

THIS INSTRUMENT PREPARED BY:

Shvonne Davis, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202



PROJECT NAME: Eddy At Harrison Ranch Apartments
PID NO: 726400559

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **TI INVESTORS OF HARRISON RANCH APARTMENTS LLC**, a Florida limited liability company, whose mailing address is 710 North Plankinton Avenue, Milwaukee, Wisconsin 53203, 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 ONE AND 00/100 DOLLAR (\$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 situated 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, the Grantor has caused these presents to be executed in its name by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 6/2/2026
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

[Signature]
First Witness Signature

Elaine R. Unger
First Witness Printed Name

Address: 710 N. Plankinton Avenue, Ste 1200
Milwaukee, WI 53203

[Signature]
Second Witness Signature

Zoe Miller
Second Witness Printed Name

Address: 710 N. Plankinton Avenue, Ste. 1200
Milwaukee, WI 53203

GRANTOR:
TI INVESTORS OF HARRISON
RANCH APARTMENTS LLC, a Florida
limited liability company

By: Towne Realty, Inc., a Wisconsin
corporation

Its: Manager

By: [Signature]
Mark S. Madigan, Vice President

Date: May 5, 2026

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

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

☒ physical presence or

☐ online notarization

this 5th day of May, 2026, Mark S. Madigan, as Vice President of
Towne Realty, Inc., a Wisconsin corporation, the manager of TI Investors of Harrison
Ranch Apartments LLC, a Florida limited liability company, on behalf of the company,
who

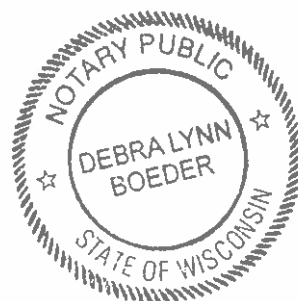
☒ is personally known to me or

☐ has produced _____ as identification.

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

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

My Commission Expires: 03/05/2029



COMPOSITE EXHIBIT A

DESCRIPTION: PUBLIC UTILITY EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S00°07'50"W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.85 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301 (F.D.O.T. SECTION 1302-104-202); THENCE S60°16'38"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 1379.70 FEET TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S69°11'32"W, A DISTANCE OF 1402.00; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°12'30", A DISTANCE OF 959.41 FEET; THENCE S27°07'08"W, A DISTANCE OF 30.62 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S27°07'08"W, 20.00 FEET; THENCE S62°52'52"E, 25.91 FEET; THENCE N27°07'08"E, 20.00 FEET; THENCE N62°52'52"W, A DISTANCE OF 25.91 FEET THE POINT OF BEGINNING, LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 518 SQUARE FEET (0.01 ACRE) MORE OR LESS.

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH A BEARING OF S60°16'38"W, FOR THE NORTHERLY RIGHT-OF-WAY OF LINE U.S. HIGHWAY 301, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1302-104-202.

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KENNETH C.
KOLARIK, PSM 85116. USING A DIGITAL
SIGNATURE AND DATE. PRINTED COPIES OF
THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.



Kenneth
Kolarik
2026.03.12
08:18:42
-04'00'

MARCH 12, 2026
DATE OF CERTIFICATE

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

REFER TO SHEET 2 FOR SKETCH
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: P315250099 DRAWN BY: TLB SCALE: NONE SHEET NUMBER 1 OF 2

GFT

DBA TRANSYSTEMS CORPORATION CONSULTANTS
503 8th Avenue West - Palmetto, Florida 34221 - (941) 722-4561

