

Prepared By:
LWR Development, LLC
14400 Covenant Way
Lakewood Ranch, FL 34202
Attn: Suzanne Fugate



CONSERVATION EASEMENT

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, **SMR NORTH 70, LLC**, a Florida limited liability company, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202 ("Grantor"), as the owner of the property lying in Manatee County, Florida as follows:

See **Exhibit A** attached hereto

on behalf of itself and its successors, heirs and assigns, grants and gives unto **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, ("Grantee"), a Conservation Easement pursuant to Florida Statutes § 704.06 over the above-described property of the Grantor.

Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee and upon the issuance of any applicable local, state, or federal permits and other appropriate authorization:

- Construction or placing of buildings, roads, signs, billboards or other advertising structures, or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing or trimming of trees, shrubs or other vegetation except for the removal of exotic vegetation, and land maintenance activities in uplands such as burning and roller chopping which do not eliminate native vegetation with or under the appropriate local, state and/or federal permits.
- Application of herbicides, pesticides or fertilizers except to treat specific infestations or to provide specific nutrients to enhance vegetative establishment.
- Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such manner as to affect the surface.
- Surface use except for purpose that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.

Dated this 6th day of September, 2011.

WITNESSES:

SMR NORTH 70, LLC, a Florida limited liability company
By its managing member:

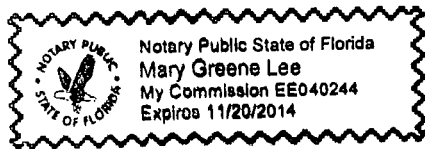
Schroeder-Manatee Ranch, Inc., a Delaware corporation

[Signature]
Print Name: Susan Chaney-Prancevic
[Signature]
Print Name: Suzanne L. Fugate

By: [Signature]
Rex E. Jensen, President

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me this 6 day of SEPT., 2011 by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida, the managing member of SMR North 70, LLC, a Florida limited liability company, on behalf of the corporation and the company, who is personally known to me or has produced N/A as identification.



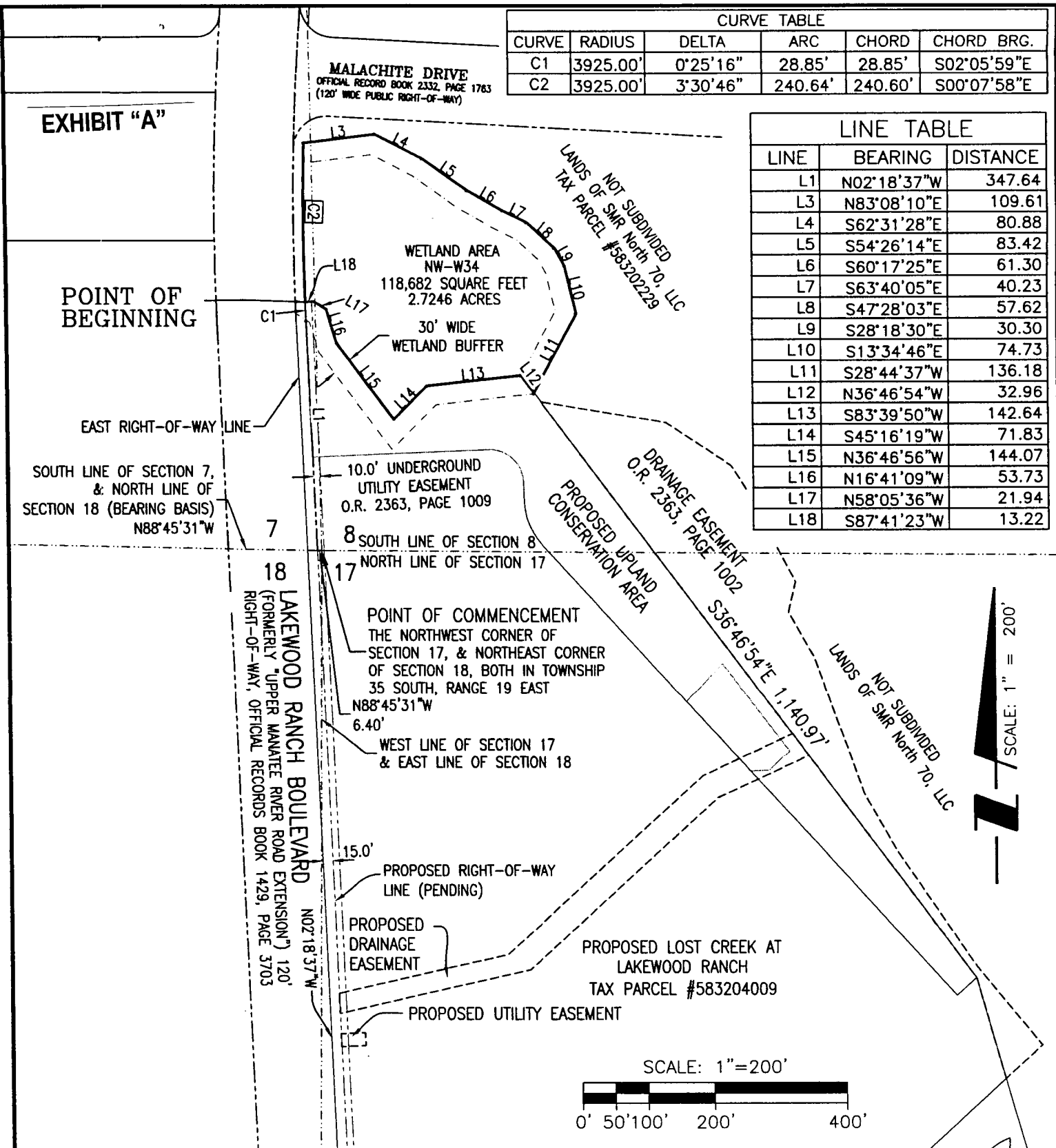
(Notary Seal)

