

**THIS INSTRUMENT PREPARED BY:**

Tim Cristello, Real Property Specialist  
Manatee County Government  
Property Management Department, Property Acquisition Division  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Wawa at SR64 & Upper Manatee River  
PROJECT NUMBER: N/A  
PID #: 566900209

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

**PERMANENT UTILITIES EASEMENT**

***THIS INDENTURE*** made this 4<sup>th</sup> day of June, 2019, between **TJA MANAGEMENT, LLC**, a Florida limited liability company, whose mailing address is Post Office Box 743, Clearwater, Florida 33754, 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 drainage and utility facilities*** over, under, and across the property situate in Manatee County, State of Florida, more particularly described and depicted in **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.**

Signed, sealed, and delivered in the presence of:

TJA MANAGEMENT, LLC, a Florida limited liability company

[Signature]  
Witness  
DIMITRIOS TSANGARIS  
Printed Name

By: [Signature]  
Terry Tsafatinos, Manager

[Signature]  
Witness  
Dimitrios Tsafatinos  
Printed Name

ATTEST: [Signature]  
Secretary Signature

Printed Name: TERRY TSAFATINOS

(Signature of two witnesses required by law.)

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 4th day of JUNE, 2019, by Terry Tsafatinos, as Manager for TJA Management, LLC, a Florida limited liability company, who is () personally known to me or () who has produced \_\_\_\_\_ as identification.

Notary Public Seal:



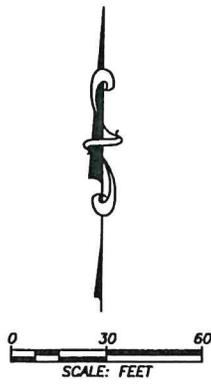
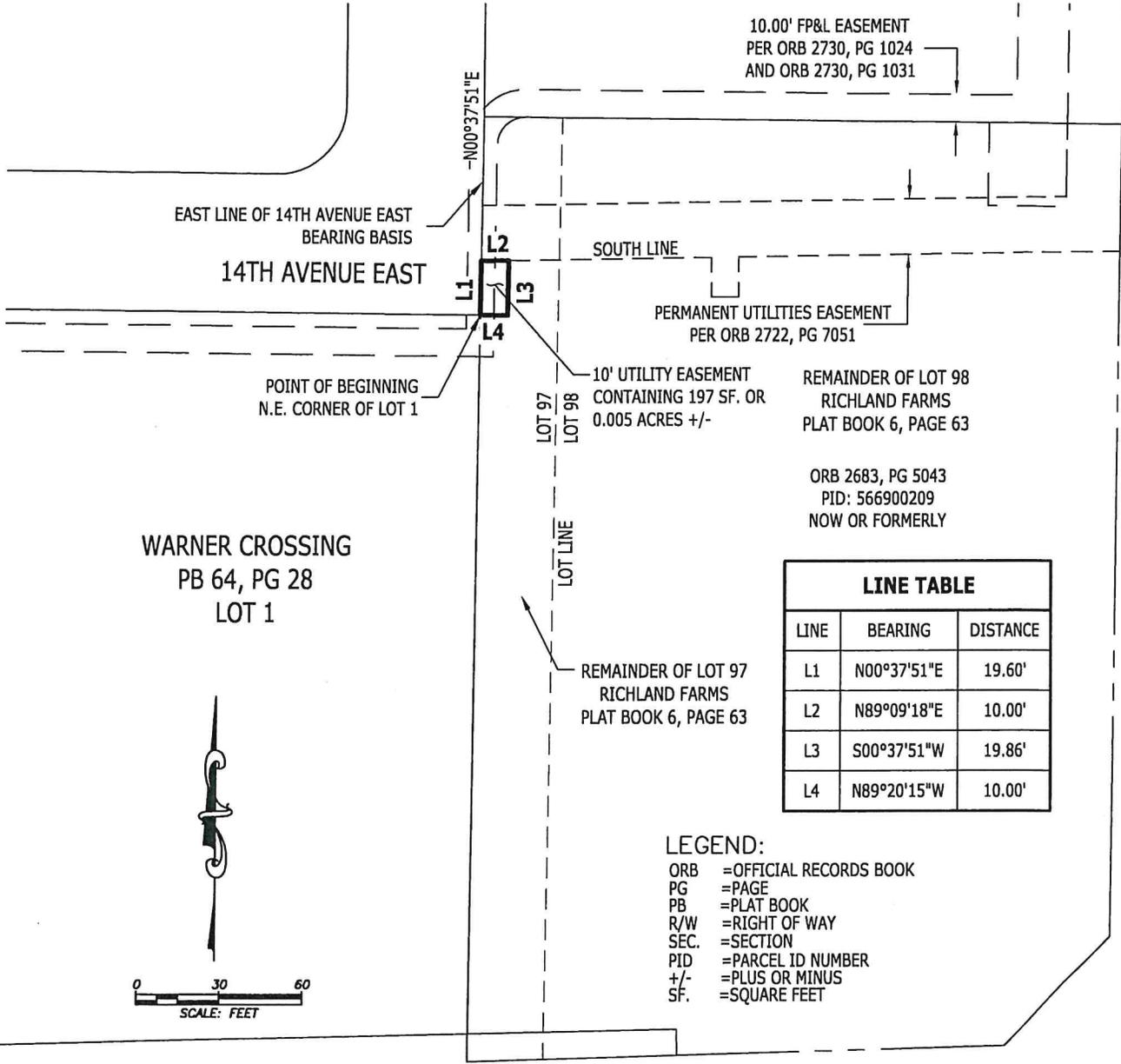
My Commission Expires: 02/15/2020

[Signature]  
NOTARY PUBLIC, State of FLORIDA  
SALLY BIGGS  
Printed Name

THIS IS NOT A SURVEY

# EXHIBIT "A"

SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA



## STATE ROAD 64 (PAVEMENT AND R/W WIDTH VARIES)

WARNER CROSSING  
UTILITY EASEMENT

SCALE 1"=60'	DATE 2019-02-21	JOB No. 00093-2019-0175		
DRAWN JEK	CHECKED JEK	SECTION 30	TOWNSHIP 34 S	RANGE 19 E

**King**  
ENGINEERING ASSOCIATES, INC.

2930 University Parkway  
Sarasota, Florida 34243  
Phone 941 358-6500  
Fax 941 358-6540  
www.kingengineering.com  
LB #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the signature and the  
original raised seal of a Florida Licensed Surveyor and Mapper.

2-21-19  
No. LS7125  
STATE OF FLORIDA  
JEFFREY E. KISTNER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 7125  
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\Survey\00093\2019\0175\Production\Drawings\10' Utility Easement S&L.dwg, February 27, 2019 10:10 AM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY KING ENGINEERING)

A PORTION OF LOT 97, RICHLAND FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY.

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WARNER CROSSING, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 28, OF THE PUBLIC RECORDS OF MANATEE COUNTY; THENCE NORTH 00°37'51" EAST, ALONG THE EAST LINE OF 14TH AVENUE EAST, A DISTANCE OF 19.60 FEET TO THE SOUTH LINE OF THAT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 2722, PAGE 7051; THENCE NORTH 89°09'18" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°37'51" WEST, A DISTANCE OF 19.86 FEET; THENCE NORTH 89°20'15" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 197 SQUARE FEET OR 0.005 ACRES +/-.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF 14TH AVENUE EAST, ACCORDING TO PLAT BOOK 64 PAGE 28, OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA, BEING NORTH 00°37'51" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

WARNER CROSSING

UTILITY EASEMENT

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