

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

Project Name: 44th Avenue East – 44th Avenue Plaza East to LWR Blvd.
Project Number: 6045662

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT DRAINAGE EASEMENT

THIS INDENTURE made this 14th day of May, 2021, between **LAKEWOOD RANCH COMMERCE PARK, LLC**, a Florida limited liability company by conversion from Lakewood Ranch Commerce Park, Inc., whose mailing address is 14400 Covenant Way, Lakewood Ranch, Florida 34202, as "Grantor," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "Grantee,"

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground drainage** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

THIS PERMANENT DRAINAGE EASEMENT is made and executed under threat of and in lieu of eminent domain proceedings, and is thus not subject to documentary stamp taxation.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence
of two witnesses as required by law.

GRANTOR:
LAKEWOOD RANCH COMMERCE PARK LLC,
a Florida limited liability company

Miranda L. Burton
First Witness Signature

By: LWR Holdings, LLC, a Florida limited
liability company, its member

Miranda L. Burton
First Witness Printed Name

By: Schroeder-Manatee Ranch, Inc., a
Delaware Corporation, its manager

David White
Second Witness Signature

By: [Signature]
Signature of Rex E. Jensen

DANIEL S. PERKA
Second Witness Printed Name

As: President

STATE OF FLORIDA
COUNTY OF MANATEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

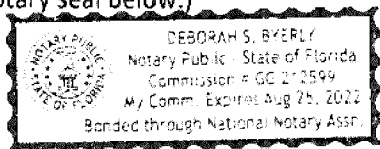
this 12th day of May, 2021, by Rex E. Jensen, as President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, a Manager of LWR Holdings, LLC, a Florida limited liability company, the Member of LAKEWOOD RANCH COMMERCE PARK LLC., a Florida limited liability company, on behalf of the limited liability company, who

- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Deborah S. Byerly
Signature of Notary Public **Deborah S. Byerly**
(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: August 25, 2022



LEGAL DESCRIPTION AND SKETCH

EXHIBIT A

DESCRIPTION: (PORTION OF LOT 10)

