

THIS IS NOT A
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This instrument prepared by
And return to:
Keith W. Bricklemyer
Bricklemyer Law Group, P.L.
400 North Ashley Drive, Suite 1100
Tampa, FL 33602

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.

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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

THIS IS NOT A
Schedule "A"

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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**



GeoPoint
Surveying, Inc.

1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

Drawn: JDL Date: 06/23/2014 Data File: ~~~~
Check: JMG P.C.: ~~~~ Field Book: ~~~~
Section: 18 Twp. 32 S, Rng. 19 E Job #: XXX-XX-XXX

REVISIONS			
No.	Date	Description	Drawn

Prepared For: MIINTO

**DESCRIPTION
SKETCH**
(NOT A SURVEY)

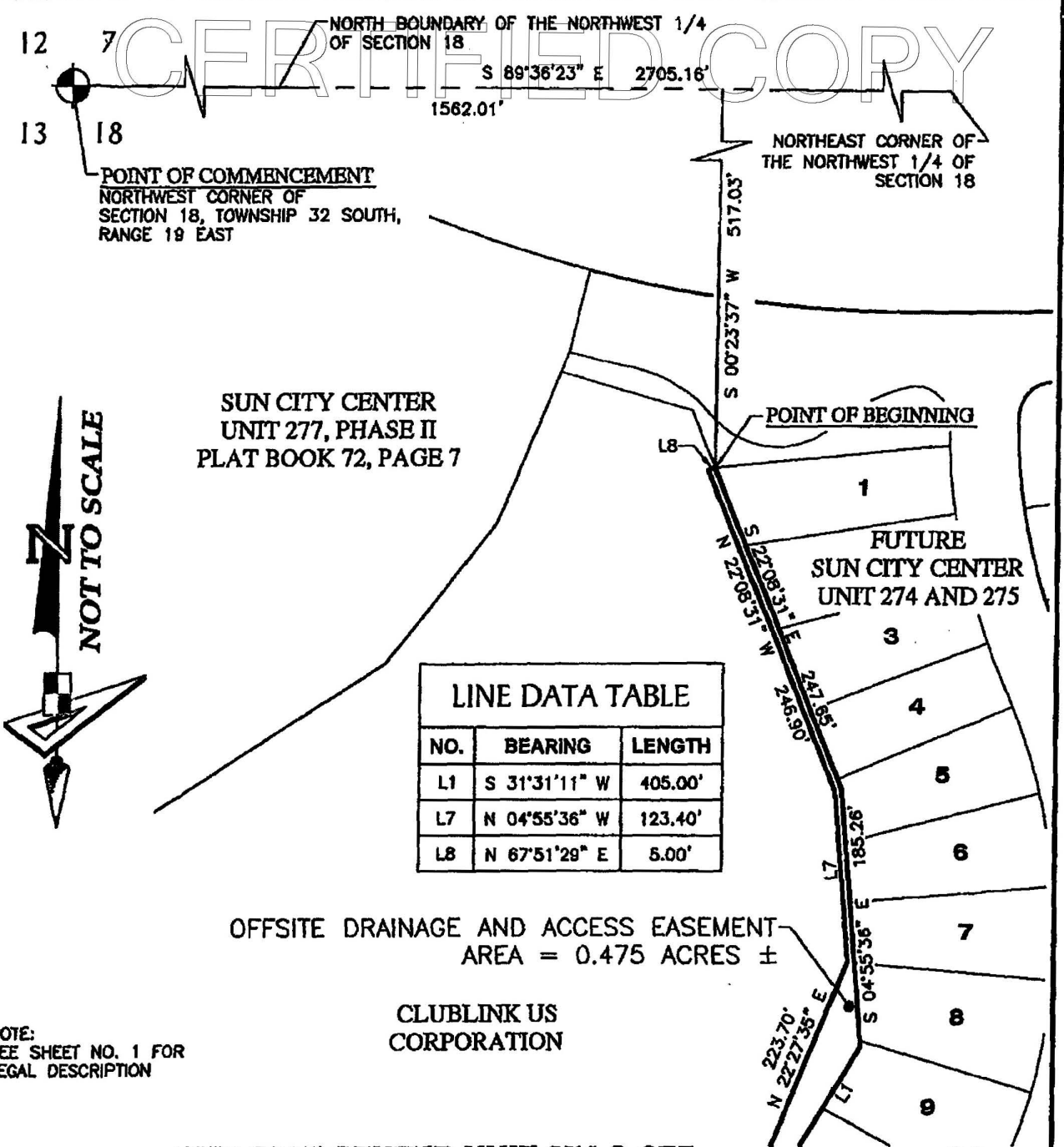
James D. LeViner
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6915

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

Sheet No. 1 of 3 Sheets

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NO.	BEARING	LENGTH
L1	S 31°31'11" W	405.00'
L7	N 04°55'36" W	123.40'
L8	N 67°51'29" E	5.00'

OFFSITE DRAINAGE AND ACCESS EASEMENT AREA = 0.475 ACRES ±

CLUBLINK US CORPORATION

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

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Drawn: JDL Date: 08/23/2014 Data File: _____
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 Section: 18 Twp. 32 S, Rng. 19 E Job #: XXX-XX-XXX

