DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT (the “Agreement”) is made as of the ___ day of ______________, 2018 (the “Effective Date”) by and between MANATEE COUNTY, a political subdivision of the State of Florida (“Grantor”), and LAKEWOOD RANCH STEWARDSHIP DISTRICT, a Florida independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida (“Grantee”).

WITNESSETH:

WHEREAS, Grantor is the fee owner of certain real property located in Manatee County, Florida, that is described more particularly on Exhibit A attached hereto (“Grantor’s Property”); and

WHEREAS, Grantee is constructing Rangeland Parkway along the northern boundary of Grantor’s Property (the “Adjacent Roadway”); and

WHEREAS, Grantee desires to obtain a perpetual, non-exclusive drainage easement on, under, over, and across Grantor’s Property for the purposes of constructing and maintaining a drainage pond and related facilities and infrastructure to convey and accept stormwater and surface water runoff from the Adjacent Roadway; and

WHEREAS, Grantor is willing to grant such perpetual, non-exclusive drainage easement to Grantee on and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein by reference.

2. Drainage Easement. Grantor hereby grants to Grantee a perpetual, non-exclusive drainage easement on, under, over and across the area of Grantor’s Property outlined and labelled as “Lake Easement” on the Sketch of Description attached hereto as Exhibit B (the “Easement Area”) solely for the purpose of constructing and maintaining a drainage pond to accept stormwater and surface water runoff from the Adjacent Roadway (the “Drainage Easement”). Grantor also grants to Grantee a temporary, non-exclusive easement to create a temporary discharge channel conveying stormwater and surface runoff from the Adjacent Roadway to the Easement Area as depicted on the Sketch of Description attached hereto as Exhibit C. Said temporary discharge channels shall be improved with surface ditches and pipes located substantially along the paths depicted on Exhibit C. The areas utilized to construct and maintain the temporary discharge channels shall be deemed part of the Easement Area when the context herein requires. The permanent Easement Area shall be used by Grantee (and its successors and assigns, employees, contractors, and agents) to convey, receive, and retain stormwater and surface water runoff from the Adjacent Roadway in accordance with all applicable governmental and regulatory permits and approvals. The Drainage Easement shall include the
right to excavate and remove soil to create the pond and channels with sufficient volume to accept the stormwater and surface water runoff from the Adjacent Roadway, as indicated on the roadway plans and specifications approved by Grantor, and to maintain all such facilities and infrastructure. All construction shall be subject to the prior approval of plans and specifications by Grantor, which shall not be unreasonably withheld, conditioned or delayed.

3. **Reservation of Rights; Modification and Shared Use.** Subject to the rights created herein, Grantor expressly reserves (unto itself and its successors and assigns) the right to use any and all portions of the Easement Area for any purpose not inconsistent with the rights herein granted, provided that any such additional rights granted by Grantor in the Easement Area shall not materially and adversely impact Grantee's use of the Drainage Easement or Easement Area for the purposes expressly stated herein. When Grantor develops the areas of Grantor's Property containing the Easement Area, Grantor may expand the pond to accommodate the drainage of Grantor's project as well as the stormwater and surface water runoff from the Adjacent Roadway, and Grantor shall replace the temporary flow channels by permanently incorporating such flows into the master drainage system of Grantor's project, at which time the temporary portion of the Easement Area over the temporary discharge channels and Grantee's obligation to maintain the temporary discharge channels shall automatically terminate.

4. **Modification of Descriptions.** Upon completion of construction of Grantor's modification of the pond, Grantor shall have its surveyor prepare an as-built survey of the pond and Grantor and Grantee shall record an amendment of this Easement Agreement that conforms the Easement Area to such pond as constructed.

5. **Permits; Indemnification.** Grantee shall, at its sole cost and expense and at no cost or expense to Grantor, obtain all permits required for work in the Easement Area and shall cause all work to be performed in a good and workmanlike manner in compliance with all applicable laws, regulations, codes, permits, and approvals. Grantor, at no cost to Grantee, shall cooperate with Grantee and shall execute all applications, permits, approvals and other documents, as may be reasonably necessary or required with respect to Grantee's efforts to obtain all permits and approvals for Grantee's construction of improvements in connection with the Drainage Easement and Easement Area and for Grantee's use and operation of the Drainage Easement and Easement Area. Grantee shall exercise its rights hereunder at Grantee's sole risk and shall indemnify, defend and hold Grantor, and Grantor's members, partners, affiliates, employees, contractors, agents, successors and assigns (collectively, the "Indemnified Parties") harmless from and against any and all loss, injury, damage, claim, liability, cost and expense (including, without limitation, reasonable attorneys' and paralegals' fees and costs through all trial and appellate levels) that may be sustained by Grantor or Grantor's Indemnified Parties, caused by the use and exercise of the rights granted or activities contemplated in this Agreement. The obligations set forth in this Section shall survive any termination, cancellation, or rescission of this Agreement or the rights granted hereby as to any pending or subsequent claim for indemnity under this Section that is based on an occurrence prior to the date of such termination, cancellation, or rescission.

