

Prepared by and return to:

Caleb Grimes, Esq.
Grimes Goebel Grimes Hawkins
Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
941-748-0151



Parcel ID#: Portion of Folio Number 403600109
Doc Stamps: \$.70

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of AUGUST, 2017, between **MOCCASIN WALLOW, LLC**, a Florida limited liability company ("**Grantor**"), whose address is c/o Lake Cove Management, LLC, 4522 West Village Drive, #604, Tampa, Florida 33624, and **MANATEE COUNTY**, a political subdivision of the State of Florida ("**Grantee**"), whose address is 1112 Manatee Avenue West, Bradenton, Florida 34205.

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD, the same in fee simple forever.

RESERVING, HOWEVER, to Grantor and its successors and assigns, (i) a perpetual, non-exclusive easement (the "Irrigation Easement") over, across, under and through the Property for the installation, operation, maintenance, repair and replacement of irrigation lines to provide irrigation to that certain real property more particularly described on Exhibit B attached hereto and incorporated herein by this reference (the "Grantor's Retained Property"), and (ii) a perpetual, non-exclusive easement over, across and through the Property for access to and from the various portions of the Grantor's Retained Property (the "Access Easement"). The Irrigation Easement and the Access Easement shall automatically terminate, without any further action by Grantor or Grantee, upon commencement of construction of the right-of-way of Fort Hamer Road within the Property by the Grantee. Subject to the preceding sentence, the Irrigation Easement and the Access Easement shall run with title to, and be binding upon and inure to the benefit of the Property and the Grantor's Retained Property.

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell

and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except for (a) taxes accruing for the year 2017 and subsequent years, (b) the Irrigation Easement and Access Easement reserved to Grantor as set forth above, and (c) those matters set forth on Exhibit C attached hereto and by this reference incorporated herein (collectively, the "Permitted Exceptions").

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name thereunto duly authorized, the day and year first above written.

Signed, sealed, and delivered in the presence of:

MOCCASIN WALLOW, LLC, a Florida limited liability company

Witness [Signature]
Jason White
Printed Name
Brandy Mayer
Witness
Brandy Mayer
Printed Name

By: [Signature]
Printed Name: MICHAEL KASS
Title: MANAGER

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 1 day of AUGUST, 2017, by MICHAEL KASS, as MANAGER of Moccasin Wallow, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]
Signature of Notary Public

(Notary Seal)

Brandy Mayer
Print Name of Notary Public



I am a Notary Public of the State of Florida, and my commission expires on 1-9-18.

EXHIBIT A

PROPERTY

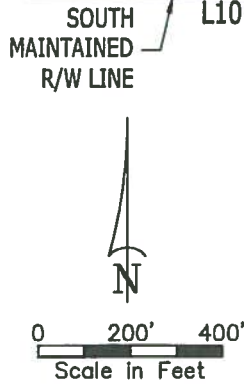
[attached]

