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Prepared by:
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KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$0.70


WETLAND AREAS EASEMENT

THIS AGREEMENT is entered into this 29th day of November, 2016 by **KENWOOD GLEN I OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida not for profit corporation, hereinafter called "Association," 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. Association 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, Public Records of Sarasota County, Florida (the "Condominium").

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 Association to grant to Community Association an easement for access to and maintenance of areas on the easterly boundary of the Condominium identified on the Condominium plat as "SWFWMD Wetland, Pond/Other Surface Waters" and "Wetland Buffer," which are legally described in the sketch attached hereto as Exhibit A (the "Wetland Areas").

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

1. Association grants to Community Association a non-exclusive, perpetual easement over and across the Wetland Areas for maintenance thereof. Access to the Wetland Areas shall be by means of Staveley Court and Barnsley Drive, which are roadways maintained by Community Association.

2. The easement rights of Community Association hereunder may be further assigned to The Plantation Management Association, Inc, a Florida not for profit corporation.

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

W. Seider
Signature of Witness
W. Seider

Print Name of Witness
Carole L. Wilde

Carole L. Wilde
Signature of Witness

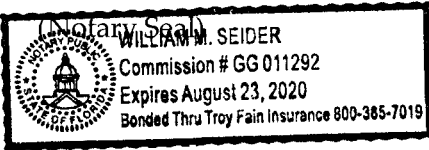
Print Name of Witness

By: *[Signature]*
As its: PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA

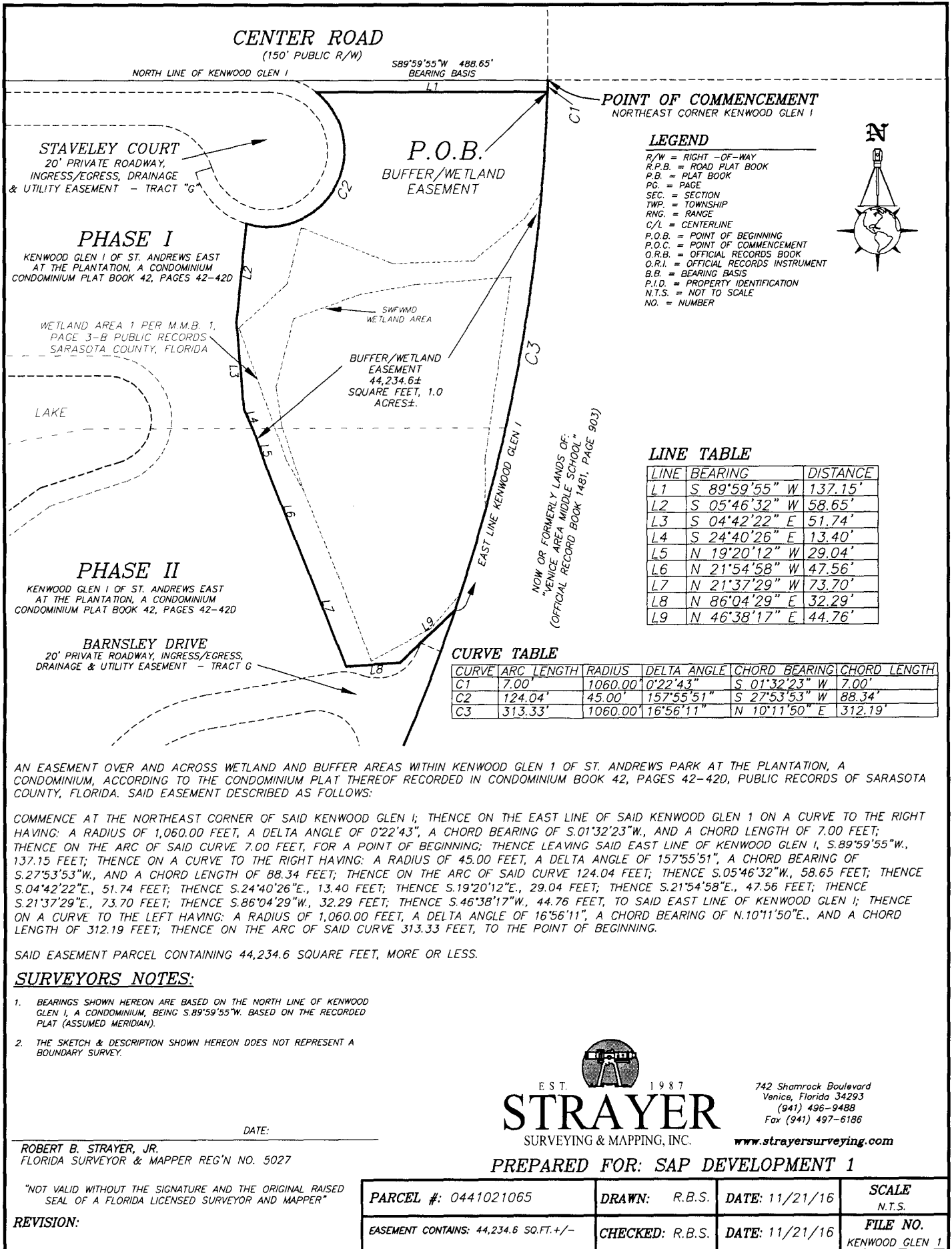
The foregoing instrument was acknowledged before me this 29th day of November 2016 by Stephen E. Lattmann, as President of **KENWOOD GLEN I OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida not for profit corporation, on behalf of the corporation. The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

