

THIS INSTRUMENT PREPARED BY:

Chris Pickens, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Primrose School at Lakewood Centre
PID NO: 583206709

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 26 day of June, 2020, between **PS AT LWR-NORTH, LLC**, a Florida limited liability company, whose mailing address is 9983 Cherry Hills Avenue Circle, Bradenton, Florida 34202, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**Grantee**,"

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility facilities** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Composite Exhibit "A"** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law.

[Handwritten Signature]

First Witness Signature

Herb Ludlam

First Witness Printed Name

GRANTOR:

PS AT LWR-NORTH, LLC, a Florida limited liability company

By: [Handwritten Signature]

Bradley D Frank, Manager

[Handwritten Signature]

Second Witness Signature

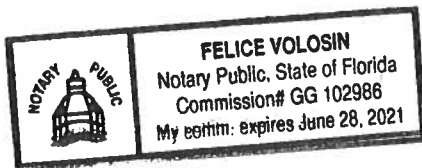
Serpil Vittoe

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 26 day of June, 2020, by Bradley D Frank, as Manager of PS at LWR-North, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced FL Driver License as identification.

Affix seal below:



[Handwritten Signature]

Notary Public Signature

Felice Volosin

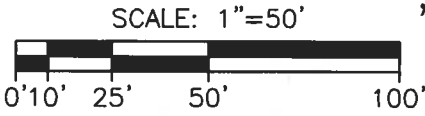
Printed Name

GG 102986

Commission Number

June 28, 2021

Expiration Date

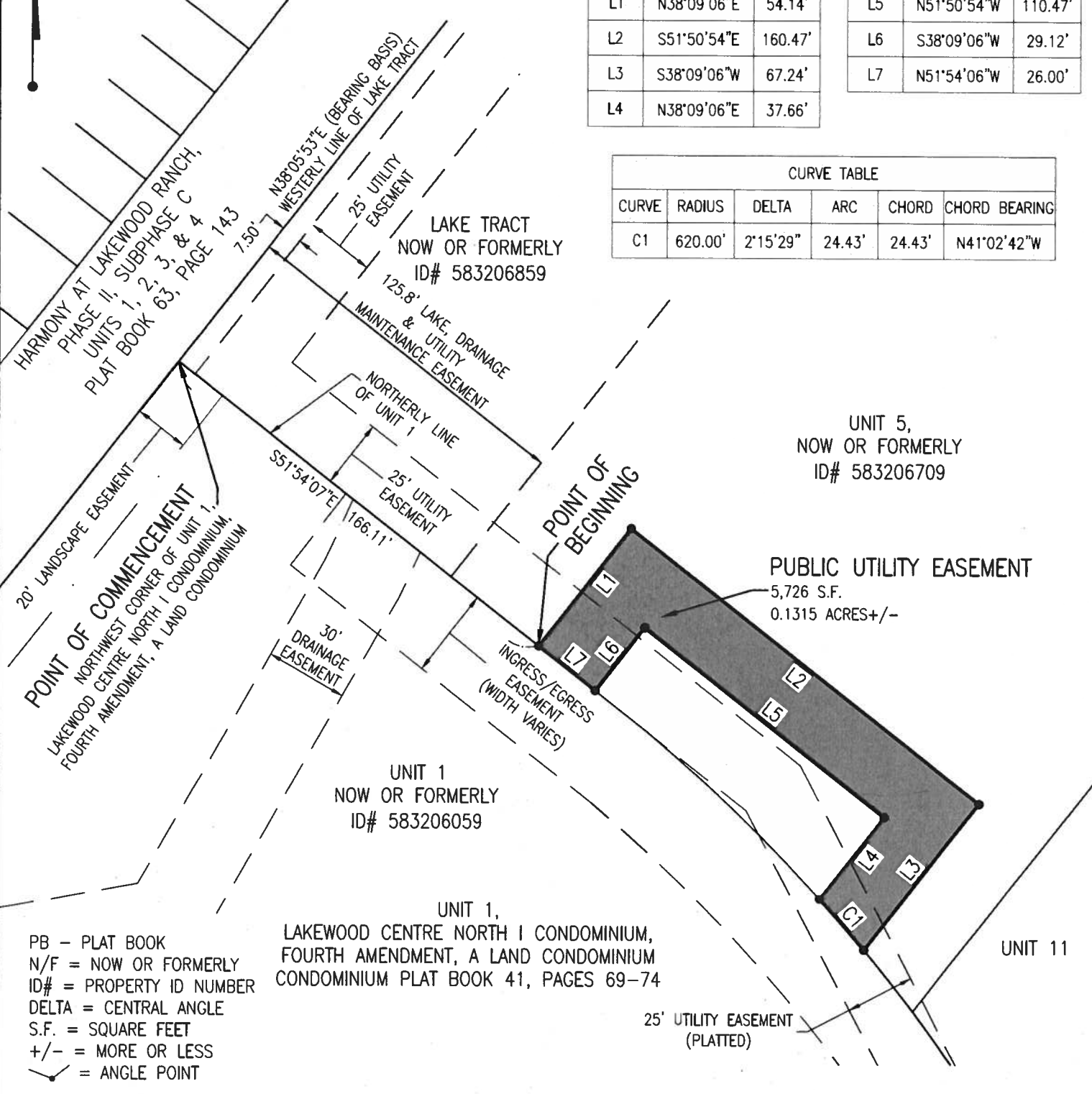


"COMPOSITE EXHIBIT A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°09'06"E	54.14'
L2	S51°50'54"E	160.47'
L3	S38°09'06"W	67.24'
L4	N38°09'06"E	37.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N51°50'54"W	110.47'
L6	S38°09'06"W	29.12'
L7	N51°54'06"W	26.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	620.00'	2°15'29"	24.43'	24.43'	N41°02'42"W



PB - PLAT BOOK
 N/F = NOW OR FORMERLY
 ID# = PROPERTY ID NUMBER
 DELTA = CENTRAL ANGLE
 S.F. = SQUARE FEET
 +/- = MORE OR LESS
 ∠ = ANGLE POINT

UNIT 1,
 LAKEWOOD CENTRE NORTH I CONDOMINIUM,
 FOURTH AMENDMENT, A LAND CONDOMINIUM
 CONDOMINIUM PLAT BOOK 41, PAGES 69-74

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC
This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



Stantec

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 Licensed Business Number 7868