THIS IS NOT A SURVEY

MOCCASIN WALLOW ROAD

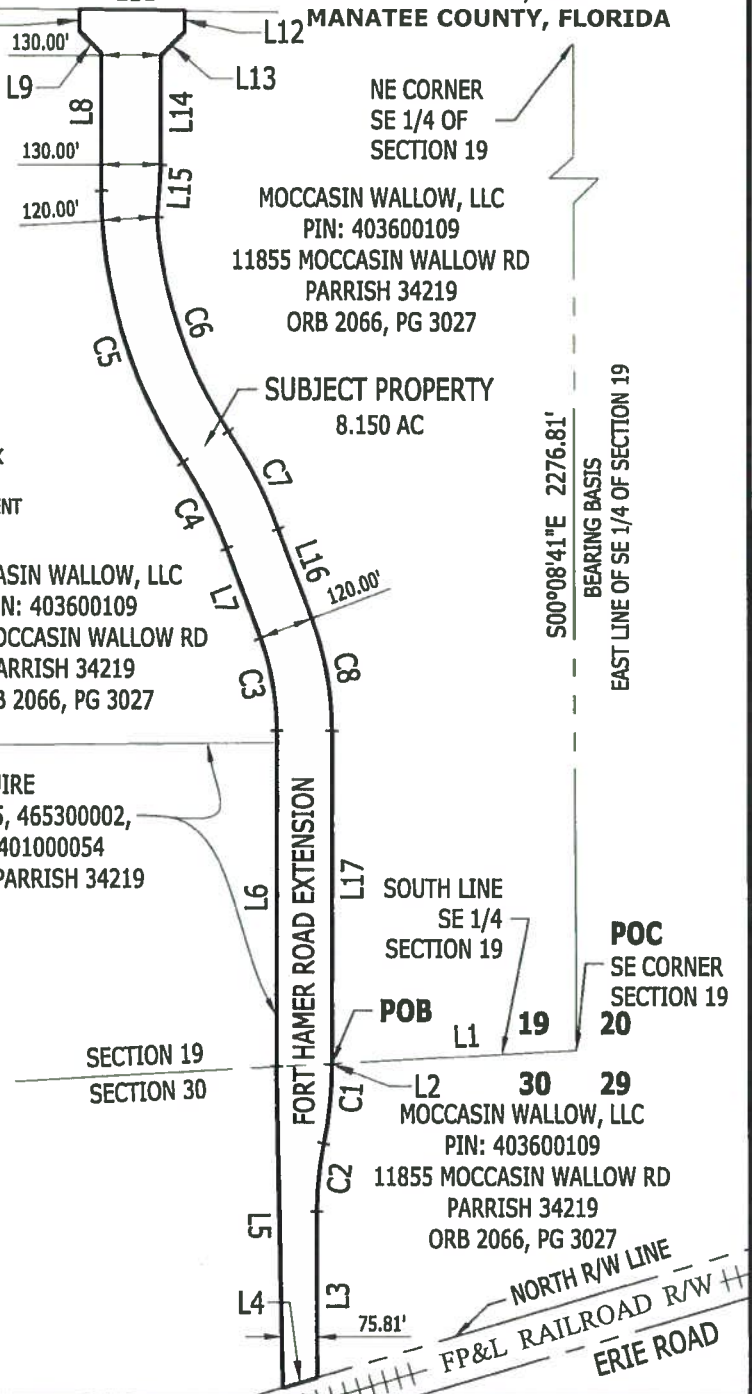
SECTIONS 19 AND 30,
TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°58'46"W	537.04'
L2	S00°13'25"W	2.00'
L3	S00°07'20"W	359.62'
L4	S73°37'35"W	77.06'
L5	N01°01'42"W	694.96'
L6	N00°13'25"E	724.64'
L7	N20°46'36"W	207.01'
L8	N00°00'00"W	296.18'
L9	N44°34'29"W	70.18'
L10	N00°48'08"E	46.61'
L11	S89°11'52"E	230.02'
L12	S00°48'08"W	46.66'
L13	S45°25'31"W	71.23'
L14	S00°00'00"E	236.20'
L15	S04°08'24"W	114.31'
L16	S20°46'36"E	207.01'
L17	S00°13'25"W	718.08'



LEGEND
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	171.21'	860.00'	11°24'23"	S05°55'36"W	170.93'
C2	148.63'	740.00'	11°30'27"	S05°52'34"W	148.38'
C3	205.25'	560.00'	21°00'00"	N10°16'36"W	204.10'
C4	211.09'	940.00'	12°52'00"	N27°12'36"W	210.65'
C5	622.42'	1,060.00'	33°38'35"	N16°49'18"W	613.51'
C6	494.62'	940.00'	30°08'55"	S18°34'08"E	488.93'
C7	238.04'	1,060.00'	12°52'00"	S27°12'36"E	237.54'
C8	249.23'	680.00'	21°00'00"	S10°16'36"E	247.84'



MOCCASIN WALLOW, LLC
 PIN: 403600109
 11855 MOCCASIN WALLOW RD
 PARRISH 34219
 ORB 2066, PG 3027

MCGUIRE
 PIN: 401000005, 465300002,
 401000104, 401000054
 11690 ERIE RD, PARRISH 34219

NE CORNER
 SE 1/4 OF
 SECTION 19

SUBJECT PROPERTY
 8.150 AC

SOUTH LINE
 SE 1/4
 SECTION 19

MOCCASIN WALLOW, LLC
 PIN: 403600109
 11855 MOCCASIN WALLOW RD
 PARRISH 34219
 ORB 2066, PG 3027

FORT HAMER ROAD EXTENSION

MOCCASIN WALLOW, LLC

SCALE 1"=400'	DATE 07/13/2017	JOB No. 8392-500-100		
DRAWN AWM	CHECKED GB	SECTION 19 & 30	TOWNSHIP 33 S	RANGE 19 E

King
 ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
 One Memorial Center, Suite 300
 Tampa, Florida 33634
 Phone 813 880-8881
 Fax 813 880-8882
 www.kingengineering.com
 LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
 Sketch and Legal Description not valid without the signature and the
 original raised seal of a Florida licensed Surveyor and Mapper.

C:\SURVEY\8392\500\100\Production\Drawings\FT HAMER RW S&L REV1.dwg, July 13, 2017 8:19 AM, King Engineering Associate Inc.

