Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

THIS INSTRUMENT PREPARED BY:
Claudia Ruiz, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Woodland Preserve Dedication
PID NO: 491600129
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **KH WOODLAND PRESERVE LLC**, a Florida limited liability company, whose mailing address is 105 Northeast 1st Street, Delray Beach, Florida 33444 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLAR ($10.00) 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.

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

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 persons claiming by, through, or under Grantor, subject to and except (i) taxes accruing for the year 2026 and subsequent years, (ii) recorded easements, restrictions, covenants, reservations, and rights-of-way, (iii) matters which would be disclosed by an accurate survey and/or inspection of the Property, and (iv) applicable zoning, land use, and government regulations and restrictions.

Except as expressly set forth herein, Grantor makes no other representations or warranties, express or implied, regarding the Property.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 10/20/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

First Witness Signature

MATTHEW J. MORRIS
First Witness Printed Name

Address: 6901 PROFESSIONAL PKWY E, STE 103
SARASOTA, FL 34240

Second Witness Signature

ERIN TUMOLO
Second Witness Printed Name

Address: 6901 Professional Pkwy E Ste 103
Sarasota, FL 34240

GRANTOR:
KH WOODLAND PRESERVE LLC, a Florida limited liability company

By: _____
Paul Martin, Authorized Signatory

Date: 9/3/26

STATE OF Florida
COUNTY OF Sarasota

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization
this 3rd day of September, 2026, Paul Martin, as Authorized Signatory of KH Woodland Preserve LLC, a Florida limited liability company, on behalf of the 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]

Mary M. Stephens
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 6/20/30

MARY M. STEPHENS
Notary Public - State of Florida
Commission # HH 772417
My Comm. Expires Jun 20, 2030
Bonded through National Notary Assn.

EXHIBIT "A"

Description Sketch

(Not A Survey)

PUBLIC RIGHT-OF-WAY

DESCRIPTION: A parcel of land lying in Section 33, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 33, run thence along the South boundary thereof, S.89°55'38"W., a distance of 305.66 feet to the **POINT OF BEGINNING**; thence continue along said South boundary, S.89°55'38"W., a distance of 51.00 feet to a point on the Northeast monumented Right-of-Way of Spencer Parrish Road per Ardurra Boundary survey of SM Ranch, Job number: 020-5273-00, Dated 2022.10.13; thence along said Northeast monumented Right-of-Way, N.32°27'50"W., a distance of 155.87 feet; thence N.12°12'11"E., a distance of 61.81 feet; thence Northerly, 65.77 feet along the arc of a tangent curve to the left having a radius of 180.00 feet and a central angle of 20°56'09" (chord bearing N.01°44'07"E., 65.41 feet); thence Northwesterly, 149.09 feet along the arc of a compound curve to the left having a radius of 276.00 feet and a central angle of 30°57'04" (chord bearing N.24°12'30"W., 147.29 feet); thence Northwesterly, 46.54 feet along the arc of a compound curve to the left having a radius of 53.00 feet and a central angle of 50°19'01" (chord bearing N.64°50'32"W., 45.06 feet); thence S.89°59'57"W., a distance of 91.54 feet to a point on the said Northeast monumented Right-of-Way of Spencer Parrish Road; thence along said Northeast monumented Right-of-Way, N.32°27'50"W., a distance of 84.96 feet to a point on the West boundary of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 33; thence along said West boundary, N.00°04'32"E., a distance of 27.56 feet; thence Easterly, 34.68 feet along the arc of a non-tangent curve to the left having a radius of 43.00 feet and a central angle of 46°12'55" (chord bearing S.66°53'35"E., 33.75 feet; thence N.89°59'57"E., a distance of 23.08 feet; thence Easterly, 160.15 feet along the arc of a tangent curve to the left having a radius of 318.00 feet and a central angle of 28°51'16" (chord bearing N.75°34'19"E., 158.46 feet); thence Easterly, 124.70 feet along the arc of a reverse curve to the right having a radius of 97.00 feet and a central angle of 73°39'19" (chord bearing S.82°01'40"E., 116.29 feet); thence Southeasterly, 35.18 feet along the arc of a reverse curve to the left having a radius of 48.00 feet and a central angle of 41°59'28" (chord bearing S.66°11'44"E., 34.40 feet); thence S.00°00'03"E., a distance of 12.90 feet; thence N.90°00'00"E., a distance of 10.00 feet; thence S.00°00'00"E., a distance of 14.00 feet; thence N.90°00'00"W., a distance of 10.00 feet; thence S.00°00'03"E., a distance of 83.89 feet; thence S.82°39'01"W., a distance of 4.22 feet; thence Southwesterly, 80.29 feet along the arc of a tangent curve to the left having a radius of 43.00 feet and a central angle of 106°58'58" (chord bearing S.29°09'32"W., 69.12 feet); thence Southerly, 62.40 feet along the arc of a reverse curve to the right having a radius of 277.00 feet and a central angle of 12°54'28" (chord bearing S.17°52'43"E., 62.27 feet); thence Southerly, 225.18 feet along the arc of a compound curve to the right having a radius of 723.00 feet and a central angle of 17°50'42" (chord bearing S.02°30'08"E., 224.27 feet); thence S.06°25'13"W., a distance of 29.27 feet; thence S.38°34'47"E., a distance of 25.52 feet; thence S.00°04'22"E., a distance of 2.15 feet to the **POINT OF BEGINNING**.