TASK CODE: 320	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk01	PROJECT NO: 215614670	SHEET 1 OF 4	DRAWING INDEX NO: A215614670v-spsk01*	REV: A
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"COMPOSITE EXHIBIT A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying within Unit 5, Lakewood Centre North I Condominium, Fourth Amendment, a Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida, lying in Section 17, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Unit 1 as shown on the condominium plat of Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida; thence S.51°54'07"E., along the Northerly line of said Unit 1, a distance of 166.11 feet to the POINT OF BEGINNING; thence N.38°09'06"E., a distance of 54.14 feet; thence S.51°50'54"E., a distance of 160.47 feet; thence S.38°09'06"W., a distance of 67.24 feet to a point on said Northerly line of Unit 1, being the point of curvature of a non-tangent curve to the left, having a radius of 620.00 feet and a central angle of 2°15'29"; thence Northwesterly along the arc of said curve, also along said Northerly line of Unit 1, a distance of 24.43 feet, said curve having a chord bearing and distance of N.41°02'42"W., 24.43 feet, to the end of said curve; thence N.38°09'06"E., along a line non-tangent with the previously described curve, a distance of 37.66 feet; thence N.51°50'54"W., a distance of 110.47 feet; thence S.38°09'06"W., a distance of 29.12 feet to a point on said Northerly line of Unit 1; thence N.51°54'07"W., along said Northerly line of Unit 1, a distance of 26.00 feet to the POINT OF BEGINNING.


Said tract contains 5,726 square feet or 0.1315 acres, more or less.

NOTES:

Bearings shown hereon are arbitrary and are based on Westerly line of the Lake Tract, as shown on the Condominium Plat Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida located in Section 17, Township 35 South, Range 19 East having a bearing of N38°05'53"E and do not refer to the true meridian.

Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.

This is a sketch only and does not represent a field survey.

BY: 
 JOE LACEY,
 P.S.M. NO. 7090



FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

REV: A. REVISED PER COUNTY COMMENTS; 6/29/20; HJC
This is NOT a Survey and Not valid without all sheets.

