This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

DRAINAGE EASEMENT

THIS EASEMENT is hereby made this _____ day of _____ , A.D. 2003, between **RAYMOND W. GAGE, II**, personal representative of the estate of Jewelle A. Gage, whose mailing address is 1858 Seclusion Drive, Daytona Beach, Florida 32128, as Grantor to **LEON COUNTY**, a political subdivision of the State of Florida, as Grantee.

WITNESSETH: That Grantor, in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement and right-of-way for the purpose of clearing, excavating, constructing and maintaining outfall and drainage ditches and drains in, upon and through the following described land in Leon County, Florida, to-wit:

See EXHIBIT "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns from all claims for damage, if any, arising from or growing out of such construction and/or maintenance to the lands, if any, owned by the Grantor, lying adjacent or contiguous to the lands hereinabove described and the Grantor will defend the title to said lands against all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed the date first above written.

Signed, sealed and delivered
in the presence of:

_____ (signature)
_____ (typed or printed name)

_____ (seal)
Raymond W. Gage, II

_____ (signature)
_____ (typed or printed name)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____ day of _____, 2003, by Raymond W. Gage, II, who are personally known to me, or have produced _____ _____ as identification.

NOTARY PUBLIC

_____
Signature of Notary

_____
Print, Type or Stamp Name of Notary
Commission Number _____
My Commission expires _____

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Exhibit "A"

Description
Page 1 of 2

BEGIN at the southeast corner of Lot 28, Block "G", Killearn Lakes Unit 1, as per map or plat recorded in Plat Book 6, Page 26, of the public records of Leon County, Florida; thence North 79 degrees 46 minutes 00 seconds West 251.31 feet along the southerly boundary of said lot 28 to the southeast corner of said lot 28. Said point being on a non-tangent curve concave to the southeasterly. Said curve being the right-of-way at the intersection of two 60 foot streets known as Oak Hill Trail and Valley Creek Drive; thence along said curve having a radius of 30.00 feet, through a central angle of 41 degrees 48 minutes 35 seconds, for an arc distance of 21.89 feet (chord of said curve being North 31 degrees 08 minutes 10 seconds East 21.41 feet); thence leaving said right-of-way curve South 79 degrees 46 minutes 00 seconds East 240.75 feet along a line 20.00 feet North of and parallel to the south boundary of said lot 28 to a point on the East boundary of said lot 28; thence South 00 degrees 30 minutes 32 seconds West 20.29 feet along said East boundary to the Point of beginning, containing 0.11 acre more or less.

No abstract of title or title opinion provided. It is possible that there are recorded or unrecorded deeds, easements, agreements or other instruments which could affect the boundaries herein above described.

A Sketch of Description attached as Exhibit "A", Page 2 of 2 and by reference incorporated herein. This description is not complete without the attached sketch and the attached sketch is not complete without the description.

This description meets all applicable requirements of the Florida Minimum Technical Standards as contained in Chapter 61G17-6 Florida Administrative Code pursuant to Section 472.027 Florida Statutes.

James C. Pilcher 5/13/02
James C. Pilcher Date
Professional Surveyor and Mapper
Florida License Number 6059
Leon County Department of Public Works
2280 Miccosukee Road
Tallahassee, FL 32308