Containing 1.831 acres or 79,780 square feet, more or less.

SURVEYOR'S NOTES:

1) Bearings shown hereon are based on the South boundary of Section 33, Township 33 South, Range 19 East, Manatee County, Florida, having a Grid bearing of S89°55'38"W. The Grid Bearings and Coordinates as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from National Geodetic Survey (NGS) Horizontal Control Monuments Designated "M 064" (PID AG9169) and "PARRISH" (PID AG6295).

2) I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, and 5J-17-052, Florida administrative code, pursuant to section 472.027, Florida statutes.

3) This Description and Sketch is Certified to Manatee County, Florida.

4) This Description Sketch is valid only with a Signature & Original Seal, in hard copy form, or a Digital Seal in Electronic Form, pursuant to rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.

5) See Sheet 2 for Sketch and Sheet for 3 Tables.

CHARLES M. ARNETT License Number 6884 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Charles Arnett
Date: 2026.08.07 15:59:14-04'00'

Charles M. Arnett **LS6884**

JOB #: 2245983-KHW.3.01

DRAWN: AGT DATE: 2/11/2025 CHECKED: CMA

Prepared For: Kolter

Revisions

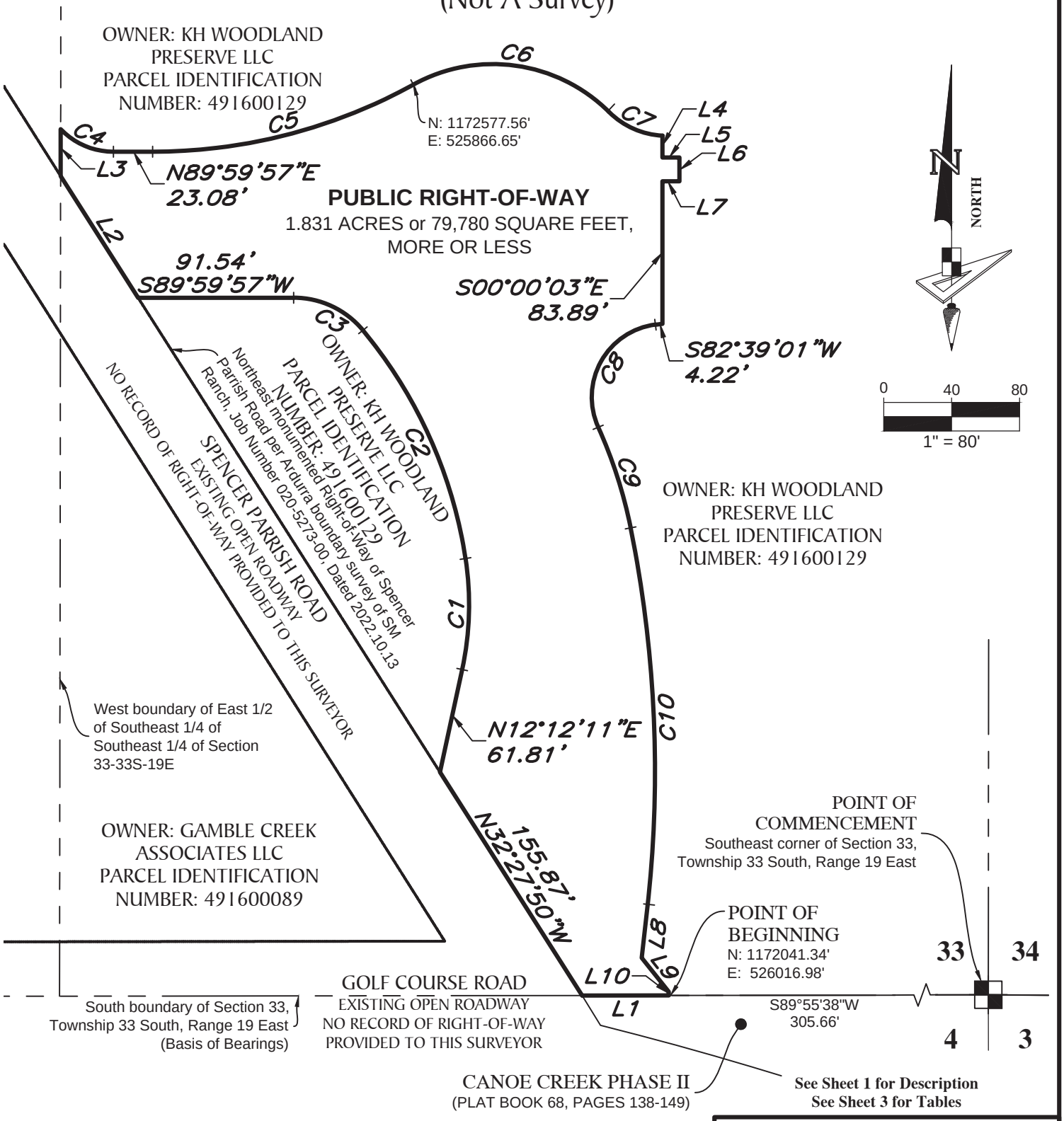
DATE	DESCRIPTION	DRAWN
6/23/25	REVISIONS TO BNDY PER CLIENT	AGT
7/30/25	REVISIONS TO BNDY PER CLIENT	AGT
9/17/25	REVISIONS PER COUNTY COMMENTS	AGT
8/06/26	REVISIONS PER COUNTY COMMENTS	AGT

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

Description Sketch

(Not A Survey)



See Sheet 1 for Description
See Sheet 3 for Tables

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Curve Data Table					
No.	**Radius**	**Arc**	**Central Angle**	**Bearing**	**Chord**
C1	180.00'	65.77'	20°56'09"	N01°44'07"E	65.41'
C2	276.00'	149.09'	30°57'04"	N24°12'30"W	147.29'
C3	53.00'	46.54'	50°19'01"	N64°50'32"W	45.06'
C4	43.00'	34.68'	46°12'55"	S66°53'35"E	33.75'
C5	318.00'	160.15'	28°51'16"	N75°34'19"E	158.46'
C6	97.00'	124.70'	73°39'19"	S82°01'40"E	116.29'
C7	48.00'	35.18'	41°59'28"	S66°11'44"E	34.40'
C8	43.00'	80.29'	106°58'58"	S29°09'32"W	69.12'
C9	277.00'	62.40'	12°54'28"	S17°52'43"E	62.27'
C10	723.00'	225.18'	17°50'42"	S02°30'08"E	224.27'