6. **Liens.** If any liens are filed against Grantor's Property arising out of Grantee's exercise of its rights hereunder, Grantee shall cause same to be removed from record within thirty (30) days after having actual knowledge of the lien filing.

7. **Attorneys' Fees.** If it shall be necessary for either party to this Agreement to bring suit to enforce any provisions hereof or for damages on account of any breach of this Agreement, the substantially prevailing party on any issue in any such litigation and any appeals therefrom shall be entitled to recover from the other party, in addition to any damages or other relief granted.
as a result of such litigation, all costs and expenses of such litigation and a reasonable attorneys' fee as fixed by the court through all appellate levels and in bankruptcy.

8. **Interpretation.** The interpretation and enforcement of this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and shall bind, and the benefits and advantages shall inure to and be enforceable by Grantor and Grantee as well as their respective personal representatives, heirs, successors and assigns. Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

9. **Successors and Permitted Assigns.** This Agreement shall inure to the benefit of and be binding upon the permitted successors and assigns of the parties hereto.

10. **Amendment.** No modification or amendment of this Agreement shall be of any force or effect unless in writing executed by the party (or its successor) against whom enforcement of the modification is sought.

11. **Venue and Governing Law.** Exclusive venue for all proceedings in connection with this Agreement shall be Manatee County, Florida, and all aspects of this Agreement shall be governed by the laws of the State of Florida.

12. ** Entire Agreement.** This Agreement sets forth the entire agreement between Grantor and Grantee relating to the Easement Area and Drainage Easement and supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties and there are no agreements, understandings, warranties, representations between the parties.

13. **Binding Effect.** The easement rights granted herein from Grantor to Grantee shall be easements in gross and encumbrances upon the Grantor's Property and shall run with the title to Grantor's Property and shall be binding upon the parties hereto and their respective successors and assigns. Upon dedication of the Adjacent Roadway to Grantor, Grantee shall assign its interest in this Agreement to Manatee County, and Grantee shall be released from further obligations hereunder.

14. **Default.** If there is a failure by any party to this Agreement to perform, fulfill or observe any agreement contained within this Agreement to be performed, fulfilled or observed by it, continuing for thirty (30) days after written notice, the other party shall have all rights and remedies available to such party at law or in equity, including the option to cure such failure or breach on behalf of the defaulted party or seek appropriate relief to enforce specifically the terms and conditions of this Agreement. Any amount which the party so electing shall expend for such purposes, or which shall otherwise be due by either party to the other, shall be paid to the party to whom due on demand. Neither Grantor nor Grantee shall have the right to terminate this Agreement nor prohibit the use of the easements and rights granted herein in the event of a breach of this Agreement or default by either party hereunder. In no event shall either party be liable for punitive or consequential damages.

15. **Waiver.** Failure of either Grantor or Grantee to exercise any right given hereunder or to insist upon strict compliance with regard to any term, condition or covenant specified herein, shall not constitute a waiver of Grantor's or Grantee's right to exercise such right or to demand strict compliance with any term, condition or covenant under this Agreement.
16. **Severability.** The invalidity or enforceability of a particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

17. **Public Records.** Grantor and Grantee acknowledge that all documents of any kind to be provided to each other in connection with this Agreement are public records and shall be treated as such pursuant to Chapter 119, Florida Statutes, or other law.

