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INSTRUMENT # 2016147167 3 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

Doc Stamp-Deed: \$0.70  


## MONUMENT/SIGNAGE EASEMENT

This Easement is granted this 29th day of November, 2016 by **KENWOOD GLEN II OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida corporation, hereinafter 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, hereinafter called "PMA."

### RECITALS

A. Grantor is charged with the operation and management of Kenwood Glen II of St. Andrews East at the Plantation, a condominium, according to the Declaration of Condominium recorded in the Official Records as Instrument #2015139221, 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, 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 signage monument for The Plantation Golf and Country Club located generally at the southeast corner of Rockley Blvd. and Center Road in Venice, Florida.

**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 across the area set forth on Exhibit A attached hereto for purposes of the repair, maintenance, improvement or replacement of signage for The Plantation Golf and Country Club.

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

WITNESSES:

[Signature]  
Signature of Witness  
William Seider

Print Name of Witness  
Carole L. Wilde

Signature of Witness  
Carole L. Wilde

Print Name of Witness

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

By: [Signature]  
As its: President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 29<sup>th</sup> 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]  
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

**LEGEND**

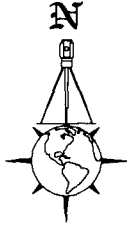
R/W = RIGHT -OF-WAY  
 R.P.B. = ROAD PLAT BOOK  
 P.B. = PLAT BOOK  
 PG. = PAGE  
 SEC. = SECTION  
 TWP. = TOWNSHIP  
 RNG. = RANGE  
 P.O.T. = POINT OF TERMINUS  
 C/L = CENTERLINE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 O.R.B. = OFFICIAL RECORDS BOOK  
 O.R.I. = OFFICIAL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

**CURVE TABLE**

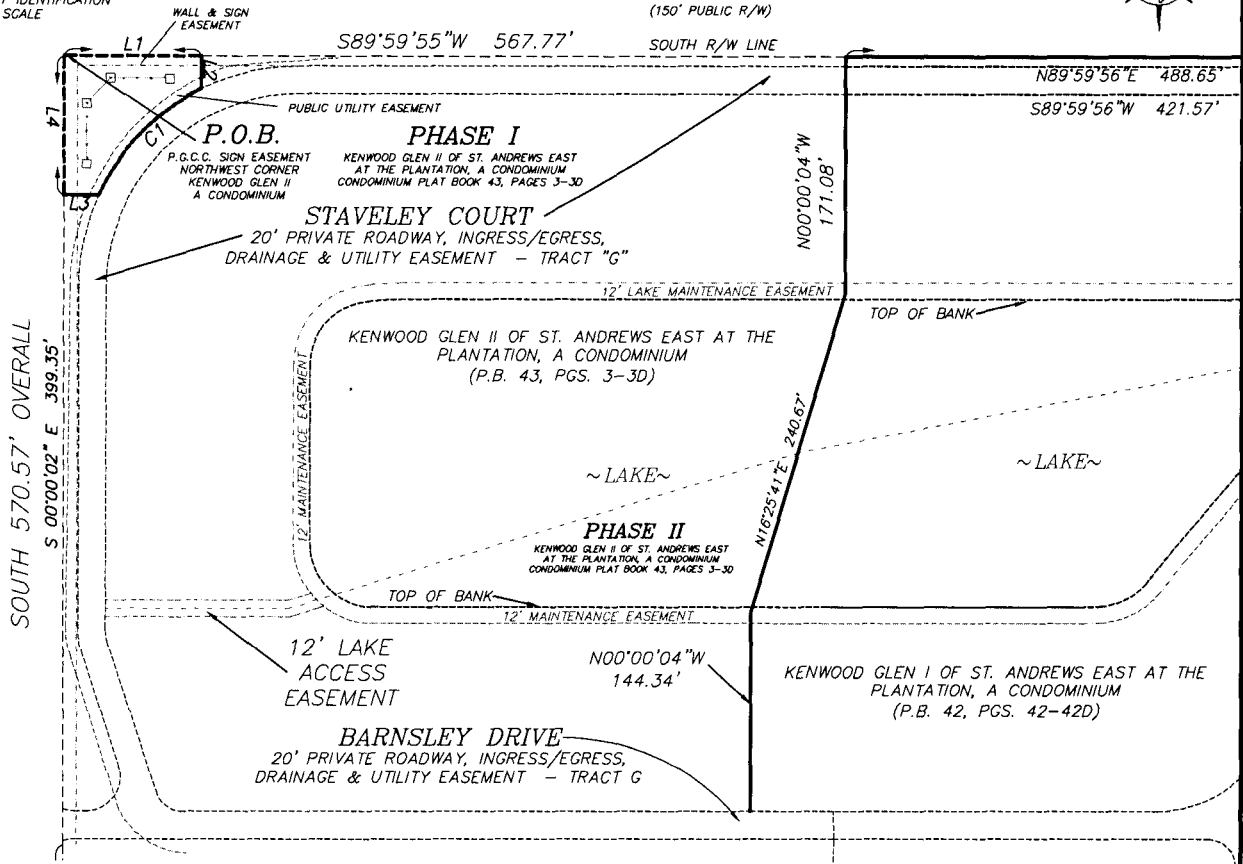
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	108.63'	160.00'	38°53'59"	S 44°12'15" W	106.55'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°59'55" E	100.00'
L2	S 00°00'05" E	23.62'
L3	S 90°00'00" W	25.71'
L4	N 00°00'00" W	100.00'



**ROCKLEY BLVD.**  
 (120' PUBLIC R/W PAVED)



A SIGN 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 PLAT BOOK 43, PAGES 3-3D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID KENWOOD GLEN II; THENCE ON THE NORTH LINE OF SAID KENWOOD GLEN II, N.89°59'55"E., 100.00 FEET; THENCE LEAVING SAID NORTH LINE, S.00°00'05"E., 23.62 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 38°53'59", A CHORD BEARING OF S.44°12'15"W., AND A CHORD LENGTH OF 106.55 FEET; THENCE ON THE ARC OF SAID CURVE 108.63 FEET; THENCE S.90°00'00"W., 25.71 FEET, TO THE WEST LINE OF SAID KENWOOD GLEN II; THENCE ON SAID WEST LINE N.00°00'00"W., 100.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINING 6,510.4, MORE OR LESS.

**SURVEYORS NOTES:**

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

DATE:

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

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

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

www.strayersurveying.com

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 #: 0441021017	DRAWN: R.B.S.	DATE: 9/23/16	SCALE N.T.S.
EASEMENT CONTAINS: 6,510.4 FT.	CHECKED: R.B.S.	DATE: 9/26/16	FILE NO. KENWOOD GLEN I