

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Coordinator
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: True Storage-Cortez Road
PID NO: 4928010109

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 13 day of October, 2021, between **TRUE STORAGE BRADENTON, LLC**, a Florida limited liability company, a 95% tenant-in-common interest, **BOURNE ACQUISITION, LLC**, a Massachusetts limited liability company, a 2.5% tenant-in-common interest and to **2527, LLC**, a New Hampshire limited liability company, a 2.5% tenant-in-common interest, whose mailing address is 670 North Commercial Street, Suite 303, Manchester, New Hampshire 03101, 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 as **Composite 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 12/14/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

GRANTOR:

TRUE STORAGE BRADENTON, LLC, a Florida limited liability company

By: 
Christopher J. Lewis, Sole Manager


First Witness Signature

Marc A. Pinaud
First Witness Printed Name


Second Witness Signature

Stephanie HAZEN
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

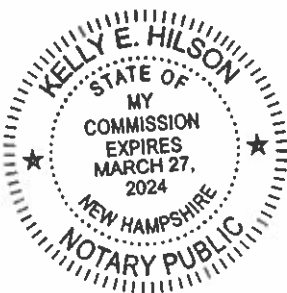
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 13 day of October, 2021, by Christopher J. Lewis, as Sole Manager of True Storage Bradenton, LLC, a Florida limited liability company, on behalf of the company, who
 is personally known to me or
 has produced _____ as

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


Signature of Notary Public

My Commission Expires: 3/27/2024

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



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

GRANTOR:
BOURNE ACQUISITION, LLC a
Massachusetts limited liability company

[Signature]
First Witness Signature

By: [Signature]
Christopher J. Lewis, Sole Manager

Marc A. Pineda
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 13 day of October 2021, by Christopher J. Lewis, as Sole Manager of
Bourne Acquisition, LLC a Massachusetts 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
(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: 3/27/2024



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

GRANTOR:

2527, LLC, a New Hampshire limited liability company

By: [Signature]
Kevin J. McLaughlin, Sole Manager

[Signature]
First Witness Signature

more A. Pinard
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

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

physical presence or

online notarization

this 13 day of October, 2021, by Kevin J. McLaughlin, as Sole Manager of 2527 LLC, a New Hampshire limited liability company, on behalf of the company, who

is personally known to me or

has produced _____ as

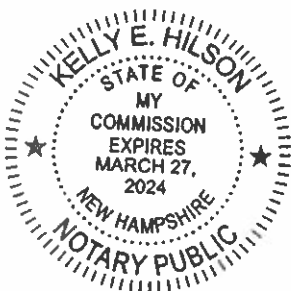
identification.

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

Kelly E. Hilson
Signature of Notary Public

My Commission Expires: 3/27/2024

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



COMPOSITE

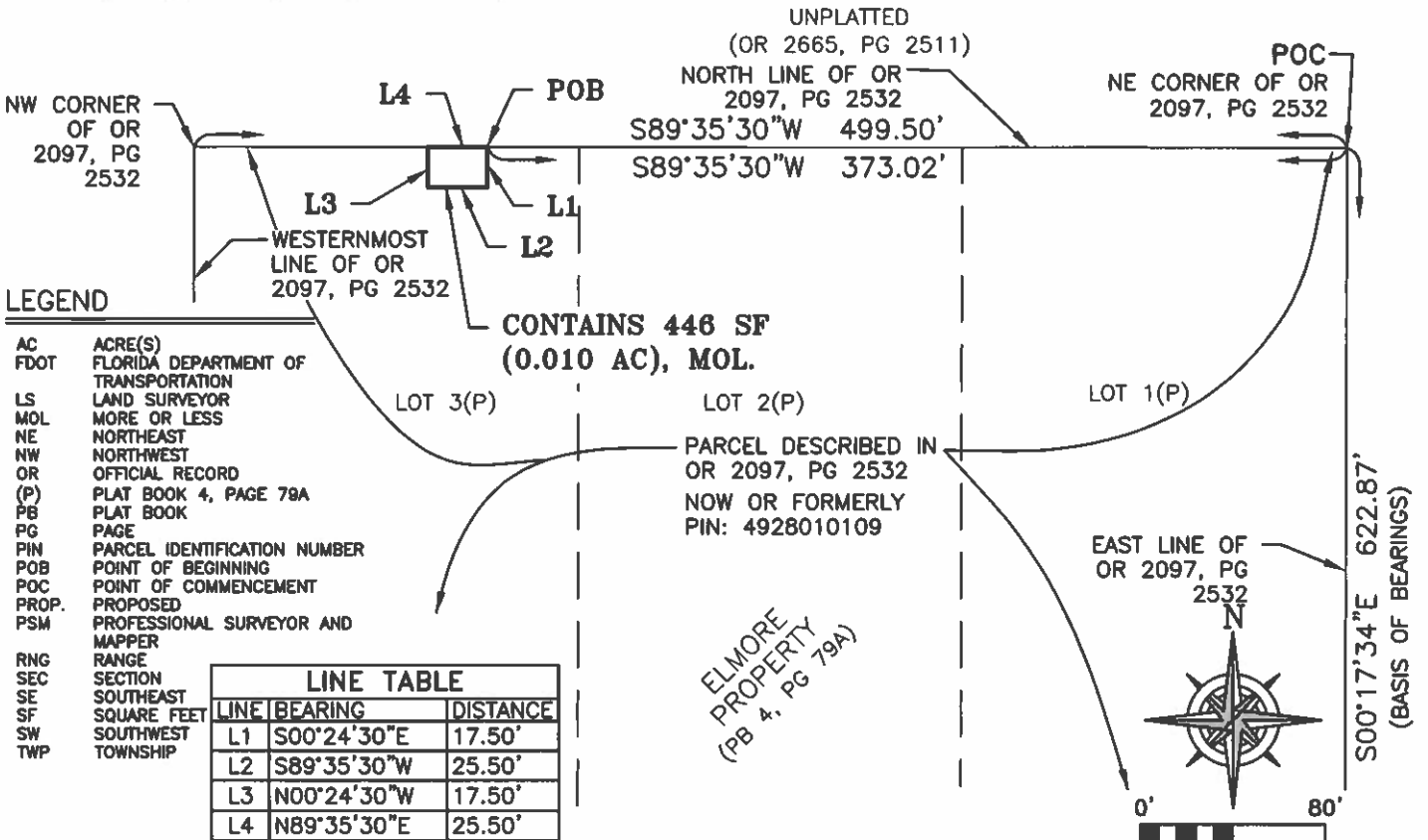
THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGEND

- AC ACRE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- LS LAND SURVEYOR
- MOL MORE OR LESS
- NE NORTHEAST
- NW NORTHWEST
- OR OFFICIAL RECORD
- (P) PLAT BOOK 4, PAGE 79A
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RNG RANGE
- SEC SECTION
- SE SOUTHEAST
- SF SQUARE FEET
- SW SOUTHWEST
- TWP TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°24'30"E	17.50'
L2	S89°35'30"W	25.50'
L3	N00°24'30"W	17.50'
L4	N89°35'30"E	25.50'

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°35'30"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 373.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S00°24'30"E, A DISTANCE OF 17.50 FEET; THENCE S89°35'30"W, A DISTANCE OF 25.50 FEET; THENCE N00°24'30"W, A DISTANCE OF 17.50 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE N89°35'30"E ALONG SAID NORTH LINE, A DISTANCE OF 25.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 446 SQUARE FEET (0.010 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

<p>DEUEL & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	<p>565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107</p>	<p>THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

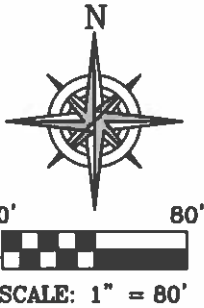
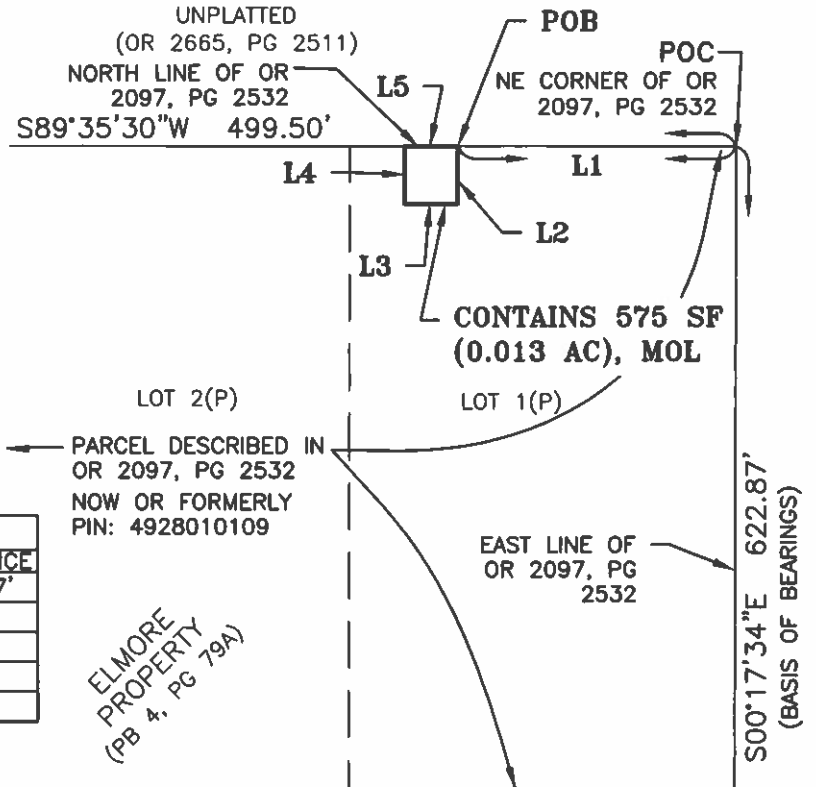
SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP



LINE	BEARING	DISTANCE
L1	S89°35'30"W	119.87'
L2	S00°24'30"E	25.00'
L3	S89°35'30"W	23.00'
L4	N00°24'30"W	25.00'
L5	N89°35'30"E	23.00'

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 575 SQUARE FEET (0.013 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS AND LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	1 OF 1

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°35'30"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 485.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S00°17'34"E, A DISTANCE OF 327.24 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH LINE N00°17'34"W, A DISTANCE OF 327.25 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE N89°35'30"E ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,272 SQUARE FEET (0.075 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PHONE 727.822.4151
 WWW.DEUELENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
 UTILITY EASEMENT
 512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 2

COMPOSITE

THIS IS NOT A SURVEY.

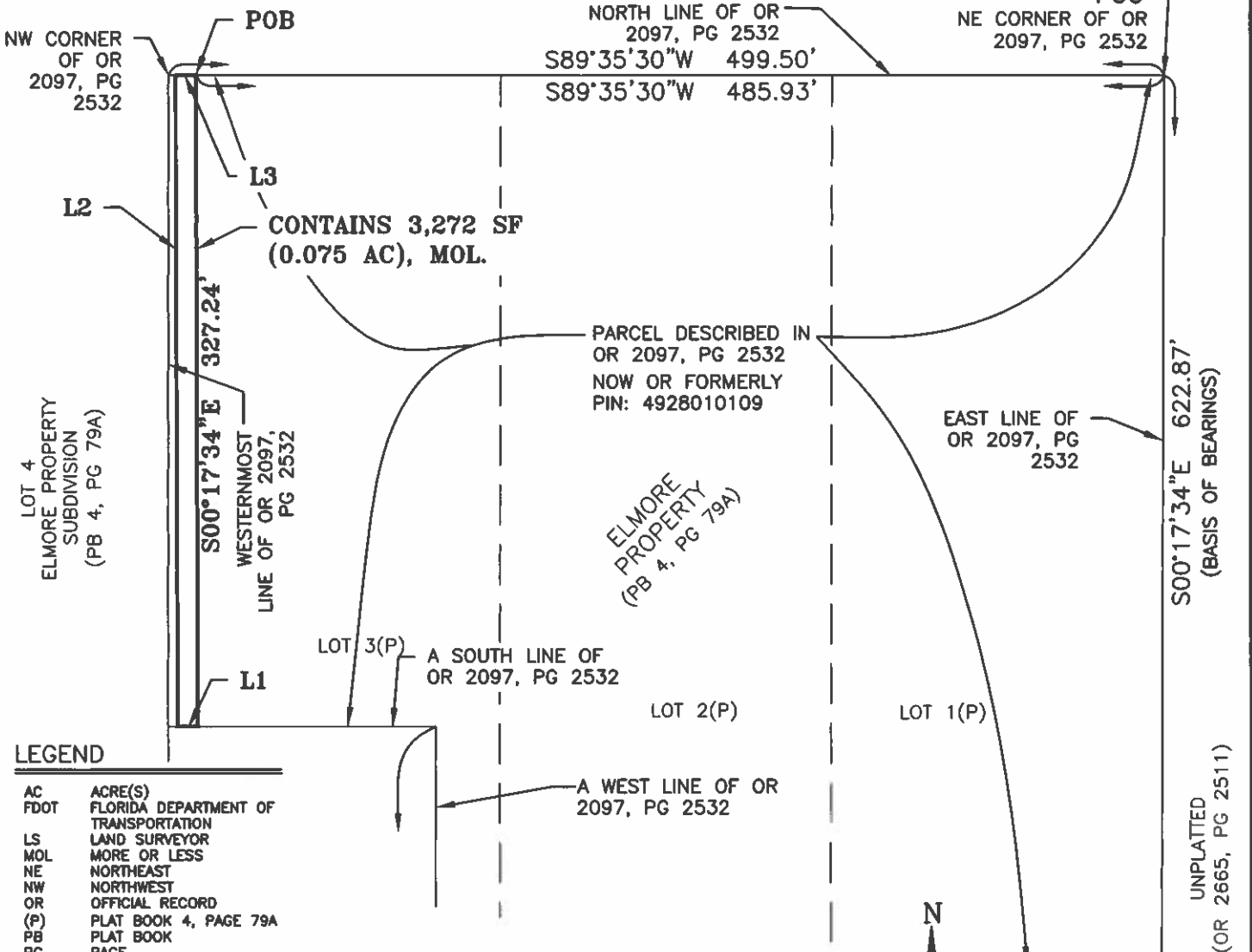
EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

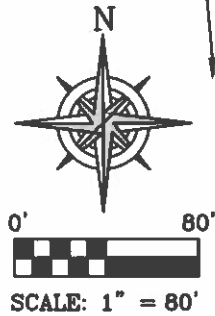
UNPLATTED
(OR 2665, PG 2511)



LEGEND

- AC ACRE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- LS LAND SURVEYOR
- MOL MORE OR LESS
- NE NORTHEAST
- NW NORTHWEST
- OR OFFICIAL RECORD
- (P) PLAT BOOK 4, PAGE 79A
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RNG RANGE
- SEC SECTION
- SE SOUTHEAST
- SF SQUARE FEET
- SW SOUTHWEST
- TWP TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	10.00
L2	N00°17'34"W	327.25'
L3	N89°35'30"E	10.00'



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST
MANATEE COUNTY FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	2 OF 2

COMPOSITE

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EXHIBIT "A" UNPLATTED SEC. 2, TWP. 35S., RNG. 17 E. MANATEE COUNTY, FLORIDA

LEGEND

- AC ACRE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- LS LAND SURVEYOR
- MOL MORE OR LESS
- NE NORTHEAST
- NW NORTHWEST
- OR OFFICIAL RECORD
- (P) PLAT BOOK 4, PAGE 79A
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RNG RANGE
- SEC SECTION
- SE SOUTHEAST
- SF SQUARE FEET
- SW SOUTHWEST
- TWP TOWNSHIP



SCALE: 1" = 80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°17'34"E	10.00'
L2	S89°42'26"W	13.00'
L3	N00°17'34"W	10.00'
L4	N89°42'26"E	13.00'

DESCRIPTION:

