

Bk: 9055
Pg: 2037 - 2038
Doc# 98212261
Filed & Recorded
08/31/98
10:09:13 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50

RELEASE OF RESTRICTIONS
(Sideline Drainage & Utility Easements)

THIS RELEASE is made on this 20th day of August, 1998, by **KATHERINE ABBEY MANOR JOINT VENTURE**, a Florida general partnership ("Declarant");

WITNESSETH:

WHEREAS, Declarant has imposed certain covenants, conditions, restrictions and easements on property known as Katherine Abbey Manor, according to plat thereof recorded in Plat Book 49, pages 63, 63A through 63E, of the current public records of Duval County, Florida (the "Property") under that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 8210, page 1705, of the current public records of Duval County, Florida (the "Declaration");

AND WHEREAS, Article XI, Section 12 of the Declaration imposes 5 foot drainage and utility easements along the sides of each lot within the Property;

AND WHEREAS, the residence constructed on Lot 46 of the Property ("Lot 46") as set forth on the survey attached hereto and made a part hereof as Exhibit "A" is in violation of the drainage and utility easements by as much as .4 feet along both side lot lines;

AND WHEREAS, pursuant to Article XI, Section 10.(e) of the Declaration, the Declarant has the right to release any building plot from any part of the Declaration which has been violated if Declarant determines such violation to be a minor or insubstantial violation;

AND WHEREAS, Declarant has determined the violations to be minor and insubstantial.

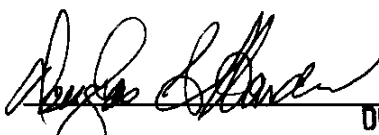
NOW THEREFORE, pursuant to the powers contained in the Declaration, the Declarant hereby releases said Lot 46 from the drainage and utility easements to the extent of the violations as shown on Exhibit "A".


All other terms of the Declaration pertaining to said Lot 46 shall remain unchanged and in full force and effect except as herein modified.

Executed by Declarant this 20th day of August, 1998.

Signed, sealed and delivered
in the presence of:

KATHERINE ABBEY MANOR JOINT VENTURE,
a Florida general partnership



DOUGLASS HARDEN


Dallas Atkinson

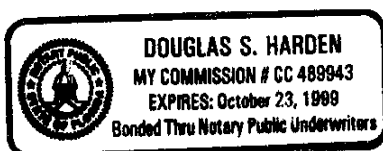
By: 

Gregory E. Matovina
Its Managing General Partner

25.01

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of August, 1998, by Gregory E. Matovina, as Managing General Partner of **KATHERINE ABBEY MANOR JOINT VENTURE**, a Florida general partnership, on behalf of the partnership. He is personally know to me or produced _____ as identification.



