

**CONSENT TO SUBDIVISION PLAT AND  
ALL DEDICATIONS AND RESERVATIONS THEREON**

LAKWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended ("District") is the owner and holder of that certain lien upon the property by virtue of Benefit Special Assessments levied by the District in favor of owner, covering all or some portion of the real property located in Manatee County, Florida, constituting the subdivision plat of **Green at Lakewood Ranch**, as recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ thru \_\_\_\_\_ in the Public Records of Manatee County, Florida and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 12<sup>th</sup> day of JULY, 2017.

ATTEST:

By: [Signature]  
Scott Almand, Assistant Secretary

LAKWOOD RANCH STEWARDSHIP  
DISTRICT

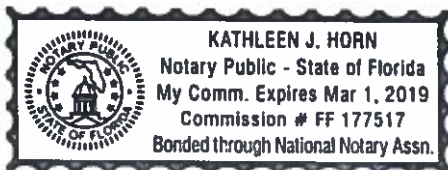
By: [Signature]  
Anthony J. Chiofalo, Vice Chairman

Address: 14400 Covenant Way  
Lakewood Ranch, Florida 34202

(SEAL)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of JULY, 2017, by Anthony J. Chiofalo, as Vice Chairman and 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.



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

APPROVED AND ACCEPTED FOR AND ON BEHALF OF THE COUNTY OF  
MANATEE, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman

ATTEST: Angelina Colonnese  
Clerk of the Circuit Court

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

## EXHIBIT "A"

### GREEN AT LAKEWOOD RANCH

#### DESCRIPTION (prepared by the signing Surveyor and Mapper):

A tract of land lying in Section 17, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the southwest corner of Section 17, Township 35 South, Range 19 East, Manatee County, Florida; thence N.00°34'52"E. along the west line of said Section 17, a distance of 352.20 feet to a point on the northerly line of State Road 70 (200-foot wide Public Right-Of-Way); the following three (3) calls are along said northerly right-of-way line of State Road 70; 1) thence S.70°25'14"E., a distance of 442.21 feet to the point of curvature of a curve to the left having a radius of 1,841.86 feet and a central angle of 18°21'30"; 2) thence easterly along the arc of said curve, an arc length of 590.16 feet to the point of tangency of said curve; 3) thence S.88°46'44"E., a distance of 410.00 feet to a point on the easterly right-of-way line of Lakewood Ranch Boulevard (120-foot wide Public Right-Of-Way), recorded in Official Record Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point also being the POINT OF BEGINNING; the following two (2) calls are along said easterly right-of-way line of Lakewood Ranch Boulevard; 1) thence N.01°13'16"E., a distance of 561.97 feet to the point of curvature of a curve to the left having a radius of 1,810.00 feet and a central angle of 21°21'39"; 2) thence northerly along the arc of said curve, a distance of 674.80 feet to the end of said curve; also being the southwest corner of right-of-way of Rangeland Parkway as recorded in Official Records Book 2183, Page 7518 of said Public Records; the following four (4) calls are along the southerly right-of-way line of said Rangeland Parkway; 1) thence N.69°51'38"E., a distance of 17.00 feet; 2) thence N.23°28'34"E., a distance of 39.84 feet; 3) thence N.66°57'40"E., a distance of 841.48 feet to the point of curvature of a curve to the left having a radius of 2,148.00 feet and a central angle of 04°05'55"; 4) thence northeasterly along the arc of said curve, a distance of 153.66 feet to the point of reverse curvature of a curve to the right having a radius of 35.00 feet and a central angle of 87°39'57"; thence easterly along the arc of said curve, a distance of 53.55 feet to the point of tangency of said curve; thence S.29°28'25"E., a distance of 496.88 feet to the point of curvature of a non-tangent curve to the left, having a radius of 705.00 feet and a central angle of 22°44'15"; thence southeasterly along the arc of said curve, a distance of 279.78 feet, said curve having a chord bearing and distance of S.40°52'07"E., 277.94 feet, to the point of curvature of a non-tangent curve to the left, having a radius of 21.00 feet and a central angle of 68°42'21"; thence westerly along the arc of said curve, a distance of 25.18 feet, said curve having a chord bearing and distance of S.75°23'55"W., 23.70 feet, to the point of tangency of said curve; thence S.41°02'44"W., a distance of 39.92 feet to the point of curvature of a curve to the left having a radius of 285.00 feet and a central angle of 39°49'28"; thence southerly along the arc of said curve, a distance of 198.09 feet to the point of tangency of said curve; thence S.01°13'16"W., a distance of 30.22 feet; thence N.86°51'52"E., a distance of 42.93 feet; thence S.88°25'30"E., a distance of 64.97 feet to the point of curvature of a

