

**THIS INSTRUMENT PREPARED BY:**

**Kyle W. Grimes, Esquire**  
Grimes Hawkins Gladfelter & Galvano, P.L.  
1023 Manatee Ave. West,  
Bradenton, FL 34205



PROJECT NAME: Lake Flores  
PARCEL ID: 5164500059

SPACE ABOVE THIS LINE FOR RECORDING DATA

**FLOWAGE EASEMENT**

**THIS INDENTURE**, made this 16 day of July, 2020, between **LAKE FLORES I, LLC**, a Florida limited liability company, its heirs, successors or assigns, whose mailing address is 1320 33<sup>rd</sup> Street West, Palmetto, Florida 34221, as Grantor, and **MANATEE COUNTY**, a Political Subdivision of the State of Florida, with its mailing address being P.O. 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 permanent, non-exclusive flowage easement** for stormwater from Cortez Road and 75<sup>th</sup> Street West and the intersection of El Conquistador Parkway and 53<sup>rd</sup> Avenue together with a portion of El Conquistador Parkway across property situated in Manatee County, State of Florida, more particularly described as Drainage Strip 2 in **Exhibit "A"** attached hereto and incorporated herein by this reference and hereafter referred to as "Flowage Easement." Grantor holds fee simple title to only that portion of Drainage Strip 2 above the Mean High Water Line.

The Flowage Easement is intended to accommodate the existing flow as of the date of this Flowage Easement from the existing roadway and set forth on **Exhibit "B"**. Grantee recognizes that Grantor intends to install a pipe, dissipater and related drainage facilities within Drainage Strip 2 that is designed to accommodate the flow set forth herein along with other flows from Grantor's lands. The Grantor reserves the right to relocate and reconstruct such facilities at the Grantor's expense so long as the functional integrity of the facilities are maintained consistent with this grant of easement.

This is a nonexclusive easement with the Grantor reserving 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.

**[REMAINDER OF PAGE INTENTIONALLY BLANK]**

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 agent or officer thereunto duly authorized, the day and year above written.

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

**GRANTOR:**

LAKE FLORES I, LLC, a Florida limited liability company

By: [Signature]  
Whiting H. Preston, Manager

[Signature]  
First Witness Signature

Elliö Adler  
First Witness Printed Name

[Signature]  
Second Witness Signature

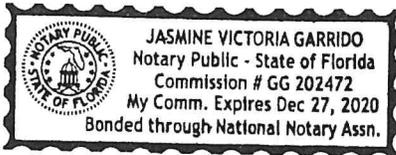
Hyle W Grimes  
Second Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 16 day of July, 2020, by Whiting H. Preston, as Manager of Lake Flores I, LLC, a Florida limited liability company, who is personally known to me () or has produced FL driver's license as identification.

(NOTARY SEAL)

[Signature]  
Notary Public, State of Florida  
Print Name: Jasmine Garrido  
Commission No: 66202472  
My Commission Expires: 12/27/20



# SKETCH OF LEGAL DESCRIPTION

## TABLE OF CONTENTS:

SHEET 1 – LEGAL DESCRIPTION, CERTIFICATION AND NOTES  
SHEET 2 – SKETCH

## EXHIBIT "A"

NOW OR FORMERLY PARCEL ID: 5164500059

## LEGAL DESCRIPTION

A PORTION OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2596, PAGE 6946 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE S 01°04'51" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 18, A DISTANCE OF 667.91 FEET; THENCE N 89°34'51" W, A DISTANCE OF 1,247.18 FEET TO THE POINT OF BEGINNING; THENCE S 69°06'11" W, A DISTANCE OF 594.15 FEET; THENCE S 43°49'06" W, A DISTANCE OF 960.15 FEET; THENCE N 46°10'54" W, A DISTANCE OF 30.00 FEET; THENCE N 43°49'06" E, A DISTANCE OF 966.88 FEET; THENCE N 69°06'11" E, A DISTANCE OF 524.00 FEET; THENCE S 89°34'47" E A DISTANCE OF 82.52 FEET TO THE POINT OF BEGINNING.

SAID LANDS HAVING AN AREA OF 1.049 ACRES MORE OR LESS.

### NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR A CERTIFIED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. A PRINTED COPY OF A DIGITALLY SIGNED AND SEALED PDF IS NOT VALID.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 18 TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY FLORIDA, AS BEING S01°04'51"W, AND BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD83/90.

