

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

McCracken Road
Tax ID # 12-01-20-212-0000

PERPETUAL DRAINAGE EASEMENT

THIS PERPETUAL DRAINAGE EASEMENT, made and executed this 3rd day of February, 2011, by **WILLIAM F. SHIPMAN, JR. and MARGARET M. SHIPMAN**, husband and wife, whose post office address is 880 Timberlane Road, Tallahassee, Florida 32312, as Grantors, 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 Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a non-exclusive perpetual drainage easement and right-of-way for the purpose of clearing, excavating, constructing, and maintaining outfall and drainage ditches and drains in, over, under, on, and through the following described land located 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 Grantors will defend the title to said lands against all persons claiming by, through, or under Grantors, and Grantors will further defend Grantee against any and all claims for damage arising from any construction, maintenance, or use by or on behalf of Grantors which interferes with the rights granted to Grantee pursuant to this instrument. It is Grantors understanding that, as part of the consideration for this easement, Grantee has agreed to repair, at Grantee's expense, any damage to the easement area caused by Grantee.

IN WITNESS WHEREOF, the Grantors have hereto set their hands and seals the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature] (Signature)
Michael Cooley (Typed or Printed Name)

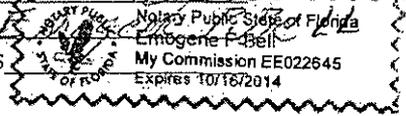
[Signature] (SEAL)
WILLIAM F. SHIPMAN, JR.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of February 2011, by William F. Shipman, Jr., who is personally known to me or who has produced _____ as identification, and who did take an oath.

NOTARY PUBLIC

Signature [Signature]
Typed or printed name Emogene P. Bell
My Commission expires 10/16/2014



Signed, sealed and delivered
in the presence of:

[Signature] (Signature)
Michael Cooley (Typed or Printed Name)

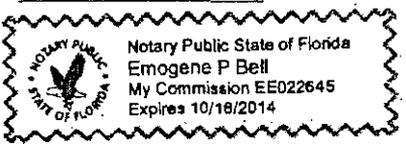
[Signature] (SEAL)
MARGARET M. SHIPMAN

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 3rd day of February 2011, by Margaret M. Shipman, who is personally known to me or who has produced _____ as identification, and who did take an oath.

NOTARY PUBLIC

Signature [Signature]
Typed or printed name EMOGENE P. BELL
My Commission expires _____



Approved as to Form:

By: _____
County Attorney

GRAPHIC SCALE



1 inch = 20 ft

STANDARD ABBREVIATIONS:

- AC. ACRES
- CH= CHORD BEARING AND DISTANCE
- Δ= DELTA OR CENTRAL ANGLE
- L= ARC LENGTH
- R= RADIUS
- R/W RIGHT-OF-WAY

SECTION CORNER PER MAINTENANCE MAP AS PERFORMED BY LEON COUNTY PUBLIC WORKS DEPARTMENT, ROAD PLAT BOOK 2, PAGE 127, DATED FEBRUARY 22, 1993

POINT OF COMMENCEMENT NORTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 2 EAST, LEON COUNTY, FL

MCCRACKEN ROAD

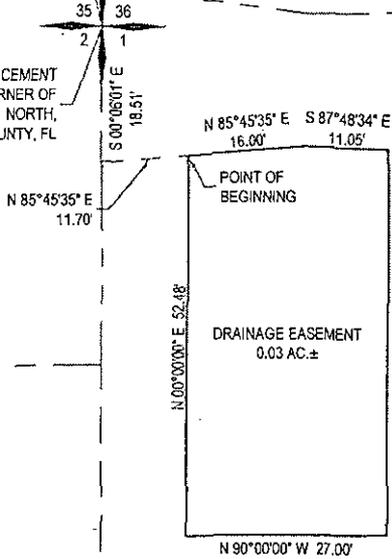
MAINTAINED RIGHT-OF-WAY PER MAINTENANCE MAP AS PERFORMED BY LEON COUNTY PUBLIC WORKS DEPARTMENT, ROAD PLAT BOOK 2, PAGE 217, DATED FEBRUARY 22, 1993

W.F. JR. AND M.H. SHIPMAN
TAX ID: 1201202120000

SECTION/PROPERTY LINE PER MAINTENANCE MAP AS PERFORMED BY LEON COUNTY PUBLIC WORKS DEPARTMENT, ROAD PLAT BOOK 2, PAGE 127, DATED FEBRUARY 22, 1993

POINT OF BEGINNING

DRAINAGE EASEMENT
0.03 AC.±



LEGAL DESCRIPTION:

A portion of land lying in Section 1, Township 1 North, Range 2 East, Leon County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 1; thence S 00° 06' 01\" E, 18.51 feet to the Southerly maintained Right-of-Way boundary of McCracken Road (Variable width Right-of-Way); thence N 85° 45' 35\" E along said Southerly maintained Right-of-Way boundary, 11.70 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said Southerly maintained Right-of-Way boundary the following two courses: N 85° 45' 35\" E, 16.00 feet; thence S 87° 48' 34\" E, 11.05 feet; thence leaving said Southerly maintained Right-of-Way boundary, S 00° 00' 00\" W, 53.24 feet; thence N 90° 00' 00\" W, 27.00 feet; thence N 00° 00' 00\" E, 52.48 feet to the POINT OF BEGINNING. Containing 0.03 acres, more or less.

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

[Signature] 12/16/2010
DATE

DAVID W. HUTCHESON, P.S.M.
FLORIDA REGISTRATION NO. 5051

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

1. REVISED: 12.16.10

MCCRACKEN ROAD
PBS&J - 2639 N. MONROE ST. BLDG C, TALLAHASSEE, FL 32303
SKETCH AND DESCRIPTION - DRAINAGE EASEMENT

DATE:	12.13.10
FIELD DATE:	
SCALE:	1" = 20'
JOB NO.:	4830
DRAWN BY:	AJT
CHECKED BY:	DWH
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

CAPITAL ENGINEERING & SURVEYING, INC.

318 North Monroe Street
Tallahassee, Florida 32301
850-422-0020

SHEET NO.

1 of 1

David W. Hutchesson, P.E. 38670 P.S.M. 5051
EB: 27272 LB: 7559