

EASEMENT

For the sum of \$1,000.00 and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual non-exclusive easement is hereby granted by North Ridge Creek Homeowners Association, Inc., a Florida non-profit corporation, hereinafter referred to as "Grantor," to Crosswinds Development Corp., a Florida corporation, hereinafter referred to as "Grantee" and its successors in title and its assigns for the purpose of collecting, percolating and discharging stormwater on the following described property:

See Attached Exhibit A

The grant of easement is intended to benefit Ponderosa Place, a proposed condominium, located north of and adjacent to the easement and which is legally described as follows:

Beginning at the Northeast corner of Section 34, Township 1 South, Range 24 West; thence run West along the North boundary line of said Section 34, a distance of 1202.73 feet to the point of beginning; thence continue West along said section line 132 feet; thence run South a distance of 330 feet; thence run East a distance of 132 feet; thence run North 330 feet to the Point of Beginning.

and

Commencing at the Northeast corner of Section 34, Township 1 South, Range 24 West, Okaloosa County, Florida, (Said Northeast corner being as set by District Court of Appeals Fla. 179, So. 2d 245 October 26, 1965 and being 60.0 feet South of GLO marker); thence N 88°42'W 1070.73 feet along Section line to POB, thence continue N 88°42'W 132.00 feet; thence S 0°44' W 330.00 feet; thence S 87°41' E 132.00 feet along fence; thence N 0°44' E 330.00 feet to POB. All lying in Section 34, Township 1 South, Range 24 West, Okaloosa County, Florida.

The Grantee shall permit and Construct at its own expense an 8' high wood privacy fence along or within the easement with the finished picket side facing north and west away from Northridge Creek. Upon completion the fence shall become a part of the common property of North Ridge Creek and be maintained by the Grantor at their expense. Any damage to the fence caused by the Grantee or the Grantees use of the easement shall be repaired by the Grantee at their expense. The fence construction shall be completed by the Grantee within 30 days following the execution and recording of this easement.

The Grantee shall maintain in good condition the stormwater retention area and overflow structures. The Grantee shall hold the Grantor harmless from any liability for injury or property damage, or any claims by others arising from the Grantee's use of the easement or construction of improvements thereon.

IN WITNESS WHEREOF, the undersigned, being the Grantor and the Grantee herein, have hereunto set their hands to be affixed hereto this 17th day of September, 20 01

WITNESS: WANNETTE L. RODGERS

Wannette L. Rodgers

[Signature]

WITNESS KATHLEEN ATEs
Witnesses as to North Ridge Creek Homeowners

NORTH RIDGE CREEK HOMEOWNERS ASSN., INC.
By: JIMMY H. HENDERSON, II-President/Director
714-B Bob Sikes Blvd, Fort Walton Bch, Fl 32547

Robert W. Fisher

Robert A. Fisher

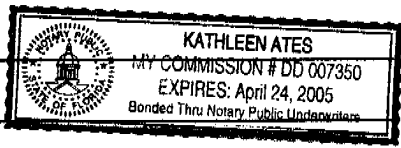
WITNESS ROBERT W. FISHER
STATE OF FLORIDA As to Crosswinds Dev.
COUNTY OF OKALOOSA KATHLEEN ATEs

CROSSWINDS DEVELOPMENT CORPORATION
By: ROBERT A. FISHER-PRESIDENT
1200 Crosswinds Landing, Ft. Walton Bch, Fl 32547

The foregoing instrument was acknowledged before me this 17th day of September, 20 01 by Jimmy H. Henderson, II * representing North Ridge Creek Homeowners Association, Inc., a Florida non-profit corporation, and by ROBERT A. FISHER representing Crosswinds Development Corporation, a Florida corporation, who are personally known to me or who have produced their driver's licenses as identification. * President/Director of North Ridge Creek Homeowners Association, Inc. a Florida corporation on behalf of the corporation.

