PERMANENT UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT (Easement) is made this 9th day of
May, 2019, between OK WILLOW WALK LLC, a Delaware limited liability
company, whose mailing address is 701 South Olive Avenue, Suite 104, West Palm Beach, Florida
33401 (Grantor), and MANATEE COUNTY, a political subdivision of the State of Florida,
whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (Grantee).

As used herein, the term “Grantor” shall include any and all heirs, legal representatives,
successors, or assigns of the Grantor, and all subsequent owners of the Easement Area as defined
below and the term “Grantee” shall include any successor or assignee of Grantee.

Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable
consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell,
and transfer unto Grantee a nonexclusive, permanent easement for the purposes of ingress and
egress, construction, installation, maintenance, and operation of underground utility
infrastructure and facilities, and other related improvements across, in, on, over, under, and upon
the real property of Grantor situated, lying, and being in the County of Manatee, State of Florida,
particularly described in Exhibit A attached hereto and incorporated herein by this reference
(Easement Area).

Grantor reserves the right to the continued free use and enjoyment of the Easement Area
for any purposes which are not inconsistent with the rights granted herein unto Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized of said lands and has good,
right, and lawful authority to grant this Easement, and shall take no action to interfere with
Grantee’s lawful use of said Easement. Grantor hereby fully warrants the Easement being granted
and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name
and its seal to be hereunto affixed, by its proper agent or officer thereunto duly authorized, on the
day, month, and year written above.
Signed, sealed and delivered in the presence of TWO (2) witnesses as required by law.

GRANTOR:
OK WILLOW WALK LLC,
a Delaware limited liability company

By: ______________________________
    Signature of James P. Harvey

As: Vice President

First Witness Signature
TROY E. SIMPSON
First Witness Printed Name

Second Witness Signature
JARED LYNCH
Second Witness Printed Name

STATE OF ________________
COUNTY OF ________________

The foregoing instrument was acknowledged before me this 19th day of March, 2019, by James P. Harvey as Vice President of OK WILLOW WALK LLC, a Delaware limited liability company, on behalf of said company, who _____ is personally known to me or _____ has produced __________________________ as identification.

Affix seal below.

Notary Public Signature
BRYON T. LO Presto
Printed Name
FF 943080
Commission Number
012720
Expiration Date

Page 2 of 2
DESCRIPTION EASEMENT

DESCRIPTION: A portion of Lots 5 and 6, according to the MAP, as recorded in Plat Book 2, Page 71, of the Public Records of Manatee County, Florida, lying in Section 5, Township 34 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of WILLOW WALK PHASE 1A, according to Plats Book 58, Pages 103 through 121, of the Public Records of Manatee County, Florida, said point also being on the West boundary of the Northeast 1/4 of said Section 5, run thence along said West boundary, N.00°45'15"W., a distance of 1219.60 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 5; thence along the South boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 5, N.89°48'53"W., a distance of 320.33 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°48'53"W., a distance of 991.62 feet to the Easterly maintained right of way line of ELLENTON - GILLETTE ROAD, as recorded in Road Plat Book 12, Pages 78 through 96, inclusive, of the Public Records of Manatee County, Florida; thence along said Easterly right-of-way line, N.01°04'10"E., a distance of 480.25 feet; thence Northeasterly, 28.98 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 66°25'19" (chord bearing N.34°16'49"E., 27.39 feet); thence S.01°04'10"W., a distance of 482.93 feet; thence S.89°48'53"E., a distance of 960.76 feet; thence S.37°41'11"E., a distance of 25.34 feet to the POINT OF BEGINNING.

Containing 0.616 acres, more or less.

NOTES:

1. BEARING SHOWN HEREBON ARE BASED ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 5, HAVING A GRID BEARING OF N.00°45'15"W. THE GRID BEARINGS AS SHOWN HEREBON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-1999 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
Description Sketch
(Not A Survey)

EASTERLY MAINTAINED RIGHT OF WAY LINE OF ELLERTON - GILLETTE ROAD PER ROAD PLAT BOOK 12, PAGES 78–96

MAP
(PLAT BOOK 2, PAGE 71)

UTILITY EASEMENT
AREA: 0.616 ACRES

SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5

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See sheet 1 for description

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.
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