

Exhibit "A" to
Resolution 20-34

Return to:
Clearwater Gas System
777 Maple St.
Clearwater, FL 33755

Parcel I. D. No. 23-26-16-0010-P10B0-0000, 23-26-16-0010-00000-0110, 23-26-16-0010-00000-0020, 23-26-16-0010-00000-0030, 23-26-16-0010-00000-0040, 23-26-16-0010-00000-0050, 23-26-16-0010-00000-0060, 23-26-16-0010-00000-0070, 23-26-16-0010-00000-0080, 23-26-16-0010-00000-0090 & 23-26-16-0010-P10A0-0000

GAS UTILITY EASEMENT

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) in hand paid, the receipt of which is hereby acknowledged, and the benefits to be derived therefrom, **VMR Development, LLC**, a Delaware limited liability company whose principal address is 700 Montgomery Highway, Suite 186, Birmingham, Alabama 35216 ("Grantor") does hereby grant and convey to the **CITY OF CLEARWATER, FLORIDA**, a Florida municipal corporation ("Grantee"), a non-exclusive, gas utility easement over, under and across the following described land lying and being situate in the County of Pasco, State of Florida, to wit:

As more particularly described and depicted in EXHIBIT "A" appended hereto and by this reference made a part hereof (the "Servient Property")

This easement is for **natural gas distribution pipes and appurtenant facilities only**. Clearwater Gas System, a component of the **CITY OF CLEARWATER, FLORIDA**, shall have the right to enter upon the above-described premises to construct, reconstruct, install and maintain therein the herein referenced natural gas transmission pipes, together with appurtenances thereto (collectively, "Facilities"), and to inspect and alter such Facilities from time to time. Grantee shall be solely responsible for obtaining all governmental and regulatory permits required to exercise the rights granted herein. Grantor and Grantee, for themselves, their heirs, successors and assigns, agree as follows:

1. Grantor hereby grants to Grantee, its successors and assigns a non-exclusive five (5) feet easement (herein referred to as the "Easement Area"), in perpetuity on, over, under, across and through the Servient Property described in **Exhibit "A"**, attached hereto, for the purpose of constructing, operating, inspecting and maintaining, underground conduit, pipes, facilities appurtenant equipment for the provision of natural gas as the same may be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them within the Easement Area. In the event the Easement Area crosses any roadway, sidewalk or other impervious area, Grantor will require Grantee to perform installations and repairs without removing said surface improvement. This may require a directional bore or other contractor suggested and owner approved method.
2. Grantee by acceptance hereof, agrees to construct, repair and maintain, at its sole cost and expense, the Facilities which shall comply with all applicable rules and regulations. In the event Grantee shall perform any construction, repairs, alteration, replacement, relocation or removal of any Facilities, Grantee shall thereafter restore any improvements, including landscaping and related irrigation, disturbed thereby to as near as practicable the condition which existed prior to such activities.
3. The Grantor shall have and retains the right to construct improvements on, maintain and utilize the Easement Area (including, but not limited to, the construction of driveways, parking areas, landscaping and related improvements) provided such construction does not unreasonably impair Grantee's access to the Easement Area or Grantee's ability to repair, replace and service the Facilities within the Easement Area.
4. Nothing herein shall create or be construed to create any rights in or for the benefit of the general public in or to the Easement Area.

5. This Easement shall not be changed, altered or amended except by an instrument in writing executed by Grantor and Grantee or their respective successors and assigns; provided, however, that in the event Grantee shall abandon the use of the Easement Area, then Grantee shall, within a reasonable time thereafter, release and convey to Grantor or its successors and assigns all rights hereby granted pursuant to this Easement.

6. This Easement and all conditions and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of Grantor or Grantee, as the case may be, and their respective successors and assigns.

7. Grantor warrants and covenants with Grantee that it is the owner of fee simple title to the herein described Servient Parcel, and that Grantor has full right and lawful authority to grant and convey this easement to Grantee, and that Grantee shall have the non-exclusive, limited purpose quiet and peaceful possession, use and enjoyment of this easement. It is expressly understood that Grantor reserves all rights of ownership of the Easement Premises not inconsistent with the easement rights granted herein.

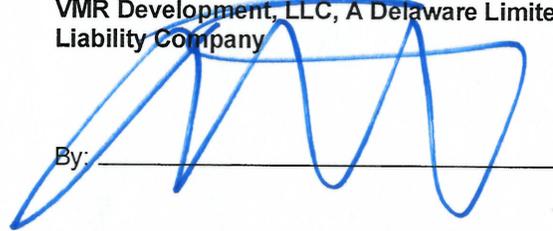
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IN WITNESS WHEREOF, the undersigned Grantor has caused these presents to be duly executed this 30th day of July, 2020.

Signed, sealed and delivered in the presence of

VMR Development, LLC, A Delaware Limited Liability Company

Taylor Hurley
WITNESS signature

By: 

Taylor Hurley
Print Witness Name

Its: Karen J. Hutten

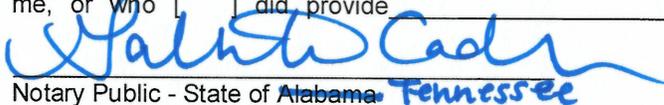

WITNESS signature

President & CEO
Print Name/Title

Megan L. Williams
Print Witness Name

~~STATE OF ALABAMA~~ TENNESSEE :
~~COUNTY OF JEFFERSON~~ HAMILTON : ss
:

Before me, the undersigned authority, personally appeared Karen Hutten, as Pres. & CEO of VMR Development, LLC, a Delaware limited liability Company, whom, being duly authorized, personally executed the foregoing instrument on behalf of said LLC on the aforementioned date, and who acknowledged the execution thereof to be free act and deed for the use and purposes herein set forth, and who is personally known to me, or who [] did provide _____ as identification.

