

**THIS INSTRUMENT PREPARED BY:**  
Mike Glenn, Real Property Specialist, Property Acquisition Division  
**On behalf of:** Property Acquisition, Division Manager  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Heartland Dental – Permanent Utilities Easement  
PROJECT NO: N/A  
PARCEL NO: N/A  
PID NO: 588600979

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

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF Illinois  
COUNTY OF Effingham

**BEFORE ME**, the undersigned notary public, personally appeared **JONATHAN BRUMLEVE**, 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. **PROFESSIONAL RESOURCE DEVELOPMENT, INC.** (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 President of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
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) Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded August 17, 2005 in Official Records Book 2049, Page 5165, together with and as affected or amended by: Final Judgment recorded December 22, 2005 in Official Records Book 2088,

Page 4065, Notice of Boundary Amendment for the Lakewood Ranch Stewardship District recorded November 18, 2009 in Official Records Book 2319, Page 3957, Amended Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded November 18, 2009 in Official Records Book 2319, Page 3962, Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lakewood Ranch Stewardship District recorded March 30, 2018 in Official Records Book 2719, Page 814, Amended Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded May 29, 2018 in Official Records Book 2730, Page 1675, Public Records of Manatee County, Florida.

- b) Interlocal Agreement by and between Manatee County, Florida and the Lakewood Ranch Stewardship District recorded September 16, 2005 in Official Records Book 2059, Page 2854, Public Records of Manatee County, Florida.
- c) Easement Agreement by and between Schroeder-Manatee Ranch, Inc.; Lake Club Investors, LLC; The Concession Land Development, LLC and Peoples Gas System, a division of Tampa Electric Company recorded March 21, 2006 in Official Records Book 2110, Page 5758, Public Records of Manatee County, Florida.
- d) Declaration of Restrictive Covenants recorded August 10, 2017 in Official Records Book 2687, Page 6480, Public Records of Manatee County, Florida.
- e) Notice Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lakewood Ranch Community Development District 5 recorded September 22, 2017 in Official Records Book 2693, Page 4366, together with: Notice Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lakewood Ranch Community Development District 2 recorded August 17, 2018 in Official records Book 2743, Page 3647, and Notice Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Lakewood Ranch Community Development District 5 recorded August 17, 2018 in Official Records Book 2743, Page 3667, Public Records of Manatee County, Florida.
- f) Restrictions, Covenants, Conditions and/or Easements contained in Special Warranty Deed recorded October 9, 2017 in Official Records Book 2696, Page 117, Public Records of Manatee County, Florida.
- g) Temporary Construction and Access Easement Agreement recorded October 9, 2017 in Official Records Book 2696, Page 132, Public Records of Manatee County, Florida.
- h) Temporary Construction and Access Easement Agreement recorded October 9, 2017 in Official Records Book 2696, Page 148, Public Records of Manatee County, Florida.
- i) Permanent Drainage Outfall, Flowage, and Open Space Easement and Wetland Buffer Agreement recorded October 9, 2017 in Official Records Book 2696, Page 158, Public Records of Manatee County, Florida.

- j) Terms and Conditions set forth in Memorandum of Lease by and between NAP LR5, LLC (Landlord) and Publix Super Markets, Inc. (Tenant) recorded October 31, 2017 in Official Records Book 2699, Page 75, and re-recorded November 8, 2017 in Official Records Book 2700, Page 1706, AND Memorandum of Lease between said parties recorded December 11, 2017 in Official Records Book 2704, Page 7445, Public Records of Manatee County, Florida.
- k) Declaration of Unified Control, Easements, Covenants and Restrictions for University Corner recorded January 26, 2018 in Official Records Book 2711, Page 3770, as amended by: First Amendment to Declaration of Unified Control, Easements, Covenants and Restrictions for University Corner recorded April 5, 2018 in Official Records Book 2721, Page 6668, and Second Amendment to Declaration of Unified Control, Easements, Covenants and Restrictions for University Corner recorded November 26, 2018 in Official Records Book 2757, Page 3457, Public Records of Manatee County, Florida.
- l) Underground Easement granted to Florida Power & Light Company recorded February 8, 2018 in Official Records Book 2713, Page 3238, Public Records of Manatee County, Florida.
- m) Temporary Access Easement Agreement recorded April 5, 2018 in Official Records Book 2721, Page 6682, Public Records of Manatee County, Florida.
- n) Non-Exclusive Easement Agreement recorded April 20, 2018 in Official Records Book 2724, Page 2134, Public Records of Manatee County, Florida.
- o) Maintenance Agreement for Right-Of-Way Improvements recorded June 14, 2018 in Official Records Book 2733, Page 1608, Public Records of Manatee County, Florida.
- p) Notice of Commencement recorded July 12, 2018 in Official Records Book 2737, Page 6965, Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 20-0558118.