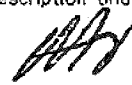
A PARCEL OF LAND LYING WITHIN LAKEWOOD RANCH BUSINESS PARK, PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 51 PAGE 45, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE NW 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S 00°21'31" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 972.13 FEET TO THE NORTHWESTERLY CORNER OF TRACT "N" WITHIN THE ROSEDALE ADDITION, PHASE II SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 43-60, OF SAID PUBLIC RECORDS, SAID NORTHWESTERLY CORNER OF TRACT "N" ALSO FALLING ON THE NORTHERLY LINE OF A 50.00 FEET WIDE GAS LINE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 27, PAGE 220 AND DEED BOOK 396, PAGE 91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 59° 42' 53" E ALONG SAID NORTHERLY LINE OF A 50 FEET WIDE GAS LINE EASEMENT, A DISTANCE OF 1442.94 FEET TO THE NORTHWESTERLY CORNER OF TRACT 505, WITHIN SAID LAKEWOOD RANCH BUSINESS PARK, PHASE II, SUBDIVISION; THENCE N 59°42' 53" E CONTINUING ALONG SAID NORTHERLY LINE OF A 50 FEET WIDE GAS LINE EASEMENT AND THE NORTHERLY LINE OF SAID TRACT 505, A DISTANCE OF 196.48 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 505 AND THE POINT OF BEGINNING; THENCE N 59°42' 53" E CONTINUING ALONG SAID NORTHERLY LINE OF A 50 FEET WIDE GAS LINE EASEMENT, A DISTANCE OF 169.35 FEET; THENCE S 45° 08' 09" E, A DISTANCE OF 491.31 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1 WITHIN SAID LAKEWOOD RANCH BUSINESS PARK, PHASE II, SUBDIVISION; THENCE S 46° 00' 26" W, ALONG SAID NORTHERLY LINE OF LOT 1, A DISTANCE OF 94.02 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 1 AND TO A POINT ON THE EASTERLY LINE OF SAID TRACT 505 AND TO A POINT ON A NON-TANGENT CURVE TO THE LEFT (CONCAVE SOUTHWEST), SAID CURVE HAVING A RADIUS OF 74.00 FEET, A DELTA ANGLE OF 07° 39'36", A CHORD BEARING OF N 80° 31' 05" W AND A CHORD DISTANCE OF 9.89 FEET. THENCE ALONG THE ARC OF SAID CURVE AND THE EASTERLY LIMITS OF SAID TRACT 505, A DISTANCE OF 9.89 FEET TO THE POINT OF COMPOUND CURVATURE. SAID COMPOUND CURVE (CONCAVE SOUTH) HAVING A RADIUS OF 3101.00 FEET, A DELTA ANGLE OF 01° 32' 41", A CHORD BEARING OF N 85° 07' 13" W AND A CHORD DISTANCE OF 83.61 FEET. THENCE CONTINUING ALONG THE EASTERLY LIMITS OF SAID TRACT 505 AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 83.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT (CONCAVE NORTH). SAID CURVE HAVING A RADIUS OF 76.00 FEET, A DELTA ANGLE OF 41° 54' 00", A CHORD BEARING OF N 64° 56' 34" W AND A CHORD DISTANCE OF 54.35 FEET. THENCE CONTINUING ALONG THE EASTERLY LIMITS OF SAID TRACT 505 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 55.58 FEET. THENCE N 43° 59' 34" W, CONTINUING ALONG THE EASTERLY LIMITS OF SAID TRACT 505, A DISTANCE OF 409.66 FEET TO THE NORTHERLY LINE OF SAID 50 FEET WIDE GAS LINE EASEMENT AND THE POINT OF BEGINNING.

PARCEL CONTAINS 1.897 ACRES, MORE OR LESS.

SUBJECT TO A UTILITY & DRAINAGE EASEMENT ACROSS THE WESTERLY 5.00 FEET THEREOF; A UTILITY AND DRAINAGE EASEMENT ACROSS THE SOUTHERLY 5.00 FEET THEREOF; A UTILITY AND DRAINAGE EASEMENT ACROSS THE NORTHERLY 5.00 FEET THEREOF; A GAS LINE EASEMENT ACROSS THE NORTHERLY 50.00 FEET THEREOF; A UTILITY EASEMENT 10.00 FEET WIDE, LYING PARALLEL AND ADJACENT TO (ON THE SOUTH SIDE) THE 50 FEET WIDE GAS LINE EASEMENT. SEE EXHIBIT "A" FOR EASEMENT LOCATIONS.

This legal description and sketch prepared by:

MARK HOLT  DATE: 7/21/2020
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER #6541

Note: Not Valid without the original signature and/ raised seal of a Florida licensed surveyor and mapper.



