

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

GRANT OF EASEMENT

THIS GRANT OF EASEMENT (this "**Easement**") is made as of this 23rd day of June, 2021, by the **LAKWOOD RANCH STEWARDSHIP DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 2005-338, Laws of Florida, located in Sarasota and Manatee Counties, Florida (the "**District**" or "**Grantor**"), to and in favor of certain Owners of adjacent Lots, as the terms "Owners" and "Lots" are defined herein ("**Grantees**").

WHEREAS, the District was established for the purpose of owning, operating, and/or maintaining certain public infrastructure improvements, including but not limited to lake and drainage tracts;

WHEREAS, the District is the fee simple record owner of that certain lake and drainage tract (the "**Tract**") described on **Exhibit A**, which is attached hereto and incorporated herein by this reference;

WHEREAS, the District wishes to grant to the record landowners ("**Owners**") of certain residential lots ("**Lots**") located immediately adjacent to each Tract a perpetual, non-exclusive drainage easement over said Tract for the purposes of installing, operating, and maintaining drainage pipes extending from said Lots to the waterline within said Tract ("**Drainage Pipes**"), subject to the terms and conditions herein; and,

WHEREAS, said Lots located immediately adjacent to each Tract are more specifically described on **Exhibit B** attached hereto and incorporated herein by this reference;

NOW, THEREFORE, for good and valuable consideration to it in hand paid by the Owners, the receipt and sufficient whereof are hereby acknowledged, the District hereby grants, bargains, and conveys an easement to the Owners of the Lots subject to the terms and conditions more specifically provided below.

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement.

2. **Grant of Easement.** Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto each Grantee, and their successors and assigns, in perpetuity, a non-exclusive easement (the "**Easement**") over, under, through, and across the Tract contiguous to

each Owner's Lot as described on Exhibit "A" attached hereto (the "**Easement Area**"), to own, access, construct, install, repair, replace, operate and/or maintain Drainage Pipes, together with rights of ingress and egress on and over the Easement Area as necessary for the use and enjoyment of the Easement herein granted. Grantees shall at all times construct, install, repair, replace, operate and/or maintain the Drainage Pipes consistent with applicable permits, approvals, and law.

3. **Responsibility for Drainage Pipes.** Grantees shall remain fully responsible for, and shall assume all costs and obligations associated with, the ownership, construction, installation, repair, replacement, operation and/or maintenance of any Drainage Pipes that Grantees choose to install within the Easement Area.

4. **Non-Interference.** Grantees shall not unreasonably interfere with the right of ingress or egress of Grantor, its successors and assigns, or any other party requiring access to the Easement Area or to any property abutting the Easement Area.

5. **Indemnification.** Each Grantee shall indemnify and hold Grantor harmless, as well as all of Grantor's supervisors, staff, agents, and representatives, from and against any claims, losses, or liabilities arising out of or related to that Grantee's ownership, construction, installation, repair, replacement, operation and/or maintenance of any Drainage Pipe that such Grantee chooses to install within the Easement Area.

6. **Damage.** In the event that a Grantee, or its employees, agents, assignees, or contractors cause damage to the Easement Area or any of the improvements located within the Easement Area, or cause damage to Grantor's other property or any improvements located thereon, in the exercise of the easement rights granted herein, that Grantee shall, at its sole cost and expense, commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade within thirty (30) days after receiving written notice of the occurrence of any such damage. Further, a Grantee shall allow no lien to attach to the Easement Area or any improvements located on said property or Grantor's other property arising out of work performed by, for, or on behalf of such Grantee. Such Grantee shall pay or transfer to other security all such liens, claims or demands before any action is brought to enforce the same against the Easement Area or Grantor.

7. **Binding Effect.** This Easement and all of the provisions of this Easement shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Area.

8. **Limitations on Governmental Liability.** Nothing in this Easement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Easement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

9. **PUBLIC RECORDS.** All documents of any kind provided to the District or to District Staff in connection with this Easement may be public records and shall be treated as such in accordance with Florida law.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Easement to be executed on the day and year first above written.