THIS IS NOT A SURVEY**LEGAL DESCRIPTION:** (BY KING ENGINEERING)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 537.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 2.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°55'36" WEST 170.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 05°52'34" WEST 148.38 FEET; THENCE SOUTH 00°07'20" WEST, A DISTANCE OF 359.62 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 73°37'35" WEST, A DISTANCE OF 77.06 FEET; THENCE NORTH 01°01'42" WEST, A DISTANCE OF 694.96 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 724.64 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 204.10 FEET; THENCE NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 210.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 33°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH 16°49'18" WEST 613.51 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 296.18 FEET; THENCE NORTH 44°34'29" WEST, A DISTANCE OF 70.18 FEET; THENCE NORTH 00°48'08" EAST, A DISTANCE OF 46.61 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 89°11'52" EAST, A DISTANCE OF 230.02 FEET; THENCE, LEAVING SAID SOUTH MAINTAINED RIGHT OF WAY LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.66 FEET; THENCE SOUTH 45°25'31" WEST, A DISTANCE OF 71.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.20 FEET; THENCE SOUTH 04°08'24" WEST, A DISTANCE OF 114.31 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°34'08" EAST 488.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 237.54 FEET; THENCE SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 247.84 FEET; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 718.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.150 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, BEING SOUTH 00°08'41" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

FORT HAMER ROAD EXTENSION

MOCCASIN WALLOW, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

EXHIBIT B

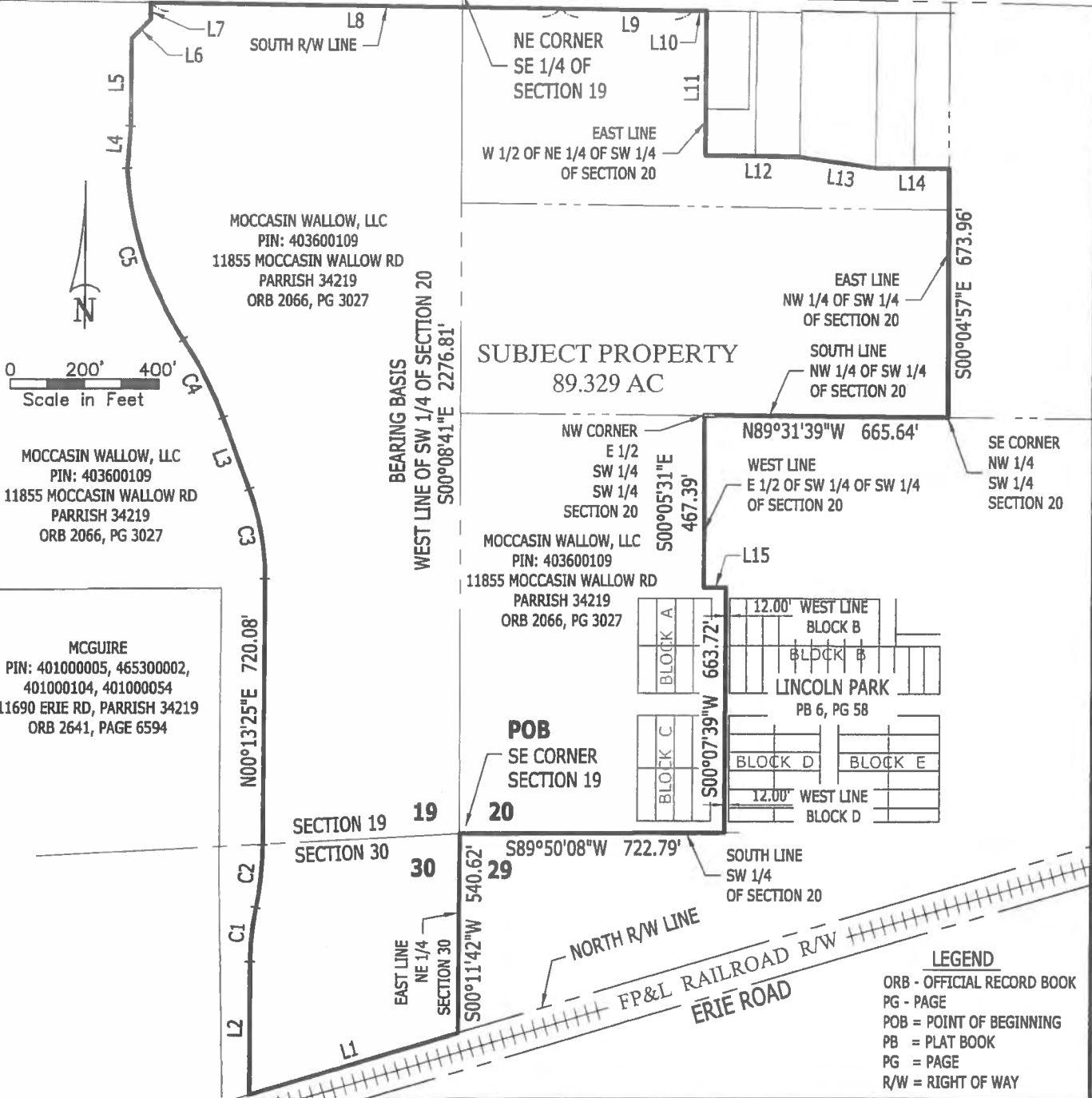
GRANTOR'S RETAINED PROPERTY

[attached]

