

RELEASE OF RESTRICTIONS
(Setback Line and Easement)

THIS RELEASE is made on this 15th day of November, 1991
by MONUMENT LANDING PARTNERSHIP.

W I T N E S S E T H:

WHEREAS, MONUMENT LANDING PARTNERSHIP is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Volume 6455, page 2025 and re-recorded under Clerk # 91-0120830 of the current public records of Duval County, Florida (the "Declaration") which contains certain terms, conditions and restrictions encumbering the property known as RIVERPOINT, UNIT SEVEN, according to the plat thereof recorded in Plat Book 43, Pages 80 and 80A, of the current public records of Duval County, Florida, (the "Property"); and

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WHEREAS, the residence presently constructed on Lot 15 wherein the Property as set forth on the survey attached hereto and made a part hereof as Exhibit "A" ("Lot 15") is in violation of the setback lines and easements; and

WHEREAS, pursuant to Section 3(A) of the Declaration, the Declarant has the right to amend the covenants and restrictions or to release any dwelling unit or lot or any portion of the property from any part of the covenants which have been violated when such violation is determined to be minor or insubstantial; and

WHEREAS, Declarant has determined that the setback lines and easement violations presently existing on Lot 15 are minor and insubstantial.

NOW, THEREFORE, pursuant to the powers contained in the Declaration, the Declarant hereby releases said Lot 15 from the setback line and easement requirements, to the extent of the violation of those requirements as shown on the attached survey.

10.502

All other terms of the Declaration pertaining to said Lot 15 shall remain unchanged and in full force and effect as herein modified.

Executed by Declarant this 15th day of November, 1991.

Signed, sealed and delivered
in the presence of:

Henry Adams
Henry Adams
Elinore C. Cox
Elinore C. Cox

MONUMENT LANDING PARTNERSHIP

By Wayland T. Coppedge, III
Wayland T. Coppedge, III
Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of November, 1991 by Wayland T. Coppedge, III, partner of MONUMENT LANDING PARTNERSHIP, on behalf of the partnership.

PREPARED BY & RETURN TO:
NEWTON, SHEFFIELD, HURST & ALMAND
ATTORNEYS AT LAW
10162 SAN JOSE BLVD., SUITE 4
JACKSONVILLE, FLORIDA 32257

