

This instrument prepared by:
Record and return to:

Frank A. Utset, Esq.
GOLDBERG & YOUNG, P.A.
1630 North Federal Highway
Fort Lauderdale, Florida 33305

MAY-23-1996 10:51am 96-178905

ORB 9275 Pg 466

Con

10.00 Doc

.70

**NON-EXCLUSIVE SIGNAGE AND
ENTRANCE MONUMENT EASEMENT**

On this 23rd day of May, 1996, the undersigned, SANTA CRUZ, INC., a Maryland corporation whose post office address is: 830 South Military Trail, Deerfield Beach, Florida 33442 ("Grantor"), in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby declare, establish, provide, give and grant to SANTA CRUZ HOMEOWNERS ASSOCIATION, INC. (a Maryland corporation not for profit, its successors, administrators and/or assigns, whose post office address is: 830 South Military Trail, Deerfield Beach, Florida 33442 ("Grantee"), a perpetual, Non-Exclusive Sign and Entrance Monument Easement ("Easement") for the purposes set forth below, over, through and across, as the case may be, the following described property, to-wit:

See Exhibit "A" attached hereto and made a part hereof consisting of two (2) pages ("Easement Property").

This Easement shall be for signage and entrance monument purposes, with full authority to ingress and egress, construct, rebuild, maintain, inspect, repair and install signage, entrance monument, landscaping, lighting and irrigation within the Easement property.

This Easement shall be effective as of the date hereof and shall be binding upon all parties or persons claiming under same and shall run with the title to the Easement Property.

No easement rights contained in this Easement shall be terminated, modified, amended or otherwise affected except pursuant to written instrument, duly executed by the Grantor and the Grantee herein and recorded in the Public Records of Palm Beach County, Florida. Furthermore, Grantor herein specifically reserves the right, in favor of Grantor and Grantee and/or their respective assignees of such right, to execute any such terminations, amendments, modifications or other applicable documents without the need for the joinder thereto by any owner(s) and/or mortgagee(s) or any other persons whomsoever or whatsoever.

Grantor reserves the right to grant additional Non-Exclusive Easements on, over, under and across the Easement Property without the need for the joinder thereto by any owner(s) and/or mortgagee(s) or any other persons whomsoever or whatsoever.

This Easement shall be binding upon and shall inure to the benefit of the respective heirs, legal representatives, successors and assigns of the Grantor and the Grantee herein.

WITNESSES:

SANTA CRUZ, INC., a
Maryland corporation

[Signature]
(Name - Please print)

DOROTHY M. JOHNSON
(Name - Please print)

& By: [Signature]
MICHAEL D. GOLDBERG, as
Vice President

STATE OF FLORIDA)

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10th day of May, 1996, by MICHAEL D. GOLDBERG, as Vice President, of SANTA CRUZ, INC., a Maryland corporation, on behalf of the corporation. He is personally known to me.

JUDITH ANN HATZMATER
(SIGNATURE) BEFORE ME TAKING
ACKNOWLEDGEMENT

JUDITH ANN HATZMATER
(Name of acknowledger, typed, printed or
stamped)

Notary Public CC 528822
(Title or rank (serial number, if any))

24 p. 1996 MAY 18, 2000

EXHIBIT "A"

Page 1 of 2

Sign Easement

A portion of Block 8 and Tract P, SANTA CRUZ, according to the plat thereof, as recorded in Plat Book 76, Pages 94 through 96, inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the Southwest corner of said Block 8;

THENCE North $00^{\circ} 15' 10''$ West, along the West Line of said Block 8, a distance of 86.32 feet;

THENCE North $89^{\circ} 44' 50''$ East a distance of 7.00 feet to the POINT OF BEGINNING;

THENCE North $00^{\circ} 15' 10''$ West, a distance of 39.67 feet;

THENCE North $43^{\circ} 17' 35''$ East, a distance of 9.04 feet;

THENCE North $86^{\circ} 30' 19''$ East, a distance of 37.28 feet;

THENCE South $41^{\circ} 50' 19''$ West, a distance of 64.84 feet to the POINT OF BEGINNING.

Said lands lying in Palm Beach County, Florida.

