

THIS INSTRUMENT PREPARED BY:

Brandie Adams, Real Property Specialist
Property Acquisition Division
On behalf of Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West
Bradenton, Florida 34205

PROJECT NAME: Lakewood Ranch Veterinary Center
PID NO: 582202159

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **WENDY ELLIS**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **JK INVESTMENTS OF LWR, LLC**, a Florida limited liability company (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 Manager of Grantor and I make this affidavit with the authority of and on behalf of JK Investments of LWR, LLC.
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. Mortgage recorded in Official Records Book 2725, Page 2186, of the Public Records of Manatee County, Florida.

B. Assignment of Leases, Rents and Profits recorded in Official Records Book 2725, Page 2195, of the Public Records of Manatee County, Florida.

- C. UCC Financing Statement recorded in Official Records Book 2725, Page 5885, of the Public Records of Manatee County, Florida.
- D. Mortgage recorded in Official Records Book 2761, Page 2441, of the Public Records of Manatee County, Florida.
- E. Assignment of Leases, Rents and Profits recorded in Official Records Book 2761, Page 2450, of the Public Records of Manatee County, Florida.
- F. UCC Financing Statement recorded in Official Records Book 2761, Page 2455, of the Public Records of Manatee County, Florida.
- G. Notice of Commencement recorded in Official Records Book 2765, Page 1121, of the Public Records of Manatee County, Florida.
- H. Notice of Commencement recorded in Official Records Book 2770, Page 7421, of the Public Records of Manatee County, Florida.
- I. Declaration of Restrictions and Easements recorded in official Records Book 2678, Page 2642, of the Public Records of Manatee County, Florida.
- J. Notice of Creation and Establishment of the Lakewood Ranch Stewardship District recorded in Official Records Book 2049, Page 5165; Notice of Boundary Amendment recorded in Official Records Book 2319, Page 3957 and Amended Notices of Creation and Establishment recorded in Official Records Book 2319, Page 3962; Official Records Book 2730, Page 1675; Official Records Book 2730, Page 3427; and Official Records Book 2797, Page 1187, of the Public Records of Manatee County, Florida.
- K. Interlocal Agreement recorded in Official Records Book 2059, Page 2854, of the Public Records of Manatee County, Florida.
- L. Final Judgment of Validation recorded in Official Records Book 2088, Page 4065, of the Public Records of Manatee County, Florida.
- M. Declaration of Restrictive Covenants recorded in Official Records Book 2674, Page 6617, superseded by Corrective Declaration of Restrictive Covenants recorded in Official Records Book 2687, Page 6466, of the Public Records of Manatee County, Florida.
- N. Agreement for Public Subdivision with Private Improvements recorded in Official Records Book 2678, Page 2657, of the Public Records of Manatee County, Florida.
- O. Agreement for Public Subdivision with Public Improvements recorded in Official Records Book 2678, Page 2686, of the Public Records of Manatee County, Florida.
- P. Special Warranty Deed recorded in Official Records Book 2725, Page 2178, of the Public Records of Manatee County, Florida.

Q. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2683, Page 6328, of the Public Records of Manatee County, Florida.

R. Any liens created or levied pursuant to Chapters 190, 170, and 197, Florida Statutes, pertaining to community development districts.

16. The Grantor's Taxpayer Identification Number is 82-4256475.

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

WENDY ELLIS

Wendy Ellis

Signature

STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed), acknowledged and subscribed before me this 16th day of October, 2019, by WENDY ELLIS, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:



Richard Lawrence

Notary Public Signature

RICHARD LAWRENCE

Printed Name

Commission Number

Expiration Date

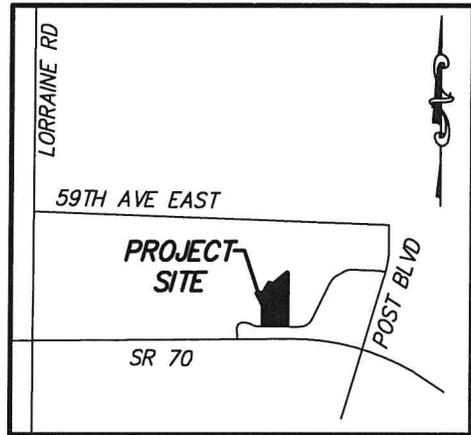
EXHIBIT A

LEGAL DESCRIPTION:

A NON-EXCLUSIVE UTILITY EASEMENT LYING OVER A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; SAID LAND BEING A PORTION OF LOT 3, LORRAINE CORNERS NORTHEAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 184 THROUGH 195, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°21'15" WEST, ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 17.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°00'00" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°21'15" EAST, A DISTANCE OF 17.00 FEET, TO THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 425.00 SQUARE FEET, MORE OR LESS.



VICINITY MAP
(NOT TO SCALE)

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF LOT 3, BEING N.89°21'15"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

[Signature] 9/30/2019
 _____ DATE
 RUSSELL S. STRAYER
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 6890
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

**NON-EXCLUSIVE
UTILITY EASEMENT**

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST

MANATEE COUNTY

FLORIDA

SHEET 1 OF 2



2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9686
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**LAKWOOD RANCH
VETERINARY CENTER, LLC.**

DATE: 08/02/19
REV DATE: 09/30/19
SCALE 1" = 50'

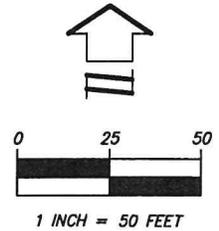
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DRAWN BY: RSS
CHECKED BY: RSS

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EXHIBIT A

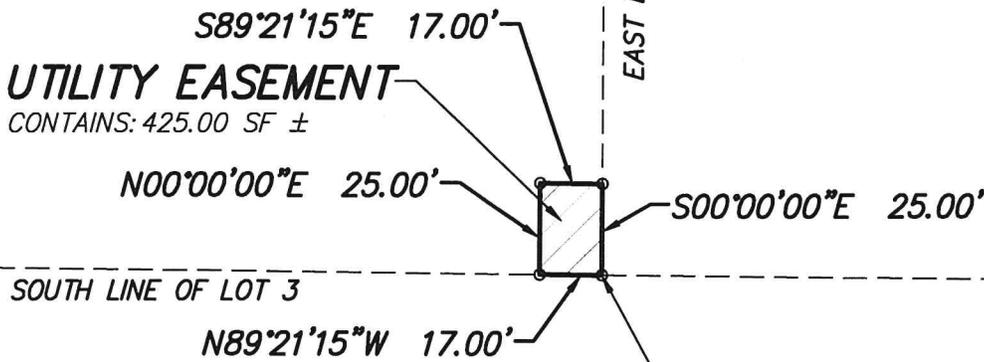
LEGEND:

	LINE BREAK
POC	POINT OF COMMENCEMENT
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
TAN BRG	TANGENT BEARING
sf	SQUARE FEET
ac	ACRES
O	CHANGE IN DIRECTION



#15205 GARNET TRAIL
 PARCEL I.D. #582202159
 LOT 3
 LORRAINE CORNERS NORTHEAST
 PLAT BOOK 61, PAGES 184-195

EAST LINE OF LOT 3



UTILITY EASEMENT
 CONTAINS: 425.00 SF ±

POINT OF BEGINNING
 SOUTHEAST CORNER OF LOT 3, LORRAINE CORNERS
 NORTHEAST, PLAT BOOK 61, PAGES 184-195

GARNET TRAIL
 (50' WIDE PUBLIC RIGHT-OF-WAY)

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
 -OF-
**NON-EXCLUSIVE
 UTILITY EASEMENT**
 SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST
 MANATEE COUNTY FLORIDA

SHEET 2 OF 2

Dewberry
 2201 CANTU COURT SUITE 107
 SARASOTA, FLORIDA 34232
 PHONE: 941.702.9686
 WWW.DEWBERRY.COM
 CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
**LAKWOOD RANCH
 VETERINARY CENTER, LLC.**
 DATE: 08/02/19
 REV DATE: 09/30/19
 SCALE 1" = 50'
 PROJ: 50112042
 DRAWN BY: RSS
 CHECKED BY: RSS

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