

This instrument prepared by:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
P.O. Box 1000  
Bradenton, Florida 34206

OR BOOK 02325 PAGES 4962 - 4964  
MANATEE COUNTY CLERK COURT  
3 PAGES(S)  
RECORDED; 1/14/2010 8:38:27



ID #1015122109

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**UTILITY EASEMENT**

**THIS INDENTURE**, made this 19<sup>th</sup> day of November, 2009, between **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, whose mailing address is 112 Sheffield Loop, Hattiesburg, Mississippi 39402, hereinafter referred to as the "Grantor", in consideration of the mutual benefits to be derived and other good and valuable consideration, does hereby grant and set over unto the **COUNTY OF MANATEE**, a political subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida, 34206, hereinafter referred to as the "Grantee", **a non-exclusive access easement for ingress, egress, construction, installation, maintenance and reading of water meters** through and across real property located in Manatee County, Florida, described as follows:

**See legal description identified as Exhibit "A" and attached hereto.**

This is a nonexclusive utility easement with the Grantor reserving unto itself, its heirs, successors, or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes, which are not inconsistent with the rights granted herein unto the Grantee.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be duly executed, the day and year above written.

Signed, sealed, and delivered in the presence of:

**SPACEBOX PALMETTO, LLC**,  
a Mississippi limited liability company

Beverly Frasch  
Witness

Beverly Frasch  
Printed Name

Elizabeth A. Cox  
Witness

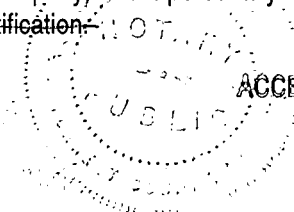
Elizabeth A. Cox  
Printed Name

(Signature of two witnesses required by law)

By: [Signature]  
Bennett V. York, Sr., as Manager

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2009, by Bennett V. York, Sr., as Manager of **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.



ACCEPTED IN OPEN SESSION

JAN 12 2010

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

[Signature]  
NOTARY PUBLIC Signature  
Darlene Montgomery  
Printed Name

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

SHEET 1 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 2  
FOR SKETCH

EXHIBIT "A"

DESCRIPTION:


A PARCEL OF LAND, BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 88°48' 00" E, ALONG THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301, A DISTANCE OF 261.87 FEET FOR A POINT OF BEGINNING; THENCE N 00°18'10" E, A DISTANCE OF 35.16 FEET; THENCE S 89°41'50" E, A DISTANCE OF 20.00 FEET; THENCE S 00°18' 10" W, A DISTANCE OF 34.64 FEET TO A POINT LYING ON SAID NORTH RIGHT OF WAY LINE; THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

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

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

  
EDWARD T. SAMPEY, P.S.M.  
FLORIDA CERTIFICATE No. LS-4554  
SAMPEY, BURCHETT & KNIGHT, INC. — LB 7009

No. 4009  
STATE OF FLORIDA

12/07/09  
DATE



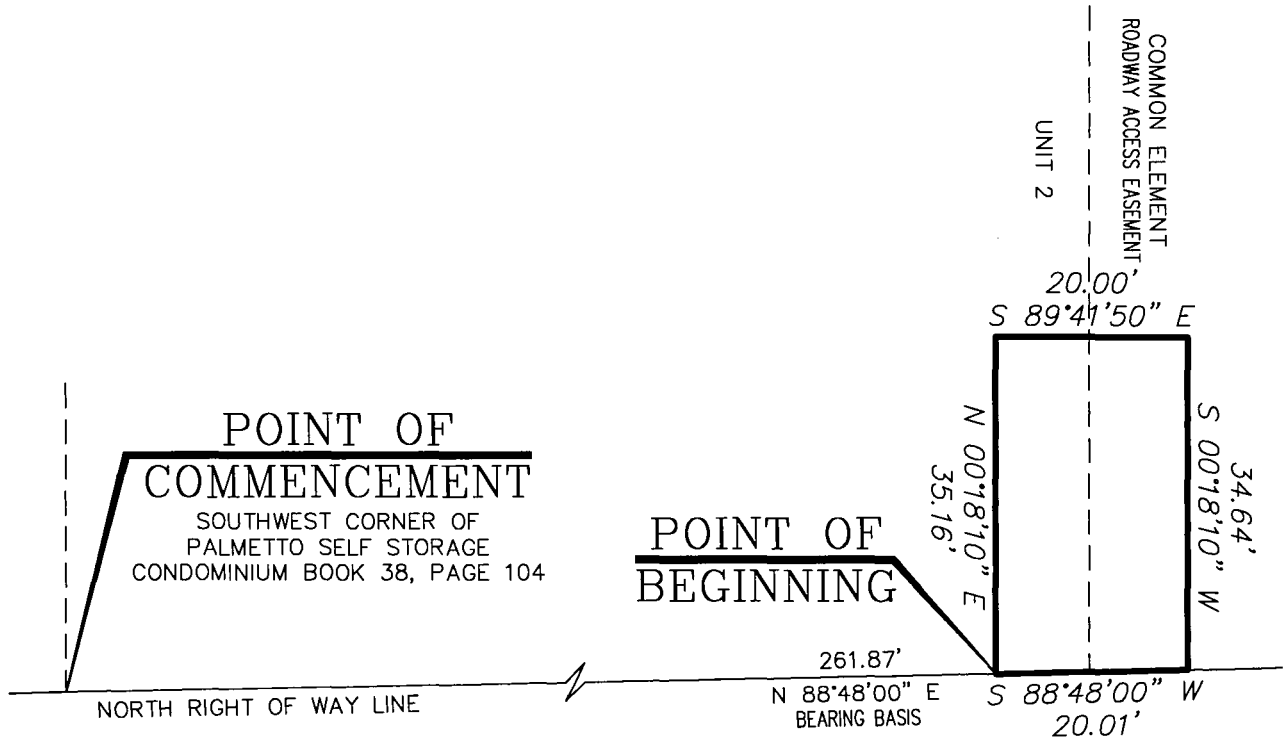
Sampey, Burchett & Knight, Inc.  
Professional Surveyors & Mappers  
1588 Global Court  
Sarasota, Florida 34240  
Phone: 941-342-0349 Fax: 941-342-7490

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

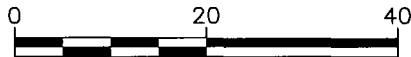
SHEET 2 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 1  
FOR DESCRIPTION



U.S. HIGHWAY 301



1" = 20'



GRAPHIC SCALE

NOTES:

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF U.S. 301 BEING N 88°48'00" E.



