

Record:
Prepared by and return to:
William M. Seider, Esquire/cw
Williams, Parker, Harrison, Dietz & Getzen
200 S. Orange Avenue
Sarasota, FL 34236
(941) 366-4800

AGREEMENT

THIS AGREEMENT is entered into this ____ day of _____, 2011, between **THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the State of Florida, hereinafter referred to as "School Board," and **WESTMINSTER GLEN OF ST. ANDREWS EAST ASSOCIATION, INC.**, a Florida corporation not for profit, whose address is 720 Shamrock Boulevard, Venice, FL 34293, hereinafter called "Association."

RECITALS

A. The property described in Exhibit "A" attached hereto is being developed as a residential community called Westminster Glen Condominium (the "Community").

B. Association is the property owners association that is charged with the operation and management of the Community common elements and common areas.

C. School Board is the owner of property comprising Venice Middle School, which is contiguous to Community. There is a retention area and lake (the "Lake") located at the rear, or southern portion, of the Venice Middle School property. That Lake and the area surrounding the Lake (the "Lake Property") is separated from the balance of Venice Middle School by a fence. The Lake Property is more specifically described in Exhibit "B" attached hereto.

D. Association has requested an easement to maintain or clear the Lake Property or portions thereof, and School Board is willing to grant same.

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

1. School Board does hereby grant to Association a non-exclusive easement across the Lake Property for maintenance of the Lake Property and lake. For these purposes, the only use permitted is for maintenance (which would include clearing). It is the immediate intent of Association to use this easement only to undertake maintenance and clearing of the westerly bank of the Lake.

2. Association will obtain all necessary governmental permits or approvals necessary for any work hereunder. Association shall indemnify and hold harmless the School Board from any claim or liability arising out of or related to the use of the easement hereunder by Association or its members.

3. School Board reserves the right to expand the Lake or alter the Lake Property if necessary to accommodate any change or expansion of use of the Venice Middle School property. Association reserves the right to assign its rights hereunder to St. Andrews East/Plantation Community Association, Inc., the community property owners association for the St Andrews East Community within the Plantation.

4. Either party hereto may terminate this Agreement upon 90 day written notice to the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

WITNESSETH:

THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA, a body corporate under the laws of the State of Florida

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

By: _____

Print Name: _____

As its: Chairman

Attest: _____


Print Name: _____

As its: Secretary

APPROVED FOR LEGAL CONTENT

Date: 12-23, 2010

ATTORNEYS FOR THE SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA

By:  _____

Art Hardy, Esquire
Matthews, Eastmoore, Hardy, Crauwels & Garcia, P.A.
1777 Main Street, Suite 500
Sarasota, FL 34236

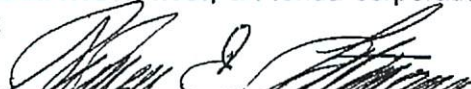
WITNESSES:

WESTMINSTER GLEN OF ST. ANDREWS EAST ASSOCIATION, INC., a Florida corporation not for profit

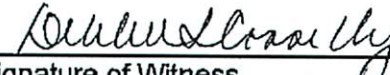


Signature of Witness
James A. Connelly

Print Name of Witness

By: 

As its: President



Signature of Witness
Debbi L. Connelly

Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____
20__ by _____, as _____ of **THE
SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the
State of Florida, 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.

(Notary Seal)

Signature of Notary Public

Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this ____ day of _____
20__ by _____, as _____ of **THE
SCHOOL BOARD OF SARASOTA COUNTY, FLORIDA**, a body corporate under the laws of the
State of Florida, 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.

(Notary Seal)

Signature of Notary Public

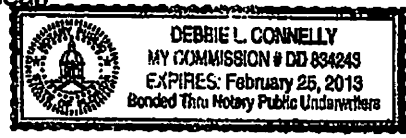
Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20th day of December
2010 by Stephen E. Lattmann, as President of
WESTMINSTER GLEN OF ST. ANDREWS EAST ASSOCIATION, INC., a Florida corporation
not for profit, 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.

Debbie L. Connelly
Signature of Notary Public

(Notary Seal)



Print Name of Notary Public
I am a Notary Public of the State of _____,
and my commission expires on _____.

