

Book 11596 Page 1620

5 MIN. RETURN
PHONE # 296-4551

Vol/Page: 11596/1621
Doc#: 2004023895
Date: 01/23/2004
Time: 11:47:09 AM

Prepared by and return to:
Sarah Wicker
Centex Homes
6620 Southpoint Drive South
Suite 400
Jacksonville, Florida 32216

EASEMENT

THIS GRANT OF EASEMENT is made between CENTEX HOMES, a Nevada general partnership, with offices at 6620 Southpoint Dr. S., Suite 400, Jacksonville, Florida 32216, as Grantor and the Wyngate Forest Owners Association, Inc., as Grantee.

WITNESSETH:

WHEREAS, CENTEX HOMES, a Nevada general partnership is the Owner of certain property situated in Duval County, Florida and more particularly described below, and

WHEREAS, CENTEX HOMES and its grantees, transferees, tenants and assigns, hereinafter collectively called Grantor, wish to grant to the Wyngate Forest Owners Association, Inc., its grantees, transferees, assigns, agents, servants, employees, tenants, licensees and invitees, hereinafter collectively called Grantee, an easement over the property described herein for the purposes described herein,

NOW THEREFORE, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the Grantor agrees as follows:

1. Grantor hereby grants to the Grantee an easement for the erection and maintenance of the community wall, fence, signage and landscape. This easement gives the grantee the right to install, erect, construct, operate, maintain within such easement, a fence or wall, sidewalks, paths, landscaping, irrigation systems, signs, lighting and other improvements, subject to the requirements and limitations of ordinances or regulations of the governmental authorities. All improvements permanently installed in such easement shall be and remain the property of the Association, and the Association shall operate and maintain all such permanent improvements as part of the Common Maintenance Property of the Association as a common expense.

2. The Grantor reserves unto itself, its successors and assigns, the right and privilege to use the easement for any purposes not inconsistent with Grantee's use, occupation or enjoyment thereof.

3. As part of the consideration for this easement, the Association is responsible for the maintenance of the sidewalk installed and the Association shall defend and indemnify the lot owner for any claim for damage and/or negligence.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 16th day of JANUARY, 2004.

WITNESSES:

Sarah Wicker
Sign
SARAH WICKER
Print
Tina Thompson
Sign
Tina Thompson
Print

CENTEX HOMES, a Nevada general partnership

By: Centex Real Estate Corporation,
A Nevada corporation, its managing
General partner

Lisa Boyd
By: Lisa Boyd, Division Controller



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01/23/2004 11:47:09 AM
JTH FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of January, 2004 by Lisa Boyd, Division Controller of Centex Homes, a Nevada general partnership who is personally known to me or who produced a valid Florida driver's license as identification, and did not take an oath, on behalf of such corporation.



Carol Hart Flow
MY COMMISSION # DD126037 EXPIRES
August 25, 2006
LICENSED THROUGH TROY FARM INSURANCE, INC.

Notary Public, State of Florida
Notary's Name Printed: Carol Hart Flow
Carol Hart Flow
My Commission Expires: 8-25-06