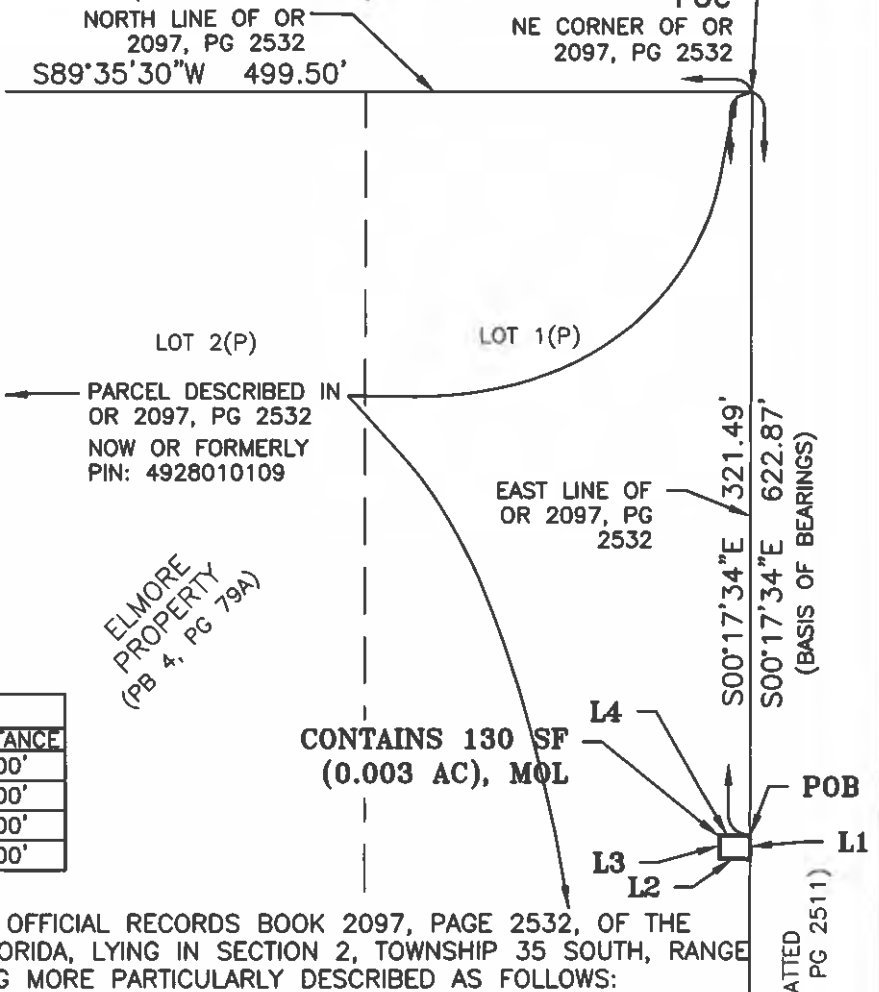
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CONTAINING 130 SQUARE FEET (0.003 ACRES), MORE OR LESS.

NOTES:

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WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	1 OF 1

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Coordinator
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: True Storage-Cortez Road
PID NO: 4928010109

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT INGRESS/EGRESS AND ACCESS EASEMENT

THIS INDENTURE made this 13th day of October, 2021, between **TRUE STORAGE BRADENTON, LLC**, a Florida limited liability company, a 95% tenant-in-common interest, **BOURNE ACQUISITION, LLC**, a Massachusetts limited liability company, a 2.5% tenant-in-common interest and to **2527, LLC**, a New Hampshire limited liability company, a 2.5% tenant-in-common interest, as owner of the following described property, whose mailing address is 670 North Commercial Street, Suite 303, Manchester, New Hampshire 03101, 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 and egress and access** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Composite 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 _____ 12/14/21 _____
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

GRANTOR:
TRUE STORAGE BRADENTON, LLC, a Florida limited liability company

[Signature]
First Witness Signature

By: [Signature]
Christopher J. Lewis, Sole Manager

Marc A. Pineda
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 13 day of October, 2021, by Christopher J. Lewis, as Sole Manager of True Storage Bradenton, 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: 3/27/2024

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



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

GRANTOR:

BOURNE ACQUISITION, LLC a
Massachusetts limited liability company

[Signature]

By: [Signature]

First Witness Signature

Christopher J. Lewis, Sole Manager

Marc A. Pinard

First Witness Printed Name

[Signature]

Second Witness Signature

Stephanie Hazen

Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

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

physical presence or

online notarization

this 13 day of October 2021, by Christopher J. Lewis, as Sole Manager of Bourne Acquisition, LLC a Massachusetts 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]

Kelly E. Hilson

My Commission Expires: 3/27/2024

Signature of Notary Public

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



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

GRANTOR:

2527, LLC, a New Hampshire limited liability company

[Signature]
First Witness Signature

By: [Signature]
Kevin J. McLaughlin, Sole Manager

Maic A. Pinard
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

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

- physical presence or
- online notarization

this 13 day of October, 2021, by Kevin J. McLaughlin, as Sole Manager of 2527 LLC, a New Hampshire 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: 3/27/2024

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



COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°57'27"E, A DISTANCE OF 79.63 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET, HAVING A RADIUS OF 20.00', THROUGH A CENTRAL ANGLE OF 43°25'36", THE CHORD FOR WHICH BEARS N21°25'41"W, A CHORD DISTANCE OF 14.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.19 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 43°24'53", THE CHORD FOR WHICH BEARS N21°26'02"W, A CHORD DISTANCE OF 17.75 FEET; THENCE N00°16'25"E, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.09 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 31°15'31", THE CHORD FOR WHICH BEARS N15°54'10"E, A CHORD DISTANCE OF 12.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.25 FEET, HAVING A RADIUS OF 30.00', THROUGH A CENTRAL ANGLE OF 31°01'51", THE CHORD FOR WHICH BEARS N16°01'00"E, A CHORD DISTANCE OF 16.05 FEET; THENCE N00°29'26"E, A DISTANCE OF 159.33 FEET; THENCE N89°57'11"W, A DISTANCE OF 118.68 FEET TO THE SOUTHEAST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE N00°02'35"W ALONG THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED EASEMENT/ACCESS, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE DEPARTING THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS S89°57'11"E ALONG SAID NORTH LINE, A DISTANCE OF 146.39 FEET; THENCE DEPARTING SAID NORTH LINE, S00°17'08"W, A DISTANCE OF 97.54 FEET; THENCE N89°44'38"W, A DISTANCE OF 5.62 FEET; THENCE S02°17'29"W, A DISTANCE OF 7.32 FEET; THENCE S89°44'38"E, A DISTANCE OF 5.87 FEET; THENCE S00°18'57"W, A DISTANCE OF 92.48 FEET; THENCE N89°43'35"W, A DISTANCE OF 12.00 FEET; THENCE S00°16'25"W, A DISTANCE OF 20.00 FEET; THENCE S89°43'35"E, A DISTANCE OF 12.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 353.43 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 18,711 SQUARE FEET (0.430 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

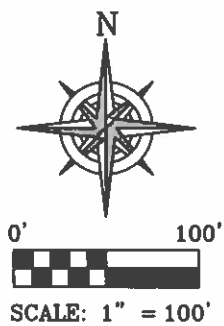
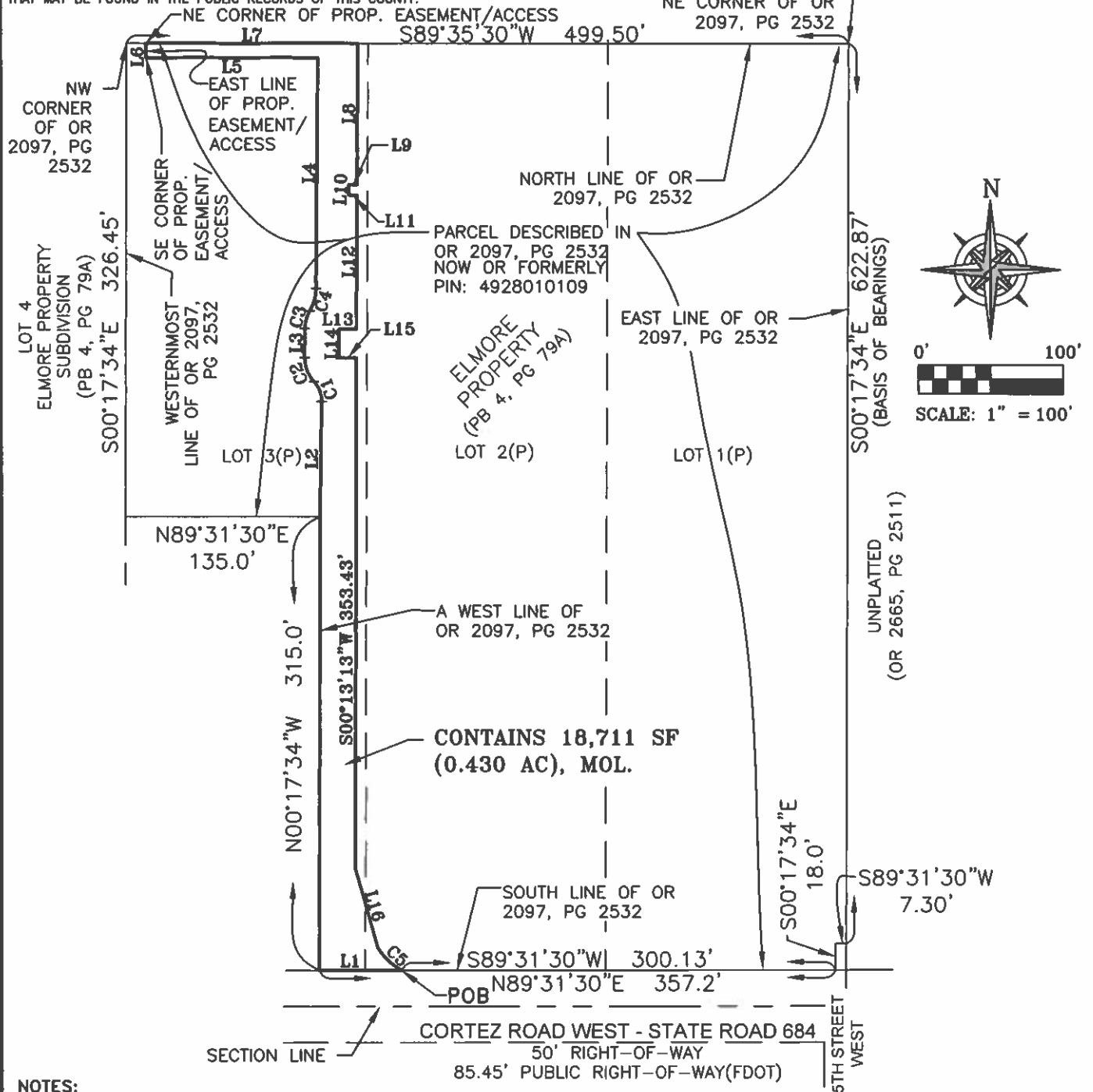
COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2, TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING N00°17'34"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

<p>DEUEL & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	<p>565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107</p>	<p>THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>							
	<p>SKETCH OF DESCRIPTION ACCESS EASEMENT 512 CORTEZ ROAD WEST</p>	<table border="1"> <tr> <td>WORK ORDER</td> <td>2020-51</td> </tr> <tr> <td>DATE:</td> <td>3/09/2021</td> </tr> <tr> <td>DRAWN:</td> <td>TBM</td> </tr> <tr> <td>SCALE:</td> <td>1"=100'</td> </tr> </table>	WORK ORDER	2020-51	DATE:	3/09/2021	DRAWN:	TBM	SCALE:
WORK ORDER	2020-51								
DATE:	3/09/2021								
DRAWN:	TBM								
SCALE:	1"=100'								
<p><i>Dana A. Wylie</i> 7/1/2021 DANA A. WYLIE, PSM, LS 5874</p>	<p>MANATEE COUNTY</p>	<p>FLORIDA</p>							

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N00°29'26"E	159.33'
L5	N89°57'11"W	118.68'
L6	N00°02'35"W	10.00'
L7	S89°57'11"E	146.39'
L8	S00°17'08"W	97.54'
L9	N89°44'38"W	5.62'
L10	S02°17'29"W	7.32'
L11	S89°44'38"E	5.87'
L12	S00°18'57"W	92.48'
L13	N89°43'35"W	12.00'
L14	S00°16'25"W	20.00'
L15	S89°43'35"E	12.00'
L16	S15°48'10"E	57.34'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
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DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PHONE 727.822.4151
 WWW.DEUELENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°37'34"E, A DISTANCE OF 15.67 FEET; THENCE S89°43'59"E, A DISTANCE OF 267.10 FEET; THENCE N66°56'46"E, A DISTANCE OF 28.23 FEET; THENCE S89°52'06"E, A DISTANCE OF 46.23 FEET; THENCE S01°03'19"E, A DISTANCE OF 19.94 FEET; THENCE S89°43'36"E, A DISTANCE OF 12.33 FEET TO THE NORTHWEST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE S00°16'24"W ALONG THE WEST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED EASEMENT/ACCESS; THENCE DEPARTING SAID WEST LINE N89°43'36"W, A DISTANCE OF 36.27 FEET; THENCE N00°14'32"E, A DISTANCE OF 4.68 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.73 FEET, HAVING A RADIUS OF 5.00', THROUGH A CENTRAL ANGLE OF 111°32'08", THE CHORD FOR WHICH BEARS N55°29'39"W, A CHORD DISTANCE OF 8.27 FEET; THENCE S68°44'17"W, A DISTANCE OF 25.45 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 11.88 FEET, HAVING A RADIUS OF 15.00', THROUGH A CENTRAL ANGLE OF 45°22'38", THE CHORD FOR WHICH BEARS S46°02'57"W, A CHORD DISTANCE OF 11.57 FEET; THENCE N90°00'00"W, A DISTANCE OF 39.24 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4.32 FEET, HAVING A RADIUS OF 5.00', THROUGH A CENTRAL ANGLE OF 49°32'27", THE CHORD FOR WHICH BEARS S65°13'47"W, A CHORD DISTANCE OF 4.19 FEET; THENCE N89°57'03"W, A DISTANCE OF 209.10 FEET; THENCE S00°13'13"W, A DISTANCE OF 229.76 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 18,041 SQUARE FEET (0.414 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
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DEUEL ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYOR LAND PLANNERS

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THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/10/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