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

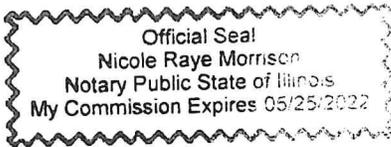
Jonathan Brumleve

Jonathan Brumleve  
Signature

Jonathan Brumleve  
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 14<sup>th</sup> day of March, 2019, by Jonathan Brumleve as President of **PROFESSIONAL RESOURCE DEVELOPMENT, INC.**, an Illinois corporation, on behalf of said corporation, who () is personally known to me or () who has produced \_\_\_\_\_ as identification.

Affix seal below:

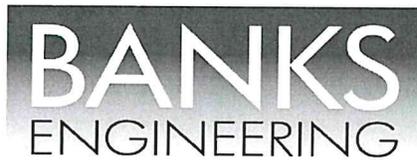


Nicole Raye Morrison  
Notary Public Signature

Nicole Raye Morrison  
Printed Name

875781  
Commission Number

5/25/22  
Expiration Date



Professional Engineers, Planners & Land Surveyors

EXHIBIT "A"

DESCRIPTION OF AN EASEMENT  
LYING IN SECTION 34, T-35-S, R-19-E,  
MANATEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING OVER ACROSS AND THROUGH THOSE LANDS IDENTIFIED, NOW OR FORMERLY, AS PARCEL NUMBER 588600959, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE S.89°58'24"E., ALONG THE SOUTH LINE OF SAID SECTION 34, FOR 1840.88 FEET; THENCE N.00°01'36"E. FOR 244.85 FEET TO THE NORTHERLY RIGHT-OF-WAY OF UNIVERSITY PARKWAY, AS SHOWN ON THE PLAT OF LAKE CLUB, PHASE 1, PLAT BOOK 47, PAGE 21, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, DELTA ANGLE OF 92°59'48", CHORD BEARING N.55°19'41"W., CHORD DISTANCE OF 50.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF A TEMPORARY ACCESS EASEMENT FOR COVENANT WAY, ACCORDING TO THE ALTA/NSPS LAND TITLE SURVEY BY ZNS ENGINEERING, JOB NUMBER 00-44511, DATED 09/20/2017, FOR 56.81 FEET; THENCE N.08°49'47"W., ALONG SAID EASTERLY LINE, FOR 70.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.08°49'47"W., ALONG SAID EASTERLY LINE, FOR 15.00 FEET; THENCE N.81°10'13"E. FOR 15.00 FEET; THENCE S.08°49'47"E. FOR 15.00 FEET; THENCE S.81°10'13"W. FOR 15.00 FEET TO SAID EASTERLY LINE AND THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

BEARINGS BASED ON A SURVEY BY ZNS ENGINEERING, JOB NUMBER 00-44511, DATED 09/20/2017 WHEREIN THE SOUTH LINE OF SAID SECTION 34 AS BEARING S.89°58'24"E.

BANKS ENGINEERING  
FLORIDA LICENSED BUSINESS NO. LB6690

JANUARY 24, 2019

  
RICHARD M. RITZ, R.L.S.  
REGISTERED LICENSED SURVEYOR  
FLORIDA CERTIFICATION NO. 4009

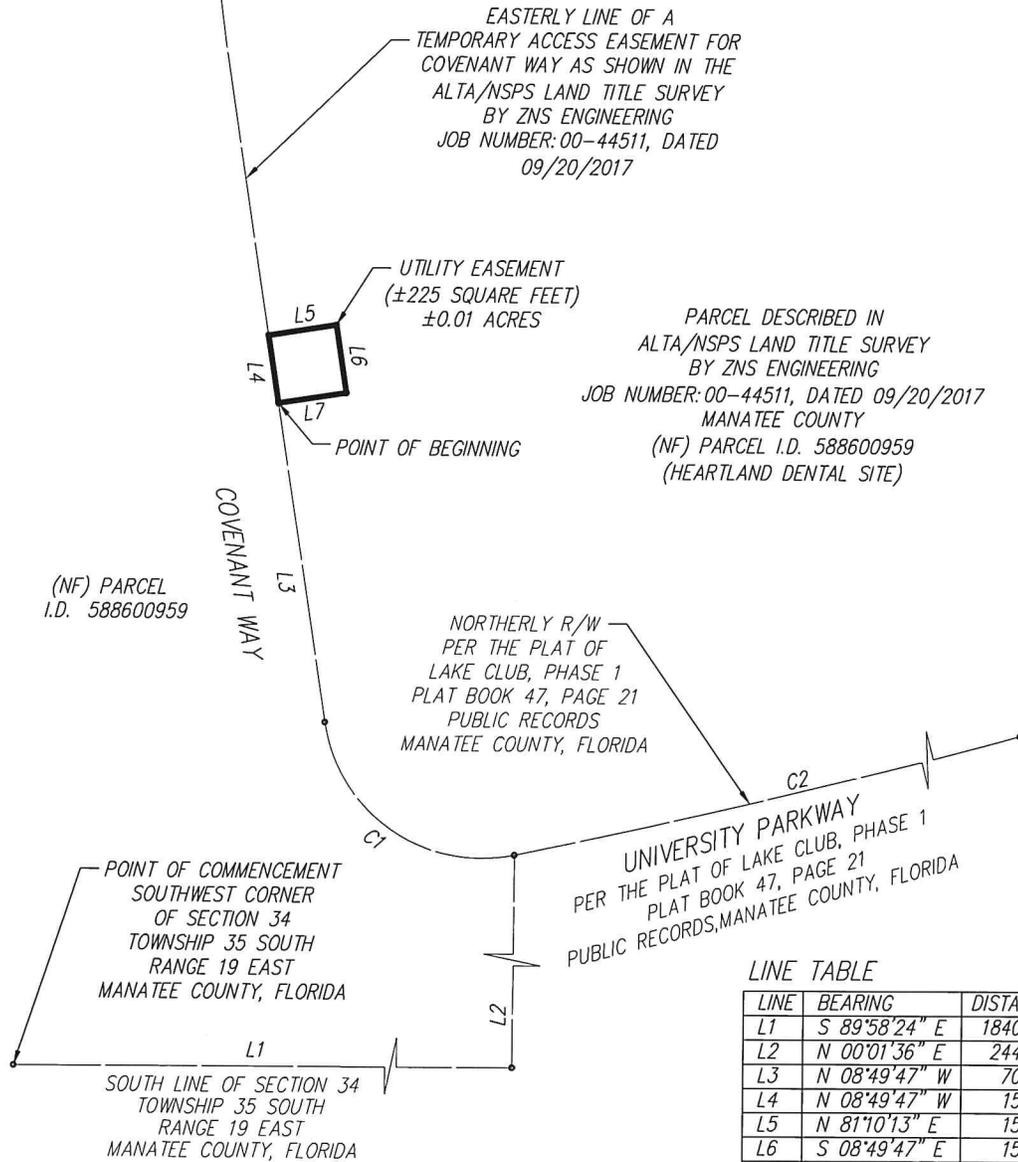
SHEET 1 OF 2  
NOT VALID WITHOUT ACCOMPANYING SHEET 2 OF 2

SERVING THE STATE OF FLORIDA

# EXHIBIT "A"



NOTE:  
BEARINGS BASED ON SURVEY  
BY ZNS ENGINEERING, JOB  
NUMBER: 00-44511, DATED  
09/20/2017 WHEREIN THE  
SOUTH LINE OF SECTION 34,  
TOWNSHIP 35 SOUTH, RANGE  
19 EAST, AS BEING S89°58'24"E.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'24" E	1840.88'
L2	N 00°01'36" E	244.85'
L3	N 08°49'47" W	70.72'
L4	N 08°49'47" W	15.00'
L5	N 81°10'13" E	15.00'
L6	S 08°49'47" E	15.00'
L7	S 81°10'13" W	15.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	35.00'	56.81'	50.77'	N 55°19'41" W	92°59'48"
C2	2103.68'	212.99'	212.90'	S 75°16'23" W	05°48'04"

LEGEND

- R/W RIGHT OF WAY
- ± MORE OR LESS
- I.D. IDENTIFICATION
- L2 LINE 2 - SEE TABLE
- C1 CURVE 1 - SEE TABLE
- (NF) NOW OR FORMERLY KNOWN AS
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT ACCOMPANYING SHEET 1 OF 2

**BANKS**  
**ENGINEERING**  
ENGINEERING LICENSE # EB 6469 • SURVEY LICENSE # LB 6690

Professional Engineers,  
Planners & Land Surveyors  
4161 TAMiami TRAIL - BLDG 5 UNIT 501  
PORT CHARLOTTE, FLORIDA 33952  
PHONE: (941)625-1165 FAX: (941)625-1149

SKETCH TO ACCOMPANY DESCRIPTION  
**UTILITY EASEMENT**  
MANATEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET OF	FILE NO. (S-F-R)
01/24/19	4293	UTIL-SK	DDB	BJC	1"=40'	2 2	34-35-19