18. **No Waiver.** Grantor and Grantee acknowledge that nothing in this Agreement shall constitute or be construed as a waiver of Grantee’s or Grantor’s limitations on liability contained in Section 768.28, Florida Statutes, or other law.
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR:

MANATEE COUNTY,
a political subdivision of the State of Florida
By its Board of County Commissioners

By: __________________________
   Priscilla Trace
   Its: Chairperson

ATTEST:  ANGELINA COLONNESO
         CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: __________________________
   Deputy Clerk
Witnesses:

Print name: DANIEL J. PETER

Print name: Deborah S. Byers

GRANTEE:

LAKEWOOD RANCH STEWARDSHIP
DISTRICT,
a Florida independent special district

By: Rex E. Jensen
Its: Chairman

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of OCTOBER, 2018, by Rex E. Jensen, Chairman of Lakewood Ranch Stewardship District. Said person [ ] is personally known to me or [ ] has produced [ ] as identification.

[Notary Seal]

DEBORAH A. COOPER
Commission # GG 038280
Expires November 28, 2020
Bounded thru Troy Fire Insurance 850-385-7819

Notary Public

Deborah A. Cooper
Printed Name
“EXHIBIT A”
DRAINAGE EASEMENT AGREEMENT
DESCRIPTION OF THE LAND
EXHIBIT "A"

RANGELAND PARKWAY
(120' RIGHT-OF-WAY)
(LAKEMOUTH RANCH STEWARDSHIP DISTRICT
ORB 2746, PAGE 3274)

NOW OR FORMERLY
SMR NORTHEAST LLC
PID 581100005

NOW OR FORMERLY
SMR NORTHEAST LLC
PID 581700159

PREMIER SPORTS OPTION PARCEL
3,239,941 S.F.
74.3788 Acres

POINT OF BEGINNING
NORTHERNmost CORNER
OF SMR NORTHEAST LLC TRACT,
DESCRIBED IN ORB 2706, PAGE 2529

NOW OR FORMERLY
MANATEE COUNTY
PID 5817000209

NOW OR FORMERLY
MANATEE COUNTY
PID 581701159

NOW OR FORMERLY
MANATEE COUNTY
PID 581701109

EASTERNmost CORNER
SMR NORTHEAST LLC TRACT

SCALE: 1"=500'

NOTES:
1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL
PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHEAST LINE OF SMR
NORTHEAST LLC TRACT, RECORDED IN OFFICIAL RECORD BOOK 2706, PAGE 2529,
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA HAVING A BEARING OF N.41°47'05"W.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

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

Date of Signature
9/28/2018

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

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>N89°44'02&quot;E</td>
<td>58.68'</td>
</tr>
<tr>
<td>L2</td>
<td>S00°15'58&quot;E</td>
<td>12.00'</td>
</tr>
<tr>
<td>L3</td>
<td>N89°44'02&quot;E</td>
<td>476.32'</td>
</tr>
<tr>
<td>L4</td>
<td>S00°15'58&quot;E</td>
<td>103.77'</td>
</tr>
<tr>
<td>L5</td>
<td>N82°26'37&quot;W</td>
<td>60.19'</td>
</tr>
<tr>
<td>L6</td>
<td>N73°55'19&quot;W</td>
<td>94.17'</td>
</tr>
<tr>
<td>L7</td>
<td>S76°36'17&quot;W</td>
<td>69.52'</td>
</tr>
<tr>
<td>L8</td>
<td>S86°08'24&quot;W</td>
<td>55.82'</td>
</tr>
<tr>
<td>L9</td>
<td>S84°53'10&quot;W</td>
<td>45.43'</td>
</tr>
<tr>
<td>L10</td>
<td>S89°59'19&quot;W</td>
<td>49.18'</td>
</tr>
<tr>
<td>L11</td>
<td>S80°56'15&quot;W</td>
<td>130.41'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
</thead>
<tbody>
<tr>
<td>L12</td>
<td>N89°24'52&quot;W</td>
<td>74.45'</td>
</tr>
<tr>
<td>L13</td>
<td>S66°51'11&quot;W</td>
<td>102.83'</td>
</tr>
<tr>
<td>L14</td>
<td>S33°38'52&quot;W</td>
<td>109.09'</td>
</tr>
<tr>
<td>L15</td>
<td>S32°12'48&quot;W</td>
<td>45.10'</td>
</tr>
<tr>
<td>L16</td>
<td>N65°05'27&quot;W</td>
<td>7.08'</td>
</tr>
<tr>
<td>L17</td>
<td>S56°20'38&quot;W</td>
<td>508.26'</td>
</tr>
<tr>
<td>L18</td>
<td>S22°3'29&quot;W</td>
<td>62.68'</td>
</tr>
<tr>
<td>L19</td>
<td>S40°46'15&quot;E</td>
<td>30.18'</td>
</tr>
<tr>
<td>L20</td>
<td>S26°12'57&quot;W</td>
<td>74.38'</td>
</tr>
<tr>
<td>L21</td>
<td>S53°31'58&quot;W</td>
<td>34.37'</td>
</tr>
<tr>
<td>L22</td>
<td>S46°08'23&quot;W</td>
<td>60.38'</td>
</tr>
</tbody>
</table>

