

**THIS INSTRUMENT PREPARED BY:**

Chris Pickens, Senior Real Property Specialist  
Property Acquisition Division  
On behalf of Joy Leggett-Murphy, Property Acquisition Manager  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Lakewood Ranch Blvd at Water Lily Way/Balmoral Woods Dr  
PROJECT NO: 6102960  
PID NOS: a portion of 587401659, & a portion of 588546259  
OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

**THIS INDENTURE**, made this 19<sup>th</sup> day of August, 2021, between **Lakewood Ranch Community Development District 6**, a special district established pursuant to Chapter 190, Florida Statutes, whose mailing address is 8175 Lakewood Ranch Boulevard, Bradenton, Florida, 34202 (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**).

**WITNESSETH**, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

**"See Composite Exhibit "A" attached hereto."**

**TO HAVE AND TO HOLD**, the same in fee simple forever,

**AND** the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except for zoning and land use regulations, taxes accruing for the year 2021 and subsequent years, easements, covenants, restrictions and other matters of record.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGES.**

ACCEPTED IN OPEN SESSION 9/14/21  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

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

**GRANTOR:**

**Lakewood Ranch Community Development District 6**, a special district established pursuant to Chapter 190, Florida Statutes

Steven H Zielinski  
First Witness Signature

By: Henry H Hofeler  
Signature of Henry H. Hofeler

Steven H. Zielinski  
First Witness Printed Name

As: ~~Chairman~~ Vice-Chairman

Nicholas Paulin  
Second Witness Signature

Attest: Sandra Keenan  
Secretary Signature

Nicholas Paulin  
Second Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 19th day of August, 2021, by Henry H. Hofeler, as <sup>vice-</sup>Chairman of **Lakewood Ranch Community Development District 6**, a special district established pursuant to Chapter 190, Florida Statutes, on behalf of said entity, who

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Marie A Thompson  
Signature of Notary Public

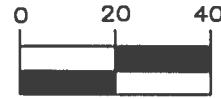
My Commission Expires: 9/28/2024

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



# COMPOSITE EXHIBIT "A"

BALMORAL WOODS  
BOULEVARD  
(PB 45 PG 190)



R=35.00'  
A=27.13'  
D=44°24'55"

S 89°30'10" E

SOUTHERLY  
RIGHT-OF-WAY LINE

POINT OF  
CURVATURE

S 00°29'50" W  
210.34'

TRACT 501

LAKWOOD RANCH COUNTRY CLUB VILLAGE,  
SUBPHASE EE, UNITS 2A-2E  
PB 45 PG 190

N/F  
PID 588546259

FEE SIMPLE  
ACQUISITION

2,092 SF ± / 0.048 AC ±

L1 S 33°47'32" W 9.06'

L2 S 57°25'28" W 6.00'

A PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT 501 PER  
"LAKWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE EE, UNITS  
2A-2E" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE  
COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 501 AS SHOWN AND  
DESIGNATED ON A PLAT ENTITLED "LAKWOOD RANCH COUNTRY CLUB  
VILLAGE, SUBPHASE EE, UNITS 2A-2E" RECORDED AMONG THE PUBLIC  
RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 45, PAGE 190;  
THENCE N 00°29'50" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF  
LAKWOOD RANCH BOULEVARD PER OFFICIAL RECORDS BOOK 1443,  
PAGE 4980 OF SAID PUBLIC RECORDS, A DISTANCE OF 196.69 FEET TO  
A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH  
A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC  
OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55", A DISTANCE  
OF 27.13 FEET; THENCE THROUGH AND ACROSS SAID TRACT 501,  
S 00°29'50" W, A DISTANCE OF 210.34 FEET TO A POINT ON THE  
SOUTHEASTERLY BOUNDARY OF SAID TRACT 501; THENCE ALONG SAID  
SOUTHEASTERLY BOUNDARY, S 33°47'32" W, A DISTANCE OF 9.06 FEET;  
THENCE S 57°25'28" W, A DISTANCE OF 6.00 FEET TO THE POINT OF  
BEGINNING.