WMS-1340988

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE CENTERLINE OF CENTER ROAD, S89°59'38"W, A DISTANCE OF 2645.01 FEET; THENCE ALONG THE CENTERLINE OF ROCKLEY BOULEVARD, SOUTH, A DISTANCE OF 845.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 5°07'37"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 134.22 FEET; THENCE N84°52'23"E, A DISTANCE OF 60.00 FEET; THENCE N89°59'55"E, A DISTANCE OF 945.83 FEET; THENCE S34°15'02"W, A DISTANCE OF 45.55 FEET TO THE POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 1°52'49", A CHORD BEARING AND DISTANCE OF S35°11'25"W AND 54.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.48 FEET TO THE END OF SAID CURVE; THENCE S52°56'24"E, A DISTANCE OF 320.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 29°41'24"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 409.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S23°15'00"E, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1760.00 FEET, A CENTRAL ANGLE OF 8°15'00"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 253.42 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 1760.00 FEET, A CENTRAL ANGLE OF 8°15'00", A CHORD BEARING AND DISTANCE OF S35°37'30"E AND 253.20 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 253.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S39°44'58"E, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 51°36'16"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 508.88 FEET TO THE END OF SAID CURVE; THENCE N78°08'44"W, A DISTANCE OF 25.00 FEET TO THE POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°50'04", A CHORD BEARING AND DISTANCE OF N50°26'57"W AND 50.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 53.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N80°51'59"W, A DISTANCE OF 46.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 85°04'30"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 59.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 43°57'28"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 314.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N39°44'58"W, A DISTANCE OF 290.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 38°24'05"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 217.83 FEET TO THE POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 35°18'48", A CHORD BEARING AND DISTANCE OF N09°09'26"W AND 23.05 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N08°29'57"E, A DISTANCE OF 1.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 24°30'44"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.92 FEET TO THE END OF SAID CURVE; THENCE N76°26'49"E, A DISTANCE OF 223.84 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE CENTERLINE OF CENTER ROAD, S89°59'38"W, A DISTANCE OF 2645.01 FEET; THENCE ALONG THE CENTERLINE OF ROCKLEY BOULEVARD, SOUTH, A DISTANCE OF 845.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 5°07'37"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 134.22 FEET; THENCE N84°52'23"E, A DISTANCE OF 60.00 FEET; THENCE N89°59'55"E, A DISTANCE OF 945.83 FEET; THENCE TRAVERSE ALONG THE WESTERLY BOUNDARY LINE OF VENICE MIDDLE SCHOOL DESCRIBED IN OFFICIAL RECORD BOOK 1481, PAGE 903, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA, BY THE FOLLOWING SEVEN COURSES: S34°15'02"W, A DISTANCE OF 45.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 1°52'49"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.48 FEET; THENCE S52°56'24"E, A DISTANCE OF 320.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 790.00 FEET, A CENTRAL ANGLE OF 29°41'24"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 409.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S23°15'00"E, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1760.00 FEET, A CENTRAL ANGLE OF 8°15'00"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 253.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S76°26'49"W, A DISTANCE OF 223.84 FEET; THENCE N16°00'47"W, A DISTANCE OF 230.11 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 337.00 FEET, A CENTRAL ANGLE OF 18°58'57"; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 111.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N34°59'44"W, A DISTANCE OF 12.33 FEET; THENCE N57°17'45"E, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.

PARCEL CONTAINS 1.65 ACRES, MORE OR LESS

ABBREVIATION LEGEND

- R/W = RIGHT-OF-WAY
- R.P.B. = ROAD PLAT BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- P.O.T. = POINT OF TERMINUS
- C/L = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- B.B. = BEARING BASIS
- P.I.D. = PROPERTY IDENTIFICATION
- N.T.S. = NOT TO SCALE
- NO. = NUMBER

P.O.C.
NORTHEAST CORNER OF SECTION 24,
TOWNSHIP 39 SOUTH, RANGE 19 EAST

VENICE MIDDLE SCHOOL
NOW OR FORMERLY LANDS OF
SCHOOL BOARD OF SARASOTA COUNTY
O.R. BOOK 1481, PAGE 903
P.I.D. = 0441-01-0002

