

This instrument prepared by
And return to:
Keith W. Brickleyer
Brickleyer Law Group, P.L.
400 North Ashley Drive, Suite 1100
Tampa, FL 33602

INSTRUMENT#: 2014255847, O BK 22719
PG 1558-1562 08/04/2014 at 09:23:55 AM,
DOC TAX PD(F.S.201.02) \$0.70 DEPUTY
CLERK: AHOLTZMAN Pat Frank, Clerk of the
Circuit Court Hillsborough County

DRAINAGE EASEMENT

THIS EASEMENT made this 24 day of July, A.D., 2014 by and between **CLUBLINK US CORPORATION**, a Delaware corporation, whose address is 2600 Palm Aire Drive North, Pompano Beach, Florida 33069, as Grantor, and **VERONA AT RENAISSANCE HOMEOWNERS' ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 10150 Highland Manor Drive, Suite 200, Tampa, Florida 33610, as Grantee.

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid receipt of which is hereby acknowledged, does grant unto Grantee, its successors and assigns, a non-exclusive easement over, under, across and through that certain property of Grantor, which is more particularly described and depicted on Schedule "A", attached hereto and incorporated herein by reference (the "Easement Area") for the purposes of stormwater drainage and for vehicular and pedestrian access over the Easement Area for repair and maintenance. Grantee agrees that it will promptly repair, at its sole cost and expense, any damage within or outside the Easement Area caused by vehicles accessing the Easement Area.

Grantor agrees not to construct any improvements in the Easement Area that would interfere with Grantee's rights under this easement. However, Grantee agrees that nothing in this easement shall be construed to prevent the Grantor from continuing to use the Easement Area as part of a golf course, including, without limitation, maintaining, repairing, replacing and/or relocating golf cart paths and related improvements located within the Easement Area, and Grantee shall not use the easement in any way to unreasonably interfere with the use of the property as a golf course.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by its President on the date first above written.

CLUBLINK US CORPORATION, a Delaware corporation

Signed, sealed and delivered in the presence of:

Witness: Helga Davis

Print Name: Helga Davis

Witness: [Signature]

Print Name: Cynthia Tronrud

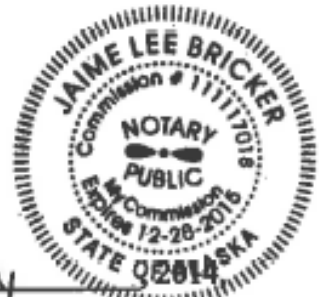
By: [Signature]

Print Name: JOHN FINLAYSON

Title: V. PRESIDENT OPERATIONS

STATE OF Alaska

COUNTY OF Skagway



The foregoing instrument was acknowledged before me this 24 day of July by John Finlayson as V.P. Operations of CLUBLINK US CORPORATION, a Delaware corporation, who is personally known to me or have produced _____ as identification.

[Signature]
NOTARY PUBLIC

Print: Jaime Lee Bricker

My Commission Expires: 7-24-14

Schedule "A"

LEGAL DESCRIPTION

A Parcel of land lying in Section 18, Township 32 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 18; thence along the North boundary of the Northwest 1/4 of said Section 18, S.89°36'23"E., 1562.01 feet; thence S.00°23'37"W., 517.03 feet to the POINT OF BEGINNING; thence S.22°08'31"E., 247.65 feet; thence S.04°55'36"E., 185.26 feet; thence S.31°31'11"W., 405.00 feet; thence S.44°00'21"W., 698.53 feet; thence N.55°54'26"W., 5.00 feet; thence N.34°05'34"E., 147.87 feet; thence N.46°37'45"E., 200.51 feet; thence N.46°37'47"E., 353.37 feet; thence N.31°31'11"E., 113.30 feet; thence N.06°41'25"E., 44.82 feet; thence N.45°25'26"E., 77.92 feet; thence N.22°27'35"E., 223.70 feet; thence N.04°55'36"W., 123.40 feet; thence N.22°08'31"W., 246.90 feet; thence N.67°51'29"E., 5.00 feet to the POINT OF BEGINNING.

Containing 0.475 acres, more or less.

