

Return To: Scott J. Johnson, Esq.  
Maguire, Voorhies & Wells  
P. O. Box 639  
Orlando, FL 32802

MARYANNE MORSE  
CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY, FL

RECORDED & VERIFIED

DECLARATION OF CROSS EASEMENT FOR PARKING AND ACCESS

This Declaration of Cross Easement for Parking and Access is made this day of May, 1997 by and between Cornerstone Institute, Inc., hereinafter referred to as "Cornerstone", and Mohan J. Bhoola and Dipak D. Jobalia, hereinafter referred to as "Bhoola and Jobalia".

WITNESSETH

WHEREAS Cornerstone is owner of a certain parcel of property, identified hereinbelow, and which currently has developed thereon an office building;

WHEREAS Bhoola and Jobalia own a parcel of property contiguous to Cornerstone's; and

WHEREAS Cornerstone and Jobalia and Bhoola desire to declare a cross easement covering both parcels of property, for the purposes of parking and access between both parcels,

NOW THEREFORE for the purposes herein before mentioned, Cornerstone and Bhoola and Jobalia do hereby make the following representations and declarations:

1. Cornerstone is title owner to that property more fully described follows:

Commencing at the Southeast corner of Lot 2, FOGG'S ADDITION TO ALTAMONTE SPRINGS, according to the plat thereof as recorded in Plat Book 1, Page 15, of the Public Records of Seminole County, Florida, thence run North a distance of 52.98 feet for a point of beginning; thence run West 30.00 feet; thence run North 54°07'22" W a distance of 16.07 feet; thence run South 89°43'56"W a distance of 77.01 feet; thence run North a distance of 135.00 feet; thence run North 89°41'47" East 110.06 feet; thence run South 44°56'01" East a distance of 13.99 feet; thence run South a distance of 134.50 feet to the point of beginning.

2. Bhoola and Jobalia are the title owners to that property more fully described as follows:

Lots 1 and 2, (less the west 150 feet thereof and less beginning 52.98 feet North of the Southeast corner of said Lot 2, thence run west 30.00 feet; thence N54°07'22"W 16.07 feet; thence run South 89°43'56" West a distance of 77.01 feet; thence run North a distance of 135 feet; thence run North 89°41'47" East a distance of 110.06 feet; thence run South 44°56'01" East a distance 13.99 feet, thence run South a distance of 134.50 feet to the point of beginning and less road right-of-way on the

3/5/97

084520

1997 AUG -6 AM 8 52

703  
Public Tax Pk  
M. J. ... Clerk  
County By: MS DC

Cornerstone, Applicant

SEMINOLE CO. FL  
3278 0476  
OFFICIAL RECORDS  
BOOK

north and east; FOGG'S ADDITION to Altamonte Springs, according to the plat thereof as recorded in Plat Book 1, Page 15, of the Public Records of Seminole County, Florida.

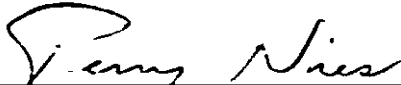
\* Both legal descriptions in paragraphs 1 and 2 were derived from that survey dated October 23, 1996 and attached hereto as Exhibit "A".

3. For the purposes hereinbefore mentioned, Cornerstone, and Bhoola and Jobalia do hereby declare a non-exclusive cross easement for the purposes of parking and access over those parcels of property described in paragraphs 1 and 2 above, said easement to be for the benefit of the owners and tenants of said parcels of property, their employees, agents, suppliers and invitees. Said easement shall exist only over those portions of the parties property which is currently paved, and which said paved area is heavily outlined in that portion of the survey attached hereto as Exhibit "B", and which is for use as parking and vehicular and pedestrian access, it being the specific intent that the easement does not include the grassed areas to the west and south of the asphalt/paved areas within the legal description in paragraph 2 above, or the grassed areas within the legal description of paragraph 1 above.


4. Notwithstanding anything to the contrary contained herein it is understood and hereby declared by both parties hereto that the within Easement Agreement shall in no way prohibit or restrict either of the parties, it successors or assigns from constructing improvements upon each of said parcels, except those areas currently existing for parking and access as of the date hereof, and as described in paragraph 3 above.

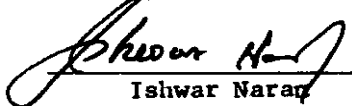
5. The above described easements are hereby declared to be appurtenant to both parcels and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have hereto set their hands and seals this \_\_\_\_\_ day and year first above written.

  
\_\_\_\_\_  
Perry Nites

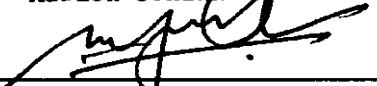
  
\_\_\_\_\_  
Cindy Russell

  
\_\_\_\_\_  
Patricia Rae Vukelich

  
\_\_\_\_\_  
Ishwar Naray

Cornerstone Institute, Inc.

