

This Document Prepared By and Return to:
Rebecca Stoner
Sarasota County Government
Public Works / Real Estate Services
1660 Ringling Boulevard, 2nd Floor, Suite 240
Sarasota, Florida 34236

Sec/Twp/Rng01/37S/17E
PID #0079-10-0003
Parcel # 100.01
Project # 58610401

This Drainage Easement, made this 15 day of July, 2015, by and between **CHESTNUT CREEK MASTER ASSOCIATION, INC.**, a Florida Non-Profit Corporation, whose mailing address is 40 Sarasota Center Blvd, 108A, Sarasota, FL 34240, hereinafter referred to as **Grantor**, and **Sarasota County**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 8, Sarasota, FL 34230, hereinafter referred to as **Grantee**.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant, and deliver unto the Grantee, its successors and assigns, a Drainage Easement for the purpose of storm water drainage, including but not limited to excavation, installation of storm water facilities, maintenance, repair, replacement, enlargement or removal of the drainage facilities and equipment lying within the easement and the right of ingress and egress; in, over and upon the following described land of the Grantor, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

GRANTOR covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to grant this easement and shall take no action to interfere with the Grantee's lawful use of said easement; that the Grantor hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor hereunto sets their hand and seal this first date written above.

Signed and Sealed in the presence of two witnesses

Pamela Faulk
First Witness
Print Name: PAMELA FAULK

Donna M. Armstrong
Second Witness
Print Name: Donna M. Armstrong

Eldred P. Schreier
First Witness
Print Name: Eldred P. Schreier

Thomas Meehan
Second Witness
Print Name: Thomas Meehan

CHESTNUT CREEK MASTER ASSOCIATION, INC., a Florida Non-Profit Corporation

By: Mary L. Pokor
Name: Mary Pokor
As: President

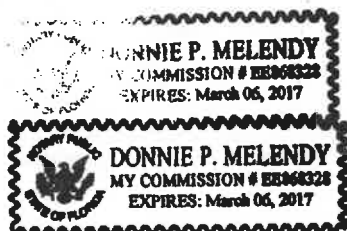
Attest: Alonzo J. McAllister
By: Alonzo J. McAllister
As: Secretary

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 15 day of July, 2015, by Mary Pokor President and Alonzo J. McAllister Secretary of Chestnut Creek Master Association, Inc., a Florida Non-Profit Corporation, on behalf of the corporation. They are personally known to me or have produced as identification and (did/did not) take as oath.

(SEAL)

