

**THIS INSTRUMENT PREPARED BY:**  
Peter Morrow, Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Tangelo Park  
PROJECT NO: 6030272  
PID NO: 5344113609

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITY EASEMENT**

**THIS INDENTURE** made this 25<sup>th</sup> day of October, 2021, between **PARK ACRES ESTATES ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 4301 32<sup>nd</sup> Street West, Unit A-20, Bradenton, Florida 34205, 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 their hand and seal, the day and year above written.

**SIGNATURES AND ACKNOWLEDGMENTS FOLLOW ON NEXT PAGE.**

ACCEPTED IN OPEN SESSION 12/14/21  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

[Signature]  
Witness

Roilan Fernandez  
Printed Name

[Signature]  
Witness

JANIE MCCORMICK  
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 25 day of October, 2021, by Michael Baumann, as President of PARK ACRES ESTATES ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the company, who

is personally known to me or

has produced DL as identification.

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

Dana Cloer

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

**GRANTOR:**

**PARK ACRES ESTATES ASSOCIATION, INC.**, a Florida not for profit corporation

By: Michael Baumann

Title: President Park Acres

Print Name: Michael Baumann

My Commission Expires: \_\_\_\_\_



**DANA MARIE CLOER**  
Commission # HH 104454  
Expires March 15, 2025  
Bonded Thru Budget Notary Services

THIS IS NOT A SURVEY.

**Exhibit "A"**  
**Description and Sketch**  
**Tangelo Park 1st Addition**  
**Utility Easement - Parcel 206**  
**Manatee County, Florida**

Description:

Strips of land being a portion of PARK ACRES ESTATES SECTION II CONDOMINIUM, according to the plat thereof, as recorded in Condominium Book 4, Page 12 of the Public Records of Manatee County, Florida, lying and being in Section 11, Township 35 South, Range 17 East, Manatee County, Florida, and being more particularly described as follows:

**PARCEL "A"**

COMMENCE at the Northeast corner of PARK ACRES ESTATES SECTION II CONDOMINIUM, according to the plat thereof, as recorded in Condominium Book 4, Page 12 of the Public Records of Manatee County, Florida; thence coincident with the North boundary of said PARK ACRES ESTATES SECTION II CONDOMINIUM, same being the South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 22.90 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°20'40" E a distance of 10.00 feet to a point coincident with a line being 10.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°20'40" W a distance of 10.00 feet to a point coincident with said South Right-of-way boundary, said point hereinafter designated as POINT "A"; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

**PARCEL "B"**

COMMENCE at the aforesaid POINT "A"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 62.20 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°20'52" E a distance of 10.00 feet to a point coincident with a line being 10.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°20'52" W a distance of 10.00 feet to a point coincident with said South Right-of-way boundary, said point hereinafter designated as POINT "B"; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

CONTINUED ON NEXT PAGE...

**Notes:**

1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid if printed, or without the original signature and raised seal of a Florida licensed Surveyor & Mapper.
4. The basis of bearings is the North boundary of PARK ACRES ESTATES SECTION II CONDOMINIUM, according to the plat thereof, as recorded in Condominium Book 4, Page 12 of the Public Records of Manatee County, Florida, which bears N 89°58'18" W (Grid).

SEE SHEETS 3, 4 AND 5 FOR PARCEL  
DETAIL AND LINE INFORMATION

Stacy L. Brown P.S.M. No. 6516  
SurvTech Solutions, Inc. LB No. 7340

**SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS**



10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194  
Licensed Business #7340  
email: sbrown@survtechsolutions.com  
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Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_1SK-P206.dwg
		Changed to Utility	08/25/21
			Sheet: 1 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

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**Exhibit "A"**  
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**Manatee County, Florida**

...CONTINUED FROM PREVIOUS PAGE

TOGETHER WITH

PARCEL "C"

COMMENCE at the aforesaid POINT "B"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 66.81 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°20'34" E a distance of 10.00 feet to a point coincident with a line being 10.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°20'34" W a distance of 10.00 feet to a point coincident with the said South Right-of-way boundary; said point hereinafter designated as POINT "C"; thence coincident with said Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL "D"

COMMENCE at the aforesaid POINT "C"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 116.81 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°18'53" E a distance of 11.00 feet to a point coincident with a line being 11.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°18'53" W a distance of 11.00 feet to a point coincident with said South Right-of-way boundary; said point hereinafter designated as POINT "D"; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

PARCEL "E"

COMMENCE at the aforesaid POINT "D"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 62.23 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°17'11" E a distance of 12.00 feet to to a point coincident with a line being 12.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°17'11" W a distance of 12.00 feet to a point coincident with said South Right-of-way boundary; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

Containing an area of 265.00 square feet, 0.006 acres, more or less.

