

THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist, Property Acquisition Division
On Behalf of: Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Warner Crossing
PROJECT#: N/A
PARCEL#: N/A
PID#: 566900109

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

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 1st day of March, 2018 between **WARNER CROSSING, LLC**, a Florida limited liability company, whose mailing address is 1101 6th Avenue West, Suite 101, Bradenton, Florida 34205 and **64 & UPPER MANATEE, LLC**, a Florida limited liability company, whose mailing address is 5422 Bay Center Drive, Suite 120, Tampa, Florida 33609 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 surface and/or underground drainage and utility facilities* over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves 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 its hand and seal, the day and year above written.

SIGNATUARES AND ACKNOWLEDGEMENTS FOLLOW ON THE NEXT PAGES.



ACCEPTED IN OPEN SESSION 4/10/2018
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed, and delivered in the presence of:

64 & UPPER MANATEE, LLC, a Florida limited liability company

Elizabeth R. Jolley
Witness
Elizabeth R. Jolley
Printed Name

By: Michael J. Leeds
Michael J. Leeds

Greg Durzanowski
Witness
Greg Durzanowski
Printed Name

Its: Manager

(Signature of two witnesses required by law.)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 22nd day of February, 2018, by Michael J. Leeds, as Manager of 64 & UPPER MANATEE, LLC, a Florida limited liability company, for and on behalf of the company, who is personally known to me or who has produced _____ as identification.

Notary Public Seal:

My Commission Expires: _____

Elizabeth R. Jolley
NOTARY PUBLIC, State of _____
Printed Name



Signed, sealed, and delivered in the presence of:

[Signature]
Witness
William C. Robinson, Jr.
Printed Name

[Signature]
Witness
Jennifer L. Davis
Printed Name

(Signature of two witnesses required by law.)

STATE OF FLA.
COUNTY OF MANATEE

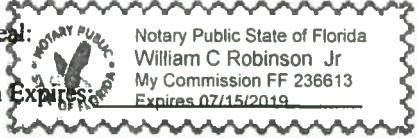
The foregoing instrument was acknowledged before me this 1st day of Mar, 2018, by William M. Blalock, as Manager of WARNER CROSSING, LLC, a Florida limited liability company, for and on behalf of the company, who is personally known to me or who has produced _____ as identification.

WARNER CROSSING, LLC, a Florida limited liability company

By: [Signature]
William M. Blalock

Its: Manager

Notary Public Seal:
My Commission Expires



[Signature]

