

THIS INSTRUMENT PREPARED BY:
Advantage Title Group, LLC
1415 E. Piedmont Drive, Ste. 1
Tallahassee, Florida 32308

GRANT OF EASEMENT

For an in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, Fred Willes as President of Blairstone Forest Community Association, Inc., a Florida Corporation (hereinafter collectively referred to as ("Grantors")) do hereby grant, bargain and sell, release and convey to Heather D. Hart, ("Grantee"), and to her successors and assigns, a perpetual easement for the purpose of permitting the encroachment of approximately 3 feet of a dwelling and a deck, into certain property owned by Grantor, referred to as the "Encroachment" to exist upon and across the land described as follows:

See Exhibit "A" attached hereto

This Easement is granted upon the following terms and conditions:

1. Grantee shall, at all times, bear the sole expense of maintaining said portion of the dwelling and deck depicted on Exhibit "A" which is attached hereto and made a part hereof.
2. The Encroachment shall be permitted to exist upon the property of Grantee until such time as the Grantee, her successors and/or assigns shall remove the Encroachment or abandon same.
3. No additions, extensions or modifications, other than maintenance, shall be permitted to the Encroachment that exists upon Grantor's land.
4. This easement shall not impair or abrogate any rights or privileges conferred by the previous conservation easement conferred to Apalachee Land Conservancy, as recorded in the Leon County Public Record, Book: 1418; Page: 1584. Grantee and Grantee's assigns in perpetuity shall defend and/or indemnify grantor related to any and all claims deriving from the grant of this easement.

IN WITNESS WHEREOF, Grantors have caused this Easement to be executed on May _____, 2017.

In the presence of:

Blairstone Forest Community Association, Inc.

Signature of 1st witness

By: _____
Fred Willes, President (Grantor)

Printed name of 1st witness

Signature of 2nd witness

Printed name of 2nd witness

Signature of 1st witness

Heather D. Hart (Grantee)

Printed name of 1st witness

Signature of 2nd witness

Printed name of 2nd witness

State of Florida
County of Leon

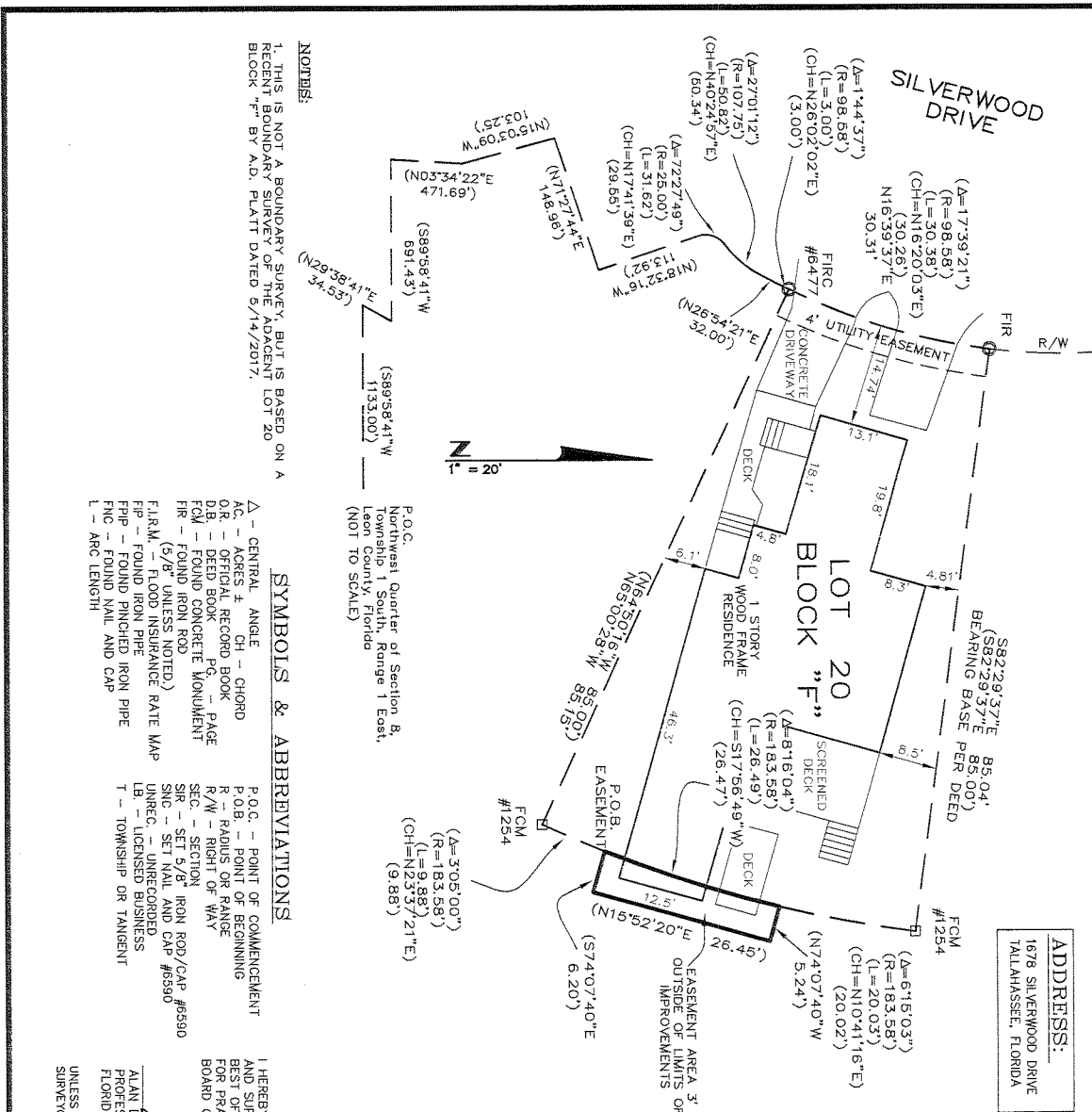
The foregoing instrument was sworn to and subscribed before me this _____ day of May 2017, by Fred Willes as President of Blairstone Forest Community Association, Inc. who [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida

State of Florida
County of Leon

The foregoing instrument was sworn to and subscribed before me this _____ day of May, 2017, by Heather D. Hart, who [] is personally known to me or [] produced _____ as identification.

Notary Public, State of Florida



NOTES:
 1. THIS IS NOT A BOUNDARY SURVEY, BUT IS BASED ON A RECENT BOUNDARY SURVEY OF THE SUBJECT LOT 20 BLOCK "F" BY A.D. PLATT DATED 5/14/2017.

SYMBOLS & ABBREVIATIONS

P.O.C. - Point of Commencement
 Northwest Quarter of Section 8, Leon County, Florida (NOT TO SCALE)

Δ - CENTRAL ANGLE
 AC - ACRES ±
 DB - DEED BOOK
 FCM - FOUND CONCRETE MONUMENT
 FIR - FOUND IRON ROD
 F.I.R.M. - FLOOD INSURANCE RATE MAP
 FIP - FOUND IRON PIPE
 FPC - FOUND PINCHED IRON PIPE
 FNC - FOUND NAIL AND CAP
 L - ARC LENGTH

P.O.C. - POINT OF COMMENCEMENT
 P.D.B. - POINT OF BEGINNING
 R - RADIUS OR RANGE
 R/W - RIGHT OF WAY
 SEC. - SECTION
 S.R. - SET 5/8" IRON ROD/CAP #6590
 S.N.C. - SET NAIL AND CAP #6590
 UNREC. - UNRECORDED
 LB - LICENSED BUSINESS
 T - TOWNSHIP OR TANGENT

I HEREBY CERTIFY THAT THIS SKETCH WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SKETCH MEETS OR EXCEEDS THE STANDARDS FOR PRACTICE FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMENS (F.A.C. 5A-17.051/.052).

ALAN D. PLATT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 FLORIDA LICENSED No. 4664

DATE SIGNED: 05/19/2017
 DATE OF SKETCH: 05/19/2017

SKETCH OF LEGAL DESCRIPTION OF:
 EASEMENT AREA ADJACENT TO
 LOT 20 BLOCK "F"
 BLAIRSTONE FOREST UNIT 3
 LEON COUNTY, FLORIDA

A.D. Platt
 & ASSOCIATES, INC. • LAND SURVEYORS
 3712 CARMICHAEL BLVD., TALLAHASSEE, FL 32303
 PHONE: (850) 365-1056 FAX: (850) 365-1108
 LICENSED BUSINESS NO. 6590

CERTIFIED TO:
 HEATHER HART
 NAVY FEDERAL CREDIT UNION
 ADVANTAGE TITLE GROUP, LLC.
 WESTCOOR LAND TITLE INSURANCE COMPANY

Commence at a terra cotta monument marking the Southeast corner of the Northwest Quarter of Section 8, Township 1 South, Range 1 East, Leon County, Florida, and run South 89 Degrees 58 minutes 41 seconds West along the South line of the Northwest Quarter of said Section 8 a distance of 1133.00 feet, thence North 29 Degrees 38 Minutes 41 seconds East 34.53 feet, then South 89 degrees 58 minutes 41 seconds West 691.43, thence North 03 degrees 34 minutes 22 seconds East 471.69 feet, thence North 15 degrees 03 minutes 09 seconds West 103.25 feet, thence North 71 degrees 27 minutes 44 seconds East 148.96 feet to the Easterly right of way boundary of a 30 foot roadway (Silverwood Drive), thence North 18 degrees 32 minutes 16 seconds West along said right of way boundary 113.92 feet to a point of a curve to the right, thence along said right of way boundary and said curve with a radius of 2500 feet, through a central angle of 72 degrees 27 minutes 41 seconds, for an arc distance of 31.52 feet to the point of beginning of said curve, thence along said curve with a radius of 107.75 feet, through a central angle of 27 degrees 01 minute 12 seconds, for an arc distance of 50.82 feet, thence North 26 degrees 54 minutes 21 seconds East along said right of way boundary 32.00 feet to a point of curve to the left, thence along said right of way boundary and said curve with a radius of 98.58 feet, through a central angle of 01 degree 44 minutes 37 seconds, for an arc distance of 3.00 feet, thence leaving said right of way boundary run South 65 degrees 00 minutes 28 seconds East a distance of 85.15 feet to a concrete monument (#1254), said monument being on a curve concave Northwest, thence run Northwesterly along said curve with a radius of 183.58 feet, through a central angle of 03 degrees 05 minutes 00 seconds for an arc distance of 9.88 feet (the chord of said arc bears North 23 degrees 37 minutes 21 seconds East a distance of 9.88 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 74 degrees 07 minutes 40 seconds East a distance of 6.20 feet, thence run North 15 degrees 52 minutes 20 seconds East a distance of 26.45 feet, thence run North 74 degrees 07 minutes 40 seconds West a distance of 5.24 feet to a point on a curve concave Northwest, thence run Southwesterly along said curve having a radius of 183.58 feet, through a central angle of 08 degrees 16 minutes 04 seconds for an arc distance of 26.49 feet (the chord of said arc bears South 17 degrees 56 minutes 49 seconds West a distance of 26.47 feet) to the POINT OF BEGINNING.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1