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

Killearn Acres
Tax ID # 14-25-60- -0002

PERPETUAL DRAINAGE EASEMENT

THIS INDENTURE made and executed this 25th day of October, 2010, by the **KILLEARN ACRES HOMEOWNERS ASSOCIATION, INC.,** a Florida non-profit corporation, whose post office address is P. O. Box 14019, Tallahassee, Florida 32317, as Grantor, to **LEON COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, having a mailing address of 301 South Monroe Street, Tallahassee, Florida 32301, as Grantee.

WITNESSETH: THAT Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, a perpetual easement for the purpose of clearing, excavating, constructing and maintaining drainage facilities in, upon, over 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 Grantee, its successors and assigns forever, and Grantor will defend the title to said lands against all persons claiming by, through, or under Grantor, and Grantor will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantor which interferes with the rights granted to Grantee pursuant to this instrument.

IN WITNESS WHEREOF the Grantor has caused these presents to be duly executed in its name by its President, and its corporate seal to be affixed, attested by its Secretary, on this 25th day of October, A.D., 2010.

Signed, sealed and delivered in the presence of:

Margaret K. Mahan
witness signature

Margaret K. Mahan
typed or printed name

Cheri Garbark
witness signature

Cheri Garbark
typed or printed name

KILLEARN ACRES HOMEOWNERS ASSOCIATION, INC.

By: _____
Anthony Conticello, President

Attest: Tom Ratliffe
Tom Ratliffe, Director

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 25th day of October, 2010, by Anthony Conticello and Jeremy Fletcher as President and Treasurer, respectively, of Killearn Acres Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation and they are personally known to me or have produced _____ as identification.

CHERI L. GARBARK
Commission DD 826789
Expires September 29, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

NOTARY PUBLIC

Cheri Garbark
signature

Cheri Garbark
typed or printed name
Title Registered Agent
Commission No. 826789
My commission expires Sept 29, 2012

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EXHIBIT "A"
Drainage Easement
Page 1 of 4

BEGIN at the Southeast corner of Lot 28, Block "AV", Killearn Acres, Unit 9, a subdivision per map or plat recorded in Plat Book 6, Page 14 of the Public Records of Leon County, Florida and run North 89 degrees 54minutes 29 seconds West 15.66 feet along the southerly boundary of said Lot 29; thence leaving said southerly boundary run South 36 degrees 41 minutes 37 seconds West 100.81 feet; thence South 68 degrees 04 minutes 07 seconds West 205.04 feet; thence North 22 degrees 44 minutes 04 seconds West 156.12 feet to a point on the southerly boundary of Lot 25, Block "AV"; thence along said southerly boundary of Lot 25 run South 84 degrees 08 minutes 26 seconds West 25.11 feet to the Southwest corner of said Lot 25, Block "AV", said corner also being the Southeast corner of Lot 24, Block "AV"; thence along the southerly boundary of Lot 24, Block "AV" run South 49 degrees 30 minutes 05 seconds West 16.88 feet; thence leaving said southerly boundary of Lot 24 run South 15 degrees 01 minutes 28 seconds East 173.10 feet; thence South 69 degrees 11 minutes 42 seconds West 179.46 feet; thence South 55 degrees 09 minutes 58 seconds West 113.77 feet; thence South 43 degrees 42 minutes 38 seconds West 133.38 feet; thence North 52 degrees 54 minutes 29 seconds West 71.20 feet to a point on a curve concave to the northwesterly on the easterly right-of-way boundary of Alan-A-Dale Trail; thence southwesterly along said curve and right-of-way boundary through a central angle of 05 degrees 51 minutes 40 seconds with a radius of 495.36 feet for an arc distance of 50.67 feet (chord of said curve being South 27 degrees 53 minutes 53 seconds West 50.65 feet); thence leaving said right-of-way boundary run South 52 degrees 54 minutes 29 seconds East 57.30 feet; thence South 43 degrees 42 minutes 38 seconds West 118.39 feet to a point on the easterly boundary of Lot 19, Block "AV', thence along said easterly boundary run South 29 degrees 49 minutes 30 seconds East 155.56 feet; thence South 10 degrees 00 minutes 30 seconds East 344.69 feet to the southerly corner of said Lot 19, said corner also being the westerly corner of Lot 1, Block "AV"; thence along the northerly boundary of said Lot 1 run South 80 degrees 16 minutes 30 seconds East 63.74 feet; thence leaving said northerly boundary of Lot 1 run North 10 degrees 00 minutes 30 seconds West 376.69 feet; thence North 29 degrees 49 minutes 30 seconds West 121.21 feet; thence North 43 degrees 42 minutes 38 seconds East 295.22 feet; thence North 64 degrees 20 minutes 24 seconds East 63.94 feet; thence North 69 degrees 11 minutes 42 seconds East 174.07 feet; thence South 54 degrees 16 minutes 08 seconds East 103.19 feet; thence South 50 degrees 59 minutes 20 seconds East 165.95 feet to a point on a curve concave to the southeasterly on the westerly right-of-way boundary of Pimlico Drive; thence northeasterly along said and right-of-way boundary through a central angle of 06 degrees 21 minutes 13 seconds with a radius of 545.37 feet for an arc distance of 60.48 feet (chord of said curve being North 32 degrees 03 minutes 03 seconds East 60.45 feet); thence leaving said right-of-way boundary run North 50 degrees 59 minutes 20 seconds West 160.34 feet; thence North 54 degrees 16 minutes 08