[Signature]
(Signature of Notary Public - State of Florida)

MARY GREENE LEE
(Print, Type or Stamp Commissioned Name of Notary Public)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BRG.
C1	3925.00'	0°25'16"	28.85'	28.85'	S02°05'59"E
C2	3925.00'	3°30'46"	240.64'	240.60'	S00°07'58"E

LINE TABLE		
LINE	BEARING	DISTANCE
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REV."B"-ADDED ACREAGE TO SKETCH, TAX ID#, FIXED CURVE NUMBERS-RRC-10/06/11
 REV."A"-CORRECTED TYPO IN LEGAL DESCRIPTION-RRC-08/18/11
 FOR: SMR NORTH 70, LLC

This is NOT a Survey.

SKETCH & DESCRIPTION OF
 CONSERVATION EASEMENT LOCATED IN
 SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

WilsonMiller
 Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants
 WilsonMiller, Inc.
 6800 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-9414 • Phone 941-927-6800 • Fax 941-927-6800 • Web-Site www.wilsonmiller.com

TASK CODE: 290	DRAWN BY: JWB	CHKD BY: RRC	CAD FILE: SM-04333-045-K10	PROJECT NO: 04333-030-000	SHEET 1 OF 2	DRAWING INDEX NO: A-04333-030-000-009*	REV: B
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A tract of land lying in Sections 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of Section 17, Township 35 South, Range 19 East, also being the northeast corner of said Section 18; thence N.88°45'31"W., along the north line of said Section 18, a distance of 6.40 feet to a point on a line 15.00 feet easterly of the east right-of-way line of Lakewood Ranch Boulevard (formerly "Upper Manatee River Road Extension", 120-foot public right-of-way) as recorded in Official Record Book 1429, Page 3703, Public Records of Manatee County, Florida; thence N.02°18'37"W., parallel with and 15.00 feet easterly of said east right-of-way line, a distance of 347.64 feet to the point of curvature of a curve to the right having a radius of 3925.00 feet and a central angle of 00°25'16"; thence northerly along the arc, a distance of 28.85 feet to the POINT OF BEGINNING, said point being the point of compound curvature of a curve to the right having a radius of 3925.00 feet and a central angle of 03°30'46"; thence northerly along the arc, a distance of 240.64 feet; thence N.83°08'10"E., a distance of 109.61 feet; thence S.62°31'28"E., a distance of 80.88 feet; thence S.54°26'14"E., a distance of 83.42 feet; thence S.60°17'25"E., a distance of 61.30 feet; thence S.63°40'05"E., a distance of 40.23 feet; thence S.47°28'03"E., a distance of 57.62 feet; thence S.28°18'30"E., a distance of 30.30 feet; thence S.13°34'46"E., a distance of 74.73 feet; thence S.28°44'37"W., a distance of 136.18 feet; thence N.36°46'54"W., a distance of 32.96 feet; thence S.83°39'50"W., a distance of 142.64 feet; thence S.45°16'19"W., a distance of 71.83 feet; thence N.36°46'56"W., a distance of 144.07 feet; thence N.16°41'09"W., a distance of 53.73 feet; thence N.58°05'36"W., a distance of 21.94 feet; thence S.87°41'23"W., a distance of 13.22 feet to the POINT OF BEGINNING.