CONTAINING A DESCRIBED AREA OF 2,092 SQUARE FEET OR 0.048  
ACRES MORE OR LESS.

## ABBREVIATIONS

PID	PARCEL IDENTIFICATION	SF	SQUARE FEET
N/F	NOW OR FORMERLY	AC	ACRES
POB	POINT OF BEGINNING	+/-	MORE OR LESS
R/W	RIGHT-OF-WAY	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	A	ARC LENGTH
PB	PLAT BOOK	D	CENTRAL ANGLE
PG	PAGE		

**Russell P Hyatt** Digitally signed  
by Russell P Hyatt  
Date: 2021.07.26  
09:51:37 -04'00'

RUSSELL P. HYATT, P.S.M.

Florida Surveyor's Registration, No. LS 5303  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE  
AND RAISED SEAL OR DIGITAL SIGNATURE OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

EASTERLY  
RIGHT-OF-WAY LINE

LAKWOOD RANCH  
BOULEVARD  
(ORB 1443 PG 4980)

10.00'

N 00°29'50" E  
196.69'

**POB**

SW CORNER TRACT 501  
PB 45 PG 190

L1

L2

SOUTHEASTERLY BOUNDARY  
TRACT 501  
TRACT 615  
LAKWOOD RANCH COUNTRY CLUB  
PB 54 PG 1 VILLAGE WEST

### NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS ARE BASED ON SOUTHERLY R/W LINE OF BALMORAL WOODS BOULEVARD BEING S 89°30'10" E AS REFERENCED TO A GRID PROJECTION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/11).

SKETCH & DESCRIPTION  
FEE SIMPLE ACQUISITION  
TRACT 501, PLAT BOOK 45, PAGE 190  
MANATEE COUNTY, FLORIDA

**Hyatt Survey Services, Inc.**

LB No. 7203 Geographic Data Specialists  
2012 Lena Road Bradenton, Florida 34211  
Phone (941) 748-4693

JOB NUMBER  
20-2558

SECTION 29, TOWNSHIP 35 SOUTH, RANGE 19 EAST

SCALE  
1"=40'

DATE  
06/2021

DRAWN BY  
JM

FILE NAME  
UTILITY 1

SHEET  
1 OF 2

**COMPOSITE EXHIBIT "A"**

**POB**  
 NW CORNER TRACT 615  
 PB 54 PG 1

TRACT 501  
 LAKEWOOD RANCH COUNTRY CLUB VILLAGE,  
 SUBPHASE EE, UNITS 2A-2E  
 PB 45 PG 190

NORTHWESTERLY BOUNDARY  
 TRACT 615

L1 S 33°47'32" W 9.06'  
 L2 S 57°25'28" W 6.00'

TRACT 615  
 LAKEWOOD RANCH COUNTRY CLUB VILLAGE WEST  
 PB 54 PG 1

N/F  
 PID 587401659

**FEE SIMPLE  
 ACQUISITION**  
 2,869 SF ± / 0.066 AC ±

S 00°29'50" W  
 276.10'

**LAKWOOD RANCH  
 BOULEVARD**  
 (ORB 1443 PG 4980)

N 00°29'50" E  
 299.88'

10.00'

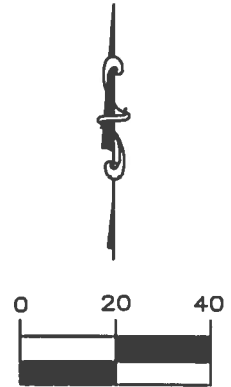
EASTERLY  
 RIGHT-OF-WAY LINE

S 37°12'58" E  
 16.35'

