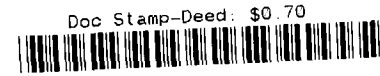


DOC TAX \$ .70  
RECORD \$ 44.00

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016147168 5 PG(S)  
November 29, 2016 04:57:05 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL

Prepared by:  
William M. Seider, Esquire/cw  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800



## LAKE MAINTENANCE EASEMENT

This Easement is granted this 29th day of November, 2016 by **KENWOOD GLEN I OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida not for profit corporation ("Kenwood 1") and **KENWOOD GLEN II OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida corporation ("Kenwood 2"), hereinafter collectively called "Grantor," whose address is 11101 Staveley Court, Venice, Florida 34293, and **THE PLANTATION MANAGEMENT ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 899 Woodbridge Drive, Venice, Florida 34293 ("PMA").

### RECITALS

A. Kenwood 1 is charged with the operation and management of Kenwood Glen I of St. Andrews East at the Plantation, a condominium ("KG 1"), according to the Declaration of Condominium recorded in the Official Records as Instrument #2014080959, and Kenwood 2 is charged with the operation and management of Kenwood Glen II of St. Andrews East at the Plantation, a condominium ("KG 2"), according to the Declaration of Condominium recorded in the Official Records as Instrument #2015139221, both of the Public Records of Sarasota County, Florida.

B. PMA is charged with the operation and management of common areas within The Plantation Golf and Country Club, which includes lakes and certain portions of the storm water drainage and retention system, all as set forth in The Plantation Master Covenants, recorded in Official Records Book 1450, Page 16, as amended, Public Records of Sarasota County, Florida.

C. It is the desire of Grantor to grant to PMA an easement for access to and maintenance of the "Lake" as identified on the plats of KG 1 as recorded in Condominium Book 42, Page 42; and KG 2 as recorded in Condominium Book 43, Page 3, Public Records of Sarasota County, Florida. An easement for access to the Lake is more specifically described in Exhibit A-1 attached hereto, and the Lake itself is more specifically described in Exhibit A-2 attached hereto.

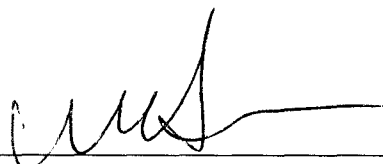
**NOW, THEREFORE**, in consideration of the sum of \$10.00 and other good and valuable considerations, Grantor grants an easement as follows:

Grantor hereby grants to PMA a non-exclusive, perpetual easement for access to the Lake and maintenance of the Lake over those areas set forth in Exhibits A-1 and A-2 attached hereto. The area over which this easement is granted shall also be deemed to include that 12 foot Maintenance Easement as reflected on the plat of each condominium as aforementioned (and which area is also referenced in the sketches attached as Exhibits A-1 and A-2 as Lake Maintenance Easement).


IN WITNESS WHEREOF, the Grantor parties have executed this Easement the day and year first above written.

WITNESSETH:

**KENWOOD GLEN I OF ST. ANDREWS ASSOCIATION, INC.**, a Florida not for profit corporation

  
\_\_\_\_\_  
Signature of Witness  
WM Seider

Print Name of Witness

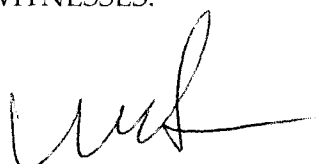
  
\_\_\_\_\_  
Signature of Witness  
Carole L. Wilder

Print Name of Witness


By:   
As its: PRESIDENT

WITNESSES:

**KENWOOD GLEN II OF ST. ANDREWS ASSOCIATION, INC.**, a Florida not for profit corporation

  
\_\_\_\_\_  
Signature of Witness  
WM Seider

Print Name of Witness

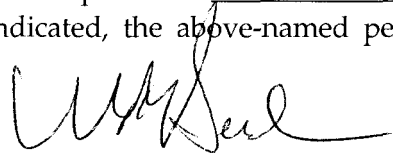
  
\_\_\_\_\_  
Signature of Witness  
Carole L. Wilder

Print Name of Witness

By:   
As its: PRESIDENT

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of November 2016 by Stephen E. Lattmann, as President of **KENWOOD GLEN I OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. The above-named person 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 of Notary Public

(Notary Seal)

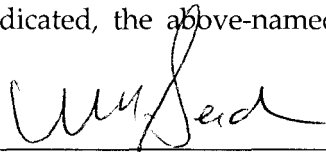


\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_  
and my commission expires on \_\_\_\_\_.

