



THIS INSTRUMENT PREPARED BY:  
Joaquin Servia, Division Manager, Property Acquisition  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT # 414-6054770  
PARCEL # 806  
PID # 5085.0510/4

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made this 1st day of July, 2013, between **BARNSELYWARNE PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is 13634 Seventh Avenue Circle Northeast, Bradenton, Florida 34212, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office 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 **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of an underground utility facility** over, under, and across the property situate in Manatee County, State of Florida, more particularly described as Parcel 806 in **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TO HAVE AND TO HOLD** the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

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

Signed, sealed, and delivered in the presence of:

**BARNSELYWARNE PROPERTIES, LLC**, a Florida limited liability company

Witness [Signature]  
Printed Name ADRIAN JONES

By: [Signature]  
Printed Name: IVAN BARNSELY  
Title: Managing Member

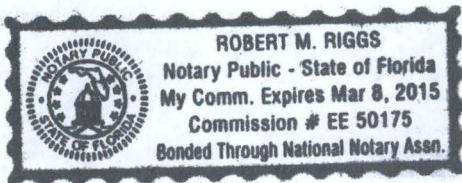
Witness [Signature]  
Printed Name RICHARD LOCKE

(Signature of two witnesses required by law.)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st day of July, 2013, by Ivan C. Barnsley, Managing Member of Barnsleywarne Properties, LLC, a Florida limited liability company, who is ( ) personally known to me or (  ) who has produced a passport as identification.

Notary Public Seal:



[Signature]  
NOTARY PUBLIC  
Robert M. Riggs  
Printed Name

ACCEPTED IN OPEN SESSION

SEP 10 2013

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA



# 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) 478-3747

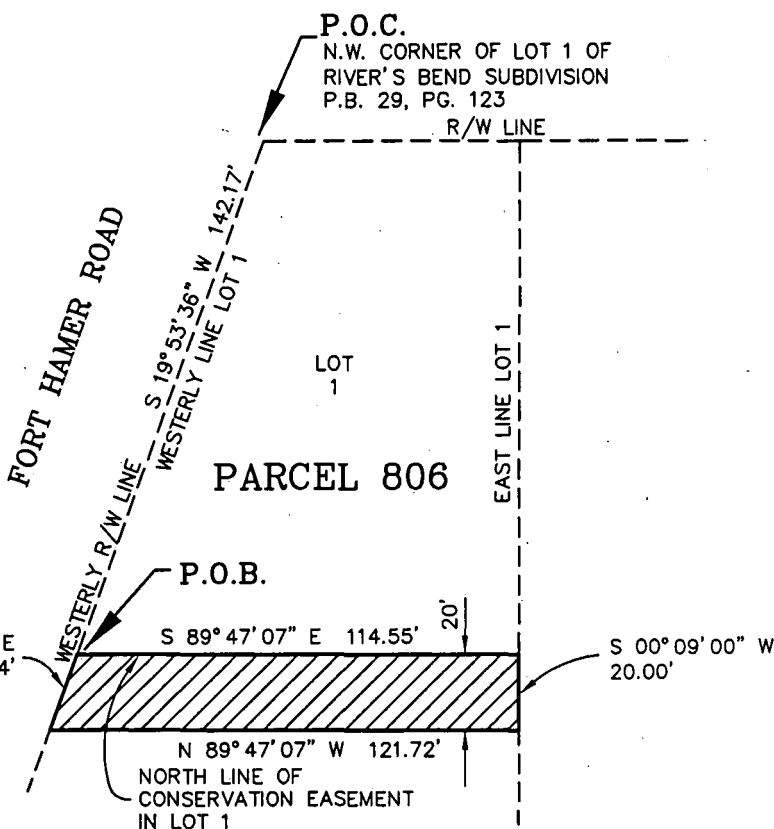
## DESCRIPTION

A PORTION OF LOT 1, RIVER'S BEND SUBDIVISION IN SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 123 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S 19°53'36" W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 142.17 FEET TO THE POINT OF BEGINNING; THENCE S 89°47'07" E, ALONG THE NORTH LINE OF A CONSERVATION EASEMENT IN SAID LOT 1, A DISTANCE OF 114.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE S 00°09'00" W, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET; THENCE N 89°47'07" W, A DISTANCE OF 121.72 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 1; THENCE N 19°53'36" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 21.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2363 SQUARE FEET OR 0.054 ACRES, MORE OR LESS.