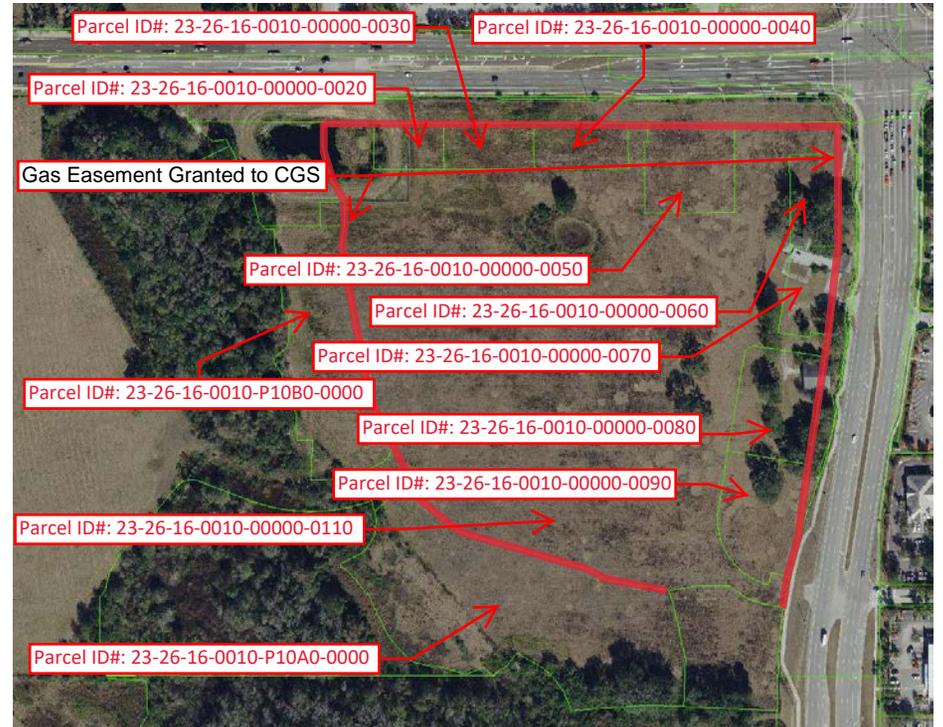
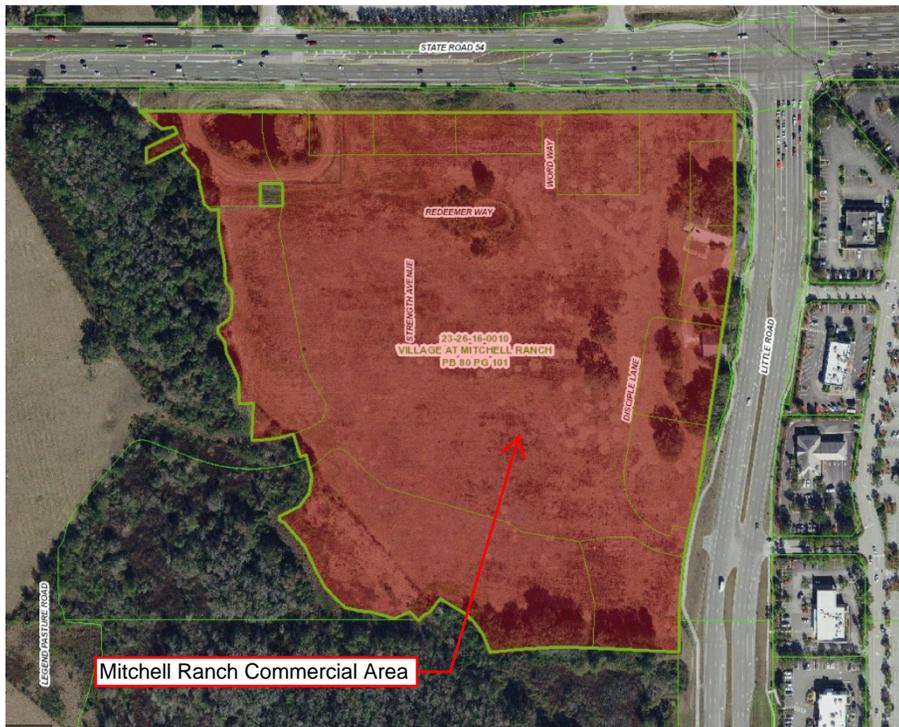
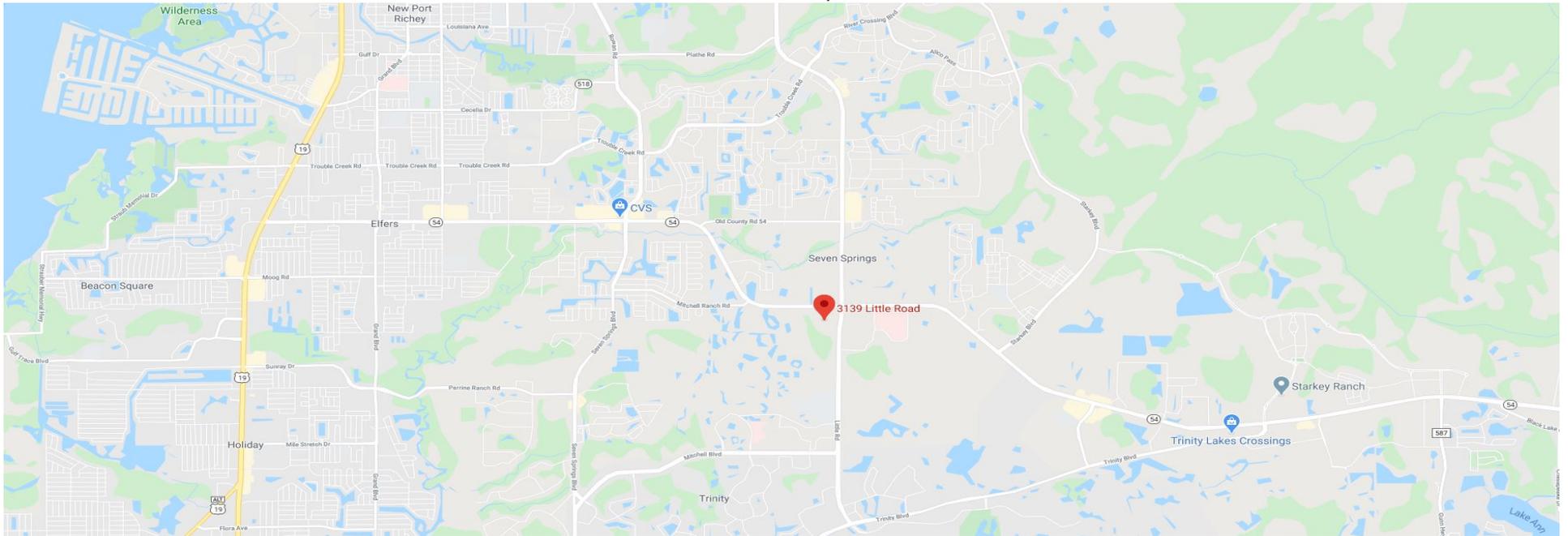

Notary Public - State of ~~Alabama~~ Tennessee

My commission expires: 4-1-2024

Gabriela Cader
Type/Print Name



Mitchell Ranch Commercial Area – Gas Easement
3139 Little Rd., Trinity, FL 34655



"EXHIBIT A"

SCHEDULE "A"