THIS IS NOT A SURVEY

EXHIBIT "B" SECTIONS 19, 20 AND 30
TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

MOCCASIN WALLOW ROAD



Scale in Feet
0 200' 400'

MOCCASIN WALLOW, LLC
PIN: 403600109
11855 MOCCASIN WALLOW RD
PARRISH 34219
ORB 2066, PG 3027

MCGUIRE
PIN: 401000005, 465300002,
401000104, 401000054
11690 ERIE RD, PARRISH 34219
ORB 2641, PAGE 6594

SECTION 19 19
SECTION 30 30

SECTION 20 20
SECTION 29 29

MORGAN'S GLEN EAST PARCEL

MOCCASIN WALLOW, LLC

SCALE 1"=400'	DATE 06/29/2017	JOB No. 8392-500-100		
DRAWN AWM	CHECKED GB	SECTION 19,20 & 30	TOWNSHIP 33 S	RANGE 19 E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

James D. Greer
JAMES D. GREER
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA # L.S. 5189
 CERTIFICATE OF AUTHORIZATION No. LB 2610

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

C:\SURVEY\639215001\00\Production\Drawings\MORGANS GLEN EAST S&L.dwg. June 29, 2017 2:41 PM. King Engineering Associate Inc.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	148.63'	740.00'	11°30'27"	N05°52'34"E	148.38'
C2	171.21'	860.00'	11°24'23"	N05°55'36"E	170.93'
C3	249.23'	680.00'	21°00'00"	N10°16'36"W	247.84'
C4	238.04'	1,060.00'	12°52'00"	N27°12'36"W	237.54'
C5	494.62'	940.00'	30°08'55"	N18°34'08"W	488.93'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S73°37'35"W	592.08'	L9	S89°01'21"E	362.22'
L2	N00°07'20"E	359.62'	L10	N89°36'30"E	36.51'
L3	N20°46'36"W	207.01'	L11	S00°06'45"E	389.94'
L4	N04°08'24"E	114.31'	L12	S89°07'39"E	258.26'
L5	N00°00'00"E	236.20'	L13	S81°50'55"E	208.59'
L6	N45°25'31"E	71.23'	L14	S89°24'38"E	201.60'
L7	N00°48'08"E	46.66'	L15	S89°59'20"E	60.37'
L8	S89°11'52"E	1,117.96'			

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 20, BEING SOUTH 00°08'41" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

MORGAN'S GLEN EAST PARCEL

MOCCASIN WALLOW, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19, 20 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00°11'42" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 540.62 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD; THENCE SOUTH 73°37'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 592.08 FEET; THENCE NORTH 00°07'20" EAST, A DISTANCE OF 359.62 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 148.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 11°30'27", AND A CHORD BEARING AND DISTANCE OF NORTH 05°52'34" EAST 148.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 171.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 11°24'23", AND A CHORD BEARING AND DISTANCE OF NORTH 05°55'36" EAST 170.93 FEET; THENCE NORTH 00°13'25" EAST, A DISTANCE OF 720.08 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 249.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 10°16'36" WEST 247.84 FEET; THENCE NORTH 20°46'36" WEST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 238.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF NORTH 27°12'36" WEST 237.54 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 494.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 30°08'55", AND A CHORD BEARING AND DISTANCE OF NORTH 18°34'08" WEST 488.93 FEET; THENCE NORTH 04°08'24" EAST, A DISTANCE OF 114.31 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 236.20 FEET; THENCE NORTH 45°25'31" EAST, A DISTANCE OF 71.23 FEET; THENCE NORTH 00°48'08" EAST, A DISTANCE OF 46.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°11'52" EAST, A DISTANCE OF 1,117.96 FEET; 2) SOUTH 89°01'21" EAST, A DISTANCE OF 362.22 FEET; 3) NORTH 89°36'30" EAST, A DISTANCE OF 36.51 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°06'45" EAST ALONG SAID EAST LINE, A DISTANCE OF 389.94 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°07'39" EAST, A DISTANCE OF 258.26 FEET; THENCE SOUTH 81°50'55" EAST, A DISTANCE OF 208.59 FEET; THENCE SOUTH 89°24'38" EAST, A DISTANCE OF 201.60 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°04'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 673.96 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE NORTH 89°31'39" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, A DISTANCE OF 665.64 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE SOUTH 00°05'31" EAST, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, A DISTANCE OF 467.39 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 89°59'20" EAST, A DISTANCE OF 60.37 FEET; THENCE SOUTH 00°07'39" WEST, ALONG A LINE LYING 12 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF BLOCKS B AND D ACCORDING TO LINCOLN PARK, AS RECORDED IN PLAT BOOK 6, PAGE 58, A DISTANCE OF 663.72 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 20; THENCE SOUTH 89°50'08" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 722.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 89.329 ACRES.