### CERTIFICATION:

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



James W Quartel

For the firm by;

James W. Quartel, P.S.M.  
Professional Surveyor and Mapper  
Florida License No. 6032



**CARNAHAN PROCTOR & CROSS**

604 COURTLAND STREET SUITE 101  
PHONE : (407) 960-5980  
ORLANDO, FLORIDA 32804  
CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT  
SURVEYING  
CONSTRUCTION ENGINEERING INSPECTION

DATE: 04/14/18
DRAWN BY: JDF
CHECKED BY: JDF

**EXHIBIT A**  
STRIP #2 LEGAL  
SKETCH OF DESCRIPTION  
MANATEE COUNTY, FL

Rev 1 6.14.2020

SHEET NO.	OF
1	2
CAD FILE: 130217_ DRAINAGESTRIPSND.DWG	

# SKETCH OF LEGAL DESCRIPTION

## TABLE OF CONTENTS:

SHEET 1 - LEGAL DESCRIPTION, CERTIFICATION AND NOTES  
 SHEET 2 - SKETCH

## EXHIBIT "A"

### ABBREVIATIONS:

- A= ARC LENGTH
- ORB= OFFICIAL RECORDS BOOK
- PB= PLAT BOOK
- PG= PAGE
- R= RADIUS
- CB= CHORD BEARING
- C= CHORD
- D= DELTA
- POC= POINT OF COMMENCEMENT
- P.L.= PROPERTY LINE
- NAD= NORTH AMERICAN DATUM
- RIGHT-OF-WAY LINE = - - - - -
- R/W = RIGHT-OF-WAY LINE

NOW OR FORMERLY PARCEL ID: 5164500059

A PORTION OF  
 OFFICIAL RECORDS  
 BOOK 2596, PAGE 6946

**POINT OF COMMENCEMENT**  
 NE CORNER OF THE NW 1/4  
 OF SECTION 18-35-17

NORTH LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST

P.L.

R/W

53RD STREET WEST

A PORTION OF  
 OFFICIAL RECORDS  
 BOOK 2596,  
 PAGE 6946

**POINT OF BEGINNING**

EL CONQUISTADOR PARKWAY  
 667.91' S01°04'51"W

R/W

NOT PLATTED

S89°34'47"E  
 82.52'

N89°34'51"W  
 1247.18' P.L.

N69°06'11"E  
 524.00'

S69°06'11"W  
 594.15'

A PORTION OF  
 OFFICIAL RECORDS BOOK  
 2596, PAGE 6946

N43°49'06"E  
 966.88'

S43°49'06"W  
 960.15'

1.049 ACRES  
 MORE OR LESS

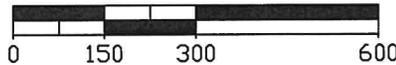
NOT PLATTED

N46°10'54"W  
 30.00'

EAST LINE OF THE NW 1/4 OF  
 SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST



1" = 300'



GRAPHIC SCALE



**CARNAHAN PROCTOR & CROSS**

604 COURTLAND STREET SUITE 101  
 PHONE : (407) 960-5980  
 ORLANDO, FLORIDA 32804  
 CERTIFICATE OF AUTHORIZATION # 2936

LAND DEVELOPMENT  
 SURVEYING  
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DATE: 04/14/18
DRAWN BY: JDF
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**EXHIBIT A**  
 STRIP #2 LEGAL  
 SKETCH OF DESCRIPTION  
 MANATEE COUNTY, FL

Rev 1 6.14.2020

SHEET NO. 2	OF 2
CAD FILE: 130217_ DRAINAGESTRIP2.DWG	



**MORTGAGEE'S JOINDER AND CONSENT**

The undersigned, Manatee Fruit Company, a Florida corporation, the owner and holder of that certain Purchase Money Mortgage dated March 23, 2015, and recorded March 23, 2015, in Official Records Book 2561, Pages 1166 and the Corrective Purchase Money Mortgage recorded November 30, 2015 in O.R. Book 2569, Page 6958, , of the Public Records of Manatee County, Florida, which encumber the property described in **Exhibit "A"** of the Flowage Easement to which this joinder and consent is attached, does hereby join in and consent to the recording of the Flowage Easement to which this joinder and consent is attached.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed by its duly authorized agent or officer this 16 day of July, 2020.

Witnesses:

*Ellis Adler*  
Print Name: Ellis Adler

*Kyle W Grimes*  
Print Name: Kyle W Grimes

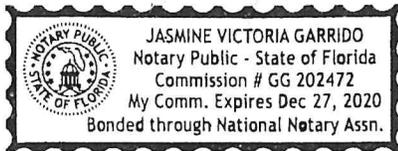
**Manatee Fruit Company, a Florida corporation**

By: *Whiting H. Preston*  
Whiting H. Preston  
As its: President

STATE OF FLORIDA  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 16 day of July, 2020, Whiting H. Preston, as President of Manatee Fruit Company, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced FL driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



*Jasmine Garrido*  
Signature of Notary Public

Jasmine Garrido  
Print Name of Notary Public

I am a Notary Public of the State of Florida  
and my commission expires on 12/27/20