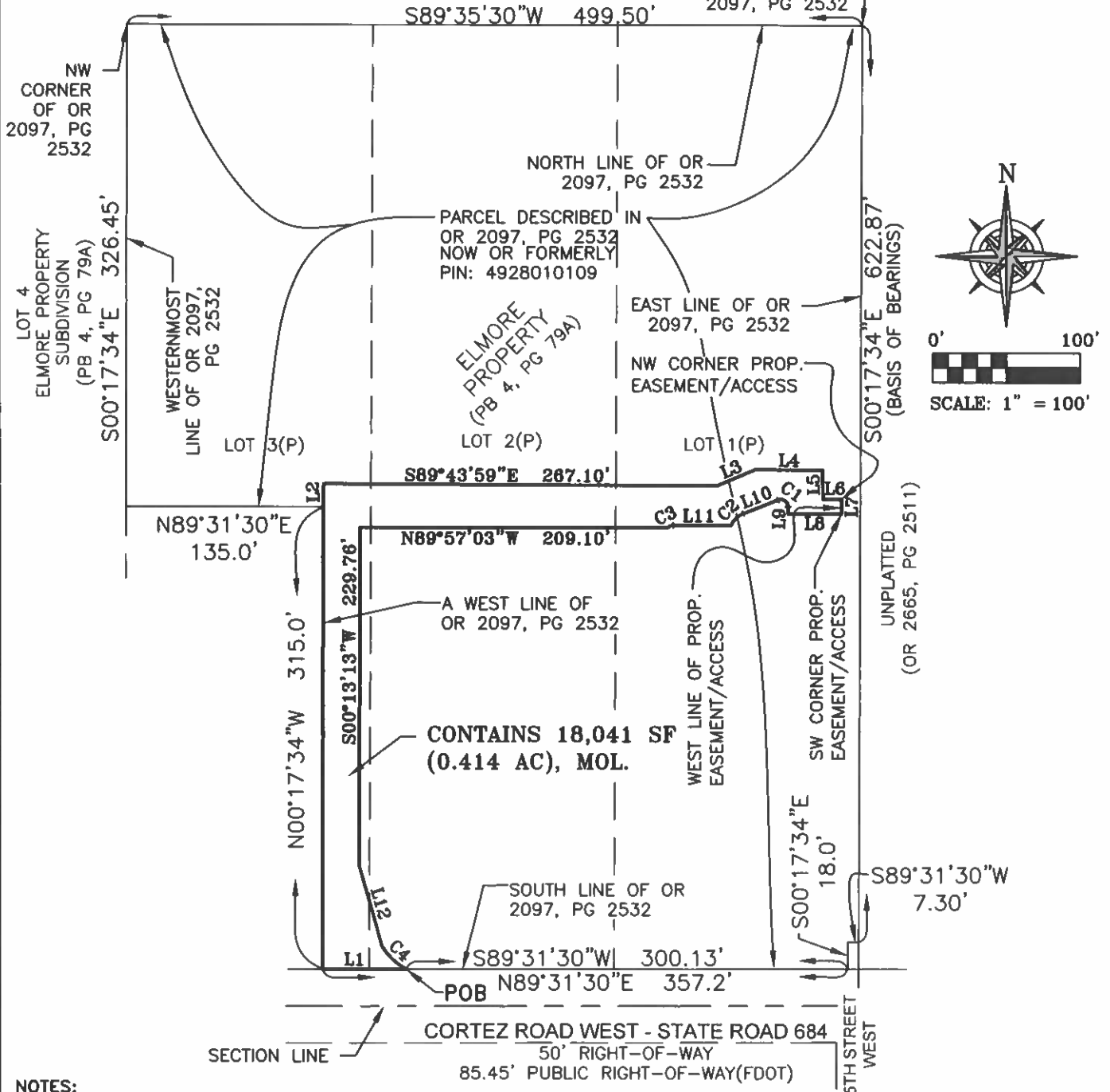
COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2, TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



NOTES:

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Dana A. Wylie 7/1/2021
DANA A. WYLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**
MANATEE COUNTY FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	1"=100'
SHEET NO.	2 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	15.67'
L3	N66°56'46"E	28.23'
L4	S89°52'06"E	46.23'
L5	S01°03'19"E	19.94'
L6	S89°43'36"E	12.33'
L7	S00°16'24"W	10.00'
L8	N89°43'36"W	36.27'
L9	N00°14'32"E	4.68'
L10	S68°44'17"W	25.45'
L11	N90°00'00"W	39.24'
L12	S15°48'10"E	57.34'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.73'	5.00'	111°32'08"	N55°29'39"W	8.27'
C2	11.88'	15.00'	45°22'38"	S46°02'57"W	11.57'
C3	4.32'	5.00'	49°32'27"	S65°13'47"W	4.19'
C4	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNER®

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°57'27"E, A DISTANCE OF 79.63 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET, HAVING A RADIUS OF 20.00', THROUGH A CENTRAL ANGLE OF 43°25'36", THE CHORD FOR WHICH BEARS N21°25'41"W, A CHORD DISTANCE OF 14.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.19 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 43°24'53", THE CHORD FOR WHICH BEARS N21°26'02"W, A CHORD DISTANCE OF 17.75 FEET; THENCE N00°16'25"E, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.09 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 31°15'31", THE CHORD FOR WHICH BEARS N15°54'10"E, A CHORD DISTANCE OF 12.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.25 FEET, HAVING A RADIUS OF 30.00', THROUGH A CENTRAL ANGLE OF 31°01'51", THE CHORD FOR WHICH BEARS N16°01'00"E, A CHORD DISTANCE OF 16.05 FEET; THENCE N00°29'26"E, A DISTANCE OF 151.83 FEET; THENCE N89°57'11"W, A DISTANCE OF 5.04 FEET TO THE SOUTHEAST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE N00°02'49"E ALONG THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 17.50 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED EASEMENT/ACCESS, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE DEPARTING SAID EAST LINE S89°35'30"W ALONG SAID NORTH LINE, A DISTANCE OF 32.79 FEET; THENCE DEPARTING SAID NORTH LINE, S00°17'08"W, A DISTANCE OF 97.54 FEET; THENCE N89°44'38"W, A DISTANCE OF 5.62 FEET; THENCE S02°17'29"W, A DISTANCE OF 7.32 FEET; THENCE S89°44'38"E, A DISTANCE OF 5.87 FEET; THENCE S00°18'57"W, A DISTANCE OF 92.48 FEET; THENCE N89°43'35"W, A DISTANCE OF 12.00 FEET; THENCE S00°16'25"W, A DISTANCE OF 20.00 FEET; THENCE S89°43'35"E, A DISTANCE OF 12.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 353.43 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 17,613 SQUARE FEET (0.404 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
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CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/10/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

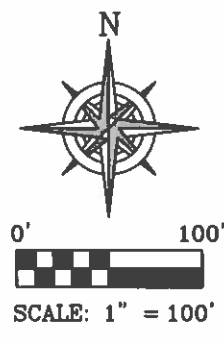
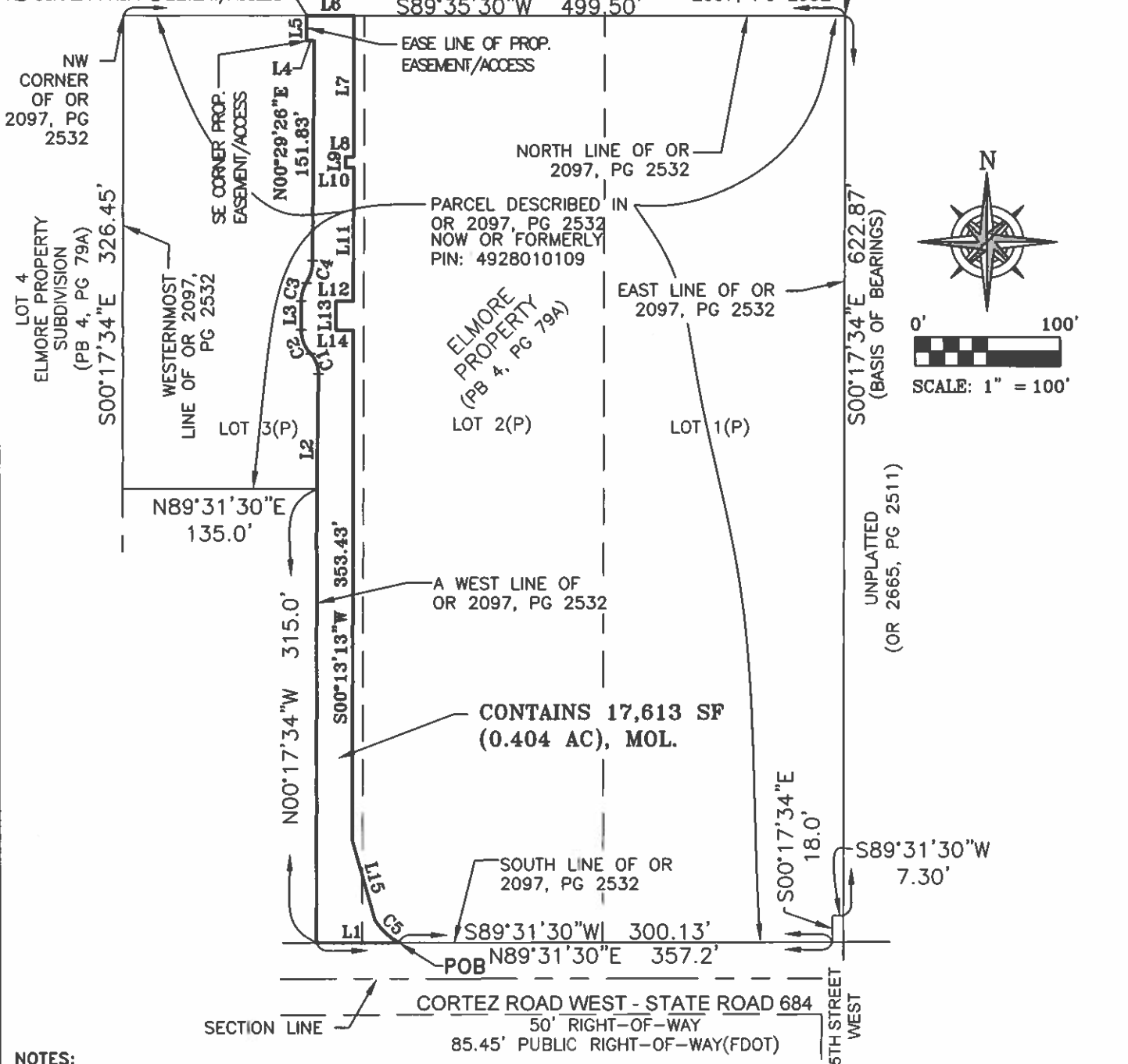
EXHIBIT "A"

SEC. 2, TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NE CORNER PROP. EASEMENT/ACCESS

NE CORNER OF OR 2097, PG 2532



NOTES:

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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

<p>DEUEL & ASSOCIATES CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.DEUELENGINEERING.COM	THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	

<p>DANA A. WYLLIE, PSM, LS 5874</p>	<p>SKETCH OF DESCRIPTION ACCESS EASEMENT 512 CORTEZ ROAD WEST</p>	WORK ORDER 2020-51
		DATE: 3/09/2021 DRAWN: TBM SCALE: 1"=100'

COMPOSITE

THIS IS NOT A SURVEY.

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MANATEE COUNTY, FLORIDA

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
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PG	PAGE
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PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N89°57'11"W	5.04'
L5	N00°02'49"E	17.50'
L6	S89°35'30"W	32.79'
L7	S00°17'08"W	97.54'
L8	N89°44'38"W	5.62'
L9	S02°17'29"W	7.32'
L10	S89°44'38"E	5.87'
L11	S00°18'57"W	92.48'
L12	N89°43'35"W	12.00'
L13	S00°16'25"W	20.00'
L14	S89°43'35"E	12.00'
L15	S15°48'10"E	57.34'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

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Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

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SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

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CONTAINING 22,894 SQUARE FEET (0.526 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
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Dana A. Wyllie
7/1/2021
DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/10/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

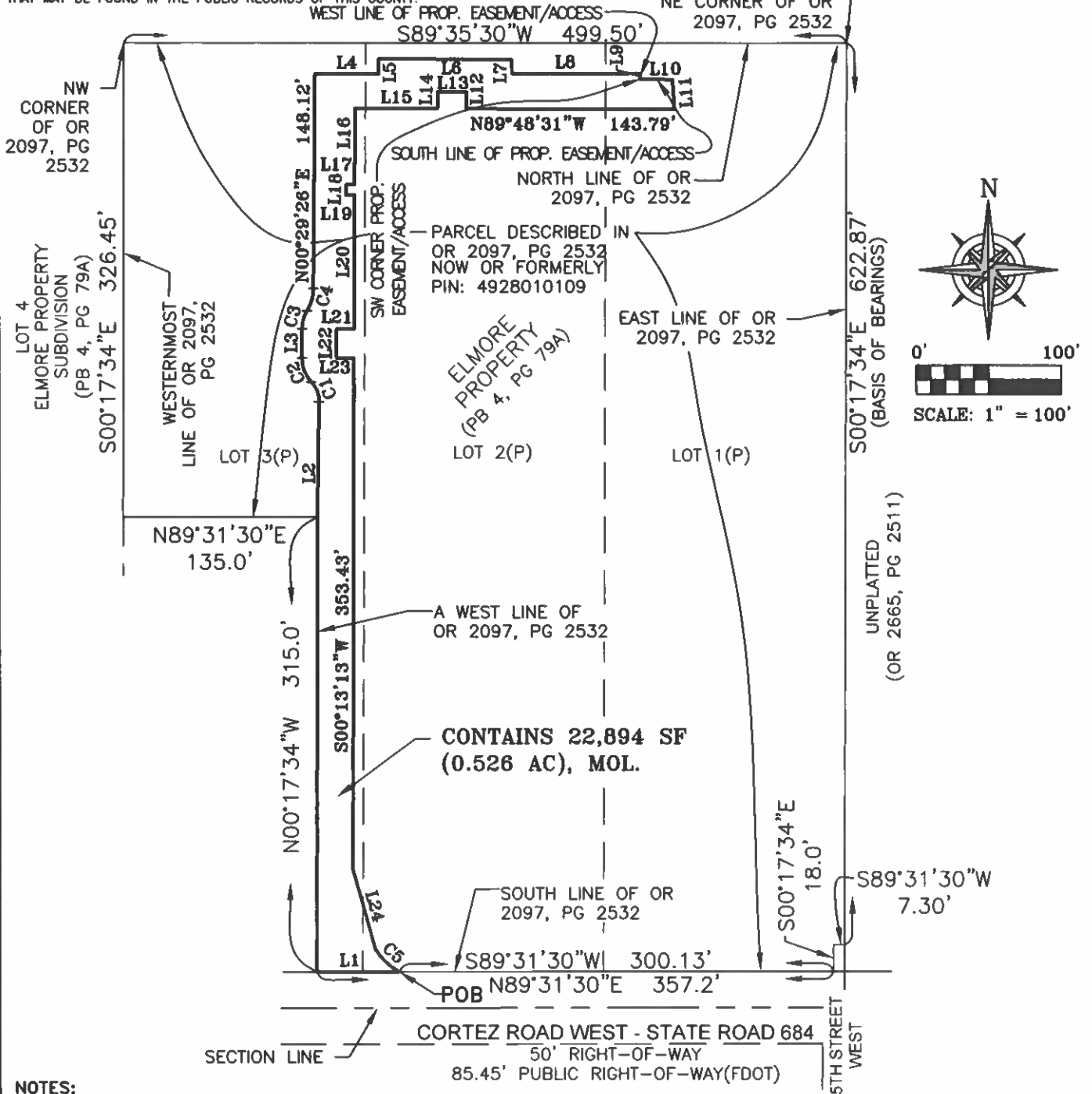
COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2, TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



NOTES:

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DANA A. WYLLIE, PSM, LS 5874

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ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	1"=100'
SHEET NO. 2 OF 3	

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N89°59'10"E	44.11'
L5	N00°11'29"E	10.27'
L6	S89°36'05"E	92.09'
L7	S00°11'29"W	9.61'
L8	N89°59'10"E	88.93'
L9	S00°02'49"W	4.03'
L10	S89°57'11"E	22.17'
L11	S03°50'57"E	20.73'
L12	N00°16'24"E	11.46'
L13	N89°43'36"W	20.00'
L14	S00°16'24"W	11.49'
L15	N89°48'31"W	57.34'
L16	S00°17'08"W	52.42'
L17	N89°44'38"W	5.62'
L18	S02°17'29"W	7.32'
L19	S89°44'38"E	5.87'
L20	S00°18'57"W	92.48'
L21	N89°43'35"W	12.00'
L22	S00°16'25"W	20.00'
L23	S89°43'35"E	12.00'
L24	S15°48'10"E	57.34'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PHONE 727.822.4151
 WWW.DEUELENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Coordinator
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: True Storage-Cortez Road
PID NO: 4928010109

SPACE ABOVE THIS LINE FOR RECORDING DATA

CROSS ACCESS EASEMENT

THIS CROSS ACCESS EASEMENT (hereinafter the "Easement") is made and entered into this the 13th day of October, 2021, between **TRUE STORAGE BRADENTON, LLC**, a Florida limited liability company, a 95% tenant-in-common interest, **BOURNE ACQUISITION, LLC**, a Massachusetts limited liability company, a 2.5% tenant-in-common interest and to **2527, LLC**, a New Hampshire limited liability company, a 2.5% tenant-in-common interest, as owner of the following described property, whose mailing address is 670 North Commercial Street, Suite 303, Manchester, New Hampshire 03101, (hereinafter the "Grantor"), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the "Grantee").

