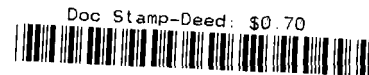


DOC TAX \$ 70
RECORD \$ 3000

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016147169 4 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



WALL AND SIGNAGE 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 **ST. ANDREWS EAST/PLANTATION COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 11101 Staveley Court, Venice, Florida 34293, hereinafter called "Community Association."

RECITALS

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

B. Community Association is charged with the operation and management of common areas within the St. Andrews East Community, as set forth in the Declaration of Management Covenants for St. Andrews East/Plantation Community recorded in the Official Records as Instrument #2005109139, as amended, Public Records of Sarasota County, Florida

C. It is the desire of Grantor to grant to Community Association an easement for access to and maintenance of the wall running across the northerly boundary of Kenwood 1 and Kenwood 2 in an area generally located northerly of Staveley Court, between that roadway and Center Road right-of-way (the "Wall"), along with an easement for access to and maintenance of the signage at the intersection of Barnsley Drive and Rockley Boulevard (the "Signage"), and which easement area is more specifically described in Exhibit A attached hereto.


NOW, THEREFORE, in consideration of the sum of \$10.00 and other good and valuable considerations, the parties agree as follows:

Grantor hereby grants to Community Association a non-exclusive, perpetual easement for access to and maintenance, repair, improvement and replacement of the Wall and the Signage over the easement area described in Exhibit A attached hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement 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

By: 


As its: President



Signature of Witness
Carole L. Wildes


Print Name of Witness

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




Signature of Witness
Wm Seider

Print Name of Witness

By: 

As its: President

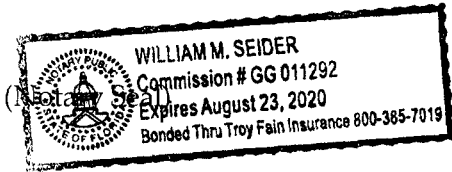


Signature of Witness
Carole L. Wildes

Print Name of Witness

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.



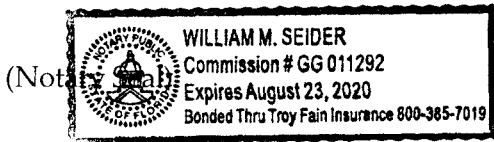
Signature of Notary Public

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

Print Name of Notary Public

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

EXHIBIT A

CURVE TABLE

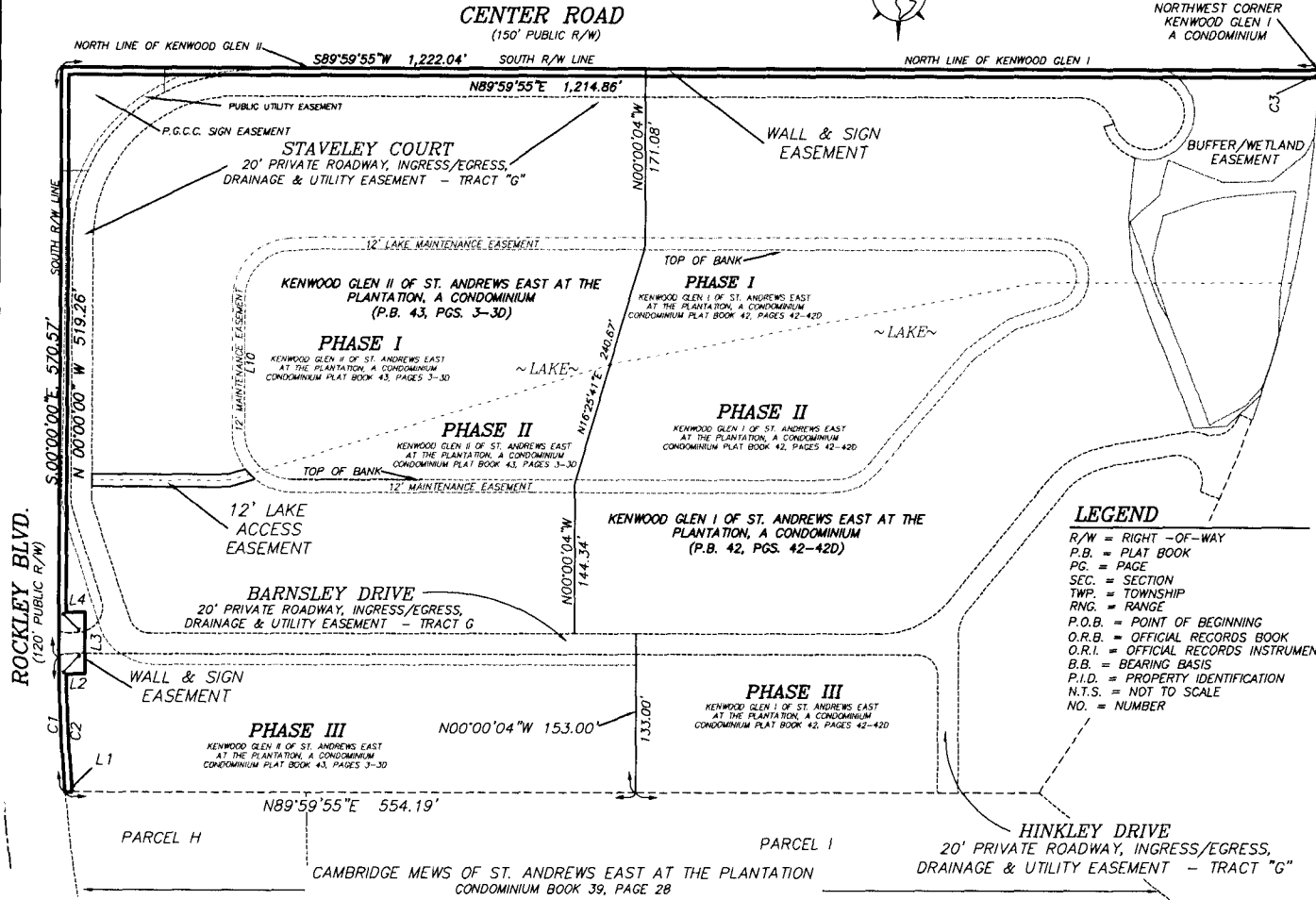
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	128.86	1440.00	5°07'38"	S 02°33'49" E	128.82
C2	113.17	1433.00	4°31'30"	N 02°53'24" W	113.14
C3	7.00	1060.00	0°22'43"	N 01°32'23" E	7.00