*Sampey, Burchett & Knight, Inc.*  
 Professional Surveyors & Mappers  
 1588 Global Court  
 Sarasota, Florida 34240  
 Phone: 941-342-0349 Fax: 941-342-7490

This instrument prepared by:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
P.O. Box 1000  
Bradenton, Florida 34206

OR BOOK 02325 PAGES 4965 - 4967  
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**UTILITY EASEMENT**

**THIS INDENTURE**, made this 17<sup>th</sup> day of November, 2009, between **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, its successors and assign, whose mailing address is 112 Sheffield Loop, Hattiesburg, Mississippi 39402, as Grantor, and **COUNTY OF MANATEE**, a Political Subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, as Grantee.

**WITNESSETH**

That said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto said Grantee, *a non-exclusive access easement to the public for ingress, egress, construction, installation, maintenance and operation of public utility facilities* through and across the following described property situate in the County of Manatee, State of Florida, more particularly described as follows:

**See legal description identified as Exhibit "A" attached hereto.**

This is a non-exclusive utility easement with the Grantor reserving unto itself, its heirs, successors, or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes, which are not inconsistent with the rights granted herein unto the Grantee.

**IN WITNESS WHEREOF**, Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

**SPACEBOX PALMETTO, LLC**,  
a Mississippi limited liability company

Elizabeth Aycox  
Witness

Elizabeth Aycox  
Printed Name

Beverly Frosch  
Witness

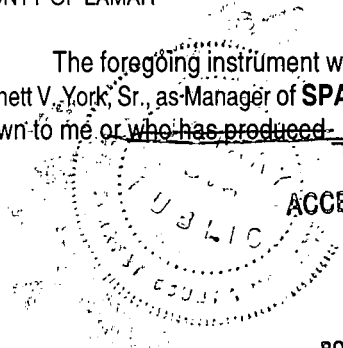
Beverly Frosch  
Printed Name

(Signature of two witnesses required by law)

By: [Signature]  
Bennett V. York, Sr., as Manager

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2009 by Bennett V. York, Sr., as Manager of **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.



ACCEPTED IN OPEN SESSION

JAN 12 2010

[Signature]  
NOTARY PUBLIC Signature  
Dartene Montgomery  
Printed Name

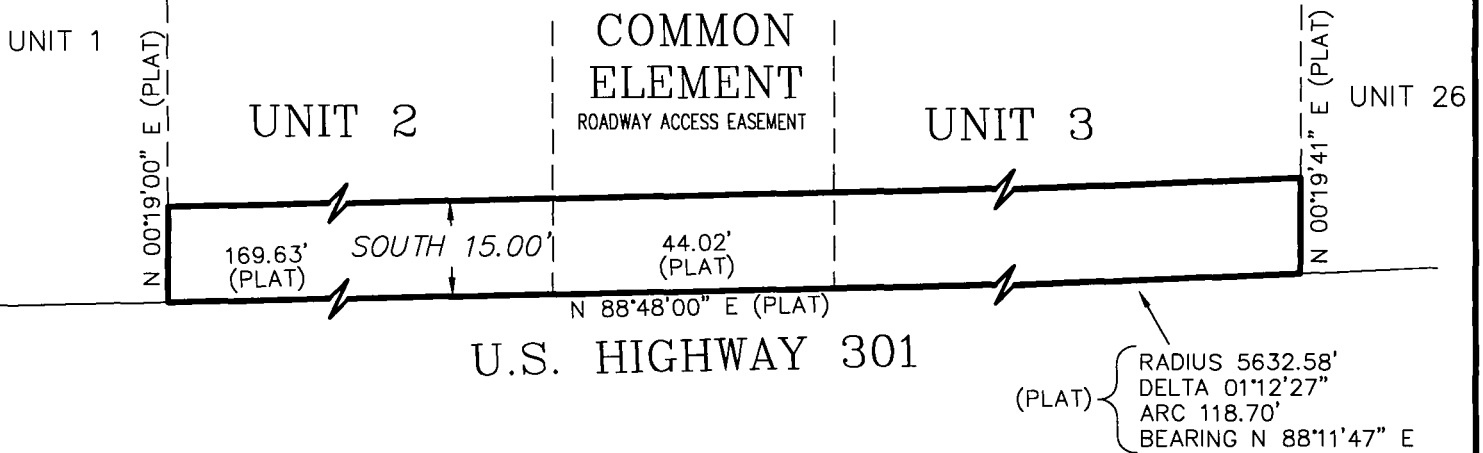
BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

**DESCRIPTION AND SKETCH**

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

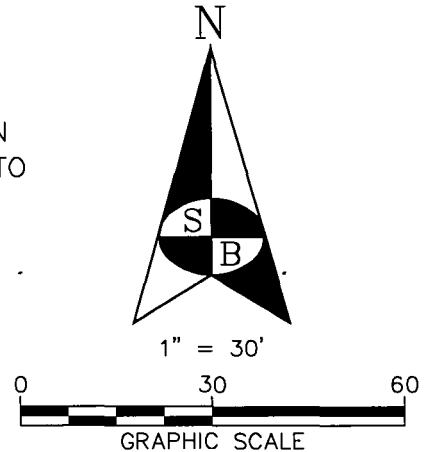
PALMETTO SELF STORAGE  
CONDOMINIUM BOOK 38, PAGE 104



**EXHIBIT "A"**

**DESCRIPTION:**

THE SOUTH 15.00 FEET OF UNIT 2, UNIT 3 AND THE COMMON ELEMENT PARCEL (ROADWAY ACCESS EASEMENT) OF PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



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

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

*[Signature]* \_\_\_\_\_ DATE 12/07/09

EDWARD T. SAMPEY, P.S.M.  
 FLORIDA CERTIFICATE No. LS 4554  
 SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

**NOTES:**

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.

