

UTILITY EASEMENT

THIS UTILITY EASEMENT (hereinafter the Easement) is made this 26th day of October, 2017, between **TREYMORE COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, as owner of the following described property, whose mailing address is 3053 51st Street, Sarasota, Florida 34234 (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 drainage 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 in **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 corporate seal to be hereunto affixed, by its proper 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:

TREYMORE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation

R Steinhauser
First Witness Signature

R Steinhauser
First Witness Printed Name

Diane M Celeste
Second Witness Signature

DIANE M. CELESTE
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

By: [Signature] Pres.
Signature

As: President
Title

A. Leon Sickles
Printed Name

Affix corporate seal below:

Attest: [Signature]
Secretary Signature

The foregoing instrument was acknowledged before me this 26th day October, 2017, by A. Leon Sickles, as President of **TREYMORE COMMUNITY ASSOCIATION, INC.,** a Florida not-for-profit corporation, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

Affix seal below:



Rebecca F. Stokes
Notary Public Signature

Rebecca F. Stokes
Printed Name

#FF943713
Commission Number

1/14/2020
Expiration Date

SKETCH OF DESCRIPTION

Section 21 & 28, Township 35 South, Range 18 East
Manatee County, Florida

DESCRIPTION: UTILITY EASEMENTS

ANY PART OF THOSE PRIVATELY MAINTAINED PORTIONS OF SEWER LINES, AS DESCRIBED IN THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN O.R. BOOK 1768, PAGE 3816, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND REFERENCED SHADED AREAS DEPICTED ON THOSE CERTAIN "RECORD DRAWINGS FOR THE VILLAGE OF PALM AIRE - NORTH UTILITIES" PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED 4/01/98, LYING WITHIN THE FOLLOWING DESCRIBED TRACTS OF LAND, TO-WIT:

TRACT A, TREYMORE AT THE VILLAGES OF PALM AIRE UNIT 1, A SUBDIVISION, AS RECORDED IN PLAT BOOK 34, PAGE 1, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. BEING AND LYING IN SECTIONS 21 & 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA.

TRACT B, TREYMORE AT THE VILLAGES OF PALM AIRE UNIT 2, A SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 110, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. BEING AND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA.

TRACT C, TREYMORE AT THE VILLAGES OF PALM AIRE UNIT 2, A SUBDIVISION, AS RECORDED IN PLAT BOOK 35, PAGE 110, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. BEING AND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA.

TRACT C, TREYMORE AT THE VILLAGES OF PALM AIRE UNIT 3, A SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 35, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. BEING AND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA.

TRACT D, TREYMORE AT THE VILLAGES OF PALM AIRE UNIT 3, A SUBDIVISION, AS RECORDED IN PLAT BOOK 37, PAGE 35, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. BEING AND LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
3. THIS SKETCH IS NOT A SURVEY.

PREPARED FOR:

TREYMORE AT THE VILLAGES OF PALM AIRE



CROSS SURVEYING, L.L.C

CERTIFICATE OF AUTHORIZATION LB 0007977

5265 OFFICE PARK BLVD. SUITE 101
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX


GERALD D. STROOP, JR., PSM, NO. 4678

SHEET
1 OF 2

Scale: 1" = NONE

Drawn by: GDS

FB/PG: NONE

DATE: 8/9/2017

JOB: 170524

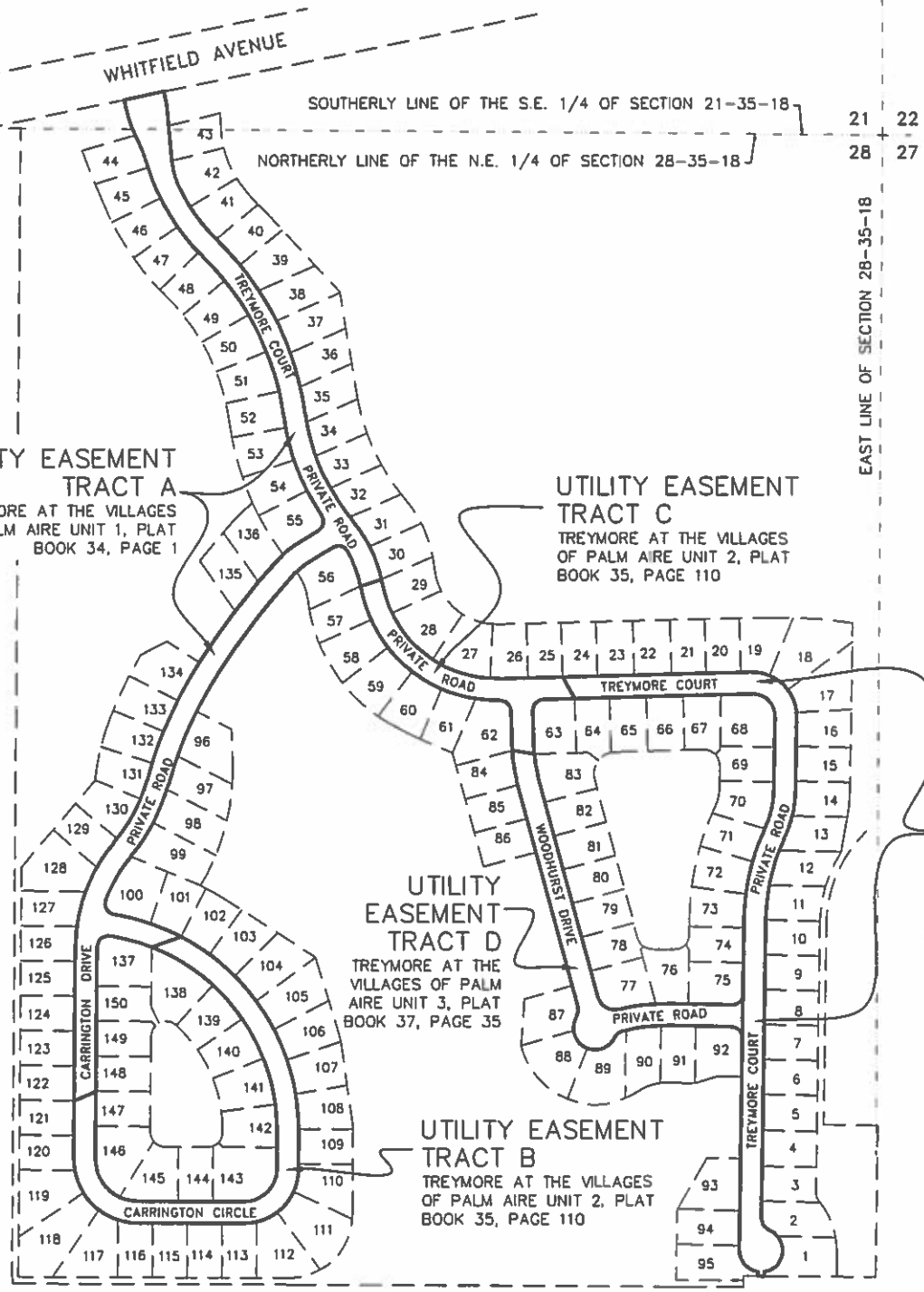
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SKETCH OF DESCRIPTION

Section 21 & 28, Township 35 South, Range 18 East
 Manatee County, Florida

Drawing name: \\2012SRV\ESS\CadServ\Land_Proj\TREMORE AT THE VILLAGES OF PALM AIRE 170524.dwg\SKETCH AND DESC.dwg 8.5X11 (2) Sep 19, 2017 2:38pm by: dstroop



UTILITY EASEMENT TRACT A
 TREMORE AT THE VILLAGES OF PALM AIRE UNIT 1, PLAT BOOK 34, PAGE 1

UTILITY EASEMENT TRACT C
 TREMORE AT THE VILLAGES OF PALM AIRE UNIT 2, PLAT BOOK 35, PAGE 110

UTILITY EASEMENT TRACT D
 TREMORE AT THE VILLAGES OF PALM AIRE UNIT 3, PLAT BOOK 37, PAGE 35

UTILITY EASEMENT TRACT B
 TREMORE AT THE VILLAGES OF PALM AIRE UNIT 2, PLAT BOOK 35, PAGE 110

UTILITY EASEMENT TRACT C
 TREMORE AT THE VILLAGES OF PALM AIRE UNIT 3, PLAT BOOK 37, PAGE 35



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SHEET 2 OF 2	Scale: 1" = 400'	Drawn by: GDS	FB/PG: NONE	DATE: 8/9/2017
				JOB: 170524