Line Data Table		
No.	**Bearing**	**Length**
L1	S89°55'38"W	51.00'
L2	N32°27'50"W	84.96'
L3	N00°04'32"E	27.56'
L4	S00°00'03"E	12.90'
L5	N90°00'00"E	10.00'
L6	S00°00'00"E	14.00'
L7	N90°00'00"W	10.00'
L8	S06°25'13"W	29.27'
L9	S38°34'47"E	25.52'
L10	S00°04'22"E	2.15'

See Sheet 1 for Description and notes
See Sheet 2 for Sketch

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Angelina "Angel" Colonneso
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: esanchez
Cashiered By: SKEE

Receipt#: 900886026 **Payee Name:** KHOMES PAYMENTS LLC

Receipt Date: 10/21/2026

Instrument(s): 202641121662-DEED

Receipt Total:	$44.70
Amount Tendered:	$44.70
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$44.70**

Check	$44.70	CHECK #	010300011679
Amount Paid	$44.70		

This service fee is charged by MyFloridaCounty.com. Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For Information on refunds or for general inquiries, please call customer support at (877) 326 8689.

Instrument: 202641121662 DEED

001000000341100	RECORDING FEE $5/$4	$21.00
199000000341150	PRMTF $1/$.50	$3.00
001000000208911	PRMTF FACC $.10	$0.50
199000000341160	PRMTF CLERK $1.90	$9.50
001000000208912	PRMTF BCC $2	$10.00
001000000208901	DEED DOC STAMPS $.70	$0.70
	Instrument Total:	**$44.70**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 -Regular Meeting

Subject
Acceptance and Recording of Warranty Deed from KH Woodland Preserve LLC for property located at Woodland Preserve, Parrish, Florida 34219 (Parcel Identification Number 491600129), Peter Morrow, Property Acquisition Division Manager - District 1

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Claudia Ruiz, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6288

Action Requested
• Accept and Record Warranty Deed from KH Woodland Preserve LLC

Enabling/Regulating Authority
• Chapter 125 of the Florida Statues, County Government
• Manatee County Comprehensive Plan

Applicable Advisory Board
N/A

Background Discussion
• KH Woodland Preserve LLC, a Florida limited liability company ("Grantor"), own the right-of-way identified in the Woodland Preserve single-family residential development, Parrish, Florida 34219, also known as Parcel Identification Number 491600129 ('Property").
• The Grantor is dedicating the Property as part of the Woodland Preserve Local Development Agreement per the terms of that certain Local Development Agreement, approved in Open Session by Manatee County Board of County Commissioners on 10/22/2024.
• Additionally, as part of the New Spencer Parish Road right-of-way improvements per the terms of that certain Construction and Maintenance Agreement, approved in Open Session by Manatee County Board of County Commissioners on 08/25/2026.

• Public Works has reviewed the dedication areas and confirmed they satisfy the Local Development Agreement terms.
• Kenneth LaBarr, Infrastructure Inspections Division Manager, Public Works, has no objection to the dedication of the Property that is the subject of this agenda.
• The Property proposed to be dedicated to the County is approximately 79,780 square feet or 1.831 acres.

