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Prepared by:
When recorded return to:
David A. Webster, Esq.
Webster & Partners, P.L.
450 N. Wymore Road
Winter Park, Florida 32789
Fl. Bar No. 291528

PARCEL ID NOS.: 0496-16-0003

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2012058719 10 PGS
2012 MAY 08 11:19 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1496846
Doc Stamp-Deed: 0.70



**DECLARATION OF COVENANT FOR
FDOT PUBLIC CROSS-ACCESS EASEMENT**

THIS DECLARATION OF COVENANT FOR FDOT PUBLIC CROSS-ACCESS EASEMENT (the "Easement") is made this 7th day of MAY, 2012 by HANLEX ENGLEWOOD, LLC, a Florida limited liability company (hereinafter referred to as "Declarant").

WITNESSETH:

WHEREAS, DECLARANT is the owner of certain real property located in Sarasota County, Florida, more particularly described on the attached Exhibit A (hereinafter referred to as the "Property"); and

WHEREAS, DECLARANT intends to construct commercial improvements on the Property; and

WHEREAS, DECLARANT desires to create a public non-exclusive access easement on the Property in the shaded area depicted on the attached Exhibit B, and identified by the legal description on the attached Exhibit C, (the "Easement") to be open and freely accessible by pedestrian and vehicular traffic as a non-exclusive access easement for ingress and egress, reserving onto itself a similar right of access.

NOW, THEREFORE, DECLARANT declares that the Property shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to this Easement hereinafter set forth expressly and exclusively for the use and benefit of the Property and the development thereon.

1. Grant of Easement. DECLARANT hereby grants solely for pedestrian and vehicular access, and ingress and egress, the Easement for the purpose of nonexclusive ingress and egress to and from the Property and adjacent roadways and right-of-ways for use by the owners and occupants of the Property and the general public as may be necessary for accessing the Property and the improvements thereon, or crossing onto adjoining roads or property. Such Easement shall not allow parking, overnight parking, or any obstruction of the Easement area. Declarant reserves the right to make such adjustments in the proposed location of said ingress and egress areas designed for general use as it may, with advice of engineers or architects,

determine to be reasonably necessary to permit the intended development of the Property.

2. Benefited Parties/Binding Effect. Such right to use the Easement shall be non-exclusive and open to the public for ingress and egress, so long as such use does not interfere with the reserved rights of the Declarant, and the rights, easements and obligations established in this Easement shall continue as is, and shall run with the land and be for the benefit of the Property and the public in general, and be binding upon the Property. The ingress and egress rights established hereunder shall be binding on the DECLARANT's heirs, successors, and assigns.

3. Maintenance of Easements. The DECLARANT hereby covenants and agrees to keep and maintain in good order, condition and state of repair, at its sole expense, the Easement area, including any driveways, curbing, and paving located therein. All rights or obligations granted or imposed in this Section 3 shall also be deemed granted to and imposed on the DECLARANT's successors, assigns and tenants/lessees.

4. Duration. The provisions of this Easement shall run with and bind the Property described herein and shall be and remain in effect perpetually to the extent permitted by law.

5. Miscellaneous. This Agreement shall be governed in accordance with the laws of the State of Florida. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers. No party hereto shall be obligated to take any action to enforce the terms of this Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder.

END OF EASEMENT
SIGNATURE AND EXHIBITS FOLLOW

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

Witnesses:

[Signature]
Signature

Jeremy R. Anderson
Typed or Printed Name

[Signature]
Signature

William Anderson
Typed or Printed Name

DECLARANT:

Hanlex Englewood, LLC,
a Florida limited liability company

By: [Signature]
Title: _____

Attest: _____
Title: _____

(COMPANY SEAL)

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of May, 2011 by Hans Pistor, the president/manager of **Hanlex Englewood, LLC**, a Florida limited liability company, on behalf of the company who is personally known to me OR has produced _____ as identification.

[Signature]
Notary Public, State of Florida



EXHIBIT A

DECLARANT'S PROPERTY

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 68, PLAT OF ENGLEWOOD, AS RECORDED IN PLAT BOOK A, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 68 AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 775 (100 FOOT RIGHT OF WAY, NOW KNOWN AS STATE ROAD NO. 776).

