

**THIS INSTRUMENT PREPARED BY:**  
Mike Glenn, 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: Big Jim X, LLC Utility Easement  
PROJECT#: N/A  
PARCEL#: N/A  
PID#: 582202059

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

**PERMANENT UTILITIES EASEMENT**

*THIS INDENTURE* made this 26 day of September, 2018, between **BIG JIM X, LLC**, a Florida limited liability company, whose mailing address is 3665 Bee Ridge Road Ste 310, Sarasota, Florida 34233, 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 and depicted as 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.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE**

ACCEPTED IN OPEN SESSION 11/27/18  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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:

**BIG JIM X, LLC**, a Florida limited liability company

Lori L. Rinker

By: [Signature]

Witness

Lori L. Rinker

Printed Name: Dora Maria C Thomas

Printed Name

Title: Managing Member Manager

[Signature]

Witness

Lynette L. Speck

ATTEST: \_\_\_\_\_

Secretary Signature

Printed Name

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

(Signature of two witnesses required by law.)

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 26 day of September, 2018, by Dora Maria C. Thomas, as Manager for **Big Jim X, LLC**, a Florida limited liability company, on behalf of the company, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

Notary Public Seal:

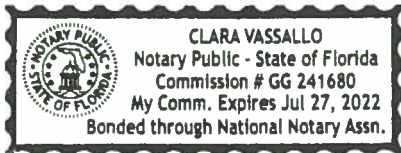
[Signature]

My Commission Expires: July 27, 2022

NOTARY PUBLIC, State of Florida

Printed Name

Clara Vassallo




# EXHIBIT "A"

## DESCRIPTION: UTILITY EASEMENT

COMMENCE AT THE SOUTHERLY COMMON CORNER BETWEEN LOTS 1 AND 2, AS SHOWN ON THE PLAT OF LORRAINE CORNERS NORTHEAST, A COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 61, PAGES 184 THROUGH 195, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GARNET TRAIL, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE N89°21'15"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 0.11 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 79.00 FT.; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°10'55", A DISTANCE OF 30.58 FT.; THENCE N00°00'00"E, A DISTANCE OF 10.66 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF A 10 FT. WIDE PUBLIC UTILITY EASEMENT, AS SHOWN ON AFORESAID PLAT, FOR A POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E, 25.34 FT.; THENCE S90°00'00"W, 10.00 FT.; THENCE S00°00'00"E, A DISTANCE OF 29.48 FT. TO THE INTERSECTION WITH AFORESAID NORTHERLY LINE OF A 10 FT. WIDE PUBLIC UTILITY EASEMENT AND A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S25°59'21"E, A DISTANCE OF 89.00 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'21", A DISTANCE OF 10.83 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 273 SQUARE FEET MORE OR LESS.

SEPTEMBER 13, 2018  
DATE OF CERTIFICATE

  
KENNETH C. KOLARIK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5116

REFER TO SHEET 2 OF 2 FOR SKETCH  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 10710

SHEET NUMBER 1 OF 2

**FOLEY / KOLARIK, INC.**  
Consulting Engineers, Surveyors and Planners  
503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



# EXHIBIT "A"

## LORRAINE CORNERS NORTHEAST PLAT BOOK 61, PAGES 184-195



NOT TO SCALE

### SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE  
EAST LINE OF LOT 1, AS  
SHOWN ON THE PLAT OF  
RECORD BEING N00°00'00"E

LANDS OF  
BIG JIM X LLC  
NOW AND FORMERLY  
P.I.D. 582202059

PRIVATE LAKEWOOD RANCH  
STEWARDSHIP DISTRICT UTILITY  
EASEMENT (SANITARY SEWER AND  
WATER) AND PRIVATE BRADEN  
RIVER UTILITIES IRRIGATION  
EASEMENT PER PLAT

LOT 1

LOT 2

UTILITY EASEMENT  
273 S.F. ±

POINT OF COMMENCEMENT  
SOUTHERLY COMMON CORNER  
BETWEEN LOTS 1 & 2

NORTHERLY R/W

NORTHERLY LINE

N89°21'15"W-0.11'

SOUTH LINE  
LOT 1

GARNET TRAIL  
(VARIABLE WIDTH  
PUBLIC R/W)

10 FT. WIDE PUBLIC  
UTILITY EASEMENT  
PER PLAT

S25°59'21"E 89.00'  
(TO RADIUS POINT)

P.O.B.

STATE ROAD 70

#### LINE TABLE

LINE #	BEARING	LENGTH
L1	N00°00'00"E	10.66'
L2	N00°00'00"E	25.34'
L3	S90°00'00"W	10.00'
L4	S00°00'00"E	29.48'

#### LEGEND

P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
S.F.	= SQUARE FEET
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

#### CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	22°10'55"	79.00'	30.58'
C2	06°58'21"	89.00'	10.83'

REFER TO SHEET 1 OF 2 FOR DESCRIPTION  
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 10710 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 2

## FOLEY / KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



Z:\MASTER DRAWING-CSD-SURV\LAKEWOOD RANCH\LORRAINE CORNER NORTHEAST\LOT 1\LCNEUESK.dwg, 9/13/2018 1:06:21 PM, ken, 1:100

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 9<sup>th</sup> day of October, 2018, by **Branch Banking and Trust Company**, a North Carolina banking corporation, whose mailing address is 400 N. Tampa Street, Suite 2500, Tampa, Florida 33602 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated September, 25, 2018, made by **Big Jim X, LLC**, a Florida limited liability company, whose mailing address is 3665 Bee Ridge Road, Suite 310, Sarasota, Florida. 34233 (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2694, Page 186, 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 agent 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:**  
**BRANCH BANKING AND TRUST COMPANY**, a North Carolina banking corporation

[Signature]  
First Witness Signature  
JOHNNY DORRINE  
First Witness Printed Name

By: [Signature]  
Signature  
As: Senior Vice President  
Title  
Timothy J McLean  
Printed Name

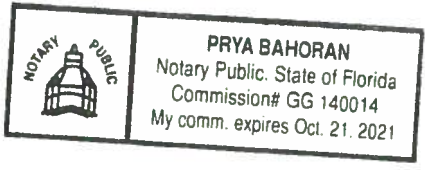
[Signature]  
Second Witness Signature  
RENARD M. TANGUAY  
Second Witness Printed Name

Affix corporate seal below:  
Attest: [Signature]  
Secretary Signature

STATE OF Florida  
COUNTY OF Collier

The foregoing instrument was acknowledged before me this day of 9th day of October, 2018, by Timothy J McLean of Branch Banking and Trust Company, a North Carolina banking corporation, on behalf of said corporation, who  known to me or  who has produced \_\_\_\_\_ as identification.

Affix seal below:



[Signature]  
Notary Public Signature  
Prya Bahoran  
Printed Name  
GG 140014  
Commission Number  
Oct 21, 2021  
Expiration Date

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: hhoey

Changed By: hhoey

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**Receipt#:** 900170573      **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003  
**Receipt Date:** 11/28/2018      1112 MANATEE AVE WEST 8TH FLO  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument:** 201841118176 - BK2757/PG6696 EASEMENT

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:** \$52.50

**Amount Tendered:** \$0.00

**Overage:** \$0.00

**Amount Paid:**



**THIS INSTRUMENT PREPARED BY:**  
Mike Glenn, Real Property Specialist  
**On behalf of:** Division Manager, Property Acquisition  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Big Jim X, LLC Utility Easement  
PROJECT NO: N/A  
PARCEL NO: N/A  
PID NO: 582202059

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

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF Florida  
COUNTY OF Sarasota

**BEFORE ME**, the undersigned notary public, personally appeared Dora Maria C. Thomas, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Big Jim X, 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 and depicted 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 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. 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:

- a. Restrictions, terms and conditions contained in the Special Warranty Deed as recorded in Official Records Book 2686, Page 191, of the public records of Manatee County, Florida.
- b. Mortgage in favor of Branch Banking and Trust Company as recorded in Official Records Book 2694, Page 186, of the public records of Manatee County, Florida.
- c. Assignment of Leases, Rents and Profits as recorded in Official Records Book 2694, Page 201, of the public records of Manatee County, Florida.
- d. UCC Financing Statement as recorded in Official Records Book 2694, Page 205, of the public records of Manatee County, Florida.
- e. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded September 26, 2017, in Official Records Book 2694, Page 209, of the public records of Manatee County, Florida.
- f. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded June 22, 2018, in Official Records Book 2734, Page 5406, of the public records of Manatee County, Florida.
- g. Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded August 10, 2018, in Official Records Book 2742, Page 3647, of the public records of Manatee County, Florida.
- h. Surveyors Certification as recorded in Official Records Book 2726, Page 1326, of the public records of Manatee County, Florida.
- i. Right-of-Way Easement in favor of Peace River Electric Cooperative, Inc. as recorded in Official Records Book 2729, Page 6531, of the public records of Manatee County, Florida.
- j. Amended Notices of Creation and Establishment of the Lakewood Ranch Stewardship District as recorded in Official Records Book 2730, Pages 1675 and 3427, of the public records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 81-1752845.

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

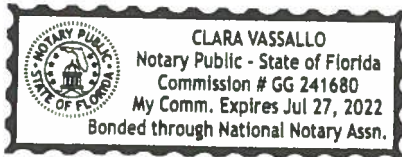
Dora Maria C. Thomas

  
Signature

Dora Maria C. Thomas  
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 26 day of September, 2018, by Dora Maria C. Thomas, who X is personally known to me or who has produced \_\_\_\_\_ as identification.

Affix seal below:



  
Notary Public Signature

Clara Vassallo  
Printed Name

24168  
Commission Number

July 27, 2022  
Expiration Date

# EXHIBIT "A"

## DESCRIPTION: UTILITY EASEMENT

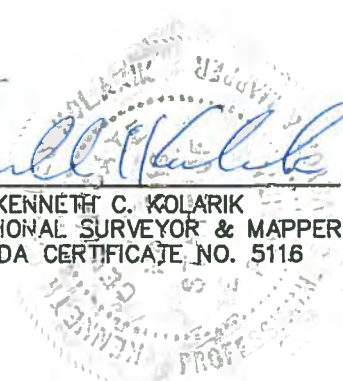
COMMENCE AT THE SOUTHERLY COMMON CORNER BETWEEN LOTS 1 AND 2, AS SHOWN ON THE PLAT OF LORRAINE CORNERS NORTHEAST, A COMMERCIAL SUBDIVISION, AS RECORDED IN PLAT BOOK 61, PAGES 184 THROUGH 195, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GARNET TRAIL, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE N89°21'15"W, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 0.11 FT. TO THE POINT OF CURVATURE (P.C.) OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 79.00 FT.; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°10'55", A DISTANCE OF 30.58 FT.; THENCE N00°00'00"E, A DISTANCE OF 10.66 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF A 10 FT. WIDE PUBLIC UTILITY EASEMENT, AS SHOWN ON AFORESAID PLAT, FOR A POINT OF BEGINNING; THENCE CONTINUE N00°00'00"E, 25.34 FT.; THENCE S90°00'00"W, 10.00 FT.; THENCE S00°00'00"E, A DISTANCE OF 29.48 FT. TO THE INTERSECTION WITH AFORESAID NORTHERLY LINE OF A 10 FT. WIDE PUBLIC UTILITY EASEMENT AND A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S25°59'21"E, A DISTANCE OF 89.00 FT.; THENCE RUN NORTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°58'21", A DISTANCE OF 10.83 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 273 SQUARE FEET MORE OR LESS.

SEPTEMBER 13, 2018

DATE OF CERTIFICATE

  
KENNETH C. KOLARIK  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5116



REFER TO SHEET 2 OF 2 FOR SKETCH

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241

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

JOB NUMBER: 10710

SHEET NUMBER 1 OF 2

**FOLEY / KOLARIK, INC.**

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



# EXHIBIT "A"

## LORRAINE CORNERS NORTHEAST PLAT BOOK 61, PAGES 184-195



NOT TO SCALE

### SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE  
EAST LINE OF LOT 1, AS  
SHOWN ON THE PLAT OF  
RECORD BEING N00°00'00"E

LANDS OF  
BIG JIM X LLC  
NOW AND FORMERLY  
P.I.D. 582202059

PRIVATE LAKEWOOD RANCH  
STEWARDSHIP DISTRICT UTILITY  
EASEMENT (SANITARY SEWER AND  
WATER) AND PRIVATE BRADEN  
RIVER UTILITIES IRRIGATION  
EASEMENT PER PLAT

LOT 1

UTILITY EASEMENT  
273 S.F. ±

NORTHERLY LINE

SOUTH LINE  
LOT 1

10 FT. WIDE PUBLIC  
UTILITY EASEMENT  
PER PLAT

STATE ROAD 70

N00°00'00"E

30'

LOT 2

POINT OF COMMENCEMENT  
SOUTHERLY COMMON CORNER  
BETWEEN LOTS 1 & 2

NORTHERLY R/W

P.O.B.

N89°21'15"W-0.11'

GARNET TRAIL  
(VARIABLE WIDTH  
PUBLIC R/W)

S25°59'21"E 89.00'  
(TO RADIUS POINT)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°00'00"E	10.66'
L2	N00°00'00"E	25.34'
L3	S90°00'00"W	10.00'
L4	S00°00'00"E	29.48'

LEGEND	
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
S.F.	= SQUARE FEET
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	22°10'55"	79.00'	30.58'
C2	06°58'21"	89.00'	10.83'

REFER TO SHEET 1 OF 2 FOR DESCRIPTION  
NOT VALID WITHOUT THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 10710 DRAWN BY: T.BALL SCALE: NONE SHEET NUMBER 2 OF 2

**FOLEY / KOLARIK, INC.**

Consulting Engineers, Surveyors and Planners

503 8th Avenue West • Palmetto, Florida 34221 • (941) 722-4561



# Angelina "Angel" Colonnese

Clerk of the Circuit Court  
Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: hhoey

Changed By: hhoey

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**Receipt#:** 900170574      **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003  
**Receipt Date:** 11/28/2018      1112 MANATEE AVE WEST 8TH FLO  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument:** 201841118177 - BK2757/PG6702 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**

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**Receipt Total: \$52.50**

**Amount Tendered: \$0.00**

**Overage: \$0.00**

**Amount Paid:**

November 27, 2018 - Regular Meeting  
Agenda Item #46

Approved in Open Session 11/27/18  
Manatee County  
Board of County Commissioners

Subject

Permanent Utilities Easement Granted from Big Jim X, LLC, to Manatee County for Property Located at 15107 Garnet Trail, Bradenton, Florida 34211

Briefings

None

Contact and/or Presenter Information

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

Mike Glenn, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- Accept and Record Permanent Utilities Easement (Includes Consent and Joinder) from Big Jim X, LLC; and
- Record Affidavit of Ownership and Encumbrances from Dora Maria C. Thomas, as Manager for Big Jim X, LLC.

Enabling/Regulating Authority

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

Background Discussion

- Big Jim X, LLC, is required to dedicate a Permanent Utility Easement for commercial buildings that will be used for self-storage.
- The Permanent Utility Easement is 273 square feet and is needed for access and maintenance of the back-flow prevention mechanism.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please email recording information to Mike Glenn at [mike.glenn@mymanatee.org](mailto:mike.glenn@mymanatee.org) and Christa Folkers at [cfolkers@williamsparker.com](mailto:cfolkers@williamsparker.com). **Distributed 11/29/18, RT**

CCC: AR700003

Cost and Funds Source Account Number and Name

\$88.00 Recording Fee. 0010020505 Property Acquisition Core Fund

Amount and Frequency of Recurring Costs

N/A

Attachment: [Permanent Utilities Easement Big Jim X, LLC.pdf](#)

Attachment: [Affidavit of Ownership & Encumbrances Big Jim X, LLC.pdf](#)

Attachment: [Location Map.pdf](#)





**UTILITY EASEMENT**

**15107 GARNET TRAIL  
BRADENTON 34211**

**DISTRICT 5 - VANESSA BAUGH**

