

THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist
Manatee County Government
Property Management Department, Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Lake Club Water and Sewer Utility Turnover

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Brian K. Stock, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. SD TLC HOLDINGS, LLC, a Florida limited liability company (hereinafter the **Grantor**), is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- a) Lien upon the land by virtue of Benefit Special Assessments levied by the Lakewood Ranch Stewardship District.
- b) Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing from SD TLC HOLDINGS, LLC, to WELLS FARGO BANK, N.A., dated December 15, 2017, recorded December 19, 2017 in O.R. Book 2706, Page 771, of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 81-4701686.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utility Easement.

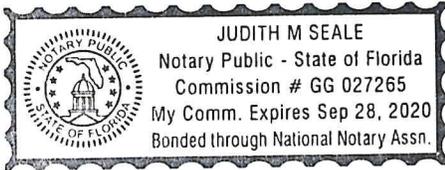
18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Brain K. Stock

Brian Stock
Signature

Sworn to (or affirmed), acknowledged and subscribed before me this 10th day of June, 2019, Brian K. Stock, who X is personally known to me or _____ has produced _____ as identification.

Affix seal below:



Judith M Seale
Notary Public Signature

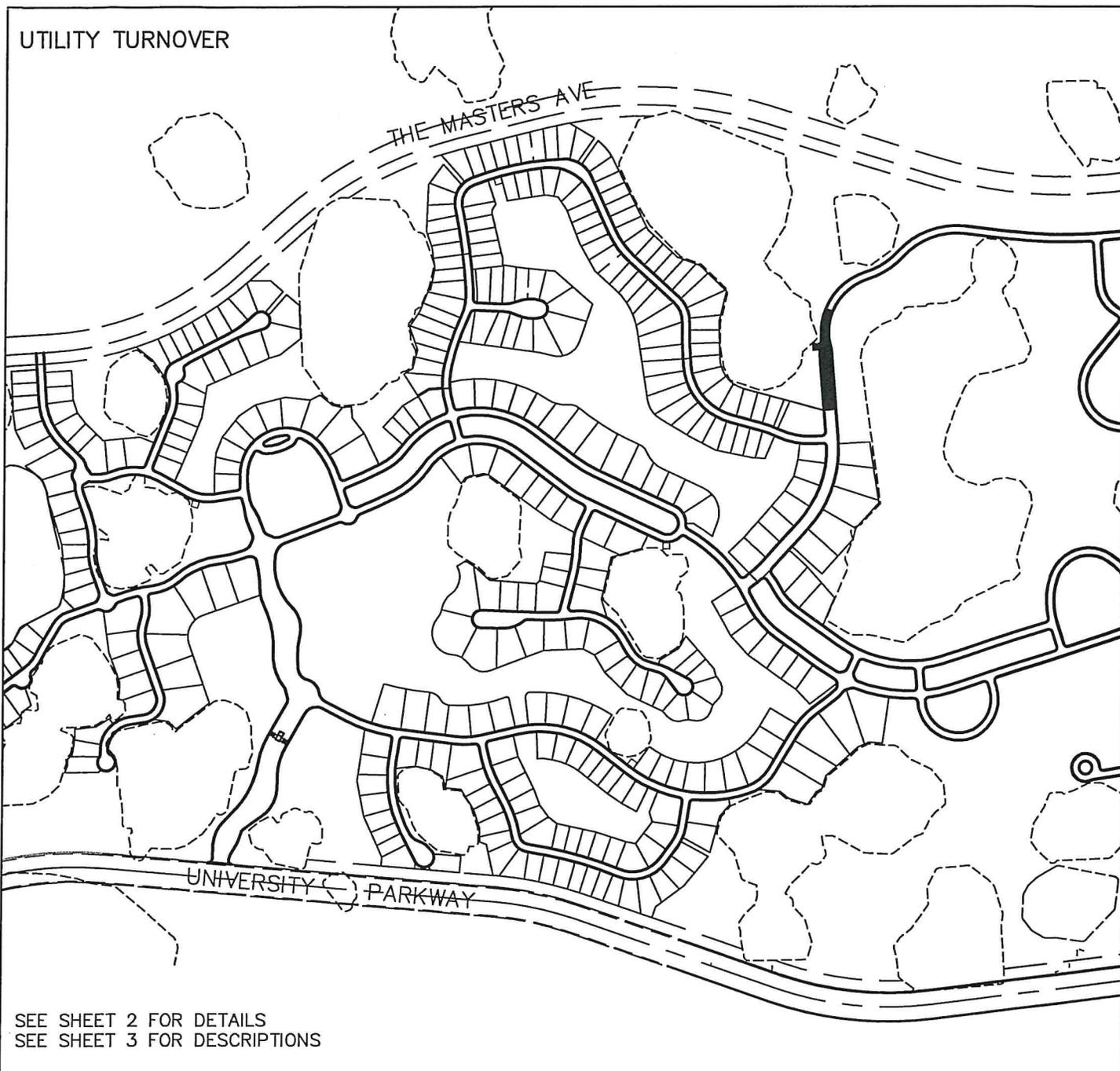
Judith M SEALE
Printed Name

Commission Number

Expiration Date

EXHIBIT "A"

UTILITY TURNOVER



SEE SHEET 2 FOR DETAILS
SEE SHEET 3 FOR DESCRIPTIONS

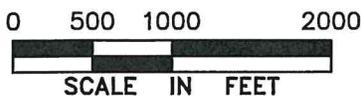
ALL LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



SKETCH AND DESCRIPTION
NOT A SURVEY

NOTES:

1. This is a sketch only and does not represent a field survey.
2. Unless it bears the original signature and seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.



JUNE 4, 2019

DATE OF CERTIFICATION

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER 5116

JOB NUMBER: 7879 DRAWN BY: JF/TB SCALE: 1"=1000' SHEET NUMBER 1 OF 3

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



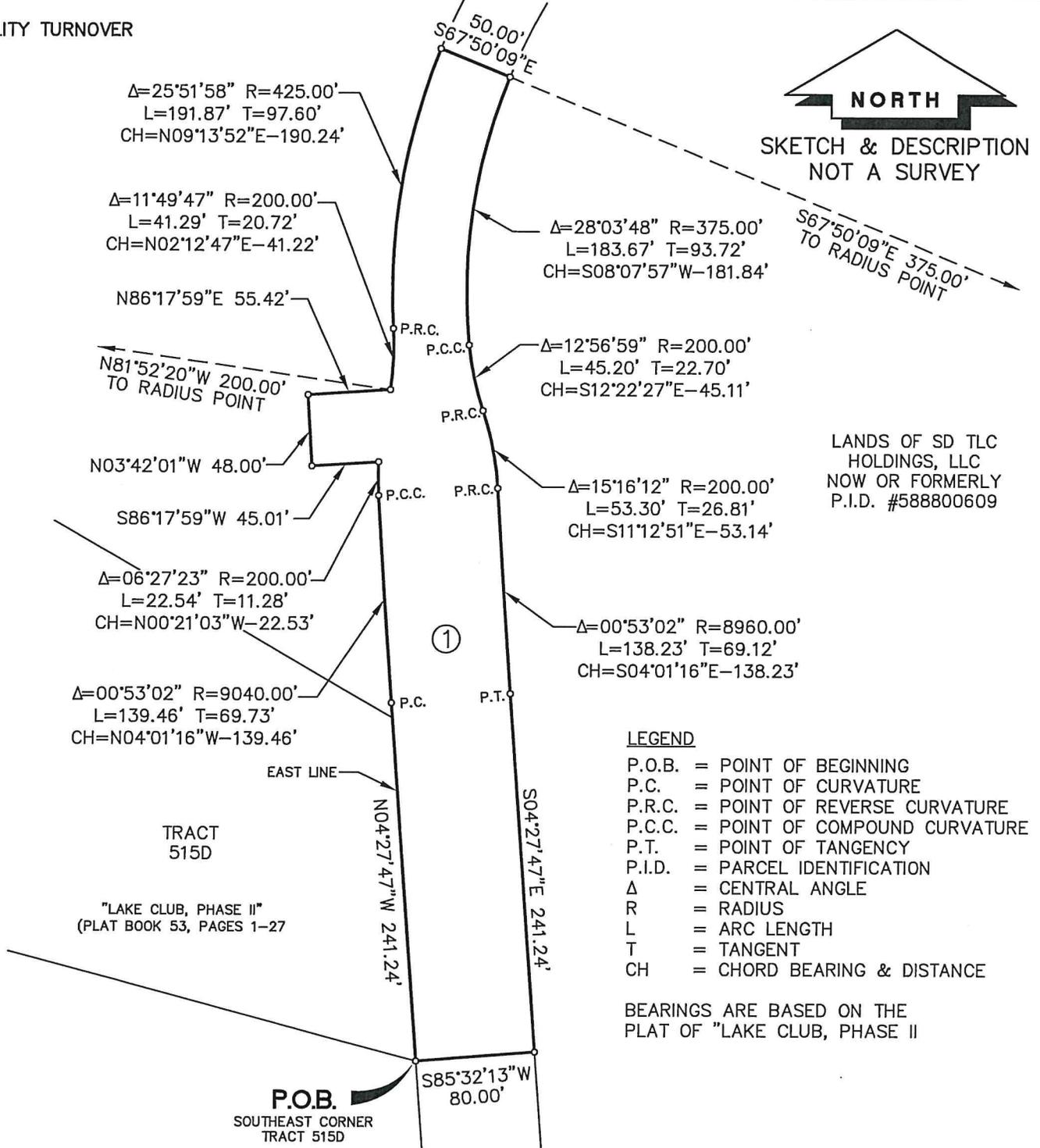
Z:\Master Drawing Survey\LAKEWOOD RANCH\LAKE CLUB PH II UTILITY TURNOVER\LAKE CLUB UTILITY TURNOVER1.dwg, 6/4/2019 11:32:54 AM, ken, 1:1000