SOUTHERLY BOUNDARY  
 TRACT 615

**NOTES:**

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A PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT 615 PER "LAKEWOOD RANCH COUNTRY CLUB VILLAGE WEST" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 54, PAGE 1; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT 615 AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "LAKEWOOD RANCH COUNTRY CLUB VILLAGE WEST" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 54, PAGE 1; THENCE S 00°29'50" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKEWOOD RANCH BOULEVARD PER OFFICIAL RECORDS BOOK 1443, PAGE 4980 OF SAID PUBLIC RECORDS, A DISTANCE OF 276.10 FEET; THENCE S 37°12'58" E ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT 615, A DISTANCE OF 16.35 FEET; THENCE THROUGH AND ACROSS SAID TRACT 615, N 00°29'50" E, A DISTANCE OF 299.88 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF SAID TRACT 615; THENCE ALONG SAID NORTHWESTERLY BOUNDARY, S 33°47'32" W, A DISTANCE OF 9.06 FEET; THENCE S 57°25'28" W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 2,869 SQUARE FEET OR 0.066 ACRES MORE OR LESS.

**ABBREVIATIONS**

PID	PARCEL IDENTIFICATION	PB	PLAT BOOK
N/F	NOW OR FORMERLY	PG	PAGE
POB	POINT OF BEGINNING	SF	SQUARE FEET
R/W	RIGHT-OF-WAY	AC	ACRES
ORB	OFFICIAL RECORDS BOOK	+/-	MORE OR LESS

**Russell P Hyatt**  
 Digitally signed by Russell P Hyatt  
 Date: 2021.07.26 09:53:10 -04'00'

RUSSELL P. HYATT, P.S.M.

Florida Surveyor's Registration, No. LS 5303  
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE  
 AND RAISED SEAL OR DIGITAL SIGNATURE OF A  
 FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH & DESCRIPTION  
 FEE SIMPLE ACQUISITION  
 TRACT 615, PLAT BOOK 54, PAGE 1  
 MANATEE COUNTY, FLORIDA

**Hyatt Survey Services, Inc.**  
 LB No. 7203 Geographic Data Specialists  
 2012 Lena Road Bradenton, Florida 34211  
 Phone (941) 748-4693

JOB NUMBER  
 20-2558

SECTION 29, TOWNSHIP 35 SOUTH, RANGE 19 EAST

SCALE  
 1"=40'

DATE  
 06/2021

DRAWN BY  
 JM

FILE NAME  
 UTILITY 2

SHEET  
 2 OF 2

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Chris Pickens, Senior Real Property Specialist  
Property Acquisition Division  
On behalf of Joy Leggett-Murphy, Property Acquisition Manager  
Manatee County Property Management Department  
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PROJECT NAME: Lakewood Ranch Blvd at Water Lily Way/Balmoral Woods Dr  
PROJECT NO: 6102960  
PID NOS: a portion of 587401659, & a portion of 588546259

SPACE ABOVE THIS LINE FOR RECORDING DATA

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared Henry H. Hofeler, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. **Lakewood Ranch Community Development District 6**, a special district established pursuant to Chapter 190, Florida Statutes (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit "A"** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.

2. I am the Vice-Chairman of Grantor and I make this affidavit with the authority of and on behalf of Grantor.

3. Grantor has sole and exclusive possession of the Property.

4. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.

5. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.

6. There are no disputes concerning the location of the boundary lines of the Property.

7. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor does Grantor know of any prior owner violating said restrictions, declarations or covenants.

8. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

9. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

10. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

12. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

13. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

14. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property other than as expressed in the title commitment.

15. The Grantor's Taxpayer Identification Number is 20-0444576.

16. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to acquire the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

HENRY H. HOFELER

*Henry H. Hofeler*  
Signature

STATE OF FLORIDA  
COUNTY OF MANATEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 19th day of August, 2021, by HENRY H. HOFELER, who

