

Prepared By & Return to:
Matt Rocco
Sierra Title, LLC
619 SW Baya Drive, Ste 102
Lake City, FL 32025
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EASEMENT

THIS EASEMENT, dated and entered into this 15th day of May, 2009, by and between **MICHAEL W. DAVIS and LISA G. DAVIS, husband and wife**, whose address is: 3161 Appaloosa Court, Kissimmee, Florida 34746, party of the first part, and **ARMANDO C. SALAZAR, a single man**, whose address is: 9860 SW 84 St., Miami, FL 33173, party of the second part.

WITNESSETH:

That the party of the first part for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to them this day in hand paid by the party of the second part, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto the party of the second part, his heirs and assigns, a non-exclusive perpetual easement for the purpose of ingress and egress, which shall at all times remain open and unobstructed, over and across the following described lands in Columbia County, Florida, to wit:

See Exhibit A, Legal Description, attached hereto and made a part hereof.

The easement, rights and privileges granted herein are non-exclusive and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may desire.

The land which this easement is intended to benefit (the dominant estate) is presently owned by Grantee and is described in O.R. Book 1173, Page 884 of the Public Records of Columbia County, Florida. The land which this easement is intended to burden (the servient estate) is presently owned by Grantor and is described in O.R. Book 959, Page 2375 of the Public Records of Columbia County, Florida.

The easement granted herein is incorporeal and is an easement appurtenant to and shall run with the land in favor of Grantee and Grantee's heirs, successors and assigns, and it shall be binding up Grantor and Grantor's heirs, successors and assigns. The easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Columbia County, Florida.

TO HAVE AND TO HOLD the same unto the party of the second part, his heirs and assigns.

IN WITNESS WHEREOF, the party of the first part have set their hand and seal the day and year first above written.

Signed in the presence of:

[Signature]
Matthew D. Rocco

(Print or Type Name)

[Signature]
MELINDA WEAVER

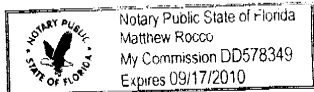
(Print or Type Name)

[Signature]
MICHAEL W. DAVIS

[Signature]
LISA G. DAVIS

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 15th day of May 2009, by **Michael W. Davis and Lisa G. Davis**, who are personally known to me or who produced a ADL as identification.



[Signature]
Notary Public
My Commission Expires: _____

EXHIBIT A – LEGAL DESCRIPTION

DESCRIPTION: (60' INGRESS AND EGRESS EASEMENT)

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A PART OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK, LS 3456, MARKING THE SW CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.02 DEGREES 20'17"W., ALONG THE MONUMENTED WEST LINE OF SAID SECTION 32, A DISTANCE OF 22.00 FEET TO A CONCRETE MONUMENT, LS 4708, ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF SW WILSON SPRINGS ROAD. A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N.87 DEGREES 30'26"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 691.71 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 898.44 FEET AND A CENTRAL ANGLE OF 03 DEGREES 21'25" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.89 DEGREES 11'08"E. AND A CHORD LENGTH OF 52.63 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 52.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LANDS; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG A PORTION OF SAID CURVE HAVING A RADIUS OF 898.44 FEET AND A CENTRAL ANGLE OF 03 DEGREES 51'07" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S.87 DEGREES 12'36"E. AND A CHORD LENGTH OF 60.39 FEET, THROUGH AN ARC DISTANCE OF 60.40 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 959, PAGES 2375-2376 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.03 DEGREES 43'07"W., ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN ORB 959, PAGES 2375-2376, A DISTANCE OF 506.82 FEET TO A CONCRETE MONUMENT, LS 4708, THENCE N.03 DEGREES 34'10"W., STILL ALONG SAID EAST LINE, 527.47 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE N.05 DEGREES 29'13"W., STILL ALONG SAID EAST LINE, 209.66 FEET TO A POINT ON A LINE LYING 60.00 FEET SOUTH OF AND PARALLEL WITH THE MONUMENTED NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 32; THENCE N.87 DEGREES 25'21"E., ALONG SAID LINE, 551.83 FEET TO A POINT ON THE EAST LINE OF SAID SW ¼ OF THE SW ¼; THENCE CONTINUE N.87 DEGREES 25'21"E., 0.29 FEET TO A POINT; THENCE N.87 DEGREES 20'12"E., 150.01 FEET TO A POINT; THENCE N.02 DEGREES 39'48"W., ALONG A LINE PERPENDICULAR TO THE MONUMENTED NORTH LINE OF THE SE ¼ OF THE SW ¼ OF SAID SECTION 32, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE ¼ OF THE SW ¼; THENCE N.87 DEGREES 20'12"E., ALONG SAID NORTH LINE, 180.34 FEET TO A CONCRETE MONUMENT, LS 4708, MARKING THE SE CORNER OF A PARCEL OF LAND CONTAINING 10.01 ACRES, MORE OR LESS, AND IDENTIFIED AS PARCEL NO. 1 ON A SURVEY PREPARED BY MARK D. DUREN AND ASSOCIATES, INC., HAVING A DRAWING DATE OF JANUARY 16, 2009, AND BEING A PORTION OF A DIVISION OF LAND APPROVED UNDER SECTION 14.14 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS ACCORDING TO A LETTER BY BRIAN L. KEPNER, COLUMBIA COUNTY LAND DEVELOPMENT REGULATION ADMINISTRATOR, DATED MARCH 11, 2009; THENCE N.02 DEGREES 20'11"W., ALONG THE EAST LINE OF SAID PARCEL, 60.00 FEET; THENCE S.87 DEGREES 20'12"W., 330.31 FEET TO A POINT ON THE EAST LINE OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 32; THENCE S.02 DEGREES 20'46"E., ALONG SAID EAST LINE, 60.00 FEET TO THE NE CORNER OF THE AFOREMENTIONED SW ¼ OF THE SW ¼; THENCE S.87 DEGREES 25'21"W., ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, A DISTANCE OF 1321.24 FEET TO THE NW CORNER OF SAID SW ¼ OF THE SW ¼; THENCE S.02 DEGREES 20'17"E., ALONG THE MONUMENTED WEST LINE OF SAID SW ¼ OF THE SW ¼ A DISTANCE OF 60.00 FEET; THENCE N.87 DEGREES 25'21"E., PARALLEL TO THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, A DISTANCE OF 709.33 FEET; THENCE S.05 DEGREES 29'13"E., 211.71 FEET; THENCE S.03 DEGREES 34'10"E., 526.54 FEET; THENCE S.03 DEGREES 43'07"E., 500.05 FEET TO THE POINT OF BEGINNING.