Said tract contains 118,682 square feet or 2.7246 acres, more or less.

Notes:

1. Bearings shown hereon are arbitrary and are based on the Easterly line of Lakewood Ranch Boulevard, adjacent to the property, having a bearing of N.02°18'37"W. and do not refer to the true meridian.
2. This is a sketch only and does not represent a field survey.
3. 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.

Robert R. Cunningham
 Robert R. Cunningham
 Florida Registration No. 3924

18/06/11
 Date of Signature

STATE OF FLORIDA
 PROFESSIONAL SURVEYOR

Oct 06, 2011 - 11:26:55 BCUNNINGHAM\J:\2156\active\215600148\survey\drawing\045-Lakewood-Apt\08-Sketch-Description\SM-04333-045-K10.dwg

FOR: SMR NORTH 70, LLC

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 SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

WilsonMiller

Planners - Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants

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Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

BOARD RECORDS ATTN: VICKI JARRATT
MAN CO LAND ACQUISITION

RECEIPT
#1 of #1

001.133000

FL

AR PAYOR: AR700003 GOMC Book# 2397 Page# 7785
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 4 FILE# 002968435
Receipt: 420175700 11/09/11 2:58PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.50
R	RECORDING FEES	001	000000341100	0	17.00
R	CLERK CT TECH FUND	199	000000341160	0	7.60
R	FL ASSOC COURT CLERK	001	000000208911	0	0.40
R	BD OF COUNTY COMM	001	000000208912	0	8.00



RECEIPT TOTAL: \$35.50
GRAND TOTAL: \$35.50

Receipt#
420175700 thru 420175700

OFFICE HOURS *****8:30 AM - 5:00 PM
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This instrument prepared by:
LWR Development, LLC
14400 Covenant Way
Lakewood Ranch, Florida 34202
Return to:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
PO Box 1000
Bradenton, Florida 34206



AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, licensed to transact business in the State of Florida, the managing member of SMR NORTH 70, LLC, whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of the following described property (hereinafter "Property"), and has full authority to sell or encumber the Property.

See legal description identified as Exhibit A attached hereto.

2. That the Owner plans to grant a conservation easement across the Property to the COUNTY OF MANATEE whose principal office is located at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter called "Grantee").
3. To the best of my knowledge the only mortgages, liens, encumbrances, including, but not limited to any leasehold interest or potential claims against Owner's Property are:
 - a) Lien upon the land by virtue of benefit special assessments levied by the Lakewood Ranch Stewardship District.
4. That there has been no labor, material, or services furnished for improvements of the Property, which remains unpaid, except as set forth in Paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens or judgments outstanding against the above described Property and Grantor is not indebted to anyone for any such Property, except as set forth in Paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the purpose of granting a conservation easement across the Property to Grantee.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature
Susan Chaney-Prancevic

Printed Name

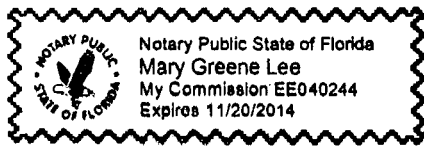
[Signature]
Witness Signature
Suzanne L. Fugate

Printed Name

SMR NORTH 70, LLC, a Florida limited liability company, by its managing member: Schroeder-Manatee Ranch, Inc., a Delaware corporation