is personally known to me or

has produced \_\_\_\_\_ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

*Marie A. Thompson*  
Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

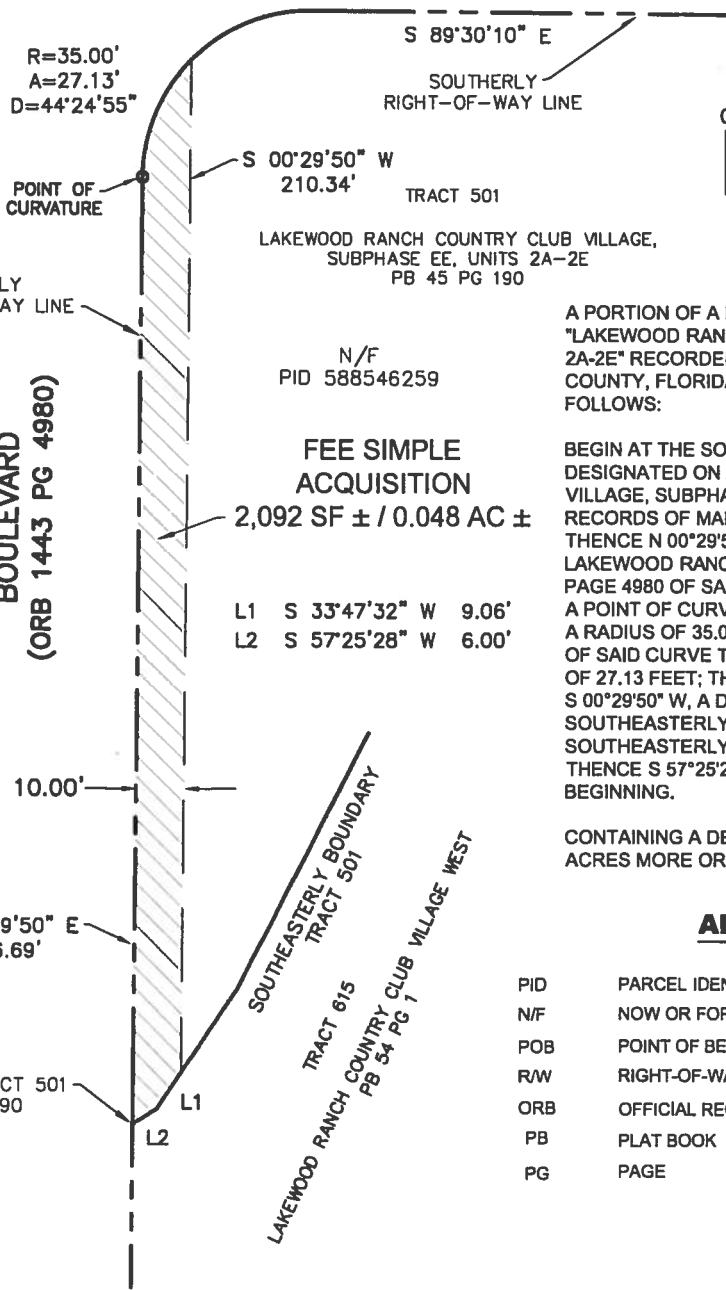
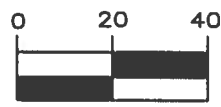
My Commission Expires: 9/28/2024





# COMPOSITE EXHIBIT "A"

BALMORAL WOODS  
BOULEVARD  
(PB 45 PG 190)



N/F  
PID 588546259  
**FEE SIMPLE  
ACQUISITION**  
2,092 SF ± / 0.048 AC ±

A PORTION OF A PARCEL OF LAND DESCRIBED AS TRACT 501 PER "LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE EE, UNITS 2A-2E" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT 501 AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE EE, UNITS 2A-2E" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 45, PAGE 190; THENCE N 00°29'50" E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAKEWOOD RANCH BOULEVARD PER OFFICIAL RECORDS BOOK 1443, PAGE 4980 OF SAID PUBLIC RECORDS, A DISTANCE OF 196.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 35.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'55", A DISTANCE OF 27.13 FEET; THENCE THROUGH AND ACROSS SAID TRACT 501, S 00°29'50" W, A DISTANCE OF 210.34 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 501; THENCE ALONG SAID SOUTHEASTERLY BOUNDARY, S 33°47'32" W, A DISTANCE OF 9.06 FEET; THENCE S 57°25'28" W, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

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### ABBREVIATIONS

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N/F	NOW OR FORMERLY	AC	ACRES
POB	POINT OF BEGINNING	+/-	MORE OR LESS
R/W	RIGHT-OF-WAY	R	RADIUS
ORB	OFFICIAL RECORDS BOOK	A	ARC LENGTH
PB	PLAT BOOK	D	CENTRAL ANGLE
PG	PAGE		

**Russell P Hyatt** Digitally signed  
by Russell P Hyatt  
Date: 2021.07.26  
09:51:37 -04'00'

RUSSELL P. HYATT, P.S.M.