SEE SHEETS 3, 4 AND 5 FOR PARCEL  
DETAIL AND LINE INFORMATION

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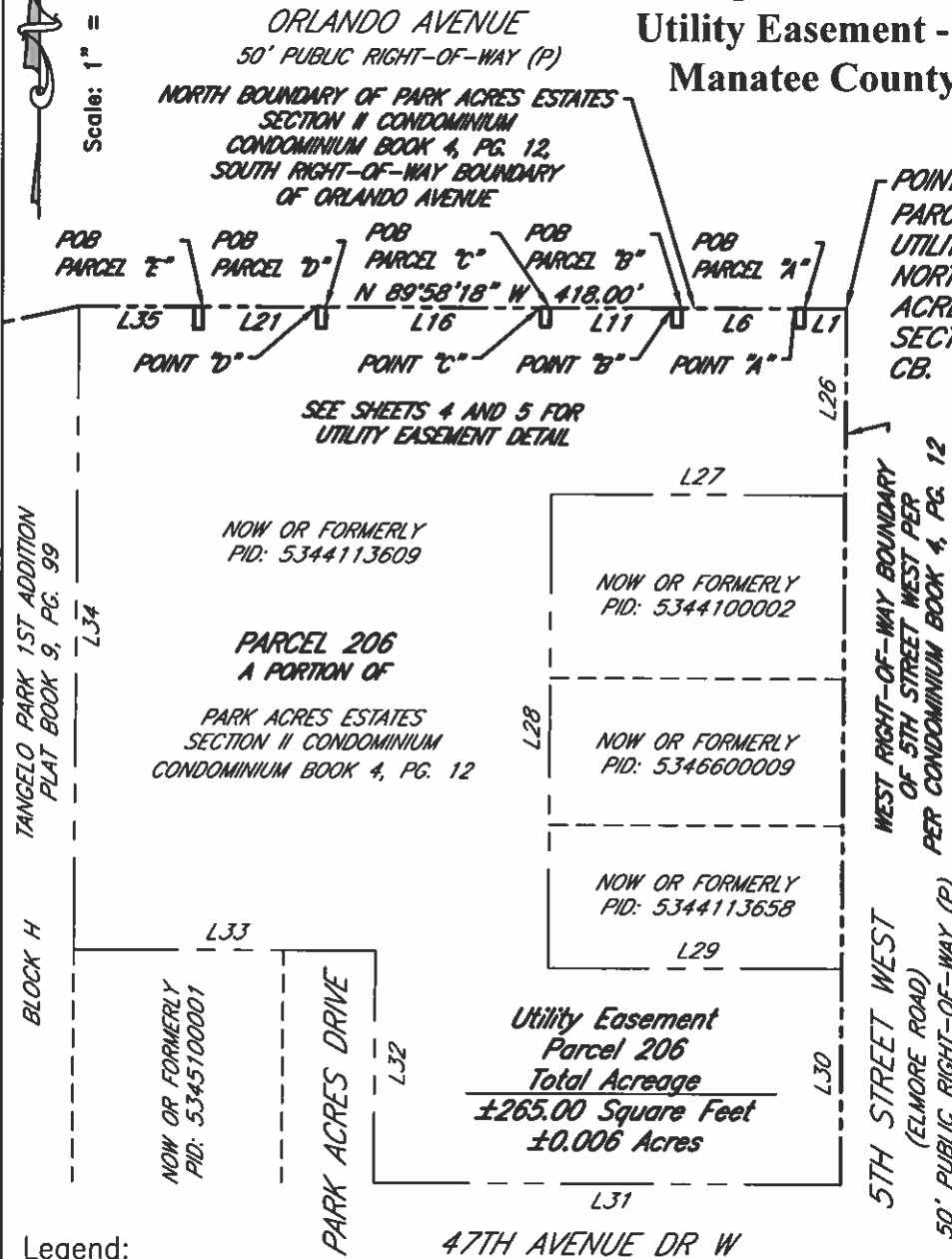
Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_1SK-P206.dwg
		Changed to Utility	08/25/21
			Sheet: 2 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