MULHOLLAND ROAD



### LEGEND:

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

**20' UTILITY EASEMENT**  
 2363 SQUARE FEET  
 0.054 ACRES  
 PARCEL ID 508505104

UPDATED: REVISE 12/17/12 bernie

RIVER'S BEND SUBDIVISION  
 PLAT BOOK 29, PAGE 123

### NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF FORT HAMER ROAD, HAVING A BEARING OF S 19°53'36" W, AND BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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T:\Ft Hamer Bridge\Parcels\Descriptions\UE-L1-RiverB.dwg  
 T:\Ft Hamer Bridge\Parcels\UE-L1-RiverB.dwg bernie Job No. 00-43032

## PARCEL 806 PERMANENT UTILITY EASEMENT FORT HAMER ROAD LOCATED IN

SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST  
 MANATEE COUNTY, FLORIDA

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 52-17-050, FLORIDA ADMINISTRATIVE CODE.

BY:   
 JAMES N. GATCH JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295  
 DATE OF CERTIFICATION: 05/08/12

**PERMANENT UTILITY  
 EASEMENT**  
**PARCEL ID # 508505104**  
 PROJECT No.

**RECEIVED**

**AUG 19 2013**

**PROPERTY ACQUISITION  
DIVISION**

PROPERTY ACQUISITION  
DIVISION

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: BOARD RECORDS, STEVIEMARIE

RECEIPT  
#1 of #1  
001.133000

FL

AR PAYOR: AR700013 GOMC Book# 2489 Page# 6973  
DOC TYPE: EAS CALC AMOUNT: \$0.00  
PAGES: 2 FILE# 003192163  
Receipt: 475025956 9/11/13 12:40PM 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# 475025956 thru 475025956

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

000000341150  
000000341100  
000000341160  
000000208911  
000000208912

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Recorded with  
Manatee County Florida Clerk  
Access Official Records at  
www.ManateeClerk.com

PROJECT # 414-6054770  
PARCEL # 806  
PID # 5085.0510/4

THIS INSTRUMENT PREPARED BY:  
Joaquin Servia, Manager, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF PINELLAS

**BEFORE ME**, the undersigned authority, this day personally appeared **IVAN C. BARNESLEY**, Managing Member of **BARNESLEYWARNE PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is 13634 Seventh Avenue Circle Northeast, Bradenton, Florida 34212, 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 property situate in Manatee County, State of Florida, more particularly described as Parcel 806 in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter "**Property**").
2. That the Grantor plans to convey an easement to **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "**Grantee**").
3. That to the best of my knowledge, the only mortgages, liens, or encumbrances including, but not limited to, any leasehold interest or potential claims against the Property are:  
  
**NONE.**
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 Property and that 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 Property.

**BARNESLEYWARNE PROPERTIES, LLC**, a Florida limited liability company

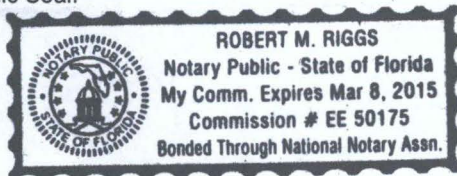
By: *I. C. Barnesley*

Printed Name: I. C. BARNESLEY

Title: Managing Member

**SWORN** to (or affirmed) and subscribed before me this 1st day of July, 2013, by Ivan C. Barnesley, Managing Member of Barnesleywarne Properties, LLC, who is ( ) personally known to me or ( X ) who has produced a passport as identification.

Notary Public Seal:



*Robert M. Riggs*  
NOTARY PUBLIC, State of Florida  
Robert M. Riggs  
Printed Name