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee, its successors and assigns forever, and to the public, a nonexclusive cross access easement for the purpose of ingress and egress across, in, over and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida (the "Property"), all as more particularly described as:

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

AND THE GRANTOR covenants with the Grantee that it is lawfully seized of said lands, and that it has good, right and lawful authority to grant this Easement and shall take no action to interfere with the Grantee's or public's lawful use of said Easement; that the Grantor hereby fully warrants the Easement being granted and will defend the same against the lawful claims of all persons whomsoever. The purpose of this Easement is to allow for ingress and egress across, in, over and upon the Property including, but not limited to allowing for mutual vehicular and pedestrian circulation across abutting properties, to improve traffic safety, and to comply with the conditions of Grantor's development approval.

IN WITNESS WHEREOF, the Grantor hereunto sets its hand and seal on the date 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.

GRANTOR:
TRUE STORAGE BRADENTON, a Florida Limited Liability Company

[Signature]
First Witness Signature

By: [Signature]
Christopher J. Lewis, Sole Manager

Mae A. Pineda
First Witness Printed Name

[Signature]
Second Witness Signature
Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

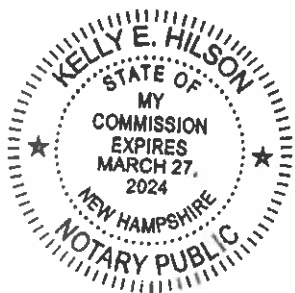
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 13 day of October, 2021, by Christopher J. Lewis, as Sole Manager of True Storage Bradenton, LLC, a Florida Limited Liability Company, on behalf of the company, who
 is personally 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: 3/27/2024

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



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

GRANTOR:

BOURNE ACQUISITION, LLC a
Massachusetts limited liability company

[Signature]
First Witness Signature

By: [Signature]
Christopher J. Lewis, Sole Manager

Mare A. Pinaro
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

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

online notarization

this 13 day of October 2021, by Christopher J. Lewis, as Sole Manager of
Bourne Acquisition, LLC a Massachusetts limited liability company, on behalf of the company,
who

is personally known to me or

has produced _____ as

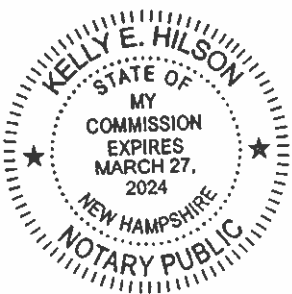
identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 3/27/2024

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



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

GRANTOR:

2527, LLC, a New Hampshire limited liability company

[Signature]
First Witness Signature

By: [Signature]
Kevin J. McLaughlin, Sole Manager

Marc A. Pineda
First Witness Printed Name

[Signature]
Second Witness Signature

Stephanie Hazen
Second Witness Printed Name

STATE OF New Hampshire
COUNTY OF Hillsborough

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

physical presence or

online notarization

this 13 day of October, 2021, by Kevin J. McLaughlin, as Sole Manager of 2527 LLC, a New Hampshire 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]

Kelly E. Hilson
Signature of Notary Public

My Commission Expires: 3/27/2024

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



THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 300.62 FEET; THENCE DEPARTING SAID WEST LINE S89°50'15"E, A DISTANCE OF 25.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 11.95 FEET; THENCE S88°45'59"E, A DISTANCE OF 17.44 FEET; THENCE S00°17'04"W, A DISTANCE OF 60.23 FEET; THENCE N89°45'56"W, A DISTANCE OF 14.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S45°14'04"W, A CHORD DISTANCE OF 5.66 FEET; THENCE S00°14'04"W, A DISTANCE OF 2.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S44°45'56"E, A CHORD DISTANCE OF 5.66 FEET; THENCE S89°45'56"E, A DISTANCE OF 14.00 FEET; THENCE S00°13'17"W, A DISTANCE OF 70.29 FEET; THENCE N89°45'56"W, A DISTANCE OF 13.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S45°14'04"W, A CHORD DISTANCE OF 5.66 FEET; THENCE S00°14'04"W, A DISTANCE OF 2.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S44°45'56"E, A CHORD DISTANCE OF 5.66 FEET; THENCE S89°45'56"E, A DISTANCE OF 13.99 FEET; THENCE S00°02'02"E, A DISTANCE OF 60.25 FEET; THENCE N89°45'56"W, A DISTANCE OF 14.24 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.40 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 106°02'15", THE CHORD FOR WHICH BEARS S37°12'57"W, A CHORD DISTANCE OF 6.39 FEET; THENCE S15°48'10"E, A DISTANCE OF 58.95 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90', THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 11,586 SQUARE FEET (0.266 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

THIS IS NOT A SURVEY.

EXHIBIT "A"

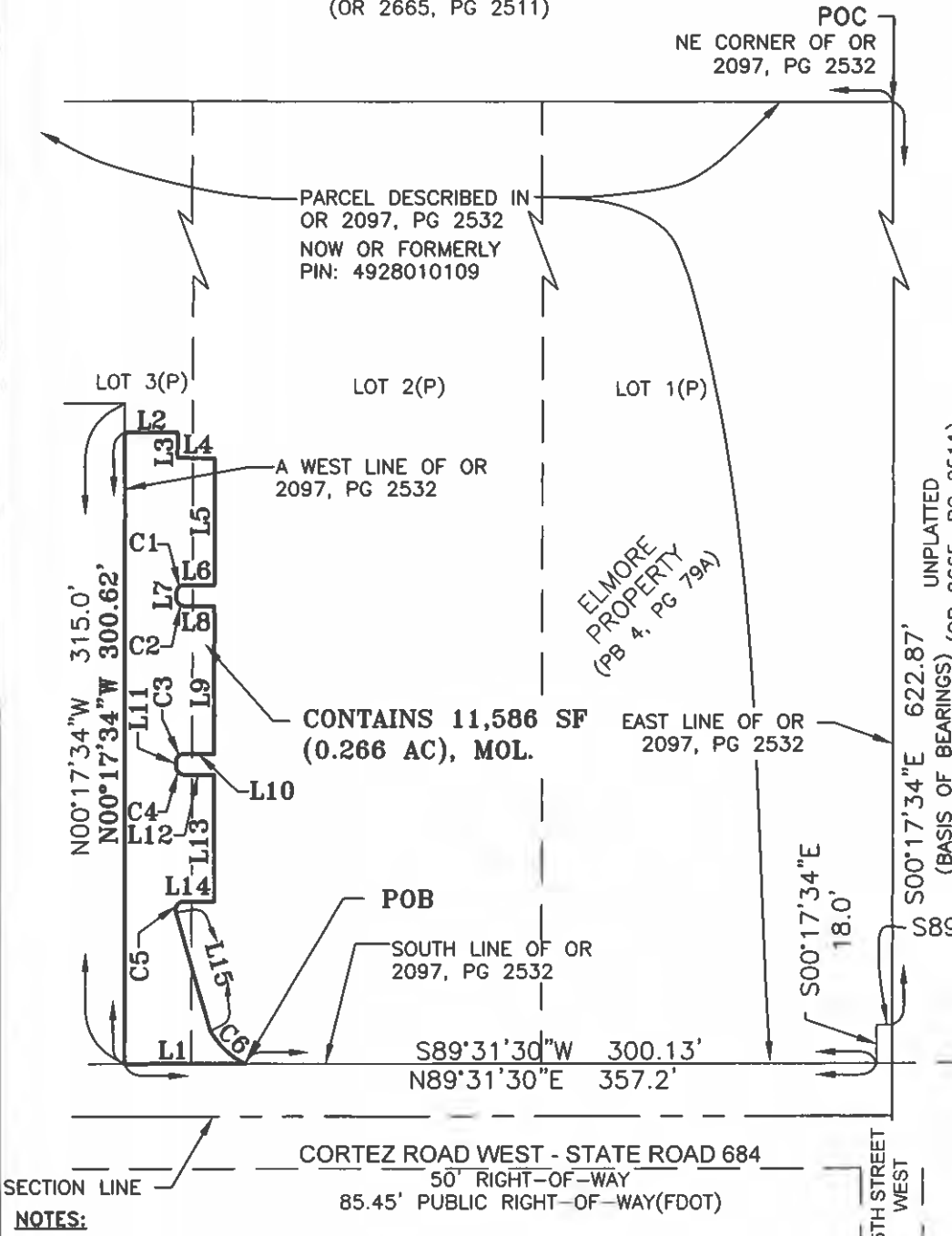
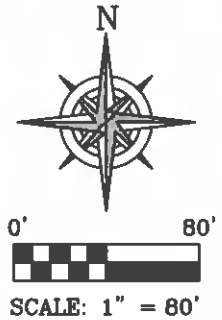
SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNPLATTED
(OR 2665, PG 2511)

POC
NE CORNER OF OR
2097, PG 2532

PARCEL DESCRIBED IN
OR 2097, PG 2532
NOW OR FORMERLY
PIN: 4928010109



LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
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PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727 822 4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
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Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, b3 5874

SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	2 OF 3

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

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LINE TABLE		
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L5	S00°17'04"W	60.23'
L6	N89°45'56"W	14.00'
L7	S00°14'04"W	2.04'
L8	S89°45'56"E	14.00'
L9	S00°13'17"W	70.29'
L10	N89°45'56"W	13.99'
L11	S00°14'04"W	2.04'
L12	S89°45'56"E	13.99'
L13	S00°02'02"E	60.25'
L14	N89°45'56"W	14.24'
L15	S15°48'10"E	58.95'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.28'	4.00'	90°00'00"	S45°14'04"W	5.66'
C2	6.28'	4.00'	90°00'00"	S44°45'56"E	5.66'
C3	6.28'	4.00'	90°00'00"	S45°14'04"W	5.66'
C4	6.28'	4.00'	90°00'00"	S44°45'56"E	5.66'
C5	7.40'	4.00'	106°02'15"	S37°12'57"W	6.39'
C6	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
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Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
 CROSS ACCESS EASEMENT
 512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Coordinator
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: True Storage-Cortez Road
PID NO: 4928010109

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **CHRISTOPHER J. LEWIS AND KEVIN J. MCLAUGHLIN**, who being first duly sworn, deposes and says that, to the best of their knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **TRUE STORAGE BRADENTON, LLC** a Florida limited liability company, a 95% tenant-in-common interest, **BOURNE ACQUISITION, LLC** a Massachusetts limited liability company, a 2.5% tenant-in-common interest, and **2527, LLC**, A New Hampshire limited liability company, a 2.5% tenant-in-common interest (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 one of two Managers 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.

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

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. Notice of Commencement recorded January 5, 2021 as Instrument No. 202141001083 in the Public Records of Manatee County, Florida.

- B. Notice of Commencement recorded January 21, 2021 as Instrument No. 202141007805 in the Public Records of Manatee County, Florida.
- C. Notice of Commencement recorded January 25, 2021 as Instrument No. 202141009431 in the Public Records of Manatee County, Florida
- D. Easement recorded in Official Records Book 733, Page 174 of the Public Records of Manatee County, Florida.
- E. Grant of Easement recorded in Official Records Book 999, Page 7 of the Public Records of Manatee County, Florida.
- F. Grant of Easement recorded in Official Records Book 999, Page 13 of the Public Records of Manatee County, Florida.
- G. Easement recorded in Official Records Book 1409, Page 2945 of the Public Records of Manatee County, Florida.
- H. Grant of Easement recorded in Official Records Book 706, Page 76 of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 85-2030113.

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, a Permanent Ingress/Egress Access Easement and a Cross Access 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.

CHRISTOPHER J. LEWIS

Manager of True Storage Bradenton, LLC, a Florida limited liability company

Manager of Bourne Acquisition, LLC, a Massachusetts limited liability company



Signature

STATE OF New Hampshire
COUNTY OF Hillsborough

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

physical presence or

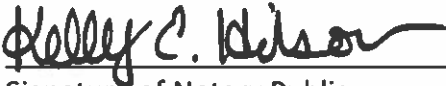
online notarization

this 13 day of October, 2021, by Christopher J. Lewis, 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 of Notary Public

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

My Commission Expires: 3/27/2024



KEVIN J. MCLAUGHLIN

2527, LLC, a New Hampshire limited liability company



Signature

STATE OF New Hampshire
COUNTY OF Hillsborough

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

physical presence or

online notarization

this 13 day of October, 2021, by Kevin J. McLaughlin, 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 of Notary Public

My Commission Expires: 3/27/2024

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



COMPOSITE

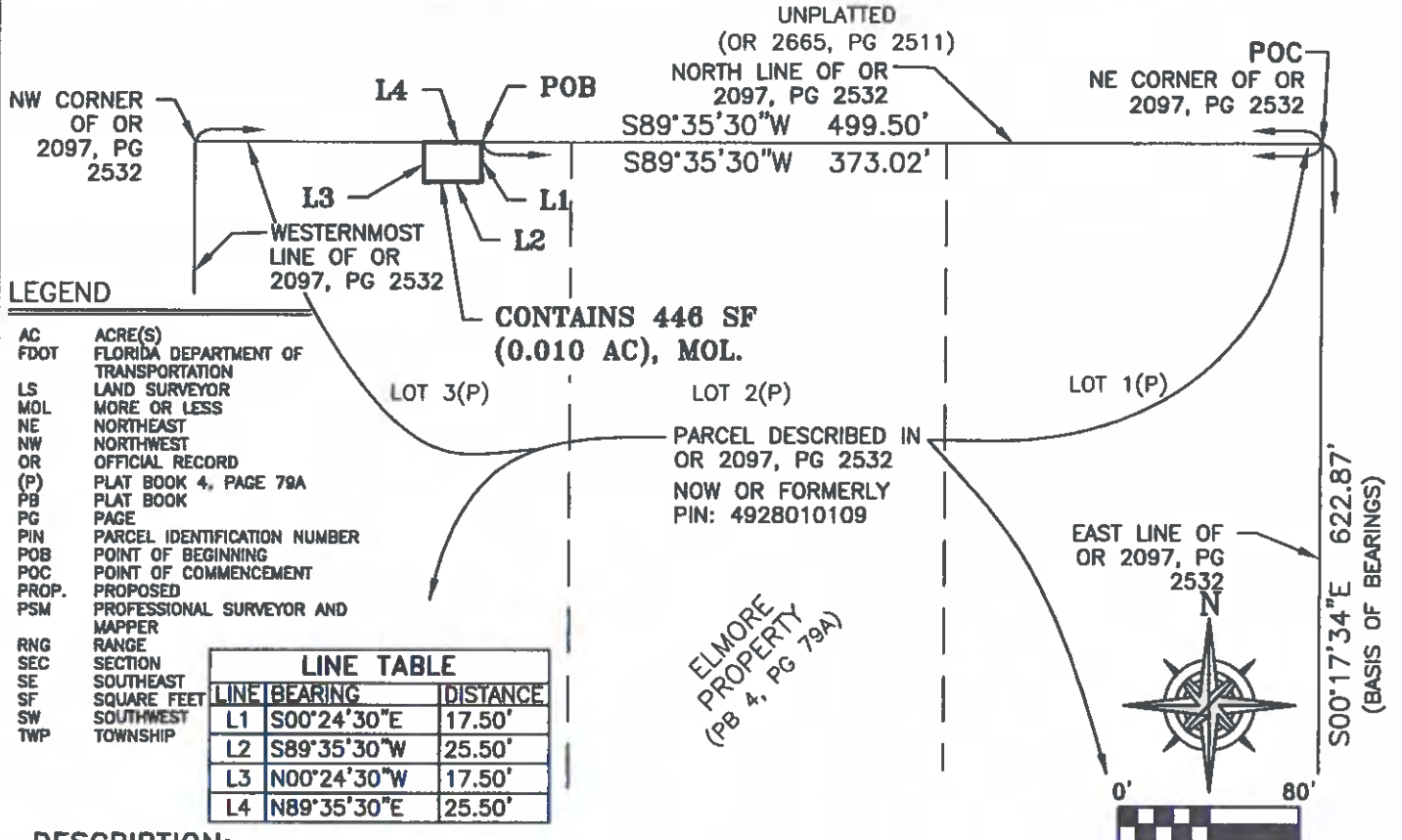
THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°35'30" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 373.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S00°24'30"E, A DISTANCE OF 17.50 FEET; THENCE S89°35'30"W, A DISTANCE OF 25.50 FEET; THENCE N00°24'30"W, A DISTANCE OF 17.50 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE N89°35'30"E ALONG SAID NORTH LINE, A DISTANCE OF 25.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 446 SQUARE FEET (0.010 ACRES), MORE OR LESS.

NOTES:

- BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
- THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
- THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33761
PHONE: 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	1 OF 1

COMPOSITE

THIS IS NOT A SURVEY.

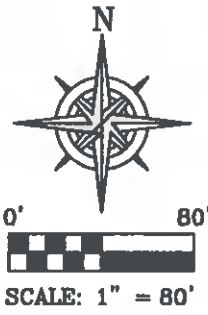
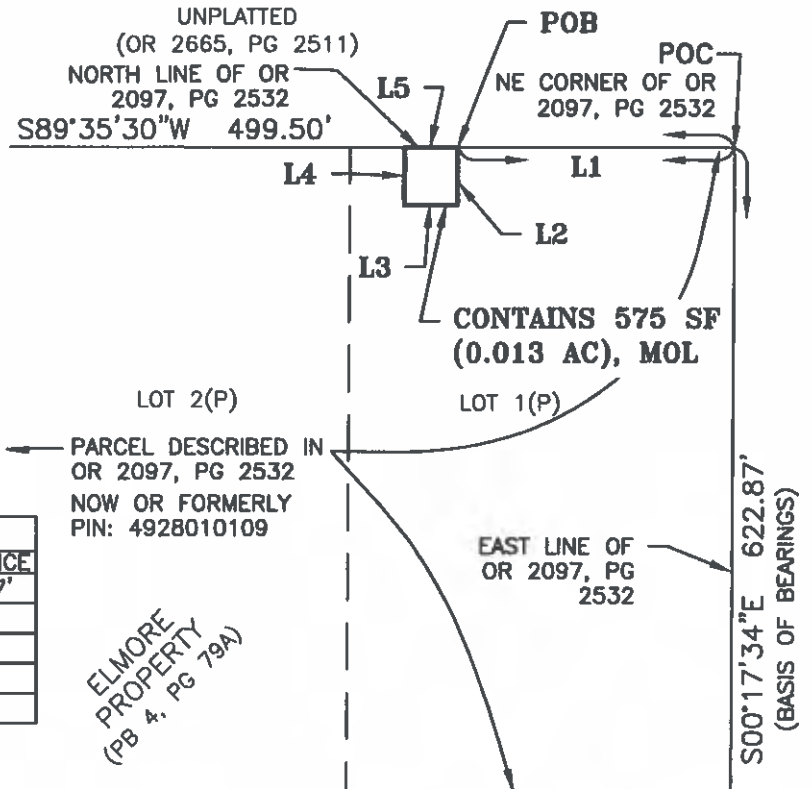
EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP



LINE	BEARING	DISTANCE
L1	S89°35'30"W	119.87'
L2	S00°24'30"E	25.00'
L3	S89°35'30"W	23.00'
L4	N00°24'30"W	25.00'
L5	N89°35'30"E	23.00'

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°35'30" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 119.87 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE S00°24'30"E, A DISTANCE OF 25.00 FEET; THENCE S89°35'30"W, A DISTANCE OF 23.00 FEET; THENCE N00°24'30"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE N89°35'30"E ALONG SAID NORTH LINE A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 575 SQUARE FEET (0.013 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
6. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4111
WWW.DEUEL-ENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26920
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wylie
DANA A. WYLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	1 OF 1

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 3,272 SQUARE FEET (0.075 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
 CLEARWATER, FL 33764
 PHONE 727.822.4151
 WWW.DEUEL-ENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
 UTILITY EASEMENT
 512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 2

COMPOSITE

THIS IS NOT A SURVEY.

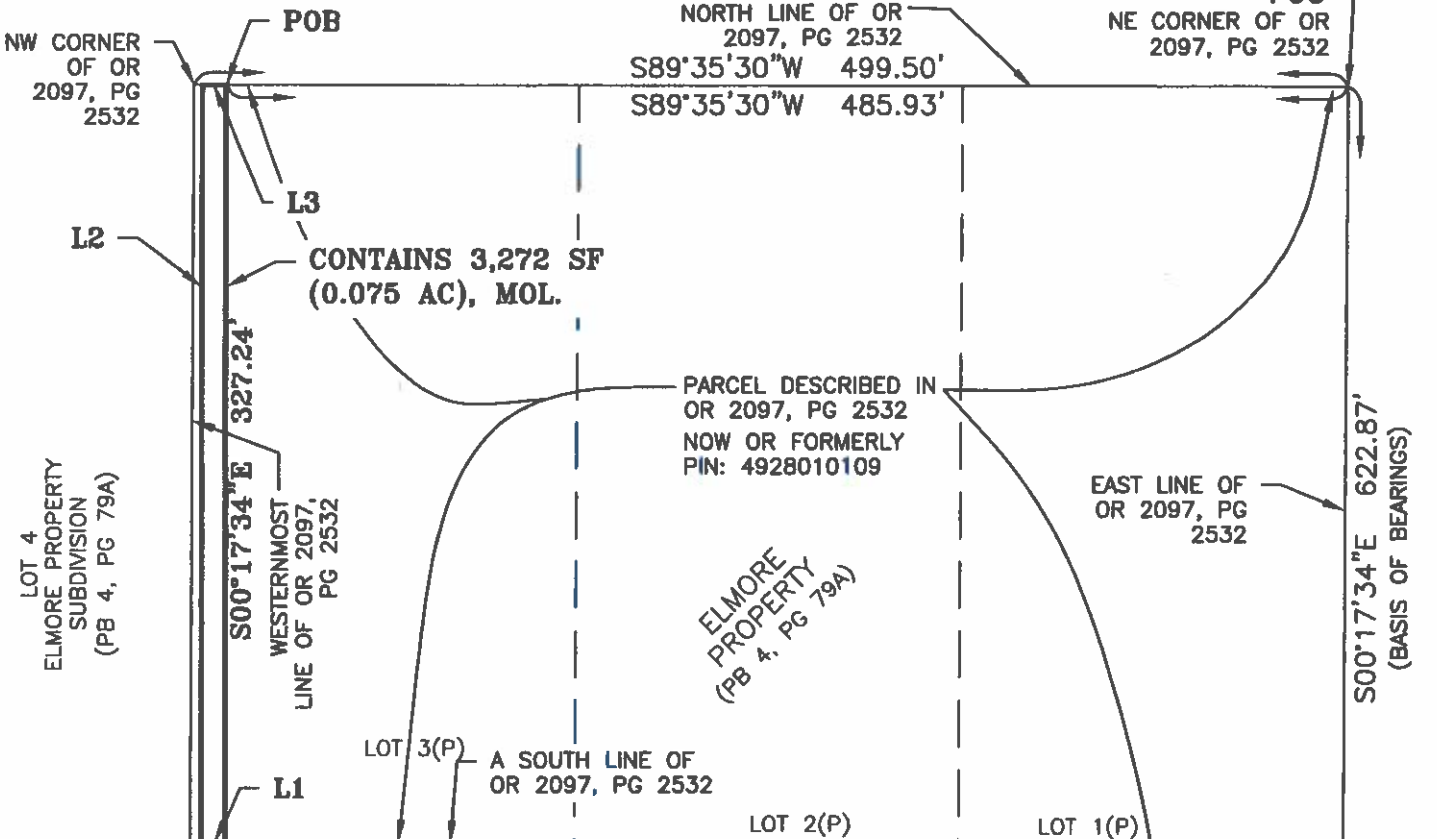
EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

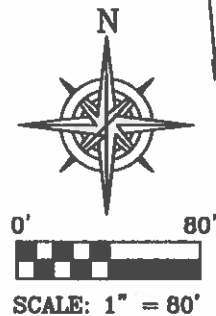
UNPLATTED
(OR 2665, PG 2511)



LEGEND

- AC ACRE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- LS LAND SURVEYOR
- MOL MORE OR LESS
- NE NORTHEAST
- NW NORTHWEST
- OR OFFICIAL RECORD
- (P) PLAT BOOK 4, PAGE 79A
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RNG RANGE
- SEC SECTION
- SE SOUTHEAST
- SF SQUARE FEET
- SW SOUTHWEST
- TWP TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	10.00'
L2	N00°17'34"W	327.25'
L3	N89°35'30"E	10.00'



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUEL-ENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Willie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST
MANATEE COUNTY
FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	2 OF 2

COMPOSITE

THIS IS NOT A SURVEY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

EXHIBIT "A"
UNPLATTED
(OR 2665, PG 2511)
NORTH LINE OF OR
2097, PG 2532
S89°35'30"W 499.50'

SEC. 2, TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

POC
NE CORNER OF OR
2097, PG 2532

LEGEND

- AC ACRE(S)
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- LS LAND SURVEYOR
- MOL MORE OR LESS
- NE NORTHEAST
- NW NORTHWEST
- OR OFFICIAL RECORD
- (P) PLAT BOOK 4, PAGE 79A
- PB PLAT BOOK
- PG PAGE
- PIN PARCEL IDENTIFICATION NUMBER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PROP. PROPOSED
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RNG RANGE
- SEC SECTION
- SE SOUTHEAST
- SF SQUARE FEET
- SW SOUTHWEST
- TWP TOWNSHIP



SCALE: 1" = 80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°17'34"E	10.00'
L2	S89°42'26"W	13.00'
L3	N00°17'34"W	10.00'
L4	N89°42'26"E	13.00'

DESCRIPTION:

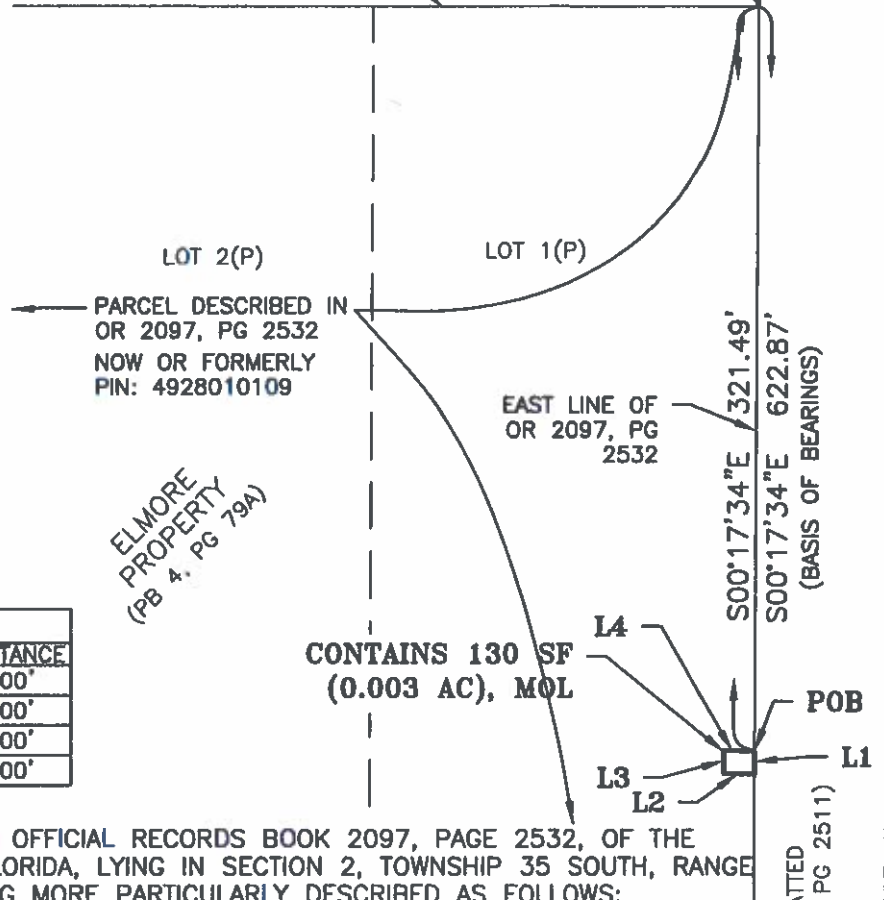
A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 321.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S00°17'34"E, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID EAST LINE S89°42'26"W, A DISTANCE OF 13.00 FEET; THENCE N00°17'34"W, A DISTANCE OF 10.00 FEET, THENCE N89°42'26"E, A DISTANCE OF 13.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 130 SQUARE FEET (0.003 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/80 OR SMALLER.



ELMORE
PROPERTY
(PB 4, PG 79A)

CONTAINS 130 SF
(0.003 AC), MOL

UNPLATTED
(OR 2665, PG 2511)

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND MAPPERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33761
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 197

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
UTILITY EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	1"=80'
SHEET NO.	1 OF 1

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 300.62 FEET; THENCE DEPARTING SAID WEST LINE S89°50'15"E, A DISTANCE OF 25.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 11.95 FEET; THENCE S88°45'59"E, A DISTANCE OF 17.44 FEET; THENCE S00°17'04"W, A DISTANCE OF 60.23 FEET; THENCE N89°45'56"W, A DISTANCE OF 14.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S45°14'04"W, A CHORD DISTANCE OF 5.66 FEET; THENCE S00°14'04"W, A DISTANCE OF 2.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S44°45'56"E, A CHORD DISTANCE OF 5.66 FEET; THENCE S89°45'56"E, A DISTANCE OF 14.00 FEET; THENCE S00°13'17"W, A DISTANCE OF 70.29 FEET; THENCE N89°45'56"W, A DISTANCE OF 13.99 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S45°14'04"W, A CHORD DISTANCE OF 5.66 FEET; THENCE S00°14'04"W, A DISTANCE OF 2.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 6.28 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD FOR WHICH BEARS S44°45'56"E, A CHORD DISTANCE OF 5.66 FEET; THENCE S89°45'56"E, A DISTANCE OF 13.99 FEET; THENCE S00°02'02"E, A DISTANCE OF 60.25 FEET; THENCE N89°45'56"W, A DISTANCE OF 14.24 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.40 FEET, HAVING A RADIUS OF 4.00', THROUGH A CENTRAL ANGLE OF 106°02'15", THE CHORD FOR WHICH BEARS S37°12'57"W, A CHORD DISTANCE OF 6.39 FEET; THENCE S15°48'10"E, A DISTANCE OF 58.95 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90', THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 11,586 SQUARE FEET (0.266 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER FL 33764
PHONE 727 822 4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PS&, LS 5874

**SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE	2/08/2021
DRAWN	PJL/TBM
SCALE	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

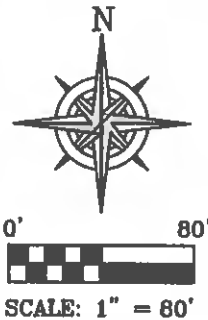
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNPLATTED
(OR 2665, PG 2511)

