

Rec # 35.50

Prepared By:
John W. Monroe, Jr.
Emmanuel, Sheppard & Condon
30 South Spring Street
Pensacola, FL 32501
Florida Bar No. 256706
File No: A0227-111847 *JML*

**RELEASE OF PRIVATE DRAINAGE EASEMENT
ASHLEY PLACE – PHASE ONE**

JML **THIS RELEASE OF PRIVATE DRAINAGE EASEMENT** (“Release”) is made this day of February, 2013 by Ashley Place Homeowners Association of Santa Rosa County, Inc. (“Association”).

RECITALS

(A) The Plat of Ashley Place – Phase One, recorded in Plat Book 10 at Page 64 of the Public Records of Santa Rosa County, Florida, provides in the General Notes at Item 10 that “there shall be a ten foot private drainage easement on all common lot lines (5’ each side of lot line).

(B) The Developer, Pace Property Holdings, LLC, by the dedication on the face of the Plat, dedicated all drainage easements to the Ashley Place Homeowners Association of Santa Rosa County, Inc.

(C) As the owner of the easement rights so dedicated, the Association has the authority to release same.

(D) A request has been made to the Association by the owner of Lot 11, Block C of Ashley Place – Phase One, to release the private drainage easement as to those portions of the one-story brick and vinyl residence encroaching therein on the westerly lot line as shown on the survey prepared by Butler & Associates of Pensacola, Inc., under Order Number 12-08-067 attached hereto as Exhibit “A”.

(E) The Association, having considered the circumstances and determined that the impact on the drainage by such release would be de minimus, is willing to grant such release.

(F) The owner of the adjoining Lot 10, Block C, Ashley Place – Phase One, Adams Homes of Northwest Florida, Inc., joins in this release of easement to consent thereto.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and after due consideration by the Association of the potential adverse impact from the release requested above, and the Association determining that such adverse impact

would be de minius, hereby releases, remises and quitclaims to Adams Homes of Northwest Florida, Inc., the owner of Lot 11, Block C, Ashley Place – Phase One, any and all easement right and terminates same to that portion of the drainage easement over which the one-story brick and vinyl residence exists as shown on the attached survey prepared by Butler & Associates of Pensacola, Inc., under Order Number 12-08-067, but otherwise such easement shall remain in full force and effect to the remainder of the property burdened by the easement.

THIS release is executed effective this 14th day of February, 2013.

Witnesses:

[Signature]
Printed Name: Chad Willard

[Signature]
Printed Name: Dan DuBose

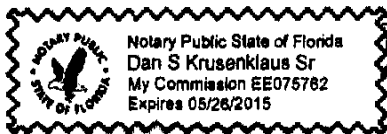
**Ashley Place Homeowners Association
of Santa Rosa County, Inc.**

[Signature]
Chad Willard, President

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me on this 14th day of February, 2013, by **Chad Willard as President of Ashley Place Homeowners Association of Santa Rosa County, Inc.**, on behalf of the Association (who is personally known to me) or who has produced _____ as identification.



[Signature]
Notary Public

CONSENT BY OWNER OF LOT 10, BLOCK C
ASHLEY PLACE - PHASE ONE

Witnesses:

Adams Homes of Northwest Florida, Inc.

Linda M. Till
Printed Name: LINDA M. TILL

Wayne L. Adams
Wayne L. Adams, President

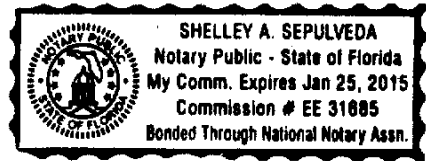
[Signature]
Printed Name: SHELLEY A. SEPULVEDA

STATE OF FLORIDA

COUNTY OF SANTA ROSA

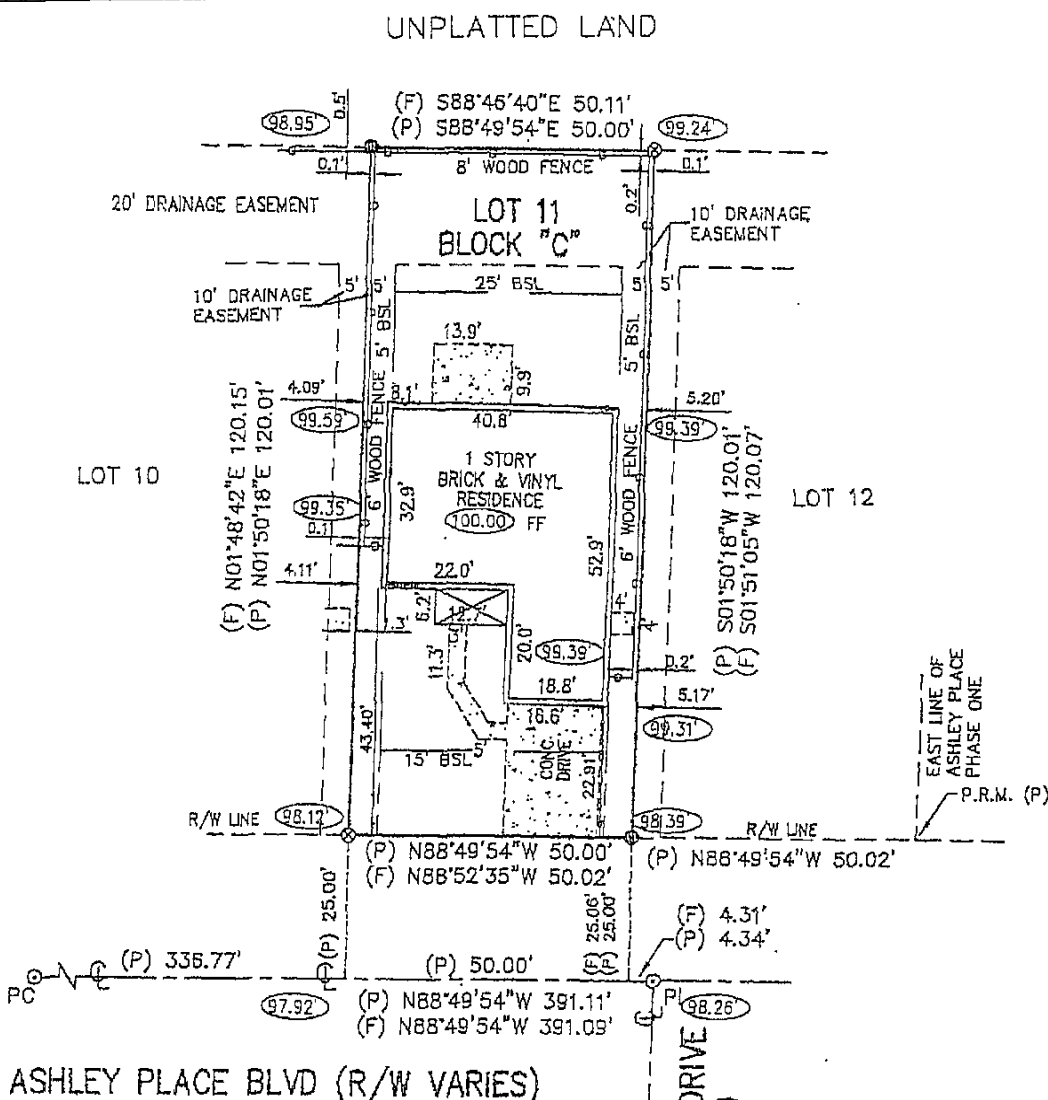
The foregoing instrument was acknowledged before me on this 13 day of February, 2013, by Wayne L. Adams as President of Adams Homes of Northwest Florida, Inc., on behalf of the corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public





NORTH PER THE CENTERLINE OF
ASHLEY PLACE BLVD AS N88°49'54"W.



- ⊙ FOUND NAIL & DISK NO. 7174
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" CAPPED IRON ROD NO. 7174
- ⊙ DENOTES MEASURED ELEVATION BASED ON ASSUMED DATUM OF 100.00' AT HOUSE FINISHED FLOOR

Certified To:
Stephen E. Volheim
Lauren M. Volheim
Home Mortgage of America, Inc.
Emmanuel, Sheppard & Condon

PROPERTY ADDRESS: 4742 ASHLEY PLACE BOULEVARD
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Lands shown hereon were not abstracted for easements and/or right of way, recorded or unrecorded, by this firm. No search of the public records has been performed by this firm to determine any defects and/or ambiguities in the title. Underground portions of foundations, footings, or any other underground structures were not located unless otherwise noted. Measurements were made in accordance with United States standards. Property is subject to setbacks, easements and restrictions of record. This drawing only reflects setbacks (over which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record. This survey and/or sketch does not reflect or determine ownership, Federal and State copyright acts protect this survey and/or sketch from unauthorized use. This map is not to be copied or reproduced in whole or part and is not to be used for any other transaction. This survey and/or sketch cannot be used for the benefit of any other person, company or firm without prior written consent of the copyright owner and is to be returned upon request.

DESCRIPTION: LOT 11 BLOCK "C" ASHLEY PLACE PHASE ONE
being a portion of Section 14 Township 1 NORTH Range 29 West SANTA ROSA County, Florida
according to plat recorded in Plat Book 10 Page 64 of the public records of said county.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

REVISIONS	ISSUE DATE	FIELD DATE	F.B./P.C.
CONST LAYOUT	9/12/12	9/11/12	1442/18
ASBUILT	2/08/13	2/07/13	1464/53,54

William T. Butler
WILLIAM T. BUTLER P.S.M. No. 5774
JAMES M. MAJOR P.S.M. No. 6650

SCALE 1" = 30'	TYPE PLOT PLAN	ISSUE DATE 08/13/12	FIELD DATE N/A	ORDER NO. 12-08-067	FIELD BOOK N/A	Florida Corporate No. LB 8112
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Butler & Associates of Pensacola, Inc.
PROFESSIONAL SURVEYORS AND MAPPERS
Commercial • Residential • Boundary • Topographic • Mortgage Surveys

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