

This Instrument Prepared By:  
Thomas D. Wright, Esquire  
Wright & Casey, P.A.  
Attorneys at Law  
340 North Causeway  
New Smyrna Beach, FL 32169

### GRANT OF EASEMENT

This Easement is made this 22nd day of April, 2022, by THE VILLAS AT MASSEY RANCH, LLC, a Florida Limited Liability Company, Post Office Box 949, New Smyrna Beach, FL 32170, hereinafter called Grantor, to THE VILLAS AT MASSEY RANCH HOMEOWNERS ASSOCIATION, INC, A Florida non-profit corporation, MASSEY FAMILY ENTERPRISES, LLC, a Florida Limited Liability Company, Post Office Box 1208, New Smyrna Beach, FL 32170, hereinafter called Grantee.

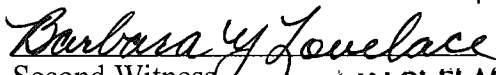
**WHEREAS**, the Grantor is the owner of a parcel of land, being that part of the property described in Exhibit A attached hereto, said parcel referred to herein as the "Easement Parcel;"

**NOW THEREFORE**, for Ten Dollars and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, the Grantor hereby grants to the Grantee a non-exclusive and perpetual easement and right-of-way for access, ingress, egress, drainage and utilities, such easement being fully assignable by each Grantee to the owners of the appurtenant lands set forth herein, and said appurtenant landowners' successors and assigns. Said easement and right-of-way to the Grantee shall be an appurtenance to the land of the Grantee known as the Villas Property Phase II described in Exhibit B attached hereto, and to land owned by Massey Family Enterprises, LLC, that may be located adjacent to Massey Ranch Boulevard, Edgewater, Florida, as said boulevard may be extended in the future, and shall run with said land.

This instrument shall be binding on, and shall inure to the benefit of, the heirs, executors, administrators, and successors of the parties hereto.

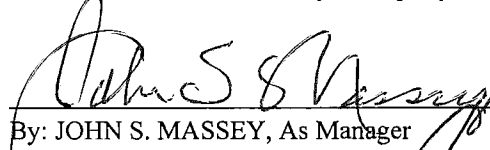
Signed, sealed and delivered in our presence:

  
First Witness  
Printed Name: Thomas D. Wright

  
Second Witness  
Printed Name: BARBARA Y LOVELACE

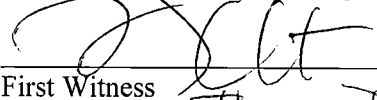
**Grantor:**

THE VILLAS AT MASSEY RANCH, LLC  
A Florida Limited Liability Company

 [SEAL]  
By: JOHN S. MASSEY, As Manager  
of MASSEY FAMILY ENTERPRISES, LLC, A Florida  
Limited Liability Company, As Authorized Member of THE  
VILLAS AT MASSEY RANCH, LLC  
A Florida Limited Liability Company

Grant of Easement (continued)

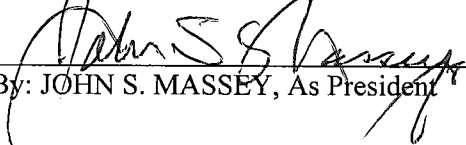
Signed, sealed and delivered in our presence:

  
First Witness  
Printed Name: Thomas D. Wright

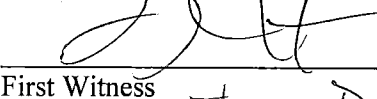
  
Second Witness  
Printed Name: BARBARA Y LOVELACE


**Grantee:**

THE VILLAS AT MASSEY RANCH  
HOMEOWNERS ASSOCIATION, INC.  
A Florida Non-Profit Corporation

  
By: JOHN S. MASSEY, As President [SEAL]

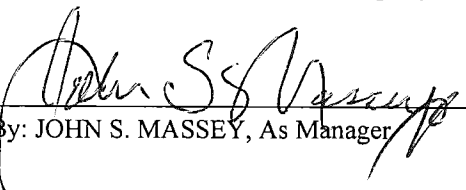
Signed, sealed and delivered in our presence:

  
First Witness  
Printed Name: Thomas D. Wright

  
Second Witness  
Printed Name: BARBARA Y LOVELACE

**Grantee:**

MASSEY FAMILY ENTERPRISES, LLC  
A Florida Limited Liability Company


  
By: JOHN S. MASSEY, As Manager [SEAL]

## Grant of Easement (continued)

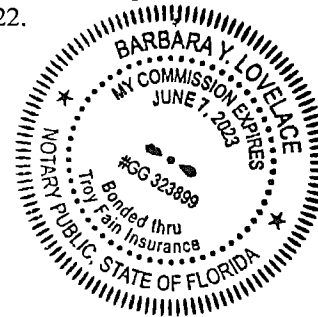
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day before me, by means of physical presence, an officer duly qualified to take acknowledgments, personally appeared JOHN S. MASSEY, as Manager of MASSEY FAMILY ENTERPRISES, LLC, a Florida Limited Liability Company, as Authorized Member of THE VILLAS AT MASSEY RANCH, LLC, a Florida Limited Liability Company to me personally known to be the person described in, and who executed the foregoing instrument and acknowledged before me the execution of same on behalf of said companies.