EXHIBIT "A"

UTILITY TURNOVER



SKETCH & DESCRIPTION
NOT A SURVEY



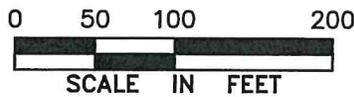
LANDS OF SD TLC
HOLDINGS, LLC
NOW OR FORMERLY
P.I.D. #588800609

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.T. = POINT OF TANGENCY
- P.I.D. = PARCEL IDENTIFICATION
- Δ = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT
- CH = CHORD BEARING & DISTANCE

BEARINGS ARE BASED ON THE
PLAT OF "LAKE CLUB, PHASE II"

LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA



JOB NUMBER: 7879 DRAWN BY: JF/TB SCALE: 1"=100' SHEET NUMBER 2 OF 3

FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



EXHIBIT "A"

UTILITY TURNOVER

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: THERETO LYING WITHIN THE FOLLOWING DESCRIBED TRACTS:

- ① COMMENCE AT THE SOUTHEAST CORNER OF TRACT 515D OF LAKE CLUB, PHASE II, RECORDED IN PLAT BOOK 53, PAGES 1 THROUGH 27 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N04°27'47"W, ALONG THE EAST LINE OF SAID TRACT 515D AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 241.24 FT. TO THE P.C. (POINT OF CURVATURE) OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 9040.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°53'02", A DISTANCE OF 139.46 FT. TO THE P.C.C. (POINT OF COMPOUND CURVATURE) OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°27'23" , A DISTANCE OF 22.54 FT.; THENCE S86°17'59"W, 45.01 FT.; THENCE N03°42'01"W, 48.00 FT.; THENCE N86°17'59"E, A DISTANCE OF 55.42 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N81°52'20"W, A DISTANCE OF 200.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°49'47", A DISTANCE OF 41.29 FT. TO THE P.R.C. (POINT OF REVERSE CURVATURE) OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 425.00 FT.; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°51'58", A DISTANCE OF 191.87 FT.; THENCE S67°50'09"E, A DISTANCE OF 50.00 FT. TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S67°50'09"E, A DISTANCE OF 375.00 FT.; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°03'48", A DISTANCE OF 183.67 FT. TO THE P.C.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 200.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°56'59", A DISTANCE OF 45.20 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO SOUTHWEST, HAVING A RADIUS OF 200.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°16'12", A DISTANCE OF 53.30 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 8960.00 FT.; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°53'02", A DISTANCE OF 138.23 FT. TO THE P.T. (POINT OF TANGENCY) OF SAID CURVE; THENCE S04°27'47"E; 241.24 FT.; THENCE S85°32'13"W, A DISTANCE OF 80.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

Z:\Master Drawing Survey\LAKEWOOD RANCH\LAKE CLUB PH II UTILITY TURNOVER\LAKE CLUB PH II UTILITY TURNOVER1.dwg, 6/4/2019 11:37:00 AM, ken, 1:500



JOB NUMBER: 7879

SKETCH & DESCRIPTION
NOT A SURVEY

SHEET NUMBER 3 OF 3

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