

RE# 074464-0040
Hogan Street right of way

AERIAL EASEMENT

THIS GRANT OF EASEMENT is made the ___ day of _____, 2019, by and between the **CITY OF JACKSONVILLE, FLORIDA**, a municipal corporation and political subdivision of the State of Florida, whose address is 117 W. Duval Street, Suite 480, Jacksonville, Florida 32202 ("Grantor"); and **MAINSTREET CV 76 S. LAURA ST., LLC.**, a Delaware Limited Liability Company, ("Grantee"); whose address is 2101 West Commercial Boulevard, Suite 1200, Fort Lauderdale, FL 33309.

WITNESSETH: Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed aerial easement above the Hogan Street Right-of-Way, starting on the second floor and reaching up to the roof top, the building will overhang 5 to 6 feet into the right-of-way, the second floor elevation is at 25 feet from the first floor, with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, maintain, improve, and/or repair, across the following described land situate, lying and being in Duval County, Florida, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof,
See Exhibit "B" attached hereto and by this reference made a part hereof,

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted, including tree trimming and line clearing, or removing at any time any and all of said improvements over and across said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement as of the day and year first above written, pursuant to the authority of Ordinance _____.

GRANTOR:

Signed, sealed and delivered
in the presence of:

CITY OF JACKSONVILLE, FLORIDA, a
municipal corporation and political subdivision of
the State of Florida

Name Printed: _____

By: _____
Lenny Curry as Mayor

Name Printed: _____

James R. McCain as Corporation Secretary

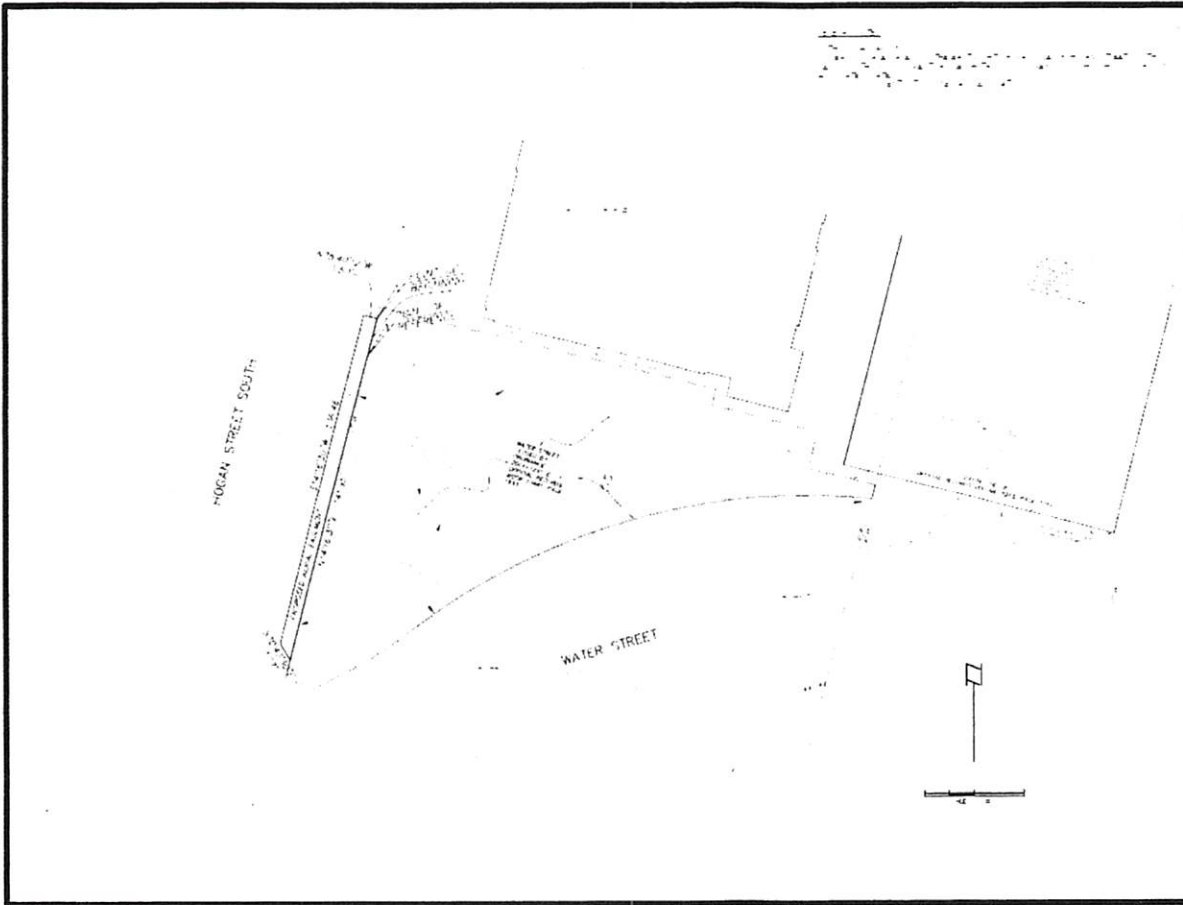
**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, for and on behalf of Mayor Lenny Curry, as aforesaid, and James R. McCain, Jr., as Corporation Secretary, on behalf of the City of Jacksonville, a Florida municipal corporation, who are personally known to me.

