

**THIS INSTRUMENT PREPARED BY:**

Maggie Gaughan, Real Property Specialist  
Manatee County Government  
Property Management Department  
On behalf of Joy Leggett-Murphy, Property Acquisition Division Manager  
1112 Manatee Avenue West Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Tallevast Commerce Center  
PID NO: 2005510058

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITY EASEMENT**

**THIS PERMANENT UTILITY EASEMENT** (hereinafter Easement) is made this 30 day of MARCH, 2020, between **SWIFT HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is 2221 8<sup>th</sup> Street, Sarasota, Florida 34237 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

**WITNESSETH THAT** Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1.00)** and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee, a ***nonexclusive, permanent easement for the purposes of ingress and egress, construction and maintenance of surface and underground infrastructure and utility facilities, and other improvements*** across, in, over, under and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida, particularly described as **Exhibit A** attached hereto and incorporated herein by this reference (hereinafter the **Easement Area**).

**THAT** said Grantor reserves the right to the continued free use and enjoyment of the Easement Area for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

**AND GRANTOR** covenants with the Grantee that it is lawfully seized of said lands, and that it has good, right and lawful authority to grant this Easement and shall take no action to interfere with the Grantee's or public's lawful use of said Easement; that the Grantor hereby fully warrants the Easement being granted and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent or officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of two witnesses as required by law.

**GRANTOR:**  
**Swift Holdings, LLC**, a Florida limited liability company

Jeffrey D. Swad  
First Witness Signature

Jeffrey D. Swad  
First Witness Printed Name

By: Jason Swift

As: Manager  
[Signature]  
Signature

Matthew J. Arebeck  
Second Witness Signature

Matthew J. Arebeck  
Second Witness Printed Name

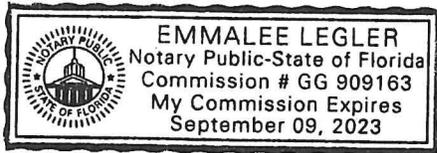
Affix corporate seal below:

Attest: \_\_\_\_\_  
Secretary Signature

STATE OF Florida  
COUNTY OF Sarasota

Sworn to (or affirmed), acknowledged and subscribed before me by means of  physical presence or  online notarization this 30th day of March, 2020, by **Jason Swift**, as **Manager** of **Swift Holdings, LLC**, a Florida limited liability company, on behalf of the company, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Affix seal below:



Emmalee Legler  
Notary Public Signature

Emmalee Legler  
Printed Name

GG 909163  
Commission Number

9/9/23  
Expiration Date

**THIS INSTRUMENT PREPARED BY:**

Maggie Gaughan, Real Property Specialist  
Manatee County Government  
Property Management Department  
On behalf of Joy Leggett-Murphy, Property Acquisition Division Manager  
1112 Manatee Avenue West Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Tallevast Commerce Center  
PID NO: 2005510058

SPACE ABOVE THIS LINE FOR RECORDING DATA

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 27<sup>th</sup> day of March, 2020, by **Sabal Palm Bank**, a Florida profit corporation, whose mailing address is 1950 Ringling Boulevard Suite 101, Sarasota, Florida 34236 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated June, 28, 2018, made by **Swift Holdings, LLC**, a Florida limited liability company, whose mailing address is 2221 8<sup>th</sup> Street, Sarasota, Florida 34237 (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2736 Page 2511, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utility Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Mortgagee has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

Signed, sealed and delivered in the presence of two witnesses as required by law.

Darleen Corbett

First Witness Signature

Darleen Corbett

First Witness Printed Name

James P. Butler

Second Witness Signature

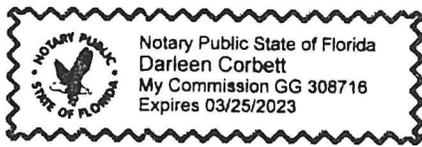
James P. Butler

Second Witness Printed Name

STATE OF Florida  
COUNTY OF Sarasota

Sworn to (or affirmed), acknowledged and subscribed before me by means of  physical presence or  online notarization this 27 day of March, 2020, by Rick Halloran as Executive Vice Presi. for Sabal Palm Bank, a Florida profit corporation, on behalf of the company, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Affix seal below:



**MORTGAGEE:**

Sabal Palm Bank, a Florida profit corporation

By: Rick Halloran  
Signature

As: Executive Vice President  
Title

Rick Halloran  
Printed Name

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature



Darleen Corbett

Notary Public Signature

Darleen Corbett

Printed Name

GG 308716

Commission Number

3-25-23

Expiration Date

**EXHIBIT "A"**

**TALLEVAST ROAD**

(VARIABLE WIDTH PUBLIC R/W)

NORTHWEST CORNER OF THE  
EAST 1/2 OF THE NORTHEAST  
1/4 OF SECTION 31

**P.O.C.**  
NORTHEAST CORNER OF  
SECTION 31, TOWNSHIP 35  
SOUTH, RANGE 18 EAST

N 89°40'53" W 1332.63'

NORTH LINE OF SECTION 31,  
TOWNSHIP 35 SOUTH, RANGE 18 EAST

SOUTH R/W LINE

SOUTH R/W LINE  
TALLEVAST ROAD



SECTION 31  
TOWNSHIP 35 S.  
RANGE 18 E. N.T.S.

**LEGEND**

- SQ.FT. = SQUARE FEET
- ± = MORE OR LESS
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- P.B., PG. = PLAT BOOK, PAGE
- CA = CERTIFICATE OF AUTHORIZATION
- FES = FLORIDA ENGINEERING & SURVEYING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S.R., U.S. = STATE ROAD, UNITED STATES

LINE	BEARING	DISTANCE
L1	S 89°26'31" E	50.00'
L2	S 89°26'31" E	62.00'
L3	S 00°33'29" W	62.00'
L4	N 89°26'31" W	62.00'
L5	N 00°33'29" E	62.00'

NOW OR FORMERLY LANDS OF  
SWIFT HOLDINGS, LLC  
P.I.D. #2006300109  
O.R.B. 2633, PG. 7245

**SKETCH & DESCRIPTION OF:**

**A 62'x62' LIFT STATION  
EASEMENT**

SEE SHEET 2 FOR LEGAL DESCRIPTION

WEST LINE OF LANDS DESCRIBED IN  
O.R.B. 2017, PG. 3535  
ALSO BEING WEST LINE OF THE EAST  
1/2 OF THE NORTHEAST 1/4 OF  
SECTION 31

NOW OR FORMERLY LANDS OF  
SCHMID, WALTER, JR.

P.I.D. #2006300059

EAST R/W LINE  
PROPOSED 24TH COURT  
EAST

PROPOSED 24TH  
COURT EAST

NOW OR FORMERLY LANDS OF  
SWIFT HOLDINGS, LLC  
P.I.D. #2005510058  
O.R.B. 2017, PG. 3535

EXISTING 10' FLORIDA POWER AND  
LIGHT COMPANY EASEMENT  
O.R.I. #201941116623

PROPOSED LOT 10

PROPOSED LOT LINE

**62'x62'  
LIFT STATION EASEMENT**

3,844.00 SQ.FT.±  
0.09 ACRES±

SEE LEGAL DESCRIPTION ON SHEET 2

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE  
OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 18 EAST,  
BEING N 89°40'53" W.

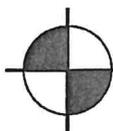
THE SKETCH AND DESCRIPTION SHOWN HEREON IS NOT A  
BOUNDARY SURVEY.

SEE SHEET 2 FOR LEGAL DESCRIPTION OF EASEMENT.

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

DRAWN BY: JDC, 2/18/2020  
CHECKED BY: JDC, 2/19/2020  
FILE #: 18-06-240

REVISED: 3/5/2020, COUNTY COMMENTS, JDC  
REVISED: 3/19/2020, LEGAL DESCRIPTION, JDC



**FLORIDA ENGINEERING**

&

**SURVEYING, LLC**

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www.flengineeringandsurveying.com

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**"NOT A SURVEY"**

SHEET 1 OF 2

LIMITED ACCESS R/W LINE  
(270' PUBLIC R/W)  
S.R. NO. 683 (U.S. 301)

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF:**

A (62'x62') SIXTY TWO FOOT BY SIXTY TWO FOOT LIFT STATION EASEMENT LYING OVER, UNDER AND ACROSS A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2017, PAGE 3535, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID EASEMENT ALL LYING AND BEING IN SECTION 31, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE ON THE NORTH LINE OF SAID SECTION 31, N 89°40'53" W, A DISTANCE OF 1,332.63 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE LEAVING SAID NORTH LINE ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2017, PAGE 3535, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, S 00°33'29" W, A DISTANCE OF 1,534.72 FEET; THENCE LEAVING SAID WEST LINE, S 89°26'31" E, A DISTANCE OF 50.00 FOR A POINT OF BEGINNING; THENCE CONTINUE S 89°26'31" E, A DISTANCE OF 62.00 FEET; THENCE S 00°33'29" W, A DISTANCE OF 62.00 FEET; THENCE N 89°26'31" W, A DISTANCE OF 62.00 FEET; THENCE N 00°33'29" E, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINING 3,844.00 SQUARE FEET OR 0.09 ACRES, MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 31, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING N 89°40'53" W.

THE SKETCH AND DESCRIPTION SHOWN HEREON IS NOT A BOUNDARY SURVEY.

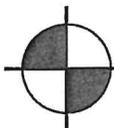
SEE SHEET 1 FOR SKETCH OF EASEMENT.

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

DRAWN BY: JDG, 2/18/2020  
CHECKED BY: JDG, 2/19/2020  
FILE #: 18-06-240

REVISED: 3/5/2020, COUNTY COMMENTS, JDG  
REVISED: 3/19/2020, LEGAL DESCRIPTION, JDG

**"NOT A SURVEY"**  
SHEET 2 OF 2



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Digitally signed  
by Justin D  
Garner  
Date:  
2020.03.19  
09:56:11 -04'00'

THE DIGITAL SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUSTIN D. GARNER, PSM #6896 ON MARCH 19, 2020.