Witness my hand and official seal this 22nd day of April, 2022.

  
Notary Public  
Printed Name: BARBARA Y LOVELACE

My commission expires:



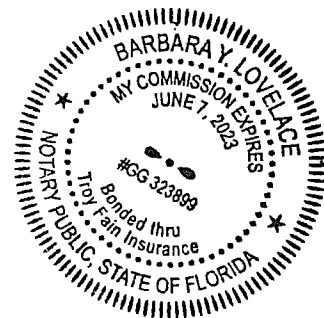
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day before me, by means of physical presence, an officer duly qualified to take acknowledgments, personally appeared JOHN S. MASSEY, As President of THE VILLAS AT MASSEY RANCH HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, to me personally known to be the person described in, and who executed the foregoing instrument and acknowledged before me the execution of same on behalf of said corporation.

Witness my hand and official seal this 22nd day of April, 2022.

  
Notary Public  
Printed Name: BARBARA Y LOVELACE

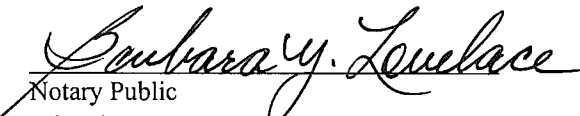
My commission expires:



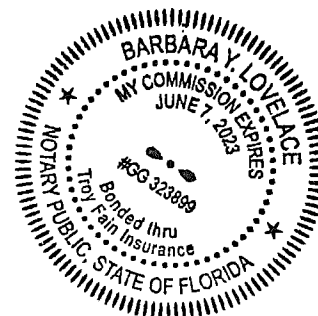
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day before me, by means of physical presence, an officer duly qualified to take acknowledgments, personally appeared JOHN S. MASSEY, as Manager of MASSEY FAMILY ENTERPRISES, LLC, a Florida Limited Liability Company, as Authorized Member of THE VILLAS AT MASSEY RANCH, LLC, a Florida Limited Liability Company to me personally known to be the person described in, and who executed the foregoing instrument and acknowledged before me the execution of same on behalf of said companies.

Witness my hand and official seal this 22nd day of April, 2022.

  
Notary Public  
Printed Name: BARBARA Y LOVELACE

My commission expires:



Massey Ranch Blvd. Easement

# **SKETCH OF DESCRIPTION OF (NOT A SURVEY)**

*MASSEY RANCH BLVD*  
Easement  
EXHIBIT *A*  
PAGE *1* OF *2* PAGES

**INGRESS/EGRESS & UTILITY EASEMENT:** A portion of Lot 136, ASSESSOR'S SUBDIVISION OF THE SAMUEL BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southwest corner of Wildwood Subdivision Unit 3, according to the plat thereof as recorded in Map Book 38, Page 35 of the Public Records of Volusia County, Florida; thence North 20° 17' 14" West, along the westerly line of said Wildwood Subdivision Unit 3, also being the easterly line of said Lot 136 and along the easterly right of way of Massey Ranch Boulevard, a 100-foot right of way, as shown on plat of Massey Ranch Airpark Unit I, recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 17' 14" East, along said westerly right of way of Massey Ranch Boulevard, a distance of 330.07 feet; thence South 20° 15' 17" East, continuing along said westerly right of way of Massey Ranch Boulevard, a distance of 427.07 feet to the southwesterly corner of said Massey Ranch Boulevard and for the Point of Beginning; thence North 69° 44' 43" East, along the southerly right of way of said Massey Ranch Boulevard, a distance of 100.00 feet to southeasterly corner of said Massey Ranch Boulevard; thence South 20° 15' 17" East, along the southerly prolongation of the easterly right of way of said Massey Ranch Boulevard, a distance of 30.00 feet; thence South 01° 36' 16" East, a distance of 34.00 feet; thence South 48° 07' 27" West, a distance of 34.00 feet; thence South 00° 18' 09" West, a distance of 111.00 feet to the centerline of Taxiway Easement #1 as recorded in Official Records Book 4402, Page 2031 of the Public Records of Volusia County, Florida; thence North 89° 41' 51" West, along said centerline of Taxiway Easement #1, a distance of 50.00 feet; thence North 00° 18' 09" East, a distance of 80.52 feet to the southerly prolongation of the westerly right of way of said Massey Ranch Boulevard; thence North 20° 15' 17" West, along the southerly prolongation of the westerly right of way of said Massey Ranch Boulevard, a distance of 85.73 feet to the Point of Beginning. Containing 0.28 acres, more or less.

