

Prepared By and Return To:
JUDITH L. JAMES
Molloy, James & Peterson, P.A.
325 S. Boulevard
Tampa, FL 33606

Folio No. _____

Folio No. _____

OFF. REC. 71461100

EASEMENT

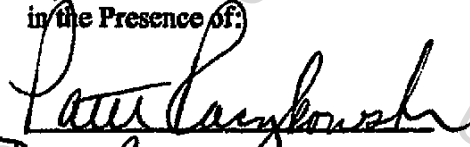
THIS INDENTURE, made and entered into at Tampa, Hillsborough County, Florida this 16th day of September, A.D. 1993, by and between Centex Real Estate Corporation (hereafter "GRANTOR") whose address is 6418 Linebaugh Avenue, Tampa, Florida 33625 and Towne Park Homeowners Association, Inc., (hereafter "GRANTEE") a Florida not for profit corporation, whose address is 6408 W. Linebaugh Ave., Suite 106, Tampa, FL 33625

GRANTOR, in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), lawful money of the United States of America, to it in hand paid, the receipt whereof is hereby acknowledged, as well as other good and valuable consideration, does hereby grant, bargain, sell and convey to the GRANTEE, its successors and assigns, an easement over, across, under and through the area described in Exhibit "A" for the erection, placement, maintenance and repair of fencing and landscaping by GRANTEE and its agents. GRANTEE does hereby covenant to keep said fencing and landscaping in good repair.


AND, the GRANTOR does hereby covenant with the GRANTEE that said described property is free from all liens and encumbrances.

IN WITNESS WHEREOF, the GRANTOR has caused these present to be executed at Tampa, Florida, this the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:


Patti Raczkowski

Please Print Name


Tammy Rodriguez

Please Print Name

GRANTOR:
CENTEX REAL ESTATE CORPORATION
a Nevada corporation

By: Mikell A. McElroy

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

1993 OCT -8 PM 3:22

93243167

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

OFF. REC. 714661101

The foregoing instrument was acknowledged before me this 16th day of September, 1993 by Mikell A. McElroy, of Centex Real Estate Corporation, a Nevada corporation. He/she is personally known to me and did (did not) take an oath.

MY COMMISSION NUMBER:
CC069213

MY COMMISSION EXPIRES:
1/1/95

Patti Raczkowski
Notary Public, State of Florida at large

Patti Raczkowski

Please Print Name



PATTI RACZKOWSKI
MY COMMISSION EXPIRES
January 1, 1995
BONDED THROUGH TROY FARM INSURANCE, INC.

DESCRIPTION

"EXHIBIT A" pg. 1 of 2

The North 10 feet of lots 12 through 18, together with the West 10 feet of lots 20 through 22, together with the North 10 feet of lots 22 through 26, together with that part of the North 10 feet of lot 11 lying East of the 30 foot conservation area setback line, together with a strip of land 10.00 feet in width, the North and East line of which is described as follows: Begin at the Northwest corner of lot 27; thence along the North line of said lot 27, N.88°21'31"E., 50.33 feet; thence S.19°37'01"W., 51.20 feet; thence S.83°53'18"E., 30.05 feet to the POINT OF TERMINUS, all in Block 2, TOWNE PARK PHASE 2, Plat Book 72, pages 35-1 and 35-2 of the Public Records of Hillsborough County, Florida, and the North 10 feet of Lot 28, Block 2, TOWNE PARK PHASE 1, Plat Book 72, pages 6-1, 6-2 and 6-3 of the Public Records of Hillsborough County, Florida.

Containing 0.31 acres, more or less.

OFF. REC. 714611102

NOTES

1. BEARINGS ARE BASED ON THE MOST NORTHERLY BOUNDARY LINE OF "TOWNE PARK PHASE 2" AS RECORDED IN PLAT BOOK 72, PAGES 35-1 AND 35-2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

2. LEGAL DESCRIPTION WAS PREPARED BY CUMBEY & FAIR, INC.

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE.

THIS SKETCH AND LEGAL DESCRIPTION NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

FOR CUMBEY & FAIR, INC.

