

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Coordinator
Property Acquisition Division
On behalf of Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: Wawa Cortez Road #5271
PID NO: 5199810019

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 4th day of August, 2021, between **TWELFTH WEST CORTEZ, LLC**, a New Jersey limited liability company, whose mailing address is Post Office Box 296, Convent Station, New Jersey 07961, 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 utility facilities* over, under, and across the property situated 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 ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.

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

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

GRANTOR:
TWELFTH WEST CORTEZ, LLC, a New Jersey limited liability company

[Signature]
First Witness Signature

By: [Signature]
Anthony Haynes, Manager

Daniel Haynes
First Witness Printed Name

[Signature]
Second Witness Signature

DIANN HAYNES
Second Witness Printed Name

STATE OF New Jersey
COUNTY OF Essex

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 4th day of AUGUST, 2021, by Anthony Haynes, as Manager, on behalf of
Twelfth West Cortez, LLC, a New Jersey limited liability company, who
 is personally known to me or
 has produced _____ as

identification.

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

[Signature]

My Commission Expires: 7/9/23

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

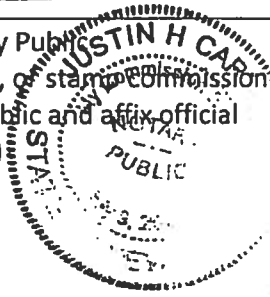


EXHIBIT "A"

SKETCH & DESCRIPTION
LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST,
MANATEE COUNTY, FLORIDA.

SHEET NO. 1 of 2

DESCRIPTION

EASEMENT DESCRIPTION

An Easement 12 feet in width and 8 feet in length, lying in Section 10, Township 35 South, Range 17 East, Manatee County, Florida, and more particularly described as follows:

COMMENCE at the Northwest Corner of the Northeast 1/4 of Section 10, Township 35 South, Range 17 East, Manatee County, Florida; thence S.00°11'42"W., along the West line of said Northeast 1/4 of Section 10, also being the centerline of 26th Street West, as described in Official Records Book 1114, Page 3605, Public Records of Manatee County, Florida, for a distance of 256.57 feet; thence S.89°34'02"E., a distance of 33.00 feet to the intersection with the East Right-of-Way line of said 26th Street West, and the South line of lands described in Official Records Book 509, Page 729 of the Public Records of Manatee County, Florida; thence S.89°34'02"E., along said South line, a distance of 15.00 feet to the intersection with the East line of a 15' wide Manatee County Utilities Easement, as described in Official Records Book 666, Page 466, Public Records of Manatee County, Florida; thence S.00°11'42"W., along said East line, a distance of 41.13 feet to the POINT OF BEGINNING; thence S.89°48'18"E., a distance of 8.00 feet; thence S.00°11'42"W., a distance of 12.00 feet; thence N.89°48'18"W., a distance of 8.00 feet to the aforementioned East line of a 15' wide Manatee County Utilities Easement; thence N.00°11'42"E., along said East line, a distance of 12.00 feet to the POINT OF BEGINNING.

Easement contains 96 Square Feet, or 0.0022 Acres more or less.

Harold E
Noon

Digitally signed by
Harold E Noon
Date: 2021.06.14
00:43:59 -04'00'

June 14, 2021

Date

Harold E. Noon, Jr.
Professional Surveyor and Mapper: LS 6568

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 2 OF 2 FOR SKETCH

GEOSURV
SURVEYING & MAPPING
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163
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5707 19th Street W.
Bradenton, FL 34207
Tel 877.407.3734

12X8 PUBLIC UTILITY EASEMENT

DATE: 6-3-21 FB: --- PG: ---
PROJECT NO. 160012
DRAWING 160012_SD...dwg

SEC. 10 TWP. 35S RNG. 17E
COUNTY Manatee
PARCEL AREA 96 Sq. Ft.±

FIELD: ---

DRAWN BY
DC

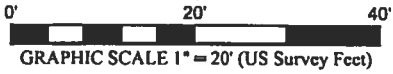
CHECK BY:
HN

SKETCH & DESCRIPTION

LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST,
MANATEE COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY SKETCH OF DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°34'02"E	15.00'
L2	S00°11'42"W	41.13'
L3	S89°48'18"E	8.00'
L4	S00°11'42"W	12.00'
L5	N89°48'18"W	8.00'
L6	N00°11'42"E	12.00'



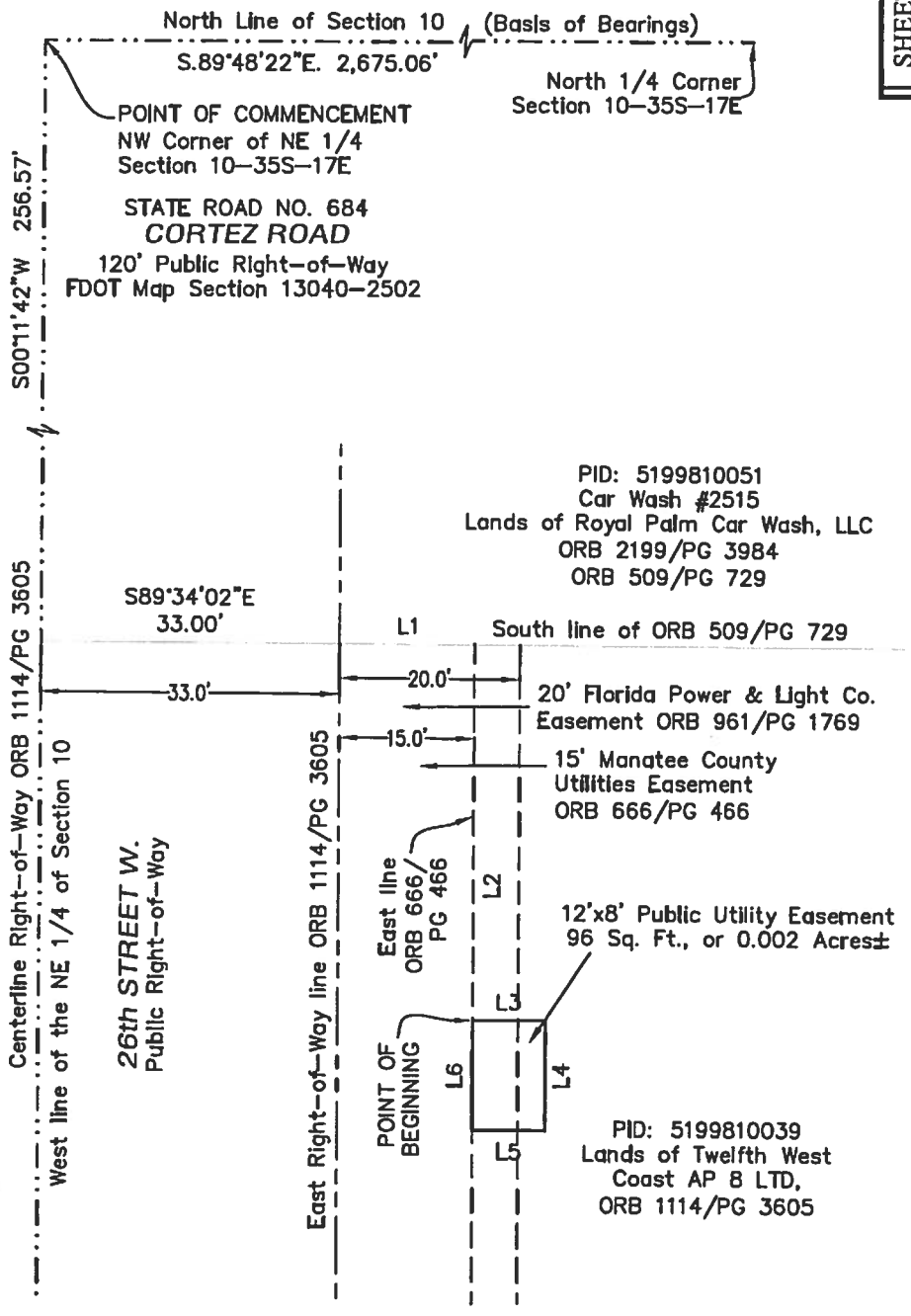
LEGEND

These standard symbols and abbreviations can be found herein.

