



THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, 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: Aviary at Rutland Ranch Phase IIA & IIB
PID NO: 547101550

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONSERVATION EASEMENT FOR MITIGATION

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, **ROWE VENTURES, LLC**, a Florida limited liability company, whose mailing address is 35100 State Road 64 East, Myakka City, Florida 34251 (Grantor), certify ownership by said corporation of the property described as follows:

See legal description identified as Composite Exhibit "A" attached hereto.

On behalf of itself and its successors, heirs and assigns, grants and gives unto **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (Grantee), a Conservation Easement pursuant to Florida Statutes 704.06 over the above-described property of the Grantor.

Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee and upon the issuance of any applicable local, state, or federal permits and other appropriate authorizations:

- Construction or placing of buildings, roads, signs, billboards or other advertising structures, or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
- Removal, mowing, or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers except as part of an integrated pest management program for the control of invasive species.
- Excavation, dredging, or removal of loam, peat, gravel, soil, rock or other material substances in such manners as to affect the surface.

- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

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

GRANTOR:

ROWE VENTURES, LLC, a Florida limited liability company

[Signature]
First Witness Signature

By: [Signature]
John Falkner, Managing Member

Stephen J. Cerven
First Witness Printed Name

[Signature]
Second Witness Signature

Gina M Houston
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 17th day of November, 2021, by John Falkner, as Managing Member of Rowe Ventures, LLC, a Florida limited liability company, on behalf of the 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]

[Signature]
Signature of Notary Public

My Commission Expires: 1/29/2022

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


 PATRICIA JONES WILSON
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG180424
 Expires 1/29/2022

DESCRIPTION (MITIGATION AREA):

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N55°22'52"W, A DISTANCE OF 727.80 FEET TO THE POINT OF BEGINNING; THENCE N68°34'32"W, A DISTANCE OF 29.94 FEET; THENCE N50°33'28"W, A DISTANCE OF 53.03 FEET; THENCE N45°49'25"W, A DISTANCE OF 50.82 FEET; THENCE N39°50'26"W, A DISTANCE OF 61.78 FEET; THENCE N31°57'55"W, A DISTANCE OF 42.62 FEET; THENCE N41°31'08"W, A DISTANCE OF 40.08 FEET; THENCE N88°39'56"W, A DISTANCE OF 25.46 FEET; THENCE S87°57'37"W, A DISTANCE OF 26.78 FEET; THENCE N35°43'11"W, A DISTANCE OF 21.49 FEET; THENCE N65°00'42"W, A DISTANCE OF 29.53 FEET; THENCE N06°06'59"W, A DISTANCE OF 52.70 FEET; THENCE N15°13'15"E, A DISTANCE OF 37.20 FEET; THENCE N27°44'16"E, A DISTANCE OF 43.94 FEET; THENCE N38°16'03"E, A DISTANCE OF 34.19 FEET; THENCE N68°53'03"E, A DISTANCE OF 32.68 FEET; THENCE S70°36'21"E, A DISTANCE OF 41.96 FEET; THENCE S80°27'44"E, A DISTANCE OF 20.60 FEET; THENCE S63°37'37"E, A DISTANCE OF 36.69 FEET; THENCE N23°21'22"E, A DISTANCE OF 14.80 FEET; THENCE S53°16'49"E, A DISTANCE OF 30.59 FEET; THENCE S54°34'25"E, A DISTANCE OF 64.51 FEET; THENCE S22°32'57"E, A DISTANCE OF 46.08 FEET; THENCE S03°47'24"E, A DISTANCE OF 45.98 FEET; THENCE S03°26'51"E, A DISTANCE OF 51.12 FEET; THENCE S08°04'53"E, A DISTANCE OF 56.77 FEET; THENCE S20°43'47"E, A DISTANCE OF 49.71 FEET; THENCE S09°49'57"E, A DISTANCE OF 50.62 FEET; THENCE S49°04'55"W, A DISTANCE OF 32.40 FEET TO THE POINT OF BEGINNING.


CONTAINING 1.52 ACRES, MORE OR LESS.