seconds West 83.85 feet; thence North 68 degrees 04 minutes 07 seconds East 188.49 feet to a point on the westerly boundary of Lot 33, Block "AV"; thence along said westerly boundary of Lot 33 run North 24 degrees 20 minutes 48 seconds East 39.13 feet to the northerly corner of Lot 33, said corner being the westerly corner of Lot 32, Block "AV"; thence along the westerly boundary of Lot 32 run North 24 degrees 14 minutes 38 seconds East 75.20 feet to the northerly corner of Lot 33, said corner being the westerly corner of Lot 31, Block "AV"; thence along the westerly boundary of Lot 31 run North 24 degrees 31 minutes 59 seconds East 39.93 feet to the POINT OF BEGINNING, containing 2.51 acres, 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 hereinabove described.

A Sketch of Description attached as Exhibit "A", Page 3 of 4, Page 4 of 4 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 10/22/2010

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

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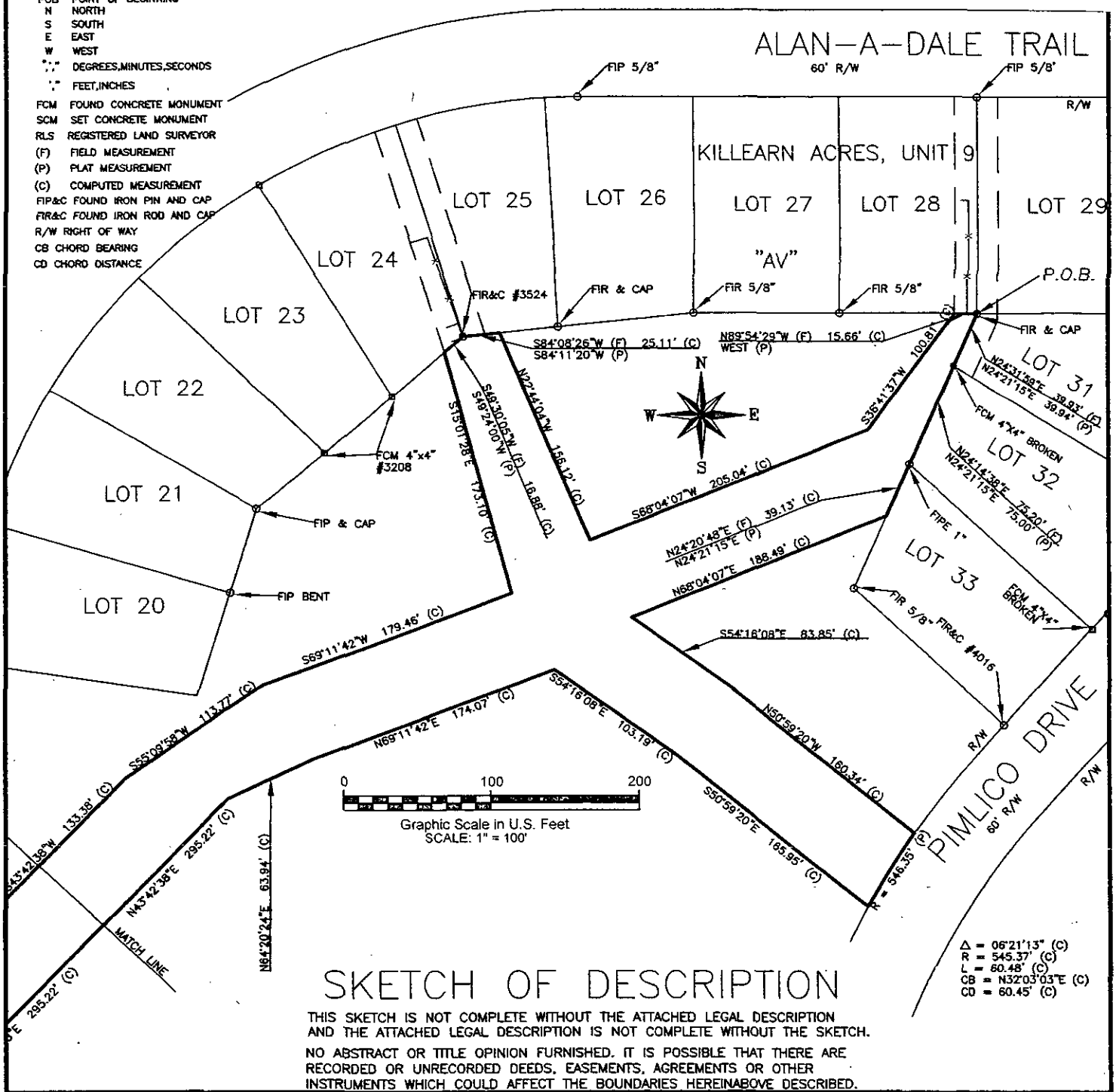
August 3, 2010

