

Prepared By:  
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ANDREA F. LENNON, P.A.  
3391 South Fletcher Avenue  
Amelia Island, Florida 32034

## EASEMENT FOR SIDEWALK

**THIS EASEMENT**, executed this \_\_\_\_\_ day of June, 2021, A.D., by **Crawford 1, LLC, a Florida limited liability company**, (“Grantor”) and **NASSAU COUNTY, a political subdivision of the State of Florida** (“Grantee”) whose post office address is: 96135 Nassau Place Suite #1 Yulee, Florida 32097. The terms Grantor and Grantee as used herein shall include said party, its heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

Grantor is the owner in fee simple of the certain real property located in Nassau County, Florida being more particularly described in “Exhibit A” attached hereto and incorporated herein by their reference (the “Property”).

For valuable consideration, the receipt of which is hereby acknowledged by Grantor, which may include permitting and approvals of the Grantee for development activity on the Property, and in further consideration of the mutual covenants and terms, conditions and restrictions hereinafter set forth, the Grantor hereby gives, grants bargains and conveys unto the Grantee, its successors and assigns, in perpetuity, the right, privilege and easement, now and hereafter to construct, improve, reconstruct, replace, inspect, repair, maintain, and use for a public sidewalk purposes, including related and customary uses of sidewalk right-of-way such as curb and gutter, bike path, sanitary sewer, storm drainage, water supply, cable television, fiber optic, electric power and telephone transmission purposes in, upon and across a portion of the Property, the area subject to this easement being more particularly identified and described in “Exhibit B” attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the terms, conditions, obligations and restrictions imposed herein shall be binding upon the Grantor, its successors and assigns, and shall continue as a servitude running with the land in perpetuity. Grantor covenants that it is vested of the Property in fee simple, has the right to convey the same and that the Grantor will warranty and defend such title to the same against claims of all persons. This Easement for Sidewalk shall not divest the Grantor of any rights or interests in its Property not herein mentioned.

**IN WITNESS WHEREOF**, the said first party has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*

**Crawford 1, LLC, a Florida limited liability**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
**By: Gary Crawford, Manager**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

State of Florida  
County of Nassau

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared (x) By Physical Presence **Gary Crawford, as Manager of Crawford 1, LLC, a Florida limited liability company** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same, and who has/have produced a driver's license as identification and who DID NOT take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of June 2021, A.D.

(Seal)

\_\_\_\_\_  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Exhibit A**

(“Property”)

