

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

Tiffany Place Master Meter Upgrade
ID # N/A



UTILITY EASEMENT

THIS INDENTURE, made this 25 day of March, 2011, between Tiffany Place Condominium Owners Association Inc., a Florida corporation, whose mailing address is 7000 Gulf Drive, Unit 1, Holmes Beach, FL 34217, 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 Grantee, a non-exclusive access easement for ingress, egress, construction, installation, maintenance, and operation of public utility facilities 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 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 executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year above written.

Signed, sealed, and delivered in the presence of:

(CORPORATE SEAL)

Tiffany Place Condominium Owners Association Inc.,
a Florida corporation

Sharon Covault
Witness Signature
SHARON COVAULT
Printed Name

BY James Stewart
President Signature
JAMES STEWART
Printed Name

[Signature]
Witness Signature
Sam A. Givus
Printed Name

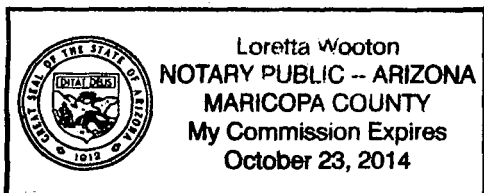
ATTEST: _____
Secretary Signature **ACCEPTED IN OPEN SESSION**

Printed Name **MAY 24 2011**

STATE OF ARIZONA
COUNTY OF MARICOPA

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

The foregoing instrument was acknowledged before me this 29th day of March, 2011, by JAMES STEWART (name and title of agent) of Tiffany Place Condominium Owners Association Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced mt. DEW LIC as identification.



Loretta Wooton
NOTARY PUBLIC Signature
Loretta Wooton
Printed Name



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
 EB 0027476 LS 0006962 LC 0000365

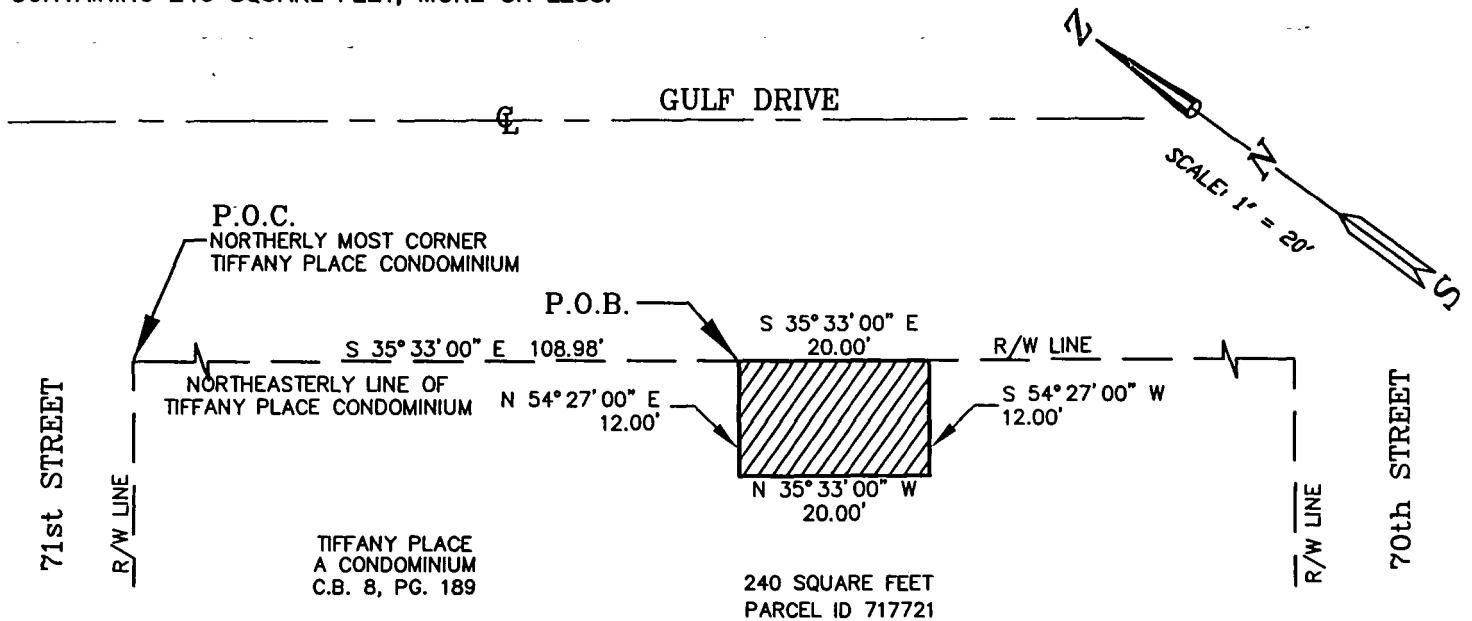
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION:

