

Prepared by and
Record and Return to:
J. Michael Hughes
Gibraltar Title Services
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216

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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
RECORDING \$ 13.00

02-6944A

02021471
15.00

RELEASE OF PORTION OF A DEDICATED EASEMENT

[Lot 28, RIVER POINT UNIT TEN, according to plat thereof recorded in Plat Book 43, Pages 100 and 100A of the current public records of Duval County, Florida (the "Lot")]

THIS DOCUMENT is made as of the 28th day of February 2002, by MONUMENT LANDING PARTNERSHIP, a general partnership ("Developer").

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RECITALS

A. The Developer, by Declaration of Covenants, Conditions, Easements and Restrictions of River Point Unit Ten recorded in Official Records Book 6476, page 1818, current public records of Duval County, Florida (the "Declaration"), reserved certain easements in Section 4(D) of the Declaration including a strip of land within each lot ten feet in width along the front, rear and sides of each lot (the "Dedicated Easement"). Developer has the right pursuant to the Declaration to release encroachments into easements.

B. The improvements on the Lot ("Improvements") as constructed encroach upon the Dedicated Easement on the Easterly portion of the Lot as shown on the boundary survey attached hereto as Exhibit "A" and by this reference made a part hereof (the "Violation"), and said Improvements do not adversely affect the Dedicated Easement.

C. The Developer was asked at the time of construction of the Improvements to release the portion of the Dedicated Easement which is affected by the Violation and, having previously approved the plans for the Improvements, granted the release. At that time, the document evidencing the release of the Violation was not recorded in the public records and the Developer has agreed to reexecute a release of the Violation as more particularly set forth herein.

D. The Developer has determined that the Violation is minor and the Developer has not assigned the Dedicated Easement to any other entity, public or private.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, receipt and adequacy of which are hereby acknowledged, the Developer hereby declares as follows:

1. The above recitals are true and correct and are incorporated herein by this reference

2. The Developer hereby waives, disclaims and releases any and all of its right, title and interest in the portion of the Dedicated Easement affected by the Violations and consents to the location of the Improvements as constructed on a portion of the Dedicated Easement.

3. This Release is a benefit running with the Lot and shall inure to the benefit of the present Lot owners and their successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date first above written.

Signed, sealed and delivered MONUMENT LANDING PARTNERSHIP, in the presence of: a general partnership

Kimberly Thompson
Print Name: Kimberly Thompson

By: [Signature]
Donald C. Fort
Its General Partner

Donna S. Hurb
Print Name: DONNA S. HURB

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of February, 2002 by Donald C. Fort as general partner of MONUMENT LANDING PARTNERSHIP, a general partnership. He is personally known to me ~~or has produced~~ _____ as identification.

Charlene H. McKendree
Print Name
Notary Public, State of Florida
My Commission Expires: _____

(NOTARY SEAL)



CHARLENE H. MCKENDREE
Notary Public, State of Florida
My comm. expires Jan. 13, 2003
Comm. No. CC 801065
Bonded thru Western Surety Co.

MAP SHOWING BOUNDARY SURVEY OF

LOT 28 ACCORDING TO THE PLAT OF RIVER POINT UNIT TEN

AS RECORDED IN PLAT BOOK 43, PAGE(S) 100 AND 100A OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

ROBERT S. GRIFFIN, ROBERTA M. GRIFFIN,
GIBRALTAR TITLE SERVICES,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AND AMSOUTH BANK.

RUNNING RIVER ROAD SOUTH

(80' RIGHT OF WAY)

N 89°07'06" E 65.00' (R)

N 88°55'33" E 65.01' (M)

RALEIGH RIDGE DRIVE

(80' RIGHT OF WAY)

N 14°05'04" E 78.34' (R)

N 14°05'34" E 78.28' (M)

N 14°05'50" E 78.18' (M)

N 14°05'50" W 78.18' (M)

N 14°05'50" W 78.18' (M)