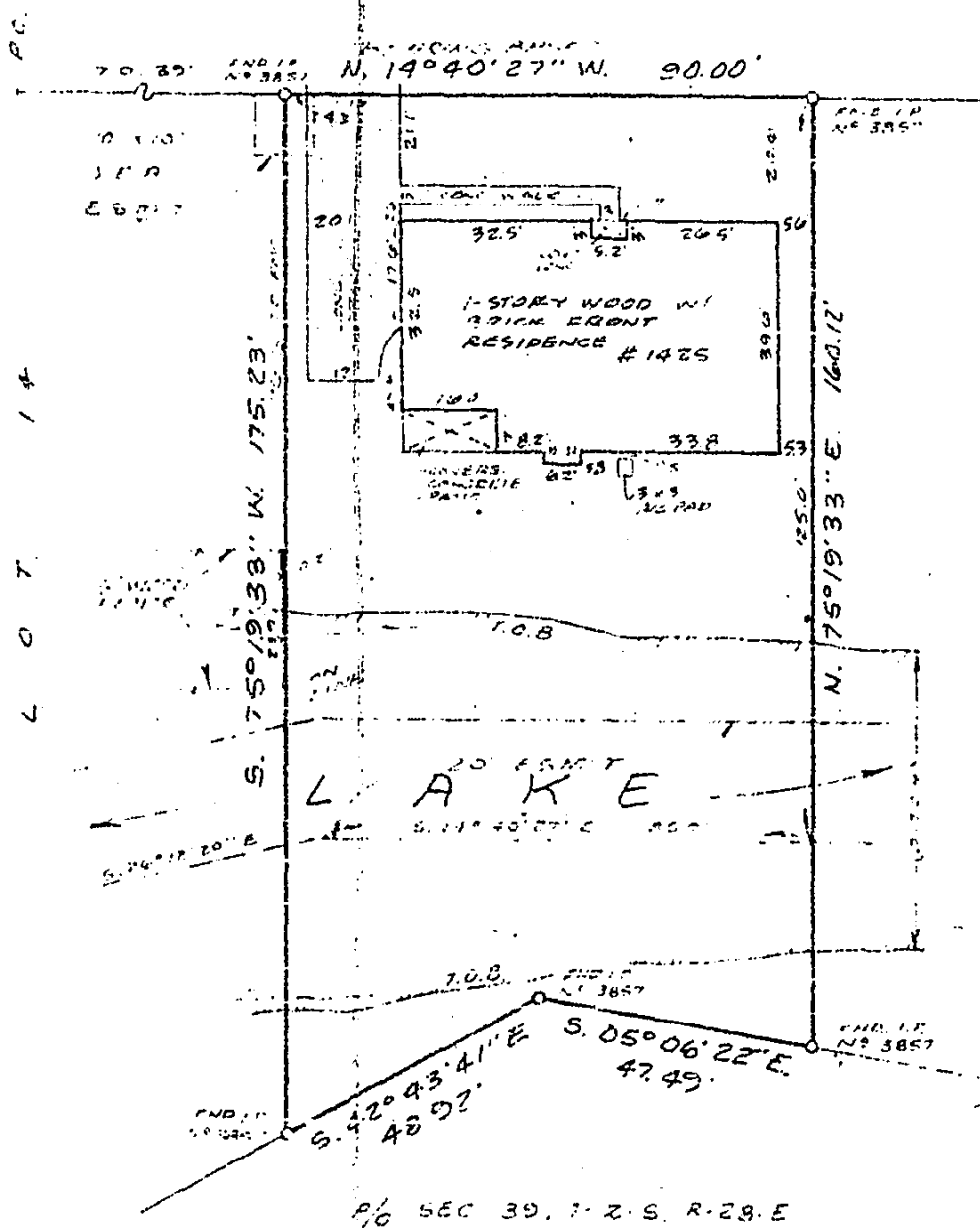
Elinore C. Cox
Notary Public - Elinore C. Cox
My Commission Expires: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires April 20, 1992

MAP SHOWING BOUNDARY SURVEY OF
 LOT 15 BLOCK 7 AS SHOWN ON MAP OF
 RIVER POINT UNIT SEVEN

AS RECORDED IN PLAT BOOK 43 PAGES 30-35 P OF THE PUBLIC RECORDS OF DUVAL CO. FLA.
 CERTIFIED TO JACK & KRISTIE PETTET FIRST UNION MORTGAGE CORP.
 STEWART TITLE INSURANCE COMPANY

VOL 7223 PG 1263

PANTHER RUN ROAD (50' R/W) OFFICIAL RECORDS



91-0120831
 FILED AND RECORDED
 IN PUBLIC RECORDS
 OF DUVAL COUNTY FLA.
 91
 0 7
 91 NOV 21 AM 9:14
 RECORD VERIFIED
 CLERK OF CIRCUIT COURT

FINAL W.D. 91-5294 4-1-91 (FIELD)
 FOUNDATION. W.D. 91-4977, 10-27-91 (FIELD)
 THERE MAY BE UNRECORDED EASEMENTS AND/OR
 RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY
 THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
 BEARINGS BASED ON PLAT AS SHOWN

I HEREBY CERTIFY THAT THE LOT SHOWN HEREOF IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
 ON FLOOD INSURANCE RATE MAP 251 FOR THE CITY OF JACKSONVILLE, FLORIDA, DATED 8-15-89

ALL AMERICAN SURVEYORS, INC.
 LAND SURVEYORS - 4220 HOOD ROAD - JACKSONVILLE, FLORIDA, 32257 - 904/268-4155

- LEGEND
- CONC. MON
 - IRON COIL (SET WITH CAP 4LB 3857)
 - FENCE
 - IRON COIL (FOUND)
 - CROSS CUT

I HEREBY CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREOF MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA, STATUTES

JAMES D. HARRISON, JR. P. L. S. NO. 4047

SCALE 1"=30'

(FIELD) DATE 10-12-91

REGISTERED SURVEYOR STATE OF FLORIDA

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ALL AMERICAN SURVEYORS, INC.

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