as secretary of Seloy Development Company, L.L.C., a Florida limited liability company, on behalf of the corporation. ✓ is personally known to me or produced _____ as identification.

Hazel Joyce Fitzsimmons
Notary Public, State of Florida
At Large



Approved as to Form and Legal Sufficiency:

[Signature]
City Attorney

THAT PART OF GOVERNMENT LOTS 3 AND 4, SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 01 DEGREES 22 MINUTES 52 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1250.12 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION ISLAND DRIVE SOUTH (A 60 FOOT WIDE RIGHT OF WAY); THENCE NORTH 61 DEGREES 27 MINUTES 20 SECONDS WEST, ALONG SAID RIGHT OF WAY, 75.81 FEET TO A POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY 170.57 FEET, ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 27 DEGREES 55 MINUTES 20 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 249.48 FEET, ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 290.00 FEET, THROUGH A CENTRAL ANGLE OF 49 DEGREES 17 MINUTES 28 SECONDS TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 139.27 FEET, ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 22 DEGREES 47 MINUTES 54 SECONDS; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST, ALONG SAID RIGHT OF WAY, 568.21 FEET TO A POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 770.00 FEET; THENCE WESTERLY 49.19 FEET, ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 03 DEGREES 39 MINUTES 36 SECONDS TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY 93.47 FEET, ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 06 DEGREES 57 MINUTES 17 SECONDS; THENCE SOUTH 29 DEGREES 58 MINUTES 26 SECONDS WEST 42.64 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 32.00 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 26 SECONDS WEST 362.84 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 34 SECONDS EAST 334.89 FEET; THENCE NORTH 30 DEGREES 05 MINUTES 16 SECONDS EAST 33.75 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 34 SECONDS EAST 115.66 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY 7.97 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 15 MINUTES 33 SECONDS TO THE WESTERLY LINE OF A 60 FOOT WIDE SERVICE ROADWAY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 1339, PAGES 222 THROUGH 244, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 29 DEGREES 58 MINUTES 26 SECONDS EAST, ALONG SAID WEST LINE OF EASEMENT, 43.76 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 54.45 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 26 SECONDS WEST 18.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 77.54 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 26 SECONDS EAST 30.00 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 27.05 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 26 SECONDS WEST 30.00 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 74.30 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 26 SECONDS EAST 36.00 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 22.65 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 26 SECONDS WEST 36.00 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 34 SECONDS WEST 146.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 26 SECONDS EAST 272.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 34 SECONDS EAST 68.00 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 26 SECONDS EAST 81.52 FEET TO THE POINT OF CURVATURE OF A TANGENTIAL CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY 5.87 FEET, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 26 MINUTES 36 SECONDS TO SAID SOUTHERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES MORE OR LESS.

EXHIBIT A