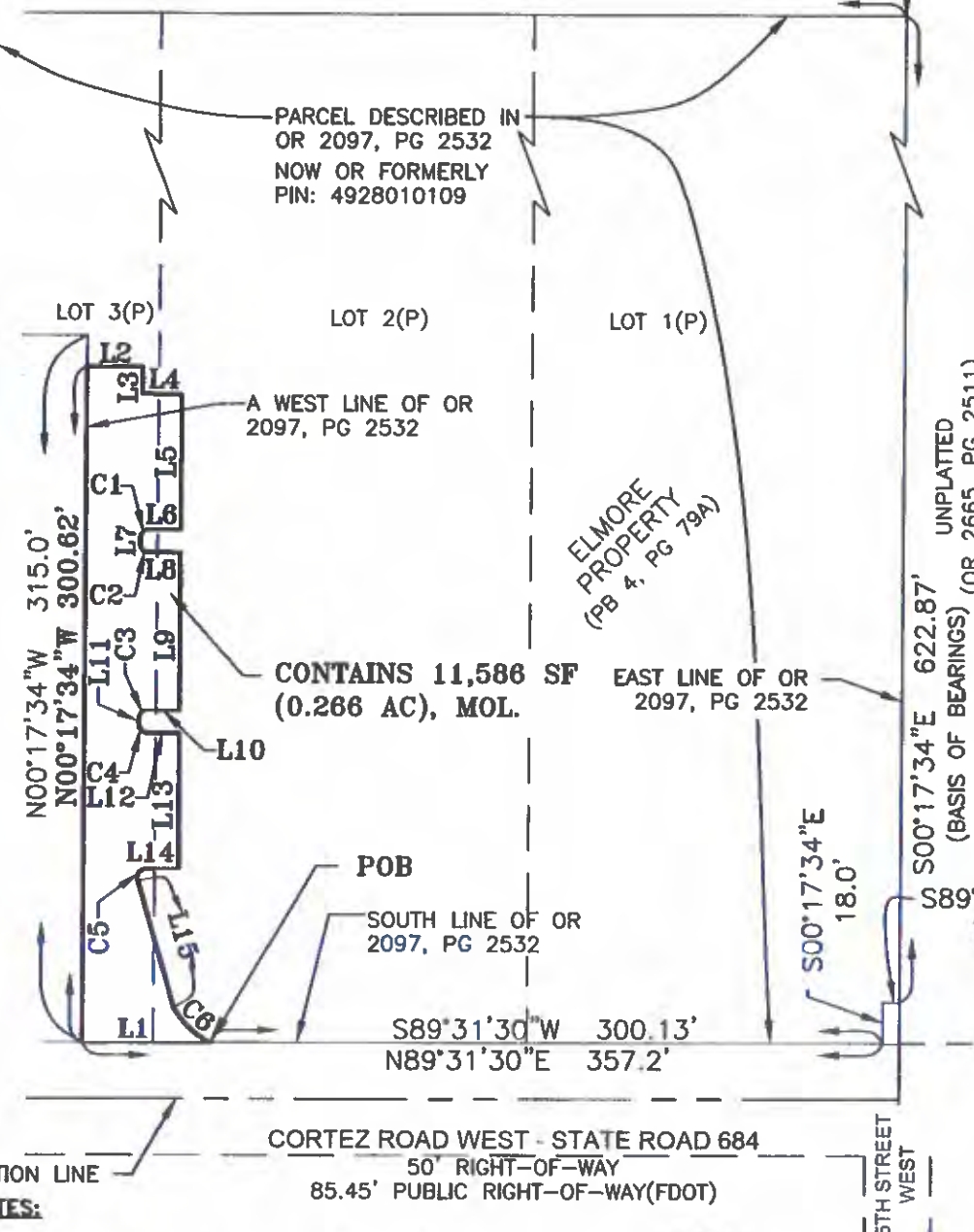
POC
NE CORNER OF OR
2097, PG 2532

PARCEL DESCRIBED IN
OR 2097, PG 2532
NOW OR FORMERLY
PIN: 4928010109



LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

DEUEL & ASSOCIATES
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CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Willie 7/1/2021
DANA A. WILLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT
512 CORTEZ ROAD WEST

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	P.J./TBM
SCALE:	1"=80'
SHEET NO.	2 OF 3

MANATEE COUNTY

FLORIDA

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	S89°50'15"E	25.00'
L3	S00°13'13"W	11.95'
L4	S88°45'59"E	17.44'
L5	S00°17'04"W	60.23'
L6	N89°45'56"W	14.00'
L7	S00°14'04"W	2.04'
L8	S89°45'56"E	14.00'
L9	S00°13'17"W	70.29'
L10	N89°45'56"W	13.99'
L11	S00°14'04"W	2.04'
L12	S89°45'56"E	13.99'
L13	S00°02'02"E	60.25'
L14	N89°45'56"W	14.24'
L15	S15°48'10"E	58.95'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.28'	4.00'	90°00'00"	S45°14'04"W	5.66'
C2	6.28'	4.00'	90°00'00"	S44°45'56"E	5.66'
C3	6.28'	4.00'	90°00'00"	S45°14'04"W	5.66'
C4	6.28'	4.00'	90°00'00"	S44°45'56"E	5.66'
C5	7.40'	4.00'	106°02'15"	S37°12'57"W	6.39'
C6	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
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4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wylie 7/1/2021
DANA A. WYLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
CROSS ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	2/08/2021
DRAWN:	PJL/TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°57'27"E, A DISTANCE OF 79.63 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET, HAVING A RADIUS OF 20.00', THROUGH A CENTRAL ANGLE OF 43°25'36", THE CHORD FOR WHICH BEARS N21°25'41"W, A CHORD DISTANCE OF 14.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.19 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 43°24'53", THE CHORD FOR WHICH BEARS N21°26'02"W, A CHORD DISTANCE OF 17.75 FEET; THENCE N00°16'25"E, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.09 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 31°15'31", THE CHORD FOR WHICH BEARS N15°54'10"E, A CHORD DISTANCE OF 12.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.25 FEET, HAVING A RADIUS OF 30.00', THROUGH A CENTRAL ANGLE OF 31°01'51", THE CHORD FOR WHICH BEARS N16°01'00"E, A CHORD DISTANCE OF 16.05 FEET; THENCE N00°29'26"E, A DISTANCE OF 159.33 FEET; THENCE N89°57'11"W, A DISTANCE OF 118.68 FEET TO THE SOUTHEAST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE N00°02'35"W ALONG THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 10.00 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED EASEMENT/ACCESS, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE DEPARTING THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS S89°57'11"E ALONG SAID NORTH LINE, A DISTANCE OF 146.39 FEET; THENCE DEPARTING SAID NORTH LINE, S00°17'08"W, A DISTANCE OF 97.54 FEET; THENCE N89°44'38"W, A DISTANCE OF 5.62 FEET; THENCE S02°17'29"W, A DISTANCE OF 7.32 FEET; THENCE S89°44'38"E, A DISTANCE OF 5.87 FEET; THENCE S00°18'57"W, A DISTANCE OF 92.48 FEET; THENCE N89°43'35"W, A DISTANCE OF 12.00 FEET; THENCE S00°16'25"W, A DISTANCE OF 20.00 FEET; THENCE S89°43'35"E, A DISTANCE OF 12.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 353.43 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 18,711 SQUARE FEET (0.430 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

509 SOUTH HERCULES AVENUE
CLEARWATER FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

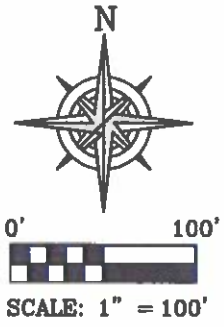
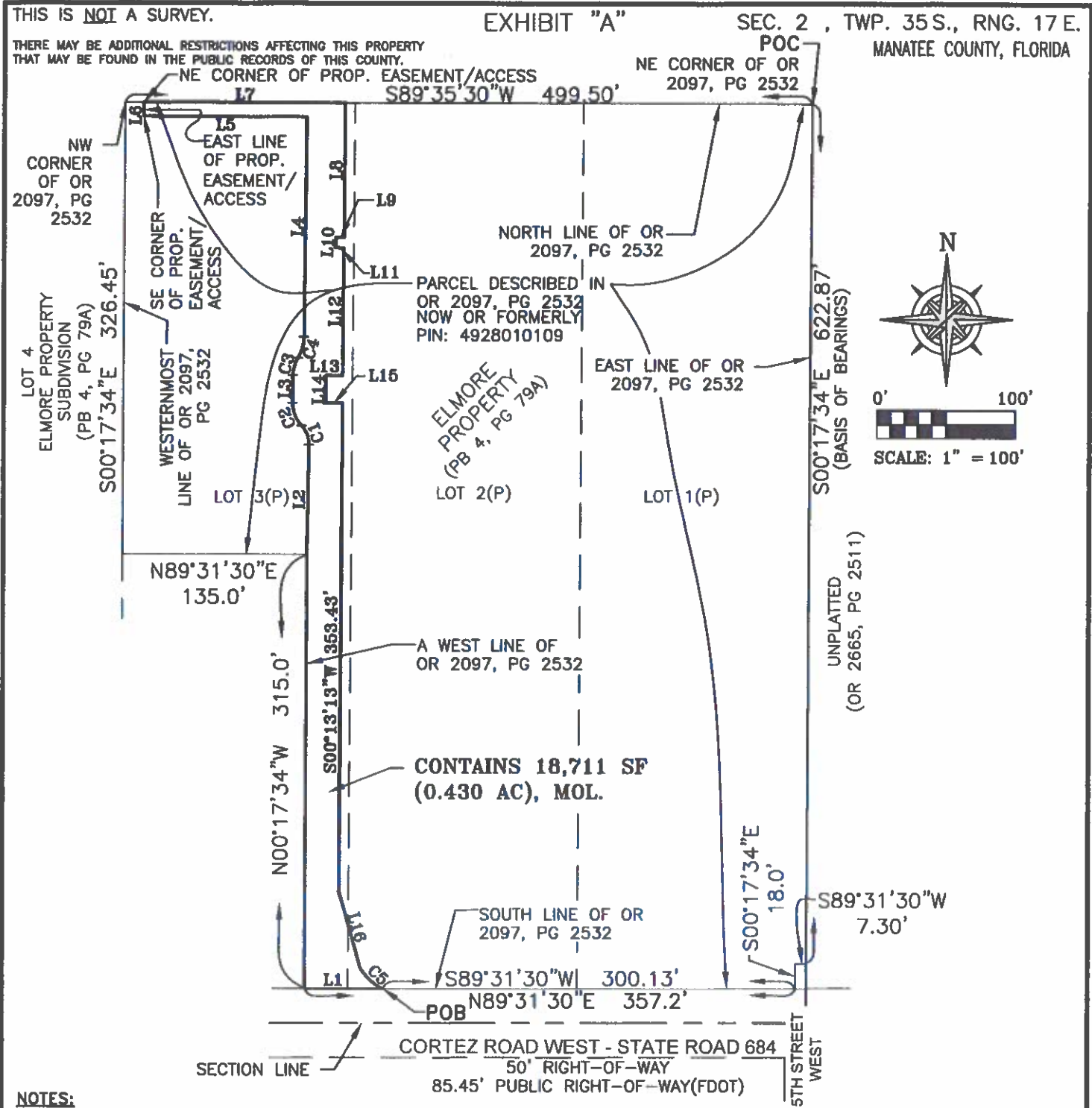
**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING N00°17'34"W.
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4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

DEUEL & ASSOCIATES
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
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 CERTIFICATE OF AUTHORIZATION NUMBER 26320
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST**
 MANATEE COUNTY FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	1"=100'
SHEET NO. 2 OF 3	

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N00°29'26"E	159.33'
L5	N89°57'11"W	118.68'
L6	N00°02'35"W	10.00'
L7	S89°57'11"E	146.39'
L8	S00°17'08"W	97.54'
L9	N89°44'38"W	5.62'
L10	S02°17'29"W	7.32'
L11	S89°44'38"E	5.87'
L12	S00°18'57"W	92.48'
L13	N89°43'35"W	12.00'
L14	S00°16'25"W	20.00'
L15	S89°43'35"E	12.00'
L16	S15°48'10"E	57.34'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
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4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°37'34"E, A DISTANCE OF 15.67 FEET; THENCE S89°43'59"E, A DISTANCE OF 267.10 FEET; THENCE N66°56'46"E, A DISTANCE OF 28.23 FEET; THENCE S89°52'06"E, A DISTANCE OF 46.23 FEET; THENCE S01°03'19"E, A DISTANCE OF 19.94 FEET; THENCE S89°43'36"E, A DISTANCE OF 12.33 FEET TO THE NORTHWEST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE S00°16'24"W ALONG THE WEST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED EASEMENT/ACCESS; THENCE DEPARTING SAID WEST LINE N89°43'36"W, A DISTANCE OF 36.27 FEET; THENCE N00°14'32"E, A DISTANCE OF 4.68 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.73 FEET, HAVING A RADIUS OF 5.00', THROUGH A CENTRAL ANGLE OF 111°32'08", THE CHORD FOR WHICH BEARS N55°29'39"W, A CHORD DISTANCE OF 8.27 FEET; THENCE S68°44'17"W, A DISTANCE OF 25.45 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 11.88 FEET, HAVING A RADIUS OF 15.00', THROUGH A CENTRAL ANGLE OF 45°22'38", THE CHORD FOR WHICH BEARS S46°02'57"W, A CHORD DISTANCE OF 11.57 FEET; THENCE N90°00'00"W, A DISTANCE OF 39.24 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4.32 FEET, HAVING A RADIUS OF 5.00', THROUGH A CENTRAL ANGLE OF 49°32'27", THE CHORD FOR WHICH BEARS S65°13'47"W, A CHORD DISTANCE OF 4.19 FEET; THENCE N89°57'03"W, A DISTANCE OF 209.10 FEET; THENCE S00°13'13"W, A DISTANCE OF 229.76 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 18,041 SQUARE FEET (0.414 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 20320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

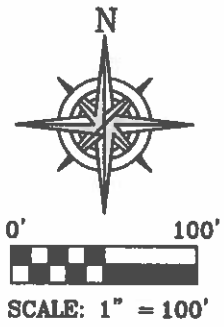
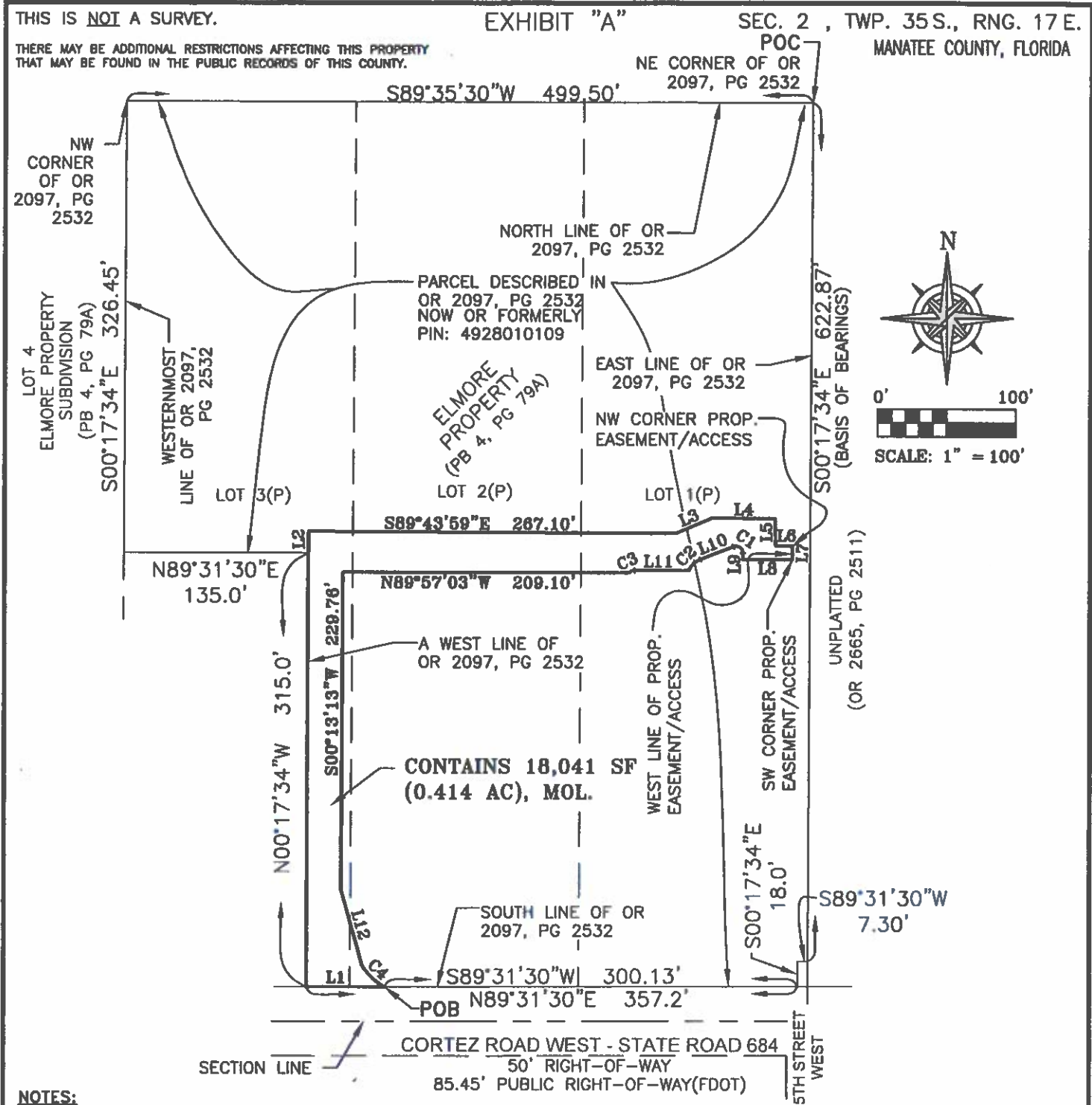
**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE	3/10/2021
DRAWN	TBM
SCALE	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING N00°17'34"W.
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3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

<h1 style="margin: 0;">DEUEL & ASSOCIATES</h1> <p style="font-size: small; margin: 0;">CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	565 SOUTH HERCULES AVENUE CLEARWATER, FL 33764 PHONE 727.822.4151 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	<p>SKETCH OF DESCRIPTION ACCESS EASEMENT 512 CORTEZ ROAD WEST</p>	

<p style="margin: 0;">DANA A. WYLLIE, PSM, LS 5874</p>	<p>MANATEE COUNTY</p> <p>FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>WORK ORDER</td> <td>2020-51</td> </tr> <tr> <td>DATE:</td> <td>3/09/2021</td> </tr> <tr> <td>DRAWN:</td> <td>TBM</td> </tr> <tr> <td>SCALE:</td> <td>1"=100'</td> </tr> <tr> <td>SHEET NO.</td> <td>2 OF 3</td> </tr> </table>	WORK ORDER	2020-51	DATE:	3/09/2021	DRAWN:	TBM	SCALE:	1"=100'	SHEET NO.	2 OF 3
WORK ORDER	2020-51											
DATE:	3/09/2021											
DRAWN:	TBM											
SCALE:	1"=100'											
SHEET NO.	2 OF 3											

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	15.67'
L3	N66°56'46"E	28.23'
L4	S89°52'06"E	46.23'
L5	S01°03'19"E	19.94'
L6	S89°43'36"E	12.33'
L7	S00°16'24"W	10.00'
L8	N89°43'36"W	36.27'
L9	N00°14'32"E	4.68'
L10	S68°44'17"W	25.45'
L11	N90°00'00"W	39.24'
L12	S15°48'10"E	57.34'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	9.73'	5.00'	111°32'08"	N55°29'39"W	8.27'
C2	11.88'	15.00'	45°22'38"	S46°02'57"W	11.57'
C3	4.32'	5.00'	49°32'27"	S65°13'47"W	4.19'
C4	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°57'27"E, A DISTANCE OF 79.63 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET, HAVING A RADIUS OF 20.00', THROUGH A CENTRAL ANGLE OF 43°25'36", THE CHORD FOR WHICH BEARS N21°25'41"W, A CHORD DISTANCE OF 14.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.19 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 43°24'53", THE CHORD FOR WHICH BEARS N21°26'02"W, A CHORD DISTANCE OF 17.75 FEET; THENCE N00°16'25"E, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.09 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 31°15'31", THE CHORD FOR WHICH BEARS N15°54'10"E, A CHORD DISTANCE OF 12.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.25 FEET, HAVING A RADIUS OF 30.00', THROUGH A CENTRAL ANGLE OF 31°01'51", THE CHORD FOR WHICH BEARS N16°01'00"E, A CHORD DISTANCE OF 16.05 FEET; THENCE N00°29'26"E, A DISTANCE OF 151.83 FEET; THENCE N89°57'11"W, A DISTANCE OF 5.04 FEET TO THE SOUTHEAST CORNER OF A PROPOSED EASEMENT/ACCESS; THENCE N00°02'49"E ALONG THE EAST LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 17.50 FEET TO THE NORTHEAST CORNER OF SAID PROPOSED EASEMENT/ACCESS, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID PARCEL; THENCE DEPARTING SAID EAST LINE S89°35'30"W ALONG SAID NORTH LINE, A DISTANCE OF 32.79 FEET; THENCE DEPARTING SAID NORTH LINE, S00°17'08"W, A DISTANCE OF 97.54 FEET; THENCE N89°44'38"W, A DISTANCE OF 5.62 FEET; THENCE S02°17'29"W, A DISTANCE OF 7.32 FEET; THENCE S89°44'38"E, A DISTANCE OF 5.87 FEET; THENCE S00°18'57"W, A DISTANCE OF 92.48 FEET; THENCE N89°43'35"W, A DISTANCE OF 12.00 FEET; THENCE S00°16'25"W, A DISTANCE OF 20.00 FEET; THENCE S89°43'35"E, A DISTANCE OF 12.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 353.43 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 17,613 SQUARE FEET (0.404 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wylie
DANA A. WYLIE, PSM, LS 5874

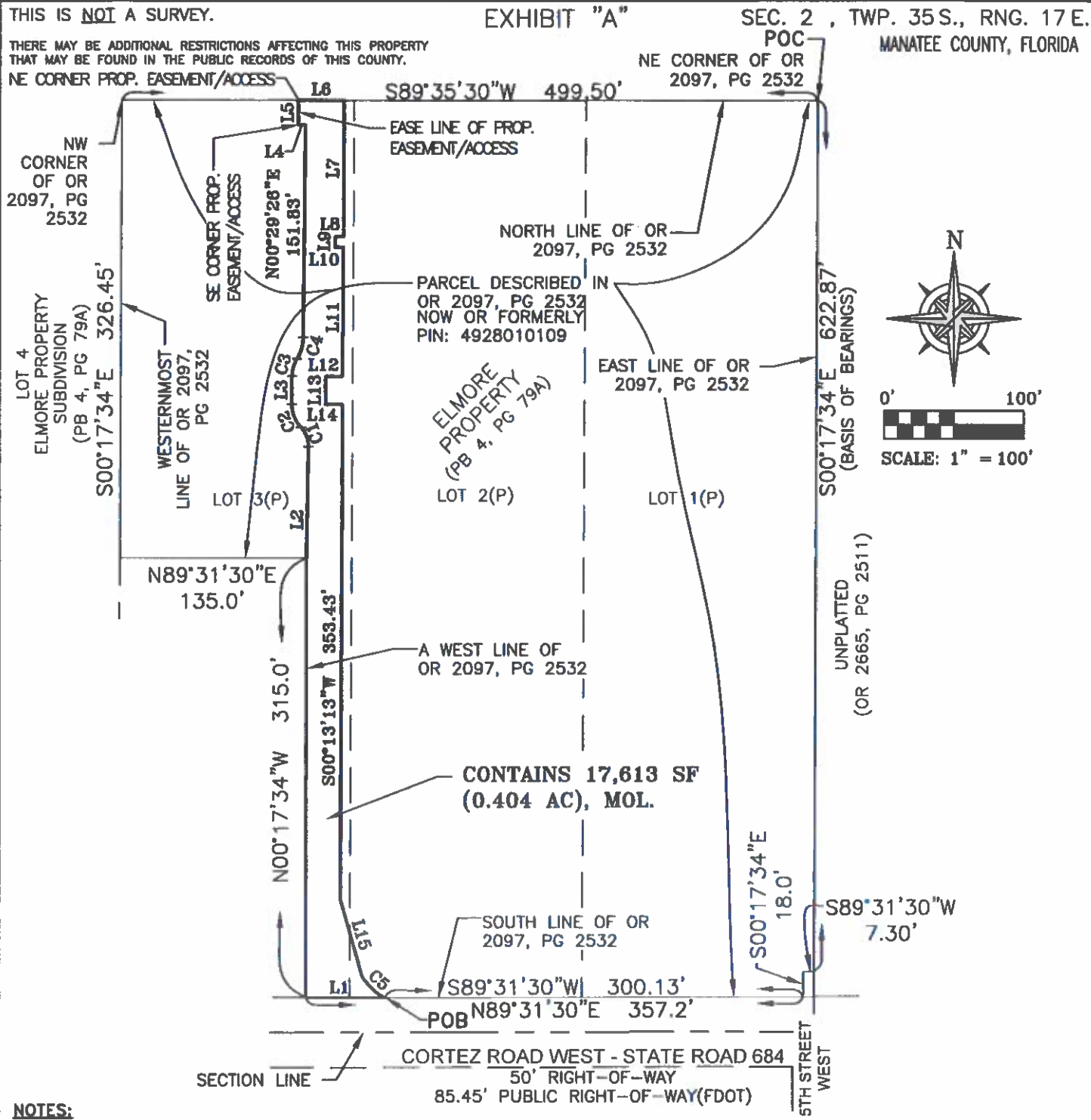
**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA


WORK ORDER	2020-51
DATE:	3/10/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE



- NOTES:**
1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING N00°17'34"W.
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 5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

<h1>DEUEL & ASSOCIATES</h1> <p>CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS</p>	565 SOUTH HERCULES AVENUE CLEARWATER, FL 33761 PHONE 727.822.4151 WWW.DEUELENGINEERING.COM CERTIFICATE OF AUTHORIZATION NUMBER 26320 LICENSED BUSINESS NUMBER 107	THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
--	--	---

 DANA A. WYLIE, P.S., LS 5874	SKETCH OF DESCRIPTION ACCESS EASEMENT 512 CORTEZ ROAD WEST MANATEE COUNTY FLORIDA	WORK ORDER 2020-51
		DATE: 3/09/2021
		DRAWN: TBM
		SCALE: 1"=100' SHEET NO. 2 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MANATEE COUNTY, FLORIDA

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
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POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N89°57'11"W	5.04'
L5	N00°02'49"E	17.50'
L6	S89°35'30"W	32.79'
L7	S00°17'08"W	97.54'
L8	N89°44'38"W	5.62'
L9	S02°17'29"W	7.32'
L10	S89°44'38"E	5.87'
L11	S00°18'57"W	92.48'
L12	N89°43'35"W	12.00'
L13	S00°16'25"W	20.00'
L14	S89°43'35"E	12.00'
L15	S15°48'10"E	57.34'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
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Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.
MANATEE COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

A PORTION OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°17'34"E, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 622.87 FEET; THENCE S89°31'30"W, A DISTANCE OF 7.30 FEET; THENCE S00°17'34"E, A DISTANCE OF 18.0 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE S89°31'30"W ALONG SAID SOUTH LINE, A DISTANCE OF 300.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, S89°31'30"W, A DISTANCE OF 57.07 FEET TO A POINT ON A WEST LINE OF SAID PARCEL; THENCE N00°17'34"W ALONG SAID WEST LINE, A DISTANCE OF 315.0 FEET; THENCE DEPARTING SAID WEST LINE N00°57'27"E, A DISTANCE OF 79.63 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.16 FEET, HAVING A RADIUS OF 20.00', THROUGH A CENTRAL ANGLE OF 43°25'36", THE CHORD FOR WHICH BEARS N21°25'41"W, A CHORD DISTANCE OF 14.80 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.19 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 43°24'53", THE CHORD FOR WHICH BEARS N21°26'02"W, A CHORD DISTANCE OF 17.75 FEET; THENCE N00°16'25"E, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.09 FEET, HAVING A RADIUS OF 24.00', THROUGH A CENTRAL ANGLE OF 31°15'31", THE CHORD FOR WHICH BEARS N15°54'10"E, A CHORD DISTANCE OF 12.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 16.25 FEET, HAVING A RADIUS OF 30.00', THROUGH A CENTRAL ANGLE OF 31°01'51", THE CHORD FOR WHICH BEARS N16°01'00"E, A CHORD DISTANCE OF 16.05 FEET; THENCE N00°29'26"E, A DISTANCE OF 148.12 FEET; THENCE N89°59'10"E, A DISTANCE OF 44.11 FEET; THENCE N00°11'29"E, A DISTANCE OF 10.27 FEET; THENCE S89°36'05"E, A DISTANCE OF 92.09 FEET; THENCE S00°11'29"W, A DISTANCE OF 9.61 FEET; THENCE N89°59'10"E, A DISTANCE OF 88.93 FEET TO A POINT ON THE WEST LINE OF A PROPOSED EASEMENT/ACCESS; THENCE S00°02'49"W ALONG SAID WEST LINE, A DISTANCE OF 4.03 FEET TO THE SOUTHWEST CORNER OF SAID PROPOSED EASEMENT/ACCESS; THENCE S89°57'11"E ALONG THE SOUTH LINE OF SAID PROPOSED EASEMENT/ACCESS, A DISTANCE OF 22.17 FEET; THENCE DEPARTING SAID SOUTH LINE S03°50'57"E, A DISTANCE OF 20.73 FEET; THENCE N89°48'31"W, A DISTANCE OF 143.79 FEET; THENCE N00°16'24"E, A DISTANCE OF 11.46 FEET; THENCE N89°43'36"W, A DISTANCE OF 20.00 FEET; THENCE S00°16'24"W, A DISTANCE OF 11.49 FEET; THENCE N89°48'31"W, A DISTANCE OF 57.34 FEET; THENCE S00°17'08"W, A DISTANCE OF 52.42 FEET; THENCE N89°44'38"W, A DISTANCE OF 5.62 FEET; THENCE S02°17'29"W, A DISTANCE OF 7.32 FEET; THENCE S89°44'38"E, A DISTANCE OF 5.87 FEET; THENCE S00°18'57"W, A DISTANCE OF 92.48 FEET; THENCE N89°43'35"W, A DISTANCE OF 12.00 FEET; THENCE S00°16'25"W, A DISTANCE OF 20.00 FEET; THENCE S89°43'35"E, A DISTANCE OF 12.00 FEET; THENCE S00°13'13"W, A DISTANCE OF 353.43 FEET; THENCE S15°48'10"E, A DISTANCE OF 57.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 22.92 FEET, HAVING A RADIUS OF 42.90 FEET, THROUGH A CENTRAL ANGLE OF 30°36'26", THE CHORD FOR WHICH BEARS S46°43'08"E, A CHORD DISTANCE OF 22.65 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL AND THE POINT OF BEGINNING.

