

THIS INSTRUMENT PREPARED BY:
Pamela D'Agostino, Assistant County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West
Bradenton, Florida 34205

PID NO. 864400109

SPACE ABOVE THIS LINE FOR RECORDING DATA

RELEASE OF CONSERVATION EASEMENT

THIS RELEASE is made this 23rd day of July, 2019, between **MANATEE COUNTY, a political subdivision of the State of Florida**, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (County), and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose mailing address is Post Office Box 1249, Bartow, Florida 33831-1249 (Fee Holder).

WHEREAS, Fee Holder warrants that it holds legal title to certain land situated in Manatee County, Florida, as described in Exhibit 1, which is attached hereto and made a part hereof; and

WHEREAS, County was granted a Conservation Easement over the lands described in Exhibit 1 that is recorded in Official Records Book 1643, Page 3330, of the Public Records of Manatee County, Florida; and

WHEREAS, Fee Holder has applied for a release of said Conservation Easement which encumbers the lands described in Exhibit 1 in accordance with Section 704.06(4), Florida Statutes, and the Manatee County Land Development Code; and

WHEREAS, County has determined that the Conservation Easement serves no public purpose; and

WHEREAS, County, as the holder of the Conservation Easement, may release the easement to the holder of the fee even though the holder of the fee may not be a governmental body or a charitable corporation or trust.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, County does hereby release the premises described in Exhibit A from all easement rights and interest acquired by the County pursuant to the Conservation Easement granted and recorded in Official Records Book 1643, Page 3330, of the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE.

COUNTY:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

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(b) Corporation

CONSERVATION EASEMENT

In consideration of the premises and mutual covenants, terms, conditions, and restrictions contained herein and other good and valuable considerations the receipt of which is hereby acknowledged, Gold Coast Restaurants, Inc. (DEVELOPER, a Florida Corporation or a Florida Corporation licensed to do business in the State of Florida) whose mailing address is P.O. Box 20466 Tampa, FL 33622 (GRANTOR), certify ownership by said Corporation of the property described as follows:

ATTACH LEGAL DESCRIPTION AS EXHIBIT "A" OF CONSERVATION EASEMENT

on behalf of itself and its successors, heirs and assigns, grants and gives unto **Manatee County**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1000, Bradenton, FL 34206, (GRANTEE), a Conservation Easement pursuant to Florida Statutes 704.06 over the above-described property of the Grantor.

Unless permitted by the Manatee County Land Development Code, the following acts and activities are expressly prohibited within the boundaries of this Conservation Easement without the prior consent of Grantee:

- Construction or placing of buildings, roads, signs, billboards or other advertising structures on or other structures on or above the ground.
- Construction or placing of utilities on, below or above the ground without appropriate local, state, and federal permits or other authorization.
- Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly, or offensive materials.
- Removal, mowing, or trimming of trees, shrubs or other vegetation.
- Application of herbicides, pesticides, or fertilizers.
- Excavation, dredging or removal of loam, peat, gravel, soil rock or other material substances in such manner as to affect the surface.
- Surface use except for purposes that permit the land or water areas to remain in its natural condition.
- Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation or fish and wildlife habitat preservation.
- Acts or uses detrimental to such retention of land or water areas.



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(b) Corporation, Conservation Easement, page 2 of 2

SIGNED, SEALED, and delivered in the presence of:

Gold Coast Restaurants, Inc.
Developer, A Corporation of the
State of Florida

BY: [Signature]
President or Vice-President's Signature
William A. Long, Jr., Vice President
Type or Print Name and Title

ATTEST: [Signature]
Secretary Signature
William A. Long, Jr., Secretary
Printed Name

OR

WITNESSES:

[Signature]
Witness Signature
STEVEN E. DENBY
Printed Name

[Signature]
Witness Signature
KEITH ACHUFF
Printed Name

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 28th day of
July 2000 by William A. Long, Jr. as
Vice President
(Title), on behalf of the Corporation identified herein as **Developer** and who is
personally known to me, ~~or and who has produced~~
(Type of Identification) as identification.