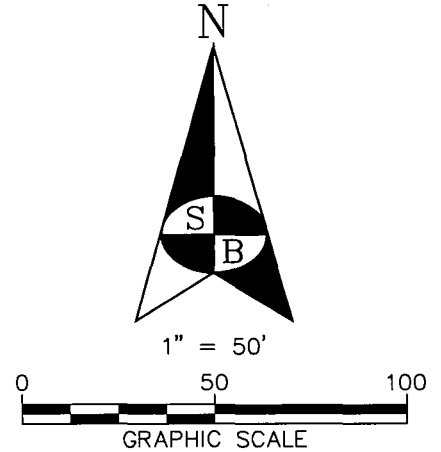
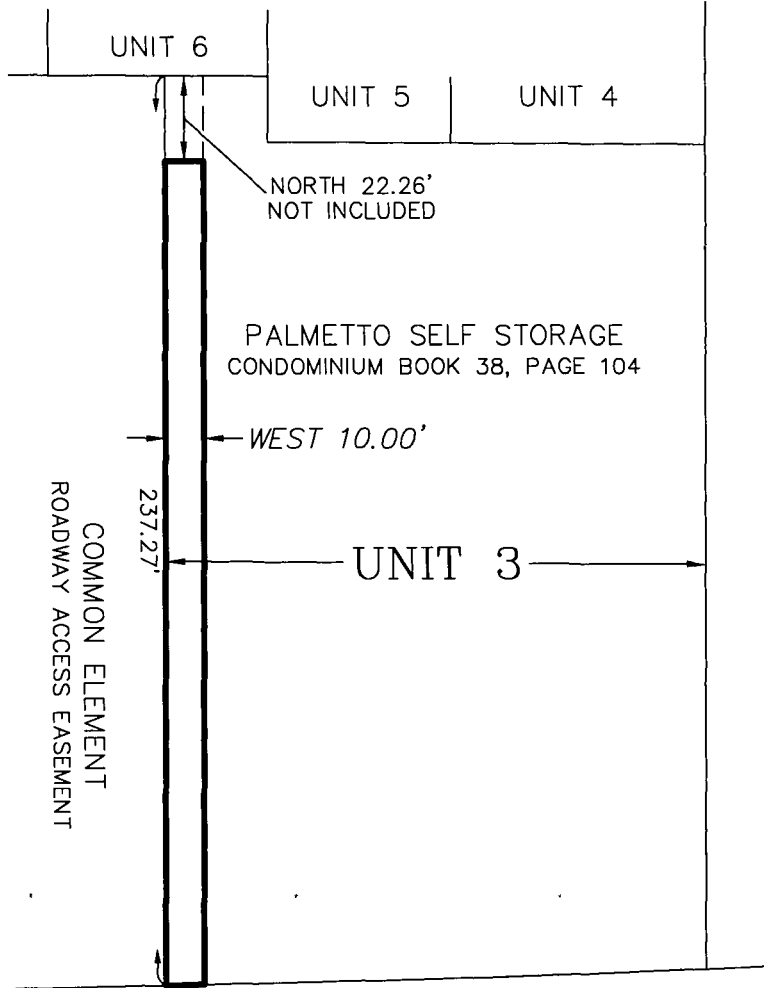


*Sampey, Burchett & Knight, Inc.*  
 Professional Surveyors & Mappers  
 1588 Global Court  
 Sarasota, Florida 34240  
 Phone: 941-342-0349 Fax: 941-342-7490

**DESCRIPTION AND SKETCH**

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



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**U.S. HIGHWAY 301**

**EXHIBIT "A"**

**DESCRIPTION:**

THE WEST 10.00 FEET OF UNIT 3,  
PALMETTO SELF STORAGE, A  
CONDOMINIUM, RECORDED IN  
CONDOMINIUM BOOK 38, PAGE 104,  
PUBLIC RECORDS OF MANATEE COUNTY,  
FLORIDA, LESS THE NORTH 22.26 FEET  
THEREOF.

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

**CERTIFICATE OF SURVEYOR**

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EDWARD V. SAMPEY, P.S.M.  
FLORIDA CERTIFICATE No. LS 4554  
SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

DATE 12/07/09

This instrument prepared by:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF MISSISSIPPI  
COUNTY OF LAMAR

**BEFORE ME**, the undersigned authority, this day personally appeared Bennett V. York, Sr., as Manager of **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, whose mailing address is 112 Sheffield Loop, Hattiesburg, Mississippi 39402, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of and has full authority to sell or encumber the following described property, (hereinafter "Property").

**See legal description identified as Exhibit "A" attached hereto.**

2. That the Owner plans to convey the Property to the **COUNTY OF MANATEE** whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

3. To the best of my knowledge, the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:


**Mortgage held by RBC Bank (USA) as recorded in Official Records book 2269, Page 6957, Public Records of Manatee County, Florida.**

4. That there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

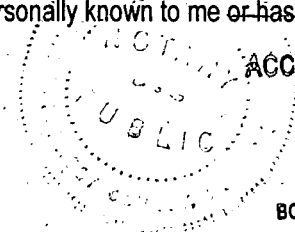
5. That there are no claims, demands, liens, or judgments outstanding against the above-described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

**SPACEBOX PALMETTO, LLC,**  
a Mississippi limited liability company

By:   
Bennett V. York, Sr., as Manager

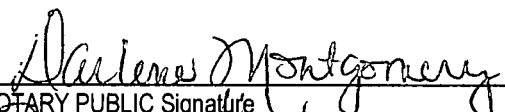
**SWORN** to (or affirmed) and subscribed before me this 17<sup>th</sup> day of November, 2009, Bennett V. York, Sr., as Manager of **SPACEBOX PALMETTO, LLC**, a Mississippi limited liability company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.