THENCE N 89° 16' 19" WEST ALONG SAID SOUTHERLY LINE OF SAID LOT 68, A DISTANCE OF 612.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 68; THENCE N.00°43'41"E., ALONG THE WEST LINE OF SAID LOT 68, A DISTANCE OF 332.06 FEET; THENCE S.89°16'19"E. A DISTANCE OF 277.83 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°16'19"E. A DISTANCE OF 323.00 FEET TO AND INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 776 AND A POINT ON A CURVE TO THE LEFT; THENCE 150.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3769.72 FEET A CENTRAL ANGLE OF 02°17'03" AND A CHORD OF 150.27 WHICH BEARS S.02°41'49"E. TO THE NORTHEAST CORNER OF PINE PLAZA, A CONDOMINIUM AS RECORDED IN BOOK 32, PAGE 17 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.89°16'19"W., ALONG THE NORTH LINE OF SAID PINE PLAZA, A CONDOMINIUM, A DISTANCE OF 411.98 FEET; THENCE N.00°43'41"E., A DISTANCE OF 111.00 FEET; THENCE S.89°16'19"E. A DISTANCE OF 80.00 FEET; THENCE N.00°43'41"E., A DISTANCE OF 39.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 58,078 SQUARE FEET OR 1.33 ACRES, MORE OR LESS.