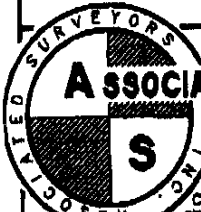
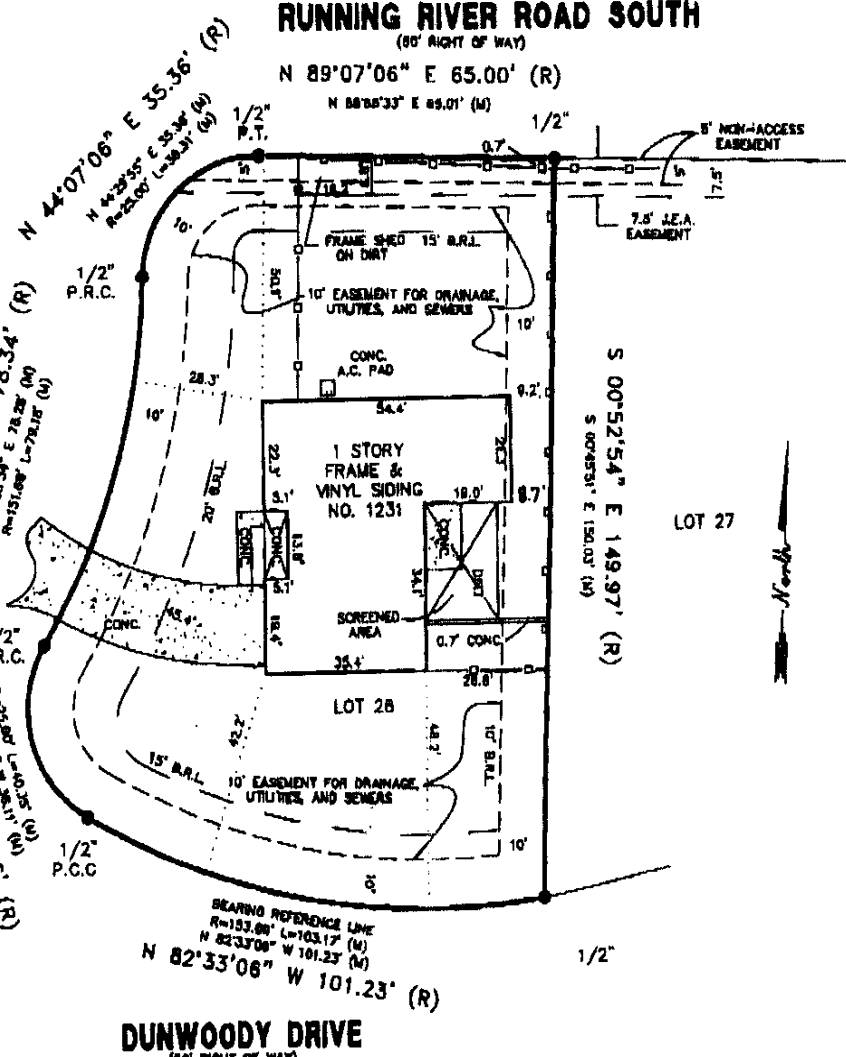
N 14°05'50" W 78.18' (M)

N 14°05'50" W 78.18' (M)

DUNWOODY DRIVE

(80' RIGHT OF WAY)

N 82°33'08" W 101.23' (R)



ASSOCIATED SURVEYORS INC.

LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6488

CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY
DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER
61G17-5, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: *Charles B. Hatcher*
CHARLES B. HATCHER FLORIDA CERTIFICATE NO. 3771
CHARLES L. STARLING FLORIDA CERTIFICATE NO. 4579
RAYMOND J. SCHAEFER FLORIDA CERTIFICATE NO. 8132

GENERAL NOTES:

1. BEARINGS ARE BASED ON PLAT BOOK 43, PAGE 100A
2. STRUCTURE NO. 1231, SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 231 DATED 08/28/1988.
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND/ABBREVIATIONS	
→	BUY ANCHOR
○	"SET IRON PIPE (SIP) MARKED "ASSOC. SURVEY" OR L.B. 8488"
●	FOUND IRON T/M OR PIPE (IP)
■	FOUND CONCRETE MONUMENT (CM)
X	CROSS CUT OR DRILL HOLE
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
B.R.L.	BUILDING RESTRICTION LINE
(ORB)	OFFICIAL RECORDS BOOK
(R)	RECORDED
(M)	MEASURED
A	ARCH ARCS
L	ARC LENGTH
R	RADIUS
C	CHORD
⊙	WATER METER
⊕	WELL
XX	STREET LIGHT
ET	ELECTRIC
P.T.	POINT OF TANGENCY
C/L	CENTERLINE
R/B	REBAR
R/W	RIGHT OF WAY
W-W	WIRE FENCE
D-D	WOOD FENCE
CONC.	CONCRETE
X-X	CHAINLINK FENCE

JOB NO. 30186

DATE 02-15-2002