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Record: S 170

Prepared by and return to:  
William M. Seider, Esquire  
Williams, Parker, Harrison, Dietz  
& Getzen  
200 S. Orange Avenue  
Sarasota, FL 34236



RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2013146045 4 PGS

2013 OCT 25 04:12 PM  
KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
JOLSON Receipt#1677907

Doc Stamp-Deed: 0.70

EASEMENT MODIFICATION

This Easement Modification is executed this 22<sup>nd</sup> day of October, 2013,  
by SAP DEVELOPMENT I, INC., a Florida corporation ("Developer").

RECITALS

A. Developer is the Developer of that certain condominium known as St. Andrews Estates at the Plantation, a condominium according to the Declaration of Condominium recorded in the Official Records as Instrument #2010057363, as amended, and as per plat thereof recorded in Condominium Book 42, Page 14, Public Records of Sarasota County, Florida (the "Condominium").

B. There is included on the plat for the Condominium an easement in favor of St. Andrews East/Plantation Community Association, Inc. ("Community Association") for a lake maintenance and drainage easement, and Developer wishes to modify the easement as hereinafter set forth.

C. Community Association by execution hereof shows its consent to this modification.

NOW THEREFORE, in consideration of good and valuable considerations, the parties agree as follows:

1. The "drainage and lake maintenance access easement" running at the rear of Units 21, 22, 23, 24 and 25, St. Andrews Estates, is hereby reduced to 12 feet in width, as more specifically set forth in Exhibit "A" attached hereto.
2. By its execution hereof, Community Association agrees to this modification of the aforementioned easement.

IN WITNESS WHEREOF, the parties have executed this Easement Modification the day and year above mentioned.

WITNESSES:

SAP DEVELOPMENT I, INC.,  
a Florida corporation

By:   
Stephen E. Lattmann  
As its: President

(Signature of Witness)

James A. Connelly  
(Print Name of Witness)

(Signature of Witness)

Deborah Connelly  
(Print Name of Witness)

WITNESSES:

[Signature]  
(Signature of Witness)

James A. Connelly  
(Print Name of Witness)

[Signature]  
(Signature of Witness)

Debbie L. Connelly  
(Print Name of Witness)

ST. ANDREWS ESTATES AT THE PLANTATION ASSOCIATION, INC.

By: [Signature]  
Stephen E. Lattmann  
As its: President

[Signature]  
(Signature of Witness)

James A. Connelly  
(Print Name of Witness)

[Signature]  
(Signature of Witness)

Debbie L. Connelly  
(Print Name of Witness)

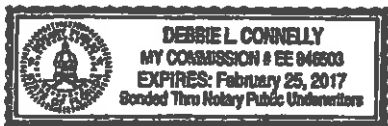
ST. ANDREWS EAST/PLANTATION COMMUNITY ASSOCIATION, INC.

By: [Signature]  
Stephen E. Lattmann  
As its: President

STATE OF FLORIDA  
COUNTY OF SARASOTA

SWORN TO AND SUBSCRIBED BEFORE ME this 22<sup>nd</sup> day of October 2013 by Stephen E. Lattmann as President of SAP DEVELOPMENT I, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal)



[Signature]  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida, and my commission expires on \_\_\_\_\_.

STATE OF FLORIDA  
COUNTY OF SARASOTA

SWORN TO AND SUBSCRIBED BEFORE ME this 20<sup>th</sup> day of October 2013 by Stephen E. Lattmann as President of ST. ANDREWS ESTATES AT THE PLANTATION ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

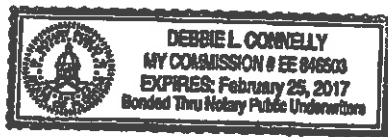
Debbie L. Connelly  
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of October 2013, by Stephen E. Lattmann as President of ST. ANDREWS EAST/PLANTATION COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did not take an oath. If no type of identification is indicated, the above-named person is personally known to me.



(Notary Seal)