Florida Surveyor's Registration, No. LS 5303  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE  
AND RAISED SEAL OR DIGITAL SIGNATURE OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

### NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON SOUTHERLY R/W LINE OF BALMORAL WOODS BOULEVARD BEING S 89°30'10" E AS REFERENCED TO A GRID PROJECTION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83/11).

SKETCH & DESCRIPTION  
FEE SIMPLE ACQUISITION  
TRACT 501, PLAT BOOK 45, PAGE 190  
MANATEE COUNTY, FLORIDA

**Hyatt Survey Services, Inc.**  
LB No. 7203 Geographic Data Specialists  
2012 Lena Road Bradenton, Florida 34211  
Phone (941) 748-4693

JOB NUMBER 20-2558	SECTION 29, TOWNSHIP 35 SOUTH, RANGE 19 EAST	SCALE 1"=40'	DATE 06/2021	DRAWN BY JM	FILE NAME UTILITY 1	SHEET 1 OF 2
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**COMPOSITE EXHIBIT "A"**

**POB**  
NW CORNER TRACT 615  
PB 54 PG 1

TRACT 501  
LAKEWOOD RANCH COUNTRY CLUB VILLAGE,  
SUBPHASE EE, UNITS 2A-2E  
PB 45 PG 190

NORTHWESTERLY BOUNDARY  
TRACT 615

L1 S 33°47'32" W 9.06'  
L2 S 57°25'28" W 6.00'

TRACT 615  
LAKEWOOD RANCH COUNTRY CLUB VILLAGE WEST  
PB 54 PG 1

N/F  
PID 587401659

**FEE SIMPLE  
ACQUISITION**  
2,869 SF ± / 0.066 AC ±

S 00°29'50" W  
276.10'

**LAKEWOOD RANCH  
BOULEVARD  
(ORB 1443 PG 4980)**

N 00°29'50" E  
299.88'

10.00'

EASTERLY  
RIGHT-OF-WAY LINE

S 37°12'58" E  
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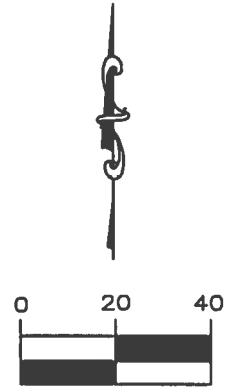
SOUTHERLY BOUNDARY  
TRACT 615

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ORB	OFFICIAL RECORDS BOOK	+/-	MORE OR LESS



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**Russell P Hyatt**  
Digitally signed  
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Date: 2021.07.26  
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RUSSELL P. HYATT, P.S.M.

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SKETCH & DESCRIPTION  
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MANATEE COUNTY, FLORIDA

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LB No. 7203 Geographic Data Specialists  
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SECTION 29, TOWNSHIP 35 SOUTH, RANGE 19 EAST

SCALE  
1"=40'

DATE  
06/2021

DRAWN BY  
JM

FILE NAME  
UTILITY 2

SHEET  
2 OF 2

# Angelina "Angel" Colonnese

Clerk of the Circuit Court  
Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: kgowen

Changed By: kgowen

---

**Receipt#:** 900416801      **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013  
**Receipt Date:** 09/15/2021      1112 MANATEE AVE WEST  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

---

**Instrument:** 202141122591 DEED

001000000341100	RECORDING FEE \$5/\$4	\$17.00
199000000341150	PRMTF \$1/\$.50	\$2.50
001000000208911	PRMTF FACC \$.10	\$0.40
199000000341160	PRMTF CLERK \$1.90	\$7.60
001000000208912	PRMTF BCC \$2	\$8.00
001000000208901	DEED DOC STAMPS \$.70	\$0.70
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00