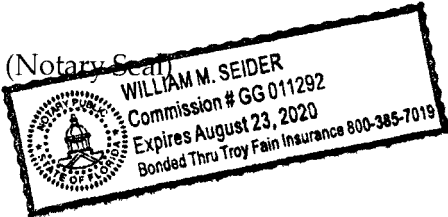
STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29th day of November 2016 by Stephen E. Lattmann, as President of **KENWOOD GLEN II OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. The above-named person 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 of Notary Public

(Notary Seal)



\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_  
and my commission expires on \_\_\_\_\_.

EXHIBIT A-1

**LEGEND**

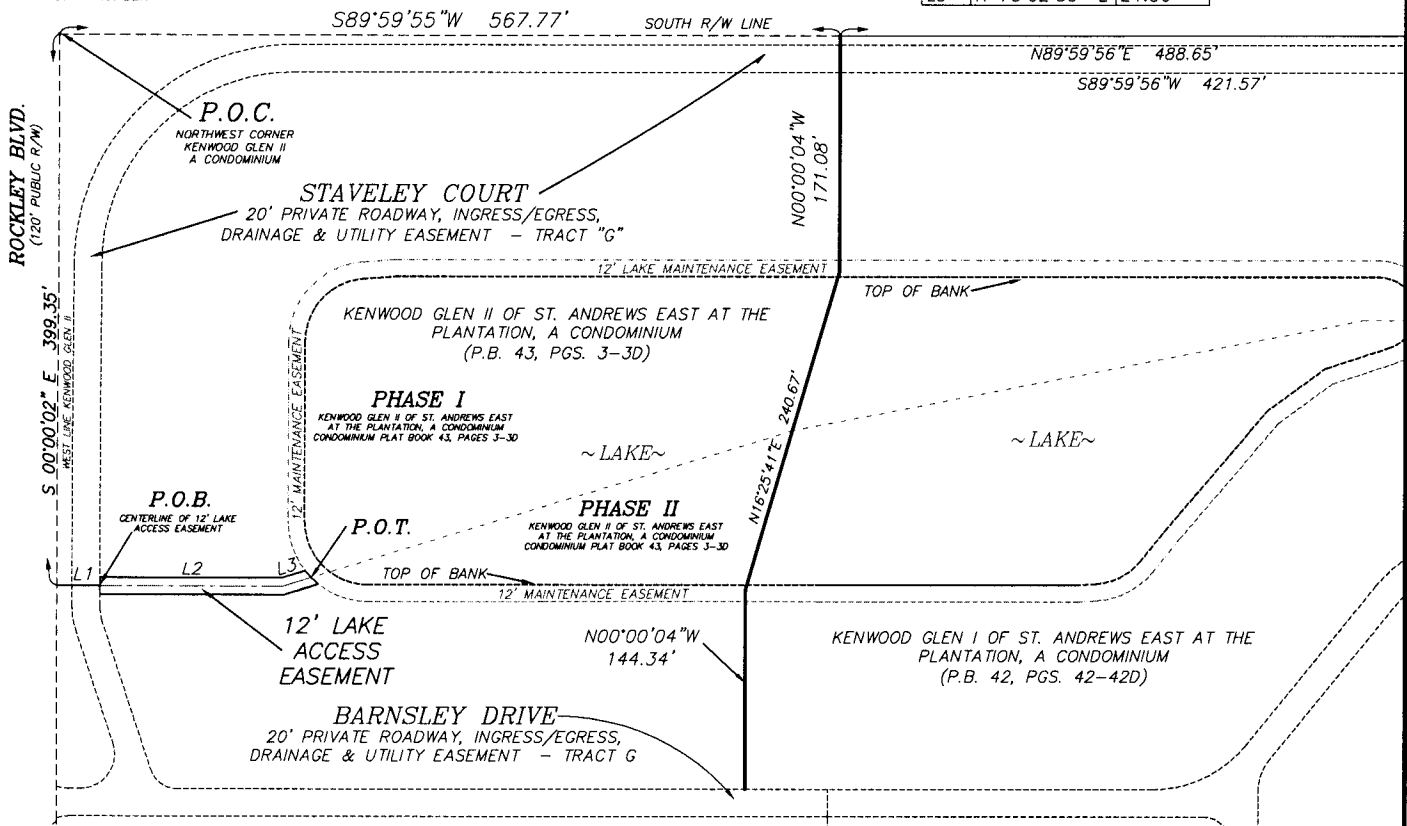
R/W = RIGHT -OF-WAY  
 R.P.B. = ROAD PLAT BOOK  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 SEC. = SECTION  
 TWP. = TOWNSHIP  
 RNG. = RANGE  
 P.O.T. = POINT OF TERMINUS  
 C/L = CENTERLINE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 O.R.B. = OFFICIAL RECORDS BOOK  
 O.R.I. = OFFICIAL RECORDS INSTRUMENT  
 B.B. = BEARING BASIS  
 P.I.D. = PROPERTY IDENTIFICATION  
 N.T.S. = NOT TO SCALE  
 NO. = NUMBER