By:   
\_\_\_\_\_  
Marion Johansson

  
\_\_\_\_\_  
Mohan J. Bhoola

SEMINOLE CO. FL  
3278 0477  
OFFICIAL RECORDS  
BOOK

Patricia Rae Vukelich  
Patricia Rae Vukelich

Dipak D. Jobalia  
Dipak D. Jobalia

Ishwar Naran  
Ishwar Naran


STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Marion Johannsson, to me well known, and known to me to be the individual described in and who executed the foregoing, and whose identity was further established by presentation to me of the PIK (form of identification) and who acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 22<sup>nd</sup> day of July, 1997

Debra Rayburn Yeager  
Notary DEBRA RAYBURN YEAGER

OFFICIAL RECORDS  
BOOK  
3278 0478  
SEMINOLE CO. FL

My Commission Expires:  
  
DEBRA RAYBURN YEAGER  
My Commission CC354878  
Expires Mar. 08, 1998  
Bonded by ANB  
800-892-6878

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, MOHAN J. BHOOLA, to me well known, and known to me to be the individual described in and who executed the foregoing, and whose identity was further established by presentation to me of the PIK (form of identification) and who acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 16<sup>th</sup> day of May, 1997.

Patricia Rae Vukelich  
Notary PATRICIA RAE VUKELICH

My Commission Expires:

  
Patricia Rae Vukelich  
My Commission CO674740  
Expires Sep. 01, 2000

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, **DIPAK D. JOBALIA**, to me well known, and known to me to be the individual described in and who executed the foregoing, and whose identity was further established by presentation to me of the PIC (form of identification) and who acknowledged before me that he/she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of May, 1997.

*Patricia Rae Vukelich*  
Notary PATRICIA RAE VUKELICH

My Commission Expires:



Patricia Rae Vukelich  
My Commission 00547400  
Expires Sep. 01, 2000

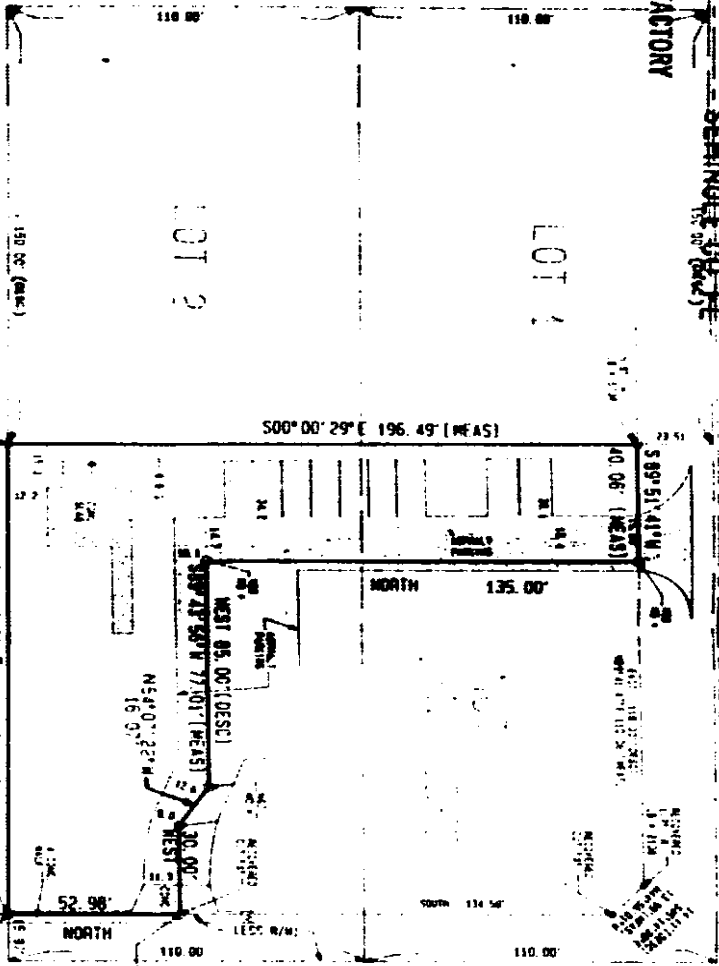
OFFICIAL RECORDS  
BOOK 3278 PAGE 0479  
SEMINOLE CO. FL

OFFICIAL RECORDS  
BOOK PAGE

3278 0480

LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING

LAKE ORIENTA HILLS  
UNIT 1 P.B. 14, PG. 71.