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Exhibit "A"

Description and Sketch  
Tangelo Park 1st Addition  
Utility Easement - Parcel 206  
Manatee County, Florida

Scale: 1" = 100'



POINT OF COMMENCEMENT  
PARCEL 206 - PARCEL "A"  
UTILITY EASEMENT  
NORTHEAST CORNER OF PARK  
ACRES ESTATES  
SECTION II CONDOMINIUM  
CB. 4, PG. 12

LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	N 89°58'18" W	22.90'
L2	S 00°20'40" E	10.00'
L3	N 89°58'18" W	5.00'
L4	N 00°20'40" W	10.00'
L5	S 89°58'18" E	5.00'
L6	N 89°58'18" W	62.20'
L7	S 00°20'52" E	10.00'
L8	N 89°58'18" W	5.00'
L9	N 00°20'52" W	10.00'
L10	S 89°58'18" E	5.00'
L11	N 89°58'18" W	66.81'
L12	S 00°20'34" E	10.00'
L13	N 89°58'18" W	5.00'
L14	N 00°20'34" W	10.00'
L15	S 89°58'18" E	5.00'
L16	N 89°58'18" W	116.81'
L17	S 00°18'53" E	11.00'
L18	N 89°58'18" W	5.00'
L19	N 00°18'53" W	11.00'
L20	S 89°58'18" E	5.00'
L21	N 89°58'18" W	62.23'
L22	S 00°17'11" E	12.00'
L23	N 89°58'18" W	5.00'
L24	N 00°17'11" W	12.00'
L25	S 89°58'18" E	5.00'
L26	S 00°23'32" W	101.00'
L27	N 89°58'18" W	160.00'
L28	S 00°23'32" W	257.78'
L29	S 89°58'18" E	160.00'
L30	S 00°23'32" W	117.00'
L31	N 89°58'18" W	254.00'
L32	N 00°23'32" E	126.28'
L33	N 89°58'18" W	164.00'
L34	N 00°23'32" E	349.50'
L35	N 89°58'18" W	62.06'

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- CB = Condominium Book
- (CB) = CB Reference (CB 4, Page 12)
- = PARCEL 206 (Utility Easement)