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°59'57" E	31.00'
L2	S 89°59'57" E	132.56'
L3	N 73°02'35" E	21.36'



**CENTER ROAD**  
(150' PUBLIC R/W)



A TWELVE (12) FEET WIDE LAKE ACCESS EASEMENT OVER AND ACROSS A PORTION OF KENWOOD GLEN II OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 43, PAGES 3-3D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. EASEMENT LYING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID KENWOOD GLEN II; THENCE ON THE WEST LINE OF SAID KENWOOD GLEN II, S.00°00'02\"/>

SIDE LINES OF SAID EASEMENT TO BE LENGTHENED AND SHORTENED TO MEET THE EAST LINE OF STAVELEY COURT (TRACT "G" 20' PRIVATE ROADWAY, INGRESS, EGRESS, DRAINAGE & UTILITY EASEMENT), AND THE WEST LINE OF AN EXISTING 12 FEET WIDE LAKE MAINTENANCE EASEMENT PER THE PLAT OF SAID KENWOOD GLEN II.

SAID EASEMENT PARCEL CONTAINING 1,849.72 SQUARE FEET, MORE OR LESS.

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF KENWOOD GLEN II, BEING S.89°59'55\"/>
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

DATE:

ROBERT B. STRAYER, JR.  
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5027

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

REVISION:



742 Shamrock Boulevard  
 Venice, Florida 34293  
 (941) 496-9488  
 Fax (941) 497-6186

[www.strayersurveying.com](http://www.strayersurveying.com)

PREPARED FOR: S.A.P. DEVELOPMENT 1

PARCEL #: 0441021017	DRAWN: R.B.S.	DATE: 9/23/16	SCALE N.T.S.
EASEMENT CONTAINS: 1,849.72 SQ. FT.	CHECKED: R.B.S.	DATE: 9/26/16	FILE NO. KENWOOD GLEN I

