

**THIS INSTRUMENT PREPARED BY:**

Brandie Adams, Property Acquisition Division  
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: 83<sup>rd</sup> Street Station, LLC  
PID NO: 413120007

SPACE ABOVE THIS LINE FOR RECORDING DATA

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**PERMANENT UTILITIES EASEMENT**

***THIS INDENTURE*** made this 6<sup>th</sup> day of August, 2019, between **83<sup>RD</sup> STREET STATION, LLC**, a Florida limited liability company, whose mailing address is Post Office Box 189, Parrish, Florida 34219, 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 ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

[Signature]  
First Witness Signature

Vivian Spake  
First Witness Printed Name

[Signature]  
Second Witness Signature

Zakary O'Brien  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2019, by Alan E. Jones, as Manager of **83<sup>RD</sup> STREET STATION, LLC**, a Florida limited liability company, on behalf of said company, who ( ) is personally known to me or who ( 0 ) has produced Florida Driver License as identification.

Affix seal below:



Zakary O'Brien  
Notary Public  
State of Florida  
My Commission Expires 06/18/2021  
Commission No. GG 115613

**GRANTOR:**  
**83<sup>RD</sup> STREET STATION, LLC**, a Florida limited liability company

By: [Signature]  
Alan E. Jones, Manager

[Signature]  
Notary Public Signature

Zakary O'Brien  
Printed Name

GG 115613  
Commission Number

06/18/2021  
Expiration Date



# Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221  
PHONE: (941)722-2460 FAX: (941)722-9640

LEO MILLS - PSM 1735 (RETIRED)  
LEO MILLS, JR. - PSM 3513  
MEMBER: FLORIDA SURVEYING  
AND MAPPING SOCIETY &  
MANASOTA CHAPTER SURVEYING  
AND MAPPING SOCIETY

## SKETCH OF DESCRIPTION - UTILITY EASEMENT

(SHEET 1 OF 2)

FOR: 83rd STREET STATION LLC (ALAN JONES)

DATE: 05/08/19

SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

### EXHIBIT "A" (SHEET 1 OF 2)

#### SURVEYOR'S CERTIFICATE:

BY:   
LEO MILLS, JR.  
REGISTERED STATE OF FLORIDA  
PROFESSIONAL SURVEYOR &  
MAPPER NO. 3513  
*\*NOT VALID WITHOUT THE SIGNATURE &  
SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER.*

#### UTILITY EASEMENT:

THE NORTH 10 FEET OF THE WEST 1/2 OF THAT CERTAIN VACATED ALLEY LYING EASTERLY OF LOT 2, BLOCK 2, OF BLISS ADDITION TO PARRISH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 173, SAID ALLEY BEING VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 595, PAGE 847, BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 10 FEET OF THE EAST 4.5 FEET OF LOT 2, BLOCK 2, BLISS ADDITION TO PARRISH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 173, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

#### NOTES:

1. THIS PLAT IS A "SKETCH OF DESCRIPTION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM, BASED ON INFORMATION PROVIDED.
5. THIS "SKETCH OF DESCRIPTION" IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
7. THE SUBJECT LAND AS DESCRIBED CONTAINS 120 SQUARE FEET, MORE OR LESS.
9. THE EASEMENT DESCRIBED HEREON IS A PORTION OF THAT CERTAIN PROPERTY NOW OR FORMERLY KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 4131.2000/7.

JOB NO. ....C.9505.....

SCALE: ...1" = 30'.... FILE INDEX NO. ....



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## SKETCH OF DESCRIPTION - UTILITY EASEMENT

(SHEET 2 OF 2)

FOR: ALAN JONES

DATE: 05/08/19

SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

### EXHIBIT "A" (SHEET 2 OF 2)

#### LEGEND

- R/W = RIGHT-OF-WAY
- ORB = OFFICIAL RECORD BOOK
- (P) = PLAT
- PIN = MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER

SCALE : 1" = 30'

U.S. 301 - STATE ROAD 43 - TAMiami TRAIL

83RD STREET EAST

189' (P)

SOUTH  
PLATTED  
R/W LINE

THE N. 10'  
OF W1/2 OF  
VACATED  
ALLEY

THE N. 10' OF  
THE E. 4.5' OF  
LOT 2

EAST LINE  
OF LOT 2

LOT 2

LOT 1

105' (P)

WEST 20' - NOT INCLUDED R/W  
(ORB 1140, PAGE 1643)

EAST PLATTED R/W LINE

LANDS OF

83rd STREET STATION LLC  
NOW OR FORMERLY PIN 4131.2000/7

105' (P)

WEST 1/2 OF  
VACATED ALLEY  
(ORB 595, PAGE  
847)

**BLOCK 2  
BLISS ADDITION TO  
PARRISH  
(PLAT BOOK 1, PAGE 173)**

LOT 3

LOT 4



JOB NO. ....C.9505.....

GRAPHIC SCALE IN FEET

SCALE: ...1" = 30'... FILE INDEX NO. ....