SEE SHEETS 1 AND 2  
FOR LEGAL DESCRIPTION

SEE SHEETS 4 AND 5  
FOR EASEMENT DETAIL

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS



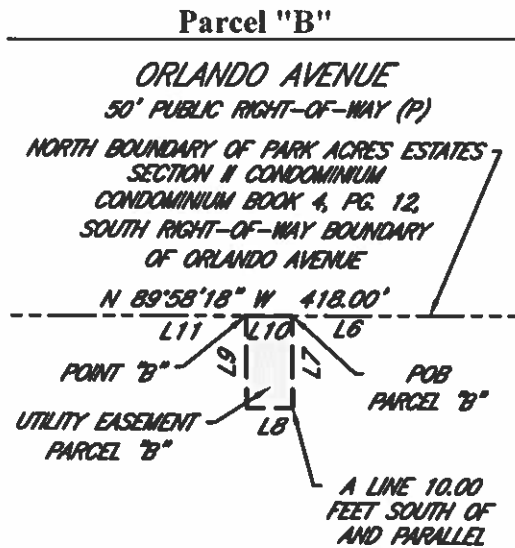
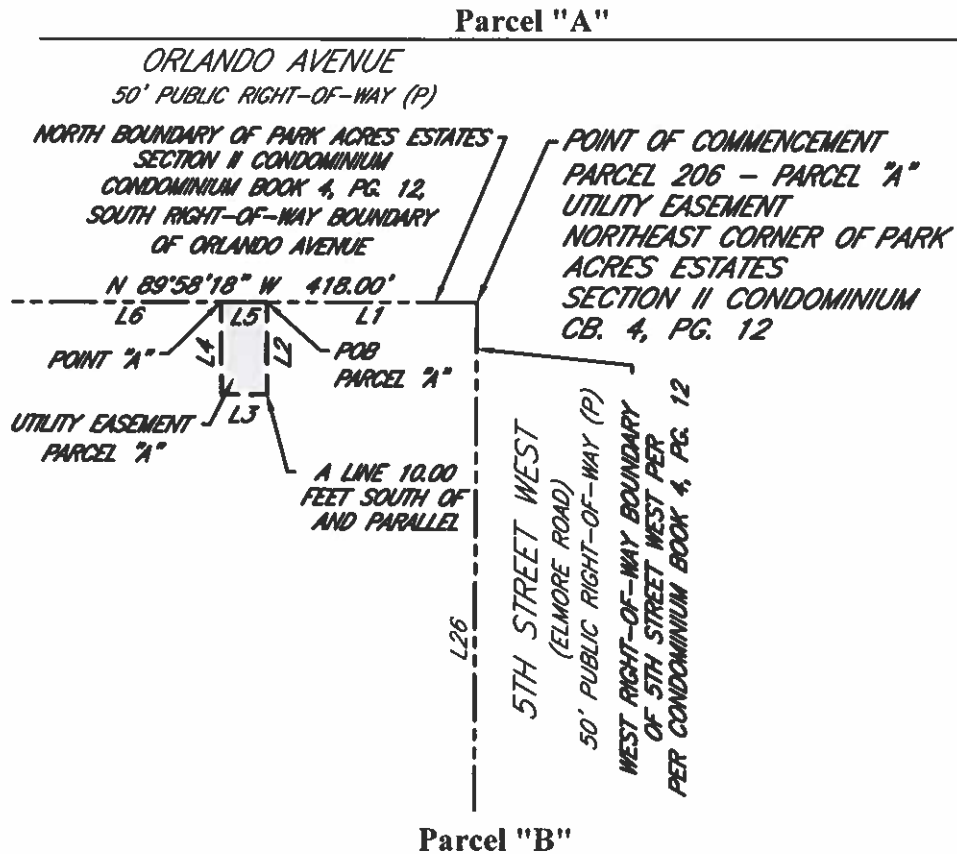
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			Sheet: 3 OF 5
			Section 11, Township 35 South, Range 17 East
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**Tangelo Park 1st Addition**  
**Utility Easement - Parcel 206**  
**Manatee County, Florida**

Scale: 1" = 20'



SEE SHEETS 1 AND 2  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 FOR LINE  
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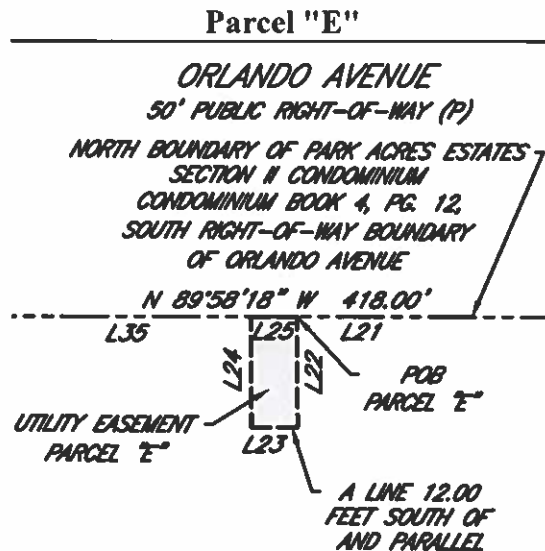
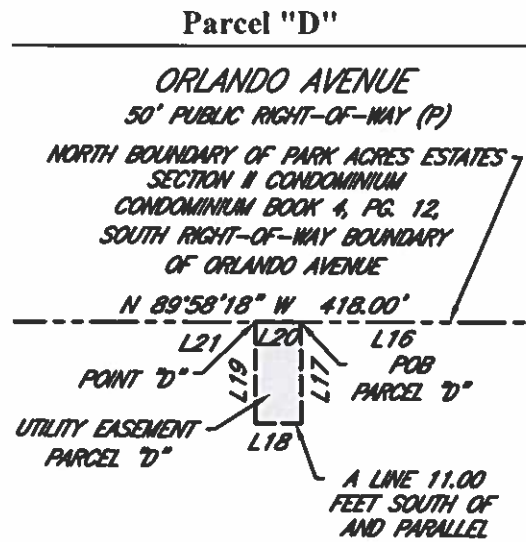
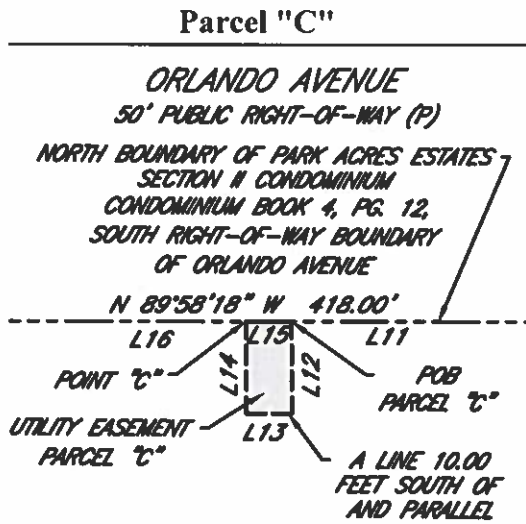
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Scale: 1" = 20'



