

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, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Bradenton Dental
PID NO: 583207359

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITY EASEMENT

THIS INDENTURE made this 31st day of October, 2019, between **WMG DEVELOPMENT, LLC**, a Delaware limited liability company, whose mailing address is 1200 Network Centre Drive, Suite 2, Effingham, Illinois 62401, 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 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.

SIGNATURE PAGE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.

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

GRANTOR:
WMG Development, LLC, a Delaware limited liability company

[Signature]
First Witness Signature

By: [Signature]
Jonathan Brumleve, Manager

Kyle Niebrugge
First Witness Printed Name

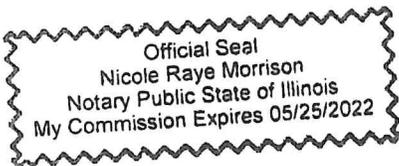
[Signature]
Second Witness Signature

Take Bohakoff
Second Witness Printed Name

STATE OF ILLINOIS
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 31st day of October, 2019, by Jonathan Brumleve, as Manager of WMG Development, LLC, a Delaware limited liability company, on behalf of said company, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Nicole Raye Morrison
Printed Name

875781
Commission Number

5/25/22
Expiration Date

EXHIBIT "A"

SKETCH & DESCRIPTION

LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

EASEMENT DESCRIPTION

An Easement lying in Section 17, Township 35 South, Range 17 East, Manatee County, Florida, being a portion of Lot 7, GREEN AT LAKEWOOD RANCH, as recorded in Plat Book 62, Page 140, Public Records of Manatee County, Florida, and more particularly described as follows:

COMMENCE at the Southeast Corner of Lot 7, GREEN AT LAKEWOOD RANCH, Plat Book 62, Page 140, Public Records of Manatee County, Florida, also being a point on the North Right-of-Way line of Monument Drive, being a 50.00 feet wide private road right-of-way, as recorded in said Plat of GREEN AT LAKEWOOD RANCH; thence N.88°46'35"W., along said North Right-of-Way line, a distance of 9.76 feet to the POINT OF BEGINNING; thence N.88°46'35"W., continuing along said North Right-of-Way line, a distance of 18.79 feet; thence N.01°13'25"E., a distance of 21.06 feet; thence S.88°46'35"E., a distance of 10.12 feet; thence S.01°13'25"W., a distance of 8.83 feet; thence S.88°46'35"E., a distance of 8.68 feet; thence S.01°13'25"W., a distance of 12.23 feet to the POINT OF BEGINNING.

Parcel contains 319 Square Feet, or 0.0073 Acres more or less.

October 10, 2019

Date

Harold E. Noon, Jr.
Professional Surveyor and Mapper: LS 6568

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 2 OF 2 FOR SKETCH

Not valid without the original signature and embossed seal of a Professional Land Surveyor and Mapper

GEOSURV
SURVEYING & MAPPING

5707 19th Street W.
Bradenton, Fl. 34207
Tel. 877.407.3734
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163

PUBLIC UTILITY EASEMENT			FIELD:
DATE: <u>10/10/19</u>	FB: <u>--</u>	PG: <u>--</u>	--
PROJECT NO. <u>180018</u>	SEC. <u>17</u>	TWP. <u>35S</u> RING. <u>19E</u>	DRAWN BY DC
DRAWING <u>180018_SD PUE.dwg</u>	COUNTY <u>MANATEE</u>	PARCEL AREA <u>319 Sq. Ft.±</u>	CHECK BY: HN