COMPOSITE EXHIBIT A

PUBLIC UTILITY EASEMENT



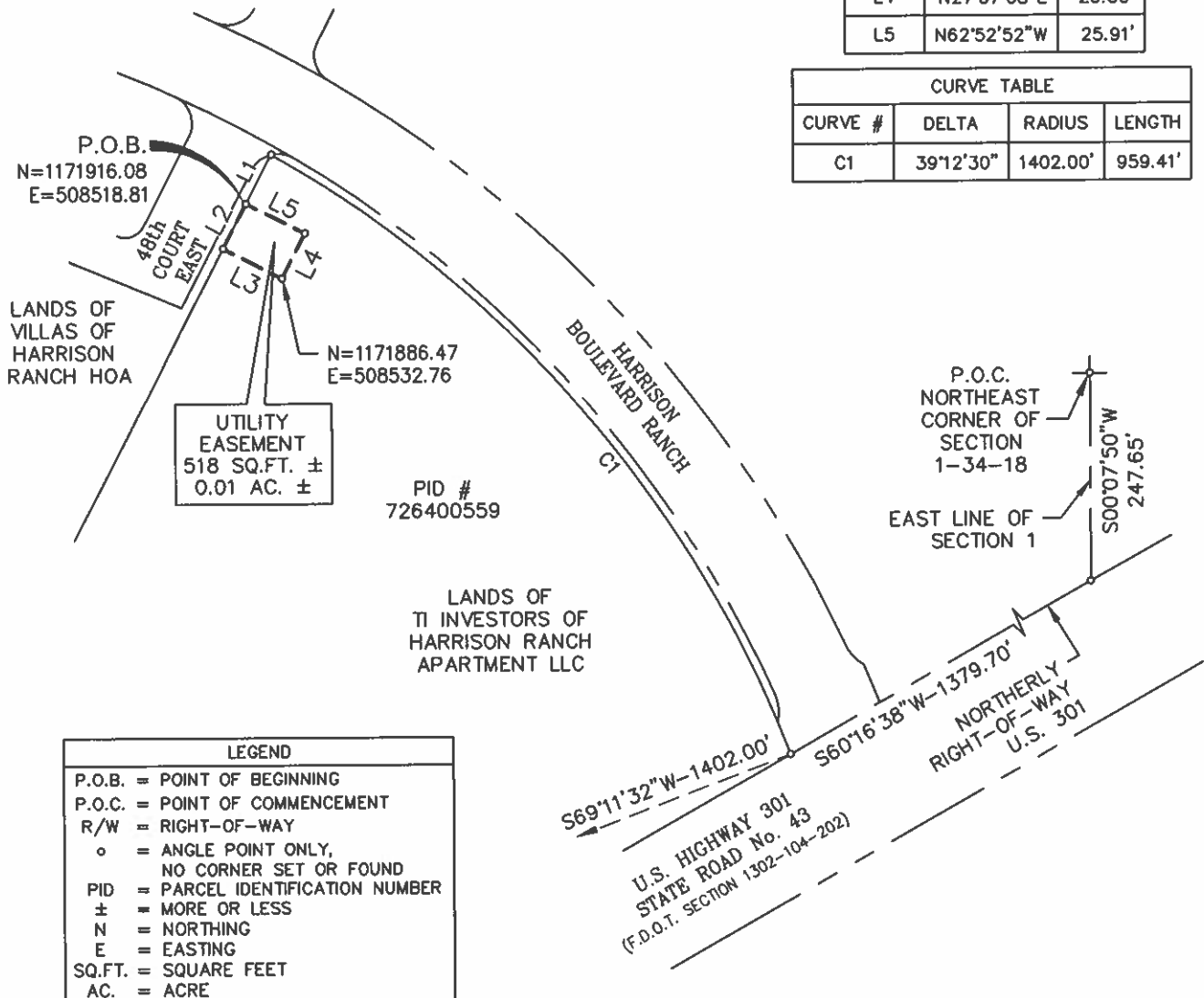
NOT TO SCALE

SKETCH OF DESCRIPTION

NOT A SURVEY

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S27°07'08"W	30.62'
L2	S27°07'08"W	20.00'
L3	S62°52'52"E	25.91'
L4	N27°07'08"E	20.00'
L5	N62°52'52"W	25.91'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	39°12'30"	1402.00'	959.41'



REFER TO SHEET 1 FOR DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8103

JOB NUMBER: P315250099 DRAWN BY: TLB SCALE: NONE SHEET NUMBER 2 OF 2

GFT

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

COMPOSITE EXHIBIT A

DESCRIPTION: PUBLIC UTILITY EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE S00°07'50"W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 247.65 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301 (F.D.O.T. SECTION 1302-104-202); THENCE S60°16'38"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 1379.70 FEET TO A POINT ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES S69°11'32"W, A DISTANCE OF 1402.00; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°39'14", A DISTANCE OF 725.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°24'31", A DISTANCE OF 10.00 FEET; THENCE S38°37'44"W, 28.50 FEET; THENCE S51°22'16"E, 10.00 FEET; THENCE N38°37'44"E, A DISTANCE OF 28.38 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 1, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 284 SQUARE FEET (0.01 ACRE) MORE OR LESS.

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH A BEARING OF S60°16'38"W, FOR THE NORTHERLY RIGHT-OF-WAY OF LINE U.S. HIGHWAY 301, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAP SECTION 1302-104-202.

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY KENNETH C.
KOLARIK, PSM #5116, USING A DIGITAL
SIGNATURE AND DATE. PRINTED COPIES OF
THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.