EXHIBIT B

SKETCH OF EASEMENT AREA

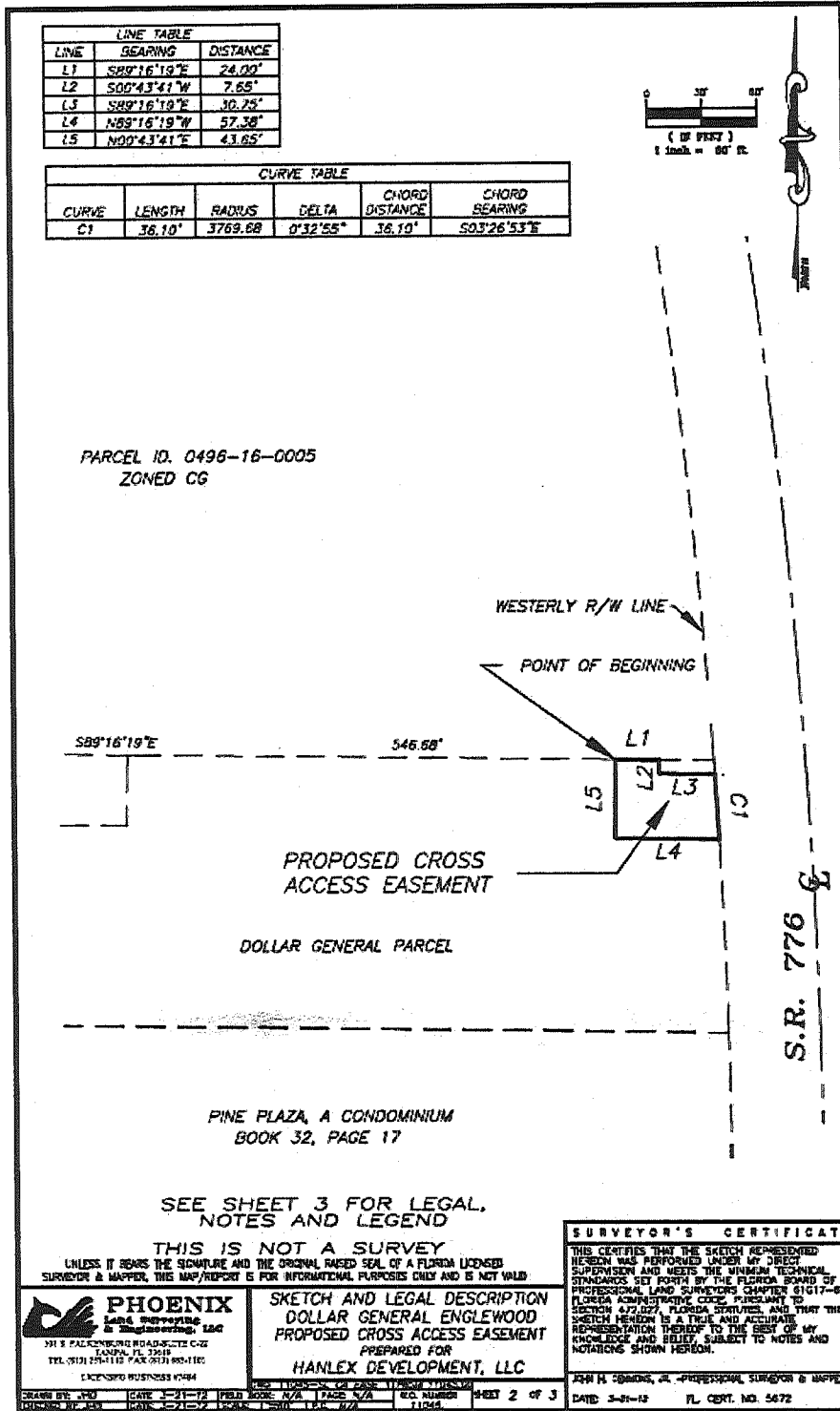


EXHIBIT B

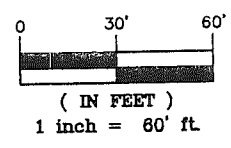
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