SEE SHEETS 1 AND 2  
 FOR LEGAL DESCRIPTION  
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**THIS INSTRUMENT PREPARED BY:**  
Peter Morrow, Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Tangelo Park  
PROJECT NO: 6030272  
PID NO: 5344113609

SPACE ABOVE THIS LINE FOR RECORDING DATA

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

BEFORE ME, the undersigned notary public, personally appeared Michael Baumann, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **PARK ACRES ESTATES ASSOCIATION, INC.**, a Florida not for profit corporation (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 **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.
3. I am the Authorized Representative of Grantor and I make this affidavit with the authority of and on behalf of **PARK ACRES ESTATES ASSOCIATION, INC.**
4. Grantor has sole and exclusive possession of the Property.
5. 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.
6. 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.
7. There are no disputes concerning the location of the boundary lines of the Property.

Page 1 of 5

ACCEPTED IN OPEN SESSION 12/14/21  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY



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

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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, except the following:

- a. All matters shown on the plat recorded in Plat Book 11, Page 68, of the Public Records of Manatee County, Florida.
  - b. All matters shown on the plat recorded in Condominium Plat Book 4, Page 12, as amended in Condominium Plat Book 4, Page 14, of the Public Records of Manatee County, Florida.
  - c. Lease between Manatee National Bank, as Trustee, as Lessor and Park Acres Estates Association, Inc., as Lessee recorded in Official Records Book 516, Page 151, as amended in Official Records Book 686, Page 266, of the Public Records of Manatee County, Florida.
  - d. Declaration of Condominium of Park Acres Estates Unit II, a Condominium, and all exhibits attached thereto and recorded 06/01/1973, in Official Records Book 614, Page 520, as amended in Official Records Book 761, Page 200, Official Records Book 1474, Page 5016 and in Official Records Book 1624, Page 1905, of the Public Records of Manatee County, Florida, together with amendments thereto.
  - e. Easement granted to Florida Power & Light Company, as more fully set forth in the document recorded in Official Records Book 633, Page 421, of the Public Records of Manatee County, Florida.
  - f. Easement granted to Manatee County Utilities System, as more fully set forth in the document recorded in Official Records Book 646, Page 635, of the Public Records of Manatee County, Florida.
  - g. Resolution recorded in Official Records Book 647, Page 312, of the Public Records of Manatee County, Florida.
  - h. Easement granted to Manatee County, as more fully set forth in the document recorded in Official Records Book 2195, Page 3188, of the Public Records of Manatee County, Florida.
  - i. Memorandum of Agreement recorded 10/20/1998 in Official Records Book 1571, Page 7001, of the Public Records of Manatee County, Florida.
  - j. Encroachment Agreement recorded in Official Records Book 2306, Page 7133, of the Public Records of Manatee County, Florida.
  - k. Rights of tenants under any unrecorded leases.
16. The Grantor's Taxpayer Identification Number is 59-1448997.
17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to acquire a permanent utilities easement.

18. 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.**

Michael Baumann

Michael Baumann  
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 25 day of October, 2021, by Michael Baumann, who

is personally known to me or

has produced DL as identification.

