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 made this _____ day of June , A.D. 2004, by BRADFORDVILLE PHIPPS, LTD., a limited partnership organized and existing under the Laws of the State of Florida, whose mailing address is 3935 Old Mill Road, Tallahassee, Florida 32312, as Grantor to LEON COUNTY, a political subdivision of the State of Florida, whose mailing address is Leon County Court House, Room 202, 301 South Monroe Street, Tallahassee, Florida 32301, 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 forever, and Grantee shall defend Grantor from all claims for damage, if any, arising from or growing out of such excavation, 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 in its

name by its General Partner, on the date first above written.

Signed, sealed and delivered
in the presence of:

BRADFORDVILLE PHIPPS LIMITED PARTNERSHIP

By: Bradfordville Land Company, Inc.
Its General Partner

_____
Print Name:

By: _____
Ronald P. Brafford, Its President

_____
Print Name:

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____ day of June, 2004, by Ronald P. Brafford, as President of Bradfordville Land Company, Inc., general partner of Bradfordville Phipps, Ltd., who is personally known to me or produced _____ as identification.

_____
Notary Public:

_____
Notary Printed Signature:

My Commission Expires:

misc/bradford/drainage.doc

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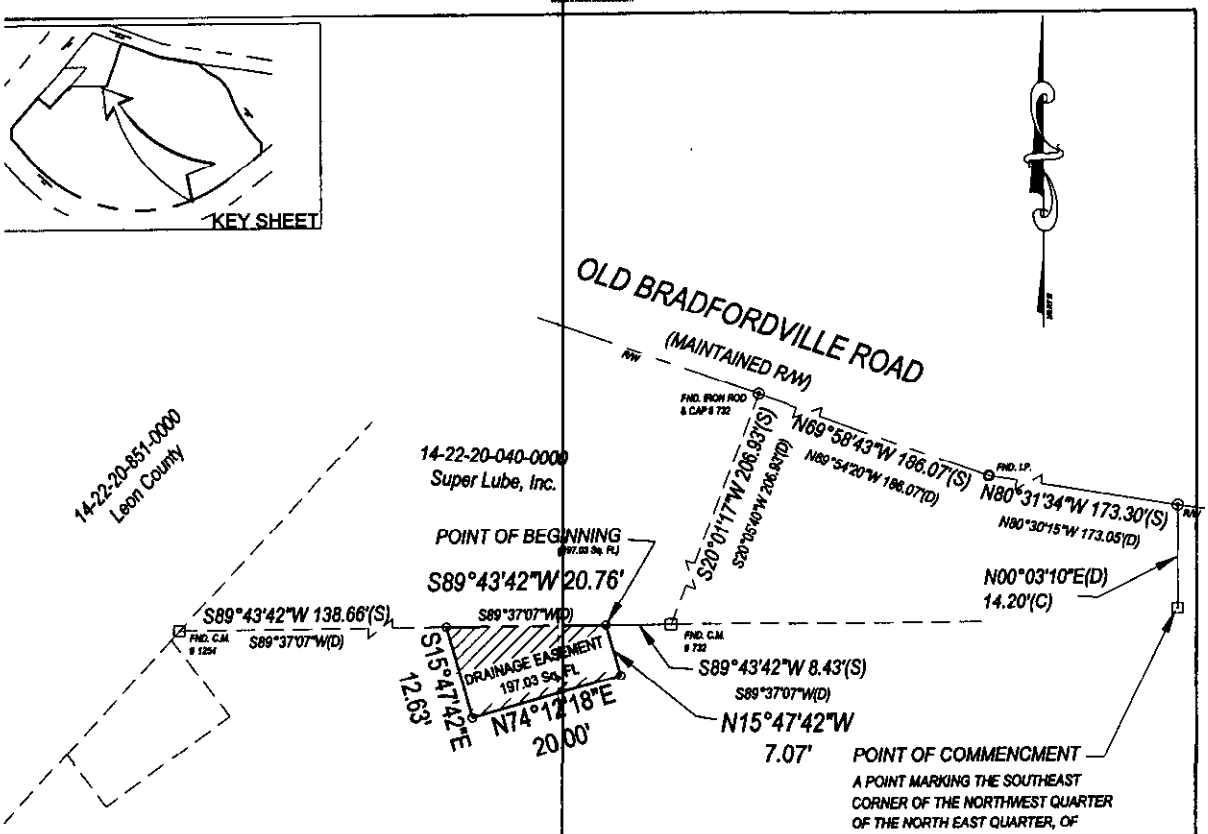
EXHIBIT
A