Kenneth
Kolarik
2026.03.12
08:36:56
-04'00'

MARCH 12, 2026
DATE OF CERTIFICATE

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

REFER TO SHEET 2 FOR SKETCH
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

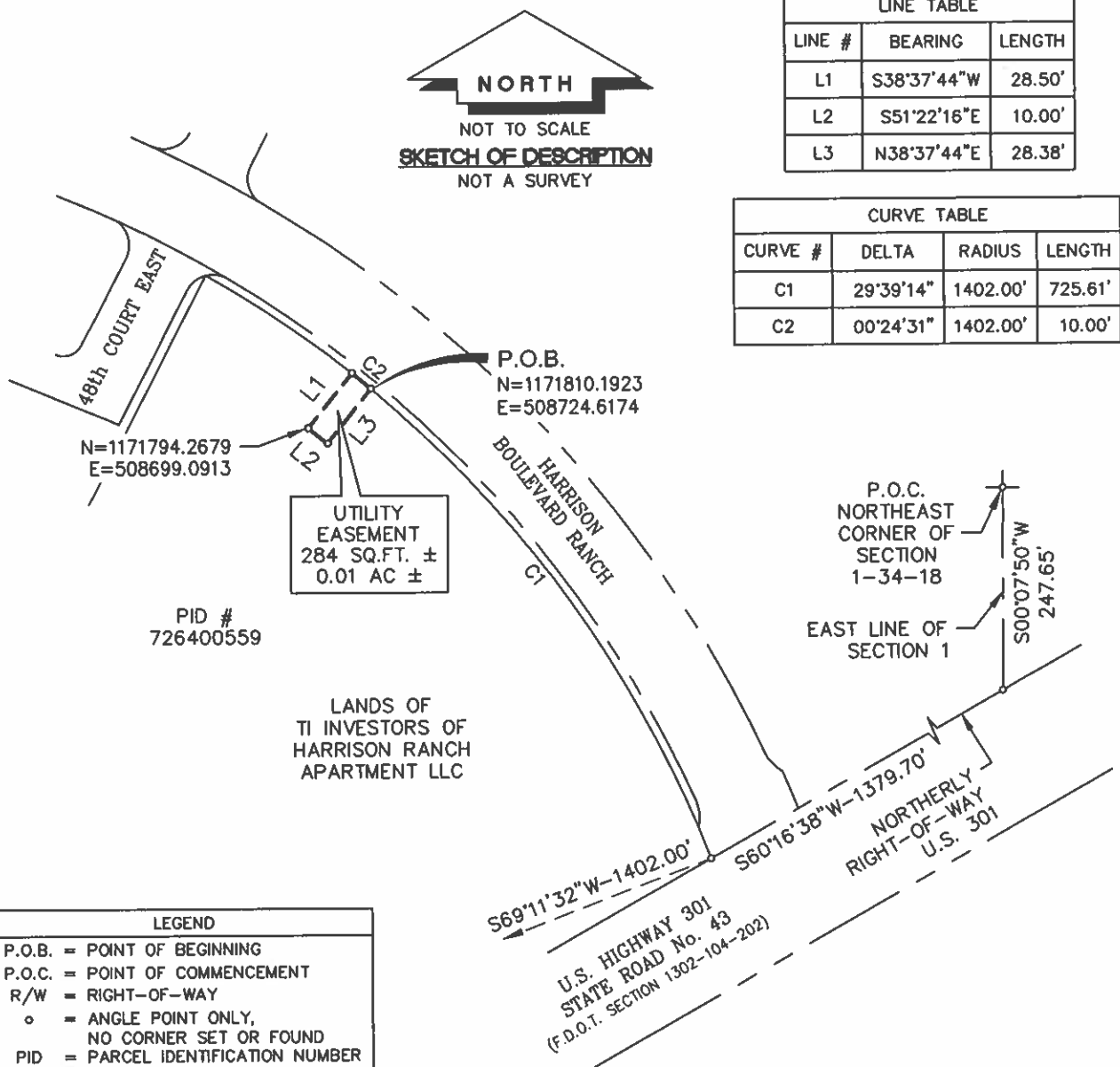
JOB NUMBER: P315250099 DRAWN BY: TLB SCALE: NONE SHEET NUMBER 1 OF 2