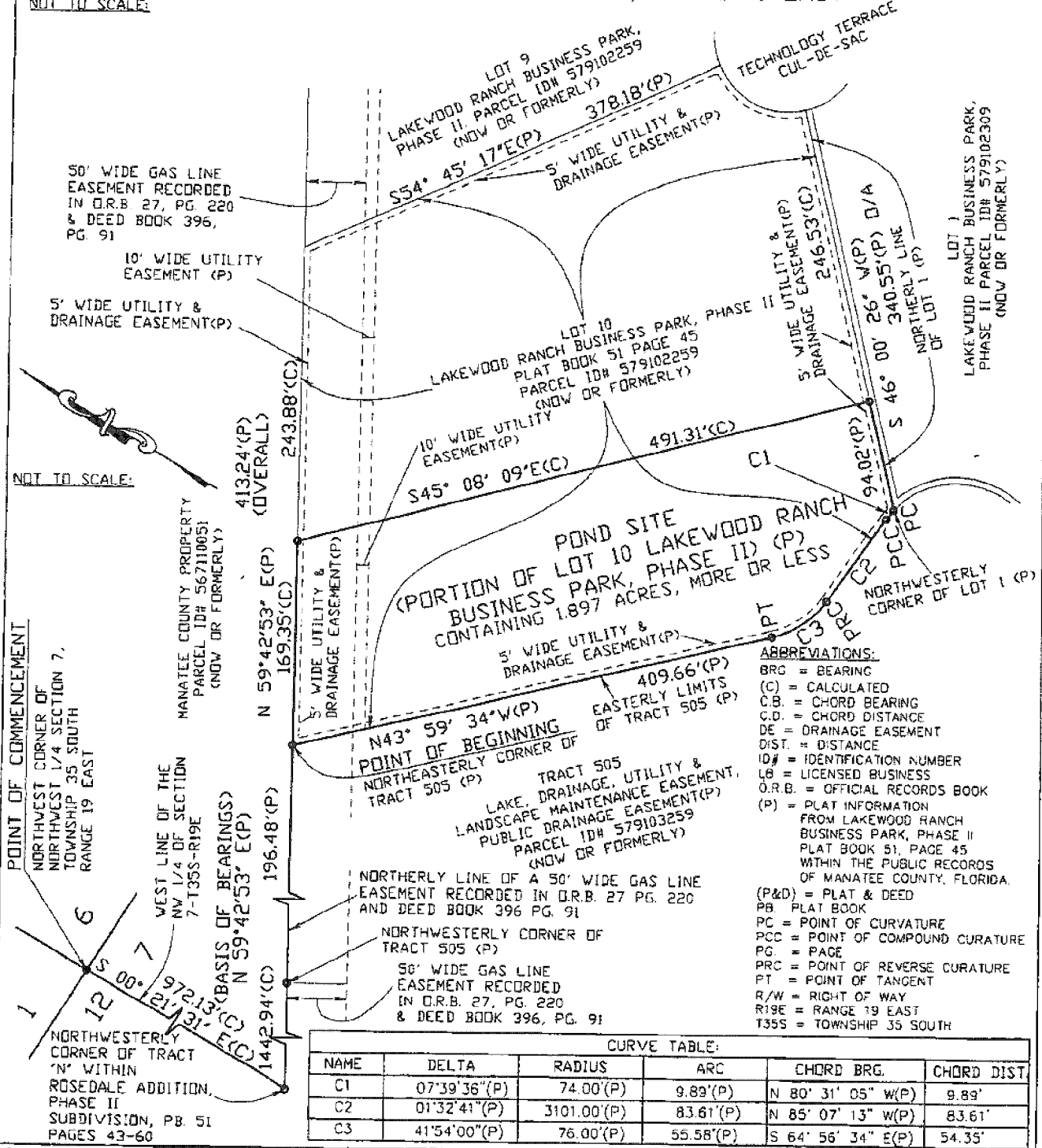
			 MANATEE COUNTY PUBLIC WORKS	PREPARED BY:  MKIM & CREED 5701 Division Drive, Suite A, Fort Myers FL 33905 239-275-8875 LB 7917
PARCEL SKETCH – THIS IS NOT A SURVEY				
			BY: L. SHUMAN DATE: 6/16/19	44th Avenue East Project Number: 6045662
REVISION	BY	DATE	CHECKED: M. HOLT 7/21/20	Portion of Lot 10, Lakewood Ranch Business Park, Phase II SHEET 1 OF 2

EXHIBIT A:
 NOT TO SCALE:

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 19 EAST



- ABBREVIATIONS:**
 BRG = BEARING
 (C) = CALCULATED
 C.B. = CHORD BEARING
 C.D. = CHORD DISTANCE
 DE = DRAINAGE EASEMENT
 DIST. = DISTANCE
 ID# = IDENTIFICATION NUMBER
 LB = LICENSED BUSINESS
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PLAT INFORMATION FROM LAKEWOOD RANCH BUSINESS PARK, PHASE II PLAT BOOK 51, PAGE 45 WITHIN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 (P&D) = PLAT & DEED
 PB = PLAT BOOK
 PC = POINT OF CURVATURE
 PCC = POINT OF COMPOUND CURVATURE
 PG. = PAGE
 PRC = POINT OF REVERSE CURVATURE
 PT = POINT OF TANGENT
 R/W = RIGHT OF WAY
 R19E = RANGE 19 EAST
 T35S = TOWNSHIP 35 SOUTH

CURVE TABLE:					
NAME	DELTA	RADIUS	ARC	CHORD BRG.	CHORD DIST.
C1	07°39'36"(P)	74.00'(P)	9.89'(P)	N 80° 31' 05" W(P)	9.89'
C2	01°32'41"(P)	3101.00'(P)	83.61'(P)	N 85° 07' 13" W(P)	83.61'
C3	41°54'00"(P)	76.00'(P)	55.58'(P)	S 64° 56' 34" E(P)	54.35'

This legal description and sketch is incomplete without the signed and sealed legal description.



MANATEE COUNTY
 PUBLIC WORKS

PREPARED BY:



MKM & CREED
 5701 Division Drive, Suite A, Fort Myers
 FL 33908
 239-275-0675 LB 7917

PARCEL SKETCH - THIS IS NOT A SURVEY

DRAWN		BY	DATE	44th Avenue East	Project Number: 6045662
DRAWN		L.SHUMAN	5/15/19		
CHECKED		BY	DATE	Portion of Lot 10, Lakewood Ranch Business Park, Phase II	SHEET 2 OF 2
CHECKED		M.HOLT	6/17/19		



Board of County Commissioners
June 8, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF PERMANENT DRAINAGE EASEMENT FROM LAKEWOOD RANCH COMMERCE PARK, LLC FOR PROPERTY LOCATED AT 10307 TECHNOLOGY TERRACE, BRADENTON, FLORIDA 34211 – DISTRICT 5

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Joy Leggett Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Charles Meador, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

- Accept Permanent Drainage Easement from Lakewood Ranch Commerce Park, LLC.

Enabling/Regulating Authority

- Florida Statutes Chapter 125, County Government
- Manatee County Comprehensive Plan

Background Discussion

- The 44th Avenue East Project (Project Number 6045662) from 44th Avenue Plaza East to Lakewood Ranch Boulevard was approved in FY 2015.
- A permanent drainage easement is needed for a proposed pond expansion for the project.
- The Property Acquisition Division performed an in-house valuation and reached an agreement with Lakewood Ranch Commerce Park, LLC.
- The \$13,000 agreement eliminates additional costs for litigation fees or expert fees associated with this permanent drainage easement.
- The area of the permanent drainage easement is 1.897 acres.

- The Contract for Sale and Purchase was presented to and executed by the Board of County Commissioners as Agenda Item 32 on the March 23, 2021 agenda.
- The sale closed on May 14, 2021.
- The Permanent Drainage Easement has been recorded in the Official Records of Manatee County as Instrument Number 202141064302. This agenda item is for Board Records only.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

[Emailed 6/14/2021](#)

Please return a copy of the approved agenda item to:

- Charles Meador at charles.meador@mymanatee.org
- Johnnie Yetter at Johnnie.yetter@mymanatee.org
- Eric Shroyer at eric.shroyer@mymanatee.org

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



 Drainage Easement

*Boundaries shown are approximate and for informational purposes only.

DRAINAGE EASEMENT

**LAKWOOD RANCH COMMERCE PARK, LLC
 10307 TECHNOLOGY TERRACE
 BRADENTON, FL 34211
 PID 579102259**



DISTRICT 5- VANESSA BAUGH