

THIS INSTRUMENT PREPARED BY:

Chris Pickens, Senior 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: Amenities Center on Tract 200
North River Ranch Phase IA-1
PID NO: 401917059

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITY EASEMENT

THIS INDENTURE made this 28th day of May 2020, between **LANSDOWNE PARTNERS GROUP, LLC**, a Florida limited liability company, whose mailing address is 5800 Lakewood Ranch Boulevard N., Sarasota, Florida 34240, 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 **ONE DOLLAR (\$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 situated in Manatee, 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:
Lansdowne Partners Group, LLC, a Florida limited liability company

[Signature]
First Witness Signature

[Signature]
By: James R. Schier, its Manager

JANICE SNOW
First Witness Printed Name

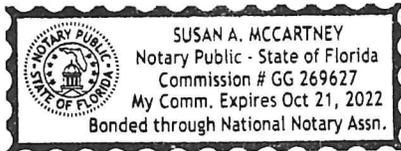
[Signature]
Second Witness Signature

Thomas J. Paraseny
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 28 day of MAY, 2020 by James R. Schier, as Manager of Lansdowne Partners Group, LLC, a Florida limited liability company, on behalf of said entity, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:



[Signature]
Notary Public Signature

Susan A. McCartney
Printed Name

66 269627
Commission Number

10/21/22
Expiration Date

EXHIBIT "A"

TRACT 501
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24

POINT OF COMMENCEMENT

EASTERNMOST CORNER OF TRACT 200 &
NORTHEASTERLY CORNER OF TRACT 300

TRACT 200
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24
NOW OR FORMERLY
PID 401917059

20.00' WIDE FIELDSTONE CDD FLOWAGE
EASEMENT & DRAINAGE EASEMENT

**PUBLIC
UTILITY
EASEMENT**
200 SF OR
0.0046 ACRES±

10.00' WIDE PUBLIC UTILITY EASEMENT
384.13'

56.39'
S69°33'41"W
N20°26'19"W
5.67'
SOUTHERLY LINE OF TRACT 200 &
NORTHERLY LINE OF TRACT 300

LITTLE RIVER WAY
TRACT 300
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24

TRACT 700
NORTH RIVER
RANCH, PHASE IA-1
PLAT BOOK 67,
PAGE 24

POINT OF BEGINNING

N20°26'19"W
10.00'

TRACT 401
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24

ROYAL RIVER CIRCLE
TRACT 301
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24

TRACT 400
NORTH RIVER RANCH, PHASE IA-1
PLAT BOOK 67, PAGE 24

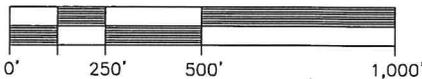
LOT 101

LOT 100

LEGEND:

- L# = LINE TABLE NUMBER
- C# = CURVE TABLE NUMBER
- PID = PROPERTY IDENTIFICATION NUMBER
- ORI = OFFICIAL RECORD INSTRUMENT
- ORB = OFFICIAL RECORD BOOK
- SF = SQUARE FEET
- AC = ACRES
- ± = MORE OR LESS
- CDD = COMMUNITY DEVELOPMENT DISTRICT

SCALE: 1"=500'



This is NOT a Survey and Not valid without all sheets.

May 05, 2020 - 08:59:47 JLACEY\I:\2156\active\215613809\survey\drawing\215613809v-spsk08.dwg

SKETCH & DESCRIPTION OF A
UTILITY EASEMENT, LOCATED IN
SECTION 19, TOWNSHIP 33 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
Certificate of Authorization #27013 • www.stantec.com
Licensed Business Number 7866

TASK CODE: 435	DRAWN BY: EDM	CHKD BY: JDL	CAD FILE: 215613809v-spsk08	PROJECT NO: 215613809	SHEET 1 OF 2	DRAWING INDEX NO: 215613809v-spsk08	REV:
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EXHIBIT "A"

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Tract 200 of North River Ranch, Phase IA-1 recorded in Plat Book 67, Page 24 of the Public Records of Manatee County, Florida, located in Section 19, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the easternmost corner of said Tract 200 and the northeasterly corner of Tract 300 of said North River Ranch, Phase IA-1 plat; the following three (3) calls are along the southerly line of said Tract 200 and the northerly line of said Tract 300: (1) thence S.69°33'41"W., a distance of 56.39 feet; (2) thence N.20°26'19"W., a distance of 5.67 feet; (3) thence S.69°33'41"W., a distance of 384.13 feet; thence N.20°26'19"W., a distance of 10.00 feet to the POINT OF BEGINNING; thence S.69°33'41"W., a distance of 20.00 feet; thence N.20°26'19"W., a distance of 10.00 feet; thence N.69°33'41"E., a distance of 20.00 feet; thence S.20°26'19"E., a distance of 10.00 feet to the POINT OF BEGINNING.

Said tract contains 200 square feet or 0.0046 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°33'41"W	20.00'
L2	N20°26'19"W	10.00'
L3	N69°33'41"E	20.00'
L4	S20°26'19"E	10.00'

NOTES:

1. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, BEING S.89°08'38"E.
3. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Robert R. Cunningham, P.S.M.
Florida Registration No. 3924

6/01/2020
Date of Signature

This is NOT a Survey and Not valid without all sheets.

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