By [Signature]
Rex E. Jensen, President

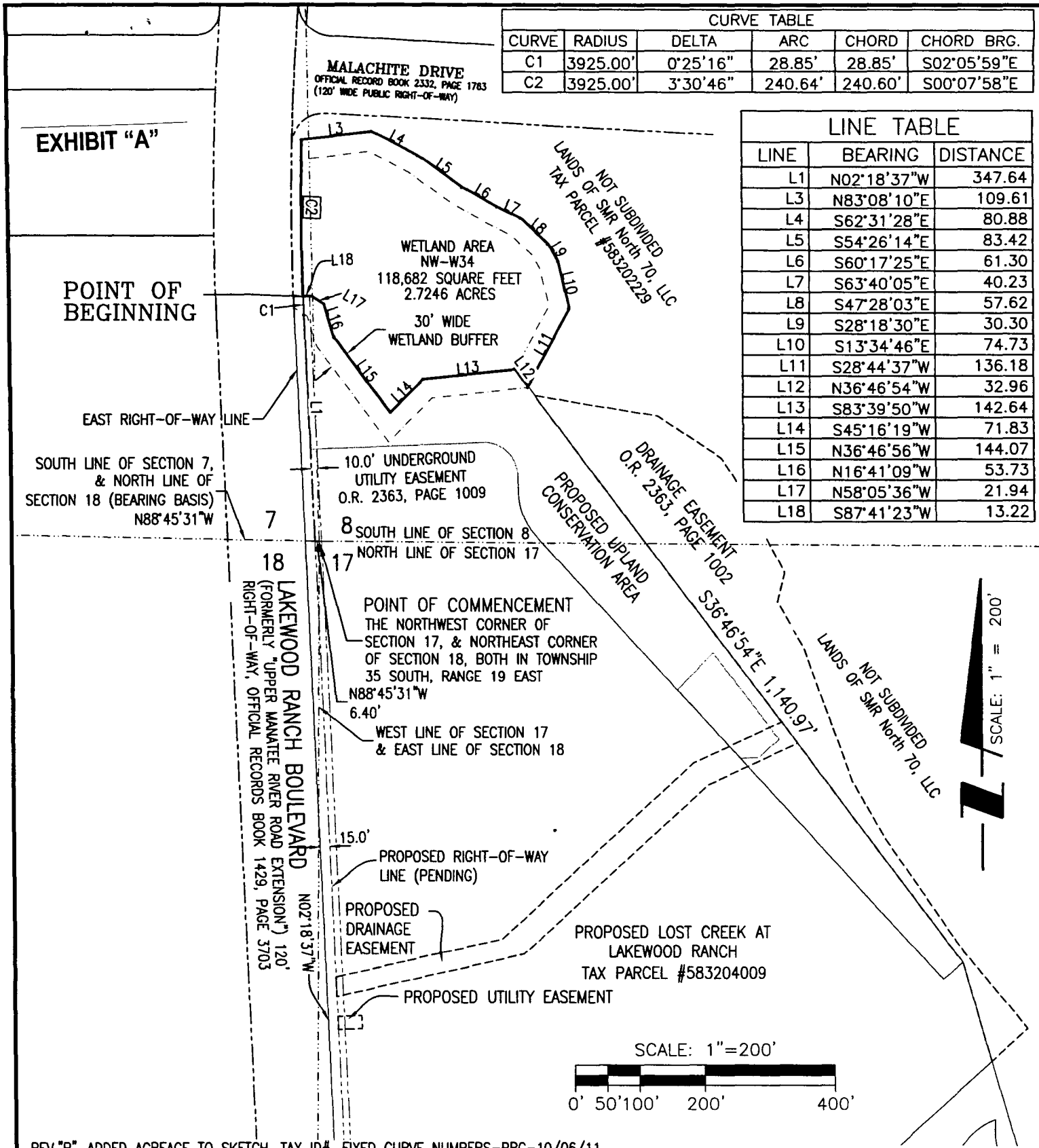
SWORN to and subscribed before me this 16th day of SEPT., 2011, by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, managing member of SMR NORTH 70, LLC, a Florida limited liability company on behalf of the corporation and the company, and who is personally known to me or has produced N/A as identification.



[Signature]
NOTARY PUBLIC Signature
MARY GREENE LEE
Printed Name

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6800 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-6404 • Phone 941-927-8800 • Fax 941-927-8800 • Web Site www.wilsonmiller.com

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Robert R. Cunningham
 Florida Registration No. 5924
 Date of Signature 10/06/11

Oct 06, 2011 - 11:26:55 BCUNNINGHAM|V:\2156\active\215600148\survey\drawing\045-Lakewood-Apt\08-Sketch-Description\SM-04333-045-K10.dwg

