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

PROJECT NAME: 117th Street East Right-of-Way
PROJECT NUMBER: N/A
PID: 579989309

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of November, 2018, 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 2018 and subsequent years.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents 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:
LAKEWOOD 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

Second Witness Signature

Kathleen J. Horn

Second Witness Printed Name

By: _____
Rex E. Jensen

As: Chairman

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of November, 2018, 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 or _____ has produced _____ as identification.

Affix seal below:

TAMARA HARRIS
Notary Public - State of Florida
Commission # GG 129788
My Comm. Expires Jul 31, 2021
Bonded through National Notary Assn.

Notary Public Signature

Tamara Harris

Printed Name

Commission Number

Expiration Date

EXHIBIT "A"

DESCRIPTION: 117TH STREET EAST RIGHT-OF-WAY
LAKEWOOD RANCH STEWARDSHIP DISTRICT TO MANATEE COUNTY

A PORTION OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2713, PAGE 6885, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE N89°42'29"W, ALONG THE NORTH LINE OF SECTION 32, A DISTANCE OF 2236.35 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 64, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 13050-000; THENCE N78°22'22"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 347.76 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N78°22'22"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 135.96 FEET; THENCE S33°22'22"E, A DISTANCE OF 12.14 FEET TO THE POINT OF CURVATURE (P.C.) OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 37.00 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°58'21", A DISTANCE OF 23.88 FEET TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; THENCE S03°35'59"W, A DISTANCE OF 567.82 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1470.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 19°59'50", A DISTANCE OF 513.06 FEET TO THE P.T. OF SAID CURVE; THENCE S16°23'51"E, A DISTANCE OF 368.37 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1010.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°35'52", A DISTANCE OF 698.02 FEET TO THE P.T. OF SAID CURVE; THENCE S55°59'43"E, A DISTANCE OF 503.85 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 390.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°22'17", A DISTANCE OF 199.92 FEET TO THE P.T. OF SAID CURVE; THENCE S26°37'26"E, A DISTANCE OF 163.77 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF GATEWOOD DRIVE, A PUBLIC ROADWAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2667, PAGE 6323, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N63°22'34"E, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 80.00 FEET; THENCE N26°37'26"W, A DISTANCE OF 163.77 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 470.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL OF 29°22'17", A DISTANCE OF 240.93 FEET TO THE P.T. OF SAID CURVE; THENCE N55°59'43"W, A DISTANCE OF 503.85 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 930.00 FEET; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°35'52", A DISTANCE OF 642.73 FEET TO THE P.T. OF SAID CURVE; THENCE N16°23'51"W, A DISTANCE OF 368.37 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1390.00 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°59'50", A DISTANCE OF 485.13 FEET TO THE P.T. OF SAID CURVE; THENCE N03°35'59"E, A DISTANCE OF 546.12 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 35.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°01'39", A DISTANCE OF 59.88 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 5.55 ACRES (241,943 SQUARE FEET) MORE OR LESS.

OCTOBER 17, 2018
DATE OF CERTIFICATE

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

(REFER TO SHEET 2 OF 2 FOR SKETCH)
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

