

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

PROJECT NAME: LA FITNESS
PROJECT#: N/A
PARCEL#: N/A
PID#: 5359800109

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

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 10th day of July, 2015, between **DDR SOUTHEAST CORTEZ, L.L.C.**, a Delaware limited liability company, whose mailing address is 3300 Enterprise Parkway, Beachwood, Ohio, 44122 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 drainage and utility facilities* over, under, and across the property situate in Manatee County, State of Florida, more particularly described as Parcel 5359800109 in **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.

Signed, sealed, and delivered in the presence of:

DDR SOUTHEAST CORTEZ, L.L.C., a Delaware limited liability company

Witness N/A
Nicole Mulloy
Printed Name

By: James J. Farrell
Printed Name: James J. Farrell
Title: Executive Vice President

Witness Lillian Sherrod
Lillian Sherrod
Printed Name

(Signature of two witnesses required by law.)

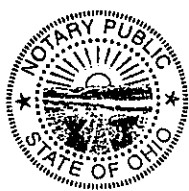
STATE OF Ohio
COUNTY OF Cuyahoga

The foregoing instrument was acknowledged before me this 10th day of July, 2015, by James J. Farrell, as Executive Vice President for DDR Southeast Cortez, LLC, who is () personally known to me, or () who has produced _____ as identification.

Notary Public Seal:

Debra Caspio
NOTARY PUBLIC, State of Ohio
Debra Caspio
Printed Name

My Commission Expires: 3-6-19



DEBRA CASPIO
Notary Public, State of Ohio
My Commission Expires
March 6, 2019

Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT "A"

Legal Description:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE RUN SOUTH 01°17'00" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 49.77 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 684 (CORTEZ ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 13040-2501; THENCE CONTINUE SOUTH 01°17'00" EAST ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, ALSO BEING THE EAST LINE OF TANGELO PARK 1ST ADDITION, PER PLAT BOOK 9, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND ITS NORTHERLY EXTENSION, A DISTANCE OF 596.38 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF A 12 FOOT WIDE WATERLINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1305, AT PAGES 3092, 3110, 3134 AND 3146 OF SAID PUBLIC RECORDS, AND ITS EASTERLY EXTENSION; THENCE RUN NORTH 89°03'47" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 389.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°03'47" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 9.93 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 01°23'00" WEST A DISTANCE OF 124.54 FEET; THENCE RUN NORTH 89°00'57" EAST A DISTANCE OF 14.18 FEET; THENCE RUN SOUTH 01°18'06" EAST A DISTANCE OF 62.82 FEET; THENCE RUN SOUTH 87°51'12" WEST A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 02°08'48" EAST A DISTANCE 61.96 FEET TO THE POINT OF BEGINNING.

ENCOMPASSES 1,476 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

| | | | | |
|--|---|----------------------------------|------------------------------------|--------------------------|
| (A) - ACTUAL | (A) - DEED | GOVT - GOVERNMENT | PC - POINT OF CURVATURE | R17E - RANGE 17 EAST |
| APPROX - APPROXIMATE | (DE) - DEED EXCEPTION | IP - IRON PIPE | PCC - POINT OF COMPOUND | R - RADIUS |
| AVG - AVERAGE | DEPT - DEPARTMENT | IR - IRON ROD | PG - CURVATURE | RAD - RADIAL |
| (BB) - BEARING BASIS | D/U - DRAINAGE AND UTILITY | IR&C - IRON REBAR & CAP | PCP - PERMANENT CONTROL POINT | REC - RECOVERED |
| BLDG - BUILDING | E - EASEMENT | L - ARC LENGTH | PG - PAGE | REV - REVISION |
| BM - BENCH MARK | ELEV - ELEVATION | LB# - LICENSED BUSINESS NUMBER | PGS - PAGES | RP - RADIUS POINT |
| (C) - CALCULATED | EOP - EDGE OF PAVEMENT | (M) - MEASURED | PI - POINT OF INTERSECTION | R/W - RIGHT-OF-WAY |
| C - CHORD | ESMT - EASEMENT | N & D - NAIL AND DISK | POB - POINT OF BEGINNING | SEC 11 - SECTION 11 |
| CB - CHORD BEARING | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | NR - NON-RADIAL | POC - POINT OF COMMENCEMENT | SQ - SQUARE |
| CCR # - CERTIFIED CORNER RECORD NUMBER | FF - FINISH FLOOR | NSI - NO SURVEYOR IDENTIFICATION | POL - POINT ON LINE | SQ FT - SQUARE FEET |
| C/L - CENTERLINE | FND - FOUND | NT - NON-TANGENT | PRC - POINT OF REVERSE | TB - TANGENT BEARING |
| CM - CONCRETE MONUMENT | FP&L - FLORIDA POWER AND LIGHT | OR - OFFICIAL RECORDS | PRM - PERMANENT REFERENCE MONUMENT | T35S - TOWNSHIP 35 SOUTH |
| CONC - CONCRETE | FS - FLORIDA STATUTES | ORB - OFFICIAL RECORDS BOOK | PT - POINT OF TANGENCY | (TYP) - TYPICAL |
| COR - CORNER | (G) - GRID (STATE PLANE) | (P) - PLAT | FEC - FLORIDA EAST COAST RAILWAY | UE - UTILITY EASEMENT |
| Δ - DELTA | | PB - PLAT BOOK | | W/ - WITH |