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
OF A
MITIGATION AREA
LOCATED IN
SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2021.07.20

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

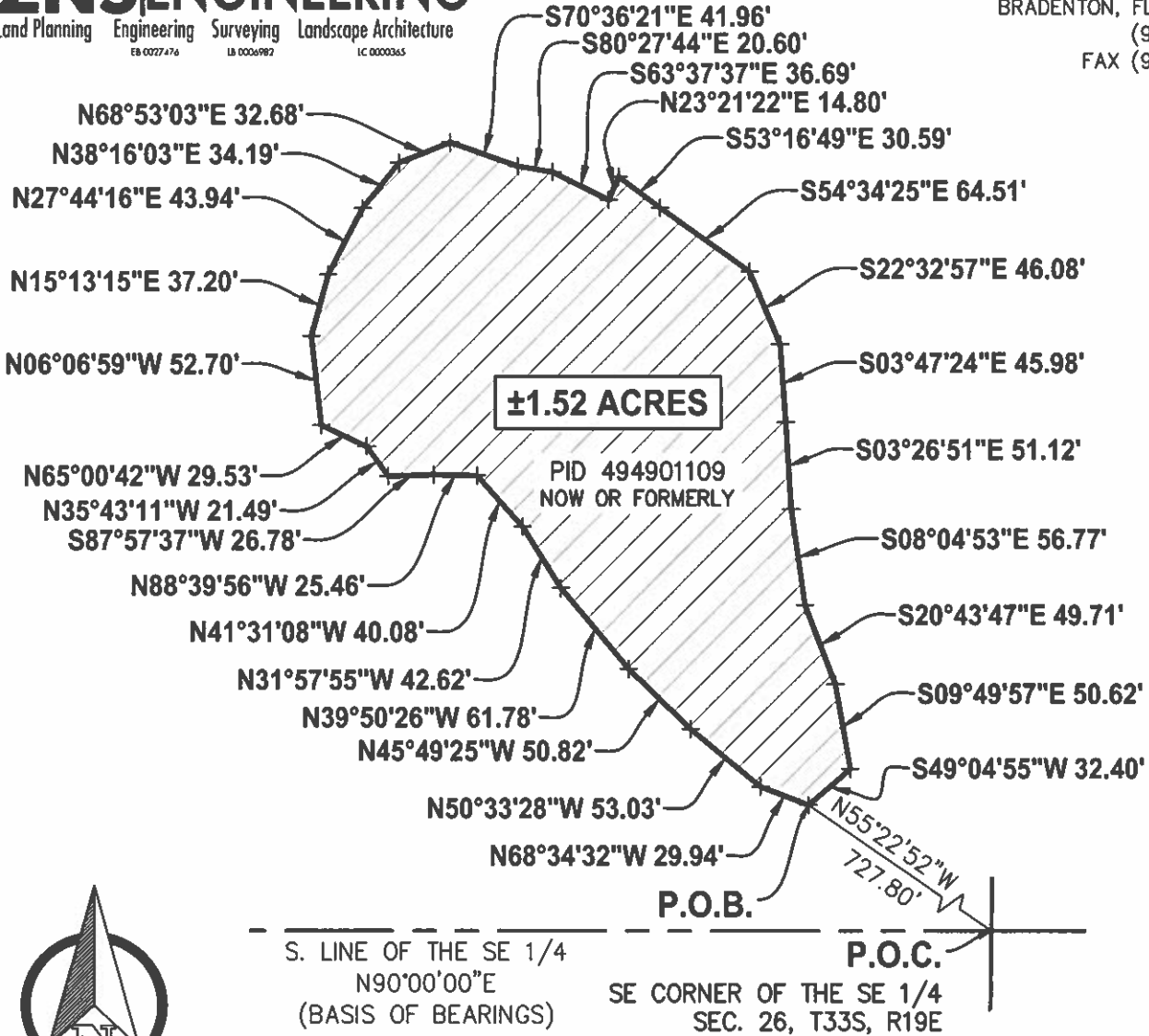
BY: 
TIMOTHY L. NAJJAR, P.S.M.
FLORIDA CERTIFICATE No. PSM 5380
DATE OF CERTIFICATION 07-20-2021

MITIGATION AREA
PARCEL ID NO. 494901109
NOW OR FORMERLY

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
 EB 0027476 LB 0004982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 BRADENTON, FLORIDA 34208
 (941) 748-8080
 FAX (941) 748-3747



SCALE 1"=100'

S. LINE OF THE SE 1/4
 N90°00'00"E
 (BASIS OF BEARINGS)

SE CORNER OF THE SE 1/4
 SEC. 26, T33S, R19E

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH


OF A

MITIGATION AREA

LOCATED IN

**SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PID - PARCEL IDENTIFICATION
- ± - MORE OR LESS
-  - SITE (±1.52 ACRES)

DATED: 2021.07.21

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NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE SOUTH SECTION LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A BEARING OF N90°00'00"E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET).

**MITIGATION AREA
 PARCEL ID NO. 494901109
 NOW OR FORMERLY**

SHEET 2 OF 2

DESCRIPTION (MITIGATION AREA):

A PARCEL OF LAND BEING A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 2.07 ACRES, MORE OR LESS.


NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
OF A
MITIGATION AREA

LOCATED IN
SECTIONS 26 & 35, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2021.07.20

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BY: 
TIMOTHY L. NAJJAR, P.S.M.
FLORIDA CERTIFICATE No. PSM 6380
DATE OF CERTIFICATION 07-20-2021

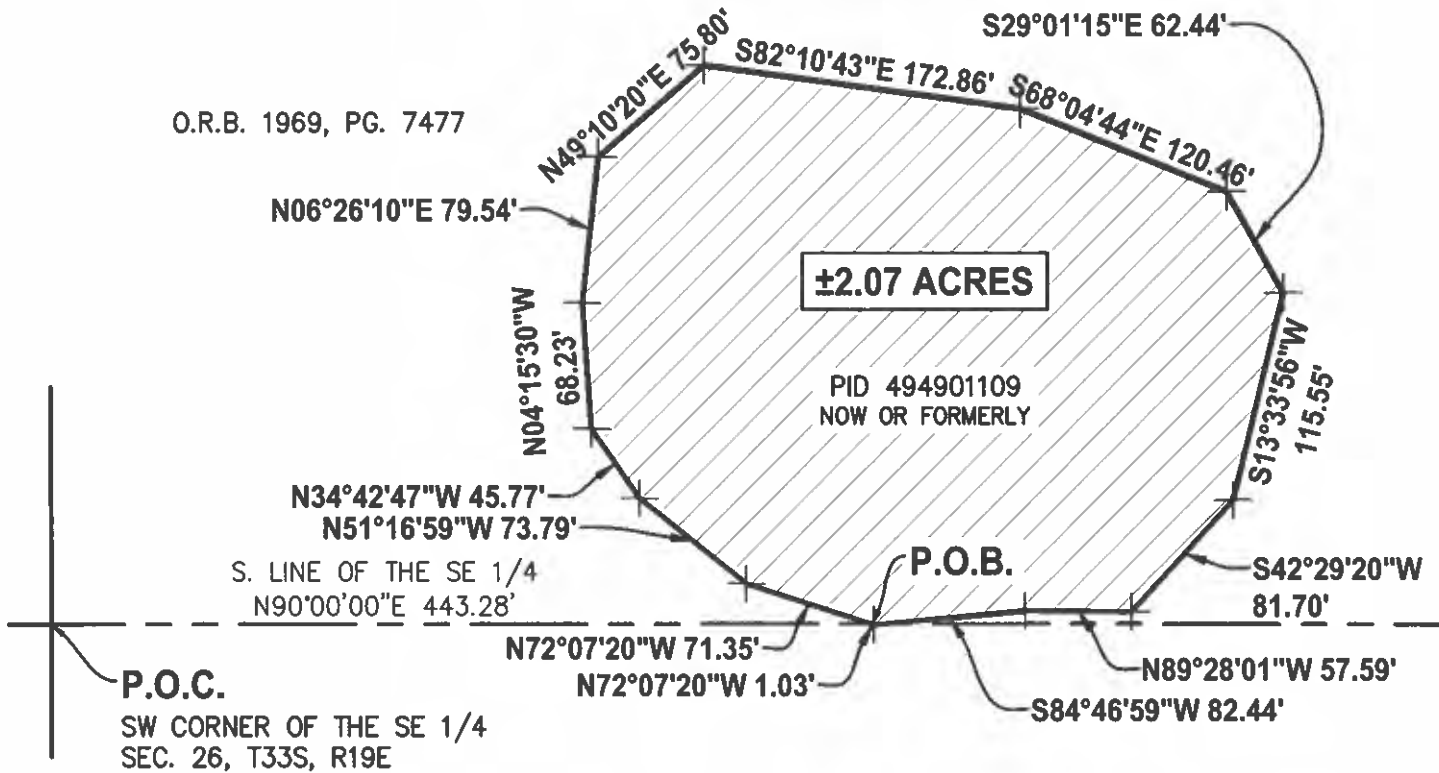
MITIGATION AREA
PARCEL ID NO. 494901109
NOW OR FORMERLY

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
 FB 0027476 EB 0006987 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 BRADENTON, FLORIDA 34208
 (941) 748-8080
 FAX (941) 748-3747

O.R.B. 1969, PG. 7477



SCALE 1"=100'

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH

OF A
MITIGATION AREA

LOCATED IN
**SECTIONS 26 & 35, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PID - PARCEL IDENTIFICATION
- ± - MORE OR LESS
- SITE (±2.07 ACRES)

DATED: 2021.07.21

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**MITIGATION AREA
 PARCEL ID NO. 494901109
 NOW OR FORMERLY**

SHEET 2 OF 2

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, 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: Aviary at Rutland Ranch Phase IIA & IIB
PID NO: 494901109

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **JOHN FALKNER**, 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. Rowe Ventures, 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 **Composite 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 Managing Member 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.

ACCEPTED IN OPEN SESSION 12/14/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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.

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

17. 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.

JOHN FALKNER

John Falkner
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 17th day of November, 2021, by John Falkner, who

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

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

Patricia Jones Wilson
Signature of Notary Public

My Commission Expires: 1/29/2022

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



PATRICIA JONES WILSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG180424
Expires 1/29/2022

DESCRIPTION (MITIGATION AREA):

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE N55°22'52"W, A DISTANCE OF 727.80 FEET TO THE POINT OF BEGINNING; THENCE N68°34'32"W, A DISTANCE OF 29.94 FEET; THENCE N50°33'28"W, A DISTANCE OF 53.03 FEET; THENCE N45°49'25"W, A DISTANCE OF 50.82 FEET; THENCE N39°50'26"W, A DISTANCE OF 61.78 FEET; THENCE N31°57'55"W, A DISTANCE OF 42.62 FEET; THENCE N41°31'08"W, A DISTANCE OF 40.08 FEET; THENCE N88°39'56"W, A DISTANCE OF 25.46 FEET; THENCE S87°57'37"W, A DISTANCE OF 26.78 FEET; THENCE N35°43'11"W, A DISTANCE OF 21.49 FEET; THENCE N65°00'42"W, A DISTANCE OF 29.53 FEET; THENCE N06°06'59"W, A DISTANCE OF 52.70 FEET; THENCE N15°13'15"E, A DISTANCE OF 37.20 FEET; THENCE N27°44'16"E, A DISTANCE OF 43.94 FEET; THENCE N38°16'03"E, A DISTANCE OF 34.19 FEET; THENCE N68°53'03"E, A DISTANCE OF 32.68 FEET; THENCE S70°36'21"E, A DISTANCE OF 41.96 FEET; THENCE S80°27'44"E, A DISTANCE OF 20.60 FEET; THENCE S63°37'37"E, A DISTANCE OF 36.69 FEET; THENCE N23°21'22"E, A DISTANCE OF 14.80 FEET; THENCE S53°16'49"E, A DISTANCE OF 30.59 FEET; THENCE S54°34'25"E, A DISTANCE OF 64.51 FEET; THENCE S22°32'57"E, A DISTANCE OF 46.08 FEET; THENCE S03°47'24"E, A DISTANCE OF 45.98 FEET; THENCE S03°26'51"E, A DISTANCE OF 51.12 FEET; THENCE S08°04'53"E, A DISTANCE OF 56.77 FEET; THENCE S20°43'47"E, A DISTANCE OF 49.71 FEET; THENCE S09°49'57"E, A DISTANCE OF 50.62 FEET; THENCE S49°04'55"W, A DISTANCE OF 32.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.52 ACRES, MORE OR LESS.

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
 OF A
MITIGATION AREA
 LOCATED IN
SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2021.07.20

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**Brandon R
 Lauster**

Digitally signed by
 Brandon R Lauster
 Date: 2021.09.21
 08:12:36 -04'00'

BY: **BRANDON LAUSTER, P.S.M.**
 FLORIDA CERTIFICATE No. PLS 7219
 DATE OF CERTIFICATION 07-20-2021

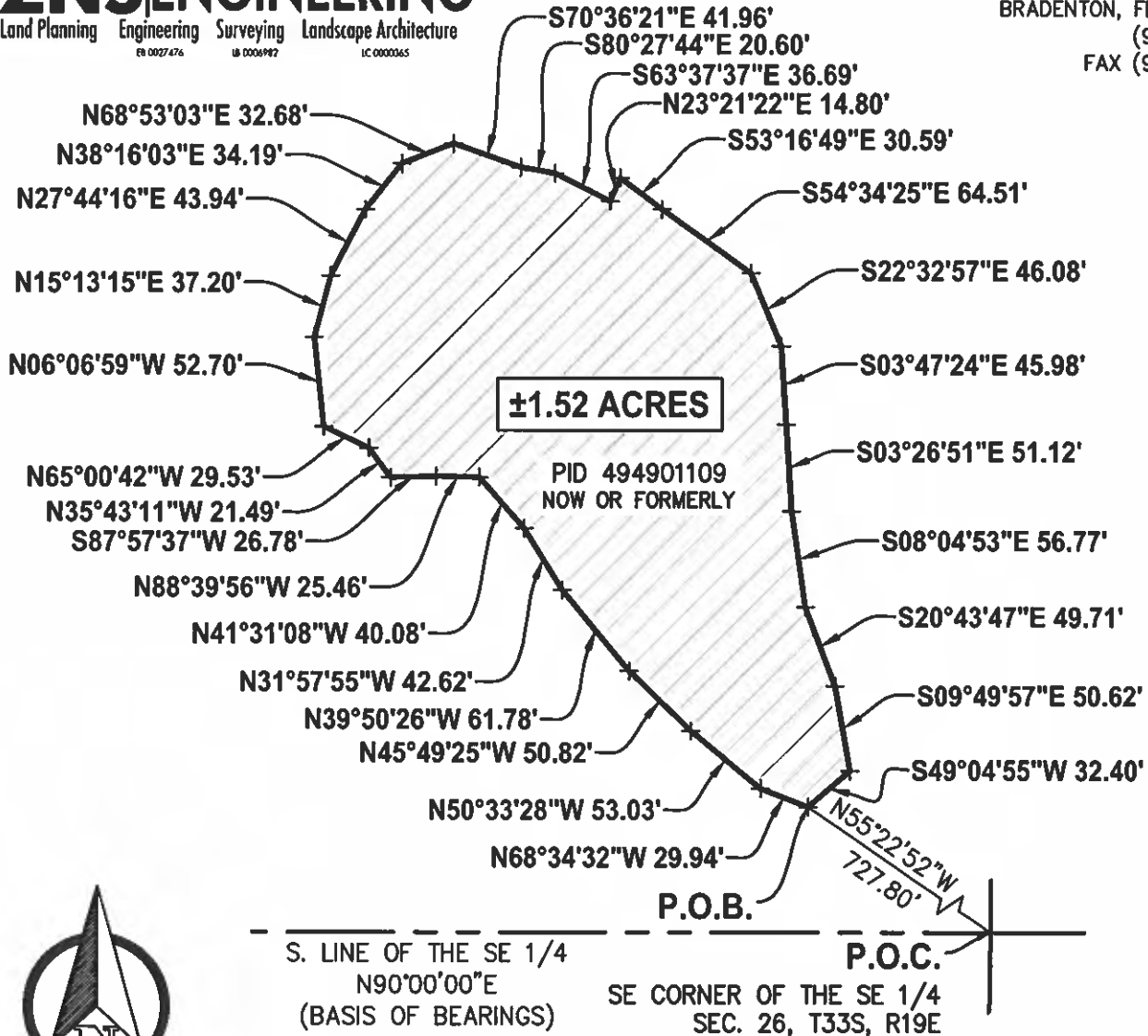
SHEET 1 OF 2

**MITIGATION AREA
 PARCEL ID NO. 494901109
 NOW OR FORMERLY**

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
 ER 0027476 IS 0006192 IC 0000065