ACCEPTED IN OPEN SESSION

JAN 12 2010

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

  
NOTARY PUBLIC Signature  
Darlene Montgomery  
Printed Name

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

SHEET 1 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 2  
FOR SKETCH

**EXHIBIT "A"**

DESCRIPTION:

A PARCEL OF LAND, BEING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 88°48' 00" E, ALONG THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 301, A DISTANCE OF 261.87 FEET FOR A POINT OF BEGINNING; THENCE N 00°18'10" E, A DISTANCE OF 35.16 FEET; THENCE S 89°41'50" E, A DISTANCE OF 20.00 FEET; THENCE S 00°18' 10" W, A DISTANCE OF 34.64 FEET TO A POINT LYING ON SAID NORTH RIGHT OF WAY LINE; THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

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

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.



Sampey, Burchett & Knight, Inc.  
Professional Surveyors & Mappers  
1588 Global Court  
Sarasota, Florida 34240  
Phone: 941-342-0349 Fax: 941-342-7490

EDWARD T. SAMPEY, P.S.M.  
FLORIDA CERTIFICATE No. LS 4554  
SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

12/07/09  
DATE

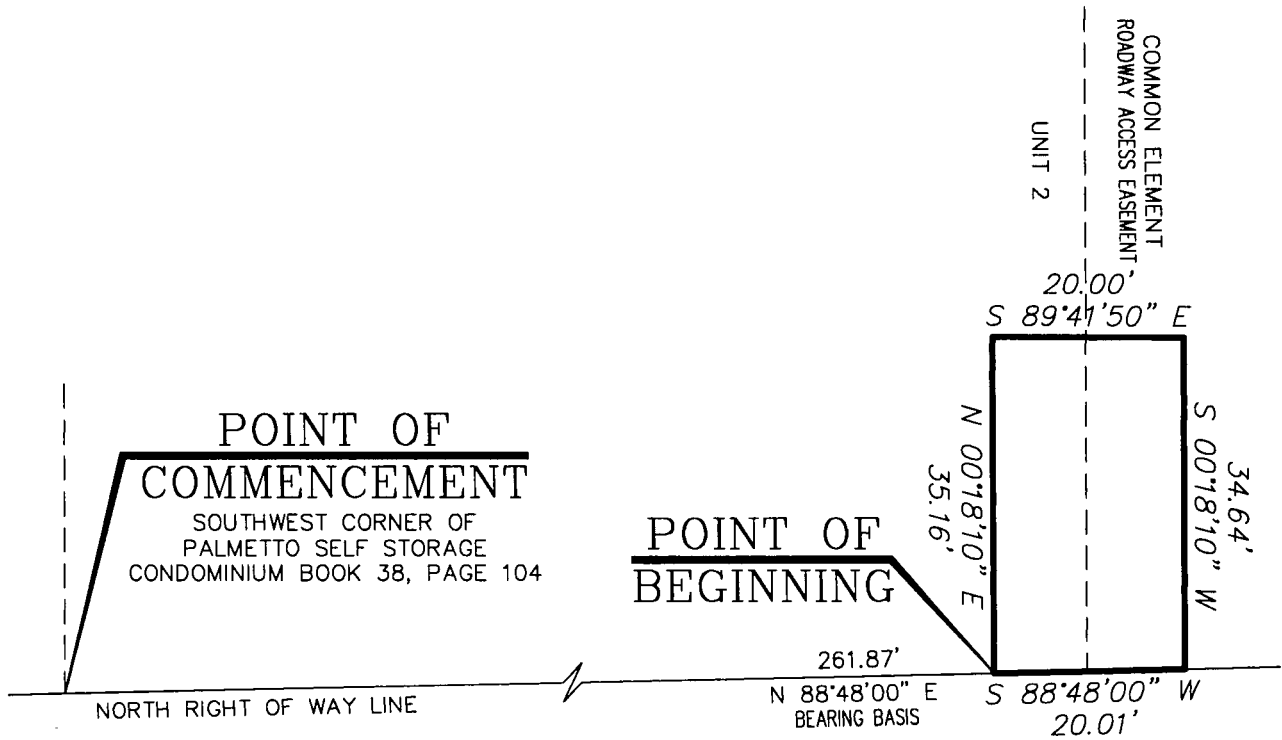


DESCRIPTION AND SKETCH

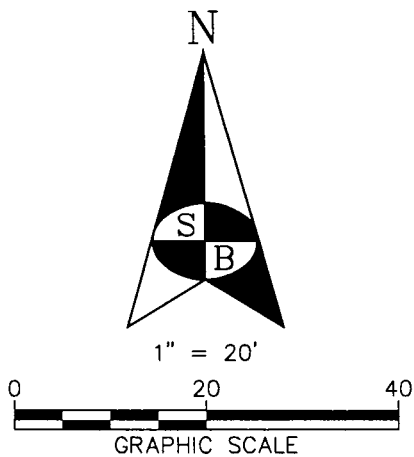
(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

SHEET 2 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 1  
FOR DESCRIPTION



U.S. HIGHWAY 301



NOTES:

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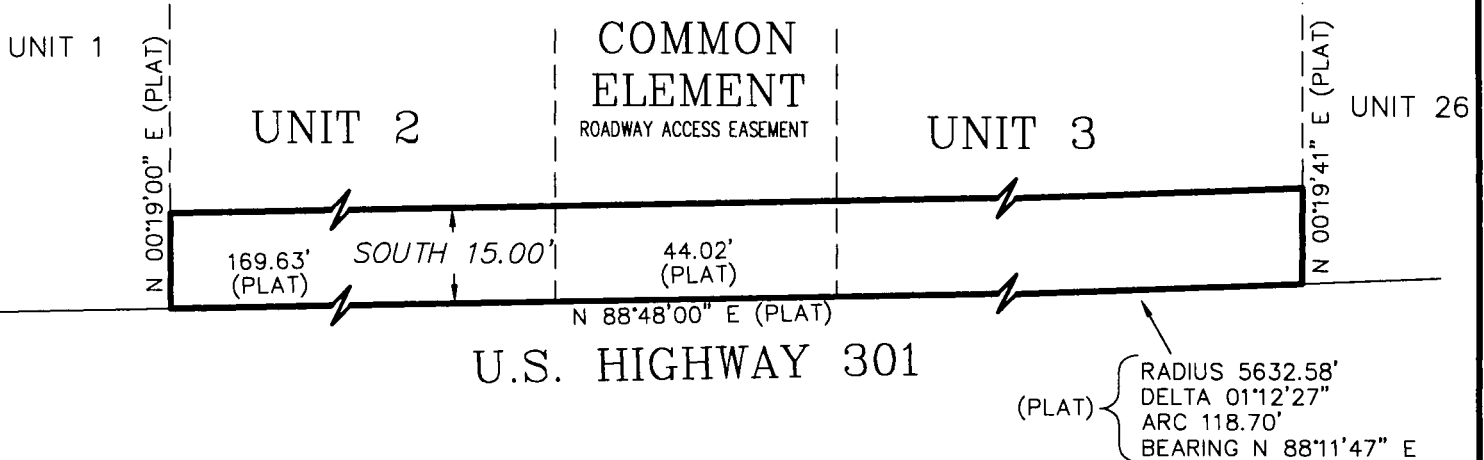
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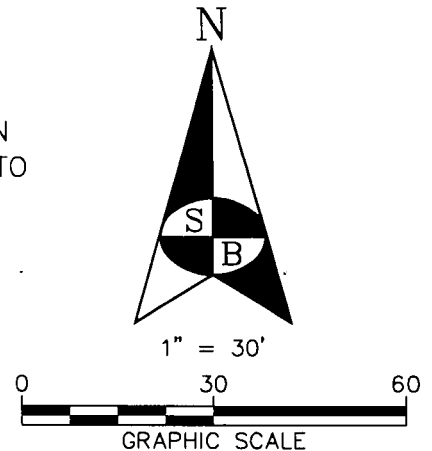
PALMETTO SELF STORAGE  
CONDOMINIUM BOOK 38, PAGE 104



**EXHIBIT "A"**

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THE SOUTH 15.00 FEET OF UNIT 2, UNIT 3 AND THE COMMON ELEMENT PARCEL (ROADWAY ACCESS EASEMENT) OF PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



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 EDWARD T. SAMPEY, P.S.M.  
 FLORIDA CERTIFICATE No. LS 4554  
 SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

12/07/09  
 DATE

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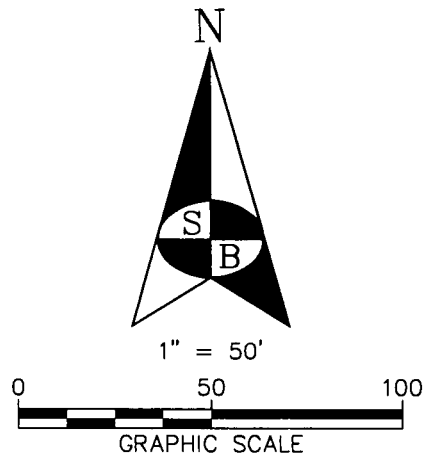
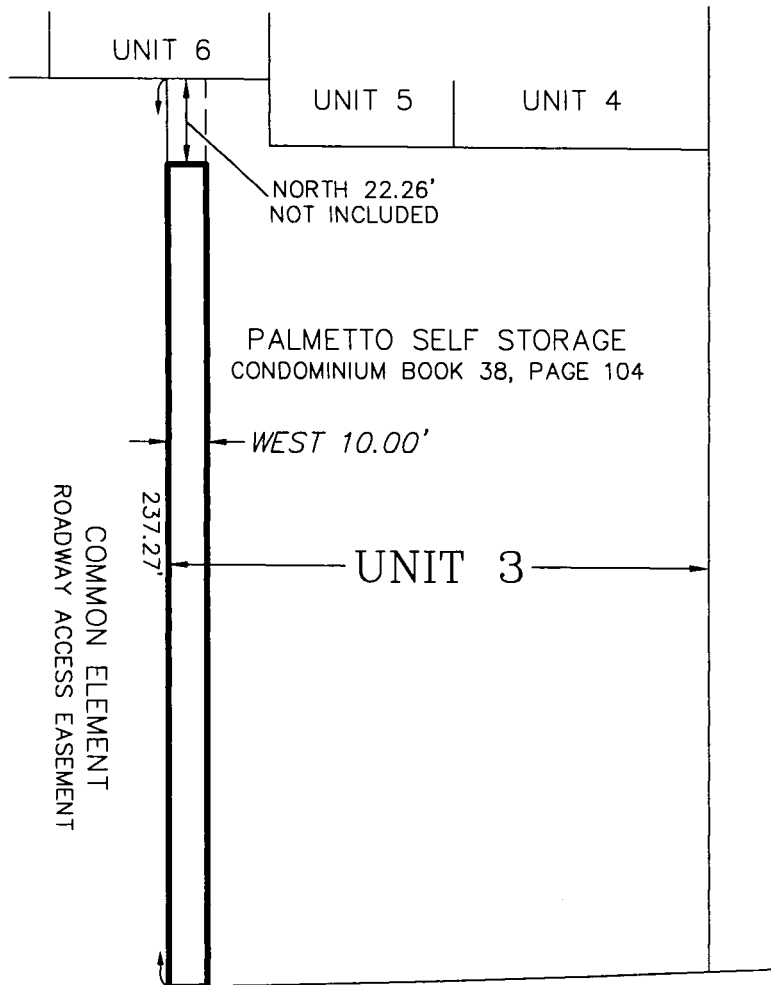


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LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



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U.S. HIGHWAY 301

**EXHIBIT "A"**

**DESCRIPTION:**

THE WEST 10.00 FEET OF UNIT 3, PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE NORTH 22.26 FEET THEREOF.

