

RWV:108.0580

1336059

GRANT OF EASEMENT

REC. BY: [illegible]
 DATE: 4/11/22
 PORT WEAVER, FLORIDA 33902

THIS DEED, made this 7th day of August, 1980 by PAUL SCHULTZ, joined by his wife, DOROTHY M. SCHULTZ, Grantor, to MITCHELL HOMES, an Alabama General Partnership, Grantee. 1445: 1402

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, paid by Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, an easement for roadway and utilities purposes, over, across, and under the East 35 feet of the parcel described in Exhibit "A" attached hereto and incorporated herein by reference. This easement is granted for the benefit of, and as an easement appurtenant to, that certain property described in Exhibit "B" attached hereto and incorporated herein by reference.

PROVIDED HOWEVER, that in the event that construction of a road on the above described parcel and the 25 foot strip immediately West of it has not begun on or before August 3, 1981, or in the event that such road is not substantially completed on or before August 3, 1982, then this easement shall become, in either case, null and void, and all rights granted herein in the above described property shall immediately revert to the then owner of the fee title, who shall then hold title to the above described parcel free and clear of any rights granted under this Grant of Easement as if this Grant of Easement had never been executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date first above written.

Signed, Sealed and Delivered
 in the Presence of:

Agatha Anna Sorezzo
John O. Nelson

Paul Schultz
Dorothy M. Schultz

STATE OF FLORIDA
 COUNTY OF LEE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared PAUL SCHULTZ, joined by his wife, DOROTHY M. SCHULTZ, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 7th day of August, 1980.

My Commission Expires:

Agatha Anna Sorezzo
 Notary Public

Notary Public, State of Florida
 My Commission Expires July 3, 1981

RECORDED - 541
 BY H. H. HARRISON, D.C.

EXHIBIT "A"T¹⁴⁴⁵ 1403

DESCRIPTION
60' ROADWAY EASEMENT
IN NE $\frac{1}{4}$, SECTION 31, T. 45 S., R 24 E.
LEE COUNTY, FLORIDA

A 60 foot roadway easement lying in the Northeast Quarter (NE $\frac{1}{4}$), Section 31, Township 45 South, Range 24 East, Lee County, Florida, extending from the Southeastern right-of-way line of McGregor Boulevard to the Northern right-of-way line of Gladiolus Drive, the centerline of which is 5 feet East of and parallel to a line described as follows:

¢

From the concrete post marking the intersection of the West line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section 31, Township 45 South, Range 24 East, and the Southeasterly line (40 feet from the centerline) of McGregor Boulevard (State Road S-867) run N 60° 28' 00" E along said Southeasterly line for 405 feet to the Point of Beginning.
From said Point of Beginning run S 00° 17' 04" E for 1305.51 feet to the Northerly line of Gladiolus Drive (State Road S-865A) and the end of the herein described line.



JOHNSON ENGINEERING, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

2100 JOHNSON STREET
TELEPHONE (912) 354-0900
FAX (912) 354-0900
POST OFFICE BOX 1550
FORT WORTH, TEXAS 76108

July 16, 1980

OFF
#1445-1404

CARL E. JOHNSON
P.L.L.C.

DESCRIPTION
PARCEL IN NE¼
SECTION 31, T. 45 S., R. 24 E.
LEE COUNTY, FLORIDA

A tract or parcel of land lying in the northeast quarter (NE¼), Section 31, Township 45 South, Range 24 East, Lee County, Florida which tract or parcel is described as follows:

Beginning at the concrete monument marking the northeast corner of the southwest quarter (SW¼) of the northeast quarter (NE¼) of said section run N 89° 48' 43" W along the north line of said fraction of a section for 517.02 feet; thence run S 00° 07' 30" W, perpendicular to the northerly line of Gladiolus Drive (State Road S-865), for 608.32 feet to said northerly line; thence run S 89° 52' 30" E along said northerly line of said Gladiolus Drive for 835 feet; thence run N 00° 17' 04" W, parallel with the west line of the northeast quarter (NE¼) of the northeast quarter (NE¼), for 1305.51 feet to an intersection with the southeasterly line (40 feet from the centerline) of McGregor Boulevard; thence run S 50° 28' W along said southeasterly line for 405 feet to an intersection with the west line of the northeast quarter (NE¼) of the northeast quarter (NE¼); thence run S 00° 17' 04" E along said west line for 439.26 feet to the Point of Beginning.

SUBJECT TO an easement for roadway purposes over and across the easterly 25 feet thereof, extending from said Gladiolus Drive to McGregor Boulevard.
Containing 15.71 acres more or less.

AKT/ds

10175

CHAIRMAN
ARCHIE T. GRANT, JR.

PRESIDENT
FORREST H. BANKS
VICE-PRESIDENT
LEIF E. JOHNSON
ASSOCIATES
LESTER L. BULSON
ROBERT S. O'BRIEN
JOSEPH W. EDNER
DAN W. DICKEY

AUG 8 9 08 AM '80
LEE COUNTY, FLORIDA
RECORD VERIFIED

CLERK OF COURT
LEE COUNTY, FLORIDA

EXHIBIT "A"

AN EQUAL OPPORTUNITY EMPLOYER