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INVOICE

BOARD RECORDS ATTN: VICKI JARRATT
MAN CO LAND ACQUISITION

RECEIPT
#1 of #1

FL

001.133000

AR PAYOR: AR700003 GOMC Book# 2397 Page# 7778
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 4 FILE# 002968433
Receipt: 420175698 11/09/11 2:56PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	2.50
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This instrument prepared by:
LWR Development, LLC
14400 Covenant Way
Lakewood Ranch, Florida 34202
Return to: Joaquin Servia, Manager, Property Acquisition
Property Management Department
PO Box 1000
Bradenton, Florida 34206



CONSENT AND JOINDER

WHEREAS, 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") is the Owner and holder of that certain lien upon the property by virtue of that Benefit Special Assessments by Owner, covering the hereinafter described real property; and

WHEREAS, the District hereby consents to and joins in the grant of conservation easement to MANATEE COUNTY, whose mailing address is PO Box 1000, Bradenton, FL 34206, of the following described real property located in Manatee County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO

IN WITNESS WHEREOF, Owner has caused these presents to be executed by its duly authorized officer this 6th day of September, 2011.

ATTEST:

By: [Signature]
Anthony J. Chiofalo, Assistant Secretary

LAKEWOOD RANCH STEWARDSHIP DISTRICT

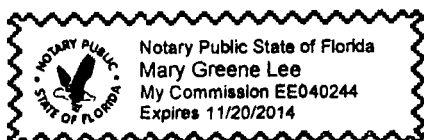
By: [Signature]
Rex E. Jensen, Chairman

Address: 14400 Covenant Way
Lakewood Ranch, Florida 34202

(SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

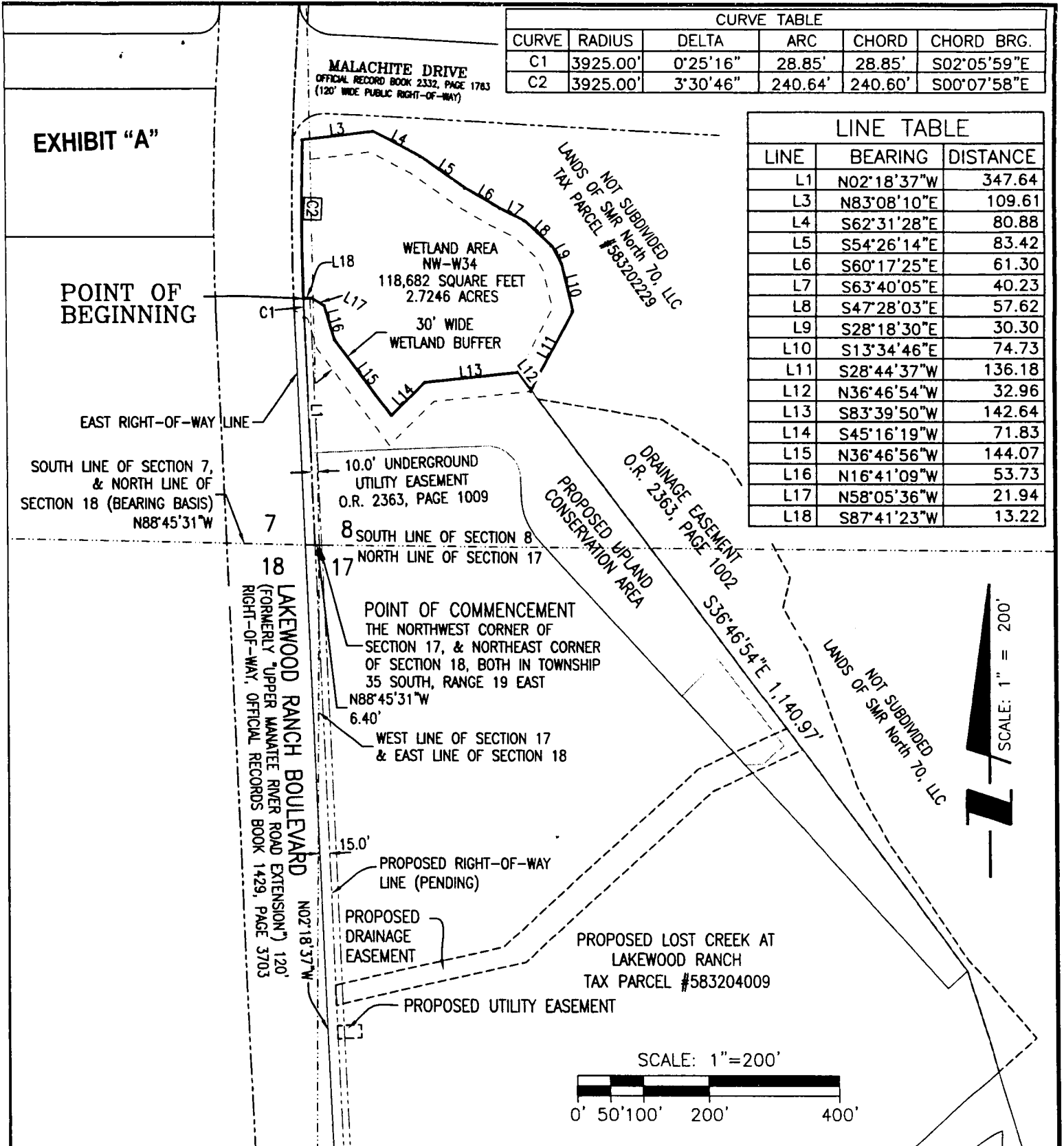
The foregoing instrument was acknowledged before me this 6TH day of SEPT., 2011, by Rex E. Jensen, as Chairman and Anthony J. Chiofalo, as Assistant Secretary, of Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended, who are personally known to me or have produced N/A as identification and did (did not) take an oath.