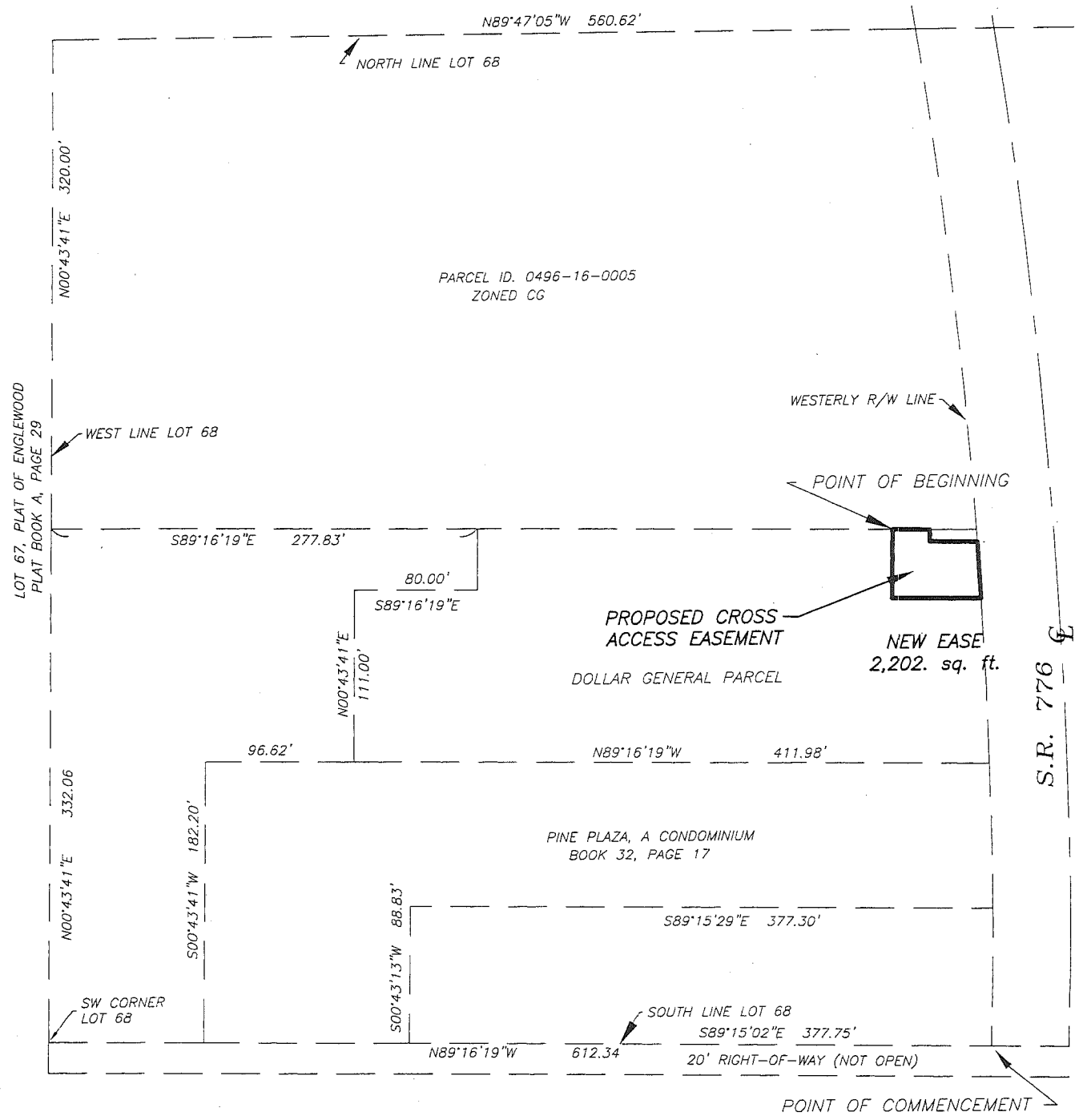
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CONTAINING 2202 SQUARE FEET, MORE OR LESS.