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TANGELO PARK 1ST ADDITION, PLAT BOOK 9, PAGES 99 AND 100 PER THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS BEING S 01°17'00" E.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 30, 2015, further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 53-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By:

Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

| | |
|---------------------------------------|--------------------------------------|
| TITLE BLOCK ABBREVIATIONS | |
| Eng. = ENGINEERING | L.B. = LICENSED BUSINESS |
| C.O.A. = CERTIFICATE OF AUTHORIZATION | Arch. = ARCHITECTURAL |
| Landscp. = LANDSCAPE | N/A = NOT APPLICABLE Lic. = LICENSED |
| No. = NUMBER P.O. = POST OFFICE | © = COPYRIGHT |

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

| | |
|---------------|-----------------------|
| Date: 6/30/15 | Job No. D6055 |
| Drawn by: JTF | Scale: N/A |
| | File: D6055 TRANS.DWG |



www.cphcorp.com

500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

DDR - WATERLINE EASEMENT
CORTEZ PLAZA
SECTION 11-TOWNSHIP 35 SOUTH-RANGE 17 EAST
MANATEE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

© 2015

Sketch and Description:

THIS IS NOT A SURVEY

EXHIBIT "A"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | N 89°03'47" W | 9.93' |
| L2 | N 01°23'00" W | 124.54' |
| L3 | N 89°00'57" E | 14.18' |
| L4 | S 01°18'06" E | 62.82' |
| L5 | S 87°51'12" W | 5.00' |
| L6 | S 02°08'48" E | 61.96' |

ENCOMPASSES
1,476 SQ FEET
OR 0.03 ACRE±

PARCEL ID# 5359800109
OWNER: DDR SOUTHEAST
CORTEZ LLC
ADDRESS: 901 CORTEZ RD W

NO SALES LISTED

N 89°03'47" W 389.72'

12' WATERLINE EASEMENT PER ORB 1305, PG 3092, 3110, 3134, & 3146

CORTEZ ROAD
(STATE ROAD 684)

POC

NE CORNER OF
THE NW 1/4
SEC 11, T35S, R17E

S R/W LINE SR NO. 684
(CORTEZ ROAD)(D)
PER FDOT R/W MAP,
SECTION NO. 13040-2501

NORTHERLY LINE OF 12'
WATERLINE ESMT
ORB 1305, AT PG 3092,
3110, 3134, & 3146 AND
IT'S EASTERLY EXTENSION

E LINE OF THE NE 1/4 OF THE NW 1/4 OF
SEC 11, T35S, R17E ALSO BEING THE EAST LINE OF
TANGALO PARK 1ST ADDITION PER PB 9, PGS 99 AND 100
AND IT'S NORTHERLY EXTENSION

E LINE OF TANGALO PARK 1ST ADDITION
PER PB 9, PGS 99 AND 100
AND IT'S NORTHERLY EXTENSION

GROVELAND
STREET

2

17

BLOCK G

TANGALO PARK 1ST ADDITION
PER PB 9, PGS 99 AND 100

9TH STREET W

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Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: JTF

Date: 6/30/15

Job No. D6055

Scale: 1"=60'

File: D6055 TRANS.DWG



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DDR - WATERLINE EASEMENT
CORTEZ PLAZA
SECTION 11-TOWNSHIP 35 SOUTH-RANGE 17 EAST
MANATEE COUNTY, FLORIDA

Sheet
2
2 of 2

SKETCH AND DESCRIPTION

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