

24.00 P.

24.00  
24.55

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O.R. 6646 PAGE 1326

SIGN EASEMENT

THIS SIGN EASEMENT made and entered into this 4th day of December, 1987, by and between THOMAS J. MANNAUSA and PATRICK K. NEAL, hereinafter referred to as "Owners", and THE CLOISTERS OF COUNTRYSIDE, LTD., a Florida Limited Partnership, f/k/a CASA DEL SOL OF COUNTRYSIDE, LTD., its successors or assigns, hereinafter referred to as "Cloisters".

WHEREAS, Owners are the owner of a parcel of real estate located in Pinellas County, Florida, located on U.S. 19 containing approximately 1.002 acres.

WHEREAS, there is presently located thereon a sign erected and owned by Cloisters on said property, which sign is located on that portion of the parcel described as the "sign easement" which is more specifically defined in Exhibit "A" attached to this Easement and made a part hereof by reference, and

WHEREAS, the parties wish to establish their rights and obligations as to said sign easement.

NOW, THEREFORE, the parties agree as follows:

1. Owners grant to Cloisters a nonexclusive perpetual sign easement appurtenant over the property described in Exhibit "A" attached hereto and made a part hereof by reference. Cloisters shall be fully responsible for maintaining said sign and the parcel of real property described in Exhibit "A" during the term of this easement. Cloisters shall be granted rights of ingress and egress for the purpose of maintaining said sign.

2. This Sign Easement shall be used for signage for The Cloisters Apartment Complex, its successors and assigns, and for no other commercial purpose.

3. In the event that present or future governmental regulations require the relocation of the sign on the property owned by Owners, said relocation shall be to a mutually agreeable spot on said parcel and shall be at the expense of Owners. Said relocated site shall be equally prominent and shall present unobstructed visibility from U.S. 19.

4. As consideration for this nonexclusive perpetual sign easement, Cloisters shall pay to Owners the sum of Ten (\$10.00) Dollars upon the execution of this agreement.

19 1478564 73	1. 18DC87
49	24.90
41	0.55
TOTAL	24.55 CHK

MAIL TO:  
McMULLEN, EVERETT, LOGAN,  
MARGHERIT & CLINE, P.A.  
P. O. BOX 1669  
CLEARWATER, FLA. 34617

THIS INSTRUMENT PREPARED BY:  
FRANK C. LOGAN  
McMullen, Everett, Logan, Margherit & Cline, P.A.  
400 CLEVELAND AVENUE  
CLEARWATER, FLORIDA 34616

07 DEC 18 PM 5:27  
MANAGER OF CLERK OF DISTRICT COURT  
PINELLAS COUNTY, FLA.

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Handwritten initials

5. Cloisters shall pay all sums that may become due for electric energy supplied to said sign and shall keep Owners indemnified against being called on to pay any electrical charges.

6. This agreement shall not prohibit the use of the remaining 1.002 acre parcel by Owners in whatever manner they determine providing the signage described herein is not blocked or its visibility obstructed from any direction.

7. This easement shall run with the land and its benefits and burdens shall be binding on and inure to the benefit of the successors, assigns and transferees of the Owners and of Cloisters.

8. Owners warrant title to the sign easement conveyed hereunder free and clear of all liens and encumbrances.

Signed, Sealed and Delivered in the Presence of:

*[Handwritten signature]*  
\_\_\_\_\_

*[Handwritten signature]*  
Thomas J. Mannausa (SEAL)

*[Handwritten signature]*  
*[Handwritten signature]*  
\_\_\_\_\_

*[Handwritten signature]*  
Patrick K. Neal (SEAL)

*[Handwritten signature]*  
\_\_\_\_\_

THE CLOISTERS OF COUNTRYSIDE, LTD.,  
a Florida Limited Partnership  
BY: *[Handwritten signature]*  
Mannausa Management, Inc.  
as general partner

STATE OF FLORIDA )  
COUNTY OF MANATEE )

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths, and take acknowledgments, THOMAS J. MANNAUSA, to me well known and known to me to be the individual described in and who executed the foregoing and he acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal at \_\_\_\_\_, County of \_\_\_\_\_, and State of Florida, this 07 day of Dec., 1987.

Notary Public, State of Florida  
My Commission Expires Nov. 23, 1989  
Issued By American Bar & County Council

My Commission Expires:

*[Handwritten signature]*  
Notary Public

STATE OF FLORIDA )  
COUNTY OF Manatee )

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, PATRICK K. NEAL, to me well known and known to me to be the individual described in and who executed the foregoing and he acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal at Bradenton, County of Manatee, and State of Florida, this 7th day of December, 1987.

Arlene Buckley  
Notary Public

Notary Public, State of Florida  
My Commission Expires April 24, 1989  
Bonded By American Fire & Casualty Company.



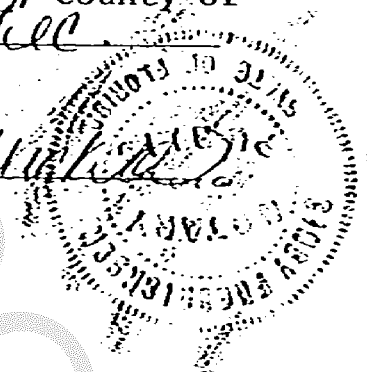
STATE OF FLORIDA )  
COUNTY OF MANATEE )

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, THOMAS J. MANNAUSA, President of MANASOTA MANAGEMENT, INC., as General Partner of THE CLOISTERS OF COUNTRYSIDE, LTD., to me well known and known to me to be the individual described in and who executed the foregoing and he acknowledged that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and seal at \_\_\_\_\_ County of Manatee, and State of Florida, this 4th day of Dec, 1987.

