

PREPARED BY:  
Pamela J. D'Agostino, Assistant County Attorney  
Manatee County Government  
1112 Manatee Avenue West  
Bradenton, Florida 34205

PROJECT NAME: Mallory Park  
PID NO: 579900209

AREA ABOVE FOR RECORDING DATA

### TEMPORARY TURNAROUND EASEMENT

**THIS TEMPORARY TURNAROUND EASEMENT** (hereinafter the Easement) is made this 15<sup>th</sup> day of OCTOBER, 2018, between **DIVOSTA HOMES, L.P.**, a Delaware limited partnership, as owner of the following described property, whose mailing address is 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 (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**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "**Easement Area**" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

**WITNESSETH THAT** Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee, a *temporary nonexclusive turnaround easement for the purpose of access, ingress, egress, maintenance of Manatee County utility infrastructure, and for vehicles to turn around at the terminus of the platted road known as Anchor Bay Trail* across, in, on, over, under and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida, particularly described as **Exhibit A**, attached hereto and incorporated herein by this reference (hereinafter the **Easement Area**) until the adjacent phase to the west of **MALLORY PARK SUBDIVISION, Phase II, Subphase B** is platted.

**THIS EASEMENT** shall automatically expire and terminate upon the occurrence of all of the following:

1. The Grantor recording a subdivision plat that includes a dedication to Manatee County for use by the general public of a permanent nonexclusive ingress and egress easement for emergency, law enforcement and Manatee County maintenance personnel across the continuation of the platted private road known as Anchor Bay Trail which shall extend from MALLORY PARK SUBDIVISION, Phase II, Subphase B, into the adjacent phase to the west; and
2. Acceptance of said subdivision plat by the Board of County Commissioners of Manatee County, Florida.

**GRANTOR** reserves the right to the continued free use and enjoyment of the Easement Area 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/officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of two (2) witnesses as required by law.

**GRANTOR:**

**DIVOSTA HOMES, L.P.**, a Delaware limited partnership

By: Divosta Homes Holdings, LLC, a Delaware limited liability company

Its: General Partner, for the partnership

[Signature]  
First Witness Signature

WALTER GRASSMAN  
First Witness Printed Name

[Signature]  
Second Witness Signature

Christopher Pereira  
Second Witness Printed Name

By: [Signature]  
Signature

As: V.P. LAND ACQUISITION  
Title

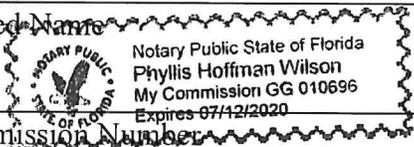
MICHAEL WOOLEY  
Printed Name

STATE OF FLORIDA  
COUNTY OF SANASOTA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day OCTOBER, 2018, by MICHAEL WOOLEY, as V.P. LAND ACQUISITION of **DIVOSTA HOMES HOLDINGS, LLC**, a Delaware limited liability company, as General Partner of **DIVOSTA HOMES, L.P.**, a Delaware limited partnership, on behalf of said partnership, who  is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Affix seal below:

[Signature]  
Notary Public Signature

Printed Name \_\_\_\_\_  
  
Commission Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

**EXHIBIT "A"**

N89°44'35"W 1,654.55'

**POINT OF BEGINNING**

**TRACT**  
10,002 SF or  
0.2296 ACRES ±

FUTURE MALLORY PARK,  
PHASE II, SUBPHASE B

NOW OR FORMERLY  
P.I.D. 579900209

EAST LINE OF NORTHEAST  
1/4 OF SECTION 5

N00°15'25"E  
1,094.97'

NORTHEAST CORNER  
OF SOUTHEAST 1/4  
OF SECTION 5 AND  
SOUTHEAST CORNER  
OF NORTHEAST 1/4  
OF SECTION 5

MALLORY PARK, PHASE I,  
SUBPHASES A, C, AND E

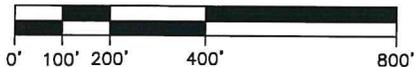
WHITE EAGLE BOULEVARD

MALLORY PARK  
PHASE I, SUBPHASE D &  
PHASE II, SUBPHASE A

EAST LINE OF SOUTHEAST  
1/4 OF SECTION 5

N00°14'47"E 2,654.82'  
(BEARING BASIS)