MORGAN'S GLEN EAST PARCEL

MOCCASIN WALLOW, LLC

King
ENGINEERING ASSOCIATES, INC.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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LB2610

C:\SURVEY\18392\5001\001\Production\Drawings\MORGANS GLEN EAST S&L.dwg, June 29, 2017 2:41 PM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

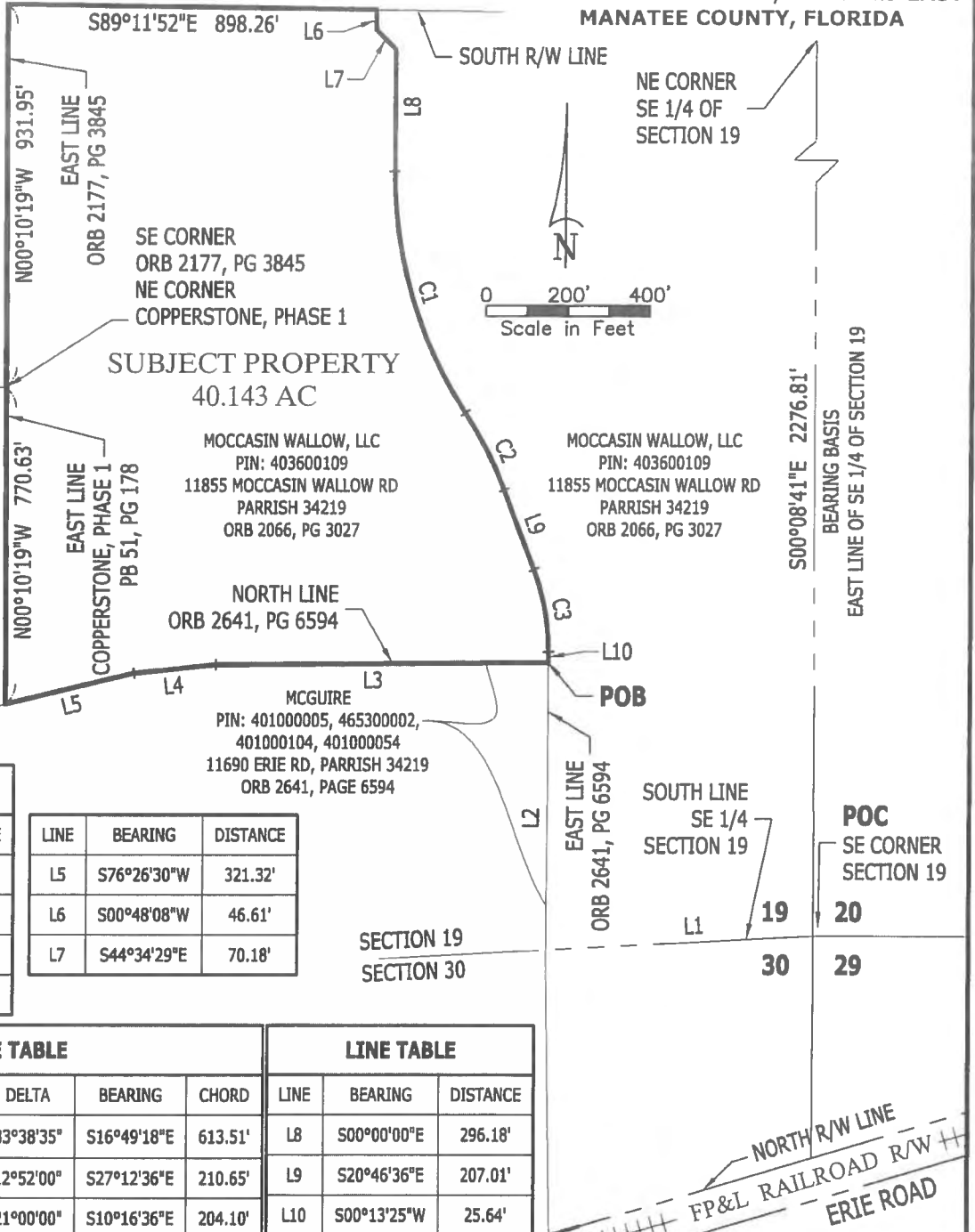
MOCCASIN WALLOW ROAD

SECTIONS 19,
TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

LEGEND

- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PB = PLAT BOOK
- PG = PAGE
- R/W = RIGHT OF WAY

SCHOOL BOARD OF
MANATEE COUNTY
PIN: 401100209
PARRISH 34219
ORB 2177, PG 3845



LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°59'58"W	657.22'
L2	N00°13'25"E	699.00'
L3	S89°33'39"W	812.90'
L4	S83°59'43"W	201.14'

LINE	BEARING	DISTANCE
L5	S76°26'30"W	321.32'
L6	S00°48'08"W	46.61'
L7	S44°34'29"E	70.18'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	622.42'	1,060.00'	33°38'35"	S16°49'18"E	613.51'
C2	211.09'	940.00'	12°52'00"	S27°12'36"E	210.65'
C3	205.25'	560.00'	21°00'00"	S10°16'36"E	204.10'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S00°00'00"E	296.18'
L9	S20°46'36"E	207.01'
L10	S00°13'25"W	25.64'

MORGAN'S GLEN WEST PARCEL

MOCCASIN WALLOW, LLC

SCALE 1"=400'	DATE 06/29/2017	JOB No. 8392-500-100		
DRAWN AWM	CHECKED GB	SECTION 19	TOWNSHIP 33 S	RANGE 19 E

King
ENGINEERING ASSOCIATES, INC.