50' R/W (AN OPEN PAVED ROAD)  
HIGHLAND DRIVE

MAITLAND AVENUE  
S. R. NO. 6-427

PROPERTY DESCRIPTION:  
LOTS 1 AND 2, LESS THE WEST 150 FEET THEREOF AND BEGINNING 52.98 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, THENCE 91.00 FEET NORTH, THENCE WEST 227.416 FEET, THENCE WEST 90 FEET, THENCE NORTH 136.00 FEET, THENCE EAST 110.00 FEET, THENCE SOUTH 124.56 FEET TO THE POINT OF BEGINNING AND EAST 405.63 ACROSS TO ALTAVANTE SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 15 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

LAKE ORIENTA HILLS  
UNIT 1 P.B. 14, PG. 71.

PLAT OF SURVEY FOR  
MORAN & BRODA

MORAN & BRODA  
DIPLOMA  
COMMERCIAL INSTITUTE, INC.  
HOWARD A. SPEIGEL, P.A.

REVISED CHANGED BEARINGS ONLY 10/29/96  
RECORDED 10/23/96 • 71095 SALE 11 INCHES FEET

DATE 10/23/96  
JOB # 71096

NOTE: BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON THE ASSUMPTION THAT THE EARTH IS FLAT AND THAT THE CURVATURE OF THE EARTH IS NEGLIGIBLE.

NOTE: BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON THE ASSUMPTION THAT THE EARTH IS FLAT AND THAT THE CURVATURE OF THE EARTH IS NEGLIGIBLE.

LEGAL DESCRIPTION:

SEE ABOVE

THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES AFFECTING THIS PROPERTY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES AFFECTING THIS PROPERTY.

LEGEND:  
S - SURVEY  
B - BOUNDARY  
C - CORNER  
E - EVIDENCE  
F - FENCE  
G - GROUND  
H - HOLE  
I - IRON  
L - LIME  
M - MARK  
N - NAIL  
O - OIL  
P - PILE  
R - RAIL  
S - SIGN  
T - TOWER  
W - WALL  
X - CROSS  
Y - YARD  
Z - ZONE

AA  
MORAN & BRODA  
DIPLOMA  
COMMERCIAL INSTITUTE, INC.  
HOWARD A. SPEIGEL, P.A.

WILLIAMSON  
WILLIAMSON & ASSOCIATES  
P.O. BOX 1000  
TALLAHASSEE, FLORIDA 32302  
TEL: 904-833-3355

Exhibit "A"

OFFICIAL RECORDS  
BOOK

3278

0481

SEMI-CIRCLE CO. FLA.

LEGIBILITY UNSATISFACTORY  
FOR MICROFILMING

# HIGHLAND DRIVE

50' H/W (AN OPEN PAVED ROAD)

326.00'

23.51'

S 89° 51' 11" W

N60 NO.

5/8" I. R.  
LB • 5736

40.06' (MEAS)

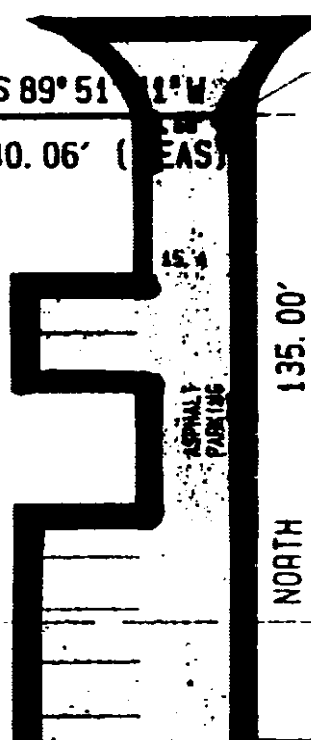
EAST 118.00' (DESC)  
N89° 41' 47" E 110.06' (MEAS)

RECOVERED  
1/2" I. R.  
LB • 2108

14.11' (DESC)  
S 55° 14' 28" E  
13.99' (MEAS)  
N 44° 55' 01" W

RECOVERED  
CUT "X"

500° 00' 29" E 196.49' (MEAS)



135.00'

NORTH

105.41' H/DOS

110.00'

# MAITLAND AVE

34.2

ASPHALT  
PARKING

N60 NO.

RECOVERED  
CUT "X"

WEST 85.00' (DESC)

S 89° 43' 56" W 77.01' (MEAS)

N60 NO.

30.00'

WEST 11.3' CON

N 54° 07' 22" W  
16.07'

(LESS R/W)

116.00'

POINT OF  
BEGINNING  
OUT PARCEL

B. B. O.



15.3

12.2

4" CONC.  
WALK

52.98'

NORTH

15.97'

POINT OF  
COMMENCEMENT  
S. E. COR. OF  
LOT 2

326.00'

S 89° 53' 30" E 160.03' (MEAS)

5/8" I. R.  
LB • 5736

N60  
LB • 2108  
0.2' IN  
WALK