

THIS INSTRUMENT PREPARED BY:  
Larry Decker, Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: SMT AUTO, LLC  
PROJECT # \_\_\_\_\_  
PARCEL # \_\_\_\_\_  
PID# 588620059

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

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made this 11<sup>th</sup> day of March, 2014, between SMT AUTO, LLC, a Florida limited Liability Company, whose mailing address is: 1827 9<sup>th</sup> Street West, Bradenton, Fl. 34205 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 non-exclusive, 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 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:



Witness ROBERT F. GREENE

Printed Name

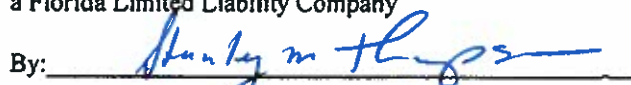


Witness Jane A. Santiago

Printed Name

(Signature of two witnesses required by law.)

SMT AUTO, LLC  
a Florida Limited Liability Company

By: 

Printed Name: Stanley M. Thompson

Title: Managing Member

ATTEST: \_\_\_\_\_  
Secretary Signature

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

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 2014 by Stanley M. Thompson, as Managing Member for SMT Auto, LLC, who is (X) personally known to me or ( ) who has produced \_\_\_\_\_ as identification.

Notary Public Seal:

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





NOTARY PUBLIC, State of \_\_\_\_\_

Printed Name



### DESCRIPTION

A 10' WIDE PUBLIC UTILITY EASEMENT LYING ON LOT 80, REVISED AIRPORT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 80, REVISED PLAT OF AIRPORT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00° 30'14"W., ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET (50' WIDE RIGHT-OF-WAY), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00° 30'14"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S.89° 46'42"E., A DISTANCE OF 20.47 FEET; THENCE N.00° 13'18"E., A DISTANCE OF 10.00 FEET; THENCE N.89° 46'42"W., A DISTANCE OF 20.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.49 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET, ASSUMED TO BE S.00° 30'14"W.

**NOTES:**

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET, ASSUMED TO BE S.00°30'14"W.
2. DESCRIPTION IS NOT VALID WITHOUT ACCOMPANYING SKETCH, SHEET 2 OF 2.

THIS IS NOT A SURVEY

*JERRY B. MORROW*

JERRY B. MORROW\* (FOR THE FIRM LB 7384)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 6286