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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
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LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

James D. Greer
JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2066, PAGE 3027, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE SOUTH 86°59'58" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 657.22 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2641, PAGE 6594, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE NORTH 00°13'25" EAST, ALONG SAID EAST LINE, A DISTANCE OF 699.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2641, PAGE 6594, SAME BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2641, PAGE 6594 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°33'39" WEST, A DISTANCE OF 812.90 FEET; 2) SOUTH 83°59'43" WEST, A DISTANCE OF 201.14 FEET; 3) SOUTH 76°26'30" WEST, A DISTANCE OF 321.32 FEET TO THE SOUTHEAST CORNER OF COPPERSTONE, PHASE 1, PLAT BOOK 51, PAGE 178, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 00°10'19" WEST, ALONG THE EAST LINE OF SAID COPPERSTONE, PHASE 1, A DISTANCE OF 770.63 FEET TO THE NORTHEAST CORNER OF SAID COPPERSTONE, PHASE 1, SAME BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2177, PAGE 3845, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 00°10'19" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2177, PAGE 3845, A DISTANCE OF 931.95 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2177, PAGE 3845 AND THE SOUTH RIGHT OF WAY LINE OF MOCCASIN WALLOW ROAD; THENCE SOUTH 89°11'52" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 898.26 FEET; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°48'08" WEST, A DISTANCE OF 46.61 FEET; THENCE SOUTH 44°34'29" EAST, A DISTANCE OF 70.18 FEET; THENCE, LEAVING SOUTH 00°00'00" EAST, A DISTANCE OF 296.18 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 622.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 33°38'35", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°49'18" EAST 613.51 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 211.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 12°52'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 27°12'36" EAST 210.65 FEET; THENCE SOUTH 20°46'36" EAST, A DISTANCE OF 207.01 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 205.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 21°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°16'36" EAST 204.10 FEET; THENCE SOUTH 00°13'25" WEST, A DISTANCE OF 25.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.143 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 19, BEING SOUTH 00°08'41" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

MORGAN'S GLEN WEST PARCEL

MOCCASIN WALLOW, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

EXHIBIT "C"

PERMITTED EXCEPTIONS

See Attached.

EXHIBIT C

PERMITTED EXCEPTIONS

1. Non-exclusive easement for ingress, egress, construction, installation, maintenance, repair and replacement, and operation of public utility facilities in favor of Manatee County, Florida as granted in Utility Easement recorded in Official Records Book 1886, Page 7735, and terms and conditions relating to such easement as contained in Agreement Regarding Design, Repair and Construction of a Bridge, Utility Easements and Exchange of Real Property record in Official Records Book 1847, Page 2245, all of the Public Records of Manatee County, Florida.

2. Reservation of oil, gas or minerals and reservation of the right of ingress and egress for the purpose of exploring and developing or mining or operating or taking oil, gas or minerals as contained in Warranty Deed recorded in Deed Book 162, Page 499; as affected by Oil, Gas and Mineral Lease recorded in Official Records Book 526, Page 641; as conveyed by Mineral Deed recorded in Official Records Book 549, Page 502; as affected by Notice Pursuant to Section 704.05 and 712, Florida Statutes recorded in Official Records Book 734, Page 917; as conveyed by Warranty Deed recorded in Official Records Book 1972, Page 5424 and Corrective Warranty Deed recorded in Official Records Book 2125, Page 396, as affected by Quit Claim Deed recorded in Official Records Book 1991, Page 2891 and the Corrective Quit Claim Deed recorded in Official Records Book 2066, Page 3027, all of the Public Records of Manatee County, Florida.

REVISED October 10, 2017 - Regular Meeting

Agenda Item #35

Approved in Open Session 10/10/17,
Manatee County
Board of County Commissioners

Subject

Conveyance of a Warranty Deed between Moccasin Wallow, LLC, and Manatee County for Right-of-Way for Morgan's Glen

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439.

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6284.