NOTES:

The bearings shown hereon are based on the North boundary of the Northwest 1/4 of Section 18-32-19, having a Grid bearing of S.89°36'23"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD83-2007 Adjustment) for the West Zone of Florida

SEE SHEET 2 THROUGH 3
FOR SKETCH

**SUN CITY CENTER UNIT 274 & 275
OFFSITE DRAINAGE & ACCESS EASEMENT**



REVISIONS				Prepared For: MINTO	DESCRIPTION SKETCH (NOT A SURVEY)	GeoPoint Surveying, Inc.
No.	Date	Description	Drawn	1403 E. 5th Avenue Tampa, Florida 33605 www.geopointsurvey.com		
Sheet No. 1 of 3 Sheets				James D. LeViner FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915	Date: 08/23/2014 Field Book: ~~~~~	Data File: ~~~~~ Field Book: ~~~~~
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Section: 18 Twp. 32 S, Rng. 19 E	Job #: XXX-XXX-XXX	

12 7
13 18

NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 18.

S 89°36'23" E 2705.16'

1562.01'

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 18, TOWNSHIP 32 SOUTH, RANGE 19 EAST

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 18

S 00°23'57" W 517.03'

SUN CITY CENTER
UNIT 277, PHASE II
PLAT BOOK 72, PAGE 7

POINT OF BEGINNING

LB

1

FUTURE
SUN CITY CENTER
UNIT 274 AND 275

3

4

5

6

7

8

9

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 31°31'11" W	405.00'
L7	N 04°55'36" W	123.40'
LB	N 67°51'29" E	5.00'

S 27°08'31" E 247.85'
N 27°08'31" W 248.50'

L7

185.26'

OFFSITE DRAINAGE AND ACCESS EASEMENT
AREA = 0.475 ACRES ±

CLUBLINK US
CORPORATION

223.70'
N 22°27'36" E

L1



NOTE:
SEE SHEET NO. 1 FOR
LEGAL DESCRIPTION

**SUN CITY CENTER UNIT 274 & 275
OFFSITE DRAINAGE & ACCESS EASEMENT**

REVISIONS			
No.	Date	Description	Drawn

Prepared For: MINTO

GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurveying.com

Phone: (813) 248-8888
Fax: (813) 248-2266
License of Professional Surveyor Number 18 7768

Drawn: JDL Date: 08/23/2014 Data File: _____
 Check: JMO P.C.: _____ Field Book: _____
 Sections 18 Twn. 32 S, Rng. 19 E Job #0000-XX-XXX

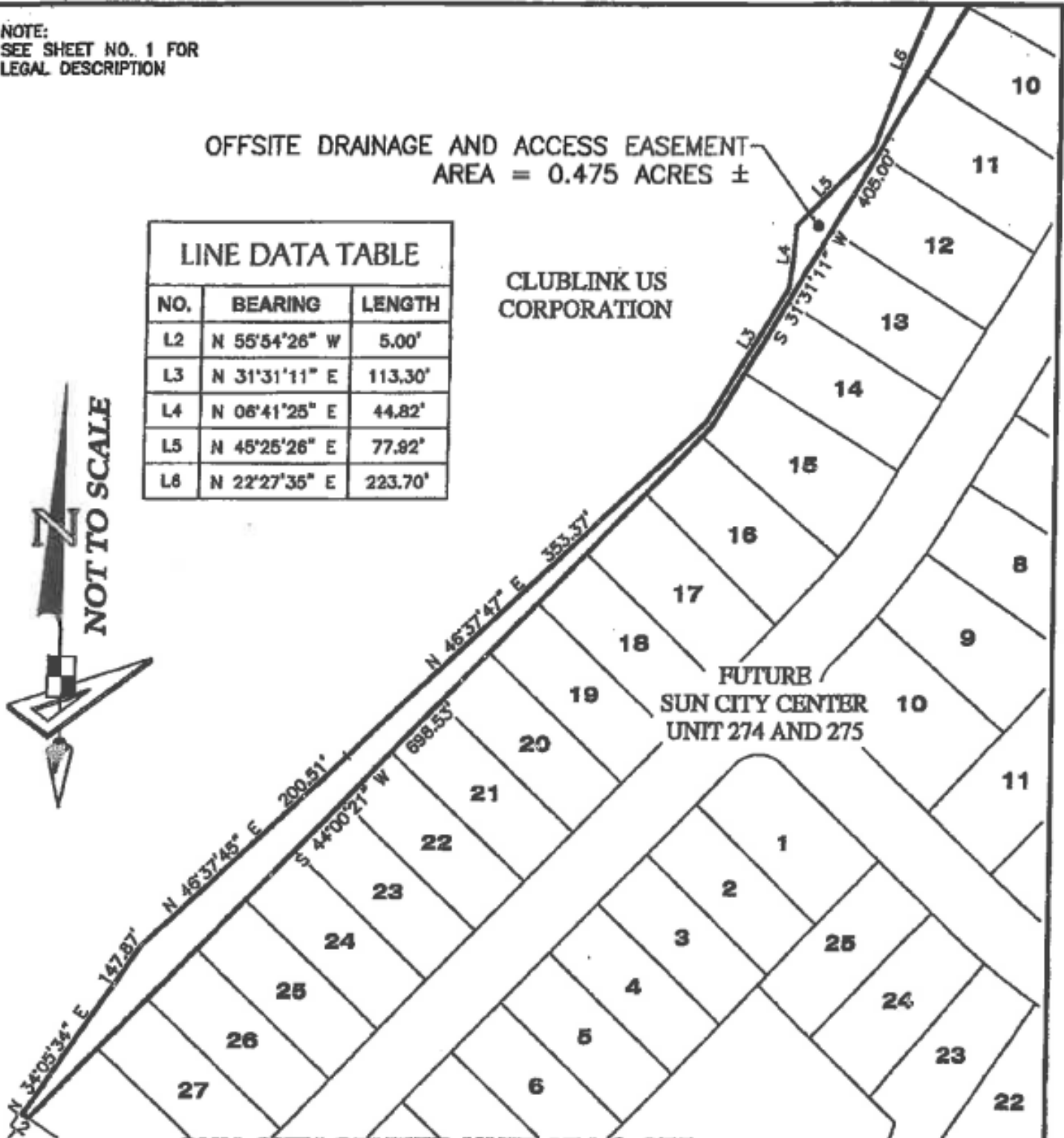
NOTE:
SEE SHEET NO. 1 FOR
LEGAL DESCRIPTION