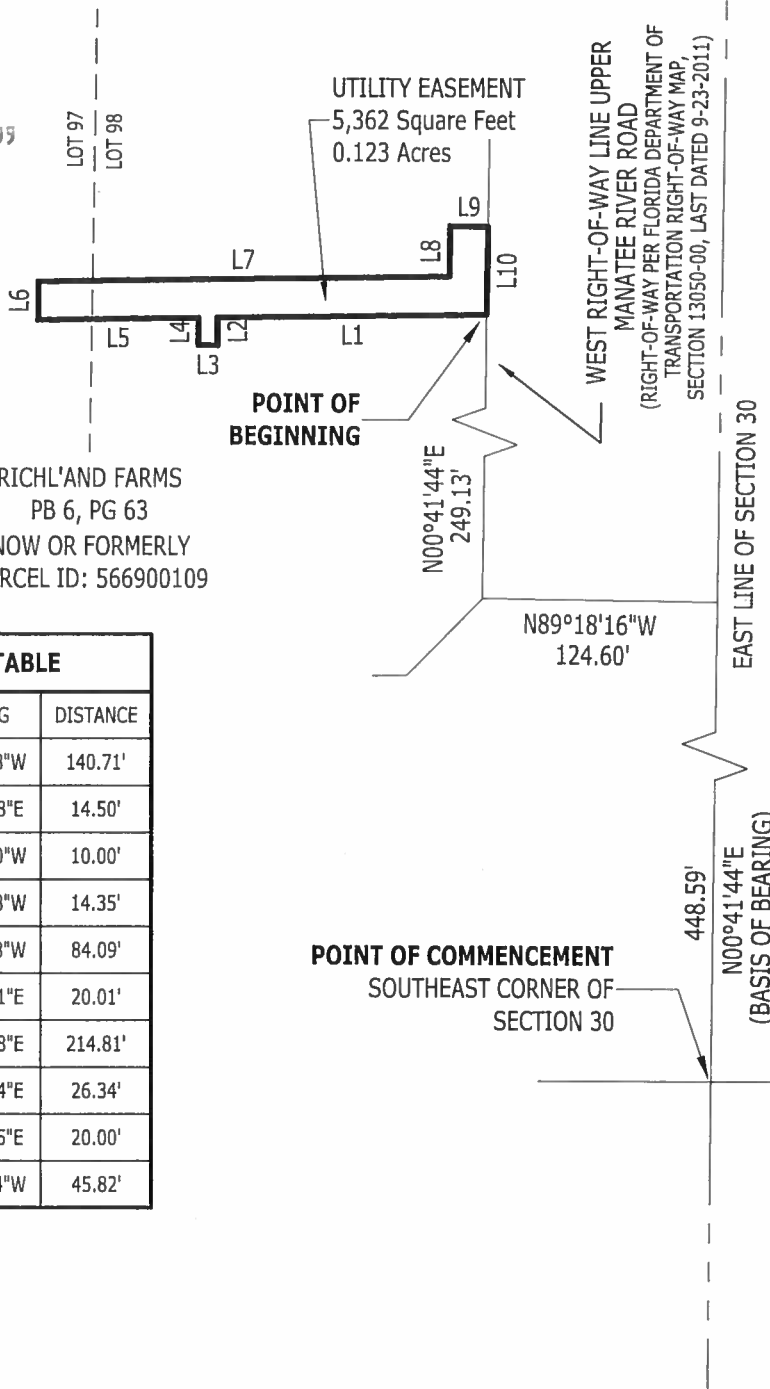
NOTARY PUBLIC, State of _____

Printed Name

THIS IS NOT A SURVEY

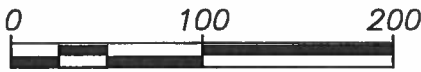
**SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA**

EXHIBIT "A"



RICHL'AND FARMS
PB 6, PG 63
NOW OR FORMERLY
PARCEL ID: 566900109

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°09'18"W	140.71'
L2	S00°45'48"E	14.50'
L3	N90°00'00"W	10.00'
L4	N00°45'48"W	14.35'
L5	S89°09'18"W	84.09'
L6	N00°37'51"E	20.01'
L7	N89°09'18"E	214.81'
L8	N00°41'44"E	26.34'
L9	S89°20'15"E	20.00'
L10	S00°41'44"W	45.82'



SCALE: FEET

REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

SCALE 1"=100'	DATE 4/13/17	JOB No. 4946-000-001		
DRAWN RBC	CHECKED JEB	SECTION 30	TOWNSHIP 34S	RANGE 19E

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida Licensed Surveyor and Mapper.

[Signature]
JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA #L 53189
CERTIFICATE OF AUTHORIZATION NO. LB 2610

Q:\SURVEY\4946\000\001\Production\Drawings\Warner Crossing-S&L Offsite Easement-3.dwg, December 19, 2017 10:17 AM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF LOT 98 AND LOT 97 OF RICHL'AND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION 30, NORTH 00°41'44" EAST, 448.59 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°18'16" WEST, 124.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 13050-00, LAST DATED 9-23-2011; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°41'44" EAST, 249.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 140.71 FEET; THENCE SOUTH 00°45'48" EAST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 14.35 FEET; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 84.09 FEET; THENCE NORTH 00°37'51" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 89°09'18" EAST, A DISTANCE OF 214.81 FEET; THENCE NORTH 00°41'44" EAST, A DISTANCE OF 26.34 FEET; THENCE SOUTH 89°20'15" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE SOUTH 00°41'44" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 45.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.123 ACRES.