### Curve Table

<table>
<thead>
<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>ARC</th>
<th>CHORD</th>
<th>CHORD BEARING</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>2.040.00'</td>
<td>38°43'30&quot;</td>
<td>1,378.79'</td>
<td>1,352.70'</td>
<td>N70°22'17&quot;E</td>
</tr>
<tr>
<td>C2</td>
<td>25.00'</td>
<td>89°54'29&quot;</td>
<td>39.23'</td>
<td>35.33'</td>
<td>S45°18'44&quot;E</td>
</tr>
<tr>
<td>C3</td>
<td>1,590.00'</td>
<td>18°12'16&quot;</td>
<td>505.19'</td>
<td>503.06'</td>
<td>S09°22'06&quot;E</td>
</tr>
<tr>
<td>C4</td>
<td>1,470.00'</td>
<td>15°46'10&quot;</td>
<td>404.59'</td>
<td>403.31'</td>
<td>S10°35'09&quot;E</td>
</tr>
<tr>
<td>C5</td>
<td>367.67'</td>
<td>43°16'50&quot;</td>
<td>277.73'</td>
<td>271.18'</td>
<td>S18°48'40&quot;W</td>
</tr>
</tbody>
</table>

---

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

SKETCH & DESCRIPTION OF PREMIER SPORTS CAMPUS
OPTION PARCEL, LOCATED IN
SECTIONS 11 & 14, TOWNSHIP 35 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA

STANTEC

9600 Professional Parkway East, Sarasota, Fl. 34238-8414
Phone 941-907-6900 Fax 941-907-6910
Certificate of Authorization #0713 • www.stantec.com
Licensed Business Number 7989
DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 11 & 14, Township 35 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the northernmost corner of that parcel described as the SMR NORTHEAST LLC TRACT recorded in Official Records Book 2706, Page 2529 of the Public Records of Manatee County, Florida, said point also being a point on the southerly right-of-way line of Rangeland Parkway, a 120-foot right-of-way, conveyed to Lakewood Ranch Stewardship District in Special Warranty Deed dated 9/04/2018 and recorded in Official Record Book 2746, Page 3274 of said Public Records; the following six (6) calls are along the southerly right-of-way line of Rangeland Parkway: (1) thence N.51°00'32"E., a distance of 1,068.60 feet to the point of curvature of a curve to the right having a radius of 2,040.00 feet and a central angle of 38°43'30";