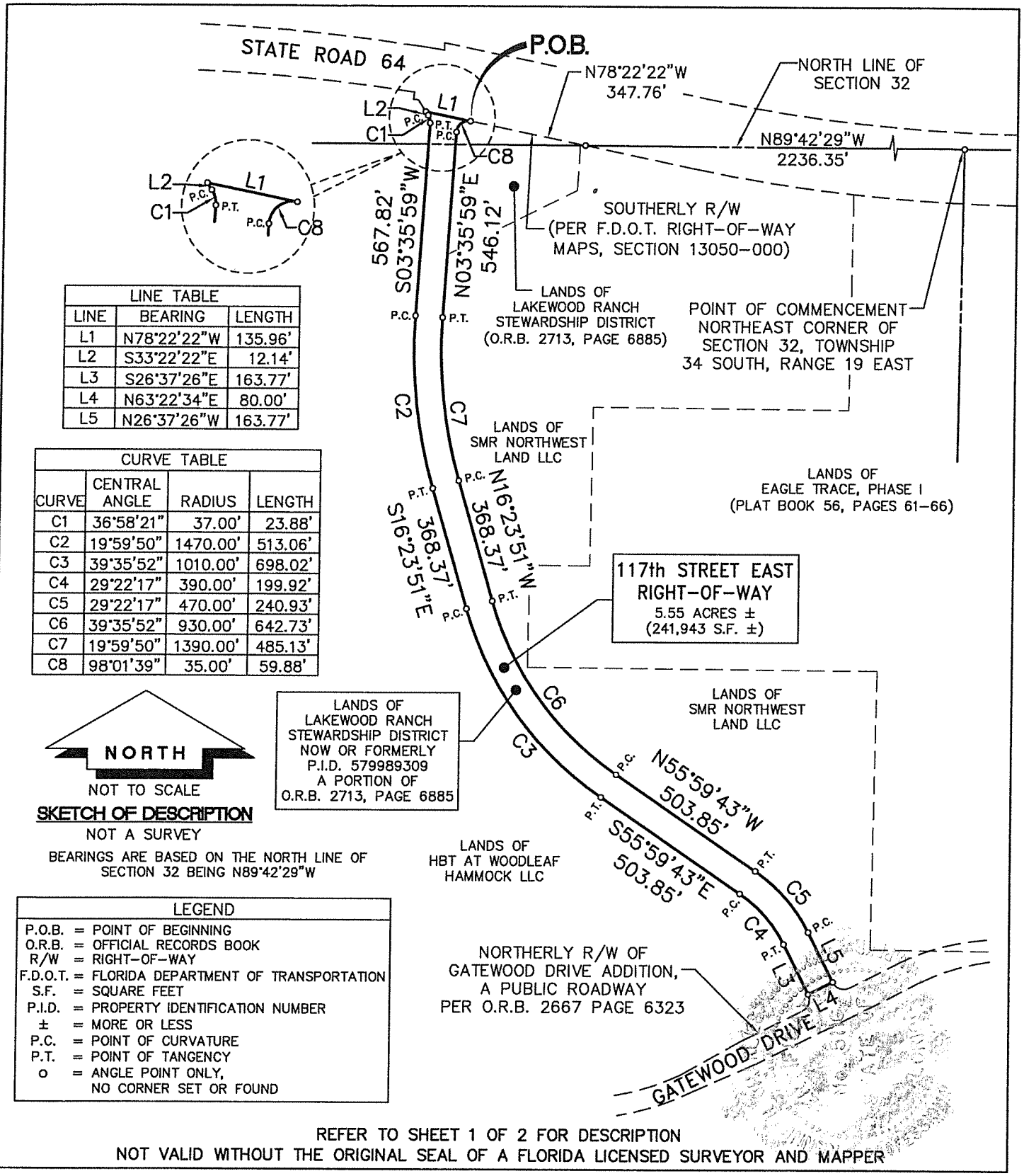
JOB NUMBER: 7953/005

SHEET NUMBER 1 OF 2

FOLEY / KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561

Z:\Master Drawing Survey_SKETCH & DESCRIPTIONS\LAKEWOOD RANCH\117TH STREET EAST\117th ST E-RW-SK.dwg, 10/17/2018 2:53:02 PM, tonya, 1:400

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°22'22"W	135.96'
L2	S33°22'22"E	12.14'
L3	S26°37'26"E	163.77'
L4	N63°22'34"E	80.00'
L5	N26°37'26"W	163.77'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	LENGTH
C1	36°58'21"	37.00'	23.88'
C2	19°59'50"	1470.00'	513.06'
C3	39°35'52"	1010.00'	698.02'
C4	29°22'17"	390.00'	199.92'
C5	29°22'17"	470.00'	240.93'
C6	39°35'52"	930.00'	642.73'
C7	19°59'50"	1390.00'	485.13'
C8	98°01'39"	35.00'	59.88'

SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 32 BEING N89°42'29"W

LEGEND	
P.O.B.	= POINT OF BEGINNING
O.R.B.	= OFFICIAL RECORDS BOOK
R/W	= RIGHT-OF-WAY
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
S.F.	= SQUARE FEET
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

REFER TO SHEET 1 OF 2 FOR DESCRIPTION

NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7953/005 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 2

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561

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