

Bk: 8939
Pg: 48 - 50
Doc# 98110029
Filed & Recorded
05/08/98
02:27:45 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00
DEED

EASEMENT

.70

Book 8939 Pg 48

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CAROLINE RIDGE JOINT VENTURE, owner of the hereinafter described lands, hereby grants and gives to UNITED WATER FLORIDA INC., a Florida corporation, its successors and assigns, non-exclusive, perpetual right, privilege and Easement to construct, reconstruct, install, lay, operate, maintain, repair, replace, improve, alter, relocate and inspect water transmission and distribution and/or wastewater collection and interceptor mains, pipe lines, lateral lines, manholes, valves, connections and appurtenant equipment over, across and under hereinafter described lands, together with full use, occupation, and enjoyment thereof for the above described purposes, and all rights and privileges thereto, including the right to ingress and egress to the area of the Easement in the following described lands in Duval County, Florida to wit:

" SEE EXHIBIT A "

WITNESS, the due execution hereof this 16th day of DECEMBER, 1997.

Signed, sealed and delivered in the presence of:

Don Borstein
Witness: DON BORSTEIN
(Type or Print)

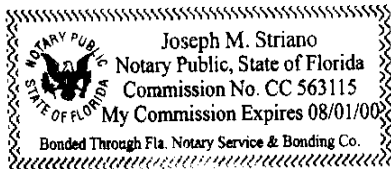
Leslie H. Matovina
Witness: Leslie H. Matovina
(Type or Print)

Grantor: Greg Matovina

By: MANAGING GENERAL PARTNER
(Type or Print)
2955 Hartley Rd. Suite 108
Jacksonville, FL 32257
(Address)

STATE OF FLORIDA
COUNTY OF DUVAL

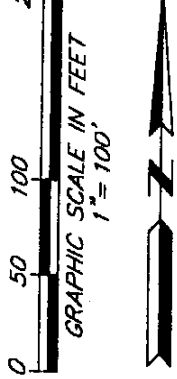
The foregoing instrument was acknowledged before me this 16th day of DECEMBER 1997, by GREGORY E. MATOVINA. He who is personally known to me or who has produced drivers license as identification and who did take an oath.



Joseph M. Striano
NOTARY PUBLIC
JOSEPH M. STRIANO
(Type or Print)
My Commission Expires: 8-1-2000

(3)

JACKSONVILLE, FL 32239
 (RETURN TO SAME)



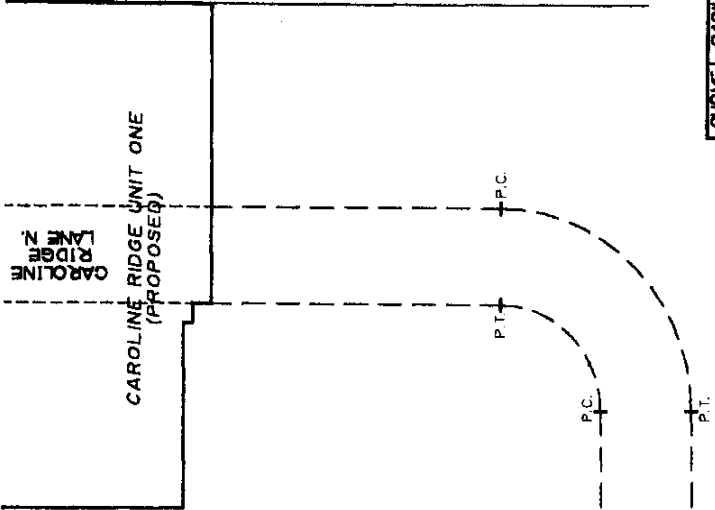
OR.V. 5811, PG. 1536

TABULATED LINE DATA

LINE	DIRECTION	DISTANCE
L1	N45°41'55"W	18.00'
L2	S44°18'05"W	14.00'
L3	N45°41'55"W	86.00'

TABULATED CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	105.00'	82.67'	80.59'	S21°44'50"W	45°08'30"
C2	175.00'	28.23'	28.19'	S49°05'08"W	09°34'07"



MAP SHOWING SKETCH OF
A PORTION OF SECTION 1, TOWNSHIP 2 SOUTH,
RANGE 27 EAST, DUVAL COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

UNPLATTED SECTION 1

UNPLATTED SECTION 1

REVISED MAP AND DESCRIPTION JANUARY 27, 1998

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS NOT VALID.

NOTES

1. This map is based on the plat of O.R.V. 8031, Pg. 1333 (S-CONF-387E).
2. This is a sketch of land shown on the plat of O.R.V. 8031, Pg. 1333 (S-CONF-387E).
3. Easements shown here (7.5.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929 (M.C.M.D. of 1929).
4. By creating platting only, the property shown herein lies within Zone 1 as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Map No. 17-500-010-01-0000-0000-0000 Community-Panel Number 17-500-010-01-0000-0000.
5. Unless otherwise noted, any portion of this parcel that may be shown as located by State or Governmental Agencies has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
6. There may be Restrictions or Easements of Record evidenced by this subdivision that have not been shown herein.