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°59'55" E	7.03
L2	N 89°59'56" E	17.91
L3	N 00°00'00" W	60.00
L4	S 89°59'56" W	18.00



P.O.B.
NORTHWEST CORNER
KENWOOD GLEN I
A CONDOMINIUM



LEGEND

- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- P.O.B. = POINT OF BEGINNING
- 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

A WALL & SIGN 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:

BEGIN AT THE NORTHEAST CORNER OF SAID KENWOOD GLEN I; THENCE ON THE NORTH LINE OF SAID KENWOOD GLEN 1 AND KENWOOD GLEN II, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF CENTER ROAD (A 150' PUBLIC R/W), S.89°59'55"W., 1,222.04 FEET, TO THE WEST LINE OF SAID KENWOOD GLEN II; THENCE ON SAID WEST LINE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF ROCKLEY BOULEVARD (A 120' PUBLIC R/W), S.00°00'00"E., 570.57 FEET; THENCE CONTINUE ON SAID EAST RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT HAVING: A RADIUS OF 1,440.00 FEET, A DELTA ANGLE OF 05°07'38", A CHORD BEARING OF S.02°33'49"E., AND A CHORD LENGTH OF 128.82 FEET; THENCE ON THE ARC OF SAID CURVE 128.86 FEET, TO THE SOUTHWEST CORNER OF SAID KENWOOD GLEN II; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°59'55"E., 7.03 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 1,433.00 FEET, A DELTA ANGLE OF 04°31'30", A CHORD BEARING OF N.02°53'24"W., AND A CHORD LENGTH OF 113.14 FEET; THENCE ON THE ARC OF SAID CURVE 113.17 FEET; THENCE N.89°59'56"E., 17.91 FEET; THENCE N.00°00'00"W., 60.00 FEET; THENCE S.89°59'56"W., 18.00 FEET; THENCE N.00°00'00"W., 519.26 FEET; THENCE N.89°59'55"E., 1,214.86 FEET, TO THE EAST LINE OF SAID KENWOOD GLEN I; THENCE ON SAID EAST LINE ON A CURVE TO THE LEFT HAVING: A RADIUS OF 1,060.00 FEET, A DELTA ANGLE OF 00°22'43", A CHORD BEARING OF N.01°32'23"E., AND A CHORD LENGTH OF 7.00 FEET; THENCE ON THE ARC OF SAID CURVE 7.00 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINING 14,480.25 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"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

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: 14,480.25 SQ. FT.	CHECKED: R.B.S.	DATE: 9/26/16	FILE NO. KENWOOD GLEN I