EXHIBIT "A"
PAGE 3 OF 4



SKETCH OF DESCRIPTION

THIS SKETCH IS NOT COMPLETE WITHOUT THE ATTACHED LEGAL DESCRIPTION AND THE ATTACHED LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

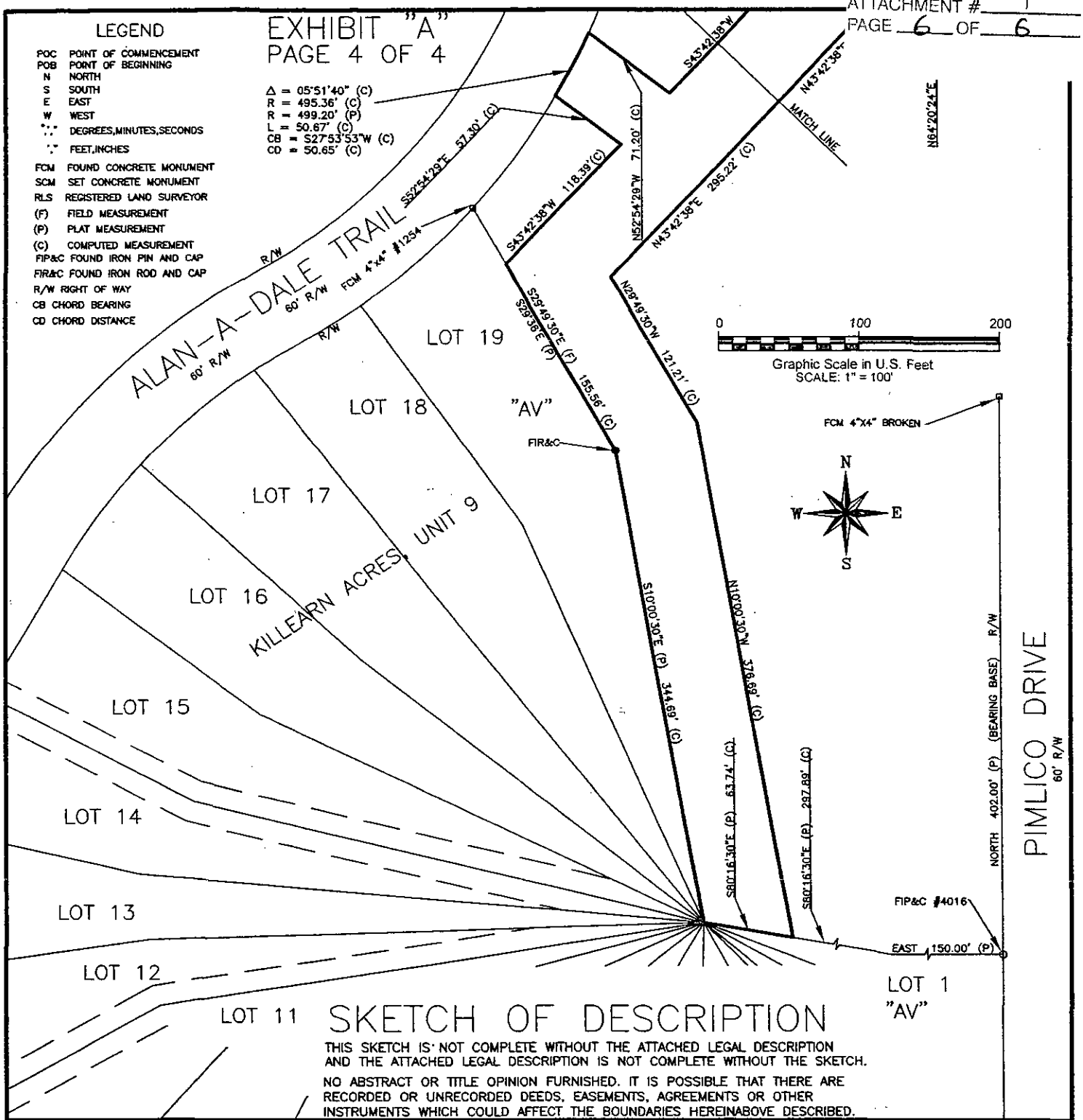
NO ABSTRACT OR TITLE OPINION FURNISHED. IT IS POSSIBLE THAT THERE ARE RECORDED OR UNRECORDED DEEDS, EASEMENTS, AGREEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES HEREINABOVE DESCRIBED.

Prepared for LEON COUNTY BOARD OF COUNTY COMMISSIONERS

DATE OF FIELDWORK: 5-24-2010	DATE of DRAFTING: 7-21-2010	DRAWN BY: D.K.	REVISION:
FIELDBOOK No. 486-10.	FILE PIMLICO.DWG	CHECKED BY: J.P.	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) 606-1500
Fax (850) 606-1501

EXHIBIT "A"
PAGE 4 OF 4



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