PERmanent INGRESS/EGRESS AND ACCESS EASEMENT

THIS INDENTURE, made this __________ day of __________, 2019, between MOTE RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose mailing address is 9031 Town Center Parkway, Bradenton, Florida 34202, 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 said Grantee, a nonexclusive permanent easement for ingress and egress and access over, under and across the property situate in the County of Manatee, State of Florida, more particularly described 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, 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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law.

First Witness Signature

Charles Mesidor

First Witness Printed Name

Tim Crist

Second Witness Signature

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 11 day of October 2019, by James Weir as President of the Board of Directors of Mote Ranch Homeowners Association, Inc., a Florida not for profit corporation, on behalf of said corporation, who ( ) is personally known to me or who ( ) has produced Florida Drivers License as identification.

Affix seal below:

Notary Public Signature

Charles Mesidor

Printed Name

Commission Number

Expiration Date

Page 2 of 2
Exhibit "A"
Description and Sketch
(NOT A SURVEY)

DESCRIPTION: Access Easement

A portion of Tract "I" of RIVER PARK AT MOTE RANCH as recorded in Plot Book 41 Page 195 of the Public Records of Manatee County, Florida, being in Section 22, Township 35 South, Range 18 East, Manatee County Florida and being more specifically described as follows:

COMMENCE at the westernmost corner of said TRACT "I"; thence S89°54'13"E, 49.15 feet along the northerly boundary of said TRACT "I", also being the southerly boundary line of the Northeast 1/4 of said Section 22 to the POINT OF BEGINNING; thence S89°54'13"E, 57.71 feet along said northerly and southerly boundary line to the beginning of a non-tangent curve concave to the Northeast having a radius of 35.00 feet; thence Southeasterly 20.95 feet along the arc of said curve through a delta angle of 34°17'22" (chord bears S58°45'16"E, 20.63 feet) to a point of cusp and the beginning of a non-tangent curve concave to the South having a radius of 760.00 feet; thence westerly 86.49 feet along the arc of said curve through a delta angle of 06°31'14" (chord bears N83°33'00"W, 86.45 feet) to the beginning of a curve concave to the North having a radius of 35.00 feet; thence Easterly 8.23 feet along the arc of said curve through a delta angle of 13°28'47" (chord bears N82°21'00"E, 8.22 feet) to the POINT OF BEGINNING.

Containing 314 square feet more or less.

NOTES:
1. This Description and Sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the line Southerly Boundary Line of NE 1/4 Section 22-35-18 which bears S89°54'13"E.
5. The Description on page 1 is incomplete without the Sketch on Page 2.

Revision 10/10/19: Revised to address City of Bradenton's comments

Todd E. Boyle, RSM
Florida Registered Surveyor & Mapper, 6047

1112 Manatee Avenue West
Bradenton, Florida, 34205,
(941)740-6901

Date 10/10/19
Exhibit "A"
Description and Sketch

(NOT A SURVEY)

**Curve Table**

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<tr>
<th>Curve</th>
<th>Delta</th>
<th>Radius</th>
<th>Length</th>
<th>Chord</th>
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<td>C1</td>
<td>34'17&quot;22&quot;</td>
<td>35.00'</td>
<td>20.95'</td>
<td>558'45&quot;16&quot;E−20.63'</td>
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<tr>
<td>C2</td>
<td>06'31&quot;14&quot;</td>
<td>760.00'</td>
<td>86.49'</td>
<td>N83'33&quot;00&quot;W−86.45'</td>
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<tr>
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<td>35.00'</td>
<td>8.23'</td>
<td>N82'21&quot;00&quot;E−8.22'</td>
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**Line Table**

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<th>Bearing</th>
<th>Length</th>
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<tr>
<td>L1</td>
<td>S89°54&quot;13'&quot;E</td>
<td>49.15'</td>
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<tr>
<td>L2</td>
<td>S89°54&quot;13'&quot;E</td>
<td>57.71'</td>
</tr>
</tbody>
</table>

**Access Easement**
314 SF More or Less

**POB**

**Point of Cusp**

**Northerly R/W Line of ORB 2061, Page 6455**

**POC**
Westernmost Corner of TRACT "I"
River Park at Mote Ranch
(Plat Book 41, Page 195)

**Southerly Boundary Line of NE ¼ Section 22−35−18**

**Northerly Boundary Line TRACT "I" Plat Book 41, Page 195**

**Northerly R/W Line of ORB 1494, Page 5856**

**Honore Avenue**

PID 1879910109
(Now or Formerly)

PID 1920450059
(Now or Formerly)

See Page 1 of 2 for Description, Signature & Seal