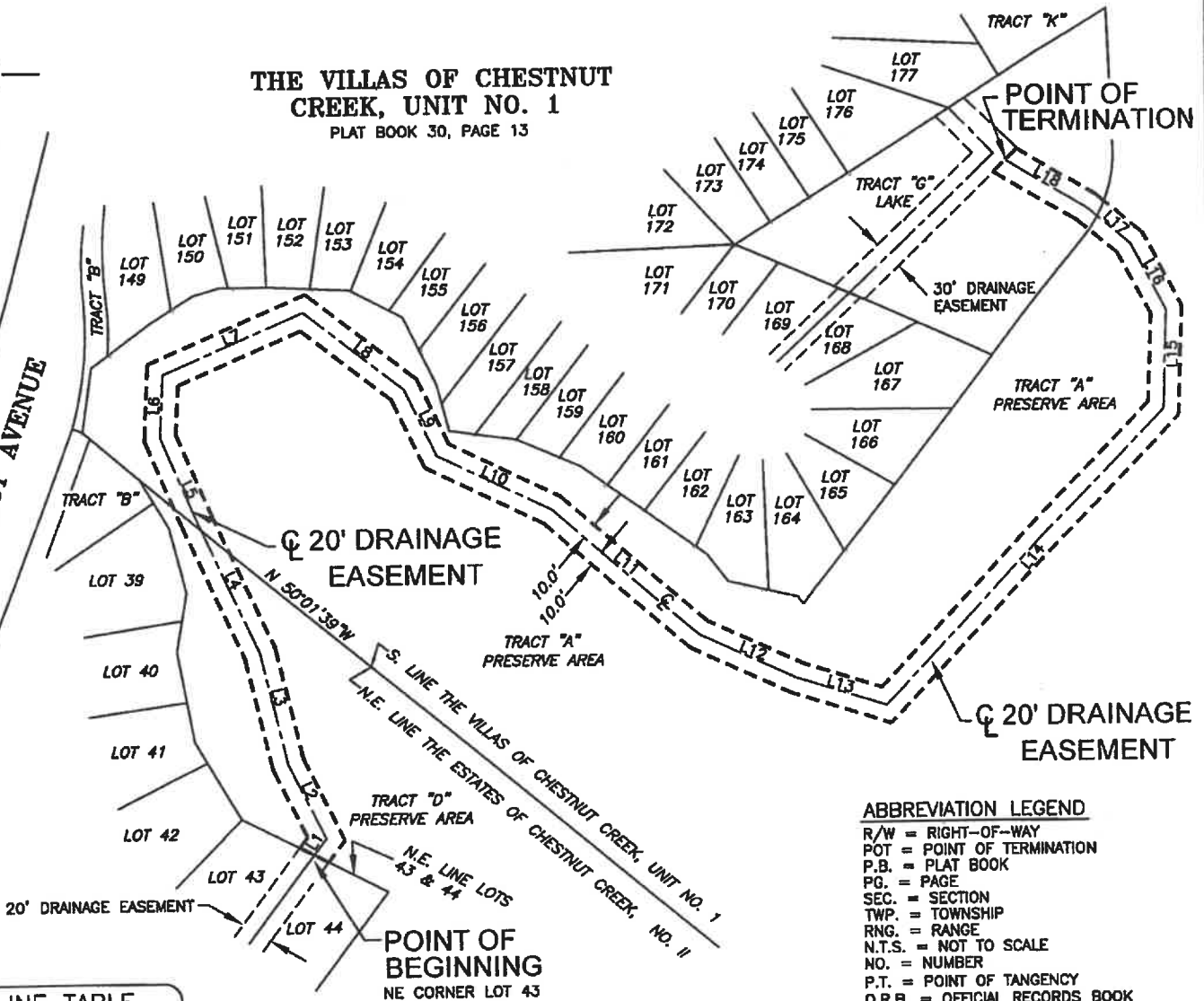
Notary Public: Donnie P. Melendy
Print Name: Donnie P. Melendy
Commission No.: EE608328
Expiration Date: 5/6/17



**THE VILLAS OF CHESTNUT
CREEK, UNIT NO. 1**
PLAT BOOK 30, PAGE 13

NOT TO SCALE

VENICE EAST AVENUE



ABBREVIATION LEGEND

R/W = RIGHT-OF-WAY
POT = POINT OF TERMINATION
P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
N.T.S. = NOT TO SCALE
NO. = NUMBER
P.T. = POINT OF TANGENCY
O.R.B. = OFFICIAL RECORDS BOOK
P.I.D. = PROPERTY IDENTIFICATION
COR. = CORNER

LINE TABLE

L1	N 36°32'49"E	20.00'
L2	N 25°52'12"W	82.48'
L3	N 13°28'28"W	114.53'
L4	N 24°54'21"W	141.08'
L5	N 23°19'48"W	93.29'
L6	N 02°51'09"E	62.39'
L7	N 66°36'36"E	150.25'
L8	S 51°40'41"E	124.50'
L9	S 25°32'19"E	73.25'
L10	S 64°09'26"E	125.89'
L11	S 49°07'29"E	191.43'
L12	S 64°50'21"E	104.95'
L13	S 72°07'14"E	91.66'
L14	N 43°39'05"E	401.80'
L15	N 02°05'51"E	97.46'
L16	N 27°50'29"W	75.57'
L17	N 48°53'57"W	56.45'
L18	N 58°41'34"W	89.50'

