

5 MIN. RETURN

**DECLARATION, MODIFICATION AND RESTATEMENT OF COVENANTS,
RESTRICTIONS AND EASEMENTS OF RECORD.**

On this 20 day of ~~April~~ ^{MAY}, 2005, the following named Declarants:

Richard F. Mason, Sr. and Joann H. Mason, husband and wife
5137 Harvey Grant Road
Orange Park, Florida 32003

Steve Johnson, Inc., a Florida Corporation
2301 Park Avenue, Suite 208
Orange Park, Florida 32073

Robert G. Widhalm and Marva Lou Widhalm, husband and wife
5155 Harvey Grant Road
Orange Park, Florida 32003

Harvey Grant, LLP
A Florida Limited Partnership
1845 Town Center Boulevard, Suite 100
Orange Park, Florida 32003

The Declarants, in consideration of mutual promises, agree as follows:

Whereas the Declarants own the real property served by several existing recorded easements
and

Whereas the Declarants desire to vacate the existing easements and to establish and declare and modify the easement of record to simplify and clarify the location of the ingress and egress for the benefit of all Declarants, Successors and assigns.

Now therefore the Declarants modify, and vacate the following existing easements, to wit:

- (a) easement recorded at Official Records Book 1062 page 421 PRCC
- (b) easement recorded at official Records Book 1153 page 54 PRCC
- (c) easement recorded at Official Records Book 2319 page 972 PRCC
- (d) easement recorded at Official Records Book 2271 page 1229 PRCC
- (e) easement recorded at Official Records Book 1263 page 238 PRCC

Ret: Dole S. Wilson
PO Box 1108
Green Cove Springs FL 32043

Further the Declarants hereby establish hereinafter certain easements for ingress, egress and utilities which shall serve the real property owned by Declarants and is described as follows:

ROAD EASEMENT:

A non-exclusive, perpetual easement for ingress, egress, drainage and utilities covering a parcel of land situated in the south $\frac{1}{2}$ of Lot 12, and Lot 13, Hollywood Forest, Clay County, Florida, according to Plat Book 4, Page 55 of the Public Records of said county; said parcel being more particularly described as follows:

Begin at the Northwest corner of said South $\frac{1}{2}$ of Lot 12; Thence on the North line of said South $\frac{1}{2}$ of Lot 12, run North 89 degrees 24 minutes 00 seconds East 640.00 feet; thence South 00 degrees 54 minutes 00 seconds East 100.00 feet; thence South 89 degrees 24 minutes 00 seconds West 30.00 feet; thence North 00 degrees 54 minutes 00 seconds West 70.00 feet; thence South 89 degrees 24 minutes 00 seconds West 610.00 feet to the East line of Harvey Grant Road (Peters Avenue according to said Plat Book 4, Page 55); thence on last said line North 00 degrees 54 minutes 00 seconds West 30.00 feet to the Point of Beginning.

RIVER ACCESS EASEMENT:

An easement for ingress and egress for pedestrian traffic for river access covering a parcel of land situated in Lot 13, Hollywood Forest, Clay County, Florida, according to Plat Book 4, Page 55 of the Public Records of said county; said parcel being more particularly described as follows:

Begin at the Northwest corner of the South $\frac{1}{2}$ of Lot 12, said Hollywood Forest; thence on the North line of said South $\frac{1}{2}$ of Lot 12, run North 89 degrees 24 minutes 00 seconds East 610.00 feet; thence South 00 degrees 54 minutes 00 seconds East 105.00 feet; thence North 89 degrees 24 minutes 00 seconds East 159.48 feet to the Point of Beginning; thence South 89 degrees 24 minutes 00 seconds West 159.48 feet; thence North 00 degrees 54 minutes 00 seconds West 5.00 feet; thence North 89 degrees 24 minutes 00 seconds East 30.00 feet; thence North 00 degrees 54 minutes 00 seconds West 5.00 feet; thence North 89 degrees 24 minutes 00 seconds East 130.52 feet; thence South 79 degrees 16 minutes 20 seconds East 87 feet, more or less to the waters of the St. Johns River; thence along said waters in a general southerly direction 10 feet, more or less, to a point which bears South 79 degrees 16 minutes 20 seconds East 84 feet, more or less, from the Point of Beginning; thence North 79 degrees 16 minutes 20 seconds West 84 feet, more or less, to the Point of Beginning.