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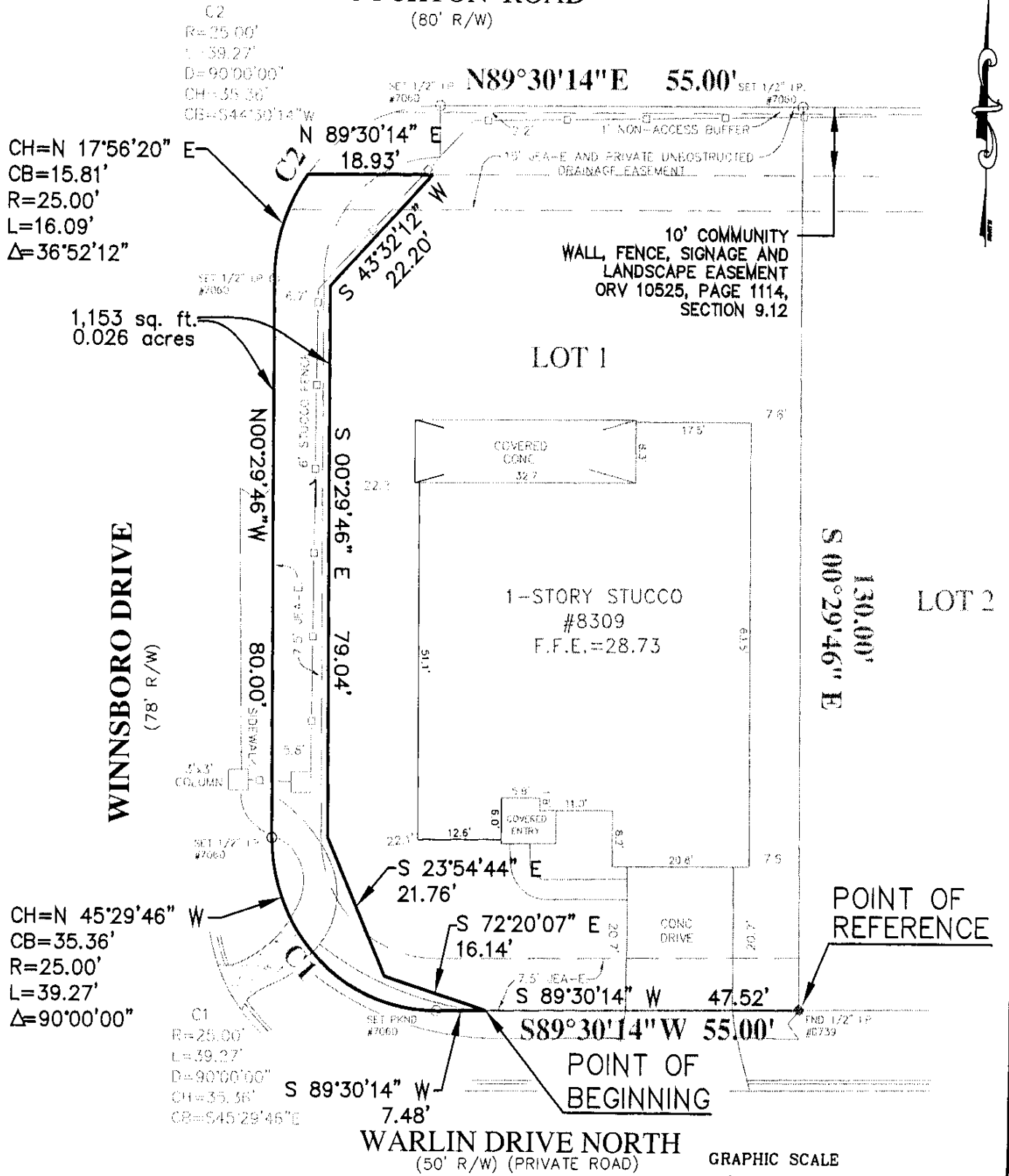
MAP SHOWING

LOT 1, WYNGATE FOREST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 17, 17A THROUGH 17F OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: TARA HENG, CTX MORTGAGE COMPANY, COMMERCE TITLE & FIRST AMERICAN TITLE

TOUGHTON ROAD

(80' R/W)



1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE RECORD BEARING OF THE NORTH RIGHT-OF-WAY OF WARLIN DRIVE NORTH
3. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ADDITIONAL EASEMENTS AND/OR RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON.
4. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE UNSHADED "X" AS PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 120077-0228, SUFFIX E, DATED AUGUST 15, 1989.

NOTE: NO REPRODUCTIONS OF THIS SURVEY MAP PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE UNDERSIGNED.

Robert N. Markland 1/13/04
09/08/03

ROBERT N. MARKLAND, P.L.S., Fl. Reg. # 3862

THIS SURVEY NOT VALID UNLESS SIGNED AND EMBOSSED WITH THE SURVEYOR'S SEAL.

