

PRIVATE ROADWAY EASEMENT
AND MAINTENANCE AGREEMENT

THIS AGREEMENT executed this 21 day of June, 1999 is between ANDREW L. DRIGGERS and SHIRLEY M. DRIGGERS, husband and wife (DRIGGERS); KATHERINE A. SMITH, an unremarried widow (SMITH); JASON GRAYBEAL, a single man (GRAYBEAL); NANCY M. ARSENAULT, a single woman (ARSENAULT); GREGORY M. SNODGRASS and KELLY B. SNODGRASS, husband and wife (SNODGRASS) and MICHAEL G. HAMES and SUSAN HAMES, husband and wife (HAMES) and is as follows:

1. DRIGGERS owns Parcel I.D. #44811-000-00 described as the East 3/4 of the NE 1/4 of the NE 1/4 in Section 29, Township 17 South, Range 22 East, Marion County, Florida.

2. SMITH owns Parcel I.D. #44812-000-00 described as the North 440 feet of the East 990 feet of the SE 1/4 of the NE 1/4 except the East 208.71 feet of the North 208.71 feet and except road and except commence at the NE corner of the SE 1/4 of the NE 1/4 West 787.03 feet to Point of Beginning then South 440.17 feet then West 202 feet then North 199 feet then East 182 feet then North 241.18 feet then East 20 feet to the Point of Beginning in Section 29, Township 17 South, Range 22 East, Marion County, Florida.

3. GRAYBEAL owns Parcel I.D. #44812-001-00 described as the North 208.71 feet of the East 208.71 feet of the SE 1/4 of the NE 1/4 except road right of way in Section 29, Township 17 South, Range 22 East, Marion County, Florida.

4. ARSENAULT owns Parcel I.D. #44812-002-00 described as Commence at the NE corner of the SE 1/4 of the NE 1/4 West 787.03 feet to Point of Beginning then South 440.17 feet then West 202 feet then North 199 feet then East 182 feet then North 241.18 feet then East 20 feet to the Point of Beginning in Section 29, Township 17 South, Range 22 East, Marion County, Florida.

5. SNODGRASS owns Parcel I.D. #44813-000-00 described as the East 165 feet of the SE 1/4 of the NW 1/4 of the NE 1/4 and the West 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 except commence 245 West of the SE corner of the West 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of the North 180 feet then West 121 feet then South 180 feet then East 121 feet to the Point of Beginning in Section 29, Township 17 South, Range 22 East, Marion County, Florida.

6. HAMES owns Parcel I.D. #44816-000-00 described as the North 6 chains of the West 5 chains of the SE 1/4 of the NE 1/4 in Section 29, Township 17 South, Range 22, Marion County, Florida.

MICHAEL J. COOPER
ATTORNEY AT LAW
321 N. W. THIRD AVENUE
OCALA, FLORIDA 34475
(352) 732-4500

DAVID R. ELLSPERHANN, CLERK OF CIRCUIT COURT
FILE: 99056845
DATE: 06/21/99 11:45
OR BOOK/PAGE: 2660/1861
MARION COUNTY

7. The parties to this Agreement do hereby establish and grant one unto the other, their heirs, successors and assigns, a non-exclusive easement and right to go over and across the following described property for ingress and egress to and from County Road 475 to their respective parcels: A 15 foot wide strip of land which has as a center line that line described as:

Commence at a point that is 25 feet West and 1320 feet South of the NE corner of Section 29, Township 17 South, Range 22 East said point also being on the West right of way of CR 475 then proceed West to the western most boundaries to the western most boundary of the SNODGRASS parcel being approximately 1,485 feet more or less (the Easement).

8. Each of the signatories hereto does grant to the others an easement for ingress and egress and access to and from County Road 475 over and across the easement for use by such signatories and their heirs, successors and assigns and all those claiming by, through, under or against them for the purpose of access to and from the parcels of land owned by the parties hereto.

9. The Easement and rights of usage granted in the above paragraph shall apply to ingress and egress by both vehicles and pedestrians of the owners of the parcels that are parties hereto and their agents and invitees but shall at all times be considered a private roadway.

10. The restrictions provided herein may be modified, altered, amended or repealed in whole or in part by a unanimous vote of all of the parties hereto.

11. These restrictions shall remain in effect and shall constitute covenants running with the land for a period of twenty-five (25) years from the date of recording of this instrument and shall inure to the benefit of and be enforceable by the owner of any of the subject parcels. Thereafter these restrictions shall be automatically extended for an additional period of ten years unless otherwise agreed to in writing by the then owners of at least 2/3 of the owners of any of the parcels hereinabove described. Enforcement shall be by action against any person or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages and the right of enforcement shall exist in each and every party hereto or their heirs, successors and assigns. In any such action the prevailing party shall be entitled to recover all costs of the action including reasonable attorneys fees. Invalidity of any one of the covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

12. This Agreement is entered into in consideration of the mutual promises and covenants herein contained which are deemed good and valuable consideration for this Agreement.