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 BRADENTON, FLORIDA 34208
 (941) 748-8080
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SCALE 1"=100'

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH

OF A
MITIGATION AREA
 LOCATED IN
SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

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DATED: 2021.07.21

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MITIGATION AREA
PARCEL ID NO. 494901109
NOW OR FORMERLY

SHEET 2 OF 2

DESCRIPTION (MITIGATION AREA):

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Brandon R Lauster Digitally signed by
Brandon R Lauster
Date: 2021.09.21
08:12:03 -04'00'

BY: **BRANDON LAUSTER, P.S.M.**
FLORIDA CERTIFICATE No. PLS 7219
DATE OF CERTIFICATION 07-20-2021

SHEET 1 OF 2

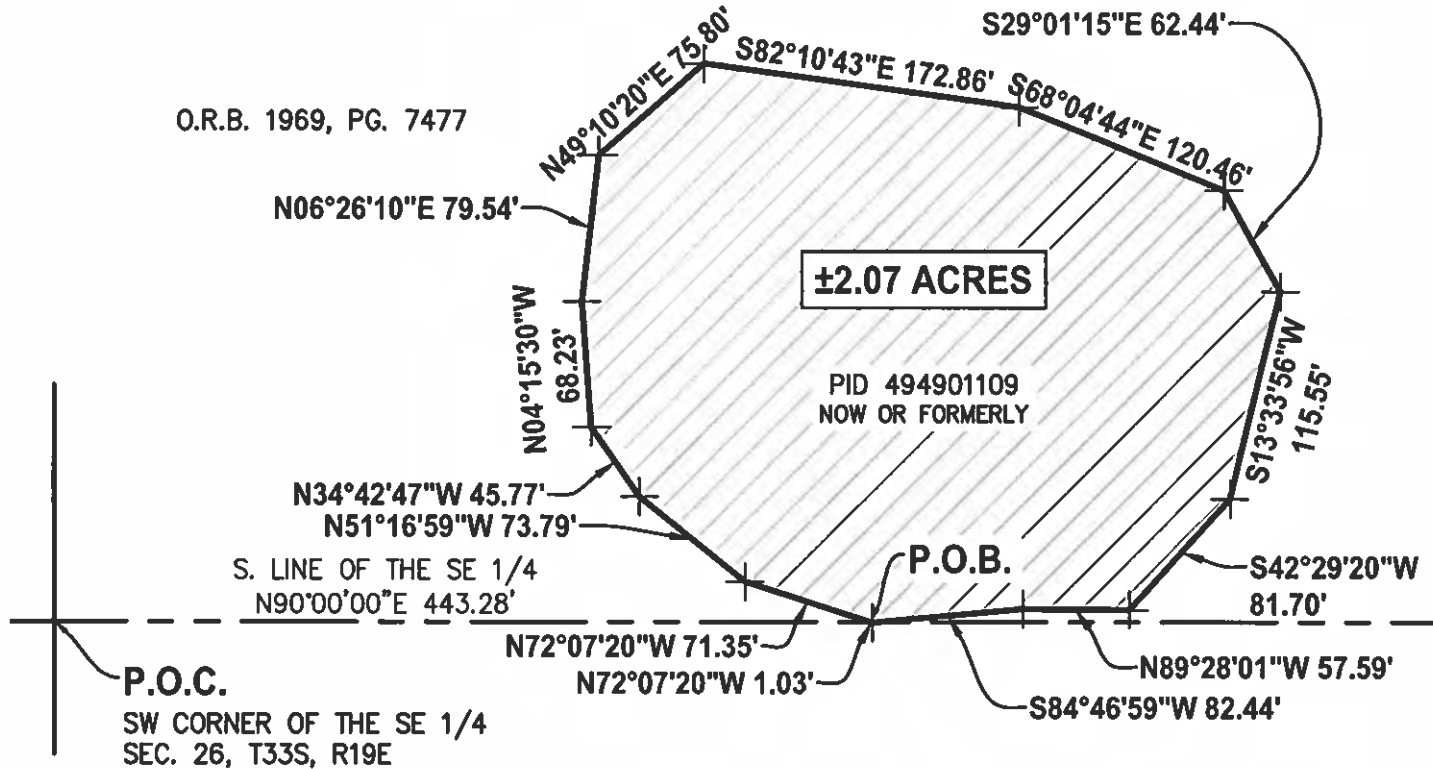
MITIGATION AREA
PARCEL ID NO. 494901109
NOW OR FORMERLY