OFFSITE DRAINAGE AND ACCESS EASEMENT
AREA = 0.475 ACRES ±

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	N 55°54'26" W	5.00'
L3	N 31°31'11" E	113.30'
L4	N 06°41'25" E	44.82'
L5	N 45°25'26" E	77.92'
L6	N 22°27'35" E	223.70'

CLUBLINK US
CORPORATION



**SUN CITY CENTER UNIT 274 & 275
OFFSITE DRAINAGE & ACCESS EASEMENT**

REVISIONS

No.	Date	Description	Drawn

Prepared For: MINTO

DESCRIPTION
SKETCH
(NOT A SURVEY)

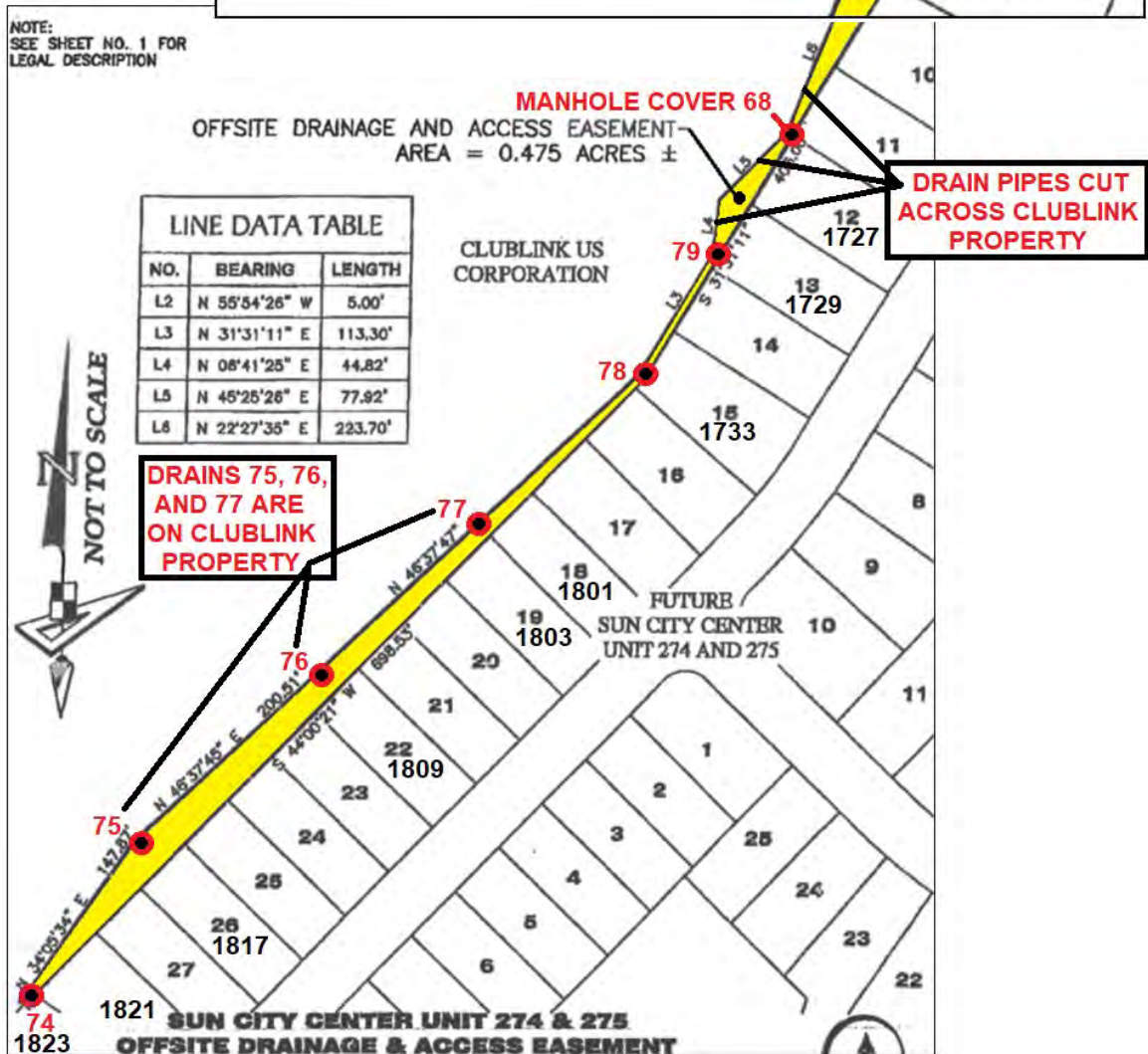
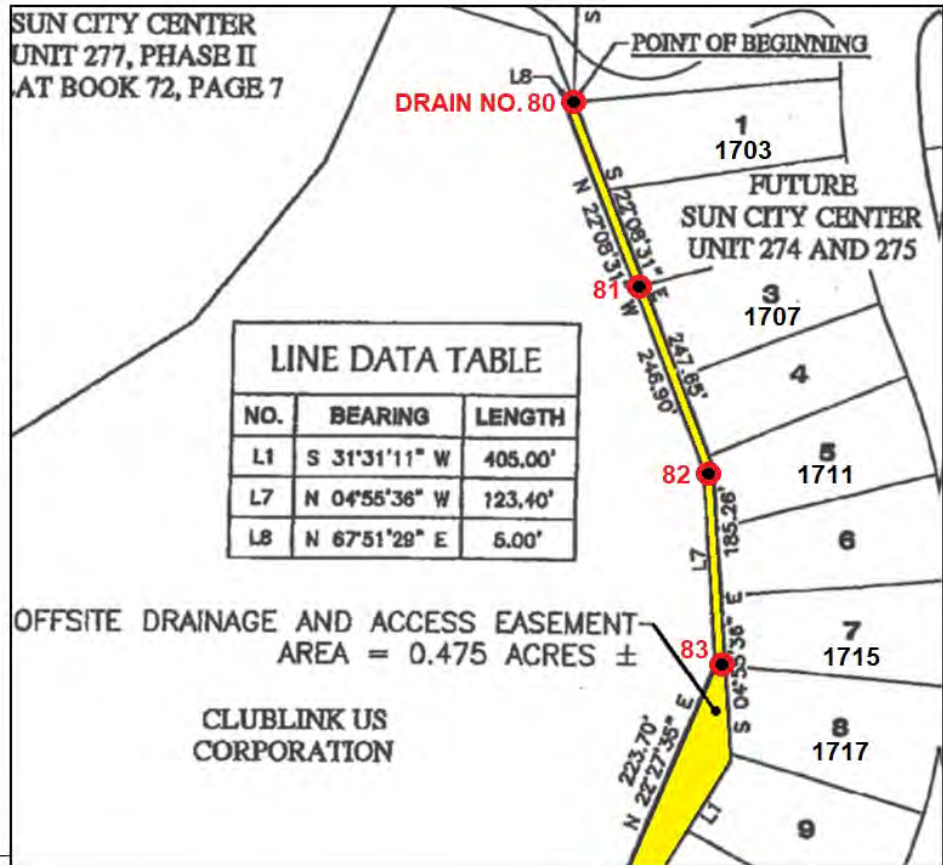
James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RUBBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

