

Record and Return to:
Wakulla County Public Works
3093 Crawfordville Highway
Crawfordville, FL 32327

PID No.: 00-00-073-000-10196-000
Name of Project: 217 Trice Lane

382238
RECORDED IN THE PUBLIC RECORDS OF
WAKULLA COUNTY FL,
Brent X. Thurmond Clerk of Courts
BK: 1165 PG: 737-738, Page 1 of 2 8/21/2020 9:02 AM

RIGHT-OF-WAY EASEMENT

THIS RIGHT-OF-WAY EASEMENT, is granted this 17th day of August, 2020, by ANNIE K. GREEN, whose address is 217 Trice Lane, Crawfordville, FL 32327 (hereinafter referred to as "Grantor"), to WAKULLA COUNTY, a political subdivision of the state of Florida, whose mailing address is 3093 Crawfordville Highway, Crawfordville, Florida 32327 (hereinafter referred to as "Grantee"). (Wherever used herein, the terms Grantor and Grantee include all the parties to this instrument and their heirs, legal representatives, successors and assigns).

WITNESSETH

That the Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, paid to the Grantor by the Grantee the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual public easement for the construction, operation and maintenance of a public road, sidewalks, and other appurtenant facilities for public use (hereinafter referred to as the "Facilities") upon and across the following described lands (hereinafter referred to as the "Easement Area") located in Wakulla County, Florida, to wit:

See Exhibit "1," attached hereto and incorporated by reference herein ("Easement Area")

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, remove and provide access and service to the Facilities; (b) the right to decrease or increase, or to change the type of, the Facilities; (c) the right to clear the Easement Area of the trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient construction, operation, or maintenance of the Facilities; and (d) all other rights and privileges reasonably necessary or convenient for the safe and efficient construction, operation and maintenance of the Facilities and for the enjoyment and use of the easement for the purposes described above.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

Grantor hereby warrants to the Grantee that it is lawfully seized and in possession of the real property described herein and that it has good and lawful right to the aforesaid easement.

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

Signed, sealed and delivered
in the presence of (two witnesses
required by Florida law):

A. Willis
Witness No. 1 – Signature

Annie K. Green
ANNIE K. GREEN

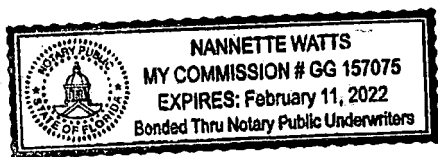
Lawana Willis
Witness No. 1 – Printed

Brittany Goyette
Witness No. 2 – Signature

Brittany Goyette
Witness No. 2 – Printed

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of June, 2020
by Annie K. Green, who is personally known to me or who has
produced _____ as identification.



By: Nannette Watts
Notary Public, State of Florida

Print: Nannette Watts

RIGHT-OF-WAY EASEMENT**EXHIBIT 1****EASEMENT AREA**

Commence at the Southwest corner of Lot 73 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run along the Westerly boundary line of said Lot 73, North 16 degrees 41 minutes 14 seconds West 1348.88 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Westerly boundary line North 16 degrees 42 minutes 21 seconds West 654.76 feet; thence leaving said Westerly boundary line run North 73 degrees 19 minutes 14 seconds East 39.62 feet to a concrete monument marking the Southwest corner of property described in Official Records Book 268, Page 668, in the Public Records of Wakulla County, Florida; thence run South 16 degrees 34 minutes 42 seconds East 22.80 feet; thence run South 73 degrees 32 minutes 06 seconds West 7.68 feet; thence run South 16 degrees 27 minutes 54 seconds East 218.08 feet; thence run North 72 degrees 36 minutes 58 seconds East 6.00 feet to a re-bar; thence run South 16 degrees 35 minutes 39 seconds East 413.84 feet; thence run South 73 degrees 05 minutes 53 seconds West 3.17 feet; thence run South 73 degrees 05 minutes 53 seconds West 33.00 feet to the POINT OF BEGINNING. Containing 0.53 acres more or less.

RIGHT-OF-WAY EASEMENT

EXHIBIT 2

SURVEY OF EASEMENT AREA

Unofficial Copy

NOTES:

1. No improvements were located in this survey other than those shown herein.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown herein are Standard U.S. Survey Feet, and decimals thereof.
4. The use of this survey is limited to the specific transaction shown herein.
5. Subject to zoning setbacks, easements and restrictions of record.
6. Adjoining deeds of record were not provided to this firm.
7. This survey was performed without benefit of deed.

| Line Table(M) | | |
|---------------|-------------|--------|
| Line # | Bearing | Length |
| L1 | N73°19'14"E | 39.62' |
| L2 | S16°34'42"E | 22.80' |
| L3 | S73°32'06"W | 7.68' |
| L4 | N72°36'58"E | 6.00' |
| L5 | S73°05'53"W | 3.17' |
| L6 | S73°05'53"W | 33.00' |

PARCEL CONTAINS
9.53AC.±

A PORTION OF RIGHT OF WAY FOR TRICE LANE, SAID RIGHT OF WAY BEING A PORTION OF PROPERTY DESCRIBED IN DEED BOOK 52, PAGE 394, IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, PARCEL ID# 00-00-073-000-10196-000.(ANNIE GREEN)

Commence at the Southwest corner of Lot 73 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run along the Westerly boundary line of said Lot 73, North 16 degrees 41 minutes 14 seconds West 1348.88 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Westerly boundary line North 16 degrees 42 minutes 21 seconds West 654.76 feet; thence leaving said Westerly boundary line run North 73 degrees 19 minutes 14 seconds East 39.62 feet to a concrete monument marking the Southwest corner of property described in Official Records Book 268, Page 668, in the Public Records of Wakulla County, Florida; thence run South 16 degrees 34 minutes 42 seconds East 22.80 feet; thence run South 73 degrees 32 minutes 06 seconds West 7.68 feet; thence run South 16 degrees 27 minutes 54 seconds East 218.08 feet; thence run North 72 degrees 36 minutes 58 seconds East 6.00 feet to a re-bar; thence run South 16 degrees 35 minutes 39 seconds East 413.34 feet; thence run South 73 degrees 05 minutes 53 seconds West 3.17 feet; thence run South 73 degrees 05 minutes 53 seconds West 33.00 feet to the POINT OF BEGINNING. Containing 9.53 acres more or less.

