

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#: 900146049 **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003
Receipt Date: 07/25/2018 1112 MANATEE AVE WEST 8TH FL
BRADENTON, FL 34205
Escrow Balance:
Escrow Customer:

Instrument: 201841075950 - BK2739/PG6203 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$21.00
199000000341150	PRMTF \$1/\$.50	\$3.00
001000000208911	PRMTF FACCC \$.10	\$0.50
199000000341160	PRMTF CLERK \$1.90	\$9.50
001000000208912	PRMTF BCC \$2	\$10.00
001000000208901	DEED DOC STAMPS \$.70	\$0.00
001000000341400	INDEXING NAMES	\$0.00

Instrument Total: \$44.00

Instrument: 201841075951 - BK2739/PG6208 AFFIDAVIT

001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACCC \$.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: \$96.50

Amount Tendered: \$0.00

Overage: \$0.00

Amount Paid:

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist, Property Acquisition Division
On Behalf of: Division Manager, Property Acquisition
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: Oasis at Sarasota
PROJECT NO: N/A
PARCEL NO: N/A
PID NO: 2032000059

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

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 11 day of June, 2018, between **THE OASIS AT UNIVERSITY APARTMENTS, LLC**, a Florida limited liability company, whose mailing address is 247 North Westmonte Drive, Altamonte Springs, Florida 32714, 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 and water meter, 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 ("Easement Area").

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the Easement Area herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee (including without limitation, the right to install and maintain sidewalks, curbing and asphalt).

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:

THE OASIS AT UNIVERSITY APARTMENTS, LLC, a Florida limited liability company

Stephanie Ennis
Witness
Stephanie Ennis

By: The Oasis at University Apartments GP, LLC, a Florida limited liability company, its Manager

Printed Name
Marcia Mejia
Witness
Marcia Mejia
Printed Name

By: [Signature]
Richard R. Haley, Executive Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE

ACCEPTED IN OPEN SESSION 7/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

The foregoing instrument was acknowledged before me this 11 day of June, 2018, by Richard R. Haley, as Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company, the Manager of **THE OASIS AT UNIVERSITY APARTMENTS, LLC**, a Florida limited liability company, on behalf of such company, who is personally known to me or who has produced _____ as identification

Notary Public Seal:

[Signature]
NOTARY PUBLIC, State of Florida
Michele Lynne Vice
Printed Name

My Commission Expires:



SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32 , Township 35 South, Range 18 East
Manatee County, Florida



DESCRIPTION (WATER MAIN EASEMENT):

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE N.00°31'07"E., ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 40.03 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY (STATE ROAD NO. 610) (200.0 FOOT WIDE) PER NORTH SARASOTA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 151, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 17190-2501; THENCE S.89°24'55"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 691.94 FEET TO THE POINT OF BEGINNING; THENCE N.00°35'05"E., A DISTANCE OF 98.02 FEET; THENCE N.44°24'55"W., A DISTANCE OF 24.17 FEET; THENCE N.00°35'05"E., A DISTANCE OF 26.87 FEET; THENCE S.89°24'55"E., A DISTANCE OF 15.00 FEET; THENCE S.00°35'05"W., A DISTANCE OF 20.65 FEET; THENCE S.44°24'55"E., A DISTANCE OF 24.17 FEET; THENCE S.00°35'05"W., A DISTANCE OF 104.23 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N.89°24'55"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 2236 SQUARE FEET, MORE OR LESS

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY BEING S.89°24'55"E. (ASSUMED).
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:

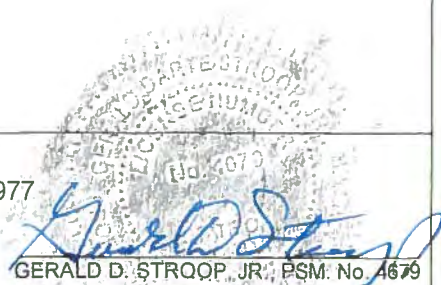
PICERNE CONSTRUCTION CORP.