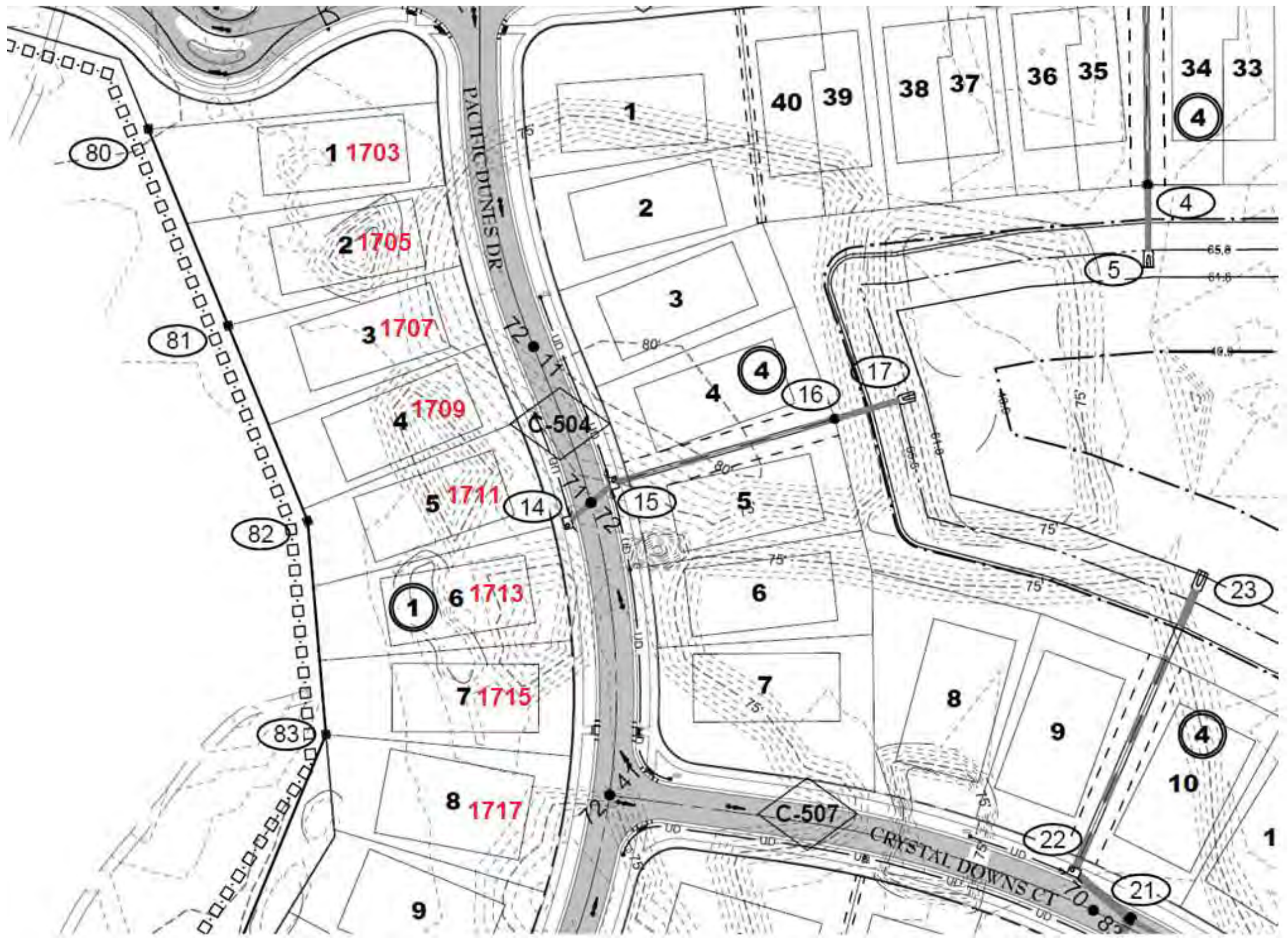
GeoPoint
Surveying, Inc.