ACCEPTED IN OPEN SESSION

SEP 10 2013

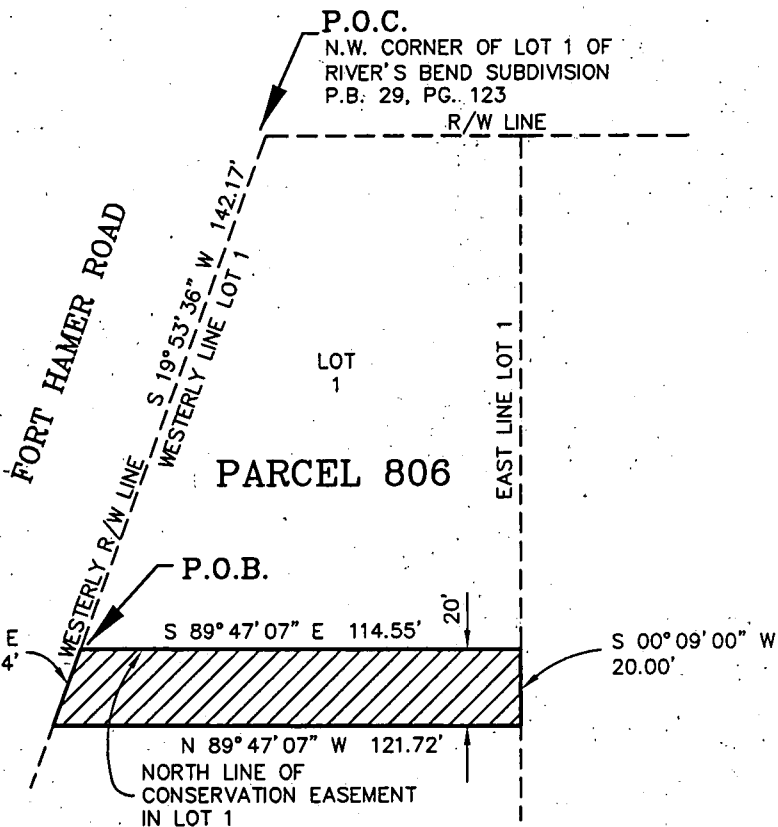
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MULHOLLAND ROAD

**LEGEND:**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
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- SITE

**20' UTILITY EASEMENT**  
2363 SQUARE FEET  
0.054 ACRES

PARCEL ID 508505104

RIVER'S BEND SUBDIVISION  
PLAT BOOK 29, PAGE 123

UPDATED: REVISE 12/17/12 bernie

**NOTES:**

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T:\Ft Hamer Bridge\Parcels\UE-L1-RiverB.dwg bernie Job No. 00-43032

**PARCEL 806**  
**PERMANENT UTILITY EASEMENT**  
**FORT HAMER ROAD**  
LOCATED IN

**SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST**  
**MANATEE COUNTY, FLORIDA**

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BY:   
JAMES N. GATCH, JR. P.S.M.  
FLORIDA CERTIFICATE No. LS 4295  
DATE OF CERTIFICATION: 05/08/12

**PERMANENT UTILITY EASEMENT**  
**PARCEL ID # 508505104**  
PROJECT No.

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

MAN CO PROJECT MGT  
ATTN: BOARD RECORDS, STEVIEMARIE

FL

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#1 of #1  
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AR PAYOR: AR700013 GOMC Book# 2489 Page# 6971

DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 2 FILE# 003192162

Receipt: 475025955 9/11/13 12:39PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
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RECEIPT TOTAL: \$18.50  
GRAND TOTAL: \$18.50

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475025955 thru 475025955

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475025955 thru 475025955

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
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REVISED September 10, 2013 - Regular Meeting  
Agenda Item #21

Subject

Fort Hamer Water Main Crossing CIP Project #6054770. Parcel 806 owned by Barnsleywarne Properties, LLC, Permanent Easement located at 12151 Mulholland Road, Parrish, Florida.

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

Joaquin Servia, Division Manager, Property Management, Ext. 3021

**APPROVED** in Open Session

Manatee County Board of County  
Commissioners

Action Requested

Accept and Record Permanent Utilities Easement from Barnsleywarne Properties, LLC, located at 12151 Mulholland Road, Parrish, Florida for construction, repair and maintenance of an underground water main facility; Record Affidavit of Ownership and Encumbrances from Barnsleywarne Properties, LLC.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee County Comprehensive Plan - Goal 11.5-11.7 Addresses the potable water system.

Background Discussion

Fort Hamer Water Main Crossing CIP is the construction of 8,200 linear feet of 24 inch to 30 inch water main crossing from Fort Hamer Road to Upper Manatee River Road. The Project will provide second water main supply and improved water main redundancy to the north county area.

On July 30, 2013, the BCC executed a Contract for Purchase of a Permanent Easement in the amount of \$10,000.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney



N/A

Instructions to Board Records

Please notify document acceptance and recording to Paul Johnson, Property Management,  
[paul.johnson@mymanatee.org](mailto:paul.johnson@mymanatee.org). - Snt copy to PJ via email - 9/12 SS

CCC Charge account #AR700013, Project Management.

Cost and Funds Source Account Number and Name

Code the cost of \$37.00 to 414-6054770, Fort Hamer Water Main Crossing CIP Project

Amount and Frequency of Recurring Costs

N/A

Attachment: [Ft. Hamer executed Permanent Easement Parcel #806 .pdf](#)

Attachment: [Ft. Hamer executed Affidavit of Ownership and Encumbrances Parcel #806 .pdf](#)

Attachment: [Parcel #806 Barnsleywarne Properties, LLC Location Map Ft. Hamer waterline project .pdf](#)