

---

# PERMANENT ACCESS EASEMENT

---

Return original or certified recorded document to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THIS EASEMENT** is given this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ (“Grantor”), whose mailing address is \_\_\_\_\_, to \_\_\_\_\_ (“Grantee”). As used herein, the term “Grantor” shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the “Property” (as hereinafter defined) and the term “Grantee” shall include any successor or assignee of Grantee.

### WITNESSETH

**WHEREAS**, Grantor is the fee simple owner of certain lands situated in \_\_\_\_\_ County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee upon the Property described on Exhibit “A” which shall run with the land and be binding upon the Grantor.

The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across the Property for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances in the vicinity of the Property.
3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.
4. Grantee's Liability. Grantee’s liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.



5. Duration. This Easement shall remain in full force and effect in perpetuity.

6. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in \_\_\_\_\_ County, Florida.

**IN WITNESS WHEREOF,** \_\_\_\_\_ (“Grantor”) has hereunto set its authorized hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 A Florida corporation or  \_\_\_\_\_ (choose one)

By: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Print)

Title: \_\_\_\_\_

Signed, sealed and delivered in our presence as witnesses:

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Signature)

Name: \_\_\_\_\_  
(Print)

Name: \_\_\_\_\_  
(Print)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned notary public, personally appeared \_\_\_\_\_, the person who subscribed to the foregoing instrument, as the \_\_\_\_\_ (title), of \_\_\_\_\_  (corporation), a Florida corporation, or  \_\_\_\_\_ (choose one) and acknowledged that he/she executed the same on behalf of said  corporation, or  \_\_\_\_\_ (choose one) and the he/she was duly authorized to do so. He/She is personally known to me or has produced a \_\_\_\_\_ (state) driver’s license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name)

My Commission Expires: \_\_\_\_\_