SCALE: 1"=400'



**ABBREVIATIONS:**

- P.I.D. = PARCEL IDENTIFICATION NUMBER  
MANATEE COUNTY, FLORIDA
- SF = SQUARE FEET
- NT = NON-TANGENT
- PCC = POINT OF COMPOUND CURVATURE
- CCR = CERTIFIED CORNER RECORD
- ± = APPROXIMATELY

SEE SHEET 1 FOR OVERALL SKETCH & NOTES  
SEE SHEET 2 FOR DETAIL SKETCHES, CURVE TABLE  
& DESCRIPTION

**POINT OF COMMENCEMENT**

SOUTHWEST CORNER OF SECTION 4 &  
SOUTHEAST CORNER OF SECTION 5

8 9

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

FOR: Pulte Group, Inc.

Aug 09, 2018 - 14:49:43

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SKETCH & DESCRIPTION OF A TEMPORARY  
TURN AROUND EASEMENT LOCATED IN  
SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA

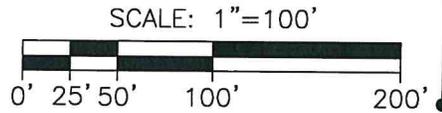
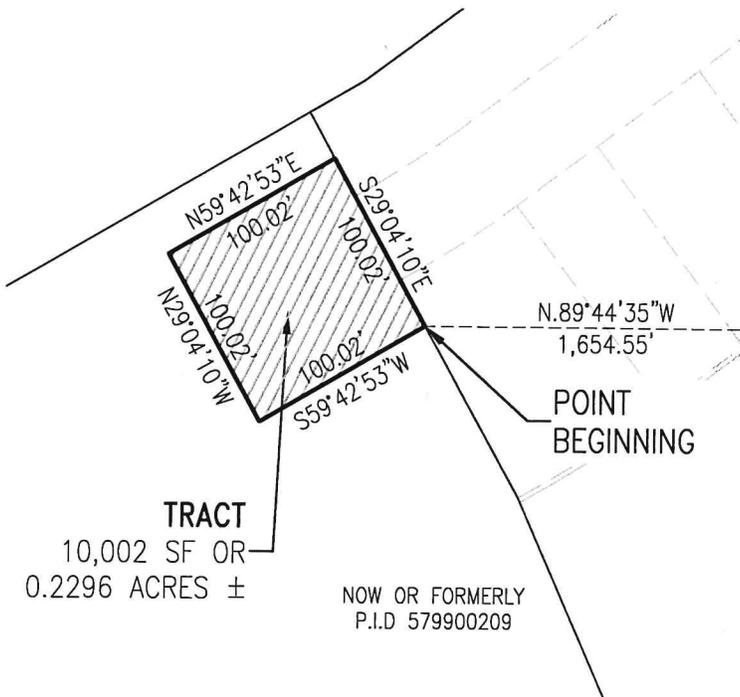


**Stantec**

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: 440	DRAWN BY: EDM	CHKD BY: RWC	CAD FILE: 215612474v-spsk14	PROJECT NO: 215612474	SHEET 1 OF 2	DRAWING INDEX NO: A215612474v-spsk014*	REV:
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EXHIBIT "A"



TRACT  
10,002 SF OR  
0.2296 ACRES ±

NOW OR FORMERLY  
P.I.D 579900209

POINT  
BEGINNING

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

A tract of land lying in Section 5, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southeast corner of said Section 5; thence N.00°14'47"E., along the east line of the Southeast 1/4 of said Section 5, a distance of 2,654.82 feet to the northeast corner of said Southeast 1/4 and the southeast corner of the Northeast 1/4 of said Section 5; thence N.00°15'25"E., along the east line of the Northeast 1/4 of said Section 5, a distance of 1,094.97 feet; thence N.89°44'35"W., a distance of 1,654.55 feet to the POINT OF BEGINNING; thence S.59°42'53"W., a distance of 100.02 feet; thence N.29°04'10"W., a distance of 100.02 feet; thence N.59°42'53"E., a distance of 100.02 feet; thence S.29°04'10"E., a distance of 100.02 feet to the POINT OF BEGINNING.