REVISED: 4-23-2018

POC CHANGED



CROSS SURVEYING, L.L.C
 CERTIFICATE OF AUTHORIZATION LB 0007977
 5265 OFFICE PARK BLVD. SUITE 101
 BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX



GERALD D. STROOP, JR., PSM. No. 4679

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: KC

FB/PG: SEE FILE

DATE: 03-12-18

JOB: NA

Drawing name: \\2012SRVESS\CadServ\Land_Projcts\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 1 Apr 25, 2018 11:23am by dstroop

SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32 , Township 35 South, Range 18 East
 Manatee County, Florida

ASSUMED



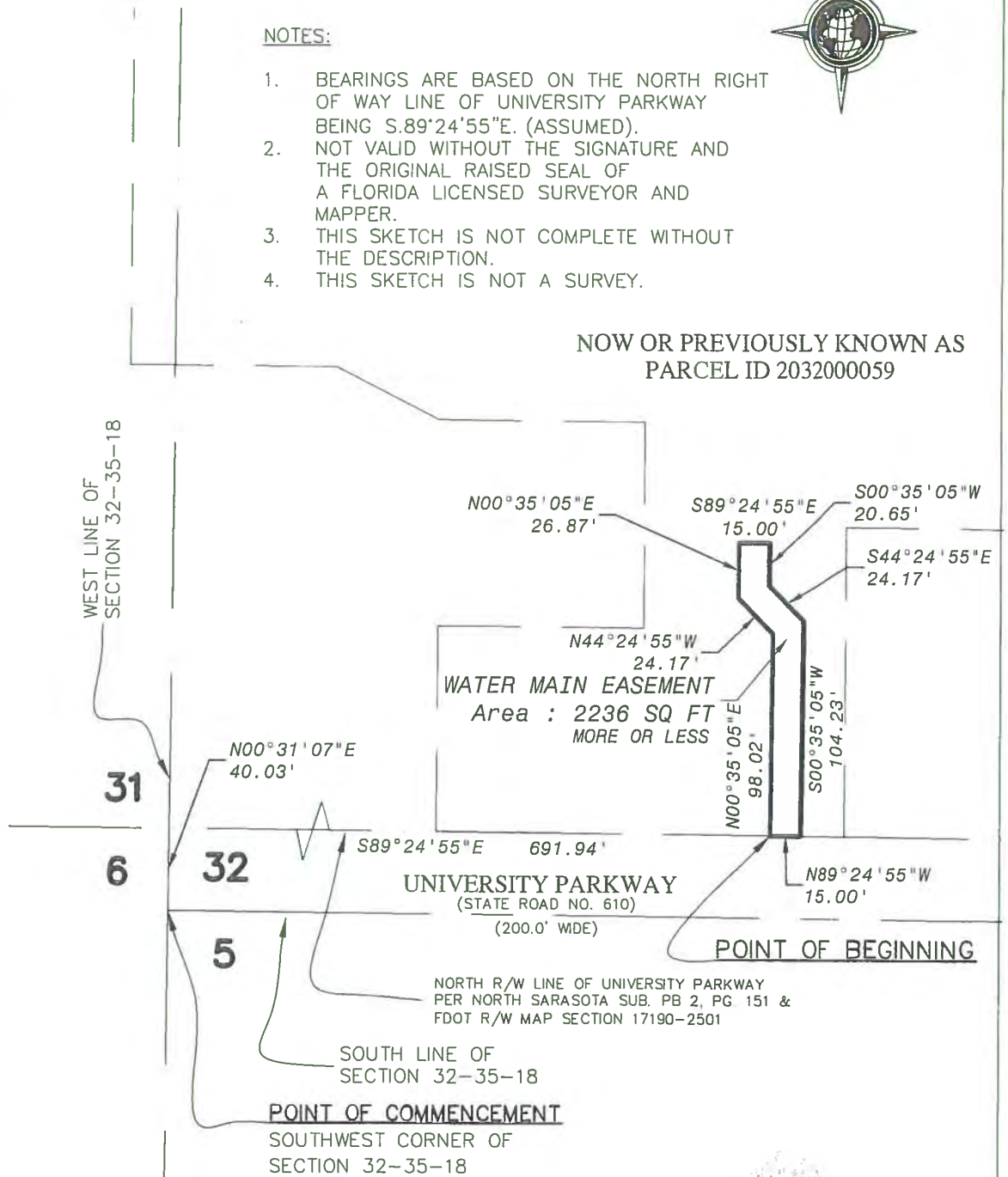
NOTES:

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LEGEND:

ID	IDENTIFICATION
SQ	SQUARE
FT	FEET
SUB	SUBDIVISION
PB	PLAT BOOK
PG	PAGE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

NOW OR PREVIOUSLY KNOWN AS
 PARCEL ID 2032000059



PREPARED FOR:

PICERNE CONSTRUCTION CORP.