EXHIBIT "A"

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 30 AS BEING NORTH 00°41'44" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 21st day of February, 2018, by Cadence Bank, N.A., a national banking association, whose mailing address is Two Urban Centre, 4890 West Kennedy Boulevard, Suite 820, Tampa, Florida 33609 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated July, 14, 2017, made by 64 & Upper Manatee, LLC, a Florida limited liability company, whose mailing address is 5422 Bay Center Drive, Suite 120, Tampa, Florida 33609 (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2683, Page 5090, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utility Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 4/10/2018
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of two witnesses as required by law:

CADENCE BANK, N.A., a national banking association

[Signature]
First Witness Signature

Tim Brannen
First Witness Printed Name

[Signature]
Second Witness Signature

Teresa Stinson
Second Witness Printed Name

STATE OF Florida
COUNTY OF Hillsborough

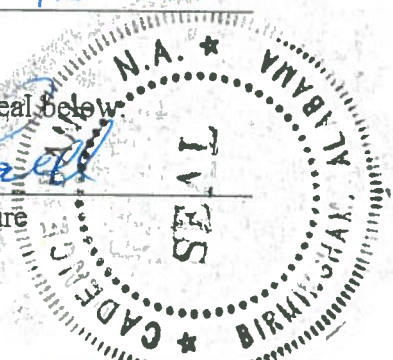
By: [Signature]
Signature

As: Senior Vice President
Title

Ronald G Preston
Printed Name

Affix corporate seal below:

Attest: [Signature]
Secretary Signature



The foregoing instrument was acknowledged before me this 21st day of February, 2018, by Ronald G. Preston, as Senior Vice President of Cadence Bank, N.A., a national banking association, on behalf the bank, who is personally known to me or _____ who has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Tim Brannen
Printed Name

FF992131
Commission Number

5-14-2020
Expiration Date



THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist, Property Acquisition Division
On Behalf of: Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Warner Crossing
PROJECT#: N/A
PARCEL#: N/A
PID# 566900109

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared William M. Blalock, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Warner Crossing, LLC, a Florida limited liability company (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of Warner Crossing, LLC.
4. Except for 64 & Upper Manatee, LLC, Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. Except for 64 & Upper Manatee, LLC, no person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.
9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that

ACCEPTED IN OPEN SESSION 4/10/2018
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property except the following:

Mortgage and Security Agreement with Cadence Bank in O.R. Book 2683, Page 5090

Assignment of Rents and Leases with Cadence Bank in O.R. Book 2683, Page 5117

UCC-1 with Cadence Bank in O.R. 2683, Page 5125

16. The Grantor's Taxpayer Identification Number is 65-0692855.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Utility Easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

William M. Blalock, Manager

[Handwritten Signature]
Signature

William M Blalock
Printed Name

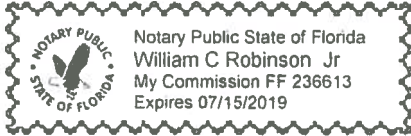
Sworn to (or affirmed), acknowledged and subscribed before me this 1st day of MARCH, 2018, by William M. Blalock, who is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

[Handwritten Signature]
Notary Public Signature

William C. Robinson, Jr.