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9724, PAGE 1613 AND OFFICIAL RECORDS BOOK 9881, PAGE 3161 ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART A:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9912, PAGE 1441 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTH LINE OF SAID PARCEL 2; THENCE SOUTH 89°31'13" EAST, A DISTANCE OF 85.32 FEET TO A POINT; THENCE SOUTH 89°07'17" EAST, A DISTANCE OF 190.70 FEET TO THE POINT OF BEGINNING OF PART A; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID PARCEL 2; THENCE CONTINUE SOUTH 89°07'17" EAST, A DISTANCE OF 176.19 FEET TO A POINT; THENCE SOUTH 89°45'50" EAST, A DISTANCE OF 385.11 FEET TO A POINT; THENCE SOUTH 89°46'39" EAST, A DISTANCE OF 498.75 FEET TO THE NORTHWEST CORNER OF PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 9912, PAGE 1441 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00°00'54" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 89°46'39" WEST, A DISTANCE OF 2.19 FEET TO A POINT; THENCE SOUTH 00°32'39" EAST, A DISTANCE OF 87.09 FEET TO A POINT; THENCE SOUTH 01°46'26" EAST, A DISTANCE OF 45.22 FEET TO A POINT; THENCE THE FOLLOWING SIX (6) COURSES ALONG THE WEST LINE OF SAID PARCEL 1; THENCE SOUTH 00°00'54" EAST, A DISTANCE OF 71.60 FEET TO A POINT; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1119.02 FEET, A DELTA ANGLE OF 08°31'48", AN ARC LENGTH OF 166.59 FEET, A CHORD DISTANCE OF 166.44 FEET AND A CHORD BEARING OF SOUTH 04°36'09" WEST TO A POINT; THENCE SOUTH 08°59'10" WEST, A DISTANCE OF 63.44 FEET TO A POINT; THENCE SOUTH 09°08'38" WEST, A DISTANCE OF 40.41 FEET TO A POINT; THENCE SOUTH 08°57'31" WEST, A DISTANCE OF 232.61 FEET TO A POINT; THENCE SOUTH 08°59'10" WEST, A DISTANCE OF 129.93 FEET TO A POINT; THENCE DEPARTING SAID WEST LINE, SOUTH 22°18'12" WEST, A DISTANCE OF 42.99 FEET TO A POINT; THENCE SOUTH 23°46'54" WEST, A DISTANCE OF 61.22 FEET TO A POINT; THENCE SOUTH 14°23'03" WEST, A DISTANCE OF 47.99 FEET TO THE POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.00 FEET, A DELTA ANGLE OF 30°42'15", AN ARC LENGTH OF 3.75 FEET, A CHORD DISTANCE OF 3.71 FEET AND A CHORD BEARING OF SOUTH 29°44'11" WEST TO A POINT ON THE NORTH LINE OF PARCEL #10, VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 80°18'21" WEST ALONG SAID NORTH LINE, A DISTANCE OF 5.40 FEET TO A POINT; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG SAID NORTH LINE, HAVING A RADIUS OF 170.25 FEET, A DELTA ANGLE OF 13°03'02", AN ARC LENGTH OF 38.78 FEET, A CHORD DISTANCE OF 38.70 FEET AND A CHORD BEARING OF NORTH 73°46'50" WEST TO POINT "A-B"; THENCE SOUTH 72°01'53" EAST, A DISTANCE OF 12.91 FEET TO A POINT; THENCE SOUTH 79°12'31" EAST, A DISTANCE OF 25.33 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2.00 FEET, A DELTA ANGLE OF 86°24'25", AN ARC LENGTH OF 3.02 FEET, A CHORD DISTANCE OF 2.74 FEET AND A CHORD BEARING OF NORTH 57°35'16" EAST TO THE POINT OF TANGENCY; THENCE NORTH 14°23'03" EAST, A DISTANCE OF 48.40 FEET TO A POINT; THENCE NORTH 23°46'54" EAST, A DISTANCE OF 61.57 FEET TO A POINT; THENCE NORTH 22°18'22" EAST, A DISTANCE OF 42.34 FEET TO A POINT; THENCE THE FOLLOWING SIX (6) COURSES, BEING 5 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 08°59'10" EAST, A DISTANCE OF 129.35 FEET TO A POINT; THENCE NORTH 08°57'31" EAST, A DISTANCE OF 232.62 FEET TO A POINT; THENCE NORTH 09°08'38" EAST, A DISTANCE OF 40.41 FEET TO A POINT; THENCE NORTH 08°59'10" EAST, A DISTANCE OF 63.43 FEET TO A POINT; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1114.02 FEET, A DELTA ANGLE OF 08°31'44", AN ARC LENGTH OF 165.83 FEET, A CHORD DISTANCE OF 165.68 FEET AND A CHORD BEARING OF NORTH 04°36'10" EAST TO A POINT;

SHEET 01 OF 11

DATE: 6/15/2020

PROJECT NUMBER: 190123

DRAWN: D. HEATH

CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
1221 E. BROADWAY ST, STE 1031, OVIEDO, FL 32765
PHONE: (407) 604-3225, FAX: (813) 223-2469
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8232

"EXHIBIT A"

SCHEDULE "A"

THENCE NORTH 00°00'54" WEST, A DISTANCE OF 71.51 FEET TO A POINT; THENCE NORTH 01°46'26" WEST, A DISTANCE OF 45.20 FEET TO A POINT; THENCE NORTH 00°32'39" WEST, A DISTANCE OF 87.21 FEET TO A POINT; THENCE NORTH 89°46'39" WEST ALONG A LINE 10 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 5.91 FEET TO A POINT; THENCE NORTH 85°55'27" WEST, A DISTANCE OF 74.40 FEET TO A POINT; THENCE THE FOLLOWING THREE (3) COURSES ALONG A LINE 5 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PARCEL 2; THENCE NORTH 89°46'39" WEST, A DISTANCE OF 411.45 FEET TO A POINT; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 385.14 FEET TO A POINT; THENCE NORTH 89°07'17" WEST, A DISTANCE OF 176.22 FEET TO A POINT ON THE EAST LINE OF PARCEL #1, VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 00°52'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 5.00 THE POINT OF BEGINNING OF PART A.

CONTAINING 10,562 SQUARE FEET, MORE OR LESS.

PART B

COMMENCING AT AFOREMENTIONED POINT "A-B"; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTH LINE OF PARCEL #10, VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.25 FEET, A DELTA ANGLE OF 18°37'08", AN ARC LENGTH OF 55.32 FEET, A CHORD DISTANCE OF 55.08 FEET AND A CHORD BEARING OF NORTH 57°56'45" WEST TO A POINT; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.30 FEET TO A POINT; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 44.50 FEET, A DELTA ANGLE OF 06°03'15", AN ARC LENGTH OF 4.70 FEET, A CHORD DISTANCE OF 4.70 FEET AND A CHORD BEARING OF SOUTH 86°58'31" WEST TO A POINT; THENCE SOUTH 81°32'49" WEST, A DISTANCE OF 36.38 FEET TO THE POINT OF BEGINNING OF PART B; THENCE CONTINUE SOUTH 81°32'49" WEST ALONG SAID NORTH LINE, A DISTANCE OF 23.31 FEET TO A POINT; THENCE NORTH 81°29'51" WEST, A DISTANCE OF 118.35 FEET TO A POINT; THENCE NORTH 59°08'30" WEST, A DISTANCE OF 23.30 FEET TO A POINT; THENCE NORTH 73°51'00" WEST, A DISTANCE OF 110.33 FEET TO A POINT; THENCE NORTH 72°25'11" WEST, A DISTANCE OF 71.65 FEET TO A POINT; THENCE NORTH 71°57'53" WEST, A DISTANCE OF 56.86 FEET TO A POINT; THENCE NORTH 77°38'54" WEST, A DISTANCE OF 21.54 FEET TO A POINT; THENCE NORTH 71°55'46" WEST, A DISTANCE OF 37.99 FEET TO A POINT; THENCE NORTH 69°10'01" WEST, A DISTANCE OF 23.28 FEET TO A POINT; THENCE NORTH 46°59'13" WEST, A DISTANCE OF 36.53 FEET TO A POINT; THENCE NORTH 35°48'10" WEST, A DISTANCE OF 44.29 FEET TO A POINT; THENCE NORTH 42°49'01" WEST, A DISTANCE OF 58.06 FEET TO A POINT; THENCE NORTH 25°08'32" WEST, A DISTANCE OF 62.00 FEET TO A POINT; THENCE NORTH 13°03'25" WEST, A DISTANCE OF 13.56 FEET TO A POINT; THENCE NORTH 21°46'05" WEST, A DISTANCE OF 17.18 FEET TO A POINT; THENCE NORTH 29°20'36" WEST, A DISTANCE OF 58.75 FEET TO A POINT; THENCE NORTH 22°03'33" WEST, A DISTANCE OF 33.83 FEET TO A POINT; THENCE NORTH 16°27'35" WEST, A DISTANCE OF 35.31 FEET TO A POINT; THENCE NORTH 09°34'52" WEST, A DISTANCE OF 294.57 FEET TO A POINT; THENCE NORTH 03°25'05" EAST, A DISTANCE OF 23.38 FEET TO A POINT; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 13.11 FEET TO A POINT; THENCE NORTH 14°28'37" EAST, A DISTANCE OF 26.96 FEET TO A POINT; THENCE NORTH 20°25'44" WEST, A DISTANCE OF 32.62 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9902, PAGE 282 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE EAST LINE OF PARCEL #1, VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HAVING A RADIUS OF 223.28 FEET, A DELTA ANGLE OF 06°08'22", AN ARC LENGTH OF 23.93 FEET, A CHORD DISTANCE OF 23.91 FEET AND A CHORD BEARING OF NORTH 34°16'22" WEST TO A POINT; THENCE SOUTH 46°20'29" EAST, A DISTANCE OF 24.54 FEET TO A POINT; THENCE SOUTH 20°25'44" EAST, A DISTANCE OF 35.34 FEET TO A POINT; THENCE SOUTH 14°28'37" WEST, A DISTANCE OF 32.41 FEET TO A POINT; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 12.27 FEET TO A POINT; THENCE SOUTH 03°25'05" WEST, A DISTANCE OF 18.10 FEET TO A POINT;

SHEET 02 OF 11

DATE: 6/15/2020

PROJECT NUMBER: 190123

DRAWN: D. HEATH

CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
1221 E. BROADWAY ST, STE 1031, OVIEDO, FL 32765
PHONE: (407) 604-3225, FAX: (813) 223-2469
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8232

"EXHIBIT A"

SCHEDULE "A"

THENCE SOUTH 09°34'52" EAST, A DISTANCE OF 293.70 FEET TO A POINT; THENCE SOUTH 16°27'35" EAST, A DISTANCE OF 34.76 FEET TO A POINT; THENCE SOUTH 22°03'33" EAST, A DISTANCE OF 33.27 FEET TO A POINT; THENCE SOUTH 29°20'36" EAST, A DISTANCE OF 58.77 FEET TO A POINT; THENCE SOUTH 21°46'05" EAST, A DISTANCE OF 17.89 FEET TO A POINT; THENCE SOUTH 13°03'25" EAST, A DISTANCE OF 13.41 FEET TO A POINT; THENCE SOUTH 25°08'32" EAST, A DISTANCE OF 60.69 FEET TO A POINT; THENCE SOUTH 42°49'01" EAST, A DISTANCE OF 57.59 FEET TO A POINT; THENCE SOUTH 35°48'10" EAST, A DISTANCE OF 44.11 FEET TO A POINT; THENCE SOUTH 46°59'13" EAST, A DISTANCE OF 35.06 FEET TO A POINT; THENCE SOUTH 69°10'01" EAST, A DISTANCE OF 22.17 FEET TO A POINT; THENCE SOUTH 71°55'46" EAST, A DISTANCE OF 37.62 FEET TO A POINT; THENCE SOUTH 77°38'54" EAST, A DISTANCE OF 21.54 FEET TO A POINT; THENCE SOUTH 71°57'53" EAST, A DISTANCE OF 57.08 FEET TO A POINT; THENCE SOUTH 72°25'11" EAST, A DISTANCE OF 71.57 FEET TO A POINT; THENCE SOUTH 73°51'00" EAST, A DISTANCE OF 110.91 FEET TO A POINT; THENCE SOUTH 59°08'30" EAST, A DISTANCE OF 22.96 FEET TO A POINT; THENCE SOUTH 81°29'51" EAST, A DISTANCE OF 121.78 FEET TO A POINT; THENCE SOUTH 87°14'34" EAST, A DISTANCE OF 17.97 FEET TO THE POINT OF BEGINNING OF PART B.

CONTAINING 6,173 SQUARE FEET, MORE OR LESS.

PART C:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2 OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9912, PAGE 1441 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTH LINE OF SAID PARCEL 2; THENCE SOUTH 89°31'13" EAST, A DISTANCE OF 85.32 FEET TO A POINT; THENCE SOUTH 89°07'17" EAST, A DISTANCE OF 190.70 FEET TO THE NORTHEAST CORNER OF PARCEL #1, VILLAGE AT MITCHELL RANCH, AS RECORDED IN PLAT BOOK 80, PAGES 101 THROUGH 106 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 00°52'43" WEST ALONG THE EAST LINE OF SAID PARCEL #1, A DISTANCE OF 21.54 FEET TO THE POINT OF BEGINNING OF PART C; THENCE SOUTH 05°46'40" EAST, A DISTANCE OF 47.56 FEET TO A POINT; THENCE SOUTH 14°48'27" EAST, A DISTANCE OF 26.95 FEET TO A POINT; THENCE SOUTH 19°10'24" EAST, A DISTANCE OF 24.98 FEET TO A POINT ON SAID EAST LINE, SAID POINT BEING ON A CURVE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG SAID EAST LINE, HAVING A RADIUS OF 225.98 FEET, A DELTA ANGLE OF 24°56'37", AN ARC LENGTH OF 98.38 FEET, A CHORD DISTANCE OF 97.60 FEET AND A CHORD BEARING OF NORTH 11°45'56" WEST TO A POINT; THENCE NORTH 00°52'43" EAST ALONG SAID EAST LINE, A DISTANCE OF 1.41 FEET TO THE POINT OF BEGINNING OF PART C.

CONTAINING 99 SQUARE FEET, MORE OR LESS.