NOTARY SEAL:

[Signature]
Notary Public
Anna May Wegbreit
Commission # CC 954932
Expires Aug. 27, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

FEBRUARY 2, 2000

LEVEROCKS

DESCRIPTION: CONSERVATION EASEMENT

FROM THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, RUN NORTH 89°37'19" WEST ALONG THE SOUTH LINE OF SECTION 9, A DISTANCE OF 293.66 FEET; THENCE SOUTH 19°19'20" EAST ALONG THE WESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF I-75, A DISTANCE OF 28.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 19°19'20" EAST ALONG SAID WESTERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 75.66 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE MANATEE RIVER; THENCE SOUTHWESTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE THE FOLLOWING FOURTEEN (14) COURSES: THENCE SOUTH 06°48'04" WEST, A DISTANCE OF 41.74 FEET; THENCE SOUTH 01°38'53" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 33°12'06" WEST, A DISTANCE OF 33.96 FEET; THENCE SOUTH 57°32'03" WEST, A DISTANCE OF 41.17 FEET; THENCE SOUTH 57°52'21" WEST, A DISTANCE OF 37.34 FEET; THENCE SOUTH 62°18'04" WEST, A DISTANCE OF 44.35 FEET; THENCE SOUTH 50°42'10" WEST, A DISTANCE OF 49.57 FEET; THENCE SOUTH 63°04'26" WEST, A DISTANCE OF 66.31 FEET; THENCE SOUTH 49°56'16" WEST, A DISTANCE OF 39.19 FEET; THENCE SOUTH 47°03'17" WEST, A DISTANCE OF 38.26 FEET; THENCE SOUTH 71°42'41" WEST, A DISTANCE OF 34.48 FEET; THENCE SOUTH 82°04'21" WEST, A DISTANCE OF 21.97 FEET; THENCE NORTH 53°16'50" WEST, A DISTANCE OF 55.07 FEET; THENCE NORTH 83°59'32" WEST, A DISTANCE OF 28.52 FEET TO THE END OF SAID APPROXIMATE MEAN HIGH WATER LINE; THENCE NORTH 00°04'52" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 86°20'26" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS POINT LIES SOUTH 86°20'26" EAST, A DISTANCE OF 22.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 23.61 FEET THROUGH A CENTRAL ANGLE OF 61°29'14"; THENCE SOUTH 57°49'40" EAST, A DISTANCE OF 62.32 FEET; THENCE SOUTH 55°41'02" EAST, A DISTANCE OF 7.89 FEET; THENCE NORTH 72°46'08" EAST, A DISTANCE OF 10.29

FEET; THENCE NORTH 59°39'17" EAST, A DISTANCE OF 48.30 FEET; THENCE NORTH 51°10'56" EAST, A DISTANCE OF 60.16 FEET; THENCE NORTH 65°32'41" EAST, A DISTANCE OF 36.45 FEET; THENCE NORTH 55°15'04" EAST, A DISTANCE OF 41.66 FEET; THENCE NORTH 46°00'40" EAST, A DISTANCE OF 38.03 FEET; THENCE NORTH 71°13'59" EAST, A DISTANCE OF 36.42 FEET; THENCE NORTH 64°40'45" EAST, A DISTANCE OF 36.13 FEET; THENCE NORTH 74°48'57" EAST, A DISTANCE OF 11.84 FEET; THENCE NORTH 29°10'57" EAST, A DISTANCE OF 6.63 FEET; THENCE NORTH 25°46'43" EAST, A DISTANCE OF 20.63 FEET; THENCE NORTH 02°44'51" WEST, A DISTANCE OF 31.98 FEET; THENCE NORTH 09°22'04" EAST, A DISTANCE OF 33.03 FEET; THENCE NORTH 10°07'04" EAST, A DISTANCE OF 30.53 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES SOUTH 86°50'41" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 26.13 FEET THROUGH A CENTRAL ANGLE OF 49°53'58" TO THE END OF SAID CURVE; THENCE NORTH 17°05'10" WEST, A DISTANCE OF 15.20 FEET; THENCE NORTH 70°40'40" EAST, A DISTANCE OF 3.93 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 0.50 ACRES, MORE OR LESS.

K:\LEGALS 2000\LEVEROCKS-CONSERVATION ESMT

*Zoller,
Najjar &
Shroyer, L.C.*