

Prepared by and
Record and Return to:

J. Michael Hughes, Esquire
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216
97-2689-D

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HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 15.00

RELEASE OF EASEMENTS

The undersigned, RIVER POINT COMMUNITY ASSOCIATION, INC. ("Association") as the successor in interest to MONUMENT LANDING PARTNERSHIP in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by the Declaration of Covenants, Conditions, Easements and Restrictions recorded June 14, 1989, in Official Records Volume 6718, page 572, as amended in Official Records Volume 7095, page 1796, ORV 7095, page 1797 and ORV 7517, page 1521, all of the current public records of Duval County, Florida, (the "Declaration") do hereby release the following described parcel of land (the "Property"), situate, lying, and being in the County of Duval and State of Florida, described as:

Lot 20, RIVER POINT, UNIT 6, according to the plat thereof recorded in Plat Book 45, pages 46, 47A and 46B of the current public records of Duval County, Florida,

from portions of the easements created in paragraph D, Section 4, of the Declaration to the extent that the improvements constructed on the Property encroach upon the said easements, all as more particularly shown in the survey of the Property by Associated Land Surveyors, Inc., dated November 3, 1997, a copy of which is attached hereto (the "Survey").

Association has determined that, as to the Property, the use of the easement reserved to them by the Declaration, specifically the southerly side 10 foot utility easement depicted on the Survey, will not be significantly diminished by the encroachment of the improvements as depicted on the survey.

Association hereby waives all rights and privileges granted, reserved, or implied by the said 10 foot side utility easement which is encroached upon by the said improvements, only to the extent of said encroachment. All other provisions of the Declaration remain unmodified.

2227

Plat 15.00

Book 8783

3

143447

3

IN WITNESS WHEREOF, the undersigned have executed this document in manner and form proper and sufficient in law, signed in their corporate names by their respective corporate officers and their corporate seals affixed this 13 day of November, 1997.

Signed, sealed and delivered in the presence of:

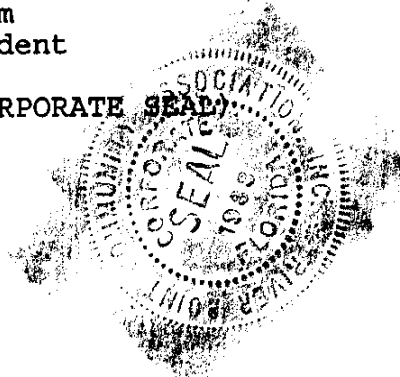
RIVER POINT COMMUNITY ASSOCIATION, INC.

Christine M. Reitz
Witness
[Christine M. Reitz.....]
Print witness name below signature

By: Ken Ransom
Ken Ransom
Its President

(CORPORATE SEAL)

Mary B. Binderfer
Witness
[...M.B. Binderfer.....]
Print witness name below signature



STATE OF FLORIDA
COUNTY OF DUVAL

13th The foregoing instrument was acknowledged before me this November day of November, 1997, by KEN RANSOM, the President of RIVER POINT COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced personally known as identification.

Christine M. Reitz
[Christine M. Reitz.....]
Print notary name below signature
Notary Public, State and
County Aforesaid

My Commission Expires:
Serial No., if any:

