

Return original or certified recorded document to:

Donald & Karen Holmes
5458 Skylark Court
Jacksonville, FL 32257

THIS EASEMENT is given this 9th day of August, 2022, by **SCOTT W. SCHULTZ** ("Grantor), whose mailing address is **4505 ORTEGA FARMS CIRCLE, JACKSONVILLE, FLORIDA 32210**, to **DONALD C. & KAREN C. HOLMES**, ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successors, assignees or heirs of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Duval County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property");

WHEREAS, Grantee is the fee simple owner of real property described in that certain Warranty Deed dated February 13, 2009 and recorded on March 5, 2009 at Official Records Book 14800, Page 337 of the Public Records of Duval County, Florida ("Grantee's Property"); and

WHEREAS, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee and Grantee's invitees and guests upon Grantor's Property described on Exhibit "A" which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across Grantor's Property to Grantee and to Grantee's invitees and guests, for the purpose of vehicular and pedestrian ingress and egress to and from Fort George Road and Grantee's Property.
3. No Dedication. No right of access by the general public to any portion of Grantor's Property is conveyed by this Easement.
4. Duration. This Easement shall remain in full force and effect in perpetuity and shall pass

with the title to Grantee's Property.

5. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Duval County, Florida.

IN WITNESS WHEREOF, Scott W. Schultz, Grantor, has hereunto set its authorized hand this 9th day of August, 2022.

By: [Signature]
(Signature)

Name: Scott W. Schultz
(Print)

Signed, sealed and delivered in our presence as witness:

By: [Signature]
(Signature)

Name: Kayla Lambert
(Print)

By: [Signature]
(Signature)

By: Grace Carson
(Print)

STATE OF FLORIDA
COUNTY OF DUVAL clay

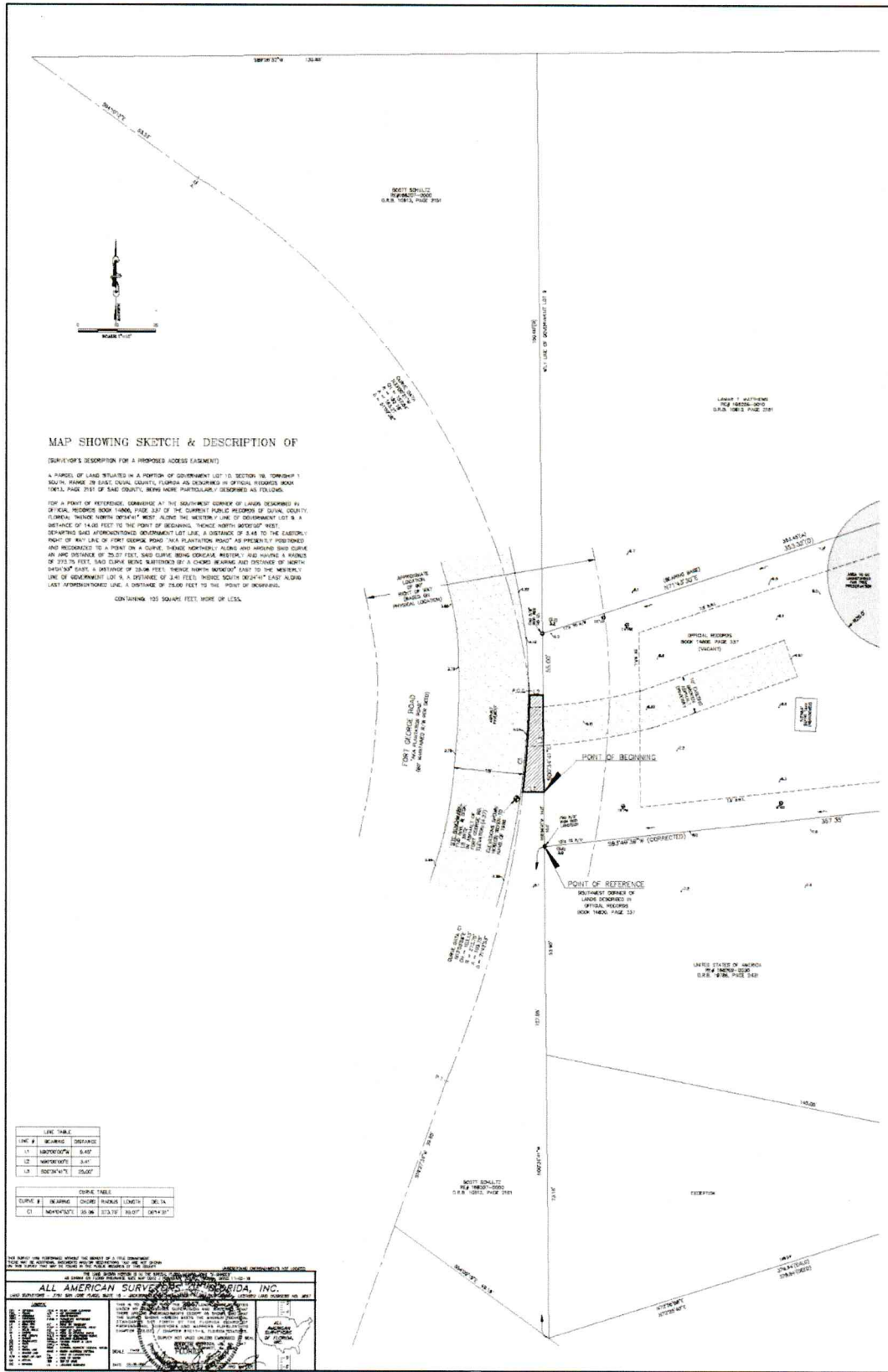
The foregoing instrument was acknowledged, sworn to and subscribed before me by means of physical presence or online notarization, this 9th day of August, 2022 by Scott W. Schultz, who is personally known to me or who has produced FLDLJ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
(Signature)
Kayla Lambert
(Name)



My Commission Expires: August 5th, 2025



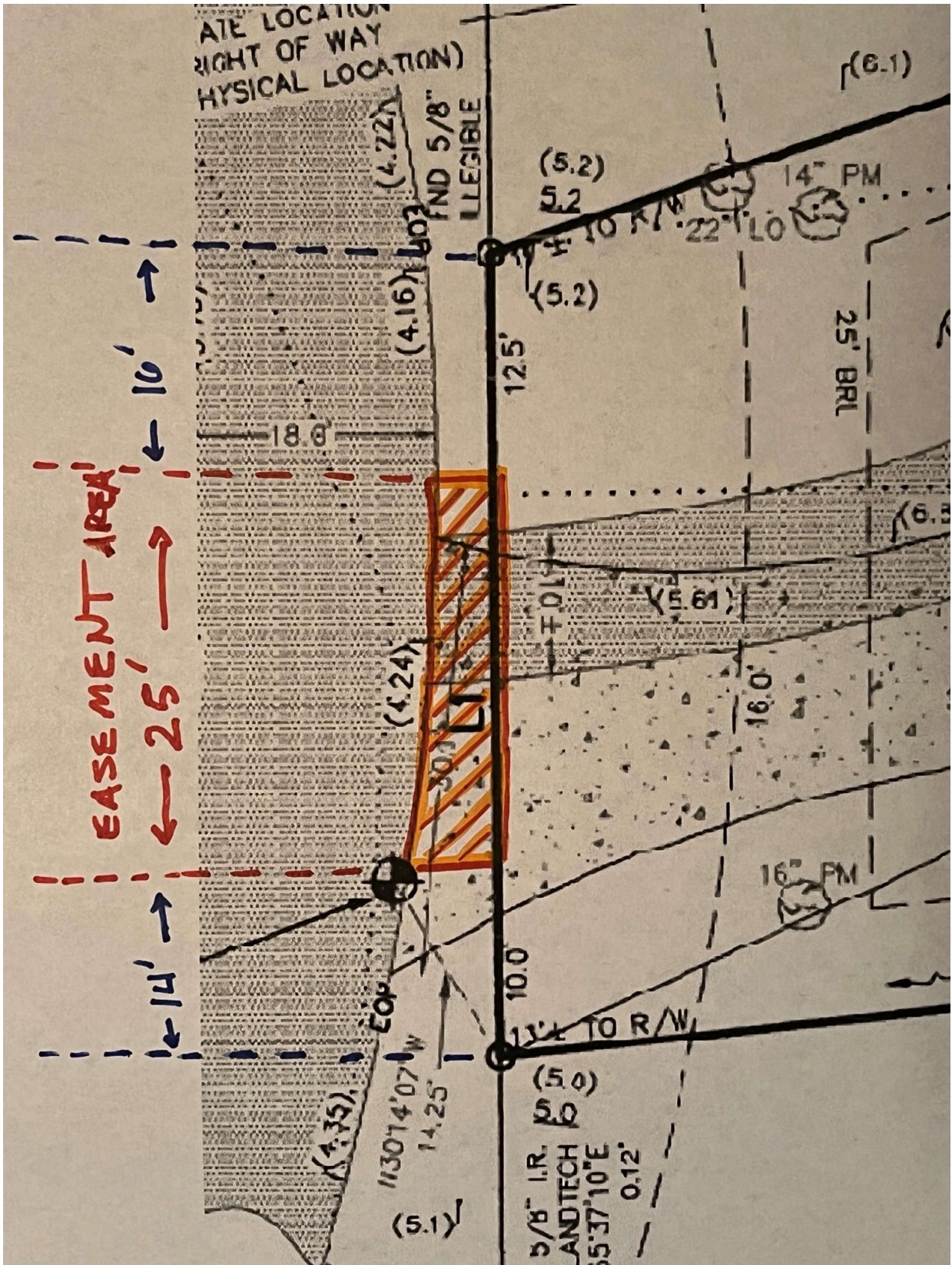
MAP SHOWING SKETCH & DESCRIPTION OF

(SURVEYOR'S DESCRIPTION FOR A PROPOSED ACCESS EASEMENT)

A PARCEL OF LAND SITUATED IN A PORTION OF GOVERNMENT LOT 10, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 10613, PAGE 2161 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**; COMMENCE AT THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14800, PAGE 337 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°34'41" WEST, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 9, A DISTANCE OF 14.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 90°00'00" WEST, DEPARTING SAID AFOREMENTIONED GOVERNMENT LOT LINE, A DISTANCE OF 5.45 TO THE EASTERLY RIGHT OF WAY LINE OF FORT GEORGE ROAD "AKA PLANTATION ROAD" AS PRESENTLY POSITIONED AND RECOGNIZED TO A POINT ON A CURVE, THENCE NORTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 25.07 FEET, SAID CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 273.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°04'53" EAST, A DISTANCE OF 25.06 FEET; THENCE NORTH 90°00'00" EAST TO THE WESTERLY LINE OF GOVERNMENT LOT 9, A DISTANCE OF 3.41 FEET; THENCE SOUTH 00°34'41" EAST ALONG LAST AFOREMENTIONED LINE, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 105 SQUARE FEET, MORE OR LESS.



MAP SHOWING BOUNDARY, TOPOGRAPHIC & TREE SURVEY WITH PLOT PLAN OF

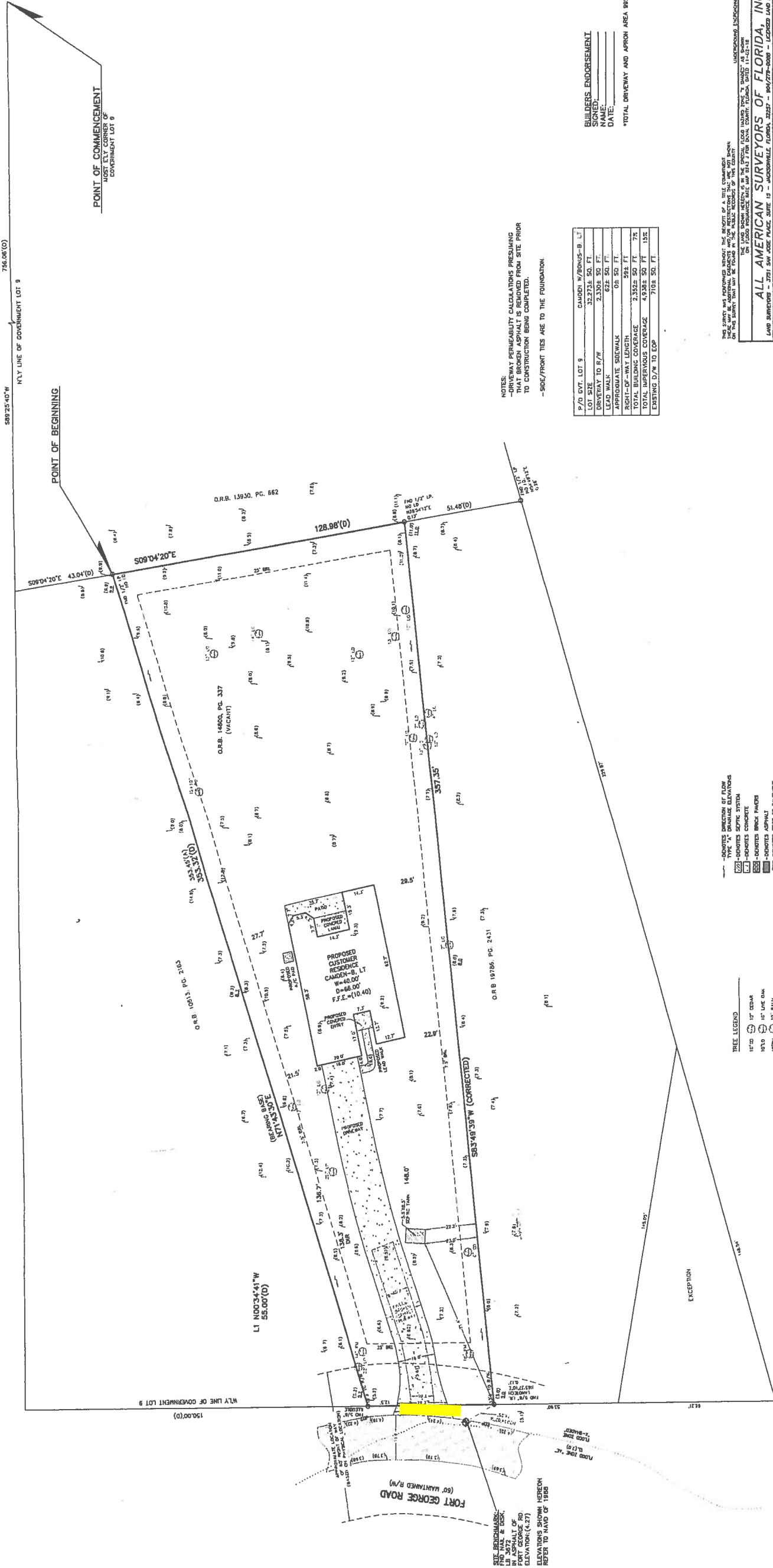
(DESCRIPTION PER OFFICIAL RECORDS BOOK 14800 PAGE 1337)

A PORTION OF GOVERNMENT LOT 9, SECTION 19, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF SAID GOVERNMENT LOT 9, THENCE SOUTH 89°23'40" WEST ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 9, 756.06 FEET, THENCE SOUTH 09°04'20" EAST, 43.04 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 09°04'20" EAST, 128.96 FEET, THENCE SOUTH 89°49'42" WEST-SORVENER'S ERROR, SOUTH 83°49'39" WEST, 357.35 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 9, THENCE NORTH 00°34'41" WEST ALONG SAID LINE 55.00 FEET, THENCE NORTH 71°43'30" EAST, 352.32 FEET, TO THE POINT OF BEGINNING.