NORTH



SEE SHEET 2 FOR DETAIL

THIS IS NOT A SURVEY

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

PHOENIX
 Land Surveying
 & Engineering, LLC
 501 S. FALKENBURG ROAD, SUITE C-22
 TAMPA, FL 33619
 TEL (813) 251-1110 FAX (813) 685-1101
 LICENSED BUSINESS #7484

SKETCH AND LEGAL DESCRIPTION
 DOLLAR GENERAL ENGLEWOOD
 PROPOSED CROSS ACCESS EASEMENT
 PREPARED FOR
 HANLEX DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE

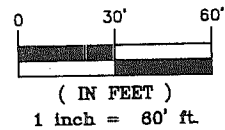
THIS CERTIFIES THAT THE SKETCH REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JOHN F. DEMMONS, JR., PROFESSIONAL SURVEYOR & MAPPER

DRAWN BY: JHD	DATE: 3-21-12	FIELD BOOK: N/A	PAGE: N/A	W.O. NUMBER: 11045	SHEET 1 OF 3
CHECKED BY: JHD	DATE: 3-21-12	SCALE: 1"=100'	P.C. N/A	11045	

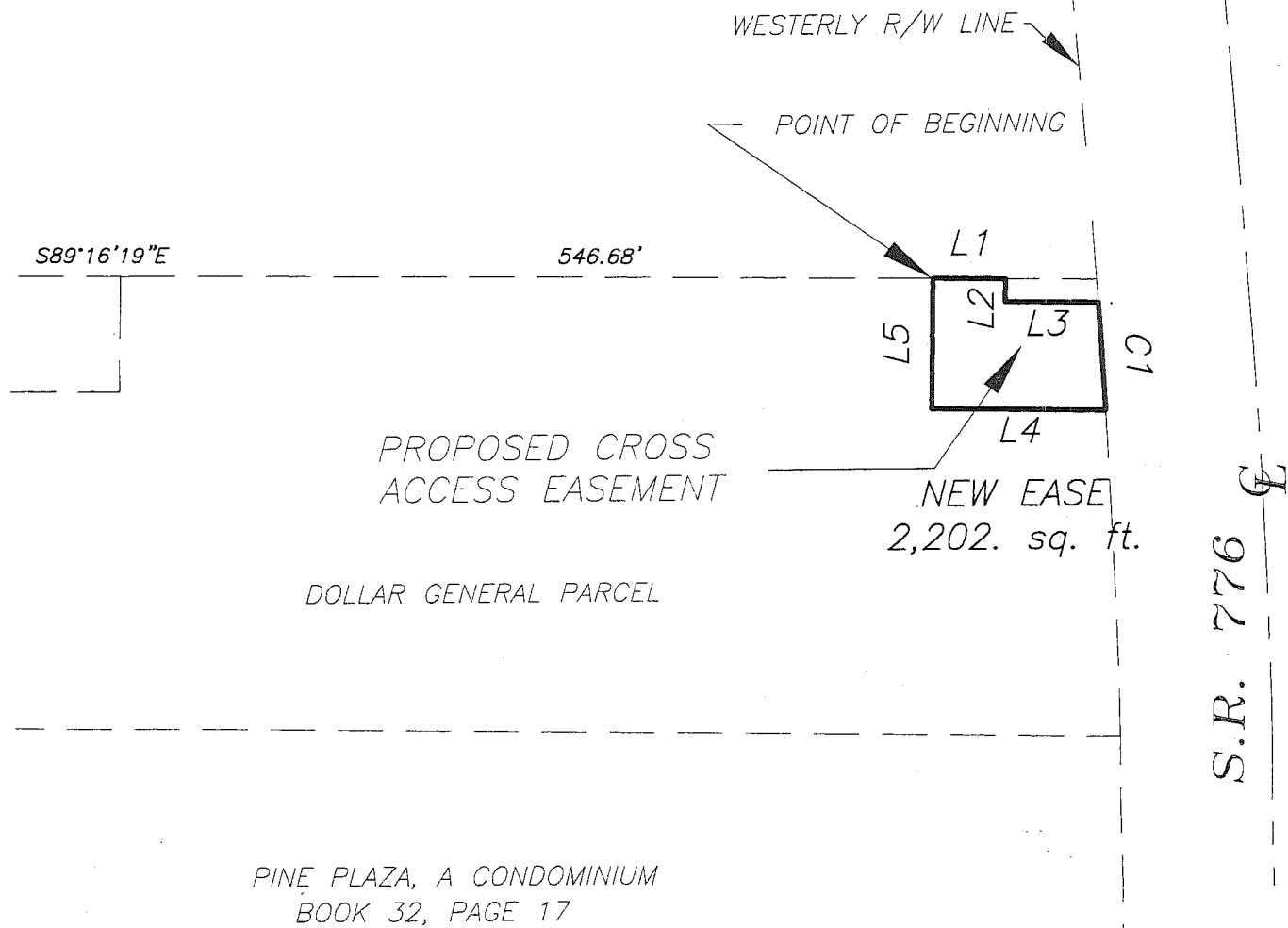
DATE: 3-21-12 FL. CERT. NO. 5672

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°16'19"E	24.00'
L2	S00°43'41"W	7.65'
L3	S89°16'19"E	30.75'
L4	N89°16'19"W	57.38'
L5	N00°43'41"E	43.65'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING
C1	36.10'	3769.68	0°32'55"	36.10'	S03°26'53"E

PARCEL ID. 0496-16-0005
ZONED CG



PINE PLAZA, A CONDOMINIUM
BOOK 32, PAGE 17

SEE SHEET 3 FOR LEGAL,
NOTES AND LEGEND

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SKETCH AND LEGAL DESCRIPTION
DOLLAR GENERAL ENGLEWOOD
PROPOSED CROSS ACCESS EASEMENT
PREPARED FOR
HANLEX DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SKETCH REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JOHN H. DEMMONS, JR. - PROFESSIONAL SURVEYOR & MAPPER
DATE: 3-21-12 FL. CERT. NO. 5672

DRAWN BY: JHD	DATE: 3-21-12	FIELD BOOK: N/A	PAGE: N/A	W.O. NUMBER: 11045	SHEET 2 OF 3
CHECKED BY: JHD	DATE: 3-21-12	SCALE: 1"=60'	I.P.C.: N/A		

DWG: 11045-SL CA EASE 1 PROJ# 11045.00

LEGAL DESCRIPTION (PROPOSED CROSS ACCESS EASEMENT)

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CONTAINING 2202 SQUARE FEET, MORE OR LESS.

LEGEND

R/W-RIGHT-OF-WAY



"STATE OF FLORIDA, COUNTY OF SARASOTA
I hereby certify that the foregoing is a true and correct copy of pages 1 through 10 of the instrument filed in this office. The original instrument filed contains 10 pages.

This copy has no redactions. This copy has been redacted pursuant to law.

Witness my hand and official seal this 8 day of May 2012.

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT

By: *[Signature]*

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY
2. FOR THE PURPOSE OF THIS SKETCH AND LEGAL DESCRIPTION, THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 68, PLAT OF ENGLEWOOD, PER PLAT BOOK A, PAGE 39, SAID LINE BEARS N.00°43'41"E.
3. INFORMATION SHOWN HEREON IS TAKEN FROM THE FILES OF PHOENIX LAND SURVEYING & ENGINEERING, LLC AND IS SUBJECT TO CHANGE WITH AN ACCURATE FIELD SURVEY

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DWG: 11045-SL UTIL PROJ# 11045.00
FIELD BOOK: N/A PAGE: N/A W.O. NUMBER SHEET 3 OF 3
11045.

DRAWN BY: 1-31-12 DATE 3-21-12
CHECKED BY: JHD DATE: 1-31-12

SCALE: 1"=60' P.C. N/A

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SKETCH REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature]
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DATE: 1-31-12 FL. CERT. NO. 5672