

**Prepared by:**  
William C. Basney  
Edwards & Cohen  
6 East Bay Street, Suite 500  
Jacksonville, Florida 32202  
Project: Duval Station Road  
RE Parcel #: 107123-1015 Parcels 809 & 810

**GRANT OF EASEMENT  
(Corporation)**

**THIS EASEMENT**, made this 16<sup>TH</sup> day of JUNE 2005, between **Crestwick Crossing Homeowners Association, Inc.**, a Corporation organized and existing under the laws of the State of Florida, whose address is **920 3<sup>rd</sup> Street Suite B, Neptune Beach, Florida 32266**, hereinafter called Grantor, and **JEA**, a body politic and corporate, hereinafter called Grantee, whose business address is 21 West Church 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 them 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 electrical utilities on, along, over, through, across, or under the following described land situate in Jacksonville, 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 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.

**Grantor** represents and warrants that it is the true owner of record of the property described herein and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

**Signed and Sealed in Our Presence as Witnesses:**

**Crestwick Crossing Homeowners Association, Inc.**

(sign) E Jeffrey Powell  
(print) E Jeffrey Powell

(sign) David Hasselbach  
(print) David Hasselbach  
(title) President

(sign) Stl R. Hammock  
(print) Samantha R. Hammock

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

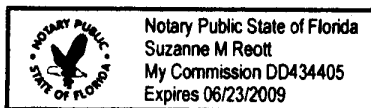
(sign) \_\_\_\_\_  
(print) \_\_\_\_\_  
(title) \_\_\_\_\_

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of JUNE, 2005, by **David Hasselbach, the President of Crestwick Crossing Homeowners Association, Inc.**, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Suzanne M Reott  
print Suzanne M Reott  
NOTARY PUBLIC  
My commission expires: 06/23/09





Advancing Quality of Life, by Design ●

1900 Corporate Square Boulevard  
Jacksonville, Florida 32216

## EXHIBIT "A"

### JEA EASEMENT 809

A PART OF TRACT C, CRESTWOOD CROSSING UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGE 91 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT C, CRESTWOOD CROSSING UNIT ONE, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DUVAL STATION ROAD (A 60 FOOT RIGHT-OF-WAY LINE AS NOW ESTABLISHED); THENCE NORTH  $73^{\circ}33'17''$  WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 281.45 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CRESTWOOD DRIVE EAST (A VARIABLE RIGHT-OF-WAY BY SAID PLAT) AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH  $34^{\circ}19'23''$  WEST AND A CHORD DISTANCE OF 31.62 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH  $73^{\circ}33'17''$  EAST, A DISTANCE OF 94.40 FEET; THENCE SOUTH  $68^{\circ}09'14''$  EAST, A DISTANCE OF 212.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,880 SQUARE FEET MORE OR LESS.