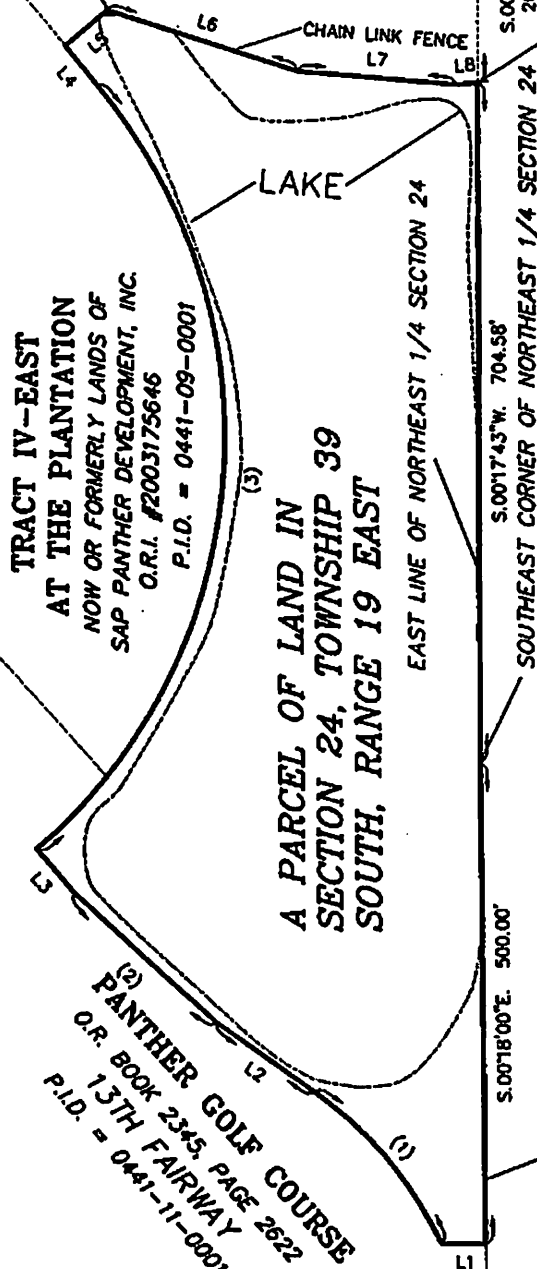


**SKETCH & DESCRIPTION OF:
A PARCEL OF LAND IN
SECTION 24, TOWNSHIP 39
SOUTH, RANGE 19 EAST**

A PARCEL OF LAND LYING AND BEING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1481, PAGE 903, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.00°17'43"W., ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 2040.60 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, S.00°17'43"W., 704.58 FEET; THENCE S.00°18'00"E., 500.00 FEET; THENCE WEST, 45.17 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 30°59'33", A CHORD BEARING OF N.39°45'13"W., AND A CHORD LENGTH OF 203.05 FEET; THENCE ALONG THE ARC OF SAID CURVE 205.55 FEET; THENCE N.55°15'00"W., 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 14°59'59", A CHORD BEARING OF N.47°45'00"W., AND A CHORD LENGTH OF 201.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 201.58 FEET, TO THE POINT OF TANGENCY; THENCE N.40°15'00"W., 60.00 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING: A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 89°30'00", A CHORD BEARING OF N.05°00'00"E., AND A CHORD LENGTH OF 795.54 FEET; THENCE ALONG THE ARC OF SAID CURVE 882.57 FEET; THENCE N.39°44'58"W., 52.75 FEET; THENCE N.50°15'02"E., 58.23 FEET; THENCE S.72°38'32"E., 208.66 FEET; THENCE S.85°17'41"E., 165.10 FEET; THENCE N.85°28'33"E., 22.28 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 362,536 SQUARE FEET, OR 8.3 ACRES, MORE OR LESS.



P.O.B.

LINE TABLE

Line	Bearing	Distance
L1	WEST	45.17'
L2	N.55°15'00"W.	125.00'
L3	N.40°15'00"W.	60.00'
L4	N.39°44'58"W.	52.75'
L5	N.50°15'02"E.	58.23'
L6	S.72°38'32"E.	208.66'
L7	S.85°17'41"E.	165.10'
L8	N.85°28'33"E.	22.28'

NOW OR FORMERLY LANDS OF BLACKBURN
O.R. BOOK 2261, PAGE 563
P.I.D. = 0757-00-1001

Curve number 1

Radius= 380.00'
Delta= 30°59'33"
Arc= 205.55'
Chord= 203.05'
Chord Brg.= S.39°45'13"W.

Curve number 2

Radius= 770.00'
Delta= 14°59'59"
Arc= 201.58'
Chord= 201.00'
Chord Brg.= N.47°45'00"W.

Curve number 3

Radius= 565.00'
Delta= 89°30'00"
Arc= 882.57'
Chord= 795.54'
Chord Brg.= N.05°00'00"E.

Strayer Surveying & Mapping, Inc.



763 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186

335 Tamiami Trail
Port Charlotte, Florida 33953
(941) 624-4900
Fax (941) 624-3471

e-mail address - strayersurveyingmap@comcast.net

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SEC. 24, TWP. 39S, RNG. 19E, BEING S.00°17'43"W.

THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

Robert B. Strayer, Jr.
DATE: 9/17/04

PREPARED FOR: SAP PANTHER DEVELOPMENT, INC.

ROBERT B. STRAYER, JR. FLORIDA SURVEYOR & MAPPER REG. NO. 5027	P.I.D. = 0441-01-0002	DRAWN	R.G.D.	DATE	09/16/04	SCALE N.T.S.
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"	362,536 SQUARE FEET±	CHECKED	R.B.S.	DATE	09/16/04	FILE NO. 021027-LAKE