A PORTION OF TIFFANY PLACE, A CONDOMINIUM IN SECTION 20, TOWNSHIP 34 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGE 189 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF SAID TIFFANY PLACE; THENCE S 35° 33' 00" E, ALONG THE NORTHEASTERLY LINE OF SAID TIFFANY PLACE, A DISTANCE OF 108.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S 35° 33' 00" E, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 20.00 FEET; THENCE S 54° 27' 00" E, A DISTANCE OF 12.00 FEET; THENCE N 35° 33' 00" W, A DISTANCE OF 20.00 FEET; THENCE N 54° 27' 00" E, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 240 SQUARE FEET, MORE OR LESS.



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- C.B. CONDOMINIUM BOOK
- PG. PAGE
- No. NUMBER
- SITE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH**

**OF
 UTILITY EASEMENT
 TIFFANY PLACE**

LOCATED IN

**SECTION 20, TOWNSHIP 34 SOUTH, RANGE 16 EAST
 MANATEE COUNTY, FLORIDA**

NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY LINE OF TIFFANY PLACE, A CONDOMINIUM HAVING AN ASSUMED BEARING OF S 35° 33' 00" E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

© ZNS ENGINEERING, L.C.
 THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISE PARCEL ID. 6/22/10

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5C-17, FLORIDA ADMINISTRATIVE CODE.

BY:
 JAMES N. GATCH, JR. P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION: 06/22/10

Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROJECT MGT
ATTN: ROBIN LIBERTY BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300026 GOMC Book# 2380 Page# 5470
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002921613
Receipt: 490071646 5/31/11 9:34AM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
490071646 thru 490071646

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROJECT MGT
ATTN: ROBIN LIBERTY BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300026 GOMC Book# 2380 Page# 5470
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002921613
Receipt: 490071646 5/31/11 9:34AM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
490071646 thru 490071646

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

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



-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----
AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF ~~FLORIDA~~ ARIZONA
COUNTY OF ~~MANATEE~~ MARICOPA

BEFORE ME, the undersigned authority, this day personally appeared James Stewart, of Tiffany Place Condominium Owners Association Inc., a Florida corporation, whose mailing address is 7000 Gulf Drive, Unit 1, Holmes Beach, FL 34217, 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 an easement and/or 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:

N/A

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.

(Corporate Seal)

ACCEPTED IN OPEN SESSION

MAY 24 2011

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

Tiffany Place Condominium Owners Association Inc., a Florida corporation

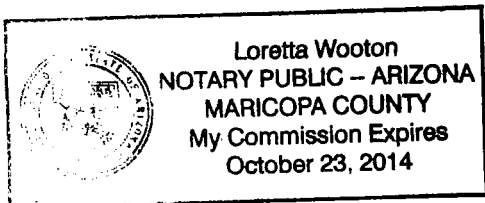
By James Stewart
President

JAMES STEWART
Printed Name

SWORN to (or affirmed) and subscribed before me this 29th day of March, 2010, by James Stewart (name and title of agent) of Tiffany Place Condominium Owners Association Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Mt. Drivers Lic as identification.

