

THIS INSTRUMENT PREPARED BY:  
Charles Meador, Real Property Specialist, Property Acquisition Division  
On Behalf of: John Agostinelli, Division Manager, Property Acquisition  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Dollar General - Memphis  
PROJECT#: N/A  
PARCEL#: N/A  
PID#: 2254900059

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**PERMANENT UTILITIES EASEMENT**

THIS INDENTURE made this 10<sup>th</sup> day of February, 2015, between HANLEX MEMPHIS, LLC, a Florida limited liability company, whose mailing address is 1825 South Orange Blossom Trail, Apopka, Florida 32703, 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 as Parcel 2254900059 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.

Signed, sealed, and delivered in the presence of:

Hanlex Memphis, LLC, a Florida limited liability company

[Signature]  
Witness  
Mana J. Peña

By: [Signature]

Printed Name: Hans Pistor

Printed Name

Title: Managing Member

[Signature]  
Witness

ATTEST: \_\_\_\_\_

Nathan Wolfe

Secretary Signature

Printed Name

Printed Name: \_\_\_\_\_

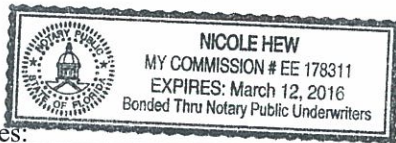
(Signature of two witnesses required by law.)

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10 day of Feb, 2015, by Hans Pistor, as Managing Member for Hanlex Memphis LLC, who is () personally known to me or () who has produced \_\_\_\_\_ as identification.

Notary Public Seal:



My Commission Expires: \_\_\_\_\_

[Signature]

NOTARY PUBLIC, State of Florida

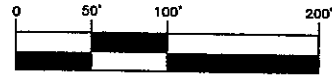
Printed Name

# EXHIBIT "A"

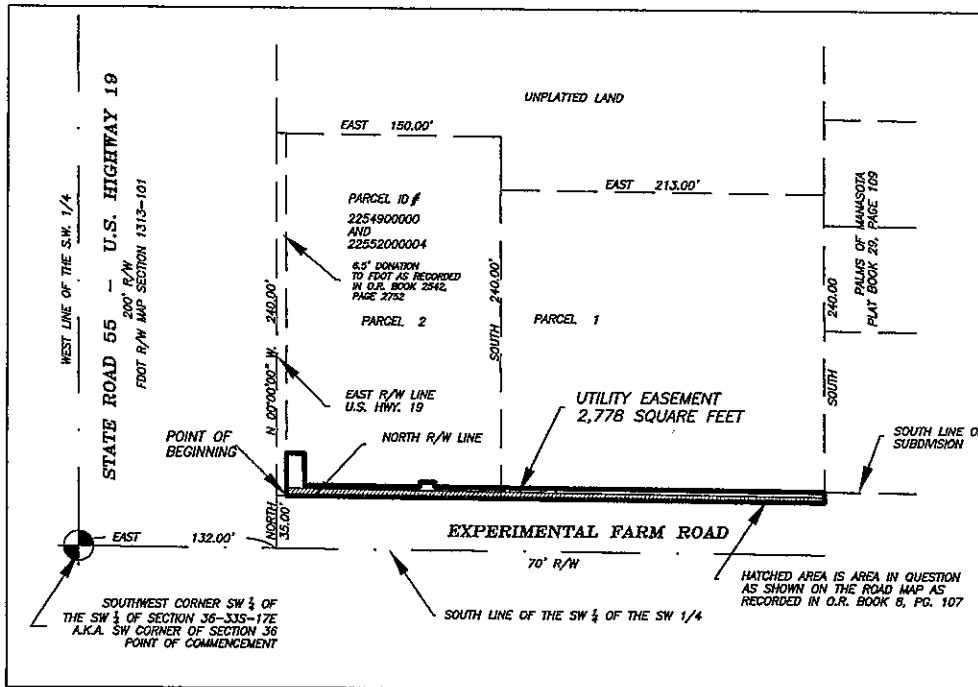


LINE TABLE		
LINE	LENGTH	BEARING
L1	6.50'	EAST
L2	28.00'	NORTH
L3	12.00'	EAST
L4	21.00'	SOUTH
L5	3.00'	NORTH
L6	10.00'	EAST
L7	3.00'	SOUTH
L8	7.00'	SOUTH

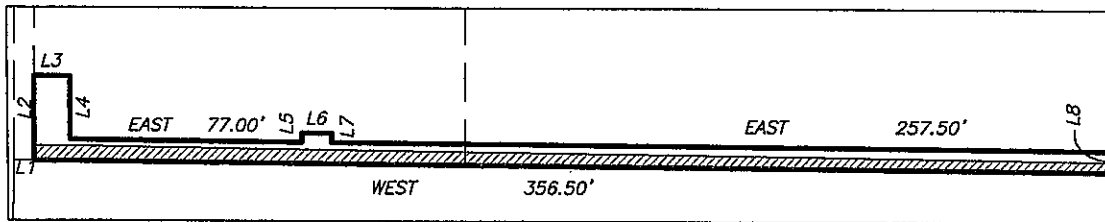
## GRAPHIC SCALE



( IN FEET )  
1 inch = 100' ft.