W.L.Y. LINE OF O.R.V. 8031, PG. 1333

POINT OF COMMENCEMENT
 NW CORNER OF O.R.V. 8013, PG. 1333

OR.V. 8031, PG. 1333

LEGEND

- REMOTE CONCRETE ANCHORAGE
- CONCRETE MARK
- IRON PIPE OR METAL PIPE
- IRON PIPE OR METAL PIPE (2" DIA.)
- IRON PIPE OR METAL PIPE (3" DIA.)
- IRON PIPE OR METAL PIPE (4" DIA.)
- IRON PIPE OR METAL PIPE (6" DIA.)
- IRON PIPE OR METAL PIPE (8" DIA.)
- IRON PIPE OR METAL PIPE (10" DIA.)
- IRON PIPE OR METAL PIPE (12" DIA.)
- IRON PIPE OR METAL PIPE (14" DIA.)
- IRON PIPE OR METAL PIPE (16" DIA.)
- IRON PIPE OR METAL PIPE (18" DIA.)
- IRON PIPE OR METAL PIPE (20" DIA.)
- IRON PIPE OR METAL PIPE (24" DIA.)
- IRON PIPE OR METAL PIPE (30" DIA.)
- IRON PIPE OR METAL PIPE (36" DIA.)
- IRON PIPE OR METAL PIPE (42" DIA.)
- IRON PIPE OR METAL PIPE (48" DIA.)
- IRON PIPE OR METAL PIPE (54" DIA.)
- IRON PIPE OR METAL PIPE (60" DIA.)
- IRON PIPE OR METAL PIPE (72" DIA.)
- IRON PIPE OR METAL PIPE (84" DIA.)
- IRON PIPE OR METAL PIPE (96" DIA.)
- IRON PIPE OR METAL PIPE (108" DIA.)
- IRON PIPE OR METAL PIPE (120" DIA.)
- IRON PIPE OR METAL PIPE (132" DIA.)
- IRON PIPE OR METAL PIPE (144" DIA.)
- IRON PIPE OR METAL PIPE (156" DIA.)
- IRON PIPE OR METAL PIPE (168" DIA.)
- IRON PIPE OR METAL PIPE (180" DIA.)
- IRON PIPE OR METAL PIPE (192" DIA.)
- IRON PIPE OR METAL PIPE (204" DIA.)
- IRON PIPE OR METAL PIPE (216" DIA.)
- IRON PIPE OR METAL PIPE (228" DIA.)
- IRON PIPE OR METAL PIPE (240" DIA.)
- IRON PIPE OR METAL PIPE (252" DIA.)
- IRON PIPE OR METAL PIPE (264" DIA.)
- IRON PIPE OR METAL PIPE (276" DIA.)
- IRON PIPE OR METAL PIPE (288" DIA.)
- IRON PIPE OR METAL PIPE (300" DIA.)

DATE 12-15-97
 SCALE 1"=100'
 JOB No. 27-171-B
 P.B.
 progs
 Comp. File ESM172
 Drawn by SM

RICHARD A. MILLER & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 8701 BEACH BLVD., SUITE 2000
 JACKSONVILLE, FLORIDA 32218
 Tel: (904) 271-9728
 Fax: (904) 271-1228

THIS IS TO CERTIFY THAT THE SURVEY OF LAND CONTAINED HEREIN WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATUTES GOVERNING THE PRACTICE OF LAND SURVEYING. I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 46609.

JOHN THOMAS B. BOWMAN, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE NO. 46609

OR.V. 6773, PG. 802

PREPARED BY: R.W. CORBIN
UNITED WATER FLORIDA
P.O. BOX 8004
JACKSONVILLE, FL 32239
(RETURN TO SAME)

MAP SHOWING SKETCH OF

Book 8939 Pg 50

30 FOOT OFFSITE UTILITY EASEMENT NO. 3

A portion of Section 1, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the land described and recorded in Official Records Volume 8031, Page 1333 of the Current Public Records of said county, said point lying on the Southerly line of the lands described and recorded in Official Records Volume 6773, Page 802 of said Current Public Records; thence South 89°02'14" West, along said Southerly line and its Westerly prolongation thereof, 145.00 feet; thence South 00°48'25" East, 208.37 feet to the Point of Curvature of a curve concave Northwesterly having a radius of 105.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 45°06'30" an arc distance of 82.67 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°44'50" West, 80.55 feet; thence South 44°18'05" West, 137.00 feet to the POINT OF BEGINNING; thence continue South 44°18'05" West, 0.91 feet to the Point of Curvature of a curve concave Northwesterly having a radius of 175.00 feet; thence Southwesterly along the arc of said curve through a central angle of 09°34'07" an arc distance of 29.23 feet to a point on said curve, said arc being subtended by chord bearing and distance of South 49°05'08" West, 29.19 feet; thence South 45°41'55" East, 107.43 feet to the Westerly line of said Official Records Volume 8031, Page 1333; thence North 44°18'05" East, along last said line, 44.00 feet; thence North 45°41'55" West, departing last said line, 19.00 feet; thence South 44°18'05" West, 14.00 feet; thence North 45°41'55" West, 86.00 feet to the POINT OF BEGINNING.

Containing 3,440 square feet, more or less.

REVISED MAP AND DESCRIPTION JANUARY 27, 1998

SHEET 2 OF 2

DATE	12-15-97
SCALE	1"=100'
JOB No.	97-171-B
F.B.	
page	
Comp. File	ESMT2
Drawn by	SM

RICHARD A. MILLER & ASSOCIATES

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

Fax (904) 721-5758
Tele. (904) 721-1228

THIS IS TO CERTIFY THAT THE SKETCH OF LAND DESCRIBED HEREIN WAS MADE UNDER MY SUPERVISION AND IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE HEREON.
I, JONATHAN B. BOWAR, A REGISTERED LAND SURVEYOR, STATE OF FLORIDA, CERTIFICATE NO. 4600, DO HEREBY CERTIFY THAT THE SKETCH OF LAND DESCRIBED HEREIN WAS MADE UNDER MY SUPERVISION AND IS ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE HEREON.


JONATHAN B. BOWAR, STATE OF FLORIDA, REGISTERED
LAND SURVEYOR, CERTIFICATE No. 4600