DATE: 6/15/2020
PROJECT NUMBER: 190123
DRAWN: D. HEATH
CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
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SCHEDULE "A"

**POINT OF COMMENCEMENT
PART A, PART B AND PART C**

SW CORNER OF PARCEL 2 OF LANDS DESCRIBED
IN ORB 9912, PAGE 1441 OF THE PUBLIC RECORDS
OF PASCO COUNTY, FLORIDA

STATE ROAD 54

SOUTH LINE OF PARCEL 2 OF
LANDS DESCRIBED
IN ORB 9912, PAGE 1441

**POINT OF BEGINNING
PART A**

N00°52'43"E
5.00'

S89°07'17"E
176.19'

S89°45'50"E 385.11'
N89°45'50"W 385.14'

NORTHEAST CORNER
OF PARCEL #1,
PB 80, PGS 101-106

S00°52'43"W 21.54'

N00°52'43"E 1.41'

R=225.98'
Δ=24°56'37"
L=98.38'
CD=97.60'
CB=N11°45'56"W

**POINT OF BEGINNING
PART C**

S05°46'40"E
47.56'

**UTILITY EASEMENT (PART A)
TOTAL AREA=10,562 SQUARE FEET±**

EAST LINE OF PARCEL 1
PARCEL #1
VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106

**UTILITY EASEMENT (PART C)
TOTAL AREA=99
SQUARE FEET±**

S19°10'24"E 24.98'

**SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST**

LANDS DESCRIBED IN
ORB 9724, PAGE 1613
AND ORB 9881, PAGE 3161

R=223.28'
Δ=06°08'22"
L=23.93'
CD=23.91'
CB=N34°16'22"W

S46°20'29"E
24.54'

S20°25'44"E
35.34'

NORTHEAST CORNER OF
LANDS DESCRIBED IN
ORB 9902, PAGE 282

N20°25'44"W
32.62'

N14°28'37"E
26.96'

N90°00'00"E
13.11'

N03°25'05"E
23.38'

S14°28'37"W
32.41'

N90°00'00"W
12.27'

S03°25'05"W
18.10'

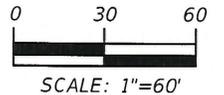
N09°34'52"W 294.57'
S09°34'52"E 293.70'

**UTILITY EASEMENT (PART B)
TOTAL AREA=6,173 SQUARE FEET±**

SEE SHEET 10
FOR CONTINUATION

SEE SHEET 05
FOR CONTINUATION

**VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106**



SEE SHEET 05 FOR ABBREVIATIONS

SHEET 04 OF 11

DATE: 6/15/2020
PROJECT NUMBER: 190123
DRAWN: D. HEATH
CHECKED: D. WINTERS

MITCHELL RANCH



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BUSINESS LICENSE NUMBER: LB8232

SCHEDULE "A"

STATE ROAD 54

SOUTH LINE OF PARCEL 2 OF
LANDS DESCRIBED
IN ORB 9912, PAGE 1441

S89°45'50"E 385.11'

S89°46'39"E 498.75'

N89°45'50"W 385.14'

N89°46'39"W 411.45'

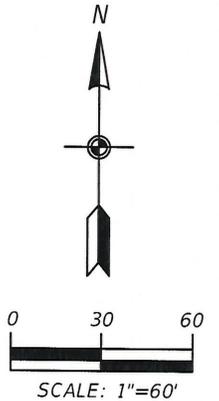
UTILITY EASEMENT (PART A)
TOTAL AREA=10,562 SQUARE FEET±

SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST

VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106

ABBREVIATIONS

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- Δ = DELTA
- L = LENGTH
- ORB = OFFICIAL RECORDS BOOK
- PGS = PAGES
- PB = PLAT BOOK
- ± = PLUS OR MINUS
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R = RADIUS



SHEET 05 OF 11

DATE: 6/15/2020

PROJECT NUMBER: 190123

DRAWN: D. HEATH

CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
1221 E. BROADWAY ST, STE 1031, OVIEDO, FL 32765
PHONE: (407) 604-3225, FAX: (813) 223-2469
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8232

SEE SHEET 04
FOR CONTINUATION

SEE SHEET 06
FOR CONTINUATION

SCHEDULE "A"

STATE ROAD 54

**SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST**

SEE SHEET 05
FOR CONTINUATION

SOUTH LINE OF PARCEL 2 OF
LANDS DESCRIBED
IN ORB 9912, PAGE 1441

NW CORNER OR PARCEL 1
PER ORB 9912, PAGE 1441

S89°46'39"E 498.75'

S00°00'54"E
10.00'

N89°46'39"W 411.45'

WEST LINE OF PARCEL 1

N85°55'27"W
74.40'

N89°46'39"W
2.19'

N89°46'39"W
5.91'

**UTILITY EASEMENT (PART A)
TOTAL AREA=10,562 SQUARE FEET ±**

10'

N00°32'39"W
87.21'

S00°32'39"E
87.09'

**VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106**

N01°46'26"W
45.20'

S01°46'26"E
45.22'

**LITTLE
ROAD**

N00°00'54"W
71.51'

S00°00'54"E
71.60'

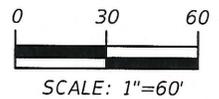
WEST LINE OF PARCEL 1
OF LANDS DESCRIBED
IN ORB 9912, PAGE 1441

5'

R=1114.02'
Δ=08°31'44"
L=165.83'
CD=165.68'
CB=N04°36'10"E

R=1119.02'
Δ=08°31'48"
L=166.59'
CD=166.44'
CB=S04°36'09"W

SEE SHEET 07
FOR CONTINUATION



SEE SHEET 05 FOR ABBREVIATIONS

SHEET 06 OF 11

DATE: 6/15/2020
PROJECT NUMBER: 190123
DRAWN: D. HEATH
CHECKED: D. WINTERS

MITCHELL RANCH



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BUSINESS LICENSE NUMBER: LB8232

SCHEDULE "A"

SEE SHEET 06
FOR CONTINUATION
R=1114.02'
Δ=08°31'44"
L=165.83'
CD=165.68'
CB=N04°36'10"E

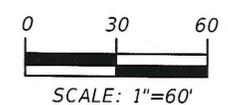
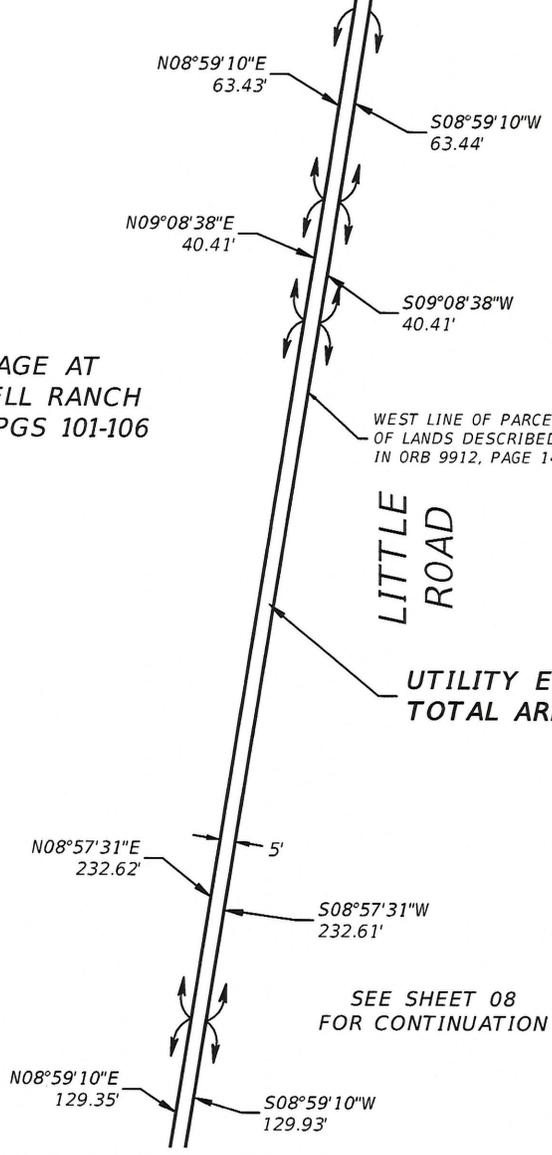
R=1119.02'
Δ=08°31'48"
L=166.59'
CD=166.44'
CB=S04°36'09"W

VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106

SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST

LITTLE
ROAD

UTILITY EASEMENT (PART A)
TOTAL AREA=10,562 SQUARE FEET±



SEE SHEET 08
FOR CONTINUATION

SEE SHEET 05 FOR ABBREVIATIONS

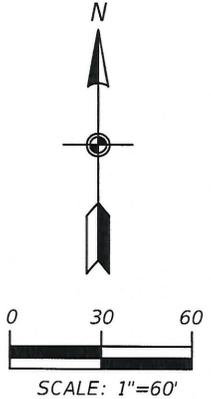
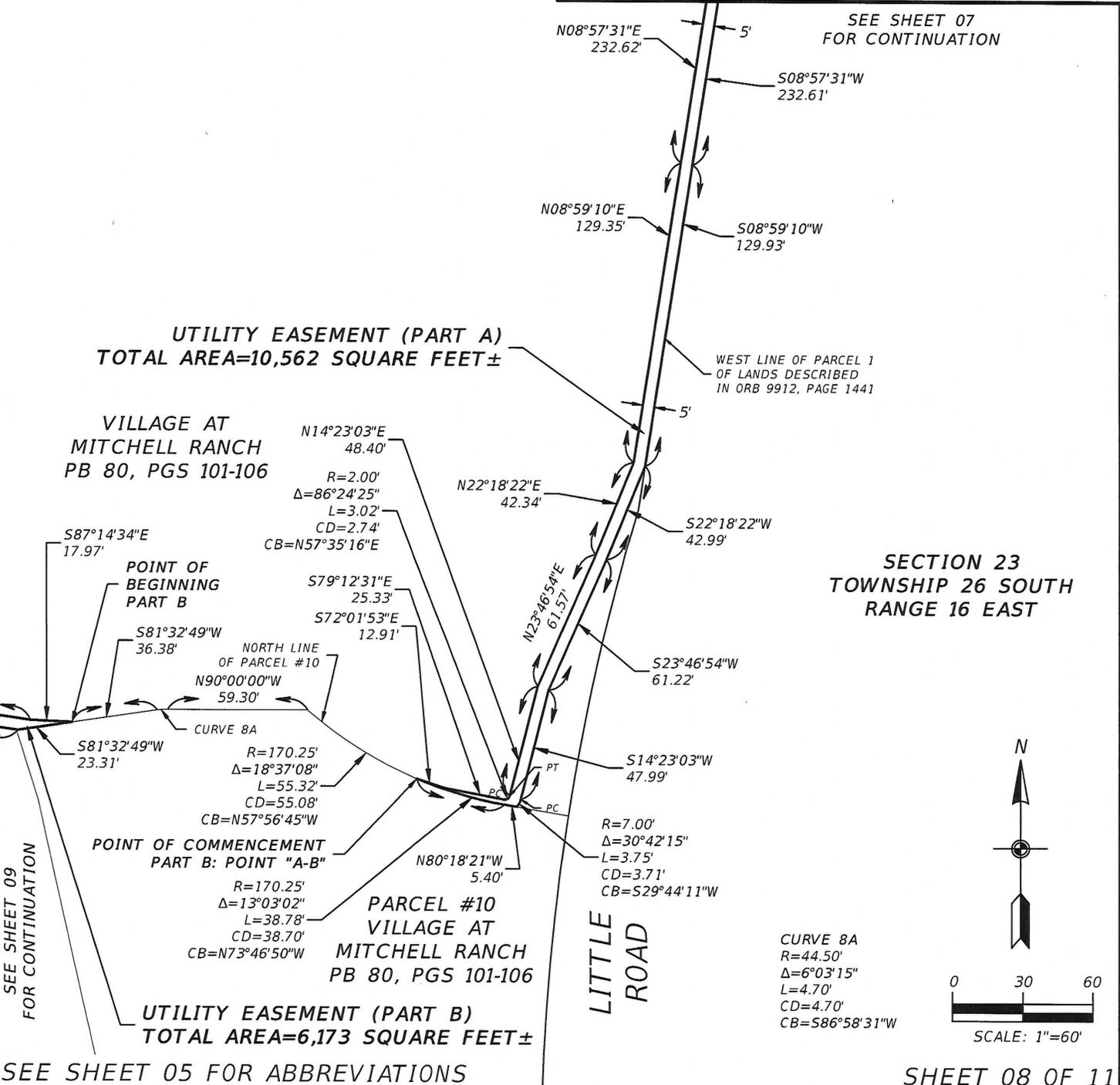
SHEET 07 OF 11

DATE: 6/15/2020
PROJECT NUMBER: 190123
DRAWN: D. HEATH
CHECKED: D. WINTERS

MITCHELL RANCH


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SCHEDULE "A"