Said tract contains 10,002 square feet or 0.2296 acres, more or less.

DETAIL

GENERAL NOTES:

This sketch is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

Corner monuments were not set in conjunction with the preparation of this sketch.

Bearings shown hereon are relative to the East line of the Southeast 1/4 of Section 5, Township 35 South, Range 19 East, Manatee County, Florida having a bearing of N.00°14'47"E.

Prepared by:  
STANTEC CONSULTING SERVICES, INC.  
Licensed Business No. LB7866  
State of Florida

Robert W. Coleman, P.S.M.  
Florida Registration No. 5478

11-7-2018

Date of Signature

SEE SHEET 1 FOR OVERALL SKETCH & NOTES  
SEE SHEET 2 FOR DETAIL SKETCHES, CURVE TABLE  
& DESCRIPTION

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

FOR: Pulte Group, Inc.

Aug 09, 2018 - 14:49:43

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SKETCH & DESCRIPTION OF A TEMPORARY  
TURN AROUND EASEMENT LOCATED IN  
SECTION 5, TOWNSHIP 35 SOUTH, RANGE 19 EAST,  
MANATEE COUNTY, FLORIDA



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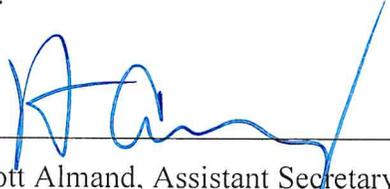
TASK CODE: 440	DRAWN BY: EDM	CHKD BY: RWC	CAD FILE: 215612474v-spsk14	PROJECT NO: 215612474	SHEET 2 OF 2	DRAWING INDEX NO: A215612474v-spsk014*	REV:
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**CONSENT TO TEMPORARY TURNAROUND EASEMENT**

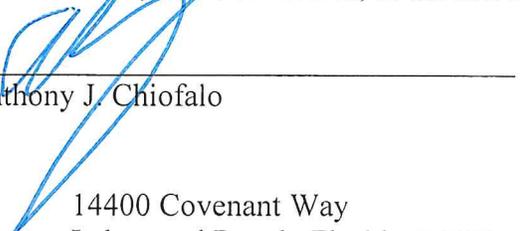
LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended (“District”), being the “District” with respect to the Easement Area (as said term is defined in the instrument to which this consent and joinder is attached), hereby joins in and consents to the Temporary Turn Around Easement by and between Divosta Homes, L.P., a Delaware limited partnership (“Grantor”), and Manatee County, a political subdivisions of the State of Florida (“Grantee”), to which this joinder and consent is attached.

**IN WITNESS WHEREOF**, District has caused these presents to be executed by its duly authorized officer this 5<sup>th</sup> day of NOVEMBER, 2018.

ATTEST:

By:   
J. Scott Almand, Assistant Secretary

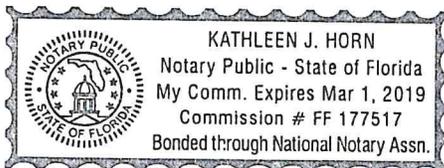
LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended.

By:   
Anthony J. Chiofalo

Address: 14400 Covenant Way  
Lakewood Ranch, Florida 34202

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of NOVEMBER, 2018, by Anthony J. Chiofalo, as Vice Chairman and J. Scott Almand, as Assistant Secretary, 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 are personally known to me or have produced \_\_\_\_\_ as identification and did (did not) take an oath.



  
NOTARY PUBLIC - STATE OF FLORIDA  
Print Name: **Kathleen J. Horn**  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_