

Instrument Prepared By & Return To:

R
STEPHEN C. BOOTH
BOOTH AND COOK, P.A.
7510 Ridge Road
Port Richey, FL 34668



99863387

Rept: 329118 Rec: 15.00
DS: 8.78 IT: 8.00
05/19/99 *[Signature]* Dpty Clerk

JED PITTMAN, PASCO COUNTY CLERK
05/19/99 03:05pm 1 of 3
OR BK 4154 PS 1069

NON-EXCLUSIVE PERPETUAL DRAINAGE EASEMENT

THIS EASEMENT made and entered into this 20 day of April, 1999, by and between J. B. STARKEY, JR., 12959 State Road 54, Odessa, FL 33556 (hereinafter referred to as "Grantor"), and SOUTHERN OAKS OF PASCO HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, P. O. Box 47050, Jacksonville, FL 32247-7050 (hereinafter referred to as "Grantee"). 4800 Mile Stretch Rd, Holiday FL. 34690

WITNESSETH:

That said Grantor for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto Grantee, its successors and/or assigns, a non-exclusive perpetual drainage easement over, on and across the following described land, situate, lying and being in Pasco County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

Signed, Sealed & Delivered in Presence of:

[Signature]

[Signature]

[Signature]

J. B. Starkey, Jr.

STATE OF FLORIDA)
COUNTY OF PASCO)

OR BK 4154 PS 1070
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I HEREBY CERTIFY that on this 20 day of April, 1999, an officer duly qualified to take acknowledgments, personally appeared J. B. Starkey, Jr., who is personally known to me or who produced _____ as identification and who did/did not take an oath.

Colleen L Christmas
Notary Public



COLLEEN L. CHRISTMAS
My Commission CC837187
Expires Mar. 24, 2000

APR 28 '99 03:17PM BOOTH & COOK, P. A.

P.2



OR BK 4154 PG 1071

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LEGAL DESCRIPTION

OFFSITE DRAINAGE EASEMENT

A portion of Section 18, Township 26 South, Range 17 East, Pasco Florida, being further described as follows:

Commence at the Southeasterly corner of SOUTHERN OAKS UNIT THREE-B, as shown on the plat recorded in Plat Book 35, pages 56 through 62, of the Public Records of Pasco County, Florida; thence South 89°57'47" East, a distance of 177.36 feet; thence North 85°29'57" East, a distance of 1050.00 feet; thence North 25°29'57" East, a distance of 236.68 feet, for a POINT OF BEGINNING; thence continue North 25°29'57" East, a distance of 430.00 feet; thence South 64°35'24" East, a distance of 189.06 feet; thence South 25°24'36" West, a distance of 430.00 feet; thence North 64°35'24" West, a distance of 189.73 feet, to the POINT OF BEGINNING.

The above described parcel contains 1.870 acres, more or less.