Action Requested

- Accept Warranty Deed from Michael Kass, as Manager of Moccasin Wallow, LLC

Enabling/Regulating Authority

- Florida Statutes Chapter 125, and Manatee County Comprehensive Plan 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

- On July 25, 2017, the Board of County Commissioners executed an Impact Fee Credit Agreement for Conveyance of the Road Right-of-Way for Morgan's Glen and related Easements from Moccasin Wallow, LLC.
- Pursuant to Section 5 of the agreement, the Road Right-of-Way is to be conveyed to the County via an executed Warranty Deed.
- The conveyance is required for the Fort Hamer Road Right-of-Way, which runs through a portion of the owner's property as indicated by Manatee County's Future Traffic Circulation Plan.
- The Warranty Deed for the parcel was recorded in Official Records August 7, 2017.
- This agenda item is to accept the Warranty Deed and record the Warranty Deed in Board Records only.

County Attorney Review

Formal Written Review (Opinion memo must be attached)

Explanation of Other

Reviewing Attorney
Clague

Instructions to Board Records

Please notify Tim Cristello at Tim.Cristello@mymanatee.org and Caleb Grimes at cgrimes@grimesgoebel.com

The conveyance document has been recorded in Official Records. Please record in Board Records only.

Original stamped WD sent to Tim Cristello, 10/13/17, RT

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: [Warranty Deed Moccasin Wallow, LLC.pdf](#)

Attachment: [CAO Email Fort Hamer Extension Right of Way Agreement Morgans Glen.pdf](#)

Attachment: [Location Map Moccasin Wallow, LLC.pdf](#)

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - October 10, 2017

October 10, 2017 - Regular Meeting
Agenda Item #31

Subject

Conveyance of a Warranty Deed between Moccasin Wallow, LLC, and Manatee County for Right-of-Way for Morgan's Glen

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439.

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6284.

Action Requested

- Accept Warranty Deed from Michael Kass, as Manager of Moccasin Wallow, LLC

Enabling/Regulating Authority

- Florida Statutes Chapter 125, and Manatee County Comprehensive Plan 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

- On July 25, 2017, the Board of County Commissioners executed an Impact Fee Credit Agreement for Conveyance of the Road Right-of-Way for Morgan's Glen and related Easements from Moccasin Wallow, LLC.
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County Attorney Review

Formal Written Review (Opinion memo must be attached)

Explanation of Other

Reviewing Attorney
Clague

Instructions to Board Records

Please notify Tim Cristello at Tim.Cristello@mymanatee.org and Caleb Grimes at cgrimes@grimesgoebel.com

The conveyance document has been recorded in Official Records. Please record in Board Records only.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: [Warranty Deed Moccasin Wallow, LLC.pdf](#)

Attachment: [CAO Email Fort Hamer Extension Right of Way Agreement Morgans Glen.pdf](#)

Attachment: [Location Map Moccasin Wallow, LLC.pdf](#)

REPLACED

From: [William Clague](#)
To: [Sia Mollanazar](#)
Cc: [Dan Schlandt](#); [Clarke Davis](#)
Subject: Re: Fort Hamer Extension Right-of-Way Agreement (Morgan's Glen)
Date: Wednesday, July 19, 2017 1:47:00 PM

I'm fine with the redlined changes.

Sent from my iPad

On Jul 19, 2017, at 12:58 PM, Sia Mollanazar <sia.mollanazar@mymanatee.org> wrote:

Bill

We are fine with the attached edits.

We will be working on agenda package for BCC , July 25th

Please let us know if we could move forward to execution

Sincerely

Sia Mollanazar, PE , County Engineer
Deputy Director
Engineering Services Division
Manatee County Public Works
1022 26th Ave East
Bradenton, Fl. 34208
941-708-7487

From: Caleb Grimes [<mailto:cgrimes@grimesgoebel.com>]
Sent: Tuesday, July 18, 2017 3:56 PM
To: Sia Mollanazar; Clarke Davis
Cc: William Clague; Shannon Sheppard; David Smolker; Alex Berger
Subject: FW: Fort Hamer Extension Right-of-Way Agreement (Morgan's Glen)

Sia and Clarke,

Attached is a red-line to our latest version. I'm not sure if it is a red-line to your latest version as we seem to be working from 2 different, but very close versions. Also included is the final version. It has been prepared to add the language Dan requested in Recital C, to take out the language Clarke pointed out was in conflict in 7.b., a very minor update to the acreage and numbers based on the final survey figures and to correct the spelling of the name of our Clerk of Court. We had already removed the 5/12 reference.

I think this works. Let me know and also let me know what you will need from

us for the 25th. We will have the final version executed by the hearing date.