Loretta Wooton
NOTARY PUBLIC Signature

LORETTA WOOTON
Printed Name





ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
 EB 0027476 LS 0006982 LC 0000365

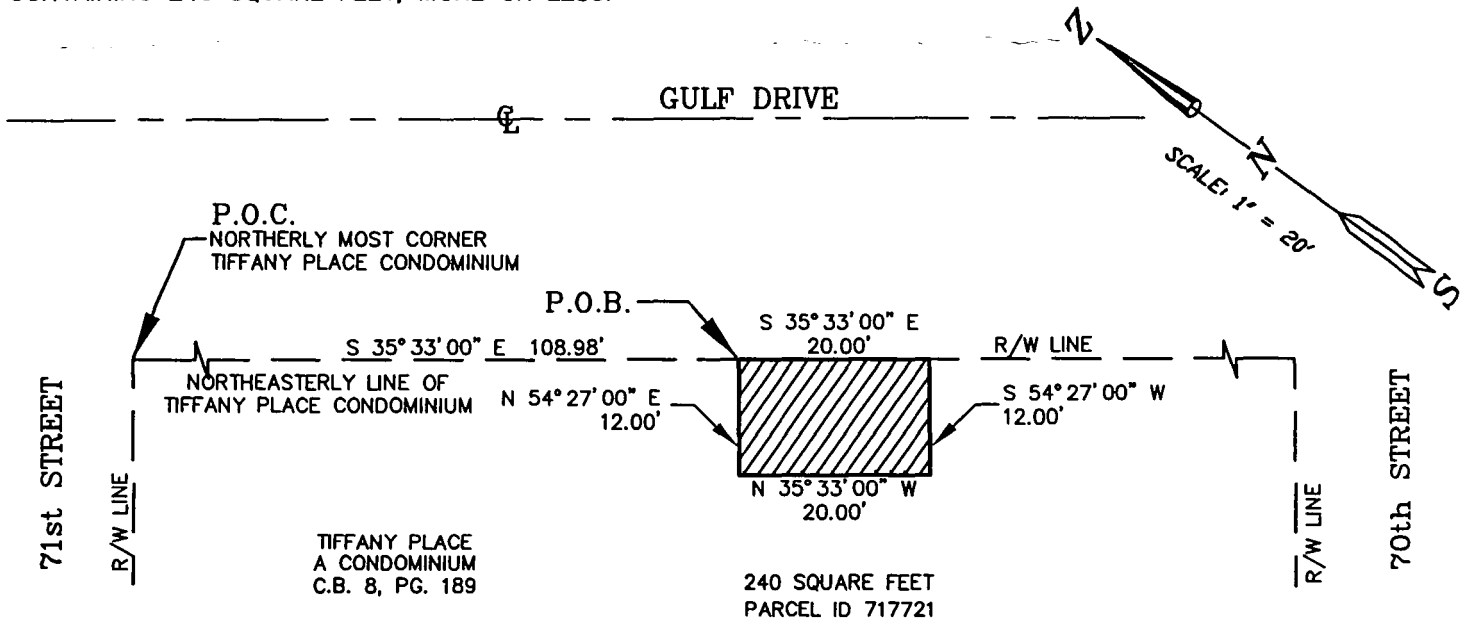
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION:


A PORTION OF TIFFANY PLACE, A CONDOMINIUM IN SECTION 20, TOWNSHIP 34 SOUTH, RANGE 16 EAST, AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGE 189 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERLY MOST CORNER OF SAID TIFFANY PLACE; THENCE S 35° 33' 00" E, ALONG THE NORTHEASTERLY LINE OF SAID TIFFANY PLACE, A DISTANCE OF 108.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S 35° 33' 00" E, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 20.00 FEET; THENCE S 54° 27' 00" E, A DISTANCE OF 12.00 FEET; THENCE N 35° 33' 00" W, A DISTANCE OF 20.00 FEET; THENCE N 54° 27' 00" E, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 240 SQUARE FEET, MORE OR LESS.