DBA TRANSYSTEMS CORPORATION CONSULTANTS
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COMPOSITE EXHIBIT A

PUBLIC UTILITY EASEMENT



REFER TO SHEET 1 FOR DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8103

JOB NUMBER: P315250099 DRAWN BY: TLB SCALE: NONE SHEET NUMBER 2 OF 2

GFT

DBA TRANSYSTEMS CORPORATION CONSULTANTS
503 8th Avenue West - Palmetto, Florida 34221 - (941) 722-4561

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **ZILBER, LTD.**, a Delaware corporation, whose mailing address is 710 North Plankinton Avenue, Milwaukee, Wisconsin 53203 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated June 6, 2025, made by **TI INVESTORS OF HARRISON RANCH APARTMENTS LLC**, a Florida limited liability company, whose mailing address is 710 North Plankinton Avenue, Suite 1200, Milwaukee, Wisconsin 53203 (hereinafter the **Mortgagor**), in favor of Mortgagee, which mortgage has been recorded in Official Records under Instrument Number 202541071133, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the **Mortgagor** a(n) Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name, by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 6/2/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

[Signature]
First Witness Signature

Elaine R. Unger
First Witness Printed Name

Address: 710 N. Plankinton Avenue, Ste. 1200
Milwaukee, WI 53203

Zoe Miller
Second Witness Signature

Zoe Miller
Second Witness Printed Name

Address: 710 N. Plankinton Avenue, Ste. 1200
Milwaukee, WI 53203

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization
this 5th day of May, 2026, by Mark S. Madigan, as
Vice President of Zilber, LTD., a Delaware corporation, on behalf of the
corporation, who

☒ is personally known to me or
☐ has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF
SECTION 117.05, FLORIDA STATUTES]

Debra Lynn Boeder
Signature of Notary Public
(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)
Debra Lynn Boeder
My Commission Expires 3/5/2029

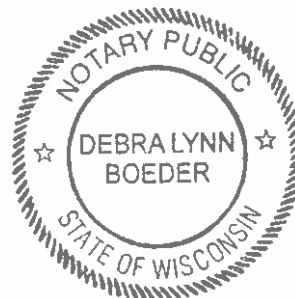
MORTGAGEE:
ZILBER, LTD., a Delaware corporation

By: [Signature]
Signature

As: Vice President
Title

Mark S. Madigan
Printed Name

Date: May 5, 2026



My Commission Expires: 3/5/2029

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

Recorded By: TALLRED
Cashiered By: smccreadie

Receipt#: 900851270 Payee Name: JAKE S BENNETT
Receipt Date: 06/02/2026

Instrument(s): 202641063423-EASEMENT

Receipt Total:	\$69.50
Amount Tendered:	\$69.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$69.50

Check	\$69.50	CHECK #	184
Amount Paid	\$69.50		

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

Instrument:	202641063423	EASEMENT	
001000000341100	RECORDING FEE \$5/\$4		\$33.00
199000000341150	PRMTF \$1/\$.50		\$4.50
001000000208911	PRMTF FACC \$.10		\$0.80
199000000341160	PRMTF CLERK \$1.90		\$15.20
001000000208912	PRMTF BCC \$2		\$16.00
	Instrument Total:		\$69.50



June 2, 2026 - Regular Meeting

Subject

Acceptance and Recording of Permanent Utilities Easement from TI Investors of Harrison Ranch Apartments LLC, for property located at 10671 Eddy, Parrish, Florida 34219, Peter Morrow, Property Acquisition Division Manager - District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Shvonne Davis, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3670

Action Requested

- Accept and record Permanent Utilities Easement from TI Investors of Harrison Ranch Apartments LLC (includes consent and joinder from Zilber, LTD.).

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- TI Investors of Harrison Ranch Apartments LLC, owns the property located at 10671 Eddy, Parrish, Florida 34219.
- The Final Site Plan number associated with this easement dedication is PLN2409-0107.
- Development Services has reviewed this project and recommends approval.
- TI Investors of Harrison Ranch Apartments LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with the Final Site Plan requirements for commercial development.
- Zilber, LTD., who holds a mortgage on the property, consents to and joins in the easement.

- The recording of the Permanent Utilities Easement is also required for TI Investors of Harrison Ranch Apartments LLC, to receive their Certificate of Occupancy.
- The Permanent Utilities Easement encompasses approximately 518 and 284 square feet of land, located along Harrison Ranch Boulevard.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

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

- Shvonne Davis at shvonne.davis@mymanatee.org
- Matt Merucci at matt.merucci@mymanatee.org
- Jeremy Cox at jeremy.cox@mymanatee.org
- Lauren Kramer at lauren.kramer@mymanatee.org
- Jake Bennett at jbennett@benko1.com
- Mark Dougherty at mdougherty@benko1.com
- Maath Bennett at mbennett@benko1.com

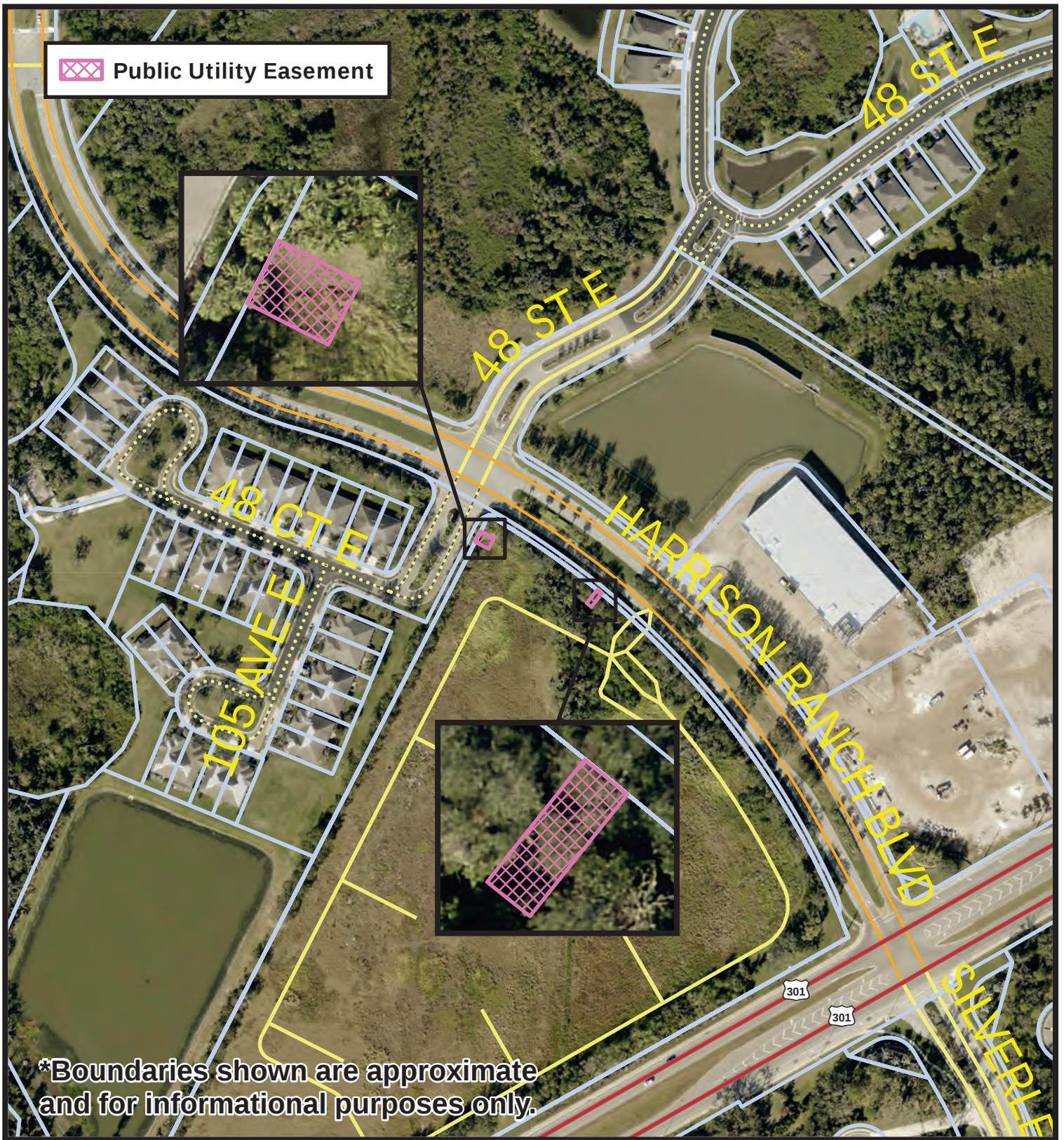
Distributed 6/2/26, RT

Cost and Funds Source Account Number and Name

\$69.50 recording fees paid by Grantor

Amount and Frequency of Recurring Costs

N/A



PUBLIC UTILITY EASEMENT

TI INVESTORS OF
HARRISON RANCH APARTMENTS LLC
10671 EDDY
PARRISH, FLORIDA 34219
PID 726400559

DISTRICT 1 - VACANT