Notary Public, State of Florida  
My Commission Expires Nov. 23, 1989  
Bonded By American Fire & Casualty Company

Conny C. Fredrick  
Notary Public



My Commission Expires:

CASA DEL SOL  
SIGN EASEMENT

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

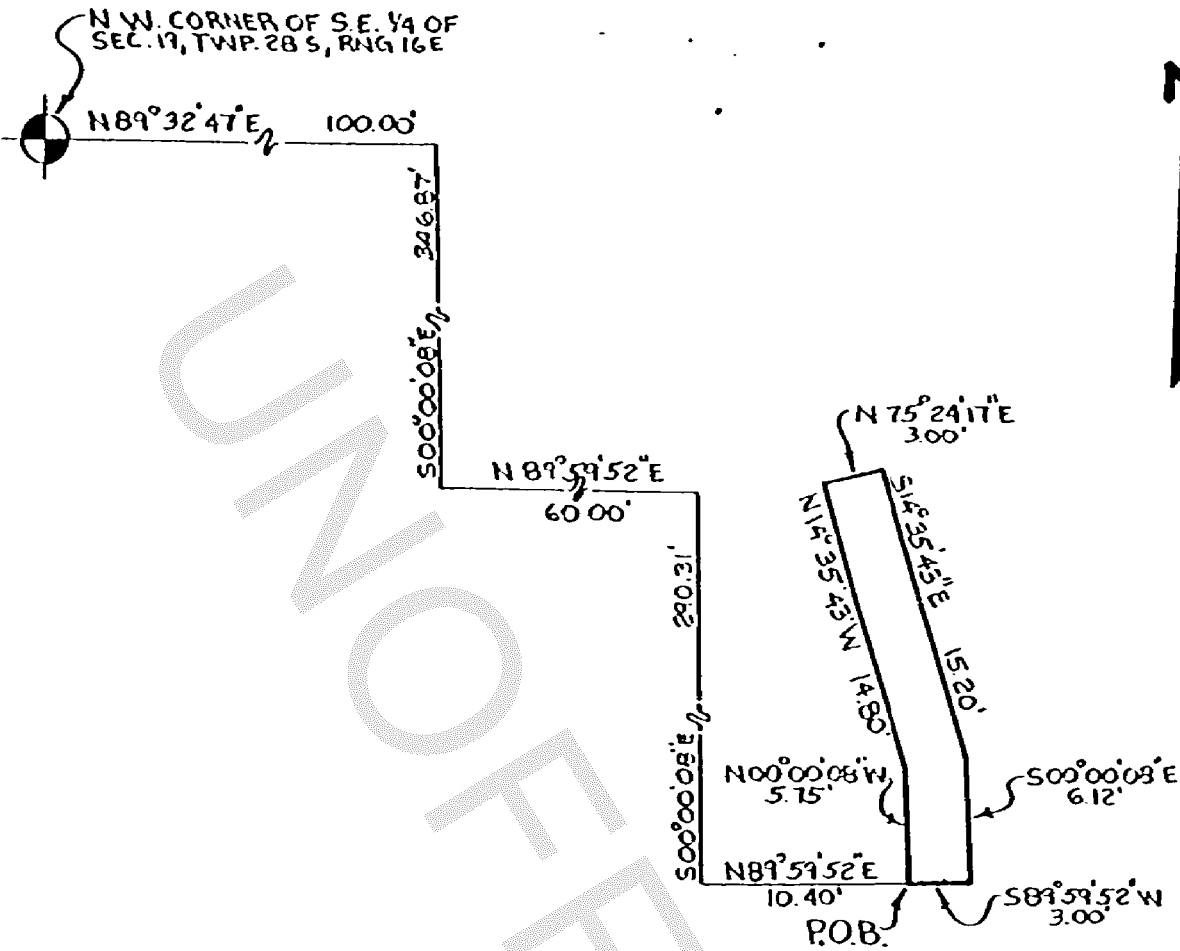
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; THENCE N89°32'47"E, 100.00 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: S00°00'08"E, 346.87 FEET; THENCE N89°59'52"E, 60.00 FEET; THENCE S00°00'08"E, 290.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WINDING CREEK BOULEVARD (80' R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°59'52"E, 10.39 FEET TO THE POINT OF BEGINNING; THENCE N00°00'08"E, 5.75 FEET; THENCE N14°35'43"W, 14.80 FEET; THENCE N75°24'17"E, 3.00 FEET; THENCE S14°35'43"E, 15.20 FEET; THENCE S00°00'08"E, 6.12 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF WINDING CREED BOULEVARD; THENCE ALONG SAID LINE S89°59'52"W, 3.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY:  
KING ENGINEERING ASSOCIATES, INC.

*Richard C. Merryman*  
RICHARD C. MERRYMAN, PLS.  
FLA. REG. NO. 2827

L200222A  
8/19/87

SHEET 1 OF 2



NOTE: THIS SKETCH DOES NOT  
CONSTITUTE A SURVEY.

**KING ENGINEERING ASSOCIATES, INC.**  
Engineers • Planners • Surveyors

2145 U.S. 19 North  
Clearwater, Florida 33575  
(813) 791-1441

CASA-DEL-SOL SIGN EASEMENT

drawn by V.G.B.  
checked by D.C.M.  
date 8-19-87

project no.  
2002-022 737  
field book no.

sheet  
2 of 2