THIS INSTRUMENT PREPARED BY:
CROSSWINDS DEVELOPMENT CORPORATION
1200 Crosswinds Landing
Fort Walton Beach, Fl 32547

Kathleen Ates
NOTARY PUBLIC



Deed Doc Stamps \$7.00 D.C. Country Record

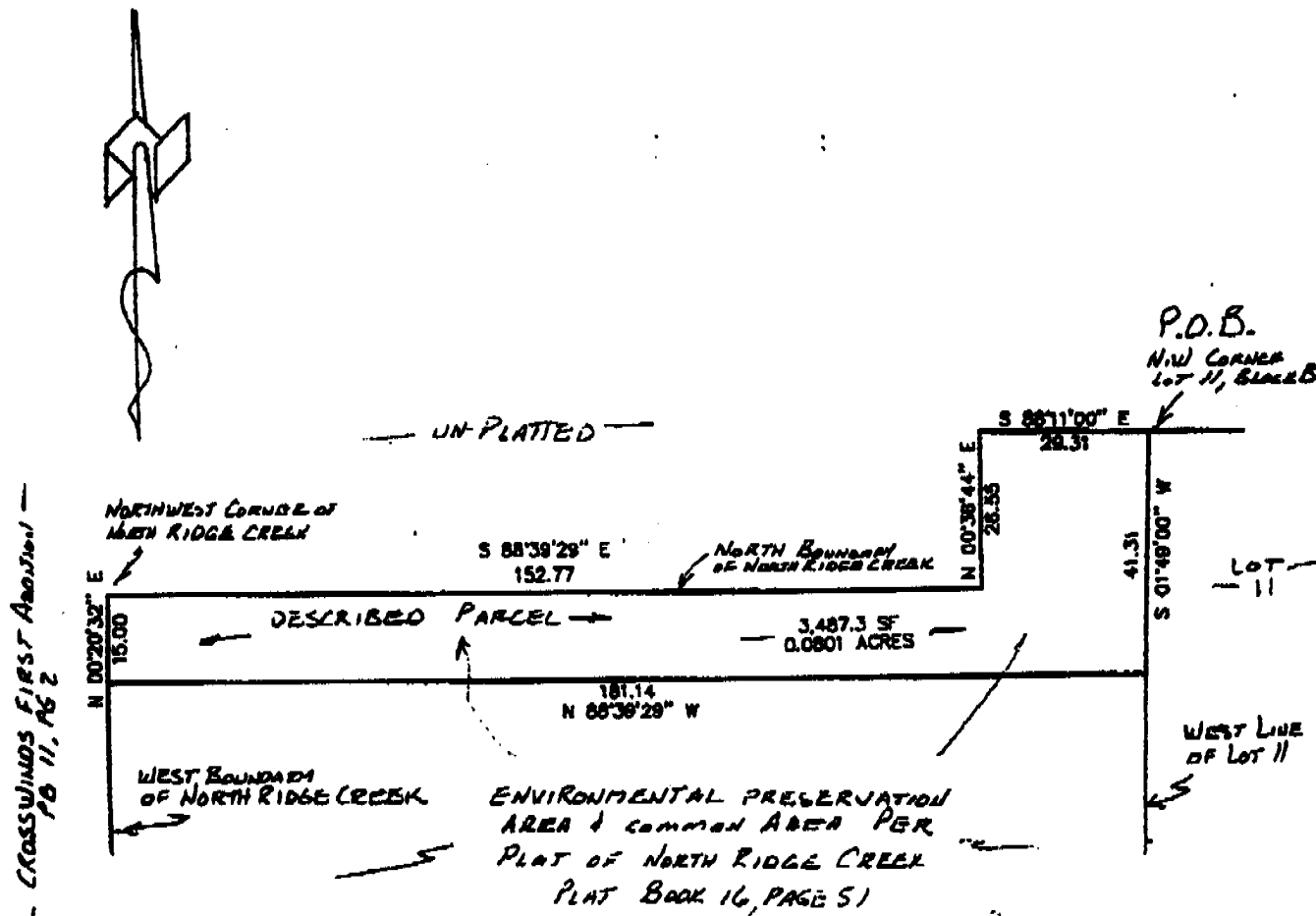
FN (T)

LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF LOT 11, BLOCK B, NORTH RIDGE CREEK, AS RECORDED IN PLAT BOOK 16, PAGE 51, OKALOOSA COUNTY, FLORIDA; THENCE SOUTH 01°49'00" WEST, ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 41.31 FEET; THENCE NORTH 88°39'29" WEST A DISTANCE OF 181.14 FEET, TO THE WEST BOUNDARY LINE OF NORTH RIDGE CREEK, AND THE EAST LINE OF CROSSWINDS FIRST ADDITION, AS RECORDED IN PLAT BOOK 11, PAGE 2, OKALOOSA COUNTY, FLORIDA; THENCE NORTH 00°20'32" EAST, ALONG THE WEST LINE OF NORTH RIDGE CREEK, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF NORTH RIDGE CREEK; THENCE SOUTH 88°39'29" EAST, ALONG THE BOUNDARY OF NORTH RIDGE CREEK, A DISTANCE OF 152.77 FEET; THENCE NORTH 00°36'44" EAST, ALONG THE BOUNDARY OF NORTH RIDGE CREEK A DISTANCE OF 26.55 FEET; THENCE SOUTH 88°11'00" EAST, ALONG THE NORTH LINE OF NORTH RIDGE CREEK A DISTANCE OF 29.31 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,487.3 SQUARE FEET OR 0.0801 ACRES, MORE OR LESS.

BEARINGS BASED ON SOUTH 01°49'00" WEST, ALONG THE WEST LINE OF LOT 11, BLOCK B, NORTH RIDGE CREEK.



SPECIFIC PURPOSE SKETCH
DESCRIPTION & SKETCH ONLY
NOT A BOUNDARY

LEGEND

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| <ul style="list-style-type: none"> IR = SET IRON ROD FR = FOUND IRON ROD FR = FOUND IRON PIPE FCM = FOUND CONCRETE MONUMENT FRD = FOUND IRON ROD AND DISC PCM = PERMANENT CONTROL POINT FRM = PERMANENT REFERENCE MONUMENT PC = POINT OF COMMENCEMENT | <ul style="list-style-type: none"> POB = POINT OF BEGINNING POL = POINT ON LINE PC = POINT OF CURVATURE PT = POINT OF TANGENCY PI = POINT OF INTERSECTION (P) OR (PLAT) = PLATTED (D) OR (DESC) = DESCRIPTION (M) OR (MEAS) = MEASURED BSL = BUILDING SETBACK LINE | <ul style="list-style-type: none"> S = CENTERLINE R/W = RIGHT OF WAY WPF = WOOD PRIVACY FENCE CLF = CHAIN LINK FENCE D/U = DRAINAGE AND UTILITY RC = RESTRICTIVE COVENANTS OR BOOK = OFFICIAL RECORDS BOOK | <ul style="list-style-type: none"> PB = PLAT BOOK ESMT. = EASEMENT EOP = EDGE OF PAVING BC = BACK OF CURB TYP = TYPICAL FND = FOUND |
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- UNLESS OTHERWISE NOTED ALL IRON RODS ARE 1/2" DIAMETER

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| SOURCE OF DESCRIPTION PREPARED BY PANHANDLE ASSOC INC | | BASIS OF BEARINGS WEST LINE OF LOT 11 BLOCK B. | |
| DESCRIPTION PER ABOVE | | | |
| OKALOOSA | | COUNTY, FLORIDA | |
| SECTION 34 | TOWNSHIP 1-S | RANGE 24W | RECORDED - BOOK - PAGE - |
| OBVIOUS ENCROACHMENTS N/A | | | |
| UNDERGROUND ENCROACHMENTS (NOT LOCATED) | | | |
| SCALE 1" = 30' SHEET DATE 03-28-01 | | | |
| ORDERED BY CROSSWINDS DEVELOPMENT CORPORATION | | | |
| F.B. - | P.C. - | W.O. 2001-0682 | |
| TYPE OF SURVEY N/A | | ORDERED BY | |
| PURPOSE EASEMENT Description | | SURVEYORS CERTIFICATE I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (81617 - 6 F.A.C.) <i>Edward E. Rice</i> EDWARD E. RICE LS4420 OR MICHAEL D. HANK LS4845 RECERTIFIED DATE _____ W.O. _____ | |

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THE SURVEY DESCRIBED HEREIN IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

PANHANDLE ASSOCIATES INC.