(2) thence easterly along the arc of said curve, a distance of 1,378.79 feet to the point of tangency of said curve; (3) thence N.89°44'02"E., a distance of 58.68 feet; (4) thence S.00°15'58"E., a distance of 12.00 feet; (5) thence N.89°44'02"E., a distance of 476.32 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 89°54'29"; (6) thence southeasterly along the arc of said curve, a distance of 39.23 feet to the end of said curve; the following three (3) calls are along the westerly right-of-way line of Uihlein Road, a 120-foot right-of-way, conveyed to Lakewood Ranch Stewardship District in said Special Warranty Deed dated 9/04/2018 and recorded in Official Records Book 2746, Page 3274 of said Public Records: (1) thence S.0°15'58"E., along a line non-tangent to the previously described curve, a distance of 103.77 feet to the point of curvature of a curve to the left having a radius of 1,590.00 feet and a central angle of 18°12'16"; (2) thence southerly along the arc of said curve, a distance of 505.19 feet to the point of reverse curvature of a curve to the right having a radius of 1,470.00 feet and a central angle of 15°46'10"; (3) thence southerly along the arc of said curve, a distance of 404.59 feet to the end of said curve; thence N.82°26'37"W. along a line non-tangent to the previously described curve, a distance of 60.19 feet; thence N.73°55'19"W., a distance of 94.17 feet; thence S.76°36'17"W., a distance of 69.52 feet; thence S.86°08'24"W., a distance of 55.82 feet; thence S.84°53'10"W., a distance of 45.43 feet; thence S.89°59'19"W., a distance of 49.18 feet; thence S.80°56'15"W., a distance of 130.4 feet; thence N.89°24'52"W., a distance of 74.45 feet; thence S.66°51'11"W., a distance of 102.83 feet; thence S.36°38'52"W., a distance of 109.09 feet; thence S.32°12'48"W., a distance of 45.10 feet; thence N.65°05'27"W., a distance of 7.08 feet; thence S.56°20'38"W., a distance of 508.26 feet; thence S.22°53'29"W., a distance of 62.68 feet; thence S.40°46'15"E., a distance of 30.18 feet; thence S.26°12'57"W., a distance of 74.38 feet; thence S.53°31'58"W., a distance of 34.37 feet; thence S.46°08'23"W., a distance of 60.38 feet; thence S.45°11'05"W., a distance of 28.65 feet; thence S.86°37'33"W., a distance of 13.10 feet; thence N.55°55'40"W., a distance of 124.6 feet; thence S.62°52'28"W., a distance of 104.51 feet; thence S.31°09'11"W., a distance of 49.11 feet; thence S.72°21'55"W., a distance of 67.78 feet; thence S.48°30'31"W., a distance of 39.55 feet; thence S.40°27'05"W., a distance of 182.51 feet to the point of curvature of a curve to the left having a radius of 367.67 feet and a central angle of 43°16'50"; thence southerly along the arc of said curve, a distance of 277.73 feet to the point of tangency of said curve; thence S.02°49'45"E., a distance of 111.19 feet to the easternmost corner of abovementioned parcel described as the SMR NORTHEAST LLC TRACT, recorded in Official Records Book 2706, Page 2529 of said Public Records; thence N.41°47'05"W. along the northeast line of said parcel, a distance of 1,558.19 feet to the POINT OF BEGINNING.

Said tract contains 3,239,941 square feet or 74.3788 acres, more or less.
“EXHIBIT B”
DRAINAGE EASEMENT AGREEMENT
“LAKE EASEMENT”
LEGAL DESCRIPTION:

A LAKE EASEMENT LYING OVER A PORTION OF LAND LYING IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID LAKE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THEN DEPART 3030' 29" E. ALONG THE NORTHEAST LINE OF SAID SECTION 14, A DISTANCE OF 2933.83 FEET; THEN DEPARTING SAID NORTH LINE, 500' 29" S. A DISTANCE OF 891.08 FEET, TO THE POINT OF BEGINNING; THEN DEPART 341' 40" W. A DISTANCE OF 39.00 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 45'00'00", A CHORD BEARING OF S64°1°40"E, AND A CHORD LENGTH OF 27.55 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE A DISTANCE OF 28.27 FEET; THEN DEPART S41°31'40"E, A DISTANCE OF 20.87 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 43°38'46", A CHORD BEARING OF S19°42'17"E, AND A CHORD LENGTH OF 26.77 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE, A DISTANCE OF 27.42 FEET; THEN DEPART 502' 07" W. A DISTANCE OF 98.95 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 54°03'10", A CHORD BEARING OF S29°08'41"W, AND A CHORD LENGTH OF 32.72 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE A DISTANCE OF 33.96 FEET; THEN DEPART 556' 10" W. A DISTANCE OF 380.98 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 91°22'16", A CHORD BEARING OF N78°06'35"W, AND A CHORD LENGTH OF 51.52 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.41 FEET; THEN DEPART N32°27'26"W, A DISTANCE OF 93.22 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 84°11'52", A CHORD BEARING OF N09°38'30"E, AND A CHORD LENGTH OF 48.27 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE A DISTANCE OF 52.90 FEET; THEN DEPART N51°44'27"E, A DISTANCE OF 404.23 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 41°43'54", A CHORD BEARING OF N72°36'23"E, AND A CHORD LENGTH OF 25.64 FEET; THEN DEPART ALONG THE ARC OF SAID CURVE A DISTANCE OF 26.22 FEET TO SAID POINT OF BEGINNING.

CONTAINING 86786.90 SQUARE FEET OR 1.992 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREBY ARE ASSUMED AND BASED ON THE NORTH LINE OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST, AS BEING S89°30'29"E.