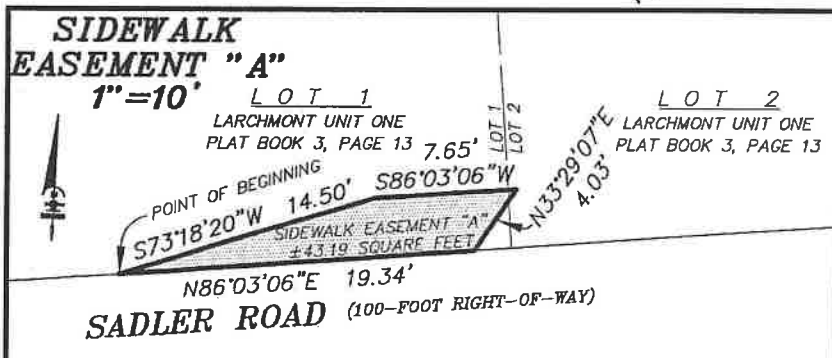
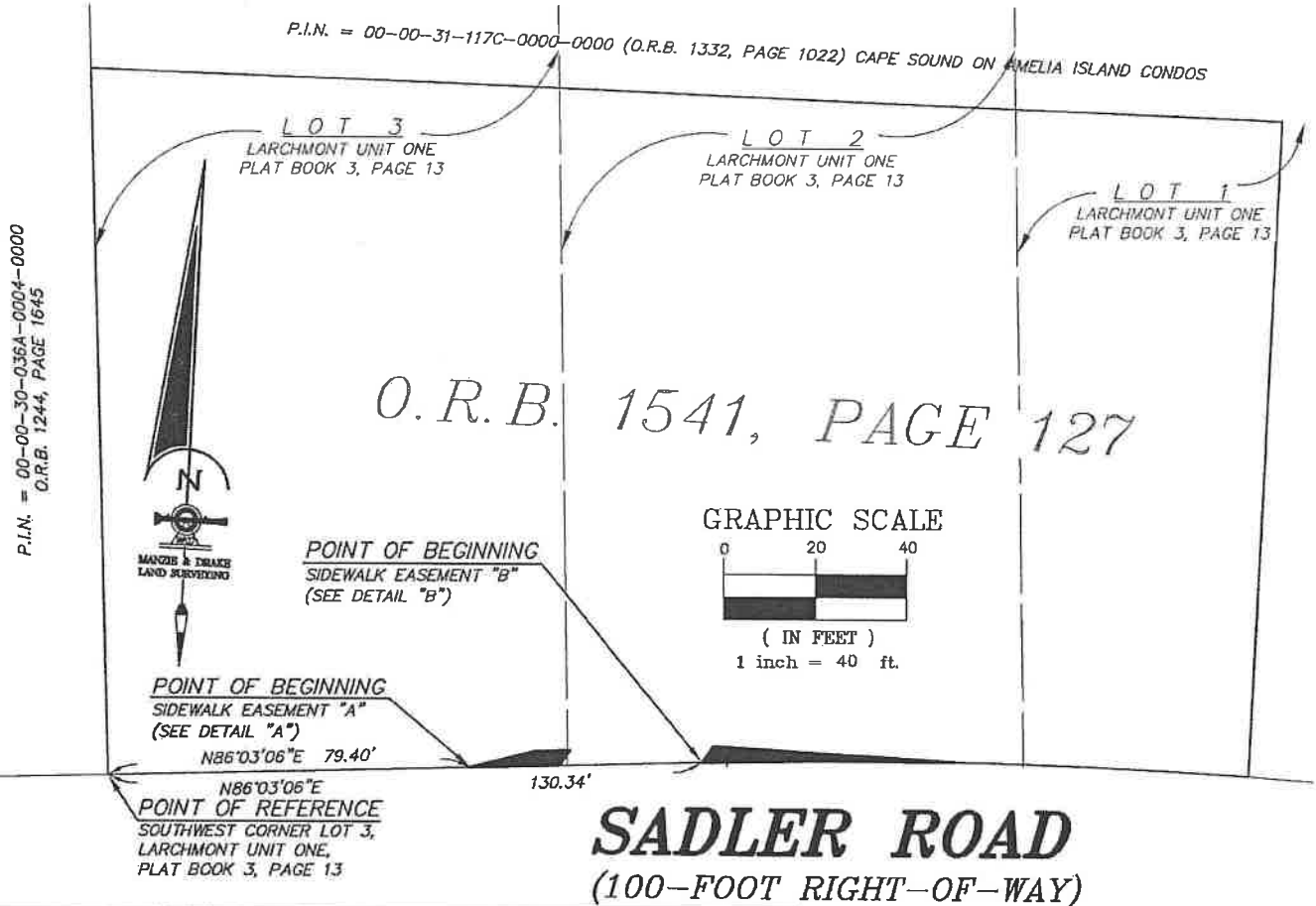
**A PORTION OF LOTS 1, 2, AND 3, LARCHMONT UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF NASSAU, COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF AFORESAID LOT 3, THENCE NORTH 03°49'00" WEST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 156.58 FEET; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 257.76 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 144.47 FEET TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF SADLER ROAD (A 100 FOOT RIGHT OF WAY) AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1181.62 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°25'49", AN ARC DISTANCE OF 111.99 FEET AND BEING SUBTENDE BY A CHORD BEARING SOUTH 88°46'00" WEST A DISTANCE OF 111.95 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86°03'06" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 135.74 FEET TO THE POINT OF BEGINNING.**

**TAX ID # 00-00-31-117C-00CM-0000**

# MANZIE & DRAKE LAND SURVEYING

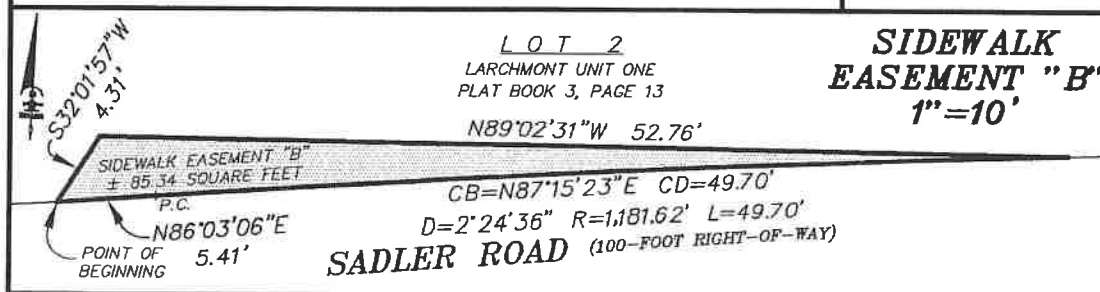
## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)



