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==========

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Rex E. Jensen, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.

3. I am the Chairman of Grantor and I make this affidavit with the authority of and on behalf of Grantor.

4. Grantor has sole and exclusive possession of the Property.

5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.

6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.

7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property.

16. The Grantor's Taxpayer Identification Number is 76-0798690.

17. The representations embraced herein are made to convey right-of-way to Manatee County.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Rex E. Jensen

Signature

Sworn to (or affirmed), acknowledged and subscribed before me this 19th day of November, 2018, by Rex E. Jensen, who is personally known to me.

Affix seal below:

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

Tamara Harris
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

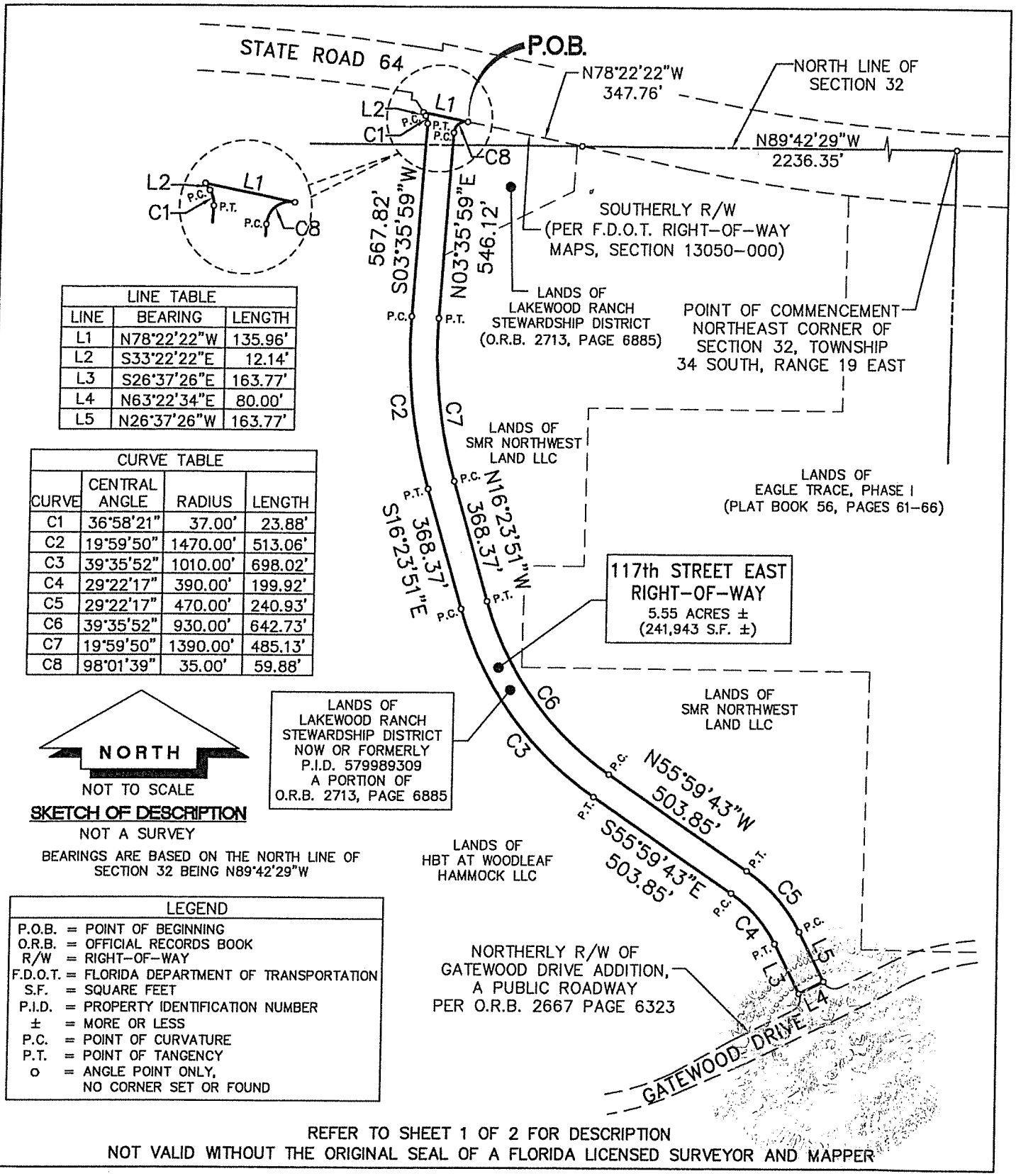
JOB NUMBER: 7953/005

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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