Notary Public, State of Florida
Print Name: _____
Commission No. _____
My Commission Expires: _____

Form Approved:

Office of General Counsel



APPROVED
 DESCRIPTION OF OWNERS
 WITH MAP
 CITY ENGINEER'S OFFICE
 JACKSONVILLE BRANCH
 By *DLW* Date 11-06-18

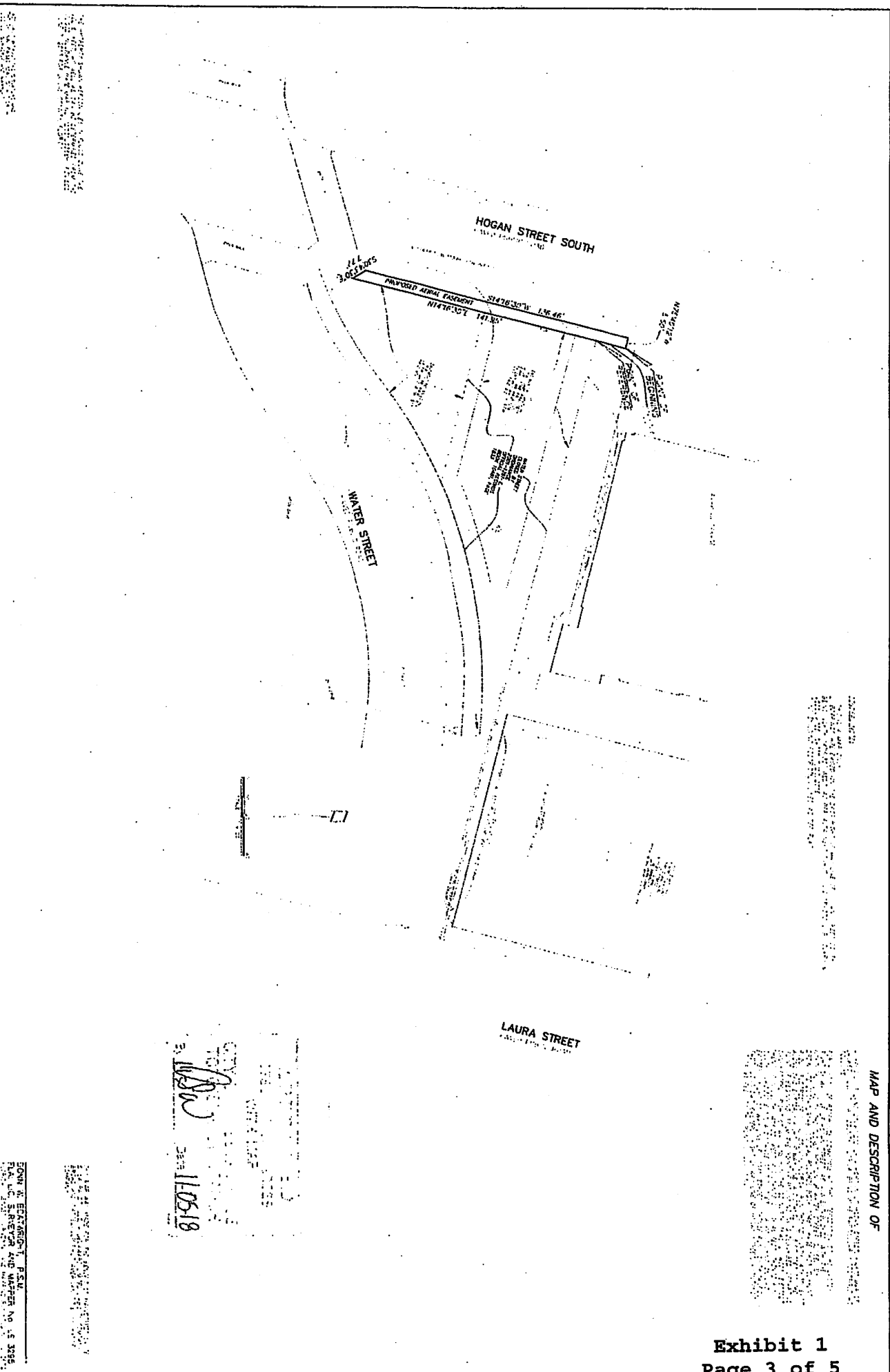
MAP AND DESCRIPTION OF

A PARCEL OF LAND COMPRISED OF A PORTION OF HOGAN STREET, HART'S MAP OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF HOGAN STREET, AS NOW ESTABLISHED, WITH THE NORTHERLY LINE OF THE CLOSED PORTION OF WATER STREET, CLOSED BY ORDINANCE 2001-1201-E, OFFICIAL RECORDS BOOK 10481, PAGE 1855, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 14°16'30" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 19.07 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THIS DESCRIBED, DEPARTING SAID EASTERLY RIGHT OF WAY LINE RUN THENCE NORTH 75°40'12" WEST, 5.50 FEET; THENCE RUN NORTH 14°16'30" WEST, A DISTANCE OF 146.46 FEET; THENCE RUN SOUTH 80°12'46" EAST, A DISTANCE OF 2.77 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF HOGAN STREET; THENCE RUN NORTH 14°16'30" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF HOGAN STREET, A DISTANCE OF 145.25 FEET TO THE POINT OF BEGINNING.

"A"

ROATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA

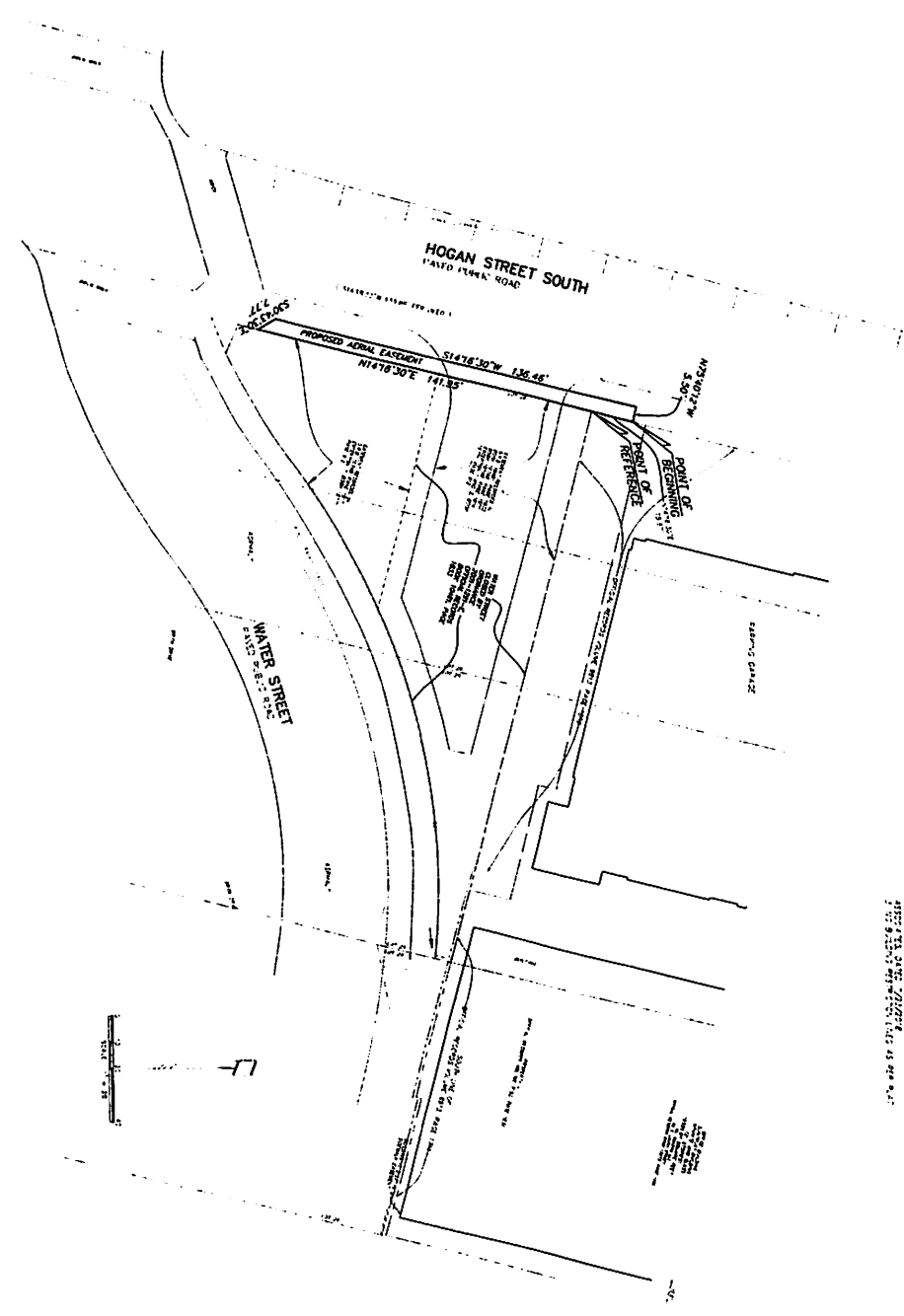


CITY OF JACKSONVILLE
 TO: [Signature]
 DATE: 11-05-18

MAP AND DESCRIPTION OF

RECORD BY: FILE: DRAWN BY: 5 BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FLORIDA

THIS MAP WAS MADE FOR THE BOATWRIGHT LAND SURVEYORS, INC. BY DONN W. BOATWRIGHT, P.S.M., FLA. LIC. SURVEYOR AND MAPPER NO. 15 3295. THE BOATWRIGHT LAND SURVEYORS, INC. IS A PROFESSIONAL CORPORATION UNDER THE FLORIDA PROFESSIONAL CORPORATION ACT, CHAPTER 487, F.S.



NOTES:
 1. THIS IS A MAP OF THE PROPOSED AERIAL EASEMENT FOR THE INSTALLATION OF AERIAL PHOTOGRAPHY. THE EASEMENT IS SHOWN AS A DASHED LINE ON THE MAP. THE EASEMENT IS 10 FEET WIDE AND 100 FEET LONG. THE EASEMENT IS LOCATED BETWEEN HOGAN STREET SOUTH AND LAURA STREET. THE EASEMENT IS LOCATED BETWEEN WATER STREET AND THE EAST SIDE OF HOGAN STREET SOUTH.

MAP AND DESCRIPTION OF:
 A PORTION OF THE BOATWRIGHT LAND SURVEY, TRACT 1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA. THE MAP SHOWS THE PROPOSED AERIAL EASEMENT FOR THE INSTALLATION OF AERIAL PHOTOGRAPHY. THE EASEMENT IS SHOWN AS A DASHED LINE ON THE MAP. THE EASEMENT IS 10 FEET WIDE AND 100 FEET LONG. THE EASEMENT IS LOCATED BETWEEN HOGAN STREET SOUTH AND LAURA STREET. THE EASEMENT IS LOCATED BETWEEN WATER STREET AND THE EAST SIDE OF HOGAN STREET SOUTH.