WITNESSES:

LAKWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2005-338, Laws of Florida, located in Sarasota and Manatee County, Florida

By: [Signature]

Name: **Susan Chaney-Prancevic**

By: [Signature]

Name: **Tamara Harris**

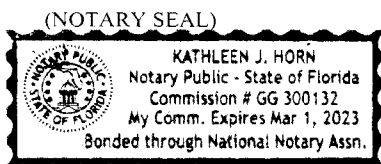
By: [Signature]
Rex Jensen
Chairman, Board of Supervisors

**STATE OF FLORIDA
COUNTY OF MANATEE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of JUNE, 2021, by Rex Jensen as Chairman of the Lakewood Ranch Stewardship District, a local unit of special-purpose government established pursuant to Chapter 2005-338, Laws of Florida, located in Sarasota and Manatee County, Florida, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: **Kathleen J. Horn**
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

**LEGAL DESCRIPTION OF
THE LAKE AND DRAINAGE TRACTS**

Tracts 500D & 501D, Unit 1, and Tracts 503D & 504D, Unit 2, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase OO, Unit 1 aka Valderrama and Unit 2 aka Leopard Creek, a Subdivision, as per the Plat thereof recorded in Plat Book 51, Pages 163 through 175, of the Public Records of Manatee County, Florida.

Tracts 507D & 508D, Unit 1, Tracts 509D & 510D, Unit 2, and Tracts 511D, 512D, 513D & 514D , Unit 3, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase PP, Unit 1 aka Camargo, Unit 2 aka Hazeltine, Unit 3 aka Royal Valley, a Subdivision, as per the Plat thereof recorded in Plat Book 52, Pages 123 through 142, of the Public Records of Manatee County, Florida.

Tracts 522D, 523D, 524D, 525D & 526D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 1 aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 130 through 137, of the Public Records of Manatee County, Florida.

Tracts 501D & 502D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 2A aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 74 through 78, of the Public Records of Manatee County, Florida.

Tracts 500D, 522D, 523D, 527D & 528D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1 Phase 2B aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 195 through 199, of the Public Records of Manatee County, Florida.

Tracts 527D & 528D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 2C aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 67 through 73, of the Public Records of Manatee County, Florida.

Tracts 516D, 517D & 518D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 2 aka Secret Harbor, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 59 through 64, of the Public Records of Manatee County, Florida.

Tracts 500D, 501D & 502D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase RR, aka Haddington, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 60 through 66, of the Public Records of Manatee County, Florida.

Tract 500D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase SS, aka Highlands, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 90 through 94, of the Public Records of Manatee County, Florida.

Tracts 526D & 531D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase TT aka Windy Hill, a Subdivision, as per the Plat thereof recorded in Plat Book 56, Pages 20 through 25, of the Public Records of Manatee County, Florida.

Tracts 504D, 505D, 506D & 507D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Units 1B & 1C aka Collingtree, a Subdivision, as per the Plat thereof recorded in Plat Book 57, Pages 137 through 145 of the Public Records of Manatee County, Florida.

Tracts 505D, 506D & 507D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Unit 1D aka Collingtree, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 122 through 128, of the Public Records of Manatee County, Florida.

Tracts 501D & 503D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Unit 2 aka Seacroft, a Subdivision, as per the Plat thereof recorded in Plat Book 57, Pages 102 through 109, of the Public Records of Manatee County, Florida.

Tracts 546D, 547D, 548D, 554D & 556D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase VV, Unit 2 aka Prestbury, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 168 through 177, of the Public Records of Manatee County, Florida.

Tracts 500D, 501D, 502D & 503D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase VV, Unit 1 aka Whittlebury, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 85 through 93, of the Public Records of Manatee County, Florida.

Tracts 500D & 501D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase WW, aka Clubside, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 164 through 167, of the Public Records of Manatee County, Florida.

Tracts 549D & 550D, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase XX aka Hillside, a Subdivision, as per the Plat thereof recorded in Plat Book 59, Pages 99 through 104, of the Public Records of Manatee County, Florida.

Tracts 551D, 552D & 554D, Unit 1, Tracts 553D, 554D, 555D & 556D, Unit 2, Tracts 556D, 557D, 558D, 559D, 560D, 561D & 562D, Units 3 & 4, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase YY, Unit 1 aka Longcliffe, Unit 2 aka Hawkstone, Units 3 & 4 aka Eaglescliffe, a Subdivision, as per the Plat thereof recorded in Plat Book 60, Pages 141 through 165, of the Public Records of Manatee County, Florida.

EXHIBIT B

ADJACENT RESIDENTIAL LOTS

Lots 6 through 11, Lots 13 through 15, Lots 35 through 41, and Lots 44 through 50, Unit 1, Lots 42 through 45, Lots 61 through 72, and Lots 74 through 81, Unit 2, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase OO, Unit 1 aka Valderrama and Unit 2 aka Leopard Creek, a Subdivision, as per the Plat thereof recorded in Plat Book 51, Pages 163 through 175, of the Public Records of Manatee County, Florida.