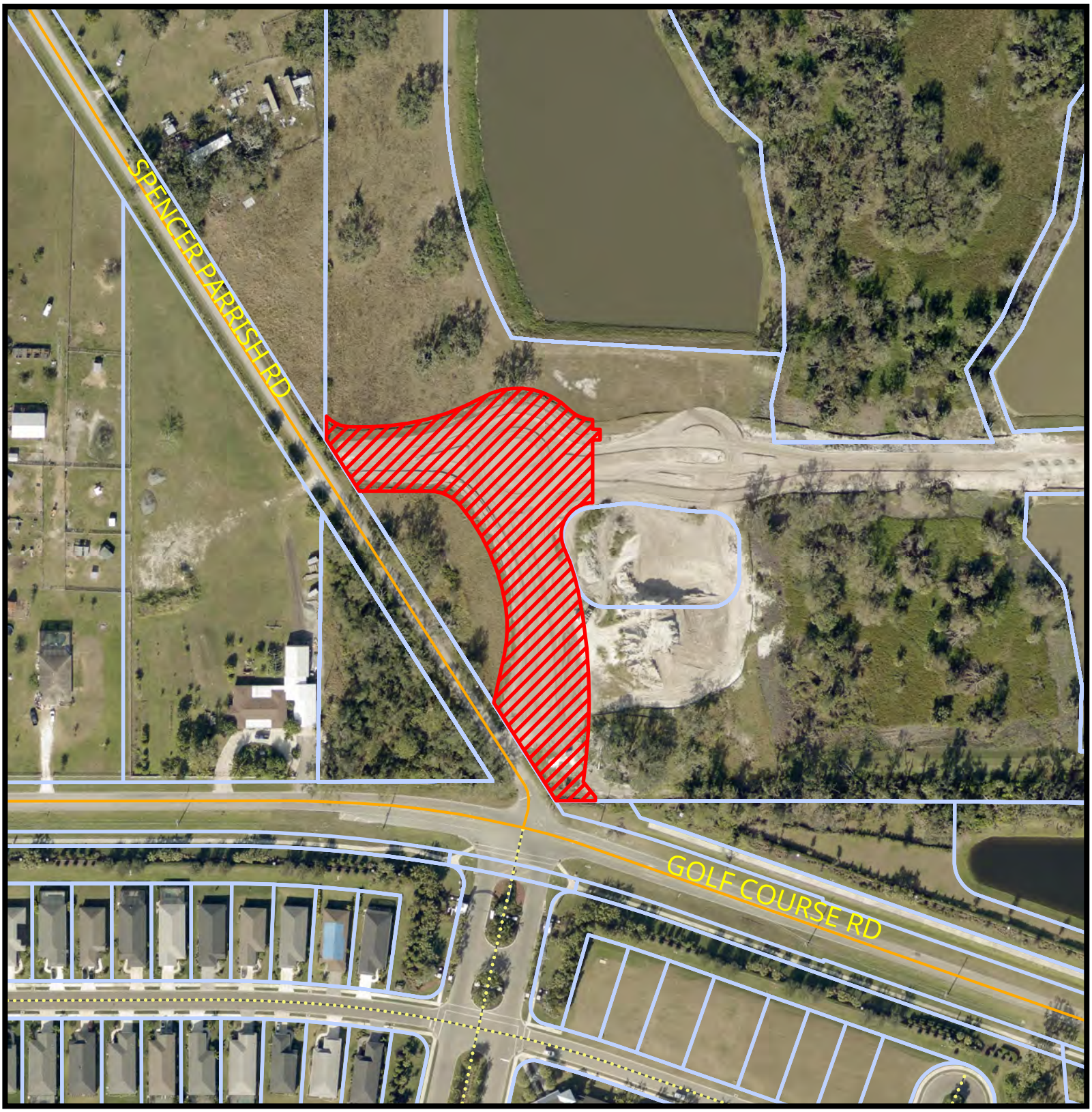
Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please charge the minimum doc stamps of $0.70

Please email a copy of the approved agenda item to the following:
• Claudia Ruiz at claudia.ruiz@mymanatee.org
• Peter Morrow at peter.morrow@mymanatee.org
• Kenneth LaBarr at kenneth.labarr@mymanatee.org
• Brent Stufflebeam at brent.stufflebeam@mymanatee.org
• Wenston DeSue at wenston.desue@mymanatee.org
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
$44.70 recording fee to be paid by Grantor

Amount and Frequency of Recurring Costs
N/A



N
W E
S

RIGHT-OF-WAY DEDICATION

KH WOODLAND PRESERVE LLC
WOODLAND PRESERVE
PARRISH, FLORIDA 34219
PID 491600129

DISTRICT 1

Manatee County FLORIDA