

THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist, Property Management
On Behalf of: Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: 44th Avenue East/ White Eagle Intersection
PROJECT #: N/A
PARCEL: N/A
PID # 579902659

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of OCTOBER, 2016, between **LAKEWOOD RANCH STEWARDSHIP DISTRICT**, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2016 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper officer 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:

GRANTOR:

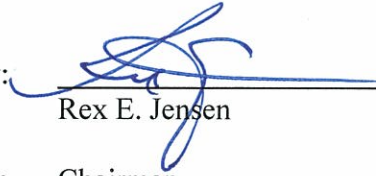
LAKWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended



First Witness Signature

Suzanne L. Fugate

First Witness Printed Name

By: 

Rex E. Jensen

As: Chairman

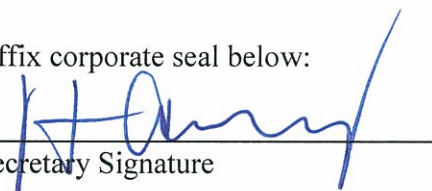


Second Witness Signature

Roger A. Aman

Second Witness Printed Name

Affix corporate seal below:

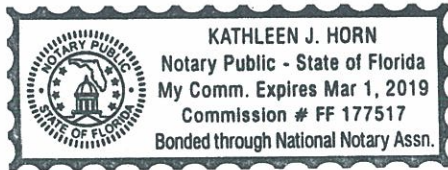
Attest: 

Secretary Signature

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 20th day of OCTOBER, 2016, by Rex E. Jensen as Chairman of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who is personally known to me.

Affix seal below:




Notary Public Signature

KATHLEEN J. HORN
Printed Name

Commission Number

Expiration Date

ABBREVIATIONS LEGEND:
 O.R. = OFFICIAL RECORDS
 P. = PAGE
 LRSD = LAKEWOOD RANCH
 STEWARDSHIP DISTRICT

LEGAL DESCRIPTION (O.R. Book 2540, Page 1559, Public Records of Manatee County, Florida):

A tract of land lying in Sections 4, 5, 8 and 9, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

COMMENCE at the southeast corner of said Section 5; thence N.89°29'09"W., along the south line of said Section 5, a distance of 200.70 feet to a point on the east line of 44th Avenue East (variable width public right-of-way) as recorded in Official Records Book 2254, Page 4605, Public Records of Manatee County, Florida and being the POINT OF BEGINNING; thence N.00°52'39"E., along said east line, a distance of 13.77 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 90°37'36"; thence northeasterly along the arc of said curve, a distance of 79.09 feet, said curve having a chord bearing and distance of N.45°33'51"E., 71.10 feet, to the end of said curve; thence S.88°45'43"E., along a line non-tangent with the previously described curve, a distance of 175.03 feet to the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 89°21'52"; thence southeasterly along the arc of said curve, a distance of 77.99 feet, said curve having a chord bearing and distance of S.44°26'25"E., 70.32 feet, to the point of tangency of said curve; thence S.89°07'21"E., a distance of 664.00 feet; thence S.00°52'39"W., a distance of 12.50 feet; thence S.89°07'21"E., a distance of 230.89 feet; thence S.00°52'39"W., a distance of 150.00 feet; thence N.89°07'21"W., a distance of 230.89 feet; thence S.00°52'39"W., a distance of 12.50 feet; thence N.89°07'21"W., a distance of 939.01 feet to a point on the above mentioned east line of 44th Avenue East; thence N.00°52'39"E., along said east line, a distance of 161.23 feet to the POINT OF BEGINNING.

Said tract contains 208,784 square feet or 4.7930 acres, more or less.