EXHIBIT A-2

**LEGEND**

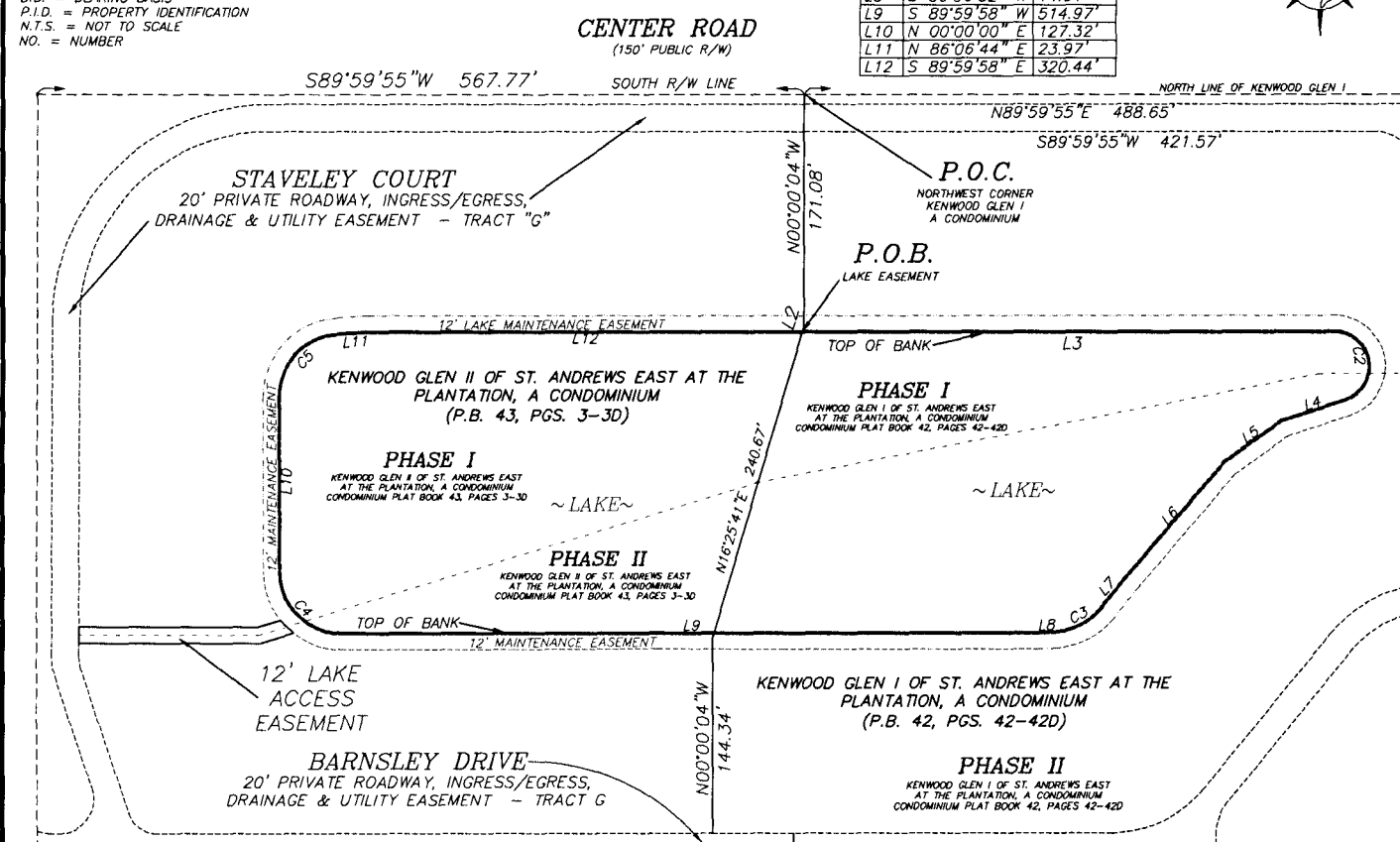
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 B.B. = BEARING BASIS  
 P.I.D. = PROPERTY IDENTIFICATION  
 N.T.S. = NOT TO SCALE  
 NO. = NUMBER

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	73.54	26.00	162°04'08"	S 08°57'55" E	51.36'
C3	38.42	46.01	47°50'24"	S 63°01'40" W	37.31'
C4	72.28	46.01	90°00'21"	N 45°00'20" W	65.08'
C5	69.16	46.01	86°06'44"	N 43°03'22" E	62.83'