APR 29 2005 10:03 FR LAW OFFICES

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P.04

This instrument was signed and sealed this ^{17th}~~20~~ day of ^{August}~~April~~, 2005 by:

Perry P. Hopper
WITNESS NAME:

Richard F. Mason, Sr.
Richard F. Mason, Sr.

Carolyn Zellmann
WITNESS NAME:

Joann H. Mason
Joann H. Mason

This instrument was signed and sealed this ^{18th}~~20~~ day of ^{August}~~April~~, 2005 by:

Cathy A. Hadden
WITNESS NAME: Cathy A. Hadden

Marva Lou Widhalm for
Robert G. Widhalm
Robert G. Widhalm

Michelle R. Cocking
WITNESS NAME: Michelle R. Cocking

Marva Lou Widhalm
Marva Lou Widhalm

This instrument was signed and sealed this ^{18th}~~20~~ day of ^{August}~~April~~, 2005 by:

Cathy A. Hadden
WITNESS NAME: Cathy A. Hadden
Paul D. Sharp
WITNESS NAME: PAUL D. SHARP

Steve Johnson, Inc., a Florida Corporation

BY: [Signature]
Its President

This instrument was signed and sealed this ^{18th}~~20th~~ day of ^{August}~~April~~, 2005:

Cathy A. Hadden
WITNESS NAME: Cathy A. Hadden

Harvey Grant, LLP, a Florida Limited Partnership:

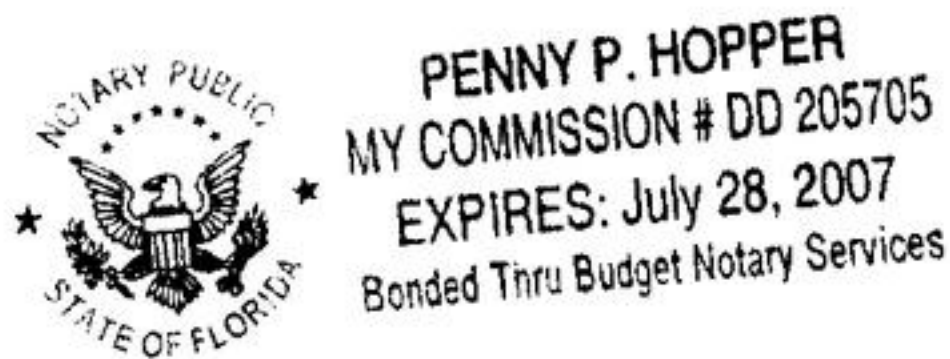
Michelle R. Cocking
WITNESS NAME: Michelle R. Cocking

BY: [Signature]
Managing Partner Bruce D. Johnson

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 17th day of August, 2005 by Richard F. Mason, Sr. and Joann H. Mason, husband and wife, who are personally known to me or have produced drivers licenses as identification.

SEAL



Penny P. Hopper
Notary Public State of Florida
My commission expires:

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 18th day of August, 2005 by Robert G. Widhalm and Marva Lou Widhalm, husband and wife, who are personally known to me or have produced _____ as identification.

SEAL



Cathy A. Hadden
Notary Public State of Florida
My commission expires:

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 18th day of August, 2005 by Steve Johnson, President of Steve Johnson, Inc., a Florida Corporation, who is personally known to me or has produced _____ as identification.



Cathy A. Hadden
Notary Public State of Florida
My commission expires:

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me this 18th day of August, 2005 by Bruce D Johnson who is Managing Partner of Harvey Grant, LLP, a Florida Limited Partnership, who is personally known to me or has produced _____ as identification.

SEAL



Cathy A. Hadden
Notary Public State of Florida
My commission expires: