

THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Winter Garden Dr Water Main Replacement
PROJECT NO: 6046070
PID NO: 6573400089

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 27th day of May, 2021, between **CONSTANCE T. DESROSIERS**, the unmarried surviving spouse of **MONEL DESROSIERS**, deceased, whose mailing address is 504 64th Avenue East, Bradenton, Florida 34203, 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 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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 11/16/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

GRANTOR:

CONSTANCE T. DESROSIERS, the
unremarried surviving spouse of LIONEL
DESROSIERS, deceased

Ali

First Witness Signature

Amanda C. Cummins

First Witness Printed Name

By Constance Desrosiers

Signature

Victoria Rosenbecker

Second Witness Signature

Victoria Rosenbecker

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 7th day of May, 2021, by Constance T. Desrosiers, the unremarried
surviving spouse of Lionel Desrosiers, deceased, who

is personally known to me or

has produced FL Driver License as identification.

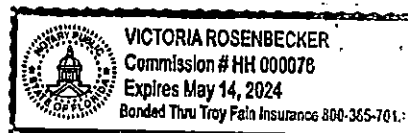
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05,
FLORIDA STATUTES]

Victoria Rosenbecker

Signature of Notary Public

(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: 5/14/2024



THIS IS NOT A SURVEY.

Exhibit "A" Description and Sketch Winter Gardens Utility Easement - Parcel 200 Manatee County, Florida

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- PB = Plat Book
- (P) = Plat Reference (PB. 5, Page 33)
- = PARCEL 200 (10' Utility Easement)

Notes:

1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper.
4. The basis of bearings is the North boundary of Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, which bears S89°52'19"E (Grid).

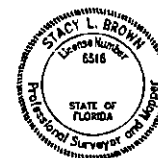
Description:

A strip of land being a portion of Lot 1 and Lot 2, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, lying and being in Section 24, Township 35 South, Range 17 East, Manatee County, Florida, and being more particularly described as follows:

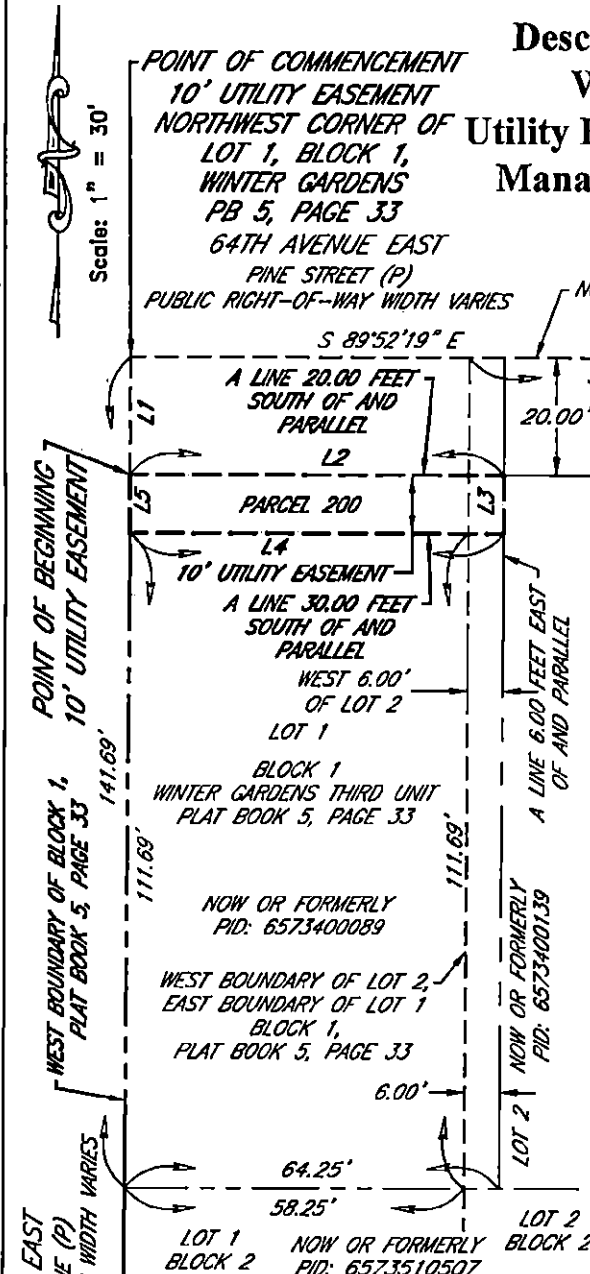
COMMENCE at the Northwest corner of Lot 1, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida; thence coincident with the West boundary of said Block 1, S 00°18'35" W a distance of 20.00 feet to a point coincident with a line being 20.00 feet South of and parallel with the North boundary of said Block 1, said point being the POINT OF BEGINNING; thence departing said West boundary, coincident with said 20.00 feet South parallel line, S 89°52'19" E a distance of 64.25 feet to a point coincident with a line being 6.00 feet East of and parallel with the West boundary of Lot 2, Block 1, of said WINTER GARDENS THIRD UNIT; thence departing said 20.00 feet South parallel line, coincident with said parallel line, S 00°18'35" W a distance of 10.00 feet to a line being 30.00 feet South of and parallel with the aforesaid North boundary of Block 1; thence coincident with said parallel line, N 89°52'19" W a distance of 64.25 feet to a point coincident with the West boundary of the aforesaid Block 1; thence departing said parallel line, coincident with said West boundary, N 00°18'35" E a distance of 10.00 feet to the POINT OF BEGINNING.

Containing an area of 642.50 square feet, 0.015 acres, more or less.

Digitally signed by Stacy L Brown
 Date: 2021.05.07 15:16:00 -04'00'



Stacy L. Brown P.S.M. No. 6516
 SurvTech Solutions, Inc. LB No. 7340



LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	S 00°18'35" W	20.00'
L2	S 89°52'19" E	64.25'
L3	S 00°18'35" W	10.00'
L4	N 89°52'19" W	64.25'
L5	N 00°18'35" E	10.00'

Parcel 200
 Total Acreage
 ±642.50 Square Feet
 ±0.015 Acres

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS



10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194
 Licensed Business #7340
 email: sbrown@survtechsolutions.com
 http://www.survtechsolutions.com

Revisions	Description	Date	Drawing Path: S:\Winter Gardens WM Replacement\20200079_2SK-P200.dwg
	Added "±"	04/20/21	Work Assignment #: W2020247
			Sheet 1 OF 1
			Section 24, Township 35 South, Range 17 East
			Drawing Date: 02/12/21

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 29th day of September, 2021, by **COMMUNITY LOAN SERVICING, LLC**, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC, whose mailing address is 4425 Ponce de Leon Boulevard, Coral Gables, Florida 33146, (hereinafter the **Mortgagee**), being the holder and assignee of a Mortgage dated August 11, 2000, made by **CONSTANCE T. DESROSIERS**, the unmarried surviving spouse of Lionel Desrosiers, deceased, whose mailing address is 504 64th Avenue East, Bradenton, Florida 34203, (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1645 Page 2387 and assigned in Official Records Book 2684, Page 6640 and Official Records Book 2688, Page 2537, all 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 Utilities 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.

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

MORTGAGEE:
COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC

Yvonne Acosta
First Witness Signature
Yvonne Acosta

By: *[Signature]*
Signature

First Witness Printed Name

As: Assistant Vice -President
Title

Steven Reyes
Second Witness Signature

Jose Gonzalez
Printed Name

Steven Reyes
Second Witness Printed Name

STATE OF Florida
COUNTY OF Miami-Dade

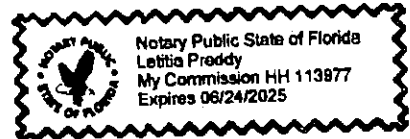
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 29th day of September, 2021, by Jose Gonzalez, as Assistant Vice-President of Community Loan Servicing, LLC, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC, on behalf of said company, who
 is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Leticia Priddy
Signature of Notary Public

My Commission Expires: 6-24-2025

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Winter Garden Dr Water Main Replacement
PROJECT NO: 6046070
PID NO: 6573400089

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **CONSTANCE T. DESROSIERS**, 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. I am 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 have full authority to sell or encumber the **Property**.
3. I have sole and exclusive possession of the **Property**.
4. Neither my 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.
5. No person or entity other than myself 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**.
6. There are no disputes concerning the location of the boundary lines of the **Property**.
7. I have 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.

ACCEPTED IN OPEN SESSION 11/16/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

8. 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 I am 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 my possession, I shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

9. 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.

10. 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 me in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against me 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 I have 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.

12. 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.

13. 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 me during the past **NINETY (90)** days.

14. 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 recorded in Official Records Book 1645, Page 2387 and assigned in Official Records Book 2684, Page 6640 and assigned in Official Records Book 2688, Page 2537, all of the Public Records of Manatee County, Florida
- B. All matters shown on the plat recorded in Plat Book 5, Page 33, of the Public Records of Manatee County, Florida

- C. Easement recorded in Official Records Book 1645, Page 4609, of the Public Records of Manatee County, Florida
- D. Resolution recorded in Official Records Book 1354, Page 265, of the Public Records of Manatee County, Florida.

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

16. 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.

CONSTANCE T. DESROSIERS

Constance Desrosiers

Signature

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 7th day of May, 2021, by Constance T. Desrosiers, who

is personally known to me or

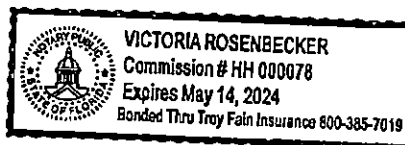
has produced FL Driver License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

My Commission Expires: 5/14/2024

Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)




THIS IS NOT A SURVEY.

Exhibit "A"

Description and Sketch
 Winter Gardens

Utility Easement - Parcel 200
 Manatee County, Florida

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- PB = Plat Book
- (P) = Plat Reference (PB. 5, Page 33)
-  = PARCEL 200 (10' Utility Easement)

Notes:

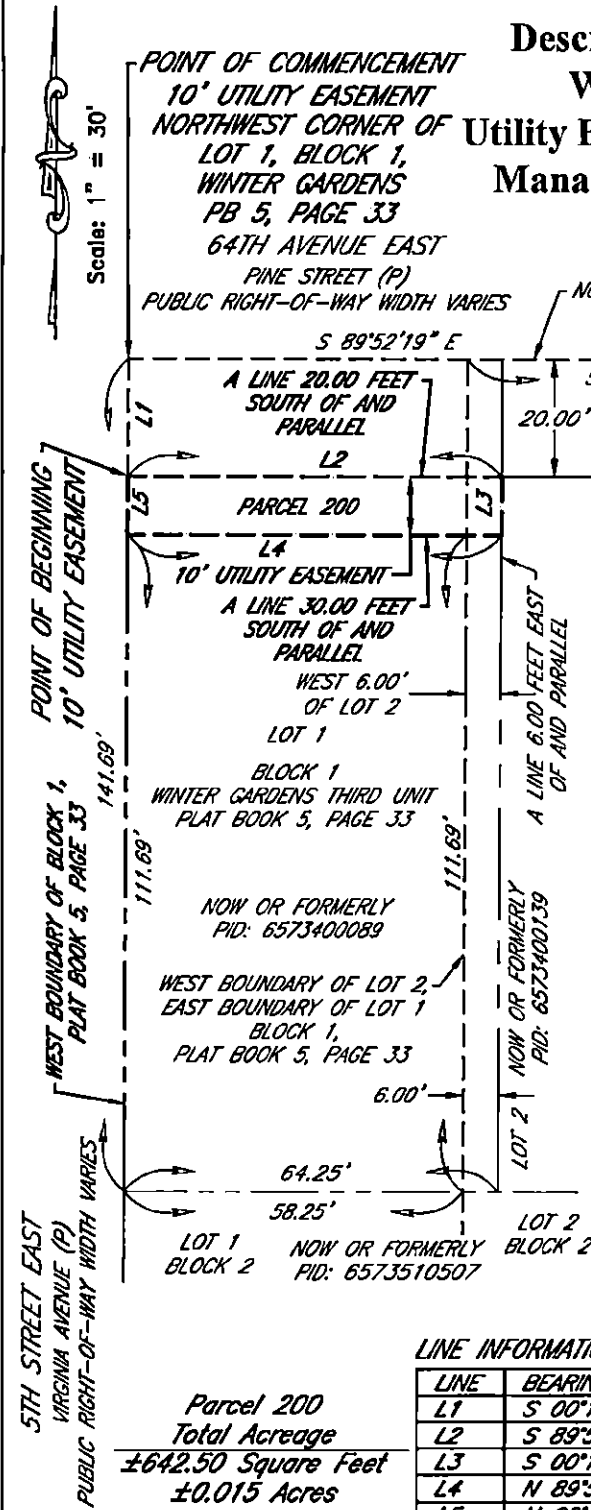
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper.
4. The basis of bearings is the North boundary of Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, which bears S89°52'19"E (Grid).

Description:

A strip of land being a portion of Lot 1 and Lot 2, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, lying and being in Section 24, Township 35 South, Range 17 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 1, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida; thence coincident with the West boundary of said Block 1, S 00°18'35" W a distance of 20.00 feet to a point coincident with a line being 20.00 feet South of and parallel with the North boundary of said Block 1, said point being the POINT OF BEGINNING; thence departing said West boundary, coincident with said 20.00 feet South parallel line, S 89°52'19" E a distance of 64.25 feet to a point coincident with a line being 8.00 feet East of and parallel with the West boundary of Lot 2, Block 1, of said WINTER GARDENS THIRD UNIT; thence departing said 20.00 feet South parallel line, coincident with said parallel line, S 00°18'35" W a distance of 10.00 feet to a line being 30.00 feet South of and parallel with the aforesaid North boundary of Block 1; thence coincident with said parallel line, N 89°52'19" W a distance of 64.25 feet to a point coincident with the West boundary of the aforesaid Block 1; thence departing said parallel line, coincident with said West boundary, N 00°18'35" E a distance of 10.00 feet to the POINT OF BEGINNING.

Containing an area of 642.50 square feet, 0.015 acres, more or less.



LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	S 00°18'35" W	20.00'
L2	S 89°52'19" E	64.25'
L3	S 00°18'35" W	10.00'
L4	N 89°52'19" W	64.25'
L5	N 00°18'35" E	10.00'

Parcel 200
 Total Acreage
 ±642.50 Square Feet
 ±0.015 Acres



Digitally signed by
 Stacy L Brown
 Date:
 2021.05.07
 15:16:00
 -04'00'

Stacy L. Brown P.S.M. No. 6516
 SurvTech Solutions, Inc. LB No. 7340

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS



10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194
 Licensed Business #7340
 email: sbrown@survtechsolutions.com
 http://www.survtechsolutions.com

Revisions	Description	Date	Drawing Path: S:\Winter Gardens WI Replacement\20200079_25K-P200.dwg
	Added "±"	04/20/21	Work Assignment #: W2020247
			Sheet: 1 OF 1
			Section 24, Township 35 South, Range 17 East
			Drawing Date: 02/12/21

APPROVED in Open Session
11/16/2021
Manatee County Board of County
Commissioners



Board of County Commissioners November 16, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE AND RECORDING OF PERMANENT UTILITIES EASEMENT FROM CONSTANCE T. DESROSIERS FOR PROPERTY LOCATED AT 504 64TH AVENUE EAST, BRADENTON, FLORIDA 34203 IN DISTRICT 4

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Victoria Rosenbecker, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested

- Accept and Record Permanent Utilities Easement from Constance T. Desrosiers (includes Consent and Joinder from Community Loan Servicing, LLC); and
- Record Affidavit of Ownership and Encumbrances from Constance T. Desrosiers

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes
- Manatee County Comprehensive Plan

Background Discussion

- Constance T. Desrosiers owns the property located at 504 64th Avenue East, Bradenton, Florida 34203 within District 4.
- The Winter Garden Dr Water Main Replacement Capital Improvement Plan Project (CIP # 6046070) is a Public Works project to replace a water main that has reached the end of its service life. The water main is being relocated from the rear of the parcels along

64th Avenue East to the front of the parcels. Replacement of the water main will improve water quality and fire protection.

- The project will involve installing approximately 6,850 linear feet of 6-inch water main, and installing/replacing fire hydrants, gate valves, and other services.
- The subject Permanent Utilities Easement is needed for a water main and a water meter.
- Community Loan Servicing, LLC, who holds a mortgage on the property, consents to and joins in the easement.
- The Permanent Utilities Easement encompasses approximately 642.50 square feet and is located along the north boundary of the parcel.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records [Emailed 11/19/2021](#)

Please email the approved agenda item to the following:

- Victoria Rosenbecker at victoria.rosenbecker@mymanatee.org
- Albert Rosenstein at albert.rosenstein@mymanatee.org

Cost and Funds Source Account Number and Name

\$79.50 Recording Fee // 404-6046070-561000/6046070-0003 // AR700013

Amount and Frequency of Recurring Costs

N/A

THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Winter Garden Dr Water Main Replacement
PROJECT NO: 6046070
PID NO: 6573400089

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 5th day of May, 2021, between **CONSTANCE T. DESROSIERS**, the unmarried surviving spouse of **LIONEL DESROSIERS**, deceased, whose mailing address is 504 64th Avenue East, Bradenton, Florida 34203, 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 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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

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

GRANTOR:

CONSTANCE T. DESROSIERS, the unremarried surviving spouse of **LIONEL DESROSIERS**, deceased

Ali
First Witness Signature

By: Constance Desrosiers
Signature

Amanda C. Cummins
First Witness Printed Name

[Signature]
Second Witness Signature

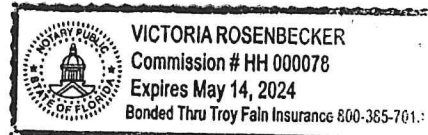
Victoria Rosenbecker
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 7th day of May, 2021, by Constance T. Desrosiers, the unremarried surviving spouse of Lionel Desrosiers, deceased, who
 is personally known to me or
 has produced FL Driver License as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 5/14/2024



THIS IS NOT A SURVEY.

Exhibit "A"

Description and Sketch

Winter Gardens

Utility Easement - Parcel 200

Manatee County, Florida

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- PB = Plat Book
- (P) = Plat Reference (PB. 5, Page 33)

= PARCEL 200
 (10' Utility Easement)

Notes:

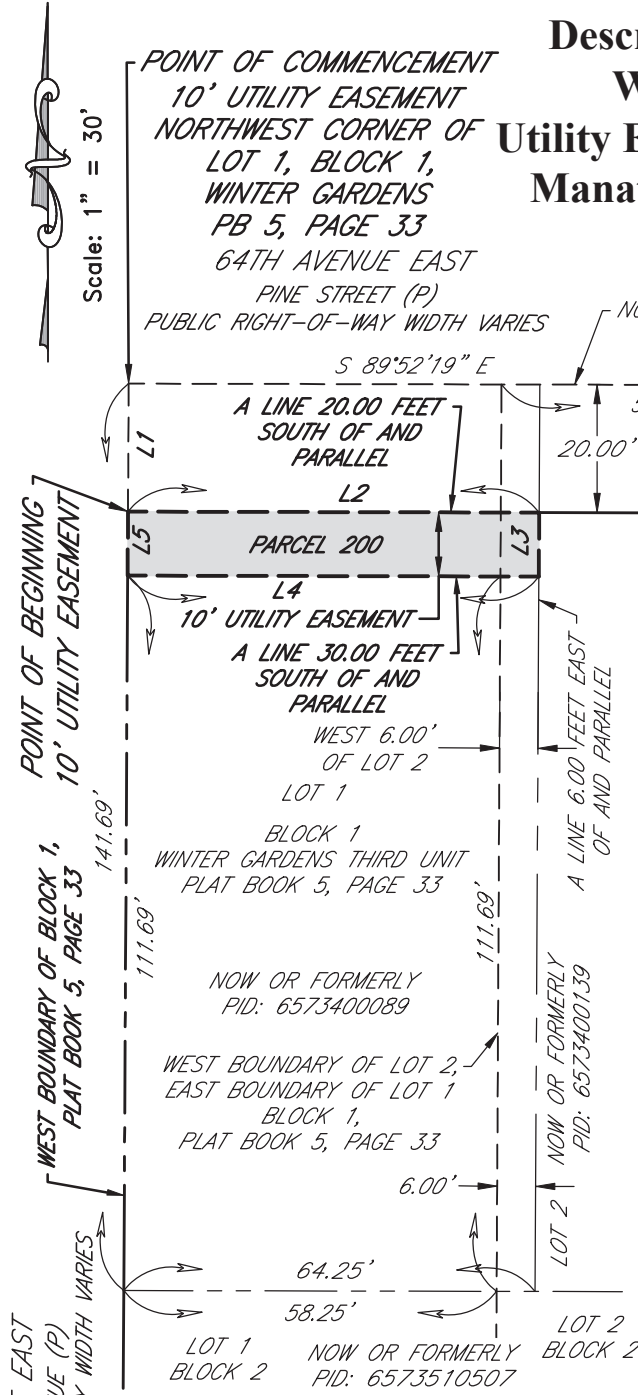
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper.
4. The basis of bearings is the North boundary of Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, which bears S89°52'19"E (Grid).

Description:

A strip of land being a portion of Lot 1 and Lot 2, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, lying and being in Section 24, Township 35 South, Range 17 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 1, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida; thence coincident with the West boundary of said Block 1, S 00°18'35" W a distance of 20.00 feet to a point coincident with a line being 20.00 feet South of and parallel with the North boundary of said Block 1, said point being the POINT OF BEGINNING; thence departing said West boundary, coincident with said 20.00 feet South parallel line, S 89°52'19" E a distance of 64.25 feet to a point coincident with a line being 6.00 feet East of and parallel with the West boundary of Lot 2, Block 1, of said WINTER GARDENS THIRD UNIT; thence departing said 20.00 feet South parallel line, coincident with said parallel line, S 00°18'35" W a distance of 10.00 feet to a line being 30.00 feet South of and parallel with the aforesaid North boundary of Block 1; thence coincident with said parallel line, N 89°52'19" W a distance of 64.25 feet to a point coincident with the West boundary of the aforesaid Block 1; thence departing said parallel line, coincident with said West boundary, N 00°18'35" E a distance of 10.00 feet to the POINT OF BEGINNING.

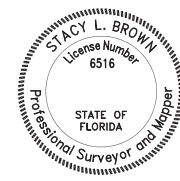
Containing an area of 642.50 square feet, 0.015 acres, more or less.



LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	S 00°18'35" W	20.00'
L2	S 89°52'19" E	64.25'
L3	S 00°18'35" W	10.00'
L4	N 89°52'19" W	64.25'
L5	N 00°18'35" E	10.00'

Parcel 200
Total Acreage
±642.50 Square Feet
±0.015 Acres



Digitally
signed by
Stacy L Brown
Date:
2021.05.07
15:16:00
-04'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS



10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194
 Licensed Business #7340
 email: sbrown@survtechsolutions.com
 http://www.survtechsolutions.com

	Description	Date	Drawing Path: S:\Winter Gardens WM Replacement\20200079_2SK-P200.dwg
Revisions	Added "±"	04/20/21	Work Assignment #: W2020247
			Sheet: 1 OF 1
			Section 24, Township 35 South, Range 17 East
			Drawing Date: 02/12/21

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 29th day of September, 2021, by **COMMUNITY LOAN SERVICING, LLC**, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC, whose mailing address is 4425 Ponce de Leon Boulevard, Coral Gables, Florida 33146, (hereinafter the **Mortgagee**), being the holder and assignee of a Mortgage dated August 11, 2000, made by **CONSTANCE T. DESROSIERS**, the unmarried surviving spouse of Lionel Desrosiers, deceased, whose mailing address is 504 64th Avenue East, Bradenton, Florida 34203, (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1645 Page 2387 and assigned in Official Records Book 2684, Page 6640 and Official Records Book 2688, Page 2537, all 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 Utilities 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.

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

Yvonne Acosta
First Witness Signature
Yvonne Acosta

First Witness Printed Name

Steven Reyes
Second Witness Signature
Steven Reyes
Second Witness Printed Name

STATE OF Florida
COUNTY OF Miami-Dade

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 29th day of September, 2021, by Jose Gonzalez, as Assistant Vice-President of Community Loan Servicing, LLC, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC, on behalf of said company, who

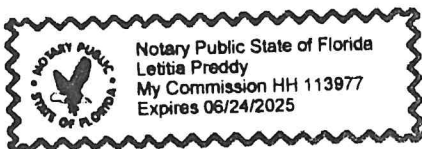
- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Letitia Preddy
Signature of Notary Public

My Commission Expires: 6-24-2025

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



MORTGAGEE:
COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company f/k/a Bayview Loan Servicing, LLC

By: *Jose Gonzalez*
Signature

As: Assistant Vice -President
Title

Jose Gonzalez
Printed Name

THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Winter Garden Dr Water Main Replacement
PROJECT NO: 6046070
PID NO: 6573400089

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **CONSTANCE T. DESROSIERS**, 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. I am 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 have full authority to sell or encumber the Property.
3. I have sole and exclusive possession of the Property.
4. Neither my 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.
5. No person or entity other than myself 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.
6. There are no disputes concerning the location of the boundary lines of the Property.
7. I have 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.

8. 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 I am 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 my possession, I shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

9. 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.

10. 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 me in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against me 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 I have 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.

12. 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.

13. 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 me during the past **NINETY (90)** days.

14. 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 recorded in Official Records Book 1645, Page 2387 and assigned in Official Records Book 2684, Page 6640 and assigned in Official Records Book 2688, Page 2537, all of the Public Records of Manatee County, Florida
- B. All matters shown on the plat recorded in Plat Book 5, Page 33, of the Public Records of Manatee County, Florida

- C. Easement recorded in Official Records Book 1645, Page 4609, of the Public Records of Manatee County, Florida
- D. Resolution recorded in Official Records Book 1354, Page 265, of the Public Records of Manatee County, Florida.

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

16. 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.

CONSTANCE T. DESROSIERS

Constance Desrosiers

Signature

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 7th day of May, 2021, by Constance T. Desrosiers, who

- is personally known to me or
- has produced FL Driver License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: 5/14/2024



THIS IS NOT A SURVEY.

Exhibit "A"

Description and Sketch

Winter Gardens

Utility Easement - Parcel 200

Manatee County, Florida

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- PB = Plat Book
- (P) = Plat Reference (PB. 5, Page 33)
- = PARCEL 200 (10' Utility Easement)

Notes:

1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper.
4. The basis of bearings is the North boundary of Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, which bears S89°52'19"E (Grid).

Description:

A strip of land being a portion of Lot 1 and Lot 2, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida, lying and being in Section 24, Township 35 South, Range 17 East, Manatee County, Florida, and being more particularly described as follows:

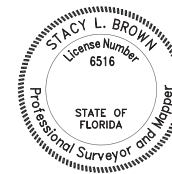
COMMENCE at the Northwest corner of Lot 1, Block 1, WINTER GARDENS THIRD UNIT, according to the plat thereof, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida; thence coincident with the West boundary of said Block 1, S 00°18'35" W a distance of 20.00 feet to a point coincident with a line being 20.00 feet South of and parallel with the North boundary of said Block 1, said point being the POINT OF BEGINNING; thence departing said West boundary, coincident with said 20.00 feet South parallel line, S 89°52'19" E a distance of 64.25 feet to a point coincident with a line being 6.00 feet East of and parallel with the West boundary of Lot 2, Block 1, of said WINTER GARDENS THIRD UNIT; thence departing said 20.00 feet South parallel line, coincident with said parallel line, S 00°18'35" W a distance of 10.00 feet to a line being 30.00 feet South of and parallel with the aforesaid North boundary of Block 1; thence coincident with said parallel line, N 89°52'19" W a distance of 64.25 feet to a point coincident with the West boundary of the aforesaid Block 1; thence departing said parallel line, coincident with said West boundary, N 00°18'35" E a distance of 10.00 feet to the POINT OF BEGINNING.

Containing an area of 642.50 square feet, 0.015 acres, more or less.

LINE INFORMATION:

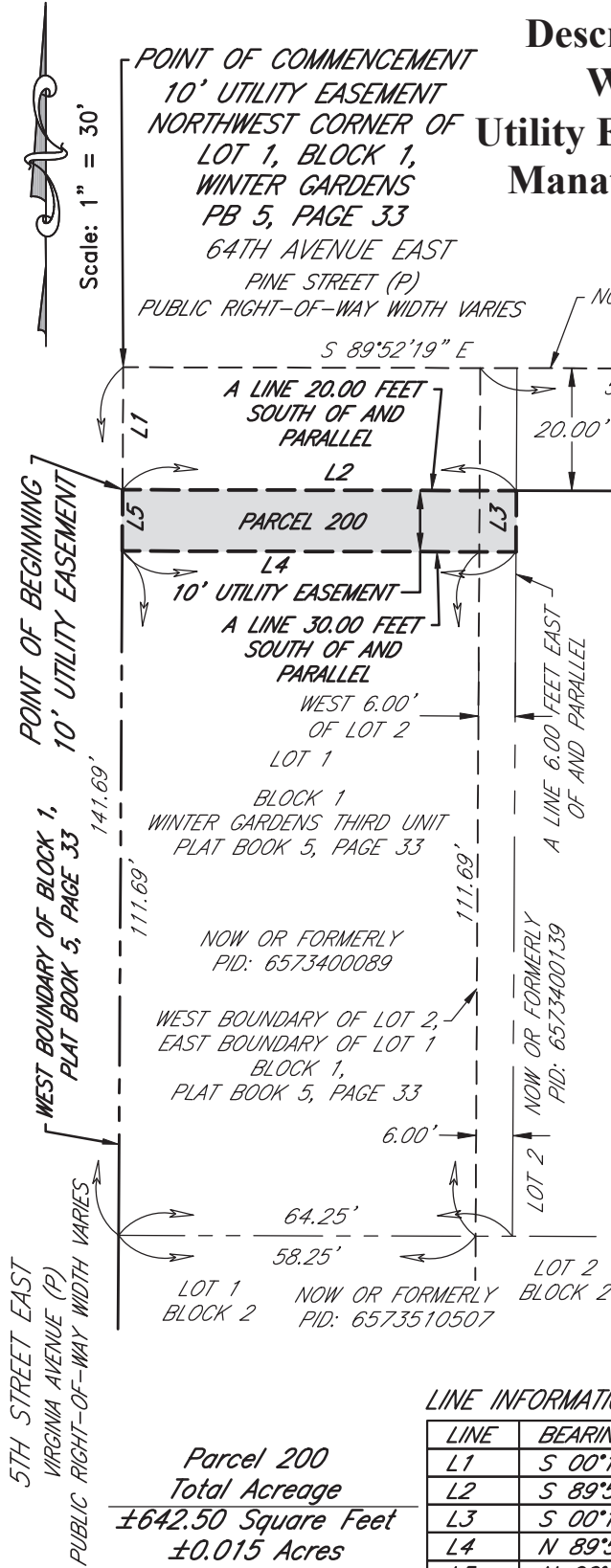
LINE	BEARING	DISTANCE
L1	S 00°18'35" W	20.00'
L2	S 89°52'19" E	64.25'
L3	S 00°18'35" W	10.00'
L4	N 89°52'19" W	64.25'
L5	N 00°18'35" E	10.00'

Parcel 200
Total Acreage
±642.50 Square Feet
±0.015 Acres



Digitally
signed by
Stacy L Brown
Date:
2021.05.07
15:16:00
-04'00'

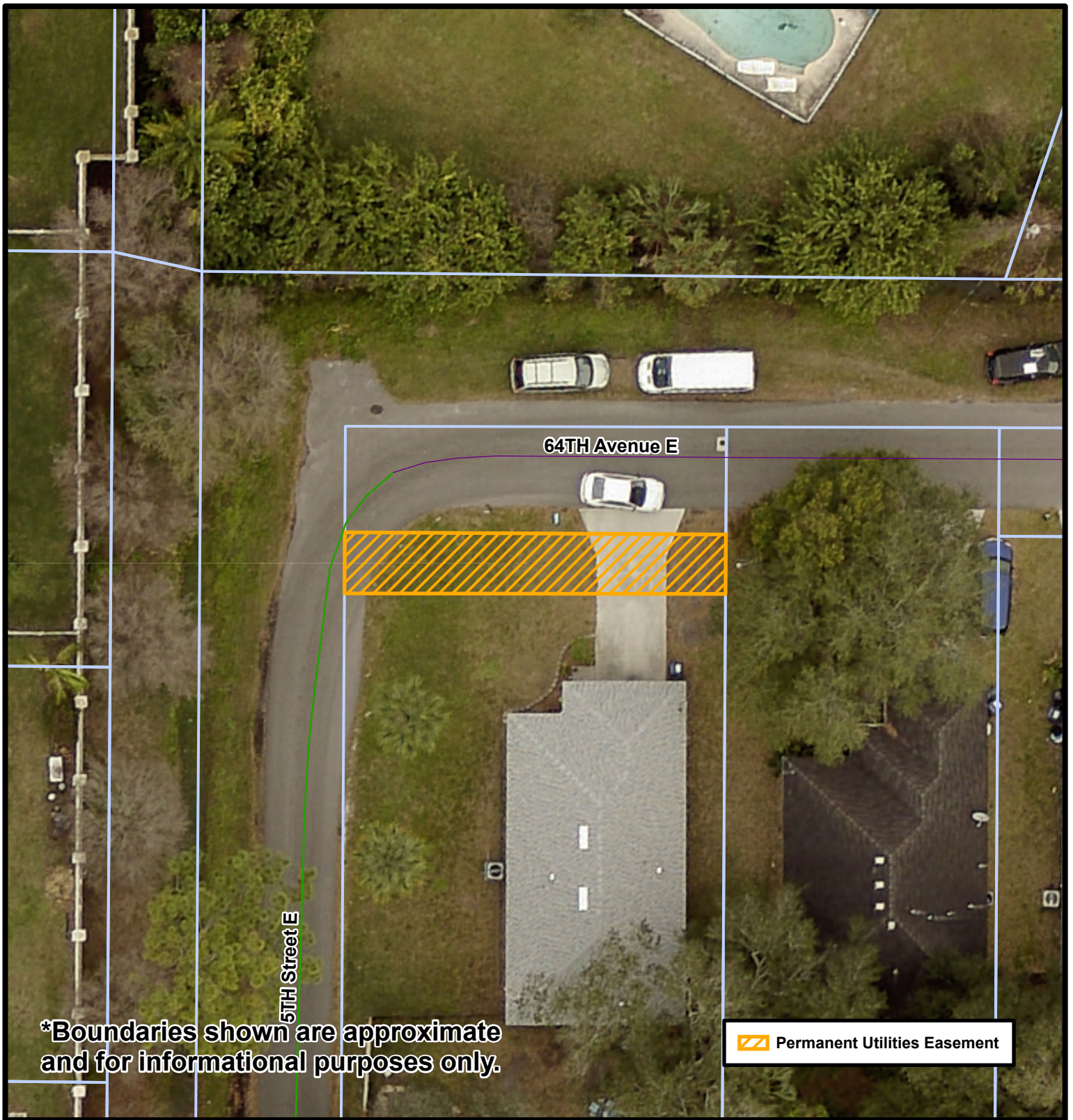
Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194
 Licensed Business #7340
 email: sbrown@survtechsolutions.com
 http://www.survtechsolutions.com

Revisions	Description	Date	Drawing Path: S:\Winter Gardens WM Replacement\20200079_2SK-P200.dwg
1	Added "±"	04/20/21	Work Assignment #: W2020247
			Sheet: 1 OF 1
			Section 24, Township 35 South, Range 17 East
			Drawing Date: 02/12/21

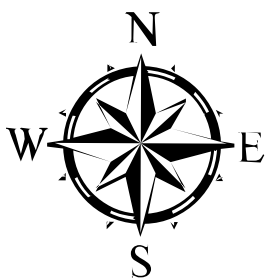


*Boundaries shown are approximate and for informational purposes only.

 Permanent Utilities Easement

PERMANENT UTILITIES EASEMENT

**CONSTANCE T DESROSIERS
504 64TH AVENUE EAST
BRADENTON, FL 34203
PID 6573400089**



DISTRICT 4 - MISTY SERVIA