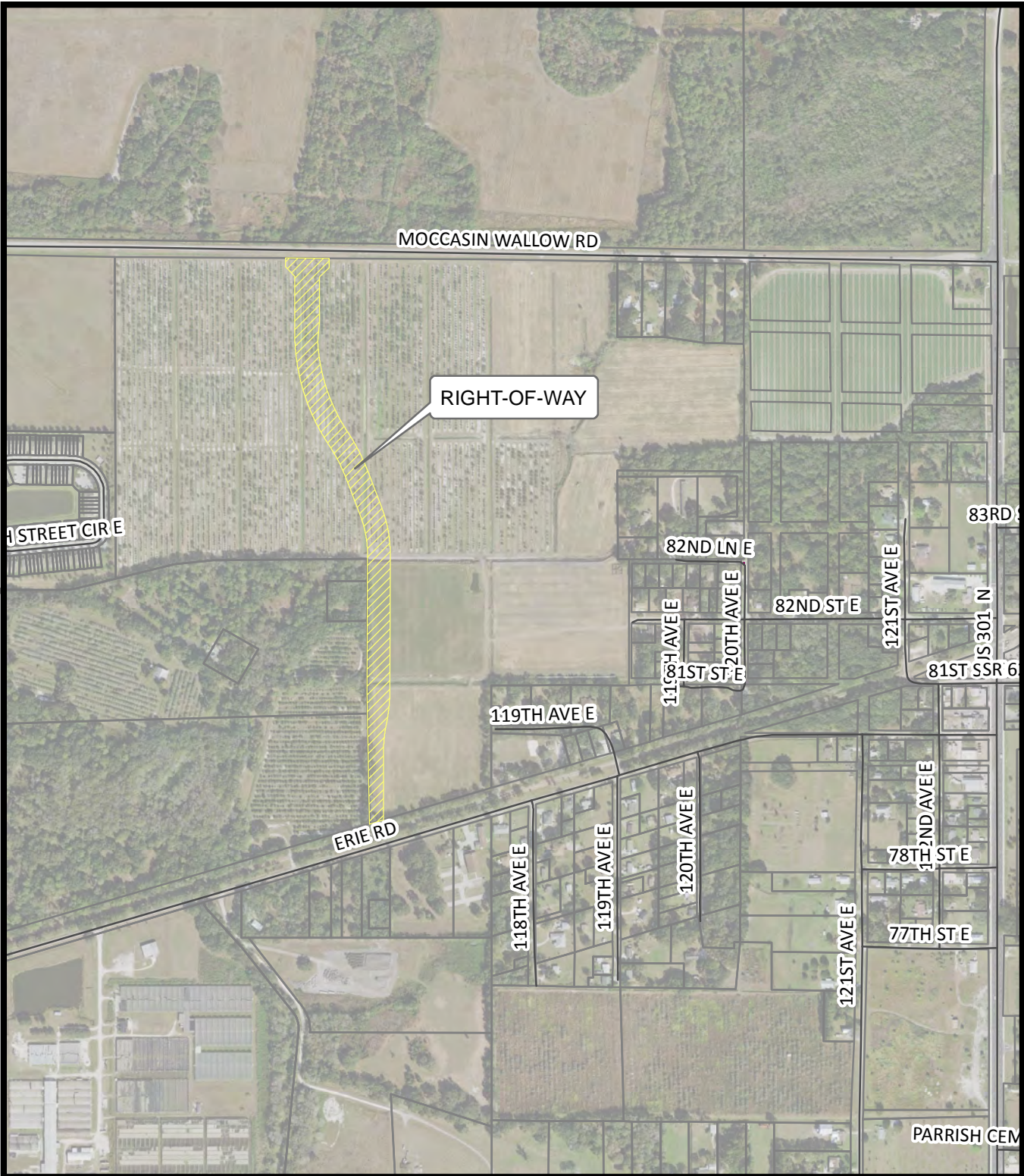
Caleb J. Grimes

*Grimes Goebel Grimes Hawkins
Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
Telephone: 941-748-0151
Direct Dial: 941-782-2041
Facsimile: 941-748-0158
E-Mail: cgrimes@grimesgoebel.com
Website: www.grimesgoebel.com*

<!--[if !supportLists]-->• <!--[endif]-->**PRIVILEGED COMMUNICATION:** *The information contained in this transmittal may be an attorney-client communication or may otherwise be privileged and confidential. If the reader of this message is not the intended recipient or if you otherwise suspect that you have received this message in error, any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at 941-748-0151 and delete this message and all its attachments. SPAM FILTERING: If your e-mail account and/or ISP are flagged as a SPAM generator your mail might not be received by us. Therefore, if your e-mail correspondence is urgent or time sensitive you should verify receipt of e-mail in person or provide follow-up with an alternative communication method. Grimes Goebel Grimes Hawkins Gladfelter & Galvano, P.L. will not be held responsible for lost, delayed, blocked and/or SPAM tagged e-mail.*

<Impact Fee Credit Agreement - Morgan's Glen v9.doc>

<Redline - Impact Fee Credit Agreement - v9 vs. v8.pdf>



**RIGHT-OF-WAY
MOCCASIN WALLOW LLC
FORT HAMER ROAD EXTENSION
11855 MOCCASIN WALLOW ROAD
PARISH 34219**



DISTRICT 1 - PRISCILLA WHISENANT TRACE