Jul 09, 2020 - 10:49:14 BCUNNINGHAM\jv:2156\active\215614670\survey\drawing\sketch-desc\215614670v-spsk01.dwg

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

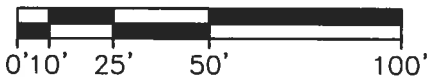


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TASK CODE: 320	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk01	PROJECT NO: 215614670	SHEET 2 OF 4	DRAWING INDEX NO: A215614670v-spsk01*	REV: A
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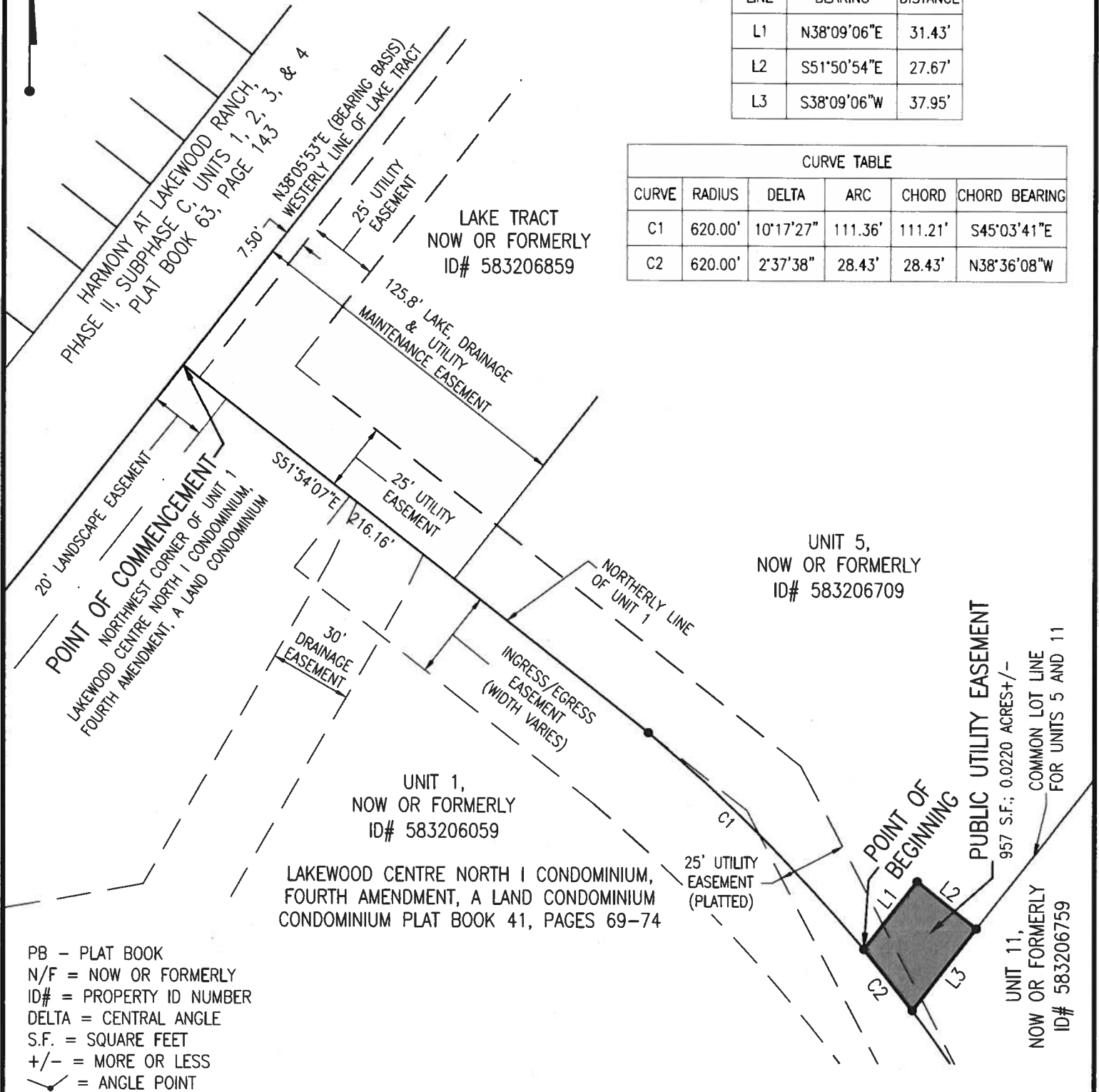
SCALE: 1"=50'



"COMPOSITE EXHIBIT A"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°09'06"E	31.43'
L2	S51°50'54"E	27.67'
L3	S38°09'06"W	37.95'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	620.00'	10°17'27"	111.36'	111.21'	S45°03'41"E
C2	620.00'	2°37'38"	28.43'	28.43'	N38°36'08"W