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

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EDWARD T. SAMPEY, P.S.M.  
 FLORIDA CERTIFICATE No. LS 4554  
 SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

12/07/09  
 DATE

This instrument prepared by:  
Joaquin Servia, Manager, Property Acquisition  
Property Management Department  
P.O. Box 1000  
Bradenton, Florida 34206

OR BOOK 02325 PAGES 4957 - 4961  
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**JOINDER**

**WHEREAS, RBC BANK (USA)**, whose mailing address is commercial Real Estate, 1927 1<sup>st</sup> Avenue North, Birmingham, Alabama 35203, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain Mortgage dated the 7<sup>th</sup> day of August, 2008, and recorded in Official Records Book 2269, Page 6957, of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

**WHEREAS**, Mortgagee hereby joins in the conveyance to **MANATEE COUNTY**, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206, of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

See legal description identified as Exhibit "A" attached hereto.

**IN WITNESS WHEREOF**, the Mortgagee has caused this Joinder to be duly executed this 19<sup>th</sup> day of November, 2009.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

**RBC BANK (USA)**

[Signature]  
Witness Signature

[Signature]  
BY: President Signature

Amanda B. Beier  
Printed Name

David L. Driggers, VP  
Printed Name

[Signature]  
Witness Signature

ATTEST: \_\_\_\_\_  
Secretary Signature

Robinson Mertius  
Printed Name

\_\_\_\_\_  
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF Georgia  
COUNTY OF DeKalb

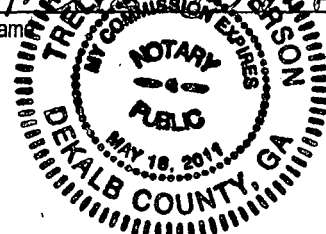
The foregoing instrument was acknowledged before me this 19 day of November, 2009, by David L. Driggers (name and title of agent) of **RBC BANK (USA)**, on behalf of the corporation, who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
Printed Name

ACCEPTED IN OPEN SESSION

JAN 12 2010

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA



DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

SHEET 1 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 2  
FOR SKETCH

**EXHIBIT "A"**

DESCRIPTION:

A PARCEL OF LAND, BEING IN SECTION 18, TOWNSHIP 34  
SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PALMETTO SELF  
STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK  
38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY,  
FLORIDA; THENCE N 88°48' 00" E, ALONG THE NORTH RIGHT OF  
WAY LINE OF U.S. HIGHWAY 301, A DISTANCE OF 261.87 FEET  
FOR A POINT OF BEGINNING; THENCE N 00°18'10" E, A  
DISTANCE OF 35.16 FEET; THENCE S 89°41'50" E, A DISTANCE  
OF 20.00 FEET; THENCE S 00°18' 10" W, A DISTANCE OF 34.64  
FEET TO A POINT LYING ON SAID NORTH RIGHT OF WAY LINE;  
THENCE S 88°48'00" W, ALONG SAID NORTH RIGHT OF WAY  
LINE, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.


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

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT  
THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND  
THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE  
"MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF  
FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.



*Sampey, Burchett & Knight, Inc.*  
*Professional Surveyors & Mappers*  
1588 Global Court  
Sarasota, Florida 34240  
Phone: 941-342-0349 Fax: 941-342-7490

  
EDWARD T. SAMPEY, P.S.M.  
FLORIDA CERTIFICATE No. LS 4554  
SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