curve to the right having a radius of 50.00 feet and a central angle of  $51^{\circ}19'04''$ ; thence southeasterly along the arc of said curve, a distance of 44.78 feet to the point of reverse curvature of a curve to the left having a radius of 70.00 feet and a central angle of  $107^{\circ}34'58''$ ; thence easterly along the arc of said curve, a distance of 131.44 feet to the point of reverse curvature of a curve to the right having a radius of 25.00 feet and a central angle of  $156^{\circ}15'26''$ ; thence southeasterly along the arc of said curve, a distance of 68.18 feet to the end of said curve; thence  $S.88^{\circ}48'40''E.$ , along a line non-tangent with the previously described curve, a distance of 20.33 feet; thence  $S.11^{\circ}34'01''W.$ , a distance of 156.84 feet; thence  $S.79^{\circ}36'39''W.$ , a distance of 68.42 feet; thence  $S.85^{\circ}10'13''W.$ , a distance of 161.23 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of  $58^{\circ}45'49''$ ; thence southwesterly along the arc of said curve, a distance of 30.77 feet to the point of tangency of said curve; thence  $S.26^{\circ}24'24''W.$ , a distance of 72.59 feet to the point of curvature of a curve to the left having a radius of 30.00 feet and a central angle of  $43^{\circ}39'03''$ ; thence southerly along the arc of said curve, a distance of 22.86 feet to the point of tangency of said curve; thence  $S.17^{\circ}14'38''E.$ , a distance of 140.70 feet; thence  $S.48^{\circ}13'31''E.$ , a distance of 61.09 feet to the point of curvature of a curve to the right having a radius of 288.76 feet and a central angle of  $49^{\circ}16'41''$ ; thence southeasterly along the arc of said curve, a distance of 248.35 feet to the point of tangency of said curve; thence  $S.01^{\circ}13'16''W.$ , a distance of 69.58 feet to a point on the above-mentioned northerly right-of-way line of State Road 70; thence  $N.88^{\circ}46'44''W.$ , along said northerly right-of-way line, a distance of 1,389.15 feet to the POINT OF BEGINNING.

Said tract contains 1,909,445 square feet or 43.8348 acres, more or less.

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

PNC Bank, National Association, a national banking association (Name of Mortgagee), the owner and holder of that certain mortgage recorded in Official Records Book(s) 2674 & Page(s) 6631, 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 Green at Lakewood Ranch (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 22 day of JUNE, 20 17.

**(CORPORATE SEAL)**

PNC Bank, National Association

(Corporation Name)

A ~~Corporation of the State of~~ national banking association

Mortgage:

By:   
(Signature of President or Vice-President)

Jeremy Anderson, Vice President

(Print Name)

ATTEST: \_\_\_\_\_  
(Signature of Other Corporate Officer)

BY: \_\_\_\_\_  
(Print Name)

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 22 day of June,  
2017 by Jeremy Anderson  
(Name of Officer or Agent), as Vice President (Title of Officer or  
Agent) of PNC Bank, National Association (Name of Corporation Acknowledged), a  
national banking association (State or Place of Corporation), on behalf of the  
Corporation.

NOTARY STAMP:



Velvet Hosein  
(Signature of Person Taking Acknowledgment)  
Velvet Hosein

\*\*\*\*\*

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 Colonnese  
Clerk of the Circuit Court

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

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