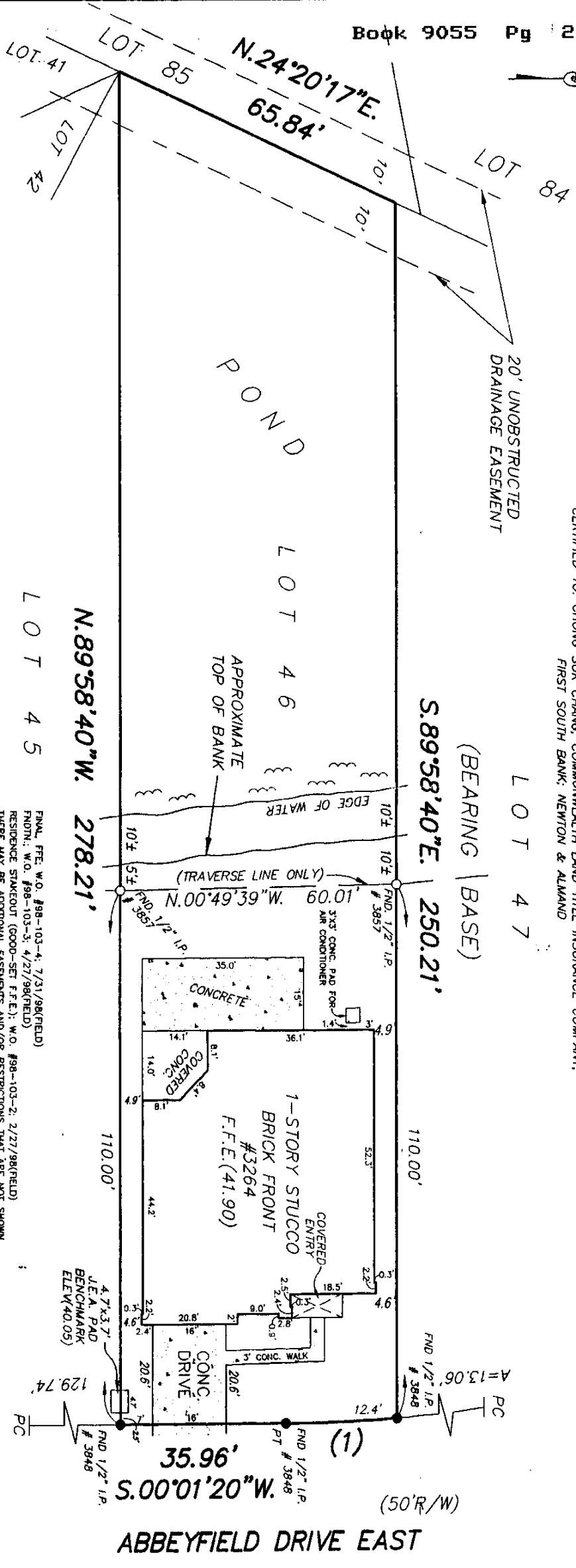


Notary Public State of Florida
My Commission expires:

(2)



MAP SHOWING BOUNDARY SURVEY OF
 LOT 46 BLOCK * AS SHOWN ON MAP OF
 KATHERINE ABBEY MANOR
 AS RECORDED IN PLAT BOOK 49 PAGES 63-63E OF THE CURRENT PUBLIC RECORDS OF DUAL CO., FLA.
 CERTIFIED TO: CHONG SUK CHANG; COMMONWEALTH LAND TITLE INSURANCE COMPANY;
 FIRST SOUTH BANK; NEWTON & ALMAND



Curve number 1
 Radius= 325.00
 Delta= 041°4'28"
 Arc= 24.06
 Tangent= 12.03
 Chord Brg. S.02°05'54"E.

BENCHMARK
 "X" CUT ON J.E.A. PAD BETWEEN
 LOTS 45 & 46. ELEVATION (40.05)
 ELEVATIONS DENOTED THUS: (40.92)
 REFER TO N.G.V. DATUM OF 1929.

LOT 45
 N.89°58'40"W. 278.21'
 LOT 46
 APPROXIMATE
 TOP OF BANK
 EDGE OF WATER
 (TRAVERSE LINE ONLY)
 N.00°49'39"W. 60.01'
 LOT 47
 S.89°58'40"E. 250.21'
 (BEARING | BASE)

Legend	
CONC	CONCRETE
MON	MONUMENT
IR	IRON PIPE
OR	ORANGE
CH	CHISEL POINT
P.C.	POINT OF CURVE
P.T.C.	POINT OF TANGENCY
AP	ARC OF PROVISION
R	RADIUS
(ACT)	ACTUAL
(P)	PLAT
(C)	CENTER LINE
S/W	LAND SURVEYOR NUMBER
R/W	RIGHT-OF-WAY
F	FENCE
P.A.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVE
P.T.C.	POINT OF TANGENCY
AP	ARC OF PROVISION
R	RADIUS
(ACT)	ACTUAL
(P)	PLAT
(C)	CENTER LINE
S/W	LAND SURVEYOR NUMBER
R/W	RIGHT-OF-WAY
F	FENCE

ALL AMERICAN SURVEYORS, INC.
 LAND SURVEYORS - 8789 SW JOSE BLVD., SUITE 301 - JACKSONVILLE, FLORIDA 32217 - 904/739-2217

FINAL F.T.E. W.O. #98-103-4; 7/31/98(FIELD)
 FINDN.: W.O. #98-103-3; 4/27/98(FIELD)
 RESURVEY STAKEOUT (GOOD-SET F.T.E.): W.O. #98-103-2; 2/27/98(FIELD)
 THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.
 I HEREBY CERTIFY THAT THE LOT SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0164 E FOR THE CITY OF JACKSONVILLE, FLORIDA DATED 8-15-89.
 BEARINGS BASED ON PLAT AS SHOWN

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.
 SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES O. HARRISON, JR., No. 2647
 DATE 2-4-98
 EMBOSSED REGISTERED SURVEYOR AND MAPPER
 ALL AMERICAN SURVEYORS, INC.

EXHIBIT "A"