DATE SIGNED: 3/7/14

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384

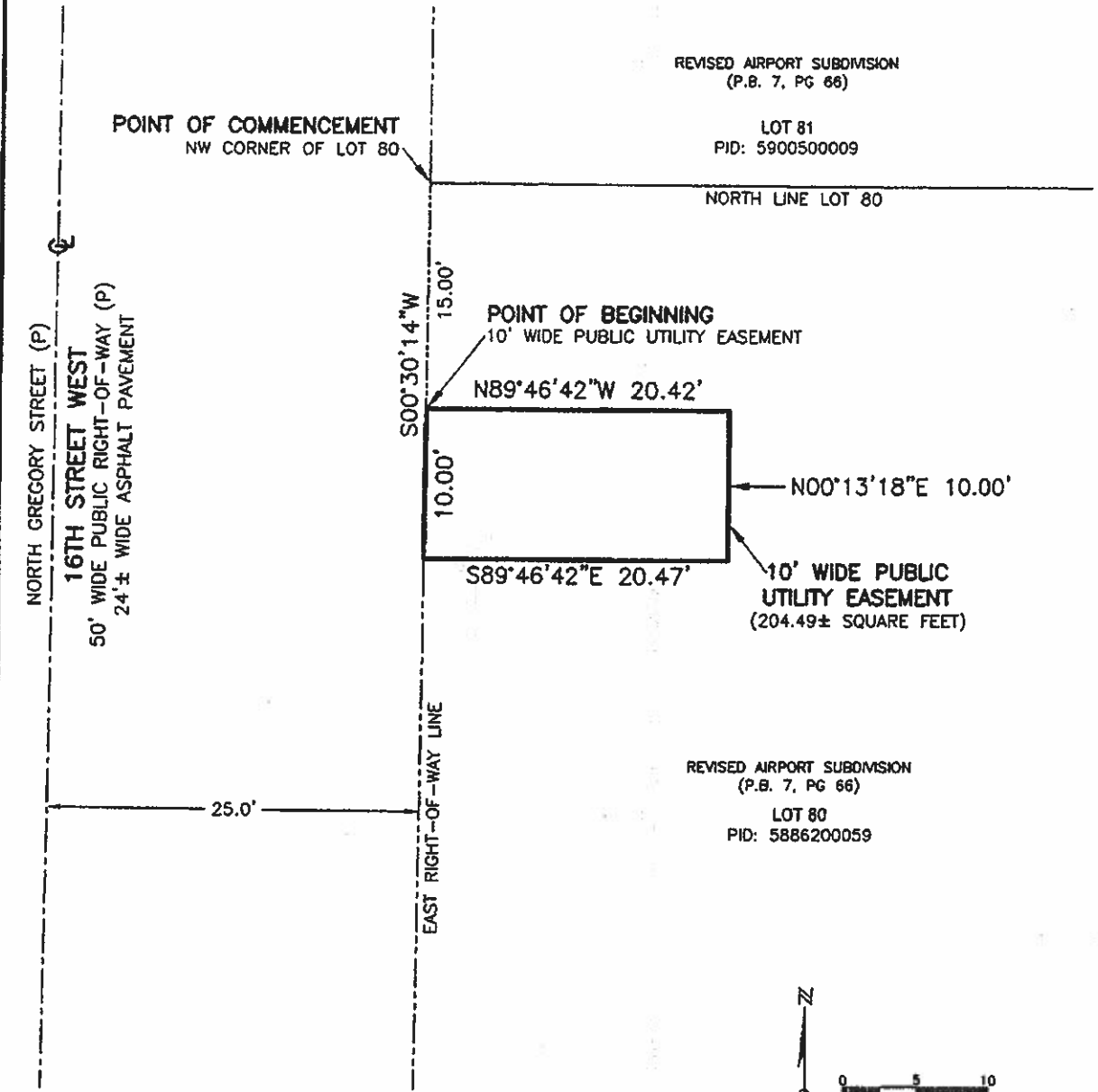
1542 Westover Ave  
Panish, FL 34219  
Phone: (941) 378-4797  
Fax: (941) 378-0058

**DESCRIPTION TO ACCOMPANY SKETCH**

(10' WIDE PUBLIC UTILITY EASEMENT)

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/14		14-35-17	N/A	1 OF 2

A PORTION OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST



REVISED AIRPORT SUBDIVISION  
(P.B. 7, PG 66)

LOT 81  
PID: 5900500009

NORTH LINE LOT 80

POINT OF COMMENCEMENT  
NW CORNER OF LOT 80

POINT OF BEGINNING  
10' WIDE PUBLIC UTILITY EASEMENT

N89°46'42\"W 20.42'

N00°13'18\"E 10.00'

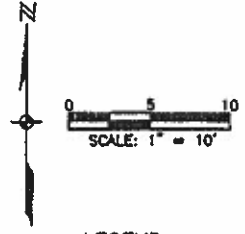
10' WIDE PUBLIC UTILITY EASEMENT  
(204.49± SQUARE FEET)

S89°46'42\"E 20.47'

REVISED AIRPORT SUBDIVISION  
(P.B. 7, PG 66)

LOT 80  
PID: 5886200059

25.0'



LEGEND

- ⊕ = CENTERLINE
- PID: = PARCEL IDENTIFICATION NUMBER
- P.B. = PLAT BOOK
- PG = PAGE

NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET, ASSUMED TO BE S.00°30'14\"W.

2. SKETCH IS NOT VALID WITHOUT ACCOMPANYING DESCRIPTION, SHEET 1 OF 2.

THIS IS NOT A SURVEY

**POINT BREAK SURVEYING, LLC**

CERTIFICATE OF AUTHORIZATION LB 0007384

1542 Westover Ave  
Parish, FL 34219  
Phone: (941) 378-4787  
Fax: (941) 378-0058

SKETCH TO ACCOMPANY DESCRIPTION

(10' WIDE PUBLIC UTILITY EASEMENT)

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/14		14-35-17	1" = 10'	2 OF 2