REVISED: 4-23-2018

POC CHANGED



CROSS SURVEYING, L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
 BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Professional seal and signature of Gerald D. Stroop, Jr., PSM No. 4679.

SHEET
 2 OF 2

Scale: 1" = 80'

Drawn by: KC

FB/PG: SEE FILE

DATE: 03-12-18

JOB: NA

Drawing name: \\2012SRVESS\CadServ\Land_Projcts\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 2 Apr 25, 2018 3:00pm by dstroop

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 11th day of June, 2018, by **Valley National Bank**, a national banking association, whose mailing address is 1700 Palm Beach Lakes Boulevard, Suite 1000, West Palm Beach, Florida 33401 (hereinafter the "**Mortgagee**"), being the owner and holder of a Mortgage, Security Agreement, Financing Statement and Assignment of Rents in the original amount of \$34,500,000.00 recorded August 1, 2017 in Book 2686, Page 1969; and Assignment of Rents, Leases, Profits and Contracts recorded August 1, 2017 in Book 2686, Page 1991; and a Uniform Commercial Code Financing Statement recorded August 1, 2017 in Book 2686, Page 1999 of the Public Records of Manatee County, Florida (hereinafter collectively, the "**Mortgage**"), that 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 corporate 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.

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

MORTGAGEE:

VALLEY NATIONAL BANK,
a national banking association

[Signature]
First Witness Signature

Sherla Spiess
First Witness Printed Name

By: [Signature]
Signature

As: 1st Vice President
Title

Luis Garcia
Printed Name

Affix corporate seal below:

[Signature]
Second Witness Signature

Joanne C. Serros
Second Witness Printed Name

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 11th day of June, 2018, by Luis Garcia, as 1st Vice President of Valley National Bank, a national banking association, on behalf of said entity, who is personally known to me or who has produced _____ as identification.

Affix seal below:

[Signature]
Notary Public Signature

Stacey M. Bruton
Printed Name



Commission Number

Expiration Date

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist, Property Acquisition Division
On Behalf of: Division Manager, Property Acquisition
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: Oasis at Sarasota
PROJECT NO: N/A
PARCEL NO: N/A
PID NO: 2032000059

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME, the undersigned notary public, personally appeared Richard R. Haley, 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. The Oasis at University Apartments, 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 encumber the Property.

3. I am the Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company ("Manager), the Manager of Grantor and I make this affidavit with the authority of and on behalf of the Manager of Grantor.

4. 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. 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 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. There are no unsatisfied construction liens of record concerning such Property.

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:

- a. Mortgage, Security Agreement, Financing Statement and Assignment of Rents in favor of Valley National Bank, in the original amount of \$34,500,000.00 recorded August 1, 2017 in Book 2686, Page 1969.
- b. Assignment of Rents, Leases, Profits and Contracts recorded August 1, 2017 in Book 2686, Page 1991.

- c. Uniform Commercial Code Financing Statement recorded August 1, 2017 in Book 2686, Page 1999.

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.]

16. The Grantor's Taxpayer Identification Number is 82-0646391.

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.

**The Oasis at University Apartments, LLC,
a Florida limited liability company**

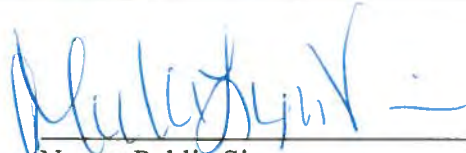
By: The Oasis at University Apartments
GP, LLC, a Florida limited liability
company, Manager

By:  Richard R. Haley, Affiant
Signature Printed Name:

Sworn to (or affirmed), acknowledged and subscribed before me this 11 day of June, 2018, by Richard R. Haley, as Executive Vice President of The Oasis at University Apartments GP, LLC, a Florida limited liability company, the Manager of The Oasis at University Apartments, LLC, a Florida limited liability company, on behalf of such company, who ✓ is personally known to me or who has produced _____ as identification.