THIS IS NOT A

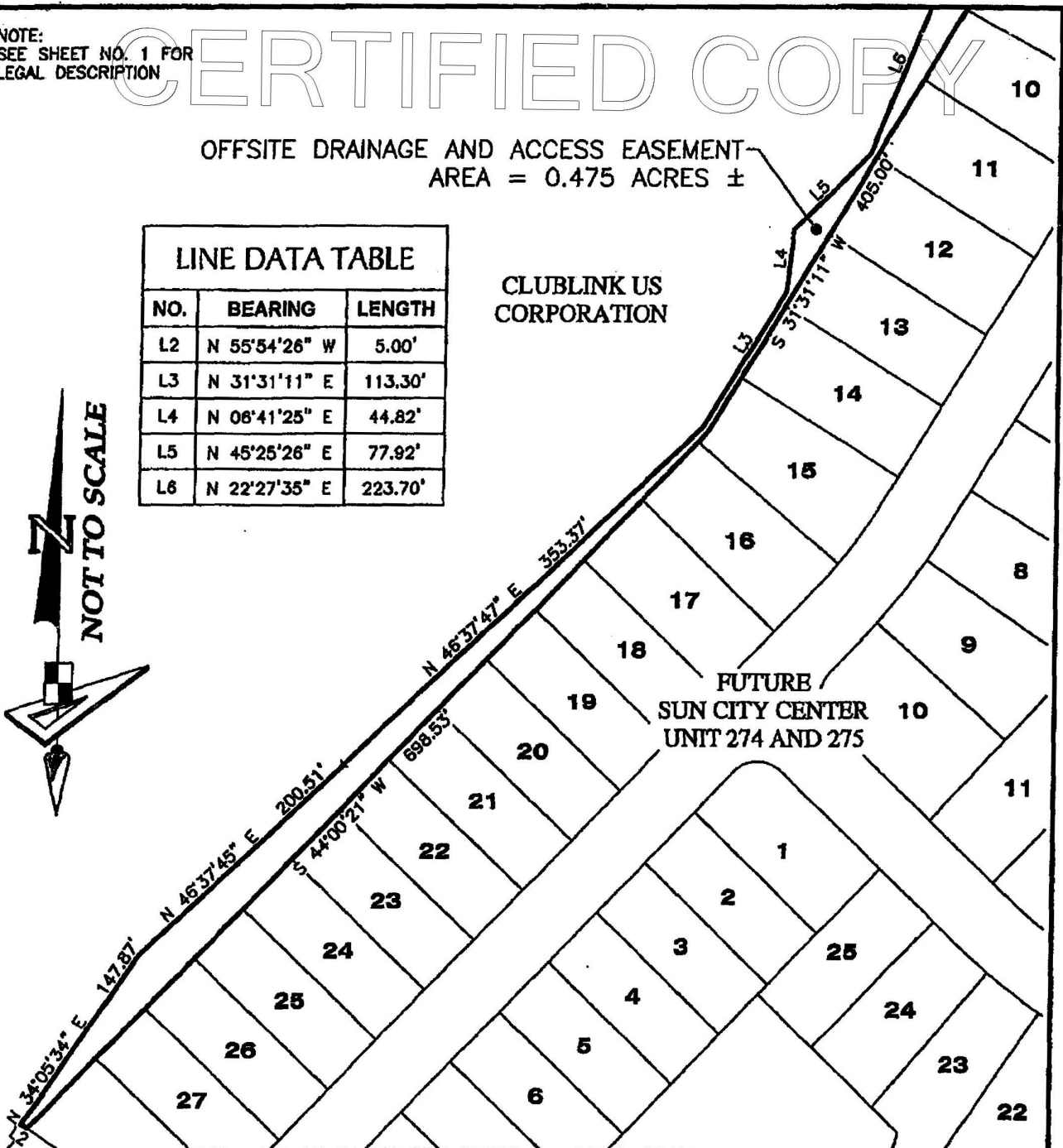
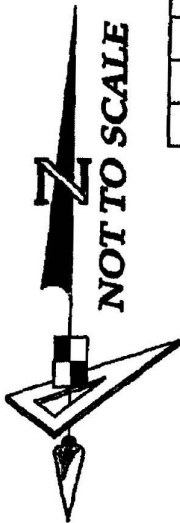
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NOTE:
SEE SHEET NO. 1 FOR
LEGAL DESCRIPTION

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 08°41'25" E	44.82'
L5	N 45°25'26" E	77.92'
L6	N 22°27'35" E	223.70'

CLUBLINK US CORPORATION



FUTURE
SUN CITY CENTER
UNIT 274 AND 275

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



REVISIONS			
No.	Date	Description	Drawn

Prepared For: MINTO

DESCRIPTION
SKETCH
(NOT A SURVEY)

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Check: JMG P.C.: _____ Field Book: _____
Section: 18 Twn. 32 S, Rng. 19 E Job #: XXX-XX-XXX