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**Instrument Total: \$36.20**

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**Instrument:** 202141122592 AFFIDAVIT

001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
001000000341400	INDEXING NAMES	\$0.00
001000000229552	E-CERTIFICATION FEE	\$0.00
001000000341400	E-COPIES	\$0.00
001000000341400	E-CERTIFICATION	\$0.00

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**Instrument Total: \$52.50**

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**Receipt Total:** \$88.70  
**Amount Tendered:** \$0.00  
**Overage:** \$0.00



## Board of County Commissioners September 14, 2021 - Regular Meeting

### **SUBJECT**

ACCEPTANCE AND RECORDING OF A WARRANTY DEED BETWEEN LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT 6 AND MANATEE COUNTY FOR PROPERTY LOCATED AT THE INTERSECTION OF LAKEWOOD RANCH BOULEVARD AND BALMORAL WOODS BOULEVARD, DISTRICT 5

### **Category**

CONSENT AGENDA

### **Briefings**

None

### **Contact and/or Presenter Information**

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Chris Pickens, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6285

### **Action Requested**

- Accept and record a Warranty Deed between Lakewood Ranch Community Development District 6 and Manatee County.
- Record the Affidavit of Ownership and Encumbrances from Lakewood Ranch Community Development District 6.

### **Enabling/Regulating Authority**

- Chapter 125, Florida Statutes
- Manatee County Comprehensive Plan

### **Background Discussion**

- This is part of Public Works Capital Improvement Plan Project #6102960, located in District 5.
- Traffic Engineering staff conducted a traffic signal warrant study at this intersection in response to citizen requests.
- The study included collecting traffic data (volume and crash) and a field review.

- Pursuant to the Manual on Uniform Traffic Control Devices (MUTCD), the criteria to install a traffic signal were met.
- Currently, this intersection operates under two-way stop control for the east-west approaches.
- This intersection has experienced a significant increase in traffic since the opening of the Fort Hamer Bridge and overall growth in the east county.
- Therefore, based on the results of the study and field observations, an installation of a traffic signal with pedestrian accommodations is recommended for this intersection.
- As part of this project, the northbound right turn lane will be extended to accommodate the existing and expected future traffic and the eastbound approach of Water Lily Way will be restriped to provide left and right turn lanes.
- Public Works has requested assistance from Property Acquisition in obtaining the acquisition needs to facilitate the project. Property Acquisition staff approached Lakewood Ranch Community Development District 6 (LWR CDD 6) about the acquisition and the LWR CDD 6 agreed to donate the land needed.
- The portion of Tract 501 to be acquired contains approximately 2,092 square feet, or 0.048 acres.
- The portion of Tract 615 to be acquired contains approximately 2,869 square feet, or 0.066 acres.

#### **Attorney Review**

Not Reviewed (No apparent legal issues)

#### **Instructions to Board Records**

Please charge the minimum doc stamps on the warranty deed \$0.70

Please notify the following of recording information:

- Chris Pickens at [chris.pickens@mymanatee.org](mailto:chris.pickens@mymanatee.org)
- Albert Rosenstein at [albert.rosenstein@mymanatee.org](mailto:albert.rosenstein@mymanatee.org)