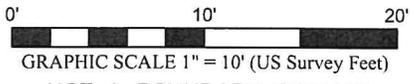
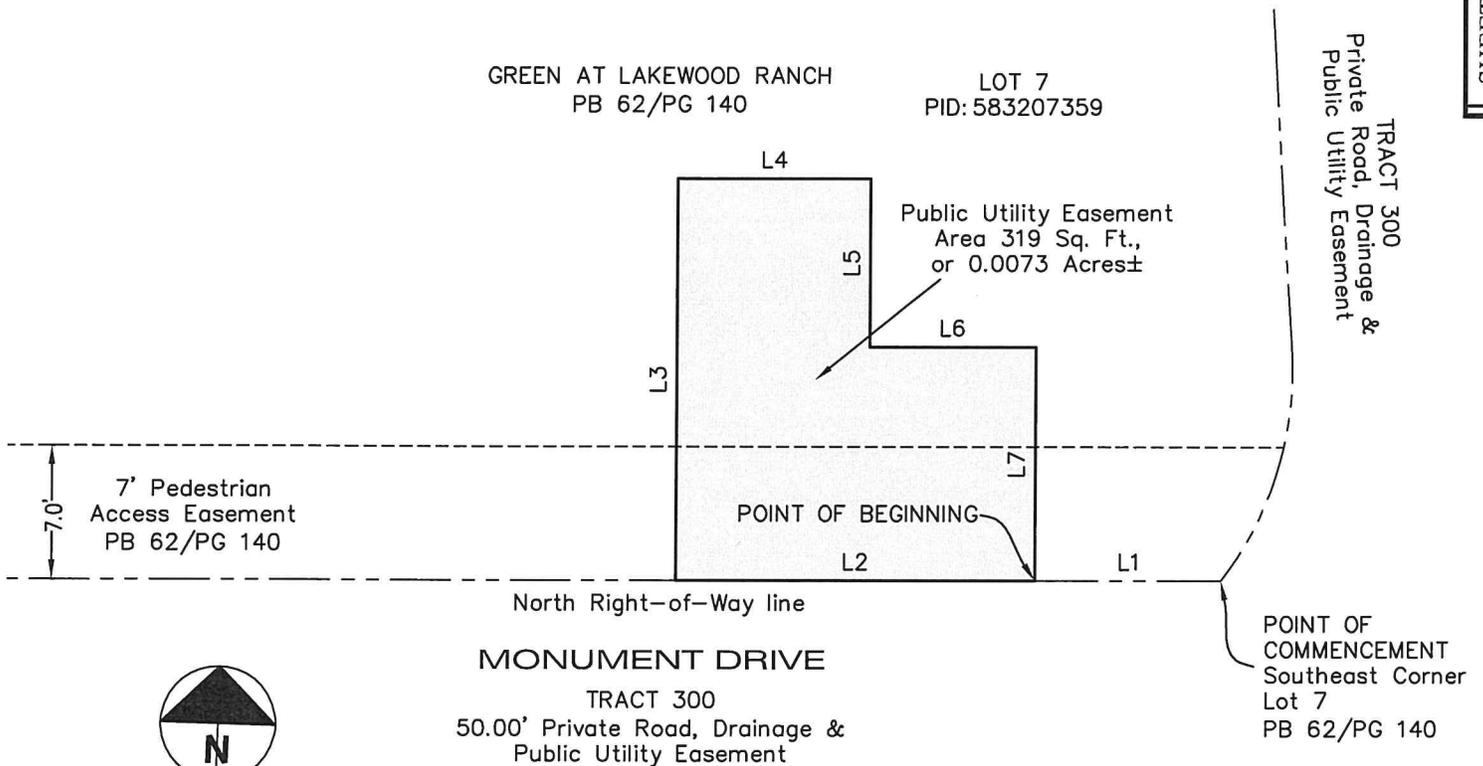
EXHIBIT "A"

SKETCH & DESCRIPTION

LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2



NOT A BOUNDARY SURVEY

LEGEND

These standard symbols and abbreviations can be found herein.

- ORI Official Records Instrument
- Sq. Ft. Square Feet
- PB Plat Book
- PG Page
- PID Parcel Identification (Now, or formerly)
- PRM Permanent Reference Mark

SKETCH NOTES

1. NOT A BOUNDARY SURVEY, per 5J-17, FAC. Sketch provides graphic depiction of description on SHEET 1 of 2.
2. Bearing Basis reference to ALTA/NSPS Land Title Survey by Geosurv, LLC,. Proj. 180018, 10/2/18. Reference North Right-of-Way line Monument Drive with bearing of N 88°46'35" W.
3. Subject to easements of record.
4. Not valid without all sheets.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°46'35"W	9.76'
L2	N88°46'35"W	18.79'
L3	N01°13'25"E	21.06'
L4	S88°46'35"E	10.12'
L5	S01°13'25"W	8.83'
L6	S88°46'35"E	8.68'
L7	S01°13'25"W	12.23'

SKETCH OF DESCRIPTION

GEOSURV 5707 19th Street W.
SURVEYING & MAPPING Bradenton, Fl. 34207
Tel. 877.407.3734
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163

PUBLIC UTILITY EASEMENT			FIELD: --
DATE: 10/10/19	FB: --	PG: --	DRAWN BY: DC
PROJECT NO. 180018	SEC. 17	TWP. 35S	CHECK BY: HN
DRAWING 180018_SD PUE.dwg	COUNTY MANATEE	RNG. 19E	
	PARCEL AREA 319 Sq. Ft.±		