ORB 9275 Pg 469
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

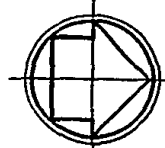
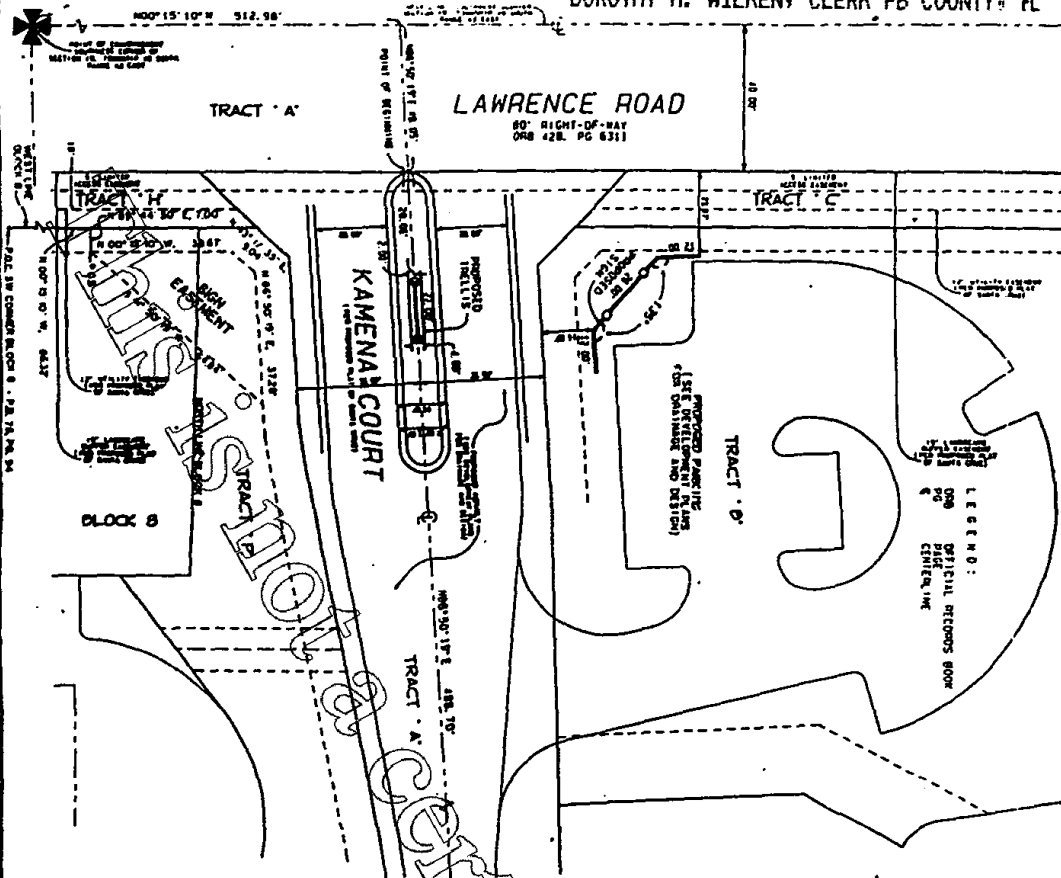
PORTEN
DANIES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 WEST MEADOW ROAD
POWELL BEACH, FLORIDA 33069
(305) 782-8222 EXT. NO. 180003110

**SKETCH OF LEGAL
SIGN EASEMENT**

SCALE
1" = 20'
PROJECT NUMBER
94-1649
SHEET
1 OF 1
DATE
1/14/94



Sign Easement

A portion of Block 8 and Tract F, SANTA CRUZ, according to the plat thereof as recorded in Plat Book 76, Page 64 through 66, including all of the Public Roads of Pinellas County, Florida, described as follows:

CONFORMANCE at the Southwest corner of said Block 8:

THENCE North 0° 17' 10" West, along the West Line of said Block 8, a distance of 64.37 feet;

THENCE North 0° 47' 30" East a distance of 73.00 feet to the POINT OF BEGINNING;

THENCE North 0° 17' 10" West, a distance of 79.57 feet;

THENCE North 47° 17' 10" East, a distance of 9.04 feet;

THENCE North 0° 17' 10" East, a distance of 17.23 feet;

THENCE North 47° 30' 10" West, a distance of 44.64 feet to the POINT OF BEGINNING.

Said lands lying in Pinellas County, Florida.

IT BEAING known, that on 1/14/94, the undersigned, CRAIG A. SMITH & ASSOCIATES, a firm duly organized and existing under the laws of the State of Florida, and duly licensed to practice as Consulting Engineers-Planners-Surveyors, do hereby certify that the above described easement is a true and correct representation of the same as shown on the attached plat, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes.

For the Firm:

CRAIG A. SMITH & ASSOCIATES
Professional Surveyors and Mapmakers
Florida Registration No. 5152

SURVEYOR'S CERTIFICATE:

I, the undersigned, being duly Licensed and Registered as a Professional Surveyor, do hereby certify that the above described easement is a true and correct representation of the same as shown on the attached plat, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes, and that the same is in accordance with the provisions of Chapter 610.17, Florida Statutes.

For the Firm:

CRAIG A. SMITH & ASSOCIATES
Professional Surveyors and Mapmakers
Florida Registration No. 5152