Lots 1 through 3, Lots 5 through 8, and Lots 24 through 25, Unit 1, Lots 11 through 22, Lots 25 through 26, and Lots 37 through 41, Unit 2, Lots 8 through 11, Lots 17 through 25, and Lots 34 through 39, Unit 3, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase PP, Unit 1 aka Camargo, Unit 2 aka Hazeltine, Unit 3 aka Royal Valley, a Subdivision, as per the Plat thereof recorded in Plat Book 52, Pages 123 through 142, of the Public Records of Manatee County, Florida.

Lots 51 through 58, Lots 107 through 111, Lots 121 through 122, Lots 127 through 138, Lots 145 through 153 and Lots 168 through 173, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 1 aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 130 through 137, of the Public Records of Manatee County, Florida.

Lots 36 through 39 and Lots 41 through 50, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 2A aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 74 through 78, of the Public Records of Manatee County, Florida.

Lots 59 through 78, and Lots 154 through 166, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1 Phase 2B aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 195 through 199, of the Public Records of Manatee County, Florida.

Lots 79 through 86 and Lots 174 through 188, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 1, Phase 2C aka Belleisle, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 67 through 73, of the Public Records of Manatee County, Florida.

Lots 3 through 15, Lots 39 through 47, and Lots 52 through 55, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase QQ, Unit 2 aka Secret Harbor, a Subdivision, as per the Plat thereof recorded in Plat Book 54, Pages 59 through 64, of the Public Records of Manatee County, Florida.

Lots 1 through 3, Lots 5 through 10, Lots 12 through 14, Lots 16 through 18, Lots 62 through 63, Lots 66 through 68 and Lots 70 through 72, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase RR, aka Haddington, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 60 through 66, of the Public Records of Manatee County, Florida.

Lots 11 through 22, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase SS, aka Highlands, a Subdivision, as per the Plat thereof recorded in Plat Book 55, Pages 90 through 94, of the Public Records of Manatee County, Florida.

Lots 1 through 17, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase TT aka Windy Hill, a Subdivision, as per the Plat thereof recorded in Plat Book 56, Pages 20 through 25, of the Public Records of Manatee County, Florida.

Lots 1 through 16, Lots 18 through 38, and Lots 40 through 53, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Units 1B & 1C aka Collingtree, a Subdivision, as per the Plat thereof recorded in Plat Book 57, Pages 137 through 145 of the Public Records of Manatee County, Florida.

Lots 66 through 80 , Lots 90 through 93, Lots 95 through 101, and Lots 103 through 106, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Unit 1D aka Collingtree, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 122 through 128, of the Public Records of Manatee County, Florida.

Lots 1 through 15 and Lots 30 through 35, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase UU, Unit 2 aka Seacroft, a Subdivision, as per the Plat thereof recorded in Plat Book 57, Pages 102 through 109, of the Public Records of Manatee County, Florida.

Lots 107 through 113, Lots 115 through 124, Lots 152 through 155, Lots 157 through 159, Lots 161 through 164, Lots 167 through 181, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase VV, Unit 2 aka Prestbury, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 168 through 177, of the Public Records of Manatee County, Florida.

Lots 6 through 35, Lots 51 through 85, and Lots 89 through 106, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase VV, Unit 1 aka Whittlebury, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 85 through 93, of the Public Records of Manatee County, Florida.

Tract 1 and Tract 2, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase WW, aka Clubside, a Subdivision, as per the Plat thereof recorded in Plat Book 58, Pages 164 through 167, of the Public Records of Manatee County, Florida.

Lots 1 through 23, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase XX aka Hillside, a Subdivision, as per the Plat thereof recorded in Plat Book 59, Pages 99 through 104, of the Public Records of Manatee County, Florida.

Lots 1 through 6, Lots 13 through 47, and Lots 50-70, Unit 1, Lots 76 through 79, Lots 84 through 85, Lots 96 through 100, Lots 102 through 121, and Lots 123 through 131, Unit 2, Lots 132 through 135, Lots 138 through 142, Lots 144 through 154, Lots 156 through 159, Lots 168 through 172, Lots 178 through 186, Lots 188 through 194, Lots 199 through 206, and Lots 208 through 219, Units 3 & 4, COUNTRY CLUB EAST AT LAKEWOOD RANCH, Subphase YY, Unit 1 aka Longcliffe, Unit 2 aka Hawkstone & Units 3 & 4 aka Eaglescliffe, a Subdivision, as per the Plat thereof recorded in Plat Book 60, Pages 141 through 165, of the Public Records of Manatee County, Florida.