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

Dana Cloer

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

My Commission Expires: \_\_\_\_\_



**DANA MARIE CLOER**  
Commission # HH 104454  
Expires March 15, 2025  
Bonded Thru Budget Notary Services

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TOGETHER WITH

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CONTINUED ON NEXT PAGE...

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Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_1SK-P206.dwg
		Changed to Utility	08/25/21
			Sheet: 1 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

THIS IS NOT A SURVEY.

**Exhibit "A"**  
**Description and Sketch**  
**Tangelo Park 1st Addition**  
**Utility Easement - Parcel 206**  
**Manatee County, Florida**

...CONTINUED FROM PREVIOUS PAGE

TOGETHER WITH

**PARCEL "C"**

COMMENCE at the aforesaid POINT "B"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 66.81 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°20'34" E a distance of 10.00 feet to a point coincident with a line being 10.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°20'34" W a distance of 10.00 feet to a point coincident with the said South Right-of-way boundary; said point hereinafter designated as POINT "C"; thence coincident with said Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

**PARCEL "D"**

COMMENCE at the aforesaid POINT "C"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 116.81 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°18'53" E a distance of 11.00 feet to a point coincident with a line being 11.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°18'53" W a distance of 11.00 feet to a point coincident with said South Right-of-way boundary; said point hereinafter designated as POINT "D"; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

TOGETHER WITH

**PARCEL "E"**

COMMENCE at the aforesaid POINT "D"; thence continue coincident with the aforesaid South Right-of-way boundary of Orlando Avenue, N 89°58'18" W a distance of 62.23 feet to the POINT OF BEGINNING; thence departing said South Right-of-way boundary, S 00°17'11" E a distance of 12.00 feet to to a point coincident with a line being 12.00 feet South of and parallel with said South Right-of-way boundary; thence coincident with said parallel line, N 89°58'18" W a distance of 5.00 feet; thence departing said parallel line, N 00°17'11" W a distance of 12.00 feet to a point coincident with said South Right-of-way boundary; thence coincident with said South Right-of-way boundary, S 89°58'18" E a distance of 5.00 feet to the POINT OF BEGINNING.

Containing an area of 265.00 square feet, 0.006 acres, more or less.

SEE SHEETS 3, 4 AND 5 FOR PARCEL  
DETAIL AND LINE INFORMATION

**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS



10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194  
Licensed Business #7340  
email: sbrown@survtechsolutions.com  
http://www.survtechsolutions.com

Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_1SK-P206.dwg
		Changed to Utility	08/25/21
			Sheet: 2 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

