

**MORTGAGEE'S JOINDER IN AND RATIFICATION OF  
SUBDIVISION PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON**

Valley National Bank (Name of Mortgagee), the owner and holder of that certain mortgage recorded in Official Records Instrument Number 202041012918, or the Public Records of Manatee County, Florida, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of Warner Crossing (Name of Subdivision) and described as follows:

**(LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")**

For good and valuable consideration in hand paid by the record owner of said real property, receipt whereof is hereby acknowledged, hereby specifically joins in and ratifies said subdivision plat and all dedications and reservations thereon, and releases from the lien of said mortgage all (streets, alleys, walks, thoroughfares, parks and other open spaces, required utilities, canals and drainage or other easements) dedicated to or reserved for the public on said subdivision plat.

DATED, this 10th day of August, 20 20.

**(CORPORATE SEAL)**

Valley National Bank  
(Corporation Name)

A Corporation of the State of \_\_\_\_\_  
Mortgage:

By: [Signature]  
(Signature of President or Vice-President)

Vincent Chillura  
(Print Name)

ATTEST: [Signature]  
(Signature of Other Corporate Officer)

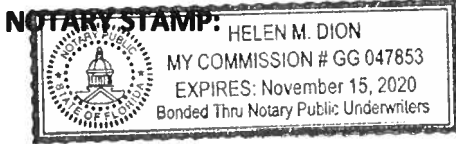
BY: JOHN KANOUKLIS  
(Print Name)

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August,  
2020 by Vincent Chillura  
(Name of Officer or Agent), Senior Vice President (Title of Officer or  
Agent) of Valley National Bank (Name of Corporation Acknowledged), a  
national banking association State or Place of Corporation), on behalf of the  
Corporation.



Helen M. Dion  
(Signature of Person Taking Acknowledgment)

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Approved and accepted for and on behalf of the County of Manatee, Florida, this \_\_\_\_  
day of \_\_\_\_\_ 20\_\_\_\_.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

\_\_\_\_\_  
CHAIRMAN

ATTEST: Angelina Coloneso  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

MARCH 10, 2020

A REPLAT WARNER CROSSING

DESCRIPTION:

LOTS 1, 2, 3 AND 4 AND TRACT 100 OF THE PLAT OF WARNER CROSSING, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 28 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LYING IN OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64 AS RECORDED IN OFFICIAL RECORDS BOOK 2701, PAGE 6705 AND OFFICIAL RECORDS BOOK 1962, PAGE 5135 OF SAID PUBLIC RECORDS THE FOLLOWING FOUR (4) COURSES: (1) S 88°50'16" W, A DISTANCE OF 103.80 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS N 01°33'49" W, A DISTANCE OF 7903.84 FEET; (2) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°09'48", A DISTANCE OF 160.46 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 58°24'56" W, AT A DISTANCE OF 39.00 FEET; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°38'10", A DISTANCE OF 14.73 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 00°17'46" W, AT A DISTANCE OF 7914.59 FEET; (4) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°08'30", A DISTANCE OF 295.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 00°49'36" E, A DISTANCE OF 329.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PLAT THE FOLLOWING FOUR (4) COURSES: (1) S 89°20'15" E, A DISTANCE OF 493.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°48'13", A DISTANCE OF 39.62 FEET TO THE POINT OF TANGENCY; (3) N 00°08'28" W, A DISTANCE OF 199.77 FEET; (4) S 89°59'34" E, A DISTANCE OF 287.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE S 00°43'33" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2091, PAGE 6639 OF SAID PUBLIC RECORDS, A DISTANCE OF 206.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) N 89°20'34" W, A DISTANCE OF 234.82 FEET; (2) S 00°38'03" W, A DISTANCE OF 332.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.60 ACRES, MORE OR LESS.