PB - PLAT BOOK
 N/F = NOW OR FORMERLY
 ID# = PROPERTY ID NUMBER
 DELTA = CENTRAL ANGLE
 S.F. = SQUARE FEET
 +/- = MORE OR LESS
 ∨ = ANGLE POINT

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

Jun 29, 2020 - 15:49:51

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REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk02	PROJECT NO: 215615781	SHEET 3 OF 4	DRAWING INDEX NO: A215614670v-spsk02*	REV: A
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"COMPOSITE EXHIBIT A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying within Unit 5, Lakewood Centre North I Condominium, Fourth Amendment, a Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida, lying in Section 17, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Unit 1 as shown on the condominium plat of Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida (the following two (2) calls are along the Northerly line of said Unit 1); 1) thence S.51°54'07"E., a distance of 216.16 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 10°17'27"; (2) thence Southeasterly along the arc of said curve, a distance of 111.36 feet, said curve having a chord bearing and distance of S.45°03'41"E., 111.21 feet, to the end of said curve for the POINT OF BEGINNING; thence N.38°09'06"E., a distance of 31.43 feet; thence S.51°50'54"E., a distance of 27.67 feet to a point on the lot line common to Units 5 and 11 of said Lakewood Centre North 1 Condominium; thence S.38°09'06"W., along said common line, a distance of 37.95 feet to the point of curvature of a non-tangent curve to the left, having a radius of 620.00 feet and a central angle of 2°37'38", said point being on the above-mentioned Northerly line of said Unit 1; thence Northwesterly along the arc of said curve, also along said Northerly line of Unit 1, a distance of 28.43 feet, said curve having a chord bearing and distance of N.38°36'08"W., 28.43 feet, to the POINT OF BEGINNING.

Said tract contains 957 square feet or 0.0220 acres, more or less.

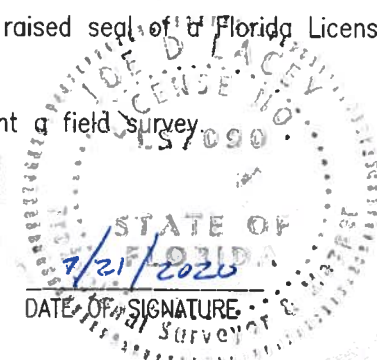
NOTES:

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Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.

This is a sketch only and does not represent a field survey.

BY: Joe Lacey
 JOE LACEY,
 P.S.M. NO. 7090



REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

This is NOT a Survey and Not valid without all sheets.

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

Jun 29, 2020 - 15:49:51

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SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



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TASK CODE: 210	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215614670v-spsk02	PROJECT NO: 215615781	SHEET 4 OF 4	DRAWING INDEX NO: A215614670v-spsk02*	REV: A
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CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 14~~th~~ day of July, 2020, by **WELLS FARGO BANK**, a national banking association, whose mailing address is 600 South 4th Street, 13th Floor, Minneapolis, Minnesota 55415, (hereinafter the **Mortgagee**), being the owner and holder of a Mortgage dated September 25, 2019, made by **PS AT LWR-NORTH, LLC**, a Florida limited liability company, whose mailing address is 9983 Cherry Hills Avenue Circle, Bradenton, Florida 34202, (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2804 Page 5597, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law.

MORTGAGEE:
WELLS FARGO BANK, a national banking association

Marisol Montañez-Mora By: Michael R. Allen
First Witness Signature Signature

Marisol Montañez-Mora As: Underwriter
First Witness Printed Name Title

Michael R. Allen
Printed Name

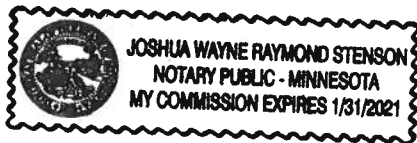
Brittani Bicy
Second Witness Signature

Brittani Bicy
Second Witness Printed Name

STATE OF Minnesota
COUNTY OF Hennepin

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 14th day of July, 2020, by Michael Allen, as Underwriter of Wells Fargo Bank, a national banking association, on behalf of said association, who is personally known to me or who has produced _____ as identification.

Affix seal below:



Joshua Wayne Raymond Stenson
Notary Public Signature

Joshua W R Stenson
Printed Name

31014266
Commission Number

1/31/2021
Expiration Date