DESCRIPTION (DRAINAGE EASEMENT):

A drainage easement lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida; more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East, and run North 00 degrees 03 minutes 10 seconds East 14.20 feet to a point lying on the Southerly right of way boundary of Old Bradfordville Road (maintained right of way); thence run North 80 degrees 31 minutes 34 seconds West along said Southerly right of way boundary 173.30 feet; thence North 69 degrees 58 minutes 43 seconds West 186.07 feet; thence leaving said Southerly right of way boundary run South 20 degrees 01 minutes 17 seconds West 206.93 feet to a found concrete monument (#732); thence South 89 degrees 43 minutes 42 seconds West 8.43 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 43 minutes 42 seconds West 20.76 feet; thence South 15 degrees 47 minutes 42 seconds East 12.63 feet; thence North 74 degrees 12 minutes 18 seconds East 20.00 feet; thence North 15 degrees 47 minutes 42 seconds West 7.07 feet to the POINT OF BEGINNING; containing 197.03 Square Feet, more or less.

LEGEND

C.M.	FOUND 4"x4" CONCRETE MONUMENT	F.I.P.	FOUND IRON PIN
R/W	R/W - RIGHT-OF-WAY	F.N.C.	FOUND NAIL IN CAP
℄	CENTERLINE	#000	PROFESSIONAL LAND SURVEY CERTIFICATE
R	RADIUS	S.C.M.	SET 4"x4" CONCRETE MONUMENT LB#7245
Δ	DELTA OR CENTRAL ANGLE	S.I.P.	SET ½" IRON PIN LB#7245
L	ARC LENGTH	S.N.C.	SET NAIL AND 1" CAP LB#7245
T	TANGENT DISTANCE	(P)	PLAT INFORMATION
CB	CHORD BEARING AND DISTANCE	(D)	DEED INFORMATION
P.B./PG.	PLAT BOOK AND PAGE	(C)	CALCULATED INFORMATION
O.R./PG.	OFFICIAL RECORDS BOOK AND PAGE	(S)	SURVEY INFORMATION
D.B.	DEED BOOK	P.O.C.	POINT OF COMMENCEMENT
B.C.	BACK OF CURB	P.O.B.	POINT OF BEGINNING

TELEPHONE POLE; SIGNAL POLE; GUY ANCHOR; GAS METER; GAS VALVE; WATER VALVE; SANITARY SEWER FLOW ARROW; TEL PED ELECTRIC BOX; TEL PED TELEPHONE PEDESTAL; COMBINATION POLE; POWER POLE; LIGHT POLE; FIRE HYDRANT; CURB INLET; YARD DRAIN; BASEMENT VENT; GRATE INLET; STORM MANHOLE; HOSE BIB; WATER METER; SANITARY SEWER MANHOLE; STORM FLOW ARROW; BENCHMARK; MONITORING WELL; TREE (8" OAK); 9" OAK

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I hereby certify that the sketch of description shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).
The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. DeVe
Registered Florida Surveyor No.5254

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.
SEAL

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

FILE #		BVILLE-REV SKETCH.dwg	
CONTRACT #	1119.001	ARCHIVE	
DATE	MAY 19, 2004	DRAWN BY	BKL

MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No.00007245	CLIENT NAME: BRADFORDVILLE-PHIPPS LIMITED PARTNERSHIP	PROJECT NAME: DRAINAGE EASEMENT	SHEET TITLE: SKETCH OF DESCRIPTION — 1.0

Projects\B19.001\Workfiles\SURVEY\BVILLE-REV SKETCH.dwg, 8.5 x 14 (ACRE) DRAINAGE 1, blynn, Jun 08, 2004 - 2:30:51pm