

THIS INSTRUMENT PREPARED BY:

Chris Pickens, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Primrose School at Lakewood Centre
PID NO: 583206759

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 29th day of June, 2020, between **LAKWOOD RANCH COMMERCE PARK, LLC**, a Florida limited liability company, whose mailing address is 14400 Covenant Way, Lakewood Ranch, 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 Grantee, a **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility facilities** over, under, and across the property situate in Manatee County, 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, Grantor has hereunto set its hand and seal, 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.

[Signature]
First Witness Signature
Susan Chaney-Prancevic

First Witness Printed Name
[Signature]
Second Witness Signature
Suzanne L. Fugate

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

GRANTOR:
LAKEWOOD RANCH COMMERCE PARK, a Florida limited liability company

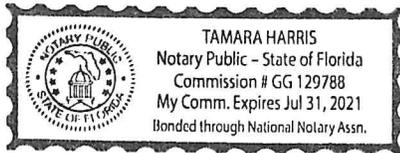
By: **LWR Holdings, LLC**, a Florida limited liability company
Its sole Member

By: **Schroeder-Manatee Ranch, Inc.**, a Delaware corporation
Its Manager

By: [Signature]
Anthony J. Chiofalo
Vice President

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 29th day of June, 2020, by Anthony J. Chiofalo as Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the Manager of LWR Holdings, LLC, a Florida limited liability company, the sole Member of Lakewood Ranch Commerce Park, LLC, a Florida limited liability company, on behalf of the limited liability company, and who is personally known to me or who has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Tamara Harris
Printed Name

Commission Number

Expiration Date

"EXHIBIT A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying within Unit 11, Lakewood Centre North I Condominium, Fourth Amendment, a Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida, lying in Section 17, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Unit 1 as shown on the condominium plat of Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida (the following two (2) calls are along the North line of said Unit 1); 1) thence S.51°54'07"E., a distance of 216.16 feet to the point of curvature of a non-tangent curve to the right, having a radius of 620.00 feet and a central angle of 12°55'04"; 2) thence Southeasterly along the arc of said curve, a distance of 139.78 feet, said curve having a chord bearing and distance of S.43°44'52"E., 139.49 feet, to the end of said curve and the lot line common to Units 5 and 11 of said Lakewood Centre North 1 Condominium; thence N.38°09'06"E., along said common line, a distance of 10.33 feet to the POINT OF BEGINNING; thence continue N.38°09'06"E., along said common line, a distance of 10.32 feet to the point of curvature of a non-tangent curve to the right, having a radius of 640.00 feet and a central angle of 8°11'42"; thence Southeasterly along the arc of said curve, a distance of 91.54 feet, said curve having a chord bearing and distance of S.33°39'21"E., 91.46 feet, to the point of tangency of said curve; thence S.29°33'30"E., a distance of 41.58 feet; thence S.37°59'29"E., a distance of 27.53 feet to the point of curvature of a curve to the left having a radius of 69.00 feet and a central angle of 7°01'51"; thence Southeasterly along the arc of said curve, a distance of 8.47 feet to the point of tangency of said curve; thence S.45°01'19"E., a distance of 23.62 feet; thence S.44°58'41"W., a distance of 8.00 feet to a point on the Northerly line of a 10-foot-wide Utility Easement as shown on said Condominium Plat of Lakewood Centre North I Condominium, Fourth Amendment (the following two (2) calls are along the Northerly line of said 10-foot-wide Utility Easement); 1) thence N.45°01'19"W., a distance of 22.77 feet; 2) thence S.44°59'25"W., a distance of 2.00 feet; thence N.45°01'19"W., a distance of 0.85 feet to the point of curvature of a curve to the right having a radius of 79.00 feet and a central angle of 7°01'50"; thence Northwesterly along the arc of said curve, a distance of 9.69 feet to the point of tangency of said curve; thence N.37°59'29"W., a distance of 28.27 feet; thence N.29°33'30"W., a distance of 42.32 feet to the point of curvature of a non-tangent curve to the left, having a radius of 630.00 feet and a central angle of 7°57'59"; thence Northwesterly along the arc of said curve, a distance of 87.60 feet, said curve having a chord bearing and distance of N.33°32'30"W., 87.53 feet to the POINT OF BEGINNING.

Said tract contains 1,876 square feet or 0.0431 acres, more or less.

NOTES:

Bearings shown hereon are arbitrary and are based on Westerly line of the Lake Tract, as shown on said Condominium Plat Lakewood Centre North I Condominium, Fourth Amendment, A Land Condominium, recorded in Condominium Plat Book 41, Pages 69 through 74 in the Public Records of Manatee County, Florida located in Section 17, Township 35 South, Range 19 East having a bearing of N38°05'53"E and do not refer to the true meridian.

Not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper..

This is a sketch only and does not represent a field survey.

BY: 
 JOSEPH JASPER
 P.S.M. NO. 7168 STATE OF FLORIDA
 REV. A: REVISED PER COUNTY COMMENTS; 6/29/20; HJC

7/9/2020
 DATE OF SIGNATURE

FOR: PRIMROSE SCHOOL, LWR-NORTH, LLC.

This is NOT a Survey and Not valid without all sheets.

Jul 09, 2020 - 12:39:32 BCUNNINGHAM\J.V.2156\active\215614670\survey\drawing\sketch-desc\215614670v-spsk03.dwg

SKETCH & DESCRIPTION OF PUBLIC UTILITY EASEMENT
 LOCATED IN SECTION 17,
 TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-6900 • Fax 941-907-6910
 Certificate of Authorization #27013 • www.stantec.com
 Licensed Business Number 7866

TASK CODE: 320	DRAWN BY: HJC	CHKED BY: RRC	CAD FILE: 215614670v-spsk03	PROJECT NO: 215614670	SHEET 2 OF 2	DRAWING INDEX NO: A215614670v-spsk03*	REV: A
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