- FAC Florida Administrative Code.
- MTS Minimum Technical Standards
- PID Parcel Identification Number (Now, or Formerly known as)
- ORB Official Records Book.
- PG Page.
- FB Field Book.
- PB Plat Book.
- DB Deed Book.
- LS Licensed Surveyor
- LB Licensed Business

SKETCH NOTES

1. NOT A BOUNDARY SURVEY. Sketch provides graphic depiction of description on SHEET 1 of 2.
2. Reference to Title Commitment by Fidelity National Title Insurance Company, Policy File Number: 5936009, Effective Date: August 5, 2016 at 6:00 A.M.
3. Subject to easements of record.
4. Parcel identification data obtained at www.manateepao.com
5. Not valid without all sheets.
6. Bearings shown hereon are based on Grid. State Plane Coordinate System, FL—West Zone, NAD83 adjustment 2011. Reference previous survey by this firm, dated: 8/24/2016



GEOSURV SURVEYING & MAPPING
 5707 19th Street W. Bradenton, FL 34207
 Tel. 877.407.3734
 www.geosurveygroup.com L.B. 7731 Fax 866.624.5163
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12X8 PUBLIC UTILITY EASEMENT			FIELD: —
DATE: <u>6-3-21</u>	FB: <u>—</u>	PG: <u>—</u>	DRAWN BY DC
PROJECT NO. <u>160012</u>	COUNTY <u>Manatee</u>		
DRAWING <u>160012_SD...dwg</u>	SEC. <u>10</u> TWP. <u>35S</u> RNG. <u>17E</u>		CHECK BY: HN
	PARCEL AREA <u>96 Sq. Ft.±</u>		



Approved in Open Session 9/14/21
Manatee County
Board of County Commissioners

Board of County Commissioners September 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF A PERMANENT UTILITIES EASEMENT FROM TWELFTH WEST CORTEZ, LLC FOR PROPERTY LOCATED AT 4445 26TH STREET WEST, BRADENTON FL, 34207 IN DISTRICT 4.

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Caitlyn DeLoach, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3403

Action Requested

- Accept a Permanent Utilities Easement from Twelfth West Cortez, LLC

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government
- Manatee County Comprehensive Plan Goal

Background Discussion

- The Permanent Utilities Easement is located in District 4.
- Twelfth West Cortez, LLC, a New Jersey limited liability company, owns property located at 4445 26th Street West, Bradenton FL, 34207.
- Twelfth West Coast AP 8 LTD Partnership is required to convey a Permanent Utilities Easement to Manatee County on the parcel owned by Twelfth West Cortez, LLC in accordance with their Final Site Plan requirements for the development of a Wawa.
- Twelfth West Coast, LLC has agreed to convey said easement.
- The Permanent Utilities Easement encompasses approximately 96 square feet and is located on the west side of the property, east of 26th Street West.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

The agenda item is to accept the easement and record in Board Records only. It was recorded on August 16, 2021, in Official Records as Instrument No. 202141108879 of the Public Records of Manatee County, Florida.

Please email a copy of the approved agenda item to the following:

- Caitlyn DeLoach at Caitlyn.deloach@mymanatee.org
- Mitch Lal at mlal@bohlereng.com

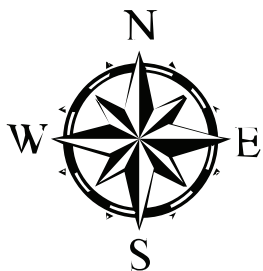
Distributed 9/16/21, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



PERMANENT UTILITIES EASEMENT

**TWELFTH WEST CORTEZ, LLC
4445 26TH STREET WEST
BRADENTON, FL 34207
PID 5199810039**

DISTRICT 4 - MISTY SERVIA

