

PREPARED BY AND RETURN TO
GEORGE H. G. HALL ESQ.
4736 BLANDING BOULEVARD
JACKSONVILLE, FL 32210

GRANT OF EASEMENT TO MAINTAIN TREES

KNOW ALL MEN BY THESE PRESENTS: that PAUL D. IDDINGS and MICHELLE L. IDDINGS, whose address is 270 Ridgewick Drive South, Jacksonville, FL, party of the first part, for and in consideration of the sum of One Dollar (\$1.00) paid to it by the Crestwick Crossing Homeowners Association Inc., whose address is 4736 Blanding Boulevard, Jacksonville, FL 32210, party of the second part, does hereby grant to the said party of the second part of the right to plant, operate, maintain, repair and/or replace palm trees as shown in the attached diagram across and through the following described land located in the City of Jacksonville, County of Duval and State of Florida, to wit:

LOT 1, CRESTWICK CROSSING UNIT ONE AS RECORDED IN PLAT BOOK 53, PAGES 91, 91A, 91B, 91C, 91D, AND 91E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

and to enter upon sufficient land adjacent to said palm trees for the purpose of planting, maintenance, repair and/or replacement thereof as shown in the attached diagram. The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the party of the second part. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned parties hereunto affixed their signature(s) this 11 day of July, A.D., 2007.

Signed in presence of:

Billie Gump
Printed Name Billie Gump

Tina Gump
Printed Name Tina Gump

Signed By:

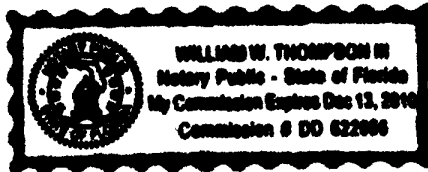
Paul D. Iddings
Paul D. Iddings

Michelle L. Iddings
Michelle L. Iddings

STATE OF FLORIDA
COUNTY OF DUVAL

On this 11 of July, 2007 the foregoing instrument was acknowledged before me by PAUL D. IDDINGS and by MICHELLE L. IDDINGS who identified this instrument as a Grant of Easement, and who signed the instrument willingly. PAUL D. IDDINGS is personally known or produced as identification _____ and MICHELLE L. IDDINGS is personally known or produced as identification _____

Wm Thompson
Name Wm Thompson
Notary Public-State of Florida
My Commission Expires:



2

Map Showing Survey of

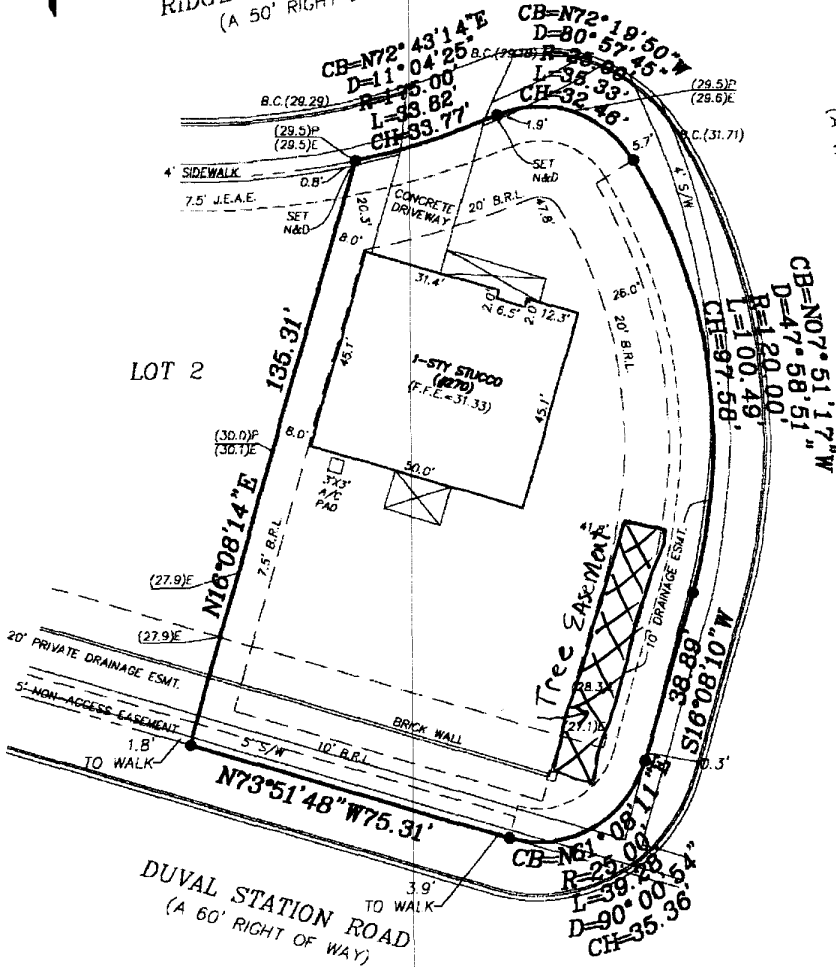
LOT 1, CRESTWICK CROSSING UNIT ONE, AS RECORDED IN PLAT BOOK 53, PAGES 91, 91A, 91B, 91C, 91D, & 91E OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO: SEDA CONSTRUCTION CO.; FIRST AMERICAN TITLE INSURANCE CO. / STEWART TITLE OF JACKSONVILLE, INC.; WATSON & OSBORNE TITLE SERVICES INC.; PAUL & MICHELLE IDINGS; SUNTRUST BANK; AMERICAN HOME FUNDING, INC.;



RIDGEWICK DRIVE SOUTH
(A 50' RIGHT OF WAY)

CRESTWICK DRIVE EAST
(A VARIABLE RIGHT OF WAY)



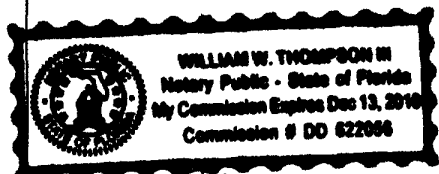
LOT 2

DUVAL STATION ROAD
(A 60' RIGHT OF WAY)

MARCH 24, 2004 FINAL (03-2422-3) RFP MAP
JANUARY 16, 2004 FOUNDATION (03-2422-2) RFP MAP
LICENSED SURVEYOR AND MAPPER, THIS DRAW

Paul Miller

Michelle Idings



W.W. Thompson
11 July 07

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

- NOTES**
- Bearings are based on the Centerline PCP's (N 87°55' 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 platting only the property shown herein lies within Zone "X" 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 120077-0070 E. Map Revised date: 8/15/88
 - 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.

LOT AREA = 14021 SQ. FT.

LEGEND		DATE
⊙	DENOTES CONCRETE MONUMENT	DECEMBER 24, 2003
X-X	DENOTES FENCE	SCALE 1"=30'
○	DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.	JOB No. 2003-2422
●	DENOTES IRON PIPE FOUND (R. MILLER)	F.B. 1113
		page 63
		Comp. File 032422.DWG
		Drawn by RFP

RICHARD A. MILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32218
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 12E17-4.0, MINIMUM CHAPTER 12E17-4.0, LOCAL ADMINISTRATIVE CODE SUBJECT TO SECTION 476.017, F.S., AS AMENDED.

BY: *Richard A. Miller*
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 3846

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.S.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	E.L.A.	Electronic Electric Authority
P.C.	Point of Curvature	EQIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.T.V.	Cable Television
P.I.	Point of Intersection	D.L.	Overhead Lines
P/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R	Rod
D.B.	Deed Book	sq	Radius square
pg.	page	l=	Arc Length equals
B.R.L.	Building Restriction Line	Ch =	Chord Bearing & Distance equals
Easmt	Easement	∠ =	Delta or Central Angle equals
		IP	Iron Pipe
		Conc.	Concrete