2. LANDS SHOWN HEREBY WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.

3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

4. THIS IS NOT A BOUNDARY SURVEY.

5. THIS IS NOT A SURVEY.

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)
“EXHIBIT C”
DRAINAGE EASEMENT AGREEMENT
“TEMPORARY DRAINAGE EASEMENT”
LEGAL DESCRIPTION:

A TEMPORARY DRAINAGE EASEMENT LYING OVER A PORTION OF LAND LYING IN SECTIONS 11 AND 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST; THENCE S89°30'29"E, ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1542.26 FEET; THENCE DEPARTING SAID NORTH LINE, S00°29'31"W, A DISTANCE OF 544.49 FEET, FOR A POINT OF BEGINNING; THENCE N51°00'32"E, A DISTANCE OF 20.00 FEET; THENCE S38°59'28"E, A DISTANCE OF 31.60 FEET; THENCE S42°39'11"W, A DISTANCE OF 134.78 FEET; THENCE N89°19'57"E, A DISTANCE OF 1471.64 FEET; THENCE N30°53'52"W, A DISTANCE OF 263.07 FEET; THENCE N09°26'08"W, A DISTANCE OF 509.00 FEET, TO A POINT OF NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2040.00 FEET, A CENTRAL ANGLE OF 00°33'42", A CHORD BEARING OF N80°33'52"E, AND A CHORD LENGTH OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID CURVE, S09°26'08"E, A DISTANCE OF 505.21 FEET; THENCE S30°53'52"E, A DISTANCE OF 363.47 FEET; THENCE S01°04'32"W, A DISTANCE OF 195.30 FEET; THENCE S48°28'20"W, A DISTANCE OF 25.81 FEET; THENCE N41°57'37"W, A DISTANCE OF 20.00 FEET; THENCE N48°28'20"E, A DISTANCE OF 17.19 FEET; THENCE N01°04'32"E, A DISTANCE OF 180.79 FEET; THENCE N30°53'52"W, A DISTANCE OF 75.31 FEET; THENCE S89°19'57"W, A DISTANCE OF 1529.64 FEET; THENCE N42°39'11"E, A DISTANCE OF 163.85 FEET; THENCE N38°59'28"W, A DISTANCE OF 14.32 FEET TO SAID POINT OF BEGINNING.

CONTAINING 55041.55 SQUARE FEET OR 1.264 ACRES, MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HERETON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 19 EAST, AS BEING S89°30'29"E.

2. LANDS SHOWN HERETON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.

3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.030-.052, FLORIDA ADMINISTRATIVE CODE.

4. THIS IS NOT A BOUNDARY SURVEY.

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

PREPARED FOR:
LAKEMWOOD RANCH
STEWARDSHIP DISTRICT
SCHROEDER-MANATEE RANCH, INC.

2201 Cantu Court Suite 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.8686
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

DATE: 12/05/18
DRAWN BY: RSS
CHECKED BY: MF

MANATEE COUNTY
FLORIDA

Dewberry

DATE: 08/26/18
REV DATE: N/A
SCALE 1" = N/A
PROJ: 30000479

SHEET 1 OF 2
SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

OF

A TEMPORARY DRAINAGE EASEMENT BEING

LOCATED IN SECTIONS 11 & 14,

TOWNSHIP 35 SOUTH, RANGE 19

EAST.

MANATEE COUNTY  FLORIDA

P.I.D. #581100005

RANGELAND PARKWAY
(120' RIGHT-OF-WAY)

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION
14-35S-19E

NORTH LINE OF THE NORTHWEST 1/4 OF
SECTION 14-35S-19E

L=20.00'

R=2040.00'

Δ=0°33'42"

CB=N80°33'52"E

CH=20.00'

509'26'08"E  509.00'

N30°53'52"E  363.47'

S30°53'52"E  363.47'

S09°26'08"W  509.00'

P.I.D. #581700159

POINT OF BEGINNING-
TEMPORARY DRAINAGE EASEMENT

N38°59'28"W  14.32'

N42°39'11"E  163.85'

TEMPORARY DRAINAGE EASEMENT-
CONTAINS 1.264 ACRES ±

S89°30'29"E  1542.26'

500'29'31"W  544.49'

N51°00'32"E  20.00'

S38°59'28"E  31.60'

S42°39'11"W  134.78'

N89°19'57"E  1471.64'

S89°19'57"W  1529.64'

N30°53'52"W  75.31'

N01°04'32"E  180.79'

N48°28'20"E  17.19'

N41°57'37"W  20.00'

POND 5

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)