Printed Name



FF 236613

Commission Number

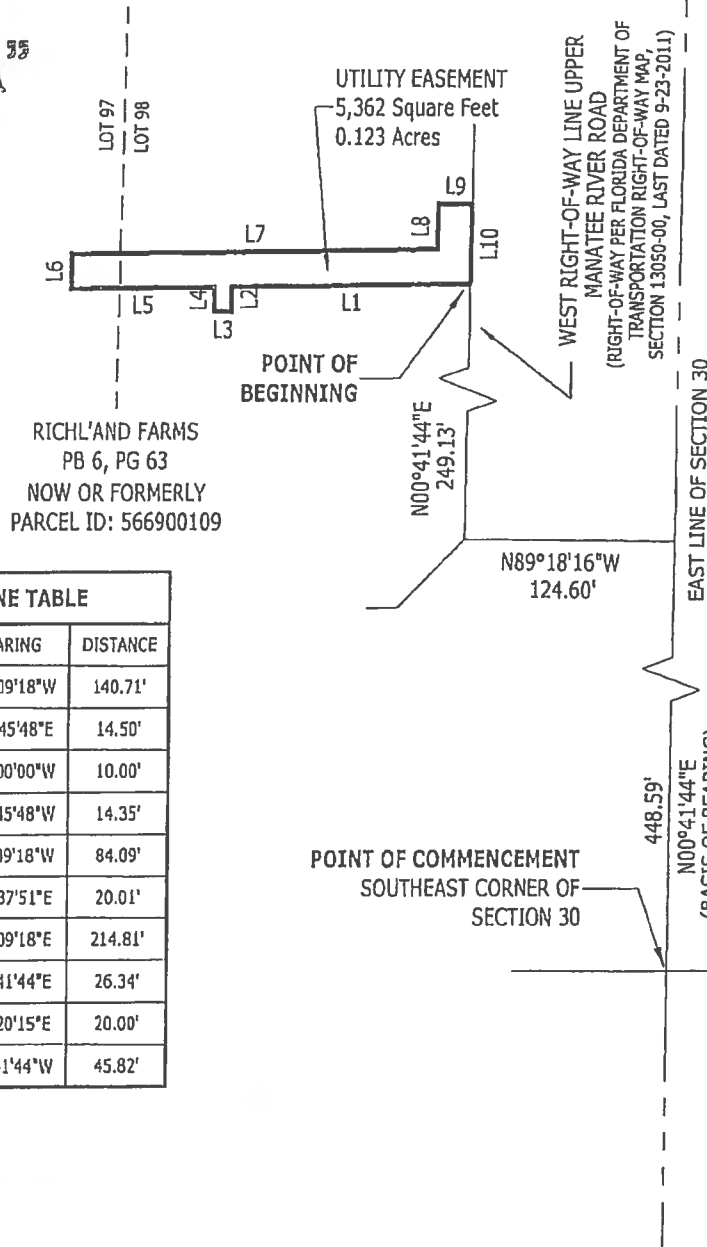
7/15/19

Expiration Date

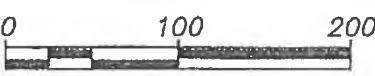
THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°09'18"W	140.71'
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SCALE: FEET

REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

SCALE 1"=100'	DATE 4/13/17	JOB No. 4946-000-001		
DRAWN RBC	CHECKED JEB	SECTION 30	TOWNSHIP 34S	RANGE 19E



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

James D. Greer
JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS 6189
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\4946\000\001\Production\Drawings\Warner Crossing-S&L Offsite Easement-3.dwg, December 19, 2017 10:17 AM, King Engineering Associate Inc.

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EXHIBIT "A"

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CONTAINING 0.123 ACRES.

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REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com

LB2610



THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist, Property Acquisition Division
On Behalf of: Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Warner Crossing
PROJECT#: N/A
PARCEL#: N/A
PID#: 566900109

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AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Hillsborough

BEFORE ME, the undersigned notary public, personally appeared Michael J. Leeds, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. 64 & Upper Manatee, LLC, a Florida limited liability company (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of 64 & Upper Manatee, LLC.
4. Except for Warner Crossing, LLC, Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. Except for Warner Crossing, LLC, no person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.
9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the

ACCEPTED IN OPEN SESSION 4/10/2018
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Grantor is responsible for any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

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15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property except the following:

Mortgage and Security Agreement with Cadence Bank in O.R. Book 2683, Page 5090

Assignment of Rents and Leases with Cadence Bank in O.R. Book 2683, Page 5117

UCC-1 with Cadence Bank in O.R. 2683, Page 5125

16. The Grantor's Taxpayer Identification Number is 47-4038339.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Utility Easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Michael J. Leeds, Manager

[Handwritten Signature]
Signature

Michael J. Leeds
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 22nd day of February, 2018, by Michael J. Leeds, who is personally known to me or who has produced _____ as identification.

Affix seal below:

Elizabeth R. Jolley
Notary Public Signature

Printed Name

Commission Number

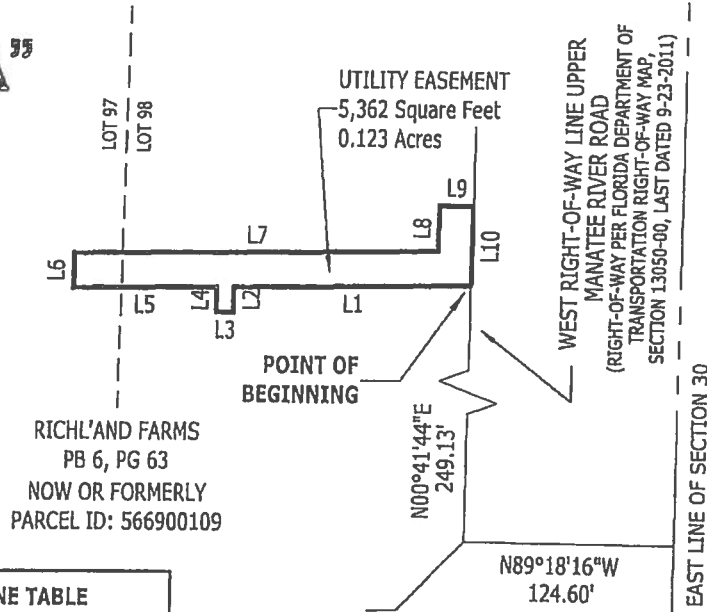
Expiration Date



THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

EXHIBIT "A"



RICHL'AND FARMS
PB 6, PG 63
NOW OR FORMERLY
PARCEL ID: 566900109

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°09'18"W	140.71'
L2	S00°45'48"E	14.50'
L3	N90°00'00"W	10.00'
L4	N00°45'48"W	14.35'
L5	S89°09'18"W	84.09'
L6	N00°37'51"E	20.01'
L7	N89°09'18"E	214.81'
L8	N00°41'44"E	26.34'
L9	S89°20'15"E	20.00'
L10	S00°41'44"W	45.82'



SCALE: FEET

REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

SCALE 1"=100'	DATE 4/13/17	JOB No. 4946-000-001		
DRAWN RBC	CHECKED JEB	SECTION 30	TOWNSHIP 34S	RANGE 19E

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida Licensed Surveyor and Mapper.

James D. Greer
JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LB 2610
CERTIFICATE OF AUTHORIZATION No. LB 2610

C:\SURVEY\4946\000\001\Production\Drawings\Warner Crossing-S&L Offsite Easement-3.dwg, December 19, 2017 10:17 AM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF LOT 98 AND LOT 97 OF RICHL'AND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION 30, NORTH 00°41'44" EAST, 448.59 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°18'16" WEST, 124.60 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 13050-00, LAST DATED 9-23-2011; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°41'44" EAST, 249.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 140.71 FEET; THENCE SOUTH 00°45'48" EAST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°45'48" WEST, A DISTANCE OF 14.35 FEET; THENCE SOUTH 89°09'18" WEST, A DISTANCE OF 84.09 FEET; THENCE NORTH 00°37'51" EAST, A DISTANCE OF 20.01 FEET; THENCE NORTH 89°09'18" EAST, A DISTANCE OF 214.81 FEET; THENCE NORTH 00°41'44" EAST, A DISTANCE OF 26.34 FEET; THENCE SOUTH 89°20'15" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SAID WEST RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD; THENCE SOUTH 00°41'44" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 45.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.123 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 30 AS BEING NORTH 00°41'44" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

REVISION 1 - 12/19/2017

WARNER CROSSING

UTILITY EASEMENT 3

King
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One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

C:\SURVEY\14945\000\001\Production\Drawings\Warner Crossing-S&L Offsite Easement-3.dwg, December 19, 2017 10:17 AM, King Engineering Associate Inc.

Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Username: AStevens

Changed By: AStevens

Receipt#: 900122536 **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003
Receipt Date: 04/11/2018 1112 MANATEE AVE WEST 8TH FL
BRADENTON, FL 34205
Escrow Balance:
Escrow Customer:

Instrument: 201841035992 - BK2722/PG7051 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$29.00
199000000341150	PRMTF \$1/\$.50	\$4.00
001000000208911	PRMTF FACC \$.10	\$0.70
199000000341160	PRMTF CLERK \$1.90	\$13.30
001000000208912	PRMTF BCC \$2	\$14.00
001000000208901	DEED DOC STAMPS \$.70	\$0.00
001000000341400	INDEXING NAMES	\$0.00

Instrument Total: \$61.00

Instrument: 201841035993 - BK2722/PG7058 AFFIDAVIT

001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
001000000341400	INDEXING NAMES	\$0.00

Instrument Total: \$52.50

Instrument: 201841035994 - BK2722/PG7064 AFFIDAVIT

001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
001000000341400	INDEXING NAMES	\$0.00