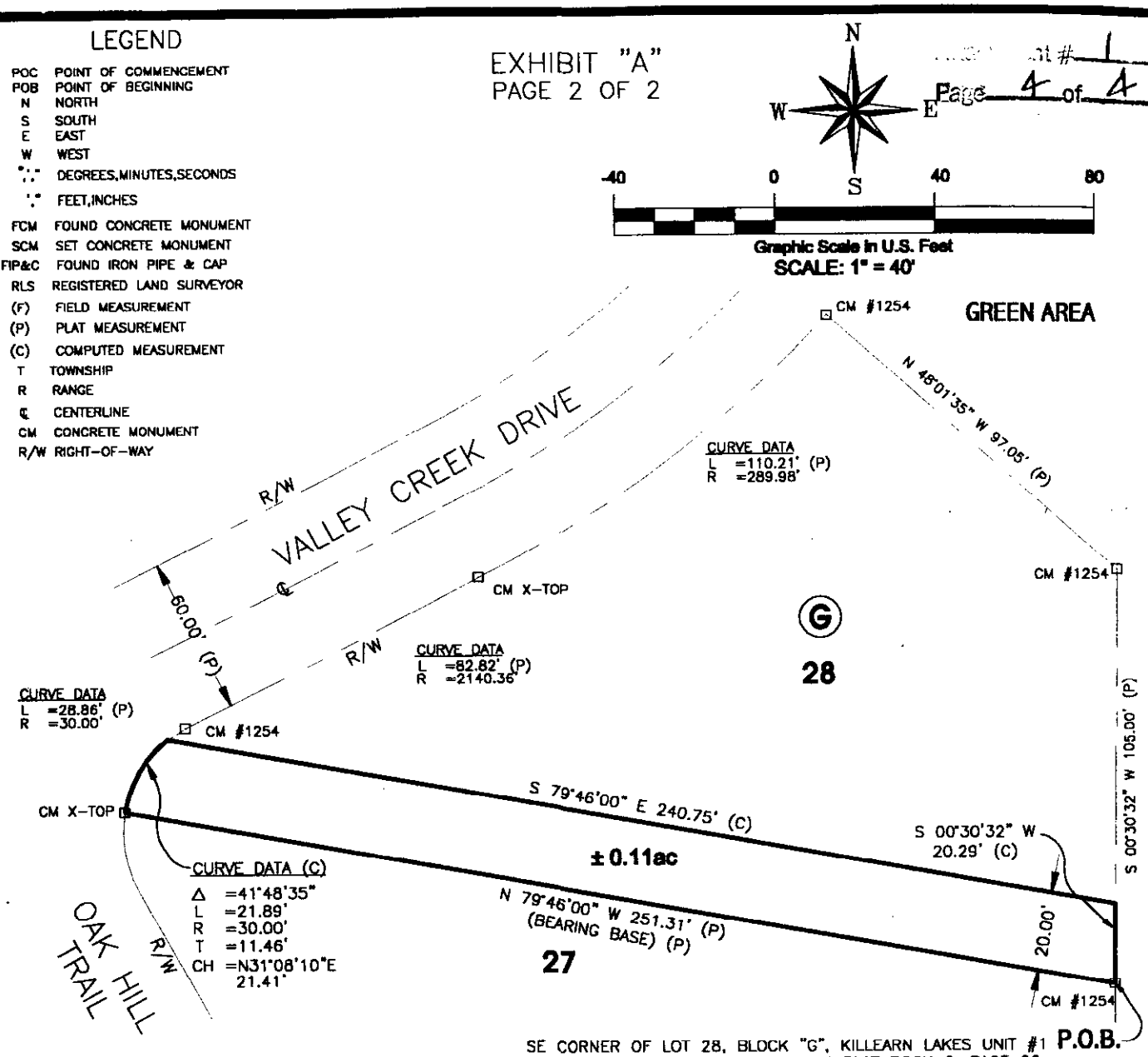
Not valid without the signature and original raised seal of the above signing surveyor.

C:\egpt\lot_28.wpd

EXHIBIT "A"
PAGE 2 OF 2

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
N	NORTH
S	SOUTH
E	EAST
W	WEST
"°,',"	DEGREES,MINUTES,SECONDS
',"'	FEET,INCHES
FCM	FOUND CONCRETE MONUMENT
SCM	SET CONCRETE MONUMENT
FIP&C	FOUND IRON PIPE & CAP
RLS	REGISTERED LAND SURVEYOR
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(C)	COMPUTED MEASUREMENT
T	TOWNSHIP
R	RANGE
℄	CENTERLINE
CM	CONCRETE MONUMENT
R/W	RIGHT-OF-WAY



SE CORNER OF LOT 28, BLOCK "G", KILLEARN LAKES UNIT #1
AS PER PLAT AS RECORDED IN PLAT BOOK 6, PAGE 26,
OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA

Note: ALL MONUMENTATION SHOWN EXISTING AS PER SURVEY BY VERN TAYLOR & ASSOCIATES, INC. (JOB NO. 02-305) SUPPLIED BY LEON COUNTY STORMWATER DIVISION.

SKETCH OF DESCRIPTION
NOT A SURVEY

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTIONS

NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.

Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK:	DATE of DRAFTING: 04/07/2003	DRAWN BY: G.B.	REVISION:
FIELDBOOK No.	FILE LOT_28.dwg	CHECKED BY: M.M.	REVISION:

PREPARED BY:
LEON COUNTY PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING SERVICES
SURVEY AND RIGHT-OF-WAY SECTION
2280 MICCOSUKEE ROAD
TALLAHASSEE, FL 32308
Phone (850) 488-8003
Fax (850) 488-1260