W. Seider
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



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

COMMENCE AT THE NORTHEAST CORNER OF SAID KENWOOD GLEN I; THENCE ON THE EAST LINE OF SAID KENWOOD GLEN I ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 1,060.00 FEET, A DELTA ANGLE OF 0°22'43", A CHORD BEARING OF S.01°32'23"W., AND A CHORD LENGTH OF 7.00 FEET; THENCE ON THE ARC OF SAID CURVE 7.00 FEET, FOR A POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE OF KENWOOD GLEN I, S.89°59'55"W., 137.15 FEET; THENCE ON A CURVE TO THE RIGHT HAVING: A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 157°55'51", A CHORD BEARING OF S.27°53'53"W., AND A CHORD LENGTH OF 88.34 FEET; THENCE ON THE ARC OF SAID CURVE 124.04 FEET; THENCE S.05°46'32"W., 58.65 FEET; THENCE S.04°42'22"E., 51.74 FEET; THENCE S.24°40'26"E., 13.40 FEET; THENCE S.19°20'12"E., 29.04 FEET; THENCE S.21°54'58"E., 47.56 FEET; THENCE S.21°37'29"E., 73.70 FEET; THENCE S.86°04'29"W., 32.29 FEET; THENCE S.46°38'17"W., 44.76 FEET, TO SAID EAST LINE OF KENWOOD GLEN I; THENCE ON A CURVE TO THE LEFT HAVING: A RADIUS OF 1,060.00 FEET, A DELTA ANGLE OF 16°56'11", A CHORD BEARING OF N.10°11'50"E., AND A CHORD LENGTH OF 312.19 FEET; THENCE ON THE ARC OF SAID CURVE 313.33 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT PARCEL CONTAINING 44,234.6 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF KENWOOD GLEN I, A CONDOMINIUM, BEING S.89°59'55"W. BASED ON THE RECORDED PLAT (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

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

REVISION:

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PREPARED FOR: SAP DEVELOPMENT 1

PARCEL #: 0441021065	DRAWN: R.B.S.	DATE: 11/21/16	SCALE N.T.S.
EASEMENT CONTAINS: 44,234.6 SQ.FT.+/-	CHECKED: R.B.S.	DATE: 11/21/16	FILE NO. KENWOOD GLEN 1