POC
COMMENCE AT THE SW
CORNER OF LOT 73 OF
THE HARTSFIELD SURVEY
OF LANDS IN WAKULLA
COUNTY, FLORIDA

EDWIN BROWN & ASSOCIATES

SURVEYORS & MAPPERS
(850) 625-2813 (850) 433-4433 FAX (850) 625-8150
P.O. Box 625 2813 Crawfordville Hwy, Crawfordville, FL 32323

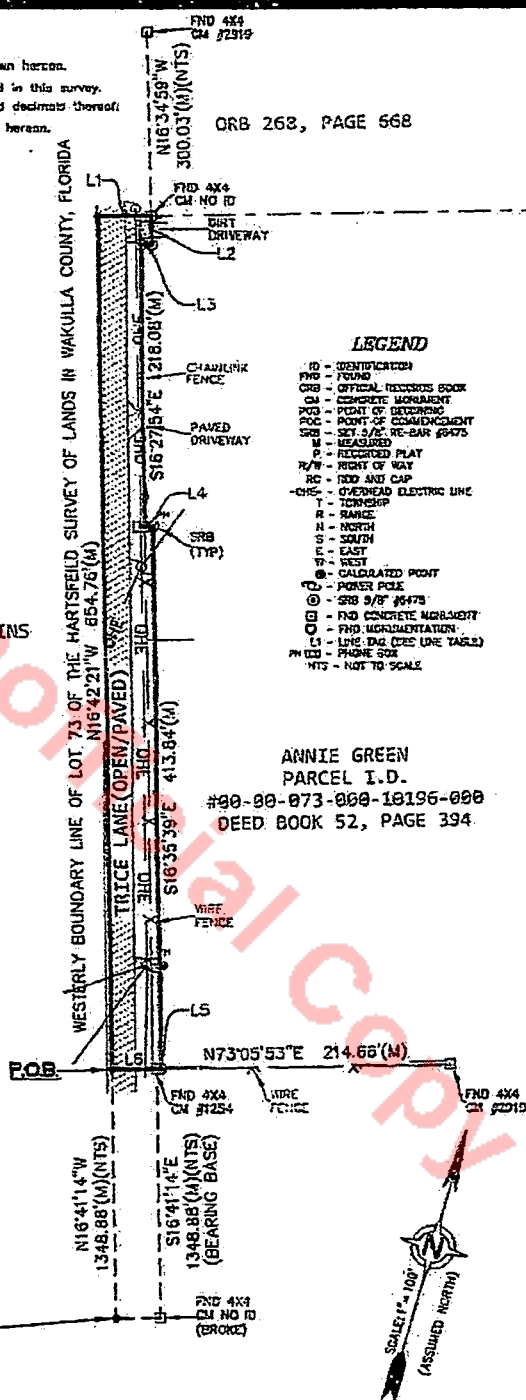
The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, encroachments or other instruments which could affect the boundaries.

Not valid without the signature and the signed return
and of a Florida Licensed Surveyor and Mapper.

EDWIN G. BROWN
Surveyor & Mapper
Florida Certificate No. 6559
(L&F 6475)

FEB 20 2020

ORB 268, PAGE 668



LEGEND

- ID - IDENTIFICATION
- FND - FOUND
- ORB - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 9/8" RE-BAR #0475
- M - MEASURED
- P - RECORDED PLAT
- R/W - RIGHT OF WAY
- SC - ROD AND CAP
- OLE - OVERHEAD ELECTRIC LINE
- T - TOWER
- R - RAILROAD
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CP - CALCULATED POINT
- PP - POWER POLE
- SRB 9/8" #0475
- FND CONCRETE MONUMENT
- FND MONUMENTATION
- L1 - LINE TAG (SEE LINE TABLE)
- PHOTO - PHOTO SIZE
- NTS - NOT TO SCALE

ANNIE GREEN
PARCEL I.D.

#90-00-073-000-10196-000
DEED BOOK 52, PAGE 394

FLAT OF BOUNDARY SURVEY PREPARED FOR
WAKULLA COUNTY BOARD OF
COUNTY COMMISSIONERS

PREPARED BY:

EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 625 CRAWFORDVILLE, FL 32323 (850) 625-2813

| | | | |
|---------------|-------------------|-------------------------------|-----------------|
| INTERIOR/PAGE | COUNTY WAKULLA | DRAWN BY AA | REVIEWED BY WGB |
| INTERIOR/PAGE | HARTSFIELD LOT 73 | SCALE 1"=100' | CHECKED BY WGB |
| INTERIOR/PAGE | | SURVEY DATE FEBRUARY 18, 2020 | |
| SHEET 1 OF 1 | | JOB NUMBER | FILE# |
| | | 13-147 | 41188 |

EXHIBIT B

DESCRIPTION OF WORK

