PERMANENT UTILITY EASEMENT

THIS PERMANENT UTILITY EASEMENT (hereinafter Easement) is made this 10th day of June, 2019, LAKEWOOD RANCH STEWARDSHIP DISTRICT, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202 (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.

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 nonexclusive, permanent easement for the purposes of ingress and egress, construction, installation, maintenance, and underground utility facilities, and other related improvements across, in, 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).

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.

Grantor covenants with Grantee that Grantor is lawfully seized of said lands and has good, right, and lawful authority to grant this Easement, and shall take no action to interfere with the Grantee’s lawful use of said Easement. Grantor hereby fully warrants the Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

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 first above written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
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: ________________________________
   Rex E. Jensen
   As: Chairman

First Witness Signature
Suzanne L. Fugate

First Witness Printed Name

Second Witness Signature

Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this ___ day of
June, 2019, by Rex E. Jensen, as Chairman 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 is personally known to me or has
produced ................................................ as identification.

Affix seal below:

Notary Public Signature

Tamara Harris

Printed Name

Commission Number

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

All wastewater mains, manholes, valves, force mains, tees, bends, joints, lift station(s), facilities and appurtenances thereto, along with all potable water lines, fire hydrants, pipes, valves, tees, bends, joints and appurtenances thereto lying within the following described tracts:

① Lift Station #2 (located at 16310 Clearlake Avenue) – That portion of Tract 5050, Lake Club, Phase I, recorded in Plat Book 47, Pages 21 through 58 of the Public Records of Manatee County, Florida, which is designated as Lift Station Easement on sheet 34 of 38.

② Lift Station #3 (located at 16211 Baycross Drive) – That portion of Tract 5050, Lake Club, Phase I, recorded in Plat Book 47, Pages 21 through 58 of the Public Records of Manatee County, Florida, which is designated as Lift Station Easement on sheet 24 of 38.

NOTES:
1. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

2. UNLESS IT BARES THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.

FOR: LAKEWOOD RANCH STEWARDSHIP DISTRICT

May 21, 2019 – 09:10:39

Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

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

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization K2103 • www.stantec.com
Licensed Business Number 156468

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Sketch & Description of Tracts of Lands Located in Lake Club Phases I & II for Utility Turnover
Section 35, Township 35 South, Range 19 East, Manatee County, Florida

Task Code: 420
Drawing by: HJC
Checked by: RRC
CAD File: 215600156-spsk02
Project No.: 215612847
Sheet 1 of 2
Drawing Index No.: A215600156-spsk02

REV.