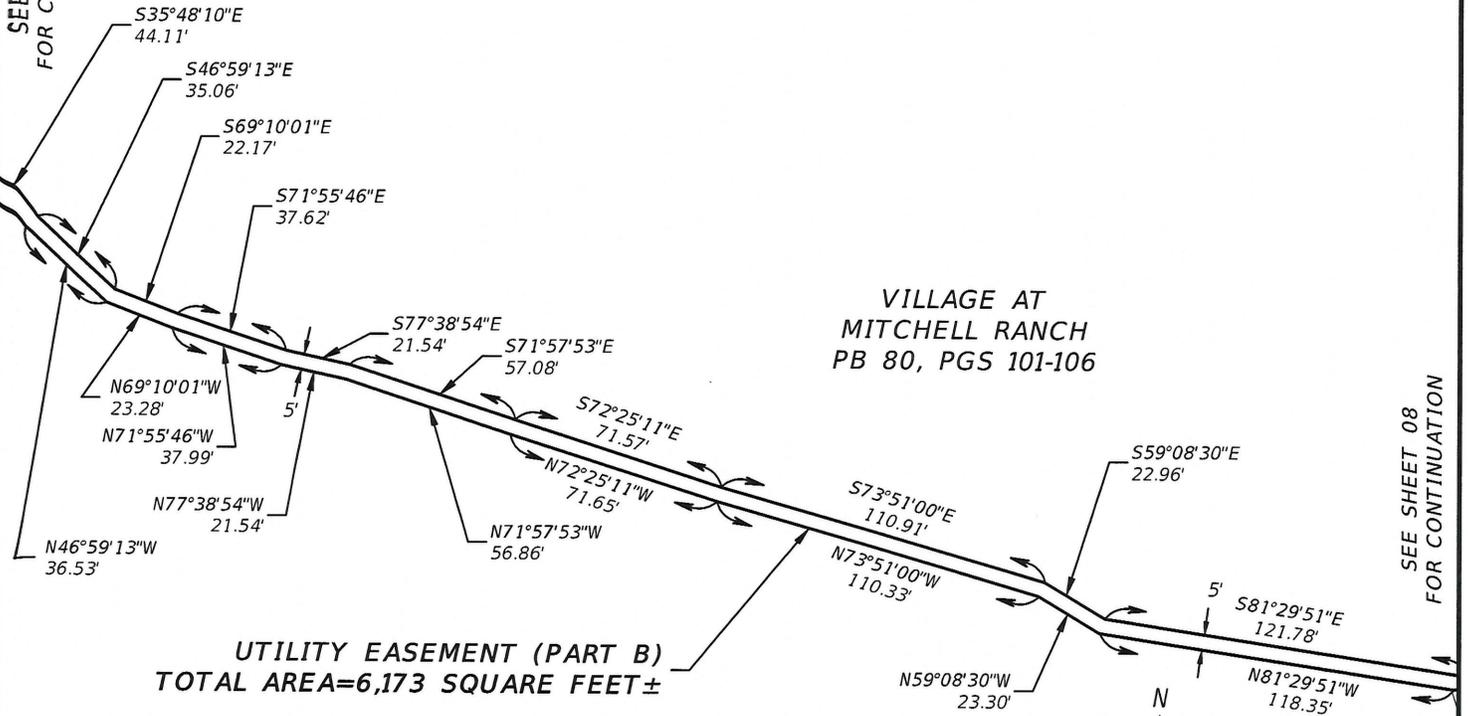
DATE: 6/15/2020
 PROJECT NUMBER: 190123
 DRAWN: D. HEATH
 CHECKED: D. WINTERS

MITCHELL RANCH

cpwg
 AT THE READY
 CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
 1221 E. BROADWAY ST, STE 1031, OVIEDO, FL 32765
 PHONE: (407) 604-3225, FAX: (813) 223-2469
 PROFESSIONAL SURVEYOR & MAPPER
 BUSINESS LICENSE NUMBER: LB8232

SCHEDULE "A"

SEE SHEET 10
FOR CONTINUATION

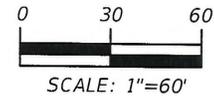


VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106

**UTILITY EASEMENT (PART B)
TOTAL AREA=6,173 SQUARE FEET ±**

**SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST**

SEE SHEET 08
FOR CONTINUATION



SEE SHEET 05 FOR ABBREVIATIONS

SHEET 09 OF 11

DATE: 6/15/2020
PROJECT NUMBER: 190123
DRAWN: D. HEATH
CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
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BUSINESS LICENSE NUMBER: LB8232

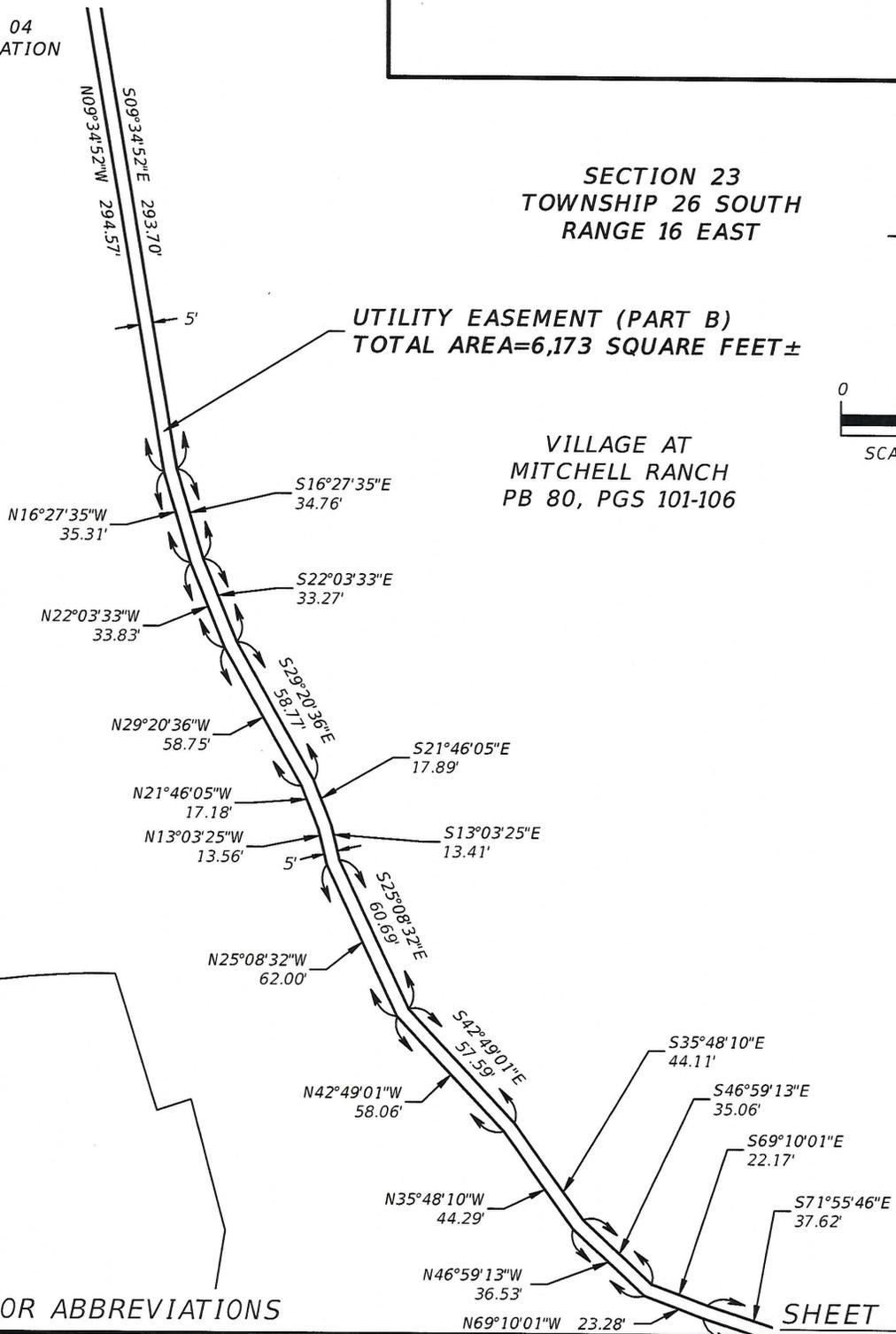
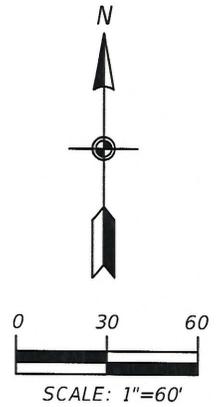
SCHEDULE "A"

SEE SHEET 04
FOR CONTINUATION

**SECTION 23
TOWNSHIP 26 SOUTH
RANGE 16 EAST**

**UTILITY EASEMENT (PART B)
TOTAL AREA=6,173 SQUARE FEET±**

**VILLAGE AT
MITCHELL RANCH
PB 80, PGS 101-106**



SEE SHEET 05 FOR ABBREVIATIONS

SEE SHEET 09
FOR CONTINUATION

SHEET 10 OF 11

DATE: 6/15/2020
 PROJECT NUMBER: 190123
 DRAWN: D. HEATH
 CHECKED: D. WINTERS

MITCHELL RANCH



CRIBB PHILBECK WEAVER GROUP, INC. (CPWG)
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 PROFESSIONAL SURVEYOR & MAPPER
 BUSINESS LICENSE NUMBER: LB8232

"EXHIBIT A"

SCHEDULE "A"

GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), WEST ZONE, WITH THE SOUTH LINE OF PARCEL 2 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9912, PAGE 1441, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°31'13" EAST.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THIS SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SHEET 11 OF 11

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
			Jeffrey Schwartz Digitally signed by Jeffrey Schwartz Date: 2020.06.18 08:41:17 -04'00'
REVISION	BY	DATE	JEFFREY M. SCHWARTZ, PROFESSIONAL SURVEYOR & MAPPER LICENSE NUMBER: LS6618 DATE
DATE: <u>6/15/2020</u>		<h2 style="margin: 0;">MITCHELL RANCH</h2>	
PROJECT NUMBER: <u>190123</u>			
DRAWN: <u>D. HEATH</u>			
CHECKED: <u>D. WINTERS</u>			
		 <p style="font-size: small;"> CRIBB PHILBECK WEAVER GROUP, INC. (CPWG) 1221 E. BROADWAY ST, STE 1031, OVIEDO, FL 32765 PHONE: (407) 604-3225, FAX: (813) 223-2469 PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE NUMBER: LB8232 </p>	

AFFIDAVIT OF NO LIENS

STATE OF Tennessee:

COUNTY OF Hamilton: ss

BEFORE ME, the undersigned authority, personally appeared Karen Hutten, as President & CEO of VMR Development, LLC, whom, being duly authorized does depose and say:

1. That VMR Development, LLC is the owner of legal and equitable title to the following described property in Pasco County, Florida, to wit:
As more particularly described and depicted in EXHIBIT "A" appended hereto and by this reference made a part hereof

2. That said property is now in the possession of the record owner.

3. That there has been no labor performed or materials furnished on said property for which there are unpaid bills for labor or materials against said property, other than those which will be paid during the normal course of business, except: **(list, or if none, insert "NONE". If no entry, it will be deemed that "NONE" has been entered.)**

NONE

4. That there are no liens or encumbrances of any nature affecting the title of the property herein described, except leasehold tenancies, easements and restrictions of record, any encroachments, overlaps or other rights of third parties which would be shown by a current survey, except: **(list, or if none, insert "NONE". If no entry, it will be deemed that "NONE" has been entered.)**

Mortgage recorded in Official Records of Pasco County, FL, as Instrument 2018081039, Book 9774, Page 1620, and related security instruments

5. That no written notice has been received for any public hearing regarding assessments for improvements by any government, and there are no unpaid assessments against the above described property for improvements thereto by any government, whether or not said assessments appear of record.

6. That there are no outstanding sewer service charges or assessments payable to any government.

7. That the representations embraced herein have been requested by the **CITY OF CLEARWATER**, its agents, successors and assigns to rely thereon in connection with the granting of a gas utility easement to encumber the above-described property.

Signed, sealed and delivered
in the presence of

VMR Development, LLC, A Delaware Limited
Liability Company

Taylor Hurley
WITNESS signature

By: [Signature]

Taylor Hurley
Print Witness Name

Its: Karen J. Hutton

[Signature]
WITNESS signature

President & CEO
Print Name/Title

Megan L. Williams
Print Witness Name

Sworn to and subscribed to before me this 30th day of June, 2020.

[Signature]

My Commission Expires: 4-1-2024

Notary Public - State of ~~Alabama~~ Tennessee
Gabriela Cader
Type/Print Name



UTILITY FACILITIES SUBORDINATION, CONSENT AND JOINDER

THIS SUBORDINATION, CONSENT AND JOINDER given this 2nd day of July, 2020, by VALLEY NATIONAL BANK, a national banking association (hereinafter referred to as "Mortgagee"), in favor of the CITY OF CLEARWATER, FLORIDA (hereinafter referred to as "Gas Company"). Mortgagee is used as singular or plural, as the context requires.

WITNESSETH:

WHEREAS, Mortgagee is the owner and holder of that certain Mortgage, Security Agreement and Fixture Filing executed by VMR DEVELOPMENT, LLC, a Delaware limited liability company (the "Mortgagor") in favor of Mortgagee, dated May 11, 2018, and recorded in the Official Records as Instrument No 2018081039, Book 9724, Page 1620, of the Public Records of Pasco County, Florida (hereinafter referred to as "Mortgage"), encumbering the premises legally described therein (hereinafter referred to as the "Encumbered Property").

WHEREAS, Gas Company has requested and received from the VMR Development, LLC, the fee simple owner of the Encumbered Property, non-exclusive easements for the installation and maintenance of utility facilities over and across a portion of the Encumbered Property ("Easement Property") pursuant to that certain Gas Utility Easement to which this is attached ("Utility Easement"), said Easement Property being more particularly described and delineated in the Utility Easement.

WHEREAS, Gas Company has requested that Mortgagee consent to, join in and subordinate its Mortgage to the interest that Gas Company has in the Easement Property to which request Mortgagee has agreed.

NOW, THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Mortgagee does hereby consent to, join in and subordinate the lien of its Mortgage to the grant of that certain easement described in the Utility Easement over, under, and across the Easement Property or any utility facilities located therein or affixed thereto, said Mortgage shall remain otherwise in full force and effect.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed the date and year first above written.

Signed, sealed and delivered
in the presence of:

JoAnne Bowen
Witness
Printed Name: JoAnne Bowen

Melody Warbington
Witness
Printed Name: Melody Warbington

MORTGAGEE:

VALLEY NATIONAL BANK

By: TH

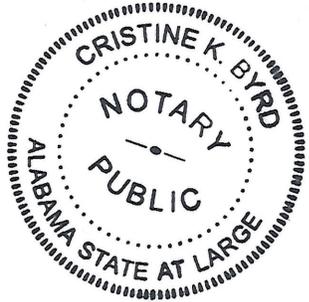
Name: Todd Harris

Its: 1 VP

State of Alabama

County of Jefferson

The foregoing instrument was acknowledged before me this 2nd day of July, 2020 by
Todd Harris as Vice President of VALLEY NATIONAL BANK on
behalf of the Mortgagee. He/she is personally known to me or has produced _____
as identification.



Cristine K. Byrd

Printed Name: Cristine K. Byrd

Notary Public Commission: 06-04-23

My Commission Expires: 06-04-23