Affix seal below:




Notary Public Signature
Michele Lynne Vice
Printed Name

Commission Number

Expiration Date

SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32 , Township 35 South, Range 18 East
Manatee County, Florida



DESCRIPTION (WATER MAIN EASEMENT):

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, THENCE N.00°31'07"E., ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 40.03 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY (STATE ROAD NO. 610) (200.0 FOOT WIDE) PER NORTH SARASOTA SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 151, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 17190-2501; THENCE S.89°24'55"E., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 691.94 FEET TO THE POINT OF BEGINNING; THENCE N.00°35'05"E., A DISTANCE OF 98.02 FEET; THENCE N.44°24'55"W., A DISTANCE OF 24.17 FEET; THENCE N.00°35'05"E., A DISTANCE OF 26.87 FEET; THENCE S.89°24'55"E., A DISTANCE OF 15.00 FEET; THENCE S.00°35'05"W., A DISTANCE OF 20.65 FEET; THENCE S.44°24'55"E., A DISTANCE OF 24.17 FEET; THENCE S.00°35'05"W., A DISTANCE OF 104.23 FEET TO THE INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE OF UNIVERSITY PARKWAY; THENCE N.89°24'55"W. ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 2236 SQUARE FEET, MORE OR LESS

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

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4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:

PICERNE CONSTRUCTION CORP.

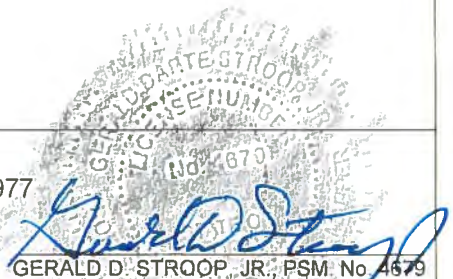
REVISED: 4-23-2018

POC CHANGED



CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX



Drawing name: \\2012SRV\ESS\CadServ\Land_Proj\Projects\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 1 Apr 25, 2018 11:23am by dstroop

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: KC

FB/PG: SEE FILE

DATE: 03-12-18

JOB: NA

SKETCH OF DESCRIPTION

EXHIBIT "A"

Section 32, Township 35 South, Range 18 East
 Manatee County, Florida

ASSUMED



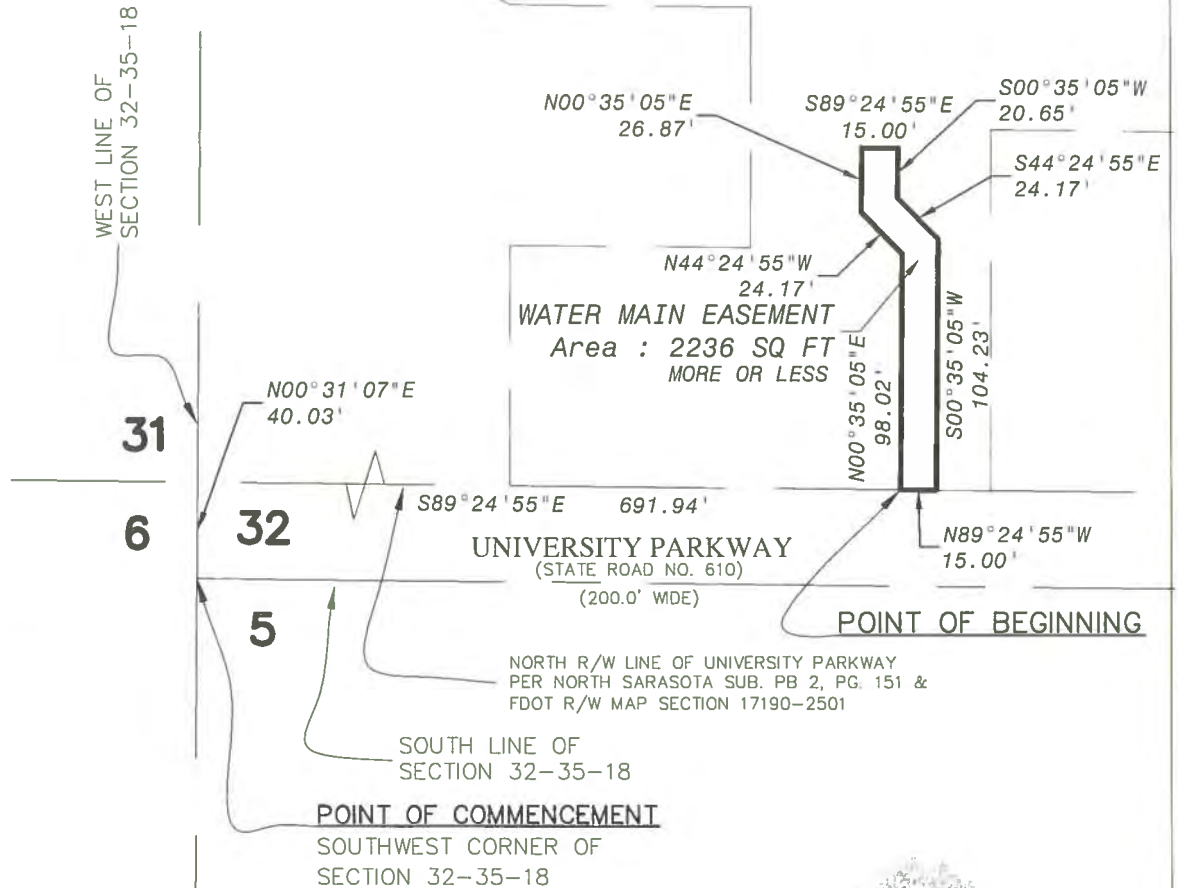
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LEGEND:

ID	IDENTIFICATION
SQ	SQUARE
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SUB	SUBDIVISION
PB	PLAT BOOK
PG	PAGE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

NOW OR PREVIOUSLY KNOWN AS
 PARCEL ID 2032000059



PREPARED FOR:

PICERNE CONSTRUCTION CORP.

REVISED: 4-23-2018

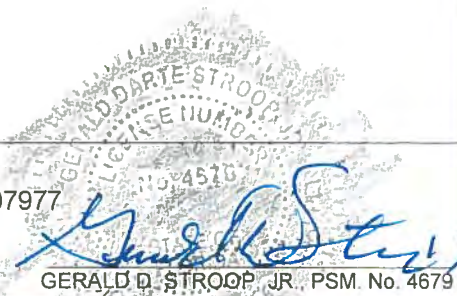
POC CHANGED



CROSS SURVEYING, L.L.C
 CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
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 (941) 748-8340 (941) 896-9938 FAX

GERALD D. STROOP, JR. PSM. No. 4679



Drawing name: \\2012SRV\FSS\CadServ\Land_Projects\Oasis at University\dwg\WM EASEMENT S&D R1.dwg SHEET 2 Apr 25, 2018 3:00pm by: dstroop

SHEET
 2 OF 2

Scale: 1" = 80'

Drawn by: KC

FB/PG: SEE FILE

DATE: 03-12-18

JOB: NA

July 24, 2018 - Regular Meeting
Agenda Item #40

Approved in Open Session 7/24/18,
Manatee County
Board of County Commissioners

Subject

Permanent Utilities Easement from The Oasis at University Apartments, LLC, to Manatee County for property located at 2083 University Parkway, Sarasota, Florida 34243

Briefings

None

Contact and/or Presenter Information

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

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6284

Action Requested

- Accept and Record Permanent Utilities Easement from The Oasis at University Apartments, LLC (includes Consent and Joinder from Valley National Bank, N.A.); and
- Record Affidavit of Ownership and Encumbrances from Richard R. Haley, as Executive Vice President of The Oasis at University Apartments GP, the Manager of the Oasis at University Apartments, LLC.

Enabling/Regulating Authority

Chapter 125, Florida Statutes.
Manatee County Comprehensive Plan Goal 9.5 addresses the potable water system.

Background Discussion

- The Oasis at University Apartments final plat, DTS project number 20170148, requires an easement for the water main.
- The utility easement is 2,236 square feet and is needed to access the water main for maintenance.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please email a copy of the approved agenda to Tim Cristello at Tim.Cristello@mymanatee.org and Helen Ford at Helen.Ford@akerman.com and Paul Haas at Paul.Haas@mymanatee.org.