[Signature]
 11-05-19

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DONN W. BOATWRIGHT, P.S.M.
 FLA. LIC. SURVEYOR AND MAPPER NO. 15 3295
 BOATWRIGHT LAND SURVEYORS, INC.
 1500 ROBERTS DRIVE
 JACKSONVILLE BEACH, FLORIDA 32218

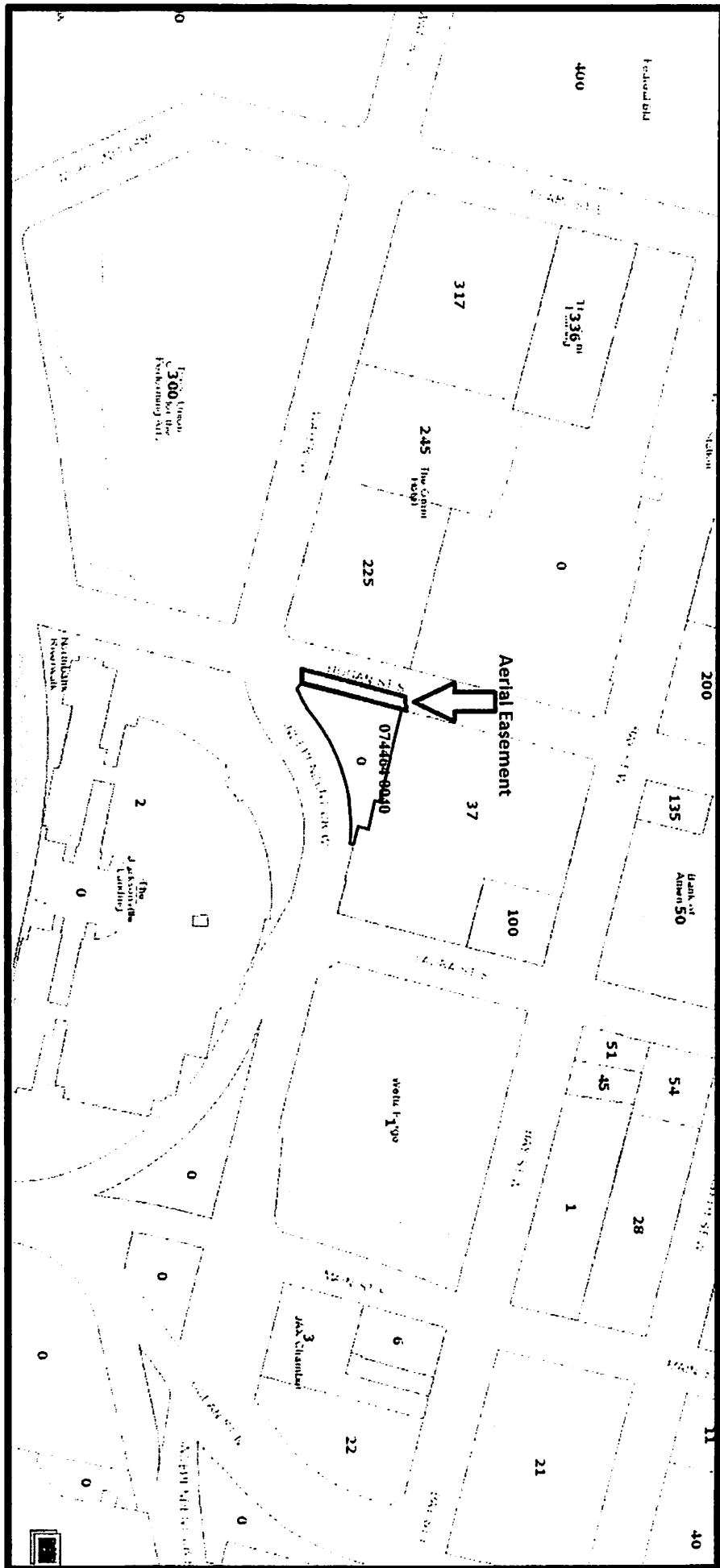


Exhibit 1
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"B"