## **REPORT:**

1. Description prepared by the undersigned at the request of the client.
2. Bearings refer to Massey Ranch Airpark Unit I, according to the plat thereof as recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida and based on the centerline of Massey Ranch Boulevard as being South 20° 15' 17" East.
3. Subject to restrictions, reservations, limitations, easements and rights of way, if any, appearing of record.
4. This sketch of description and report prepared without the benefit of an abstract and no title work has been performed or provided to this surveyor.
5. This sketch of description and report is subject to any facts that may be disclosed by a full and accurate title search.
6. The location of any subsurface foundations, improvements, features or utilities which may or may not exist and which may or may not violate deed or easement lines are not determined or addressed by this survey.
7. Dimensions indicated hereon are in U.S. standard feet and decimals thereof, unless otherwise noted.
8. **This sketch is not an actual Boundary Survey.**
9. Additions or deletions to this survey map or report by other than the signing party or parties is prohibited without written consent of the signing party or parties per F.A.C. Rule 5J-17.051(3)(b)6.
10. The survey map and report or copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DATE PREPARED: 04/18/2022

**SEE PAGE 2 FOR SKETCH**

I hereby certify that this sketch of description of the subject property is true and correct to the best of my knowledge, information and belief as prepared under my supervision on the dates shown thereon. I further certify that this sketch of description meets the Standards of Practice set forth in F.A.C. Rule 5J-17, adopted by the Florida Board of Professional Surveyors and Mappers, pursuant to Florida Statutes Ch. 472.027, subject to the qualifications noted hereon.

Signed: \_\_\_\_\_

Seal:

Jeffrey W. Cory  
Professional Surveyor and Mapper License Number 4139

THIS SKETCH OF DESCRIPTION CONTAINS 2 PAGES  
EACH PAGE IS NOT FULL AND COMPLETE WITHOUT THE OTHER PAGE

Daniel W. Cory Surveyor, LLC  
Certificate of Authorization Number LB 7883  
300 Canal Street  
New Smyrna Beach, Florida 32168  
(386) 427-9575

FILE # 3001-MC  
Work Order #22-02-006  
Part of Lot 136  
Assrs Sub of Betts Grant  
Page 1 of 2

END

**- NORTHEASTERLY CORNER  
OF LOT 136**

**POINT OF  
COMMENCEMENT**  
SW CORNER OF  
WILDWOOD SUBDIVISION UNIT 3  
MAP BOOK 38, PAGE 35

**R/W = RIGHT-OF-WAY**

SELY CORNER OF  
MASSEY RANCH BOULEVARD

**POINT OF BEGINNING**  
SWly CORNER OF  
MASSEY RANCH BOULEVARD

70' TAXIWAY EASEMENT #1  
PER OFFICIAL RECORDS  
BOOK 4402, PAGE 2031

**NOT A BOUNDARY SURVEY  
(DESCRIPTION ON PAGE 1)**

FILE # 3001-MC  
Work Order #22-02-006  
Part of Lot 136  
Assrs Sub of Betts Grant  
Page 2 of 2

**EXHIBIT B**  
**PAGE 1 OF 1**

A portion of Lot 136 and a portion of Lot 1, ASSESSOR'S SUBDIVISION OF THE SAMUEL BETTS GRANT, according to the plat thereof, as recorded in Map in Map Book 3, Page 153, of the Public Records of Volusia County, Florida, being described as follows: Commence at the southwest corner of Wildwood Subdivision Unit 3, according to the plat thereof as recorded in Map Book 38, Page 35 of the Public Records of Volusia County, Florida; thence North 20° 17' 14" West, along the westerly line of said Wildwood Subdivision Unit 3, also being the easterly line of said Lot 136 and along the easterly right of way of Massey Ranch Boulevard, a 100-foot right of way, as shown on plat of Massey Ranch Airpark Unit I, recorded in Map Book 44, Pages 68 through 70, inclusive, of the Public Records of Volusia County, Florida, a distance of 330.15 feet to the northeasterly corner of said Lot 136; thence South 69° 40' 57" West, along the northerly line of said Lot 136, a distance of 100.00 feet to the westerly right of way of said Massey Ranch Boulevard; thence South 20° 17' 14" East, along said westerly right of way of Massey Ranch Boulevard, a distance of 330.07 feet; thence South 20° 15' 17" East, continuing along said westerly right of way of Massey Ranch Boulevard, a distance of 427.07 feet to the southwesterly corner of said Massey Ranch Boulevard; thence continue South 20° 15' 17" East, along the southerly prolongation of the westerly right of way of said Massey Ranch Boulevard, a distance of 171.72 feet for the Point of Beginning; thence South 89° 41' 51" East, a distance of 33.91 feet; thence South 07° 01' 00" West, a distance of 120.64 feet; thence South 00° 18' 09" West, a distance of 1.88 feet; thence South 12° 14' 00" East, a distance of 102.68 feet; thence South 54° 42' 00" East, a distance of 74.30 feet; thence South 85° 29' 30" East, a distance of 66.54 feet; thence South 46° 06' 00" East, a distance of 43.49 feet; thence South 05° 42' 00" East, a distance of 94.35 feet; thence South 40° 04' 00" East, a distance of 120.43 feet; thence South 20° 15' 17" East, a distance of 25.01 feet; thence South 06° 11' 00" East, a distance of 78.08 feet; thence South 88° 41' 44" West, a distance of 776.77 feet; thence North 06° 16' 50" West, a distance of 611.81 feet; thence South 89° 41' 51" East, a distance of 540.32 feet to the Point of Beginning. Containing 9.03 acres, more or less.