**Distributed 9/16/21, RT**

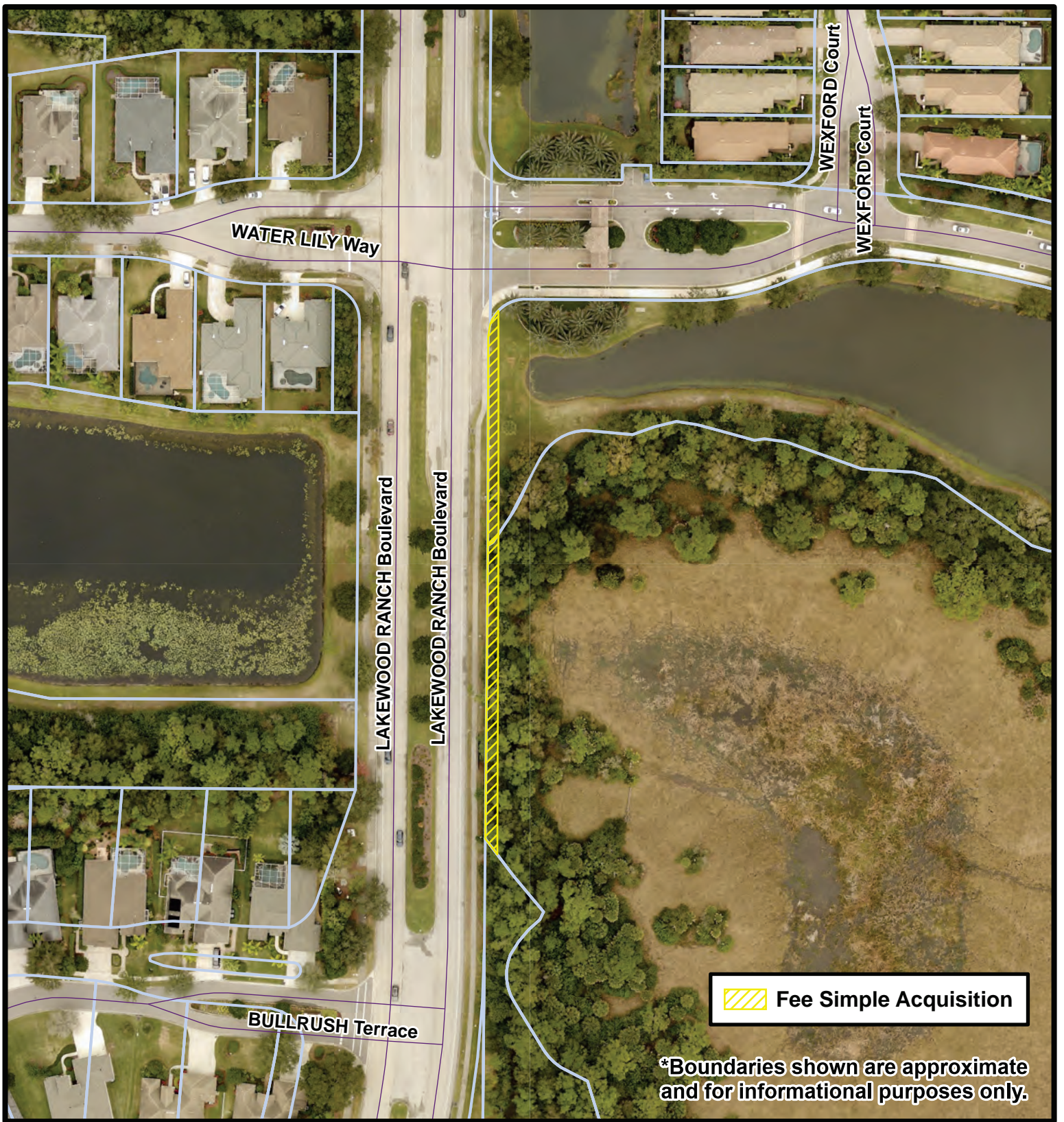
CCC: AR700013

#### **Cost and Funds Source Account Number and Name**

\$88.70 Recording Fee. 382-6102960-561000/6102960-0003

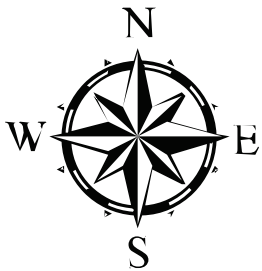
#### **Amount and Frequency of Recurring Costs**

N/A



 Fee Simple Acquisition

\*Boundaries shown are approximate and for informational purposes only.



**FEE SIMPLE ACQUISITION**

**LAKWOOD RANCH  
COMMUNITY DEVELOPMENT DISTRICT 6  
SILVERWOOD COURT  
BRADENTON, FL 34202  
PID 587401659**



**DISTRICT 5 - VANESSA BAUGH**