

THIS INSTRUMENT PREPARED BY:

Brandie Adams, Real Property Specialist
Property Acquisition Division
On behalf of Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West
Bradenton, Florida 34205

PROJECT NAME: Imperial Lakes Commercial
PID NO: 646910259

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **RICHARD TRZCINSKI**, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **GATEWAY COMMONS EAST, LLC** (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 **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of Gateway Commons East, LLC.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

A. Mortgage recorded in Official Records Book 2681, Page 4649, together with Uniform Commercial Code - 1 Financing Statement recorded in Official Records Book 2681, Page 4684, as modified by Partial Release recorded in Official Records Book 2756, Page 5668, as assumed by Assumption and Modification Agreement recorded in Official Records Book 2756, Page 5671 of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 82-2005685.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utility 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 ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.

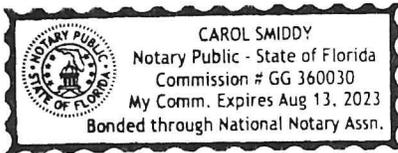
RICHARD TRZCINSKI

Richard Trzcinski
Signature

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to (or affirmed), acknowledged and subscribed before me this 25th day of November, 2019, by Richard Trzcinski, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:



Carol Smiddy
Notary Public Signature

Carol Smiddy
Printed Name

GG 360030
Commission Number

8/13/23
Expiration Date

SKETCH OF DESCRIPTION

Section 22 , Township 33 South, Range 18 East
 Manatee County, Florida

PARCEL 5:

DESCRIPTION: UTILITY EASEMENT

COMMENCE AT NORTHEAST CORNER OF SECTION 21, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S.02°05'06"W., ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 313.11 FEET TO THE INTERSECTION WITH THE PROPOSED NEW SOUTHERLY RIGHT OF WAY LINE OF BUFFALO ROAD (WIDTH VARIES), FRONTAGE ROAD "A", BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 340.00 FEET, WITH A CHORD BEARING OF S.57°36'33"E.; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'14", A DISTANCE OF 133.15 FEET; THENCE S.46°23'26"E. ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 79.89 FEET TO A POINT OF CURVATURE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET, WITH A CHORD BEARING OF S.77°14'03"E.; THENCE CONTINUE EASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°41'13", A DISTANCE OF 349.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°29'22", A DISTANCE OF 36.81 FEET; THENCE S.24°34'01"E., A DISTANCE OF 20.00 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING S.68°40'40"W.; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°29'22", A DISTANCE OF 39.08 FEET; THENCE N.18°04'39"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 22, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 759 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 21-33-18 BEING S 02°05'06" W (ASSUMED).
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
4. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:
 GATEWAY COMMONS OF MANATEE, LLC.



CROSS SURVEYING, L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
 BRADENTON, FLORIDA 34203
 (941) 748-8340 (941) 896-9938 FAX

Gerald D. Stroob, Jr.
 GERALD D. STROOB, JR., PSM. No. 4679

Drawing name: H:\Land_Proj\Projects\IMPERIAL LAKES (PUBLIX)\dwg\PUBLIC UTILITY EASEMENT SKETCH AND DESCRIPTION.dwg 8.5X11 (1) Nov 12, 2019 2:25pm by: dcross

SHEET 1 OF 2	Scale: 1" = NONE	Drawn by: DC	DATE: 08/22/2019 JOB: 190055
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Drawing name: H:\Land_Projects\IMPERIAL LAKES (PUBLIX)\dwg\PUBLIC UTILITY EASEMENT SKETCH AND DESCRIPTION.dwg 8.5X11 (2) Nov 12, 2019 2:25pm by: dcross

EXHIBIT "A"

SKETCH

NOTES:

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Section 22 , Township 33 South, Range 18 East
 Manatee County, Florida

LEGEND;

No.= NUMBER
 SQ FT= SQUARE FEET
 +/-= MORE OR LESS
 ID= IDENTIFICATION

POINT OF COMMENCEMENT
 NORTHEAST CORNER OF SECTION 21-33-18

SOUTHERLY RIGHT OF WAY LINE

PROPOSED NEW SOUTHERLY
 RIGHT OF WAY LINE

Parcel Line Table		
Line #	Direction	Length
L1	S46°23'26"E	79.89'
L2	N18°04'39"W	20.00'
L3	S24°34'01"E	20.00'

Curve Table					
Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Length
C1	22°26'14"	340.00'	133.15'	S57°36'33"E	132.30'
C2	61°41'13"	325.00'	349.91'	S77°14'03"E	333.25'
C3	6°29'22"	325.00'	36.81'	N68°40'40"E	36.79'
C4	6°29'22"	345.00'	39.08'	S68°40'40"W	39.05'

TRACT GC1

EAST LINE OF SECTION 21-33-18 AND THE
 WEST LINE OF TRACT GC1, FAIRWAYS AT
 IMPERIAL LAKEWOODS PHASE 1A-1,
 SUBDIVISION, PLAT BOOK 35, PAGE 180

BUFFALO ROAD

RIGHT OF WAY WIDTH VARIES
 FRONTAGE ROAD "A" PER FLORIDA
 DEPARTMENT OF TRANSPORTATION
 RIGHT-OF-WAY MAP I-75 (STATE ROAD
 93-A) SECTION 13075-2406

POINT OF BEGINNING

**PARCEL 5
 UTILITY EASEMENT
 759 SQ FT +/-**

**PARCEL ID
 NOW OR FORMERLY
 NO. 646900259**



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SHEET 2 OF 2	Scale: 1" = 200	Drawn by: DC	FB/PG: NONE	DATE: 08/22/2019
				JOB: 190055