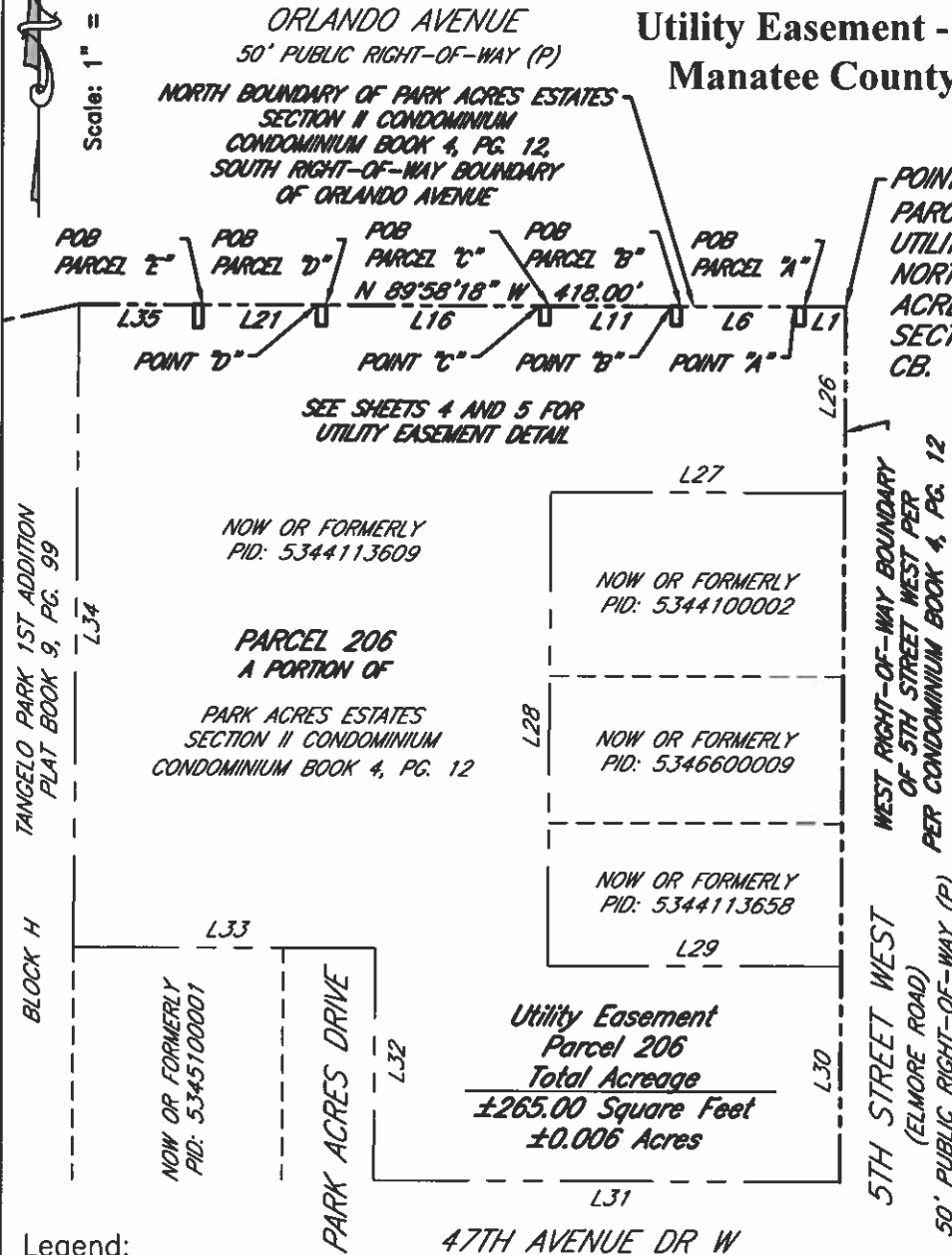


THIS IS NOT A SURVEY.

Exhibit "A"

Description and Sketch  
Tangelo Park 1st Addition  
Utility Easement - Parcel 206  
Manatee County, Florida

Scale: 1" = 100'



LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	N 89°58'18" W	22.90'
L2	S 00°20'40" E	10.00'
L3	N 89°58'18" W	5.00'
L4	N 00°20'40" W	10.00'
L5	S 89°58'18" E	5.00'
L6	N 89°58'18" W	62.20'
L7	S 00°20'52" E	10.00'
L8	N 89°58'18" W	5.00'
L9	N 00°20'52" W	10.00'
L10	S 89°58'18" E	5.00'
L11	N 89°58'18" W	66.81'
L12	S 00°20'34" E	10.00'
L13	N 89°58'18" W	5.00'
L14	N 00°20'34" W	10.00'
L15	S 89°58'18" E	5.00'
L16	N 89°58'18" W	116.81'
L17	S 00°18'53" E	11.00'
L18	N 89°58'18" W	5.00'
L19	N 00°18'53" W	11.00'
L20	S 89°58'18" E	5.00'
L21	N 89°58'18" W	62.23'
L22	S 00°17'11" E	12.00'
L23	N 89°58'18" W	5.00'
L24	N 00°17'11" W	12.00'
L25	S 89°58'18" E	5.00'
L26	S 00°23'32" W	101.00'
L27	N 89°58'18" W	160.00'
L28	S 00°23'32" E	257.78'
L29	S 89°58'18" E	160.00'
L30	S 00°23'32" W	117.00'
L31	N 89°58'18" W	254.00'
L32	N 00°23'32" E	126.28'
L33	N 89°58'18" W	164.00'
L34	N 00°23'32" E	349.50'
L35	N 89°58'18" W	62.06'

Legend:

- PID = Parcel Identification Number
- PSM = Professional Surveyor and Mapper
- LB = Licensed Business
- CB = Condominium Book
- (CB) = CB Reference (CB 4, Page 12)
- = PARCEL 206 (Utility Easement)