PID# = PROPERTY APPRAISER IDENTIFICATION NUMBER

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	50.00'	90°37'36"	79.09'	71.10'	N45°33'51"E
C2	50.00'	89°21'52"	77.99'	70.32'	S44°26'25"E

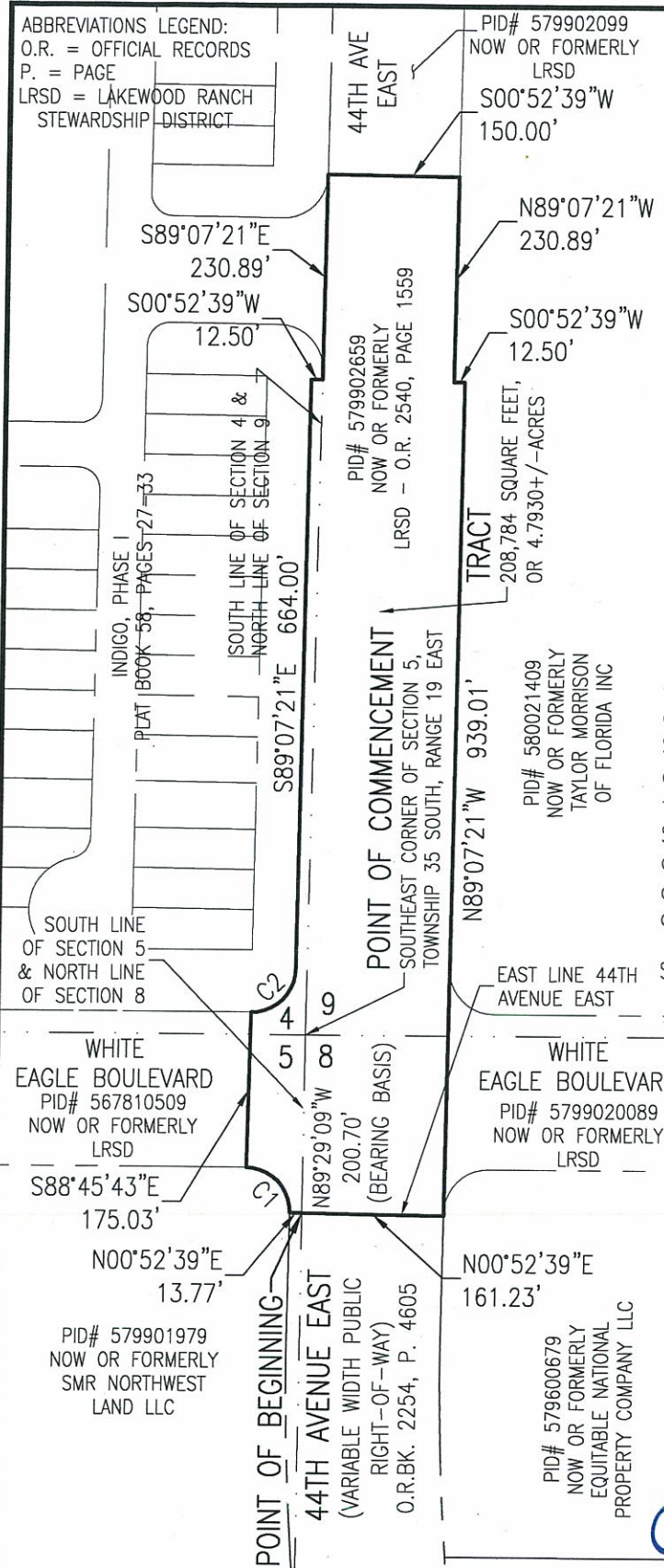
SCALE: 1"=200'



NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 5, BEING N.89°29'09"W.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Robert R. Cunningham, P.S.M.
 Florida Registration No. 3924
 Date of Signature: 10/26/2016



FOR: NEAL COMMUNITIES OF SW. FL., INC.

Oct 26, 2016 - 08:25:47

BCUNNINGHAM\N:\2156\active\215611959\survey\drawing\sketch_desc\215611959v-spsk08.dwg

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

SKETCH & DESCRIPTION OF
 EXTENSION OF 44TH AVENUE EAST
 SECTIONS 4, 5, 8 & 9, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 220	DRAWN BY: HJC	CHKD BY: RRC	CAD FILE: 215611959v-spsk08	PROJECT NO: 215611959	SHEET 1 OF 1	DRAWING INDEX NO: A215611959v-001	REV:
-------------------	------------------	-----------------	--------------------------------	--------------------------	-----------------	--------------------------------------	------