Instrument Total: \$52.50

Receipt Total: \$166.00

Amount Tendered: \$0.00

Overage: \$0.00

Amount Paid:

Manatee County Government Administrative Center
First Floor, Commission Chambers
9:00 a.m. - April 10, 2018

April 10, 2018 - Regular Meeting
Agenda Item #32

Approved in Open Session 4/10/18,
Manatee County
Board of County Commissioners

Subject

Permanent Utilities Easement from Warner Crossing, LLC, and 64 & Upper Manatee, LLC, to Manatee County for property located at 1450 Upper Manatee River Road, Bradenton, Florida PID#566900109

Briefings

None

Contact and/or Presenter Information

Joy Leggett Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Charles Meador, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

- Accept and Record Permanent Utilities Easement from Warner Crossing, LLC, and 64 & Upper Manatee, LLC (includes consent and joinder from Cadence Bank, N.A.); and
- Record Affidavit of Ownership and Encumbrances from Warner Crossing, LLC; and
- Record Affidavit of Ownership and Encumbrances from 64 & Upper Manatee, LLC.

Enabling/Regulating Authority

- Chapter 125, Florida Statutes.
Manatee County Comprehensive Plan Goal 9.1 addresses sanitary sewer systems.

Background Discussion

- The Warner Crossing final plat, DTS number 20170494(1), requires an easement for the sewer main. The project number is 17-S-44(F).
- Said easement is 5,362 square feet and is related to the sewer main that will traverse on the soon to be developed WAWA parcel.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney
N/A

Instructions to Board Records **Distributed 4/11/18, RT**

Please email a copy of the approved agenda to Charles.meador@mymanatee.org and Misty Servia at MServia@kingengineering.com and Greg Marcotte at Greg.marcotte@mymanatee.org and Paul Haas at Paul.haas@mymanatee.org

Please see attached email fm Charles Meador, providing AR# to charge recording fees.

Cost and Funds Source Account Number and Name

\$166.00 Recording Fee. 001-0020505 Property Acquisition Core Fund

Amount and Frequency of Recurring Costs

N/A

Attachment: [Utility Easement.pdf](#)

Attachment: [Affidavit of O&E - Warner Crossing, LLC.pdf](#)

Attachment: [Affidavit of O&E - 64 & Upper Manatee, LLC.pdf](#)

Attachment: [Location Map.pdf](#)

From: Charles Meador
To: Robin Toth
Subject: RE: Utility Easement for tomorrow's agenda - Another agenda package - ITEM 32 - WARNER CROSSING LLC
Date: Monday, April 09, 2018 1:51:06 PM

Robin,

At least I am consistent 😊 Yes, please use the same AR number for both: AR700003

Thank you,

Charles Meador

Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, FL 34205
941.748.4501 Ext.6289
charles.meador@mymanatee.org

From: Robin Toth [mailto:robin.toth@ManateeClerk.com]
Sent: Monday, April 09, 2018 1:49 PM
To: Charles Meador <Charles.Meador@mymanatee.org>
Subject: RE: Utility Easement for tomorrow's agenda - Another agenda package - ITEM 32 - WARNER CROSSING LLC
Importance: High

Hi Charles,

Please also respond to me, providing the AR number in which to charge recording fees for Agenda Item 32, Warner Crossing LLC and 64 & Upper Manatee LLC.

Thank you,

Robin Toth

Board Records Deputy Clerk
for Angelina Colonnese
Clerk of Circuit Court and Comptroller
www.manateeclerk.com
robin.toth@manateeclerk.com
941-741-4018, Ext. 4179

"Pride in Service with a Vision to the Future"



Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

From: Charles Meador [<mailto:Charles.Meador@mymanatee.org>]

Sent: Monday, April 09, 2018 1:39 PM

To: Robin Toth

Subject: Utility Easement for tomorrow's agenda - Another agenda package - ITEM 32 - WARNER CROSSING LLC

Robin,

Good call out. Sorry about that.

Yes, please charge AR700003

Thank you,

Charles Meador
Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, FL 34205
941.748.4501 Ext.6289
charles.meador@mymanatee.org



PERMANENT UTILITY EASEMENT

**WARNER CROSSING, LLC &
UPPER MANATEE, LLC**

DISTRICT 1 - PRISCILLA WHISENANT TRACE