SEE SHEETS 1 AND 2  
FOR LEGAL DESCRIPTION

SEE SHEETS 4 AND 5  
FOR EASEMENT DETAIL

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS



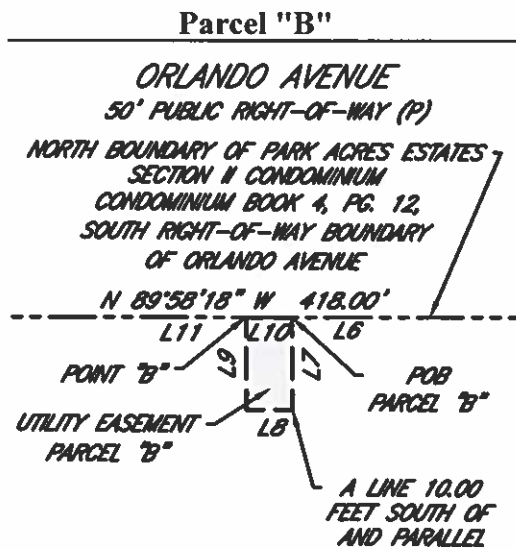
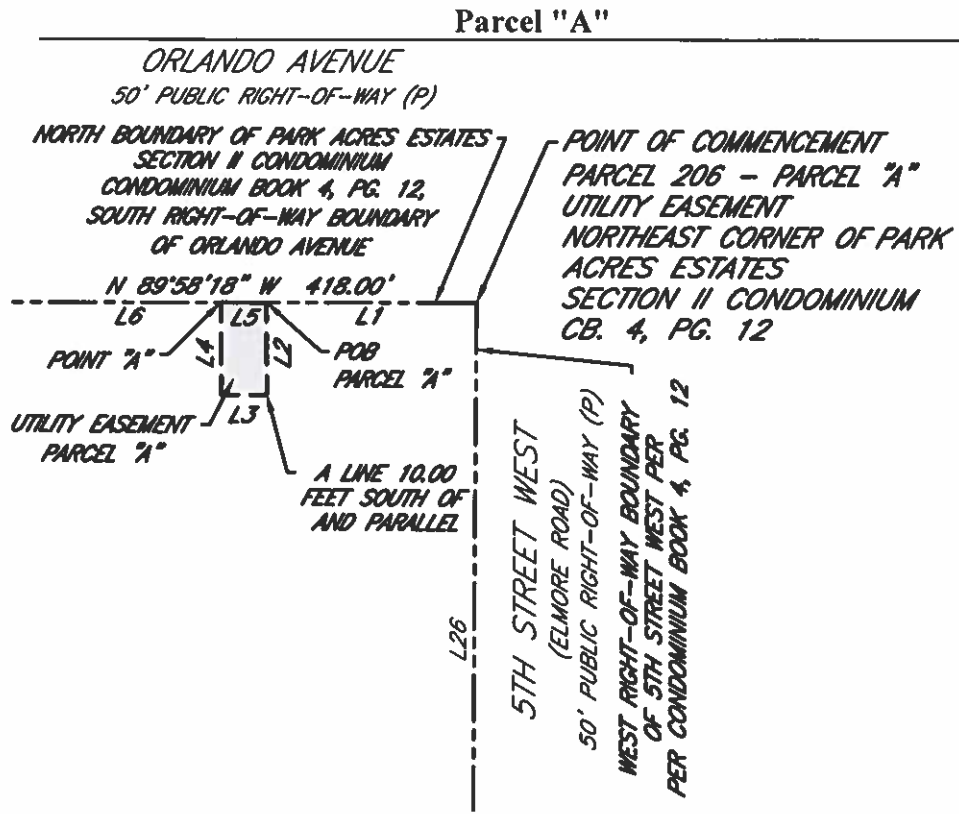
10220 U.S. Highway 92 East, Tampa, FL 33610  
phone: (813)-621-4929, fax: (813)-621-7194  
Licensed Business #7340  
email: sbrown@survtechsolutions.com  
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Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_1SK-P206.dwg
	Changed to Utility	08/25/21	Work Assignment # W2020246
			Sheet: 3 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

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**Exhibit "A"**  
**Description and Sketch**  
**Tangelo Park 1st Addition**  
**Utility Easement - Parcel 206**  
**Manatee County, Florida**

Scale: 1" = 20'



SEE SHEETS 1 AND 2  
FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LINE  
INFORMATION

**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS