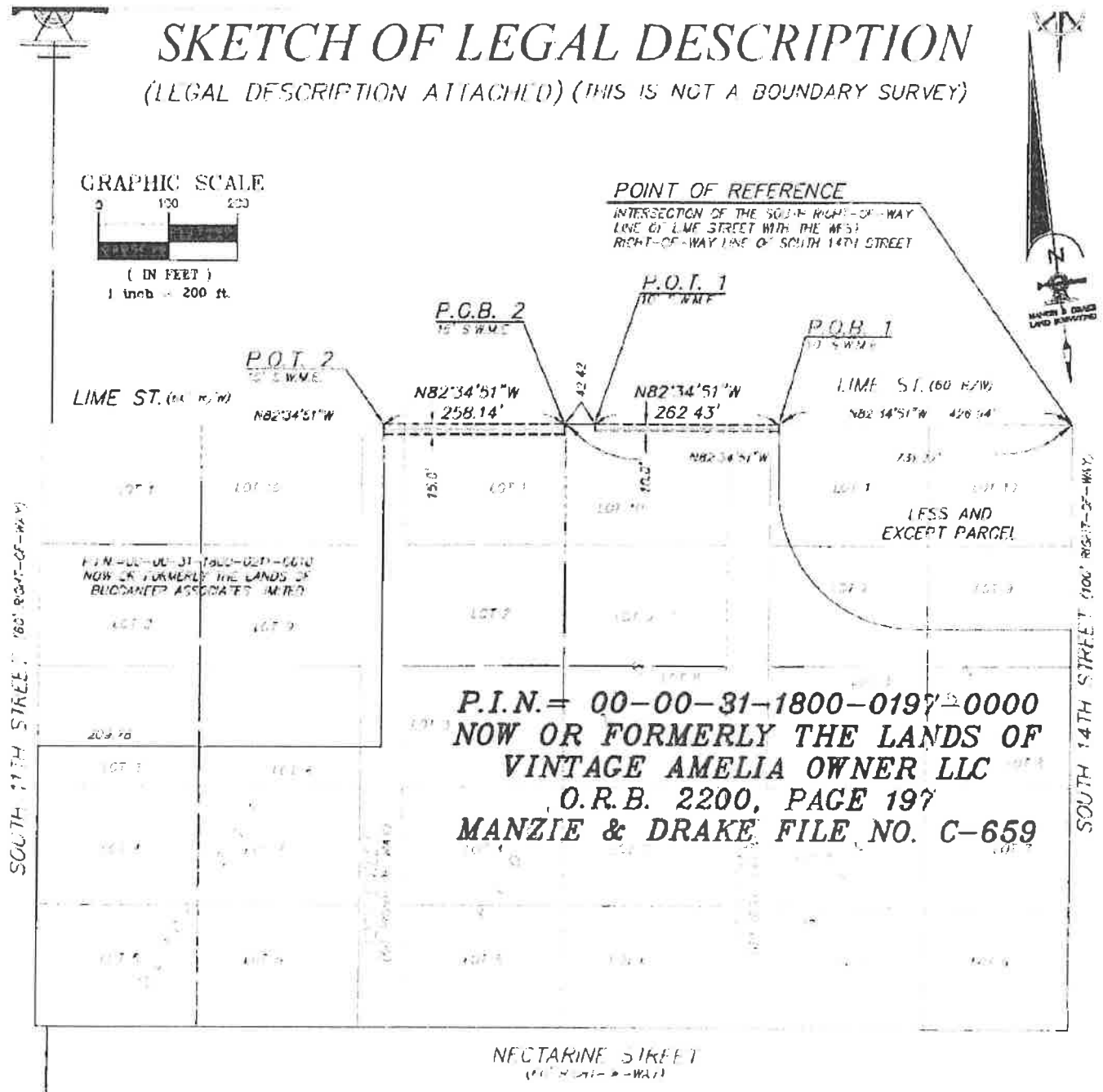
### LEGEND

- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- CH = CHORD
- L = LENGTH
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- R = RADIUS
- P.I.N. = PARCEL IDENTIFICATION NUMBER



**Exhibit "B-1"**

**SIDEWALK EASEMENT**





# MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION  
SIDEWALK EASEMENTS  
MAY 18, 2021

SIDEWALK EASEMENT "A"

A PORTION OF LOT 1 AND LOT 2, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH  $86^{\circ}03'06''$  EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 79.40 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH  $86^{\circ}03'06''$  EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 19.34 FEET; THENCE NORTH  $33^{\circ}29'07''$  EAST A DISTANCE OF 4.03 FEET; THENCE SOUTH  $86^{\circ}03'06''$  WEST A DISTANCE OF 7.65 FEET; THENCE SOUTH  $73^{\circ}18'20''$  WEST A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING.

SIDEWALK EASEMENT "B"

A PORTION OF LOT 2, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, "LARCHMONT UNIT ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH  $86^{\circ}03'06''$  EAST, ALONG THE SOUTH LINE OF LOT 1 AND LOT 2, AS SHOWN ON SAID PLAT OF "LARCHMONT UNIT ONE", A DISTANCE OF 130.34 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH  $86^{\circ}03'06''$  EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 5.41 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1,181.62 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH LINE OF SAID LOT 2, THROUGH A CENTRAL ANGLE OF  $02^{\circ}24'36''$ , AN ARC DISTANCE OF 49.70 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH  $87^{\circ}15'23''$  EAST A DISTANCE OF 49.70 FEET; THENCE NORTH  $89^{\circ}02'31''$  WEST A DISTANCE OF 52.76 FEET; THENCE SOUTH  $32^{\circ}01'57''$  WEST A DISTANCE OF 4.31 FEET TO THE POINT OF BEGINNING.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 15347 5/18/21