Mary Greene Lee
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: MARY GREENE LEE
My Commission Expires: 11/20/2014
Commission Number: EE040244

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L17	N58°05'36"W	21.94
L18	S87°41'23"W	13.22



REV."B"--ADDED ACREAGE TO SKETCH, TAX ID#, FIXED CURVE NUMBERS--RRC--10/06/11
 REV."A"--CORRECTED TYPO IN LEGAL DESCRIPTION--RRC--08/18/11
 FOR: SMR NORTH 70, LLC

This is NOT a Survey.

SKETCH & DESCRIPTION OF
 CONSERVATION EASEMENT LOCATED IN
 SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

WilsonMiller
Member of - A LUNN CO. COMPANY
 Member, N.S. - Certificate of Authorization #01

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.
6800 Professional Parkway East, Suite 100 • Sarasota, Florida 34240-9464 • Phone 941-927-6900 • Fax 941-927-6900 • Web Site www.wilsonmiller.com

TASK CODE: 290	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: SM-04333-045-K10	PROJECT NO: 04333-030-000	SHEET 1 OF 2	DRAWING INDEX NO: A-04333-030-000-009*	REV. B
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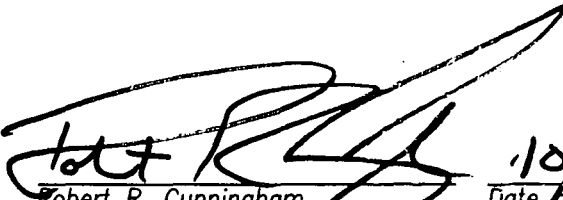
A tract of land lying in Sections 7 and 8, Township 35 South, Range 19 East, Manatee County, Florida and described as follows:

Commence at the northwest corner of Section 17, Township 35 South, Range 19 East, also being the northeast corner of said Section 18; thence N.88°45'31"W., along the north line of said Section 18, a distance of 6.40 feet to a point on a line 15.00 feet easterly of the east right-of-way line of Lakewood Ranch Boulevard (formerly "Upper Manatee River Road Extension", 120-foot public right-of-way) as recorded in Official Record Book 1429, Page 3703, Public Records of Manatee County, Florida; thence N.02°18'37"W., parallel with and 15.00 feet easterly of said east right-of-way line, a distance of 347.64 feet to the point of curvature of a curve to the right having a radius of 3925.00 feet and a central angle of 00°25'16"; thence northerly along the arc, a distance of 28.85 feet to the POINT OF BEGINNING, said point being the point of compound curvature of a curve to the right having a radius of 3925.00 feet and a central angle of 03°30'46"; thence northerly along the arc, a distance of 240.64 feet; thence N.83°08'10"E., a distance of 109.61 feet; thence S.62°31'28"E., a distance of 80.88 feet; thence S.54°26'14"E., a distance of 83.42 feet; thence S.60°17'25"E., a distance of 61.30 feet; thence S.63°40'05"E., a distance of 40.23 feet; thence S.47°28'03"E., a distance of 57.62 feet; thence S.28°18'30"E., a distance of 30.30 feet; thence S.13°34'46"E., a distance of 74.73 feet; thence S.28°44'37"W., a distance of 136.18 feet; thence N.36°46'54"W., a distance of 32.96 feet; thence S.83°39'50"W., a distance of 142.64 feet; thence S.45°16'19"W., a distance of 71.83 feet; thence N.36°46'56"W., a distance of 144.07 feet; thence N.16°41'09"W., a distance of 53.73 feet; thence N.58°05'36"W., a distance of 21.94 feet; thence S.87°41'23"W., a distance of 13.22 feet to the POINT OF BEGINNING.