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
 EB 0027426 IB 0006782 IC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 BRADENTON, FLORIDA 34208
 (941) 748-8080
 FAX (941) 748-3747

O.R.B. 1969, PG. 7477



NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH

SCALE 1"=100'

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PID - PARCEL IDENTIFICATION
- ± - MORE OR LESS
- SITE (±2.07 ACRES)

OF A
MITIGATION AREA
 LOCATED IN
SECTIONS 26 & 35, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2021.07.21

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NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE SOUTH SECTION LINE OF SECTION 26, TOWNSHIP 33 SOUTH, RANGE 19 EAST HAVING A BEARING OF N90°00'00"E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET).

MITIGATION AREA
PARCEL ID NO. 494901109
NOW OR FORMERLY

SHEET 2 OF 2

Angelina "Angel" Colonnese
 Clerk of the Circuit Court of Manatee County Florida
 1115 Manatee Avenue West, Bradenton, Florida 34205
 P.O. Box 25400, Bradenton, Florida 34206
 Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: FGERNS
 Cashiered By: PSCOTT

Receipt#: 900444371 **Payee Name:** ZNS ENGINEERING L C
Receipt Date: 12/15/2021

Instrument(s): 202141166314-EASEMENT, 202141166315-AFFIDAVIT

Receipt Total:	\$122.00
Amount Tendered:	\$122.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$122.00

Check	\$122.00	CHECK #	50933
Amount Paid	\$122.00		

This service fee is charged by MyFloridaCounty.com. Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For information on refunds or for general inquiries, please call customer support at (877) 326 8689.

Instrument: 202141166314 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
		Instrument Total:	\$61.00
Instrument: 202141166315 AFFIDAVIT			
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
		Instrument Total:	\$61.00

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.



Board of County Commissioners December 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE AND RECORDING OF CONSERVATION EASEMENT FOR MITIGATION FROM ROWE VENTURES, LLC FOR PROPERTY LOCATED AT 16410 CR 675, PARRISH, FL 34219 - DISTRICT 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Valerie Kennedy, Real Property Coordinator, Property Acquisition Division, Property Management Department, Extension 3403

Action Requested

- Accept and Record Conservation Easement from Rowe Ventures, LLC.
- Record Affidavit from Rowe Ventures, LLC.

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government
- Manatee County Comprehensive Plan Goal

Background Discussion

- Aviary at Rutland Ranch is a new residential subdivision located at 16410 CR 675, Parrish, FL 34219, in District 1.
- Rowe Ventures, LLC, a Florida limited liability company, is the owner of said property.
- Rowe Ventures, LLC is required to convey Conservation Easement areas to Manatee County in accordance with their Final Site Plan requirements for a residential development. The Conservation Easement is for Mitigation Purposes.
- The Conservation Easement areas encompass approximately 3.59 acres and are located at the southeast and southwestern portions of the parcel.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please return original documents to Valerie Kennedy via interoffice mail at 1112 Manatee Avenue West, Suite 800.

Distributed 12/17/21, RT

Please email a copy of the approved agenda item to the following:

- Valerie Kennedy at Valerie.kennedy@mymanatee.org
- Shaara Johnson at shaaraj@znseng.com

Cost and Funds Source Account Number and Name

\$122 recording fee to be paid by Grantor.

Amount and Frequency of Recurring Costs

N/A

 Conservation Easement

*Boundaries shown are approximate and for informational purposes only.



CONSERVATION EASEMENTS

ROWE VENTURES, LLC.
16410 CR 675
PARRISH, FL 34219
PID 494901109

DISTRICT 1- JAMES SATCHER

