

Longbeach Subdivision  
Easement

MICROFILMING INFORMATION SHEET

TO: LASON  
FROM: Town of Longboat Key  
Town Clerk Department  
501 Bay Isles Road  
Longboat Key, FL 34228  
DATE: 07-23-2002  
SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand corner of each image.

Longbeach Subdivision Easement

The database should include the following fields:

EAS004

Roll# 70

Image# 207

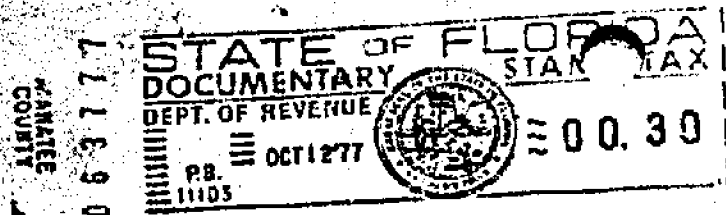
This collection of records should be placed on the following film type:

X 16 mm

     35 mm

Total number of pages in this collection: 3

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.



TOWN OF LONGBOAT KEY

EASEMENT

Northgate  
624532

Northgate

THIS INDENTURE, Made this 28th day of September  
A.D., 1977, by and between H&Z Development Corp.

of the County of Manatee and State of Florida  
herein referred to as Grantor, whether one or more, and TOWN OF  
LONGBOAT KEY, a municipal corporation of the State of Florida,  
herein referred to as Grantee,

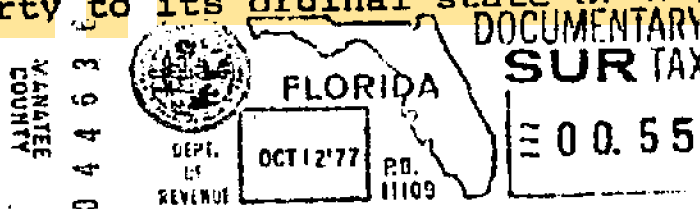
WITNESSES, That the said Grantor for and in consideration  
of the sum of ONE DOLLAR (\$1.00) and other good and valuable  
consideration by Grantee to Grantor duly paid, the receipt whereof is  
hereby acknowledged has granted, bargained, sold and conveyed, and by  
these presents does grant, bargain, sell and convey to Grantee and  
its successors and assign forever, a perpetual easement over and  
across the following described land, situate in Manatee  
County, Florida, to wit:

Longbeach Subdivision  
Easement

Legal description attached hereto.

That portion of the lands of H&Z Development Corporation  
located and described on the annexed map and legal descrip-  
tion as an easement to the Town of Longboat Key for access  
to sewer line and manhole A-11 and ingress/egress and main-  
tenance easement shown on said map and legal description.

Should any damages occur due to the actions of the Town of  
Longboat Key personnel while repairing, maintaining or re-  
placing the sewer system, the Town of Longboat Key shall  
restore the property to its original state or better.



IN WITNESS WHEREOF, each person named as Grantor herein has  
hereunto set his or her hand and seal the day and year first above  
written.

Executed in our Presence  
as Witnesses

*Joyce L. Butler*  
*Francis Temple*

H & Z DEVELOPMENT CORP. (L.S.)

By *Zack Abuza* (L.S.)  
ZACK ABUZA

(L.S.)

(L.S.)

(GRANTOR(S))

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY, That on this day personally appeared before  
me, an officer duly authorized to administer oaths and take acknowledg-  
ments ZACK ABUZA  
to me well known and known to me to be the individuals described in,  
and who executed the foregoing easement deed, and they acknowledged  
before me that they executed the same freely and voluntarily for the  
purposes therein expressed.

WITNESS my hand and official seal at Sarasota,  
County of Sarasota, and State of Florida this 6th day of  
October, A.D., 1977.

Notary Public, State of Florida at Large  
My Commission Expires Dec. 2, 1977  
My commission expires: *Francis Temple* Notary Public  
Wood, Whitesell & Karp, P.A.  
Attorneys at Law, Sarasota Florida, Englewood, Florida

OFF: 874  
REC: 874  
PAGE 944

Longbeach Subdivision  
Easement

Project No. 55-6  
September 14, 1977

Utility Easement Description

THAT PART OF:

A parcel of land lying in Block 40 and 41, Longbeach Subdivision (Revised), as recorded in Plat Book 6, Page 66, Public Records of Manatee County, Florida, Section 15, Township 35 South, Range 16 East, Manatee County, Florida being more particularly described as follows:

Begin at the Southeast corner of Lot 14, Block 40 of said Longbeach Subdivision; thence N-45°-05'-45"-W along the East line of said Lot 14, 151.30 feet; thence N-48°-28'-30"-E, 50.19 feet; thence N-25°-07'-45"-E, 119.09 feet; thence N-69°-26'-45"-E, 168.13 feet to the Westerly line of a 95 foot right-of-way for S.R. 789; thence S-20°-33'-15"-E along said Westerly right-of-way line 146.84 feet to the P.C. of a curve concave to the Northwest having a delta angle of 14°-13'-28" and a radius of 723.51 feet; thence Southerly along the arc of said curve 179.62 feet to a point; thence North along the arc of a curve concave to the Northeast having a radius of 20.0 feet, arc 15.91, delta angle of 45°-34'-44", to a P.T.; thence N-83°-53'-28"-W, 124.41 feet to the P.C. of a curve concave to the South; thence Westerly along said curve having a radius of 169.00 feet, arc 30.09, delta angle 10°-11'-39" to a P.T.; thence S-85°-54'-53"-W, 63.20 feet to the POINT OF BEGINNING. Containing 1.5825 acres, more or less.

Lying Southerly of the following described line: Commence at the Easternmost corner of the aforementioned Lot 14; thence N-45°-05'-45"-W along the Northeasterly line of said Lot 14 a distance of 5.00 feet to the POINT OF BEGINNING; thence N-79°-00'-00"-E a distance of 105.00 feet; thence S-77°-52'-17"-E a distance of 135.10 feet to the Easternmost corner of the aforescribed 1.5825 acre parcel for a POINT OF TERMINATION.

FILED AND RECORDED  
OCT 12 3 59 PM '77  
RICHARD B. SHORE III  
CLERK  
MANATEE CO. FLA.

624532