Said tract contains 118,682 square feet or 2.7246 acres, more or less.

Notes:

1. Bearings shown hereon are arbitrary and are based on the Easterly line of Lakewood Ranch Boulevard, adjacent to the property, having a bearing of N.02°18'37"W. and do not refer to the true meridian.
2. This is a sketch only and does not represent a field survey.
3. 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.


 Robert R. Cunningham
 Florida Registration No. 5924
 10/06/11
 Date of Signature

Oct 06, 2011 - 11:26:55 BCUNNINGHAM|V:\2156\active\215600148\survey\drawing\045-Lakewood-Apt\08-Sketch-Description\SM-04333-045-K10.dwg

FOR: SMR NORTH 70, LLC

This is NOT a Survey.

SKETCH & DESCRIPTION OF
 CONSERVATION EASEMENT LOCATED IN
 SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH,
 RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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TASK CODE: 290	DRAWN BY: JWB	CHKED BY: RRC	CAD FILE: SM-04333-045-K10	PROJECT NO: 04333-030-000	SHEET 2 OF 2	DRAWING INDEX NO: A-04333-030-000-009*	REV: B
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Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

BOARD RECORDS ATTN: VICKI JARRATT
MAN CO LAND ACQUISITION

RECEIPT
#1 of #1

FL

001.133000

AR PAYOR: AR700003 GOMC Book# 2397 Page# 7782
DOC TYPE: NOT CALC AMOUNT: \$0.00
PAGES: 3 FILE# 002968434
Receipt: 420175699 11/09/11 2:57PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00



RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$27.00

Receipt#
420175699 thru 420175699

OFFICE HOURS *****8:30 AM - 5:00 PM
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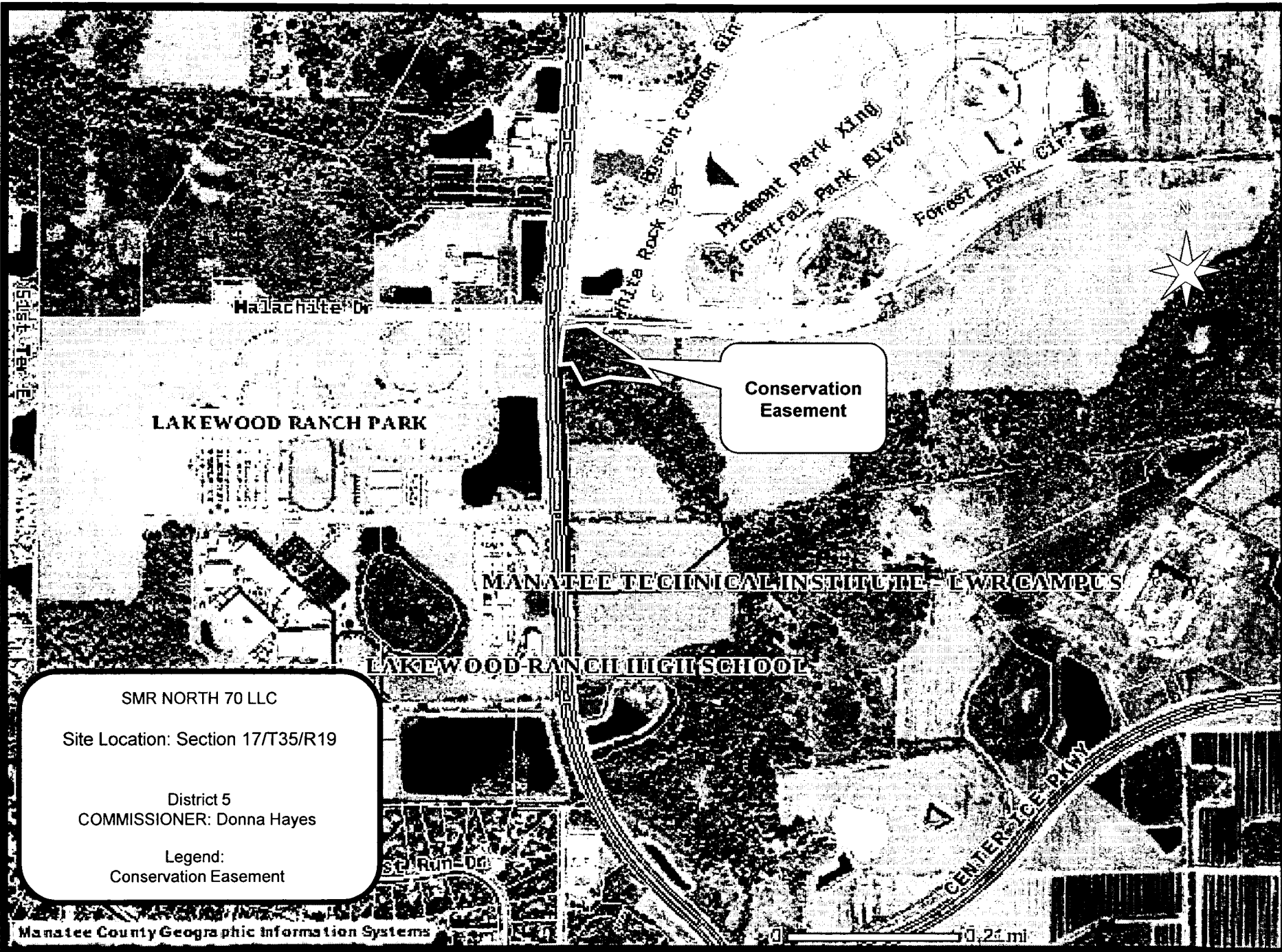
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LAKWOOD RANCH PARK