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- C.B. CONDOMINIUM BOOK
- PG. PAGE
- No. NUMBER
-  SITE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH**

**OF
 UTILITY EASEMENT
 TIFFANY PLACE**

LOCATED IN

**SECTION 20, TOWNSHIP 34 SOUTH, RANGE 16 EAST
 MANATEE COUNTY, FLORIDA**

NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY LINE OF TIFFANY PLACE, A CONDOMINIUM HAVING AN ASSUMED BEARING OF S 35° 33' 00" E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

© ZNS ENGINEERING, L.C.
 THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR THE INFORMATION CONTAINED HEREON BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

REVISE PARCEL ID 6/22/10

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 3J-1, FLORIDA ADMINISTRATIVE CODE.

BY: 
 JAMES N. GATCH, JR. P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION 06/22/10

Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROJECT MGT
ATTN: ROBIN LIBERTY BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR? AR300026 GOMC Book# 2380 Page# 5455
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002921603
Receipt: 490071645 5/31/11 9:31AM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
490071645 thru 490071645

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROJECT MGT
ATTN: ROBIN LIBERTY BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300026 GOMC Book# 2380 Page# 5455
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002921603
Receipt: 490071645 5/31/11 9:31AM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
490071645 thru 490071645

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Tiffany Place Condominium Owners Association Inc-Master Meter Improvements-Gulf Drive- Utility Easement	TYPE AGENDA ITEM	Consent
DATE REQUESTED	May 24, 2011	DATE SUBMITTED/REVISED	May 9, 2011
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director, Property Management <i>CB</i>
CONTACT PERSON TELEPHONE/ EXTENSION	Lynn Willis Extension 6287	PRESENTER/TITLE TELEPHONE/ EXTENSION	Joaquin Servia, Division Manager, Property Acquisition/Extension 3024 <i>J Servia</i>
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

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

Acceptance of, authorization to record a Utility Easement from Tiffany Place Condominium Owners Association Inc. located at 7000 Gulf Drive, Holmes Beach.

Authorization to record Affidavit of Ownership and Encumbrances from Tiffany Place Condominium Owners Association Inc.

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

Comp Plan - Policy 11.5.3 Addresses wellfields and alternate emergency sources for potable water.

BACKGROUND/DISCUSSION

- A Utility Easement is required to complete master meter improvements to the existing meter vault.
- The conveyance documents are hereby presented to the BCC for acceptance and recording.

COUNTY ATTORNEY REVIEW		APPROVED IN OPEN SESSION
Check appropriate box		MAY 24 2011
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)	
<input checked="" type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)	
<input type="checkbox"/>	OTHER	

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1) Utility Easement 2) Affidavit of Ownership 3) Location Map		Notification of document acceptance and recording to Lynn Willis, ext. 6287, Property Acquisition, Property Management Department. CCC Charge Account # AR 300026 Project Management	
COST:	\$37.00	SOURCE (ACCT # & NAME):	402-019606/5002500- Replacement of Water Meters Project, Utility Rates
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A



Utility Easement

Holmes Beach

799

**Tiffany Place Condominium
Utility Easement**

Site Location: 7000 Gulf Drive
Section 20/34/16

Robin Liberty

From: Robin Liberty
Sent: Tuesday, June 14, 2011 9:03 AM
To: 'lynn.willis@mymanatee.org'
Subject: BC: 5/24/11, Item 32-Tiffany Place Condo Warranty Deed Docs

Good Morning,

The documents are recorded in public record in O.R. Book 2380, starting at Page 5455.

Robin Liberty

Robin Liberty
Board Records
For R.B. "Chips"Shore
Manatee County Clerk of the Circuit Court & Comptroller
www.ManateeClerk.com
robin.liberty@manateeclerk.com
(941) 749-1800, Ext. 4179
"Pride in Service with a Vision to the Future"