**LINE TABLE**

LINE	BEARING	DISTANCE
L2	S 16°25'41" W	4.16'
L3	S 89°59'58" E	394.43'
L4	S 71°55'50" W	50.03'
L5	S 54°10'44" W	52.27'
L6	S 40°29'30" W	113.00'
L7	S 39°06'28" W	29.21'
L8	S 86°56'52" W	14.01'
L9	S 89°59'58" W	514.97'
L10	N 00°00'00" E	127.32'
L11	N 86°06'44" E	23.97'
L12	S 89°59'58" E	320.44'



A LAKE EASEMENT OVER AND ACROSS AREAS WITHIN KENWOOD GLEN 1 OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 42, PAGES 42-42D, AND KENWOOD GLEN 2 OF ST. ANDREWS PARK AT THE PLANTATION, A CONDOMINIUM, ACCORDING TO THE CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 43, PAGES 3-3D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID KENWOOD GLEN 1; THENCE ON THE WEST LINE OF SAID KENWOOD GLEN 1, THENCE S.00°00'04"E., ON THE WEST LINE OF SAID KENWOOD GLEN 1, A DISTANCE OF 171.08 FEET; THENCE CONTINUE ON SAID WEST LINE, S.16°25'41"W., 4.16 FEET, FOR A POINT OF BEGINNING; THENCE S.89°59'58"E., 394.43 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 26.00 FEET, A DELTA ANGLE OF 162°04'08", A CHORD BEARING OF S.08°57'55"E., AND A CHORD LENGTH OF 51.36 FEET; THENCE ON THE ARC OF SAID CURVE 73.54 FEET; THENCE S.71°55'50"W., 50.03 FEET; THENCE S.54°10'44"W., 52.27 FEET; THENCE S.40°29'30"W., 113.00 FEET; THENCE S.39°06'28"W., 29.21 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 46.01 FEET, A DELTA ANGLE OF 47°50'24", A CHORD BEARING OF S.63°01'40"W., AND A CHORD LENGTH OF 37.31 FEET; THENCE ON THE ARC OF SAID CURVE 38.42 FEET; THENCE S.86°56'52"W., 14.01 FEET; THENCE S.89°59'58"W., 514.97 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 46.01 FEET, A DELTA ANGLE OF 90°00'21", A CHORD BEARING OF N.45°00'20"W., AND A CHORD LENGTH OF 65.08 FEET; THENCE ON THE ARC OF SAID CURVE 72.28 FEET; THENCE N.00°00'00"E., 127.32 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 46.01 FEET, A DELTA ANGLE OF 86°06'44", A CHORD BEARING OF N.43°03'22"E., AND A CHORD LENGTH OF 62.83 FEET; THENCE ON THE ARC OF SAID CURVE 69.16 FEET; THENCE N.86°06'44"E., 23.97 FEET; THENCE S.89°59'58"E., 320.44 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINING 143,601.6 SQUARE FEET, MORE OR LESS.

EST. 1987  
**STRAYER**  
 SURVEYING & MAPPING, INC.

742 Shamrock Boulevard  
 Venice, Florida 34293  
 (941) 496-9488  
 Fax (941) 497-6186

[www.strayersurveying.com](http://www.strayersurveying.com)

**SURVEYORS NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF KENWOOD GLEN 1, BEING S.89°59'55"W. BASED ON AN ASSUMED MERIDIAN.
- THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

DATE:

ROBERT B. STRAYER, JR.  
 FLORIDA SURVEYOR & MAPPER REG'N NO. 5027

PREPARED FOR: S.A.P. DEVELOPMENT 1

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

REVISION:

PARCEL #: 0411-02-1017	DRAWN: D.S.	DATE: 11/17/16	SCALE N.T.S.
EASEMENT CONTAINS: 143,601.6 SQ. FT.	CHECKED: R.B.S.	DATE: 11/20/16	FILE NO. KENWOOD 1