MANATEE TECHNICAL INSTITUTE - LWR CAMPUS

LAKWOOD RANCH HIGH SCHOOL

Conservation Easement

SMR NORTH 70 LLC
Site Location: Section 17/T35/R19

District 5
COMMISSIONER: Donna Hayes

Legend:
Conservation Easement

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	SMR North 70, LLC Lakewood Ranch Boulevard Conservation Easement	TYPE AGENDA ITEM	Consent
DATE REQUESTED	November 8, 2011	DATE SUBMITTED/REVISED	October 26, 2011
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director Property Management <i>cl</i>
CONTACT PERSON TELEPHONE/EXTENSION	Moonlin Johnson Ext. 6289	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, Manager Property Acquisition/Ext. 3021 <i>Joaquin</i>
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

ACTION DESIRED
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Acceptance of, authorization to record, a Conservation Easement, from SMR North 70, LLC, a Florida limited liability company, located north of SR-70 on Lakewood Ranch Boulevard.

Authorization to record an Affidavit of Ownership and Encumbrances from Rex E. Jensen, President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, licensed to transact business in the State of Florida, the managing member of SMR North 70, LLC.

Authorization to record Consent and Joinder from Lakewood Ranch Stewardship District.

ENABLING/REGULATING AUTHORITY
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Comp Plan - Goal 3.3 addresses protection, enhancement and maintenance of natural land and water resources.
Land Development Code - Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication.

BACKGROUND/DISCUSSION

- A Conservation Easement was required by the Natural Resources Department in accordance with Section 719.11.1.3 of the LDC to protect the wetlands on the property.
- The conveyance documents are hereby presented for acceptance and/or recording.

COUNTY ATTORNEY REVIEW	
Check appropriate box	<i>Approved</i> APPROVED IN OPEN SESSION
<input type="checkbox"/>	REVIEWED NOV 08 2011 Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: <u>MANATEE COUNTY, FLORIDA</u>)
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input checked="" type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1) Conservation Easement 2) Affidavit 3) Joinder 4) Location Map		Please email Moonlin Johnson, Property Acquisition Division, Property Management Dept. at moonlin.johnson@mymanatee.org for a copy of the recorded documents. CCC Charge Account #AR700003 Property Management	
COST:	\$ 98 Recording Fee	SOURCE (ACCT # & NAME):	001-0020505 Property Acquisition Core Funds
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A