ABBREVIATION	DEFINITION
(C)	CALCULATED
CBD	CHORD BEARING & DISTANCE
CONC.	CONCRETE
D	DELTA
FND.	FOUND
IP	IRON PIPE
JEA	JACKSONVILLE ELECTRIC AUTHORITY
L	LENGTH
(M)	MEASURED
MON.	MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
R	RADIUS
R/W	RIGHT OF WAY
JEA-E	JACKSONVILLE ELECTRIC AUTHORITY EASEMENT

REVISED JANUARY 13, 2004 TO SHOW AND DESCRIBE EASEMENT

B.V. & Associates, Inc.
Engineers * Surveyors * Planners

6501 Arlington Expressway Suite B 102 * Jacksonville, Florida
(904) 725-6362 * Fax (904) 725-1455 survey@bvandassociates.com
LB #7060 EB #8305

PROJECT NO.: S 2210300.1.3	SURVEYED BY: B.M.	SHEET 1 OF 2
OFFICE CADD BY: J.K.	CHECKED BY: R.N.M.	
DATE OF SURVEY: 12/10/03	FIELD BOOK: 03/44-21	

MAP SHOWING


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A PART OF LOT 1, WYNGATE FOREST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 17, 17A THROUGH 17F OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID CORNER LYING ON THE NORTHERLY RIGHTS-OF-WAY LINE OF WARLIN DRIVE NORTH (A 50 FOOT PRIVATE ROADWAY); THENCE SOUTH 89° 30' 14" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG SAID NORTHERLY RIGHTS-OF-WAY LINE, A DISTANCE OF 47.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 30' 14" WEST ALONG SAID LINE, A DISTANCE OF 7.48 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID LOT LINE, AN ARC LENGTH OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45° 29' 46" WEST AND A CHORD DISTANCE OF 35.36 FEET, SAID POINT OF TANGENCY LYING ON THE WESTERLY LINE OF SAID LOT 1, AND THE EASTERLY RIGHTS-OF-WAY LINE OF WINNSBORO DRIVE (A 78 FOOT RIGHTS-OF-WAY); THENCE NORTH 00° 29' 46" WEST ALONG LAST SAID LINE A DISTANCE OF 80.00 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID LINE AN ARC DISTANCE OF 16.09 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF A 10 FOOT COMMUNITY WALL, FENCE, SIGNAGE AND LANDSCAPE EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 10525, PAGE 1114, SECTION 9.12 OF SAID PUBLIC RECORDS, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 17° 56' 20" EAST, AND A CHORD DISTANCE OF 15.81 FEET; THENCE NORTH 89° 30' 14" EAST, LEAVING SAID LOT LINE AND ALONG SAID SOUTHERLY EASEMENT LINE A DISTANCE OF 18.93 FEET; THENCE SOUTH 43° 32' 12" WEST, LEAVING SAID EASEMENT LINE, A DISTANCE OF 22.20 FEET; THENCE SOUTH 00° 29' 46" EAST, A DISTANCE OF 79.04 FEET; THENCE SOUTH 23° 54' 44" EAST, A DISTANCE OF 21.76 FEET; THENCE SOUTH 72° 20' 07" EAST, A DISTANCE OF 16.14 FEET TO THE POINT OF BEGINNING.

CONTAINING BY CALCULATIONS PERFORMED BY B.V. & ASSOCIATES, INC. DATED JANUARY 12, 2004 - 1,154 SQUARE FEET MORE OF LESS.

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Filed & Recorded
01/23/2004 11:47:09 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
TRUST FUND \$ 2.00
DEED DUC STAMP \$ 0.70

		B.V. & Associates, Inc.	
		<i>Engineers * Surveyors * Planners</i>	
6501 Arlington Expressway Suite B 102 * Jacksonville, Florida			
(904) 725-6362 * Fax (904) 725-1455 survey@bvandassociates.com			
LB #7060		EB #8305	
PROJECT NO.: <u>S 2210300.1.3</u>	SURVEYED BY: <u>B.M.</u>	SHEET 2 OF 2	
OFFICE CAD BY: <u>J.K.</u>	CHECKED BY: <u>R.N.M.</u>		
DATE OF SURVEY: <u>12/10/03</u>	FIELD BOOK: <u>03/44-21</u>		