Debbie L. Connelly  
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

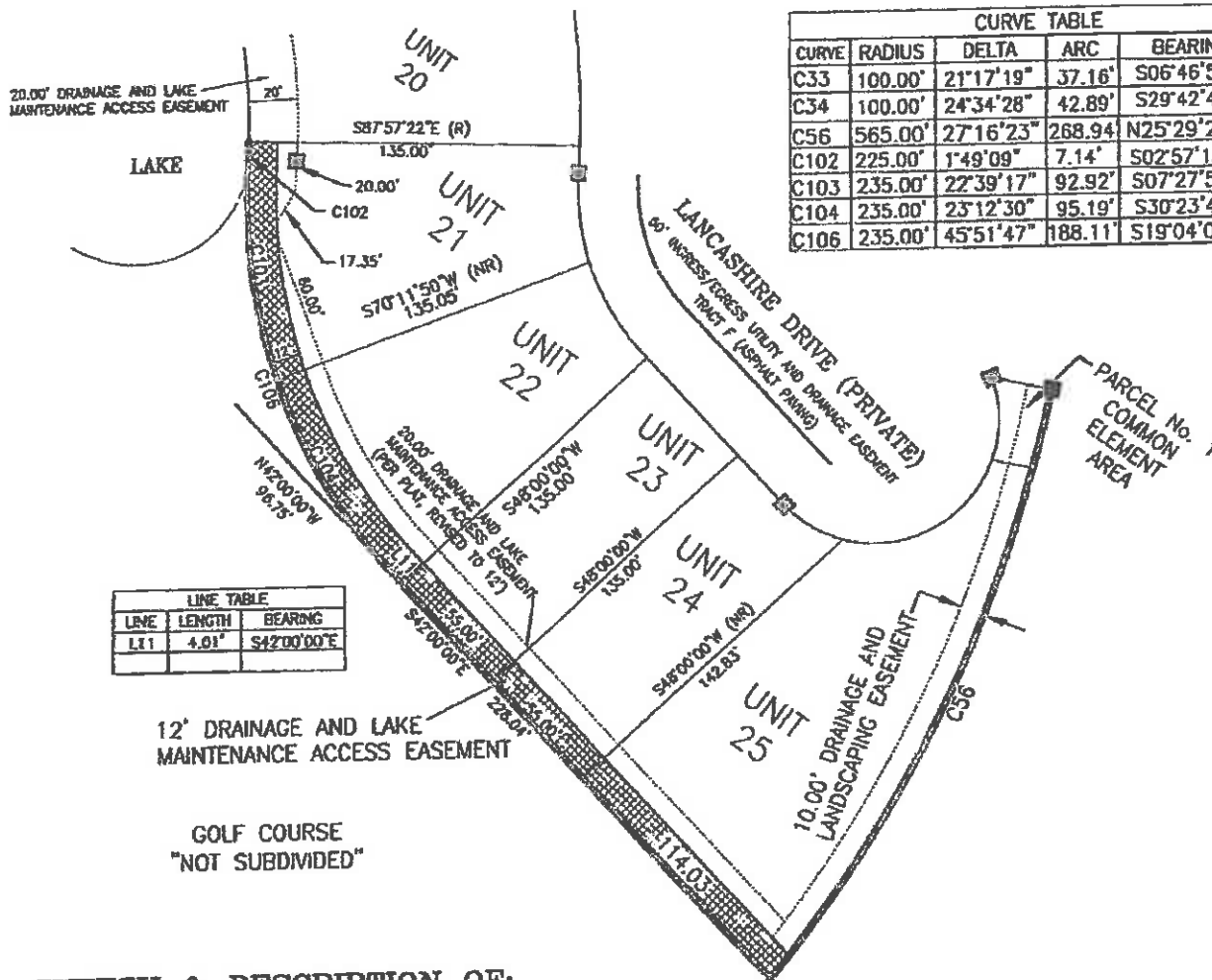
WMS-2461611

EXHIBIT "A"

**ABBREVIATION LEGEND**

R/W = RIGHT-OF-WAY  
 R.P.B. = ROAD PLAT BOOK  
 P.B. = PLAT BOOK  
 P.C. = 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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C33	100.00'	21°17'19"	37.16'	S06°46'53"E	36.94'
C34	100.00'	24°34'28"	42.89'	S29°42'46"E	42.56'
C56	565.00'	27°16'23"	268.94'	N25°29'27"E	266.41'
C102	225.00'	1°49'09"	7.14'	S02°57'13"E	7.14'
C103	235.00'	27°39'17"	92.92'	S07°27'51"E	92.31'
C104	235.00'	23°12'30"	95.19'	S30°23'45"E	94.54'
C106	235.00'	45°51'47"	188.11'	S19°04'06"E	183.13'



**SKETCH & DESCRIPTION OF:**

A TWELVE (12) FEET WIDE DRAINAGE AND LAKE MAINTENANCE EASEMENT LYING OVER AND ACROSS UNITS 21, 22, 23, 24 AND 25, ST. ANDREWS ESTATES AT THE PLANTATION, A LAND CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 42, PAGES 14-14D, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

BEING DESCRIBED AS THE SOUTHERLY 12 FEET OF SAID UNITS 21 THROUGH 25 LYING 12 FEET FROM AND PARALELL WITH THE REAR LINE OF SAID UNITS.

ALL LYING AND BEING IN SECTION 24, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA. EASEMENT CONTAINING 5,012.3 SQUARE FEET, MORE OR LESS.

**"NOT A SURVEY"**

EST. 1987  
**STRAYER**  
 SURVEYING & MAPPING, INC.  
 742 Shamrock Boulevard  
 Venice, Florida 34293  
 (941) 498-9488  
 Fax (941) 497-6186  
 www.strayerurveying.com

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT, THE REAR LINE OF UNITS 23-25 BEING S42°00'00"E.  
 THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

DATE: 10/17/13 PREPARED FOR: SAP DEVELOPMENT I, INC.

5,012.3 SQUARE FEET±	DRAWN	R.B.S.	DATE	10/13/13	SCALE
	CHECKED	R.B.S.	DATE	10/17/13	N.T.S.
					FILE NO.
					13-10-28

ROBERT B. STRAYER, JR.  
 FLORIDA SURVEYOR & MAPPER REG'N NO. 3027  
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