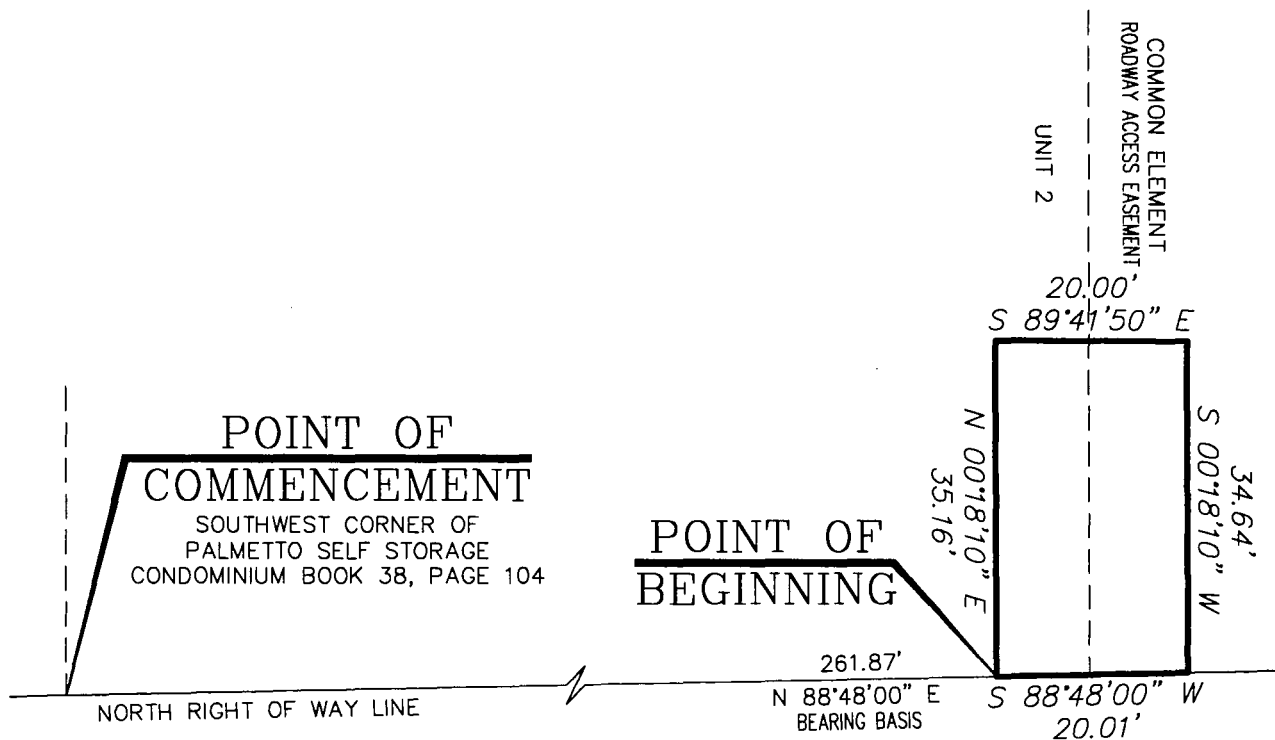
12/07/09  
DATE

DESCRIPTION AND SKETCH

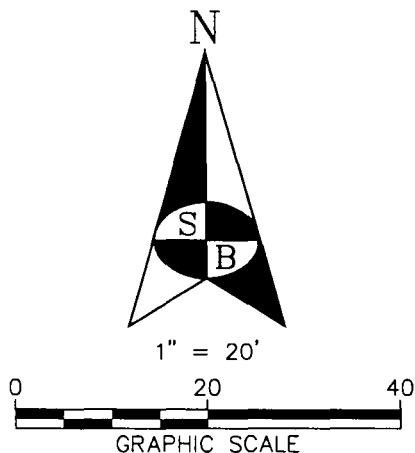
(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

SHEET 2 OF 2  
INVALID WITHOUT ALL SHEETS  
SEE SHEET 1  
FOR DESCRIPTION



U.S. HIGHWAY 301



NOTES:

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF U.S. 301 BEING N 88°48'00" E.



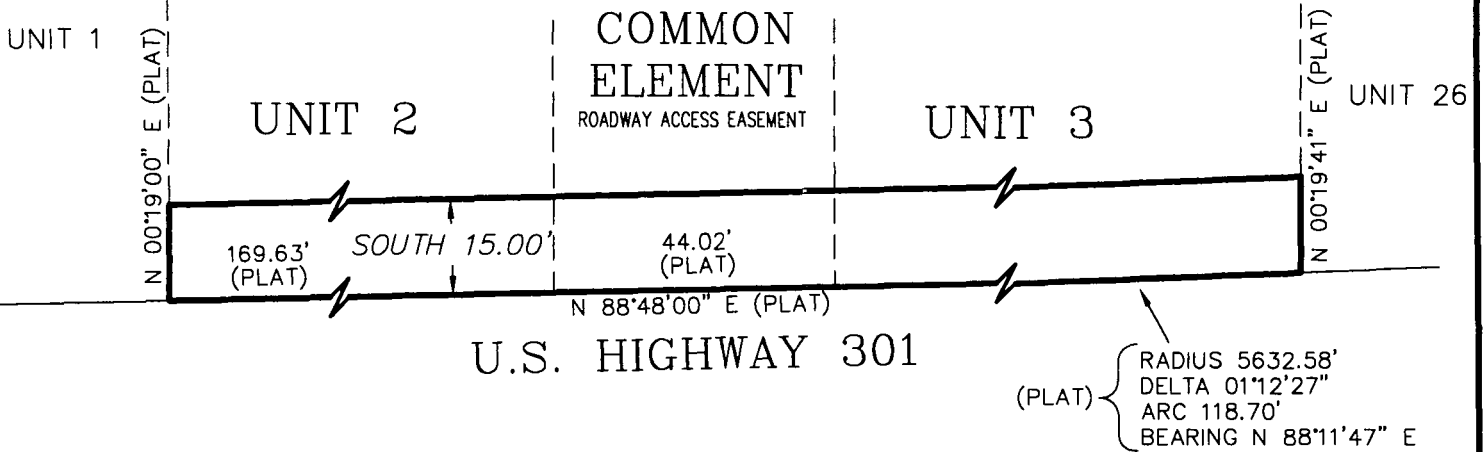
*Sampey, Burchett & Knight, Inc.*  
 Professional Surveyors & Mappers  
 1588 Global Court  
 Sarasota, Florida 34240  
 Phone: 941-342-0349 Fax: 941-342-7490

**DESCRIPTION AND SKETCH**

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

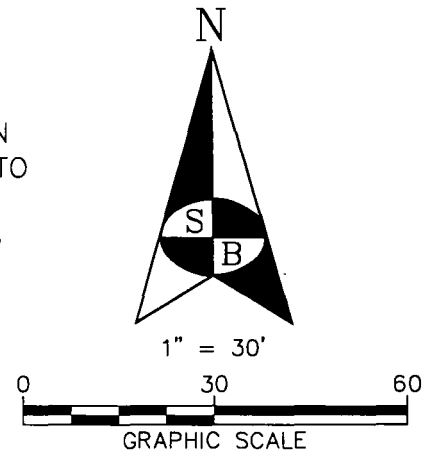
PALMETTO SELF STORAGE  
CONDOMINIUM BOOK 38, PAGE 104



**EXHIBIT "A"**

**DESCRIPTION:**

THE SOUTH 15.00 FEET OF UNIT 2, UNIT 3 AND THE COMMON ELEMENT PARCEL (ROADWAY ACCESS EASEMENT) OF PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



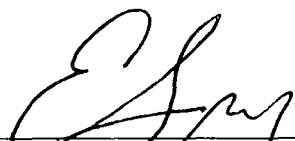
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

**NOTES:**

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.