DETAIL OF UTILITY EASEMENT



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

**PHOENIX**  
SURVEYING  
OF BRANDON, LLC  
610 EAST MORGAN STREET  
BRANDON, FLORIDA 33510  
TEL. (813) 435-3990 FAX (813) 435-3989  
LICENSED BUSINESS #7484

SKETCH OF LEGAL DESCRIPTION  
DOLLAR GENERAL  
UTILITY EASEMENT  
PREPARED FOR  
HANLEX DEVELOPMENT, LLC

### SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SKETCH SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH SHOWN HEREON IS A CORRECT REPRESENTATION HEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

JOHN R. DEMMONS, JR., PROFESSIONAL SURVEYOR & MAPPER  
DATE: 1-29-15 FL. CERT. NO. 5672

DWG: 14001-SL-WALK PROJ# 14001.00  
DRAWN BY: JHD DATE: 1-29-15 FIELD BOOK: N/A PAGE: N/A W.O. NUMBER: 14001.00 SHEET 1 OF 2  
CHECKED BY: JHD DATE: 1-29-15 SCALE: 1"=100' I.P.C.: N/A

**LEGAL DESCRIPTION**

COMMENCE AT THE SW CORNER OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 17 EAST, THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 132.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, A DISTANCE OF 35.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF EXPERIMENTAL FARM ROAD; THENCE EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 6.50 FEET FOR A POINT OF BEGINNING; THENCE NORTH, A DISTANCE OF 28.00 FEET; THENCE EAST ALONG A LINE 28.00 FEET NORTH OF AND PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID EXPERIMENTAL FARM ROAD, A DISTANCE OF 10.00 FEET; THENCE SOUTH A DISTANCE OF 21.00 FEET; THENCE EAST A DISTANCE 77.00 FEET; THENCE NORTH A DISTANCE OF 3.00 FEET; THENCE EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH A DISTANCE OF 3.00 FEET TO A POINT THAT LIES 7.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF SAID EXPERIMENTAL FARM ROAD; THENCE EAST ALONG A LINE THAT IS 7.00 FEET NORTH OF AND PARALLEL TO SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 257.50 FEET TO AN INTERSECTION WITH THE WEST LINE OF PALMS OF MANASOTA, AS RECORDED IN PLAT BOOK 29, PAGE 109, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH, A DISTANCE OF 7.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EXPERIMENTAL FARM ROAD; THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 356.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2,778 SQUARE FEET, MORE OR LESS.

# EXHIBIT "A"

**SURVEYORS NOTES**

1. THIS IS NOT A BOUNDARY SURVEY
2. FOR THE PURPOSE OF THIS SKETCH AND LEGAL DESCRIPTION, BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, BEING NORTH.
3. INFORMATION SHOWN HEREON IS FROM THE FILES OF PHOENIX LAND SURVEYING OF BRANDON, LLC AND IS SUBJECT TO CHANGE WITH AN ACCURATE FIELD SURVEY.
4. INFORMATION FOR THE EASEMENT ALIGNMENT WAS SUPPLIED BY THE CLIENT.
5. THERE IS A CONFLICT IN THE LOCATION OF THE NORTH RIGHT-OF-WAY LINE OF EXPERIMENTAL FARMS ROAD BETWEEN THE DEEDS OF RECORD AND THE ROAD MAP AND FIELD NOTES ALSO OF RECORD. NO ATTEMPT TO DETERMINE OWNERSHIP WAS MADE BY THIS SURVEYOR. THIS SKETCH REPRESENTS THE CALLS ON THE DEEDS SUPPLIED.

LEGEND	
(L)	LEGAL REFERENCE
(D)	DEED REFERENCE
(P)	PLAT REFERENCE
(F)	FIELD MEASUREMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.B.	PLAT BOOK
PG.	PAGE
LB	LICENSED BUSINESS
SCIR	SET 5/8" CAPPED IRON ROD, LB#7484
FCIR	FOUND CAPPED IRON ROD, AS NOTED
FIP	FOUND IRON PIPE, NO I.D.
FPP	FOUND PINCHED PIPE
FIR	FOUND IRON ROD, NO I.D.
FCM	FOUND CONCRETE MONUMENT
FRRS	FOUND RAILROAD SPIKE
SPKD	SET P.K. NAIL & DISK, LB#7484
FPKD	FOUND P.K. NAIL & DISK
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
I.D.	IDENTIFICATION
U.S.	UNITED STATES
C.R.	COUNTY ROAD
S.R.	STATE ROAD
¢	CENTERLINE
⌊	PROPERTY LINE
R/W	RIGHT-OF-WAY LINE
SEC.	SECTION
SP	SCREENED PORCH
CLF	CHAINLINK FENCE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

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JOHN R. BEMMERS, JR. - PROFESSIONAL SURVEYOR & MAPPER  
DATE: 9-30-14 FL. CERT. NO. 5872

DRAWN BY: JHD	DATE: 9-29-14	FIELD BOOK: N/A	PAGE: N/A	DWG: 14001-SL-SOUTH	PROJ: 14001.00	W.C. NUMBER: 14001.00	SHEET 2 OF 2
CHECKED BY: JHD	DATE: 9-30-14	SCALE: 1"=100'	TP&: N/A				