CCC: AR 700003

Distributed 7/27/18, RT

Cost and Funds Source Account Number and Name

\$96.50 Recording Fee. 001-0020505 Property Acquisition Core Fund

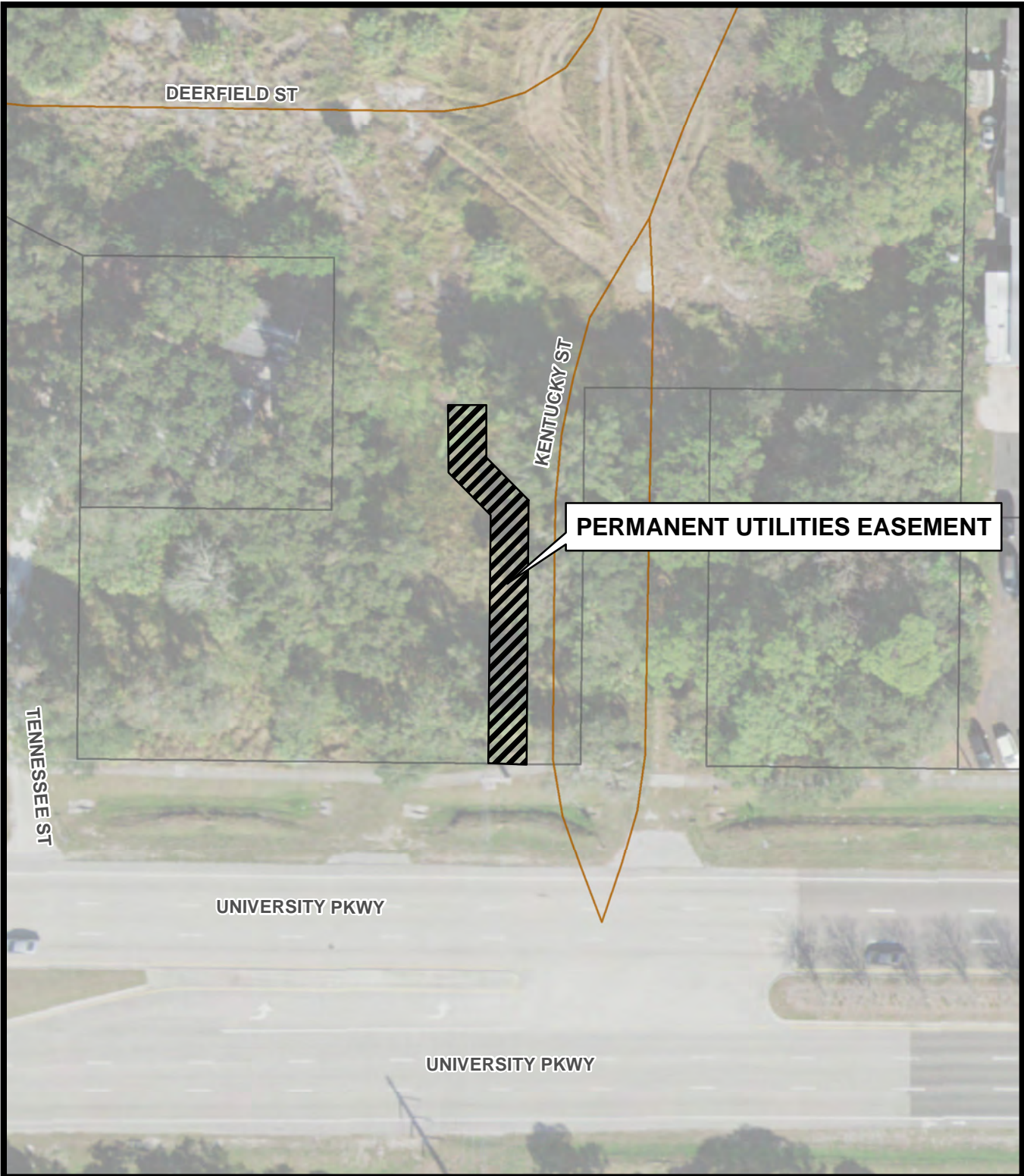
Amount and Frequency of Recurring Costs

N/A

Attachment: [Permanent Utilities Easement The Oasis at University Apartments, LLC.pdf](#)

Attachment: [Affidavit of Ownership and Encumbrances The Oasis at University Apartments, LLC.pdf](#)

Attachment: [Location Map.pdf](#)



PERMANENT UTILITIES EASEMENT
THE OASIS AT UNIVERSITY APARTMENTS, LLC
DISTRICT 4 - ROBIN DISABATINO