SUBJECT TO FORT GEORGE ROAD (A 60 FOOT MAINTAINED RIGHT-OF-WAY)

CONTAINING 32,273.50 SQ. FT. - 0.7 ACRES MORE OR LESS
CERTIFIED TO: DREAM FINDERS HOMES, LLC



POINT OF COMMENCEMENT
MUST BE AT CORNER OF
GOVERNMENT LOT 9

POINT OF BEGINNING

NOTES:
-DRIVEWAY PERMEABILITY CALCULATIONS PRESUMING THAT BROKEN ASPHALT IS REMOVED FROM SITE PRIOR TO CONSTRUCTION BEING COMPLETED.
-SIDE/FRONT TIES ARE TO THE FOUNDATION.

P/O DVT, LOT 9	CAMDEN W/BONUS-B, LT
LOT SIZE	32,273.50 SQ. FT.
DRIVEWAY TO R/W	2,339.50 SQ. FT.
LEAD WALK	622.50 SQ. FT.
APPROXIMATE SIDEWALK	05.50 SQ. FT.
RIGHT-OF-WAY LENGTH	593.50 FT.
TOTAL BUILDING COVERAGE	2,332.50 SQ. FT. 7%
TOTAL IMPERVIOUS COVERAGE	4,938.50 SQ. FT. 15%
EXISTING D/W TO EOP	7102.50 SQ. FT.

BUILDERS ENDORSEMENT
SIGNED: _____
NAME: _____
DATE: _____
*TOTAL DRIVEWAY AND APRON AREA 895 SQ FT

- SYMBOLS USED IN THIS PLAN:
- DOTTED LINE = PROPERTY LINE
 - DOTTED LINE WITH 'X' = DRAINAGE ELEVATIONS
 - DOTTED LINE WITH 'S' = SEWER SYSTEM
 - DOTTED LINE WITH 'C' = CONCRETE
 - DOTTED LINE WITH 'B' = BRICK PAVING
 - DOTTED LINE WITH 'A' = ASPHALT
 - DOTTED LINE WITH 'P' = PAVED SIDE OF ROAD
 - DOTTED LINE WITH 'E' = END OF ROAD
 - DOTTED LINE WITH 'T' = TREE
 - DOTTED LINE WITH 'M' = MAINTAINED RIGHT-OF-WAY
 - DOTTED LINE WITH 'R' = ROAD
 - DOTTED LINE WITH 'W' = WATER OAK
 - DOTTED LINE WITH 'O' = OTHER TREE

- TREE LEGEND
- 10" DBH 15' CEHQA
 - 10" DBH 15' LNK OAK
 - 10" DBH 15' PALM
 - 10" DBH 15' WATER OAK

EXCEPTION

SITE BENCHMARK
FIND NAIL & DISK
IN ASPHALT OF
FORT GEORGE RD.
ELEVATION: (4.27)
ELEVATIONS SHOWN HEREON
REFER TO NAVD OF 1988

THIS PLAN IS PREPARED BY THE SURVEYOR OF A. THE PROPERTY IS NOT BEING SURVEYED AND THE SURVEYOR HAS NOT BEEN TO THE SITE. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND HAS FOUND NO RECORDS OF ANY INTEREST IN THE PROPERTY.

ALL AMERICAN SURVEYORS OF FLORIDA, INC.
UNEMPLOYMENT INSURANCE NO. 14287
DATE: 02-20-21
SCALE: 1" = 40'
DRAWN BY: MICHAEL A. CANNETT, No. 18643
CHECKED BY: MICHAEL A. CANNETT, No. 18643
SURVEY NOT VALID UNLESS ENDORSED BY SEAL OF THE SURVEYOR.

STATE OF FLORIDA
COUNTY OF DUVAL
TOWNSHIP 1 SOUTH
RANGE 26 EAST
SECTION 19
GOVERNMENT LOT 9