DAN H. RYAN, L.S. #5227
FLORIDA REGISTERED SURVEYOR

SHEET 2 OF 2

SKETCH ONLY- NOT A SURVEY

CUMBEY & FAIR, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34623
797-8982(CLW) 223-4333(TPA)

PROPOSED
10' MAINTENANCE &
FENCE EASEMENT

SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

SCALE 1" = 200'

DATE 7/13/93

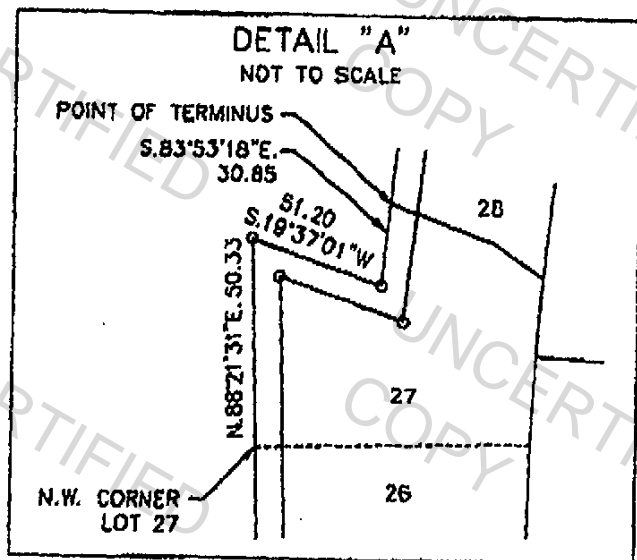
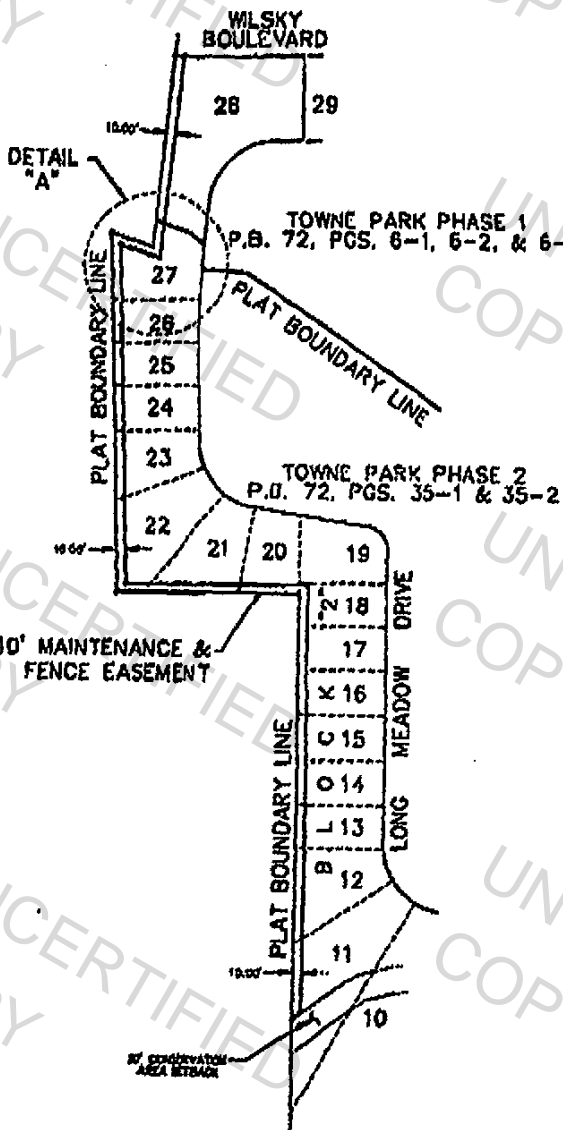
DR/CHK FTM/DHR

JOB NO. 112X



SCALE IN FEET
1" = 200'

OFF. REC. 7146/1103



NOTES

1. BEARINGS ARE BASED ON THE MOST NORTHERLY BOUNDARY LINE OF "TOWNE PARK PHASE 2" AS RECORDED IN PLAT BOOK 72, PAGES 35-1 AND 35-2 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
2. LEGAL DESCRIPTION WAS PREPARED BY CUMBEY & FAIR, INC.

SHEET 1 OF 2

SKETCH ONLY- NOT A SURVEY

CUMBEY & FAIR, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 34623
787-8982(CLW) 223-4333(TPA)

PROPOSED
10' MAINTENANCE &
FENCE EASEMENT

SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

SCALE 1" = 200'

DATE 7/13/93

DR/CHK FTM/DHR

JOB NO. 112X