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Signed, sealed and delivered
in our presence as witnesses:

Print Name: PEPEY DRIGGERS

Andrew L. Driggers
ANDREW L. DRIGGERS

Print Name: CARLTON S. LUCIUS

Shirley M. Driggers
SHIRLEY M. DRIGGERS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 15th day of May, 1999, by ANDREW L. DRIGGERS and SHIRLEY M. DRIGGERS, husband and wife, who:

- A) ☒ is/ are personally known to me OR
☐ who has/have produced ☐ a driver's license OR
☐ other Identification: _____
as Identification; and

- B) ☐ did OR
☒ did not take an oath.

Print Name: BETTY JO DRIGGERS

AFFIX SEAL/EXPIRATION DATE:

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BETTY JO DRIGGERS
My Comm Exp. 8/26/99
Bonded By Service Ins
No. CC472752
(If Personally Known) (If Other I.D.)

FILE: 99056845
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Signed, sealed and delivered
in our presence as witnesses:

Donna Hames
Print Name: DONNA HAMES

Katherine A. Smith
KATHERINE A. SMITH

Elizabeth I. Hames
Print Name: ELIZABETH I. HAMES

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 15 day of June,
1999, by KATHERINE A. SMITH, an unmarried widow, who:

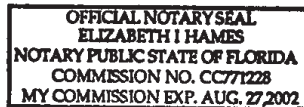
A) ☒ is/ are personally known to me OR
☐ who has/have produced ☐ a driver's license OR
☐ other identification: _____
as identification; and

B) ☐ did OR
☒ did not take an oath.

Elizabeth I. Hames
Print Name: ELIZABETH I. HAMES


AFFIX SEAL/EXPIRATION DATE:


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Signed, sealed and delivered
in our presence as witnesses:


Print Name: Elizabeth I. Hames

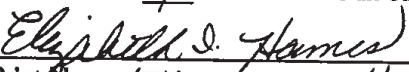

Print Name: JASON GRAYBEAL

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 15 day of June,
1999, by JASON GRAYBEAL, a single man, who:

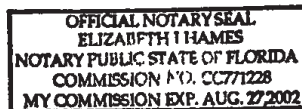
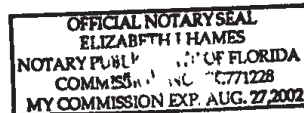
- A) ☒ is/ are personally known to me OR
☐ who has/have produced a driver's license OR
☐ other identification:
as identification; and

- B) ☐ did OR
☒ did not take an oath.


Print Name: Elizabeth I. Hames

AFFIX SEAL/EXPIRATION DATE:

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Signed, sealed and delivered
In our presence as witnesses:

Donna Hames
Print Name: DONNA HAMES

Nancy M. Arsenault
NANCY M. ARSENAULT

Elizabeth I. Hames
Print Name: Elizabeth I HAMES

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 15 day of June, 1999, by NANCY M. ARSENAULT, a single woman, who:

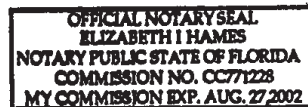
A) ☒ is/ are personally known to me OR
☐ who has/have produced ☐ a driver's license OR
☐ other identification:
as identification; and

B) ☐ did OR
☒ did not take an oath.

Elizabeth I. Hames
Print Name: Elizabeth I HAMES

AFFIX SEAL/EXPIRATION DATE:

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Signed, sealed and delivered
in our presence as witnesses:

Donna Hames
Print Name: DONNA HAMES

GREGORY M. SNODGRASS
GREGORY M. SNODGRASS

Elizabeth I. Hames
Print Name: ELIZABETH I HAMES

Kelly B. Snodgrass
KELLY B. SNODGRASS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 15 day of June, 1999, by GREGORY M. SNODGRASS and KELLY B. SNODGRASS, husband and wife, who:

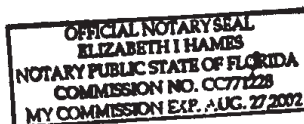
A) ☒ is/ are personally known to me OR
☐ who has/have produced ☐ a driver's license OR
☐ other identification: _____
as identification; and

B) ☐ did OR
☒ did not take an oath.

Elizabeth I. Hames
Print Name: ELIZABETH I HAMES

AFFIX SEAL/EXPIRATION DATE:

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Signed, sealed and delivered
in our presence as witnesses:

M. Sc.
Print Name: Greg Snodgrass

Michael G. Hames
MICHAEL G. HAMES

Mike Brown
Print Name: MIKE BROWN

Susan Hames
SUSAN HAMES

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 18 day of June, 1999, by MICHAEL G. HAMES and SUSAN HAMES, husband and wife, who:

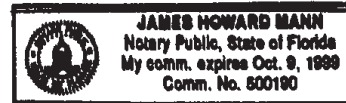
- A) ☒ is/are personally known to me OR
☐ who has/have produced ☐ a driver's license OR
☐ other identification: _____
as identification; and

- B) ☐ did OR
☐ did not take an oath.

James Howard Mann
Print Name: JAMES HOWARD MANN

AFFIX SEAL/EXPIRATION DATE:

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