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STATE OF ALABAMA)
COUNTY OF BALDWIN)

DECLARATION OF UTILITY EASEMENTS

THIS DECLARATION is made this 15 day of February, 2019, by **Parkview RV Community, LLC**, an Alabama Limited Liability Company (hereinafter "Declarant").

RECITALS

WHEREAS, the Declarant is the fee owner of the real property commonly known as "Creekside RV Subdivision", and legally described on that certain Plat as recorded on Slide 2666-F, as recorded in the records in the Office of the Judge of Probate of Baldwin County, Alabama, (hereinafter the "Property"); and,

WHEREAS, the Declarant desires to declare a utility easement for drainage, water, gas, electric, sewer, phone and cable service lines over, under and across part of the Property for the benefit of public utility facilities.

DECLARATION

NOW, THEREFORE, the Declarant hereby declares, imposes upon and makes the Property subject to the following easements and covenants:

1. Grant of Utility Easements. Declarant hereby grants unto **Baldwin County Electric Membership Corporation (Baldwin EMC), the Utilities Board of the City of Foley d/b/a Riviera Utilities, and Creekside RV Subdivision Owners Association, Inc.**, their successors and assigns, a perpetual, non-exclusive, utility easement on, over, under and across that part of the Property specified in **EXHIBIT A** attached hereto, for the purpose of installing, maintaining and/or repairing drainage, water, gas, electric, sewer, phone and cable utilities lines, pipes, services and all necessary appurtenances thereto.

2. Access to Utilities in Easement Area. The grant of the easement shall be for all purposes, including the construction, maintenance, operation, inspection, reconstruction, removal of utilities, and other purposes as may be required by **Baldwin County Electric Membership Corporation (Baldwin EMC), the Utilities Board of the City of Foley d/b/a Riviera Utilities, and/or Creekside RV Subdivision Owners Association, Inc.**

3. Duration. The provisions of this Declaration shall remain in full force and effect until the Declarant agrees in writing to terminate said provisions.

4. State Law. The laws of the State of Alabama shall govern the interpretation, validity, performance, and enforcement of this Declaration of Utility Easement.

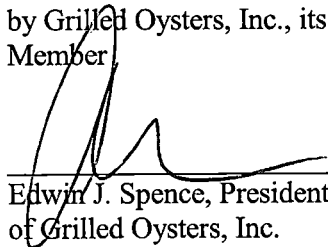
5. Severability. Invalidation of any one or more of the provisions of this Declaration by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

6. Mode of Enforcement. This Declaration may be enforced by proceedings in law to recover damages or by proceedings in equity to restrain any violation or compel performance.

7. Successors and Assigns. This Declaration shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. This Declaration shall run with the land. This Declaration benefits and burdens the Property.

IN WITNESS WHEREOF, the party has executed this Declaration of Utility Easement as of the day and year first above written.


PARKVIEW RV COMMUNITY, LLC
an Alabama Limited Liability Company,
by Grilled Oysters, Inc., its Administrative
Member

BY: 
Edwin J. Spence, President
of Grilled Oysters, Inc.

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, a Notary Public, in and for said County in said State, hereby certify that EDWIN J. SPENCE, whose name as President of Grilled Oysters, Inc., as Administrative Member of Parkview RV Community, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that being informed of the contents of said document, he, as such Officer and with full authority, has executed the same voluntarily for and as the act of the Corporation on the day the same bears date.

Sworn to and subscribed to before me on the 15 day of February, 2019.


Notary Public
My Commission Expires: _____

This Instrument Prepared By:
Daniel H. Craven, P.C.
Post Office Drawer 4489
Gulf Shores, AL 36547
Voice: 251.968.8170
Email: danielcraven@gulftel.com

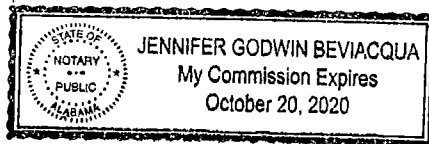


EXHIBIT A

The following easements affect lots within **Creekside RV Subdivision**, as recorded on **Slide 2666-F**, in the Probate Court records of Baldwin County, Alabama:

- A utility easement described as being the North 23 feet of Lots 1 through 17;
- A utility easement described as being the West 23 feet of Lots 18, 19, 60 and 61;
- A drainage and utility easement described as being the South 23 feet of Lots 20 through 32;
- A drainage and utility easement described as being the North 23 feet of Lots 33 through 45;
- A utility easement described as being the South 23 feet of Lots 46 through 59;
- A utility easement described as being the South 16 feet of Lot 19;
- A utility easement described as being the North 16 feet of Lot 60;
- A utility easement described as being the West 23 feet of Lot 45;
- A utility easement described as being the West 16 feet of Lots 6, 11, 37 and 42;
- A utility easement described as being the East 16 feet of Lots 20, 27, 50 and 55; and,
- A utility easement described as being the East 20 feet of Lot 22.