**THE ESTATES OF CHESTNUT
CREEK, NO. II**
PLAT BOOK 31, PAGE 12

SURVEYOR'S NOTES

1. BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE VILLAS OF CHESTNUT CREEK, UNIT NO. 1, RECORDED IN PLAT BOOK 30, PAGE 13 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEARING BEING N 50°01'39"W.
2. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR AN ATTORNEY'S OPINION OF TITLE, THEREOF, ANY DEED OVERLAP OR HIATUS OR ANY RECORDED OR UNRECORDED RIGHTS-OF-WAY AND OR EASEMENTS MAY NOT BE SHOWN.
3. THIS DRAWING IS A DESCRIPTION SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY OF THE PARCEL DESCRIBED.

DATE

TERI S. OWEN, COUNTY SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER NO. 5928
SARASOTA COUNTY PUBLIC WORKS
TRANSPORTATION & REAL ESTATE SERVICES, SURVEY-MAPPING
1001 SARASOTA CENTER BLVD.
SARASOTA, FLORIDA 34240

PERMANENT DRAINAGE EASEMENT

CHESTNUT CREEK

PARCEL NO. 1

DRAWN

K.A.M.

DATE

6/10/96

SCALE
N.T.S.

PARCEL = 41940.3 Square Feet ±

CHECKED

T.S.O.

DATE

7/23/15

JOB NO.

REVISIONS:
UPDATED EASEMENT T.S.O. 7-23-15

A 20.00 foot wide Drainage Easement, lying in Tract "D" (Preserve Area), THE ESTATES OF CHESTNUT CREEK, NO. II, recorded in Plat Book 31, Page 12 of the Public Records of Sarasota County, Florida, and that part of Tract "A" (Preserve Area) and Tract "G" (Lake), THE VILLAS OF CHESTNUT CREEK, UNIT NO.1, recorded in Plat Book 30, Page 13 of said Public Records, said easement lying 10.00 feet either side of the following described centerline:

BEGIN at the Northeast corner of Lot 43, The Estates of Chestnut Creek, No. II; thence run North 36°32'49"East for a distance of 20.00 feet; thence run North 25°52'12"West for a distance of 82.48 feet; thence run North 13°28'28"West for a distance of 114.53 feet; thence run North 24°54'21"West for a distance of 141.06 feet; thence run North 23°19'48"West for a distance of 93.29 feet; thence run North 02°51'09"East for a distance of 62.39 feet, thence run North 66°36'36"East for a distance of 150.25 feet; thence run South 51°40'41"East for a distance of 124.50 feet; thence run South 25°32'19"East for a distance of 73.25 feet; thence run South 64°09'26"East for a distance of 125.89 feet; thence run South 49°07'29"East for a distance of 191.43 feet; thence run South 64°50'21"East for a distance of 104.95 feet; thence run South 72°07'14"East for a distance of 91.66 feet; thence run North 43°39'05"East for a distance of 401.60 feet; thence run North 02°05'51"East for a distance of 97.46 feet; thence run North 27°50'29"West for a distance of 75.57 feet; thence run North 48°53'57"West for a distance of 56.45 feet; thence run North 58°41'34"West for a distance of 89.50 feet to the POINT OF TERMINATION.

The sidelines of this 20.00 foot wide easement shall be extended or shortened to begin at the Northeasterly line of Lots 43 and 44, The Estates of Chestnut Creek, No. II and terminate at a platted 30.00 foot wide drainage easement lying in Tract "G", The Villas of Chestnut Creek, Unit No. 1.

Containing 41,940.3 square feet, more or less.

PERMANENT DRAINAGE EASEMENT

CHESTNUT CREEK					
PARCEL NO. 1	DRAWN	K.A.M.	DATE	6/10/96	SCALE N.T.S.
PARCEL = 41940.3 Square Feet ±	CHECKED	T.S.O.	DATE	5/12/15	JOB NO.