1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7718

Drawn: DL Date: 06/28/2014 Date Plotted:
Checked: RAB P.C.: Field Book:
Section: 18 Twp. 32 S, Rng. 19 E Job #: XXX-XXX-XXXX

VERONA DRAINS ALONG AND ON CLUBLINK PROPERTY





077
Top=67.20'
E Inv.=62.58'
SW Inv.=61.27'

24 RCP

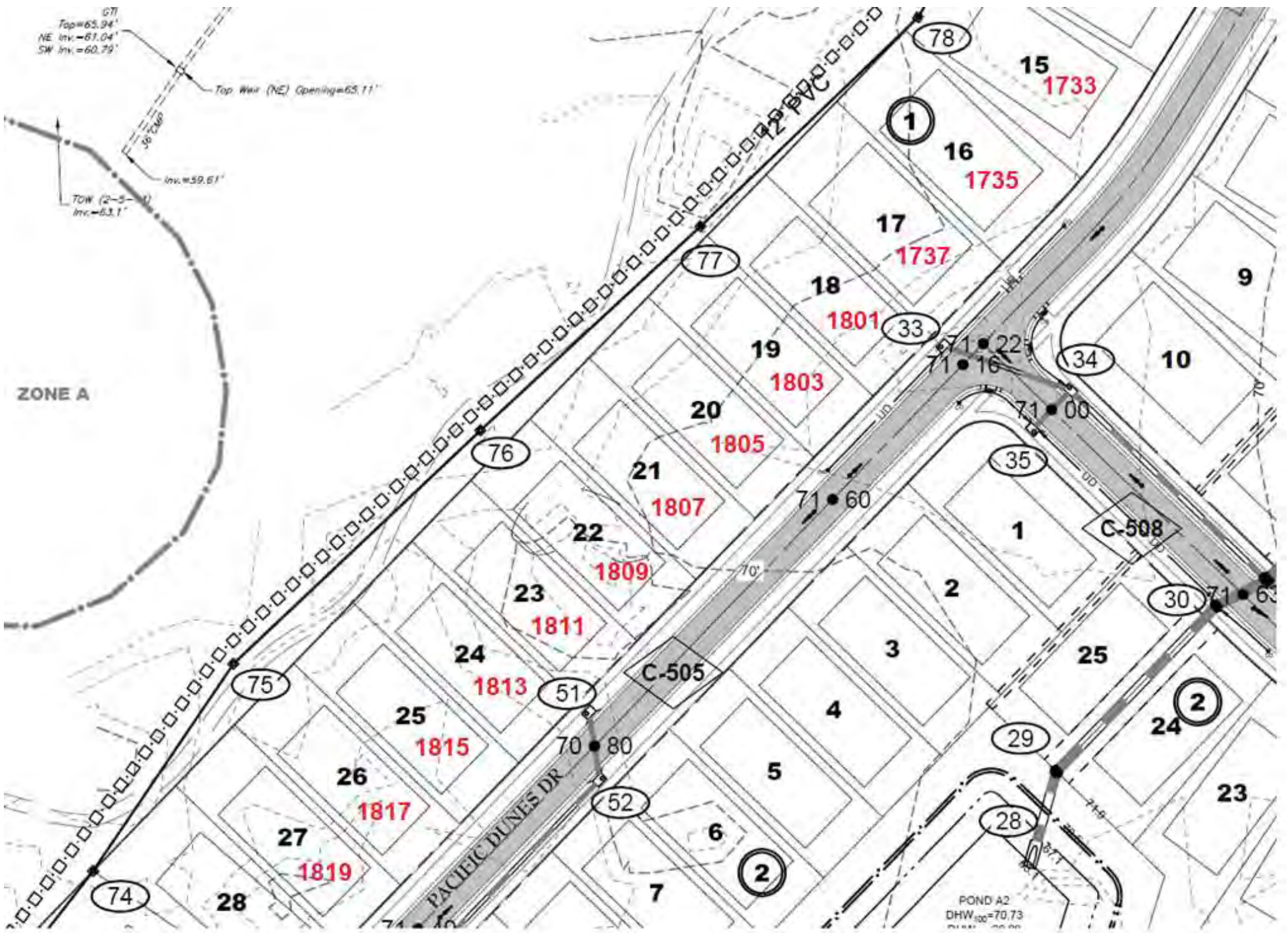
077
Top=68.27'
SE Inv.=64.85'
NE Inv.=64.67'
W Inv.=63.57'
Top Weir (S) Opening=67.50'
Top Weir (N) Opening=67.17'

42 PVC

PACIFIC DUNES DR

CS-A1A







83

