

5 MIN. RETURN  
PHONE # 359-0221

Bk: 8870  
Pg: 2118 - 2122  
Doc# 98050552  
Filed & Recorded  
03/06/98  
12:48:03 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 24.00  
DEED .70

STATE OF FLORIDA  
COUNTY OF Duval

EASEMENT

For and in consideration of Ten and 00/100 dollars (\$ 10.00 ) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to BELL SOUTH TELECOMMUNICATIONS, INC., a Georgia corporation, its licensees, agents, successors, assigns, and allied and associated companies, hereinafter referred to as Grantee, an exclusive easement to construct, operate, maintain, add, and/or remove such systems of communications, facilities, or related services as the Grantee may from time to time require upon, over, and under a portion of the lands described in Deed Book 8578, page 1121 Duval County, Florida, Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 1, Township 2S, Range 27E, Duval County, State of Florida consisting of a parcel of land Thirty (30) feet by thirty (30) feet - rear of Lot 42 - Caroline Ridge  
25' x 30' on lot 42 and 5' x 30' on lot 41 of  
Caroline Ridge

SEE ATTACHED EXHIBIT "A"

The following rights are also granted: the exclusive right to allow any other person, firm or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; and the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements.

To have and to hold the above granted easement unto BellSouth Telecommunications, Inc., its licensees, agents, successors, assigns, and allied and associated companies forever and in perpetuity.

Grantor warrants that grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulations shall control in the event of conflict with any of the foregoing easement:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preparer's name and address:

Rick Mull  
BellSouth  
1001 St Johns Bluff Road  
Jacksonville, FL 32225

RECORD & RETURN TO: (5)  
LINDA JONES  
Truevance Corporation  
3633 Andrew Jackson Dr.  
Pace, FLORIDA 32571

146163

(5)

Book 8870 Pg 2118

In witness whereof, the undersigned has/have caused this instrument to be executed on the 8<sup>th</sup> day of Dec., 19 97

Signed, sealed, and delivered in the presence of:

Ronald K Borstein  
Witness

DONALD K BORSTEIN  
Printed name

Leslie H. Matovina  
Witness

Leslie H. Matovina  
Printed Name

Caroline Ridge Joint Venture  
Name of Corporation General Partnership

By: Gregory E. Matovina  
Gregory E. Matovina  
Printed Name

Title: Managing General Partner

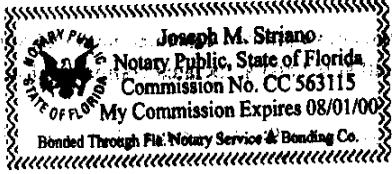
Attest:

State of Florida  
County of \_\_\_\_\_

I HEREBY CERTIFY that Gregory E. Matovina personally appeared before me and acknowledged that he/she was the same. The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 19 97, by Gregory E. Matovina, Managing Gen. Partner (name and title of officer) of Caroline Ridge Joint Venture (name of corporation), a Florida general partnership corporation, on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

Witness my hand and official seal in the County and State last aforesaid, this 8<sup>th</sup> day of Dec., 19 97

Joseph M. Striano  
Notary Public  
JOSEPH M. STRIANO  
Print Name  
CC 563115  
Commission Number



My Commission Expires: 8-1-2000

Grantor's Address:  
2955 Hartley Road, Suite 108  
Jacksonville, FL 32257

Grantee's Address  
BellSouth Telecommunications, Inc  
1001 St Johns Bluff Road  
Jacksonville, Florida 32225

DOC# 98050552

RECORDING AGENCY

# MAP SHOWING BOUNDARY SURVEY OF

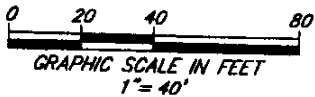
## BELL SOUTH EASEMENT

A portion of Lots 41 and 42, as shown on the plat of Caroline Ridge Unit One, as recorded in Plat Book 51, Pages 70 through 70D, inclusive, of the Current Public Records of Duval County, Florida, being more particularly described as follows:

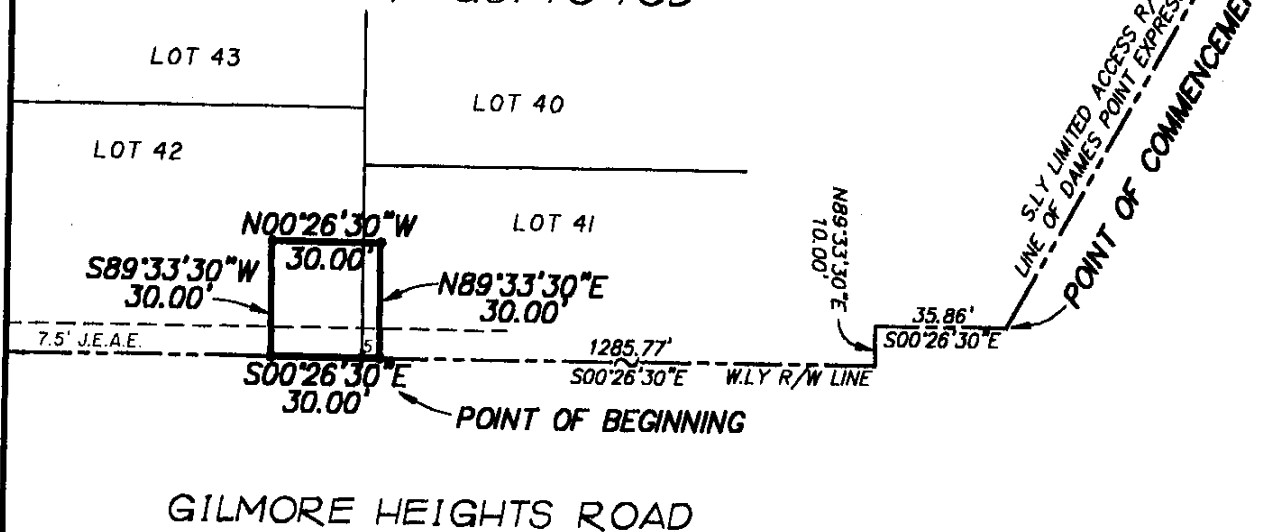
COMMENCE at the intersection of the Southerly limited access right of way line of Dames Point Expressway (a variable width limited access right of way as now established) with the Westerly right of way line of Gilmore Heights Road (an 80 foot right of way as now established at this point); thence South  $00^{\circ}26'30''$  East, along said Westerly right of way line, 35.86 feet; thence North  $89^{\circ}33'30''$  East, along last said line, 10.00 feet; thence South  $00^{\circ}26'30''$  East, along last said line, 1285.77 feet to the POINT OF BEGINNING; thence continue South  $00^{\circ}26'30''$  East, 30.00 feet; thence South  $89^{\circ}33'30''$  West, departing last said line, 30.00 feet; thence North  $00^{\circ}26'30''$  West, 30.00 feet; thence North  $89^{\circ}33'30''$  East, 30.00 feet to the POINT OF BEGINNING.

Containing 900.0 square feet, more or less.

Book 8870 Pg 2120



### CAROLINE RIDGE UNIT ONE P. B. 51, PGS. 70-70D



REVISED JANUARY 19, 1998 TO SHOW BOUNDARY SURVEY.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

#### NOTES

- Bearings are based on the W.L.Y. R/W line of Gilmore Heights Road ( $S.00^{\circ}26'30''E.$ )
- This is a Boundary survey.
- Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
- By Graphic plotting only, the property shown hereon lies within Zone: as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number Map Revised date:
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

#### ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	OH	Overhead Lines
R/W	Right of Way	R=	Radius equals
O.R.V.	Official Records Volume	L=	Arc Length equals
D.B.	Deed Book	Ch=	Chord Bearing & Distance equals
P.B.	Page	Δ=	Delta or Central Angle equals
B.R.L.	Building Restriction Line	I.P.	Iron Pipe
Easmt	Easement	Conc.	Concrete

#### LEGEND

- ☐ DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND WITH CAP, R. MILLER & ASSOC.
- X DENOTES CROSS CUT

DATE	1-13-98
SCALE	1"=50'
JOB No.	97-172
F.B.	N/A
page	
Comp. File	SBELL
Drawn by	SM

#### RICHARD A. MILLER & ASSOCIATES

PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216

Fax (904) 721-5758  
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 81G1-8.0, (formerly CHAPTER 21H-8.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Richard A. Miller*  
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED  
LAND SURVEYOR, CERTIFICATE No. 4800

STATE OF Florida

COUNTY (PARISH) OF Duval

**Easement (Or Servitude) Subordination Agreement**

For and in consideration of the one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned, as mortgagee or grantee of that certain mortgage or deed to secure debt from Caroline Ridge Joint Venture to American National Bank of Florida, A National Banking Association, dated March 19, 1997 and recorded in Official Records Volume 8578, Page 1124, Duval County (Parish), Florida, Records, and UCC-1 Financing Statement filed March 27, 1997 in Official Records Volume 8578 Page 1141, Duval County, Florida, Records by its execution hereof expressly consents, affirms, agrees to, and joins in the foregoing easement (or servitude) granted by Caroline Ridge Joint Venture to **BELLSOUTH TELECOMMUNICATIONS, INC.**, a Georgia corporation, its licensees, agents, successors, assigns, and allied and associated companies.

In witness whereof, the undersigned has/have caused this instrument to be executed on the 19th day of February, 1998.

Signed, sealed, and delivered in the presence of:

American National Bank of Florida  
Name of Mortgagee, etc.

Linda Minkley  
Witness

By: [Signature]  
Title: Vice President

Linda Minkley  
Printed name

Attest: [Signature]

Tracy Cole  
Witness

Tracy Cole  
Printed name

State of Florida

County (Parish) of Duval

I, Linda Minkley, do hereby certify that Jerry Landowski personally came before me this day and acknowledged that he (or she) is Vice President (officer) of the AMERICAN NATIONAL BANK of Florida corporation, and backed by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Vice President (officer), sealed with its corporate seal, and attested by ~~himself (or herself)~~ as its Carol H Baldwin its Asst. Vice Pres. (officer).

Witness my hand and seal, this 19th day of February, 1998.

Linda Minkley  
Notary Public

My Commission Expires: \_\_\_\_\_