CONTAINING 22,894 SQUARE FEET (0.526 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING ASSUMED AS N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS AND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER FL 33764
PHONE 727.822.4151
WWW.DEUFLENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wyllie 7/1/2021
NO. 3876
DANA A. WYLLIE, P.S.M., L.S. 5874

**SKETCH OF DESCRIPTION
ACCESS EASEMENT
512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/10/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	1 OF 3

COMPOSITE

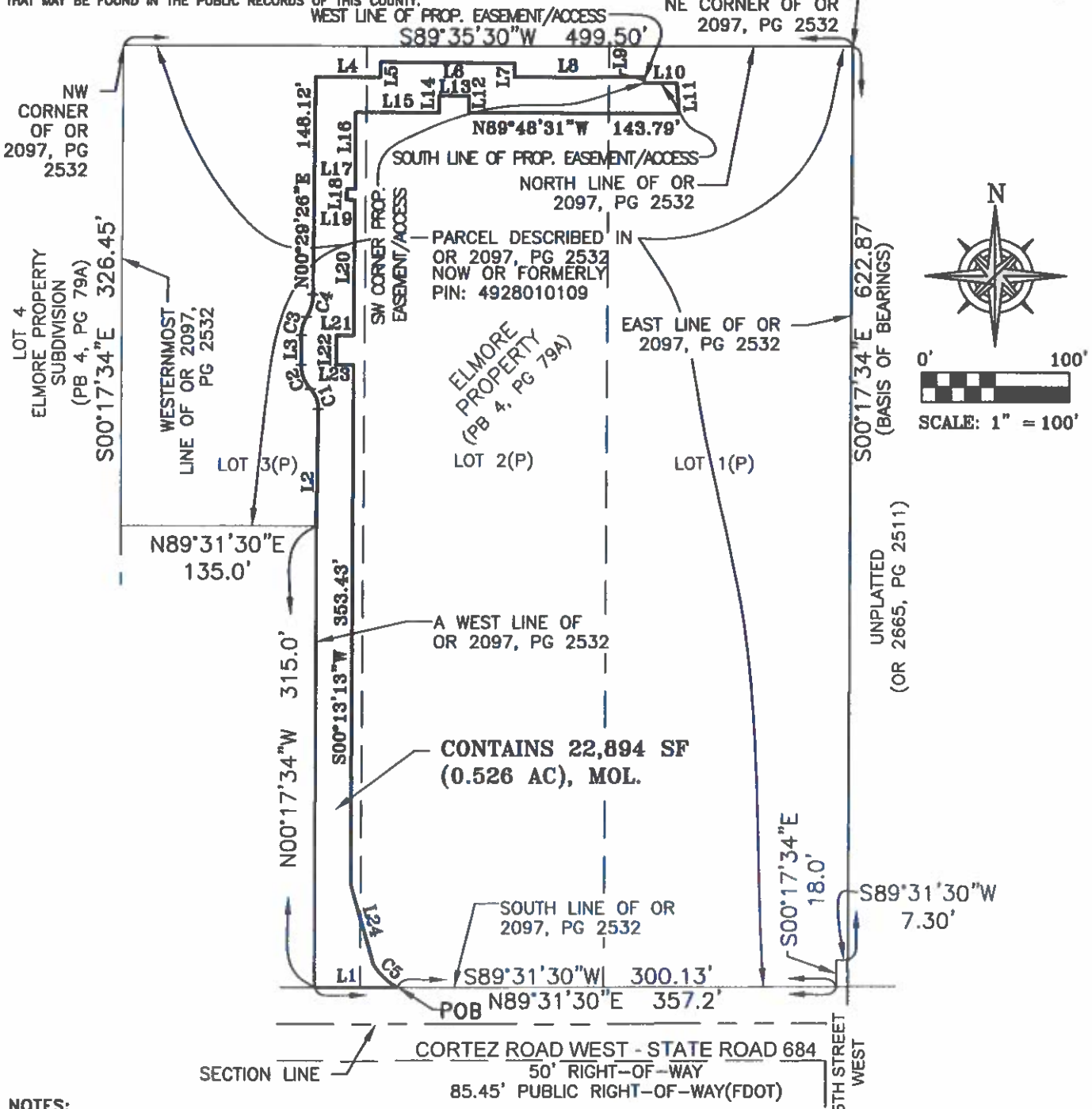
THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2, TWP. 35 S., RNG. 17 E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MANATEE COUNTY, FLORIDA



NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING N00°17'34"W.
2. ADDITIONS OR DELETIONS TO SKETCH OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 34764
PHONE 727.622.4151
WWW.DEUENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dana A. Wylie 7/1/2021
DANA A. WYLIE, PSM, LS 5874

<p>SKETCH OF DESCRIPTION ACCESS EASEMENT 512 CORTEZ ROAD WEST</p> <p>MANATEE COUNTY FLORIDA</p>	WORK ORDER	2020-51
	DATE:	3/09/2021
	DRAWN:	TBM
	SCALE:	1"=100'
		SHEET NO. 2 OF 3

COMPOSITE

THIS IS NOT A SURVEY.

EXHIBIT "A"

SEC. 2 , TWP. 35 S., RNG. 17 E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

MANATEE COUNTY, FLORIDA

LEGEND

AC	ACRE(S)
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
LS	LAND SURVEYOR
MOL	MORE OR LESS
NE	NORTHEAST
NW	NORTHWEST
OR	OFFICIAL RECORD
(P)	PLAT BOOK 4, PAGE 79A
PB	PLAT BOOK
PG	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
SEC	SECTION
SE	SOUTHEAST
SF	SQUARE FEET
SW	SOUTHWEST
TWP	TOWNSHIP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°31'30"W	57.07'
L2	N00°57'27"E	79.63'
L3	N00°16'25"E	20.00'
L4	N89°59'10"E	44.11'
L5	N00°11'29"E	10.27'
L6	S89°36'05"E	92.09'
L7	S00°11'29"W	9.61'
L8	N89°59'10"E	88.93'
L9	S00°02'49"W	4.03'
L10	S89°57'11"E	22.17'
L11	S03°50'57"E	20.73'
L12	N00°16'24"E	11.46'
L13	N89°43'36"W	20.00'
L14	S00°16'24"W	11.49'
L15	N89°48'31"W	57.34'
L16	S00°17'08"W	52.42'
L17	N89°44'38"W	5.62'
L18	S02°17'29"W	7.32'
L19	S89°44'38"E	5.87'
L20	S00°18'57"W	92.48'
L21	N89°43'35"W	12.00'
L22	S00°16'25"W	20.00'
L23	S89°43'35"E	12.00'
L24	S15°48'10"E	57.34'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.16'	20.00'	43°25'36"	N21°25'41"W	14.80'
C2	18.19'	24.00'	43°24'53"	N21°26'02"W	17.75'
C3	13.09'	24.00'	31°15'31"	N15°54'10"E	12.93'
C4	16.25'	30.00'	31°01'51"	N16°01'00"E	16.05'
C5	22.92'	42.90'	30°36'26"	S46°43'08"E	22.65'

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2097, PAGE 2532, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING ASSUMED AS N00°17'34"W.
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Dana A. Wyllie 7/1/2021
 DANA A. WYLLIE, PSM, LS 5874

**SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 512 CORTEZ ROAD WEST**

MANATEE COUNTY

FLORIDA

WORK ORDER	2020-51
DATE:	3/09/2021
DRAWN:	TBM
SCALE:	NO SCALE
SHEET NO.	3 OF 3

Approved in Open Session 12/14/21
Manatee County
Board of County Commissioners



Board of County Commissioners December 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE AND RECORDING OF PERMANENT UTILITIES EASEMENT, PERMANENT INGRESS/EGRESS ACCESS EASEMENT, AND A CROSS ACCESS EASEMENT FROM TRUE STORAGE BRADENTON, LLC, BOURNE ACQUISITION, LLC, AND 2527, LLC FOR PROPERTY LOCATED AT 512 CORTEZ ROAD, BRADENTON FL, 34207 - DISTRICT 2

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 Permanent Utilities Easement from True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC; and
- Accept and Record Permanent Ingress/Egress Access Easement from True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC; and
- Accept and Record Cross Access Easement from True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC; and
- Record Affidavit of Ownership and Encumbrances from True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC

Enabling/Regulating Authority

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

Background Discussion

- The Permanent Utilities Easement, Permanent Ingress/Egress Access Easement, and Cross Access Easement are located in District 2.
- True Storage Bradenton, LLC, a Florida limited liability company, a 95% tenant-in-common interest, Bourne Acquisition, LLC, a Massachusetts limited liability company, a 2.5% tenant-in-common interest, and 2527, LLC, a New Hampshire limited liability company, a 2.5% tenant-in-common interest, own the property located at 512 Cortez Road, Bradenton FL, 34207.
- True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC are required to convey the Permanent Utilities Easement, Permanent Ingress/Access Easement, and Cross Access Easement to Manatee County in accordance with their Final Site Plan requirements for a commercial development.
- The recording of the easements is also required for True Storage Bradenton, LLC, Bourne Acquisition, LLC, and 2527, LLC to receive their Certificate of Occupancy.
- The Permanent Utilities Easement areas are located at the northern and eastern parcel line and encompass approximately 4,423 square feet.
- The Permanent Ingress/Egress Access Easement areas are located at the center of the parcel and encompass 77,259 square feet.
- The Cross Access Easement is located east of the access easements and encompasses 11,586 square feet.

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
- Caitlyn Deloach at Caitlyn.deloach@mymanatee.org
- Marc Pinard at mpinard@bradysullivan.com

Cost and Funds Source Account Number and Name

\$499 recording fee to be paid by Grantor

Amount and Frequency of Recurring Costs

N/A

From: [Alicia Stevens](#)
To: [Robin Toth](#)
Subject: FW: True Storage
Date: Thursday, December 16, 2021 9:43:28 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Robin,

Here is the email giving permission to charge the doc stamps separately.

Thanks!

Alicia

From: Valerie Kennedy [mailto:valerie.kennedy@mymanatee.org]
Sent: Thursday, December 16, 2021 9:16 AM
To: Alicia Stevens
Subject: FW: True Storage

Good morning Alicia,

As we discussed earlier by phone, please bill the \$.70 minimum doc stamps separately from the deed for Item 37. Please use **AR700003**.

Thank you,

Valerie Kennedy

Real Property Coordinator

Manatee County Property Acquisition Division

1112 Manatee Avenue West, Suite 800-L

Bradenton, FL 34205

941-748-4501 ext. 3403

Valerie.Kennedy@mymanatee.org



From: Valerie Kennedy
Sent: Wednesday, December 15, 2021 3:34 PM
To: Robin Toth <robin.toth@ManateeClerk.com>
Subject: RE: True Storage

Thanks Robin, I couldn't remember her name.

From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Wednesday, December 15, 2021 3:26 PM
To: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Subject: RE: True Storage

**CAUTION: This email originated from an external source.
Be Suspicious of Attachments, Links and Requests for Login Information.**

Hi Valerie,

Alicia, the gal you spoke with earlier, spoke with the Supervisor of the Clerk's Cashiering Department.

Do you have a check number that was associated with the document you sent us? According to the validated receipt, the entire recording fee amount was charged to AR700013.

If you do not have a check number to back that up, staff is unable to charge the minimum doc stamps of \$. 70 to the AR account #. We still need the \$.70.

If you have further questions, Alicia's extension is 4189.

Thank you,

Robin Toth
Deputy Clerk, Board Records Department
for Angelina "Angel" Coloneso
Manatee County Clerk of the Circuit Court and Comptroller
www.manateeclerk.com
robin.toth@manateeclerk.com
(941) 741-4018, Ext. 4179
"Pride in Service with a Vision to the Future"



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

From: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Sent: Wednesday, December 15, 2021 2:57 PM
To: Robin Toth <robin.toth@ManateeClerk.com>
Subject: FW: True Storage

Robin,

This is an example of the fees for doc stamps being processed separately from our AR account. Please see the board records section of the cover letter. Could you please forward this over?

From: Valerie Kennedy
Sent: Thursday, December 9, 2021 9:52 AM
To: Robin Toth <robin.toth@ManateeClerk.com>
Subject: RE: True Storage

Yes, that's correct. Thanks again.

From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Thursday, December 9, 2021 9:50 AM
To: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Subject: RE: True Storage

**CAUTION: This email originated from an external source.
Be Suspicious of Attachments, Links and Requests for Login Information.**

My pleasure.

Also, I got your email to charge the minimum Doc Stamps for Item 37, to AR700003, Property Management.

Thank you,

Robin Toth
Deputy Clerk, Board Records Department
for Angelina "Angel" Colonnese
Manatee County Clerk of the Circuit Court and Comptroller
www.manateeclerk.com
robin.toth@manateeclerk.com
(941) 741-4018, Ext. 4179
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From: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Sent: Thursday, December 9, 2021 9:48 AM
To: Robin Toth <robin.toth@ManateeClerk.com>

Subject: RE: True Storage

Sounds great! Thank you for everything!

Happy holidays

From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Thursday, December 9, 2021 9:47 AM
To: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Subject: RE: True Storage

**CAUTION: This email originated from an external source.
Be Suspicious of Attachments, Links and Requests for Login Information.**

Great! I spoke with Recording Department staff; I have a note on this agenda packet for them to issue a refund. They issue the refund to the company name on the check.

Thank you,

Robin Toth
Deputy Clerk, Board Records Department
for Angelina "Angel" Coloneso
Manatee County Clerk of the Circuit Court and Comptroller
www.manateeclerk.com
robin.toth@manateeclerk.com
(941) 741-4018, Ext. 4179
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From: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Sent: Thursday, December 9, 2021 8:58 AM
To: Robin Toth <robin.toth@ManateeClerk.com>
Subject: True Storage

Robin,

Regarding the True Storage check, Caitlyn advised that they were made aware of the refund and have no problem.

Thank you,

Valerie Kennedy

Real Property Coordinator

Manatee County Property Acquisition Division

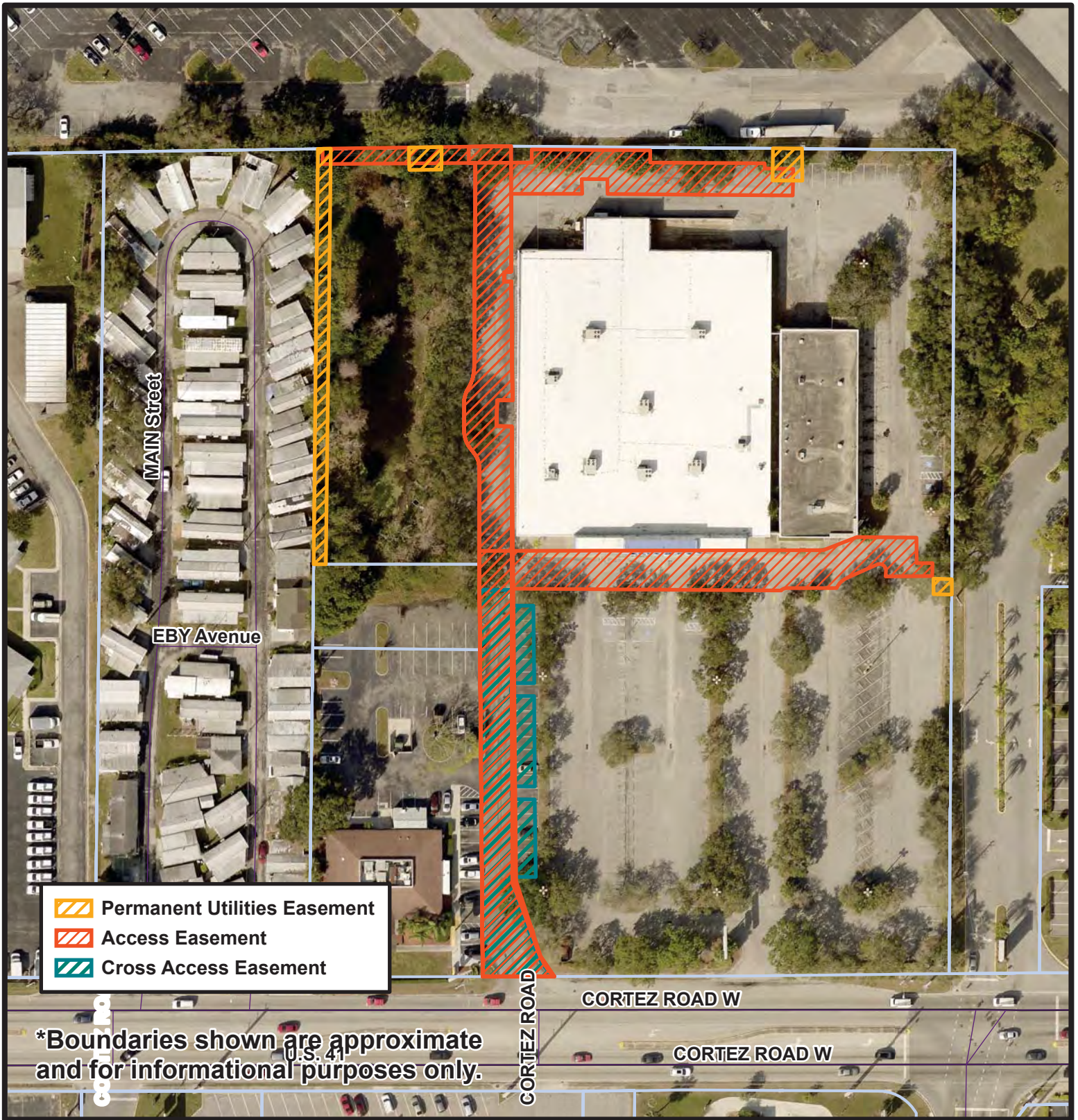
1112 Manatee Avenue West, Suite 800-L

Bradenton, FL 34205

941-748-4501 ext. 3403

Valerie.Kennedy@mymanatee.org





**PERMANENT UTILITIES EASEMENT, PERMANENT ACCESS EASEMENT
& CROSS ACCESS EASEMENT**



**TRUE STORAGE BRADENTON, LLC
512 CORTEZ ROAD WEST
BRADENTON, FL 34207
PID 4928010109**



DISTRICT 2- REGGIE BELLAMY