  
 EDWARD T. SAMPEY, P.S.M.  
 FLORIDA CERTIFICATE No. LS 4554  
 SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

12/07/09  
 DATE

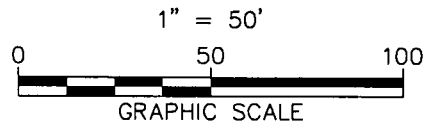
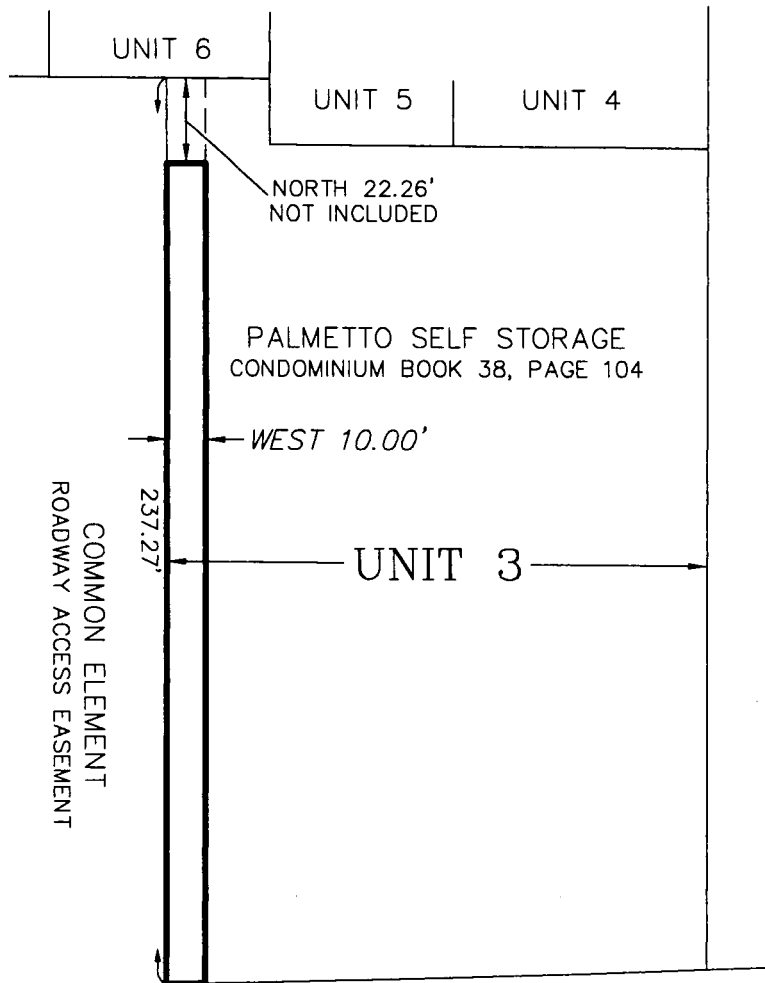


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**DESCRIPTION AND SKETCH**

(NOT A FIELD SURVEY)

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA



**NOTES:**

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.

U.S. HIGHWAY 301

**EXHIBIT "A"**

**DESCRIPTION:**

THE WEST 10.00 FEET OF UNIT 3, PALMETTO SELF STORAGE, A CONDOMINIUM, RECORDED IN CONDOMINIUM BOOK 38, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE NORTH 22.26 FEET THEREOF.

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

**CERTIFICATE OF SURVEYOR**

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.



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FLORIDA CERTIFICATE No. LS 4554  
SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

12/07/09  
DATE



# MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

<b>SUBJECT</b>	Spacebox 2100 US 301 N Utility Easement	<b>TYPE AGENDA ITEM</b>	Consent
<b>DATE REQUESTED</b>	January 12, 2010	<b>DATE SUBMITTED/REVISED</b>	December 11, 2009
<b>BRIEFINGS? Who?</b>	N/A	<b>CONSEQUENCES IF DEFERRED</b>	N/A
<b>DEPARTMENT/DIVISION</b>	Property Management Department Property Acquisition Division	<b>AUTHORIZED BY TITLE</b>	Charlie Bishop, Interim Director Property Management
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Malvina Glenn 6285	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Joaquin Servia, Manager Property Acquisition/Ext. 3021
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**  
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Acceptance of, authorization to record, Utility Easement (2) from Spacebox Palmetto, LLC, located at 2100 US 301 N, Ellenton.  
 Authorization to record an Affidavit of Ownership and Encumbrances from Bennett V. York, Sr., as Manager of Spacebox Palmetto, LLC.  
 Authorization to record Joinder from RBC Bank.

**ENABLING/REGULATING AUTHORITY**  
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

Comp Plan - Goals 9.5 – 9.6 address the potable water system.  
 - Goal 9.1 addresses sanitary sewer systems.  
 Land Development Code - Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication.

**BACKGROUND/DISCUSSION**

- A Utility Easement was required for access, construction, installation, maintenance and reading of water meters and for potable water and sewer lines.
- The Utility Easements were acquired by donation.
- The conveyance documents are hereby presented for acceptance and recording.

<b>COUNTY ATTORNEY REVIEW</b>		APPROVED IN OPEN SESSION  JAN 12 2010  BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
<b>Check appropriate box</b>		
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)	
<input type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>	
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>	
<input type="checkbox"/>	<b>OTHER</b>	

<b>ATTACHMENTS:</b> (List in order as attached)	<b>INSTRUCTIONS TO BOARD RECORDS:</b> Emailed 1/19/2010
1) Utility Easement (2) 3) Joinder 2) Affidavit 4) Location Map	Notification of document acceptance and recording to Deborah Allan, Extension 6290, Property Acquisition Division, Property Management Department. CCC Charge Account #AR300005 Property Management
<b>COST:</b> \$142 recording fee	<b>SOURCE (ACCT # &amp; NAME):</b> 001-0020505 Property Acquisition Core Funds
<b>COMMENTS:</b> N/A	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b> N/A



12th St E

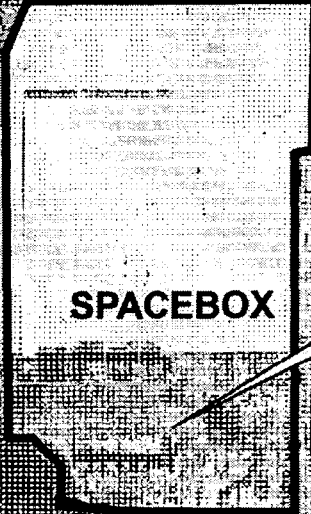
13th St E

Palmetto

CANAL RD

19th Ave E

24th Avenue



SPACEBOX

Utility Easements

301

Sanctuary Cove Way

**SPACEBOX**

Site Location: 2100 US 301 N  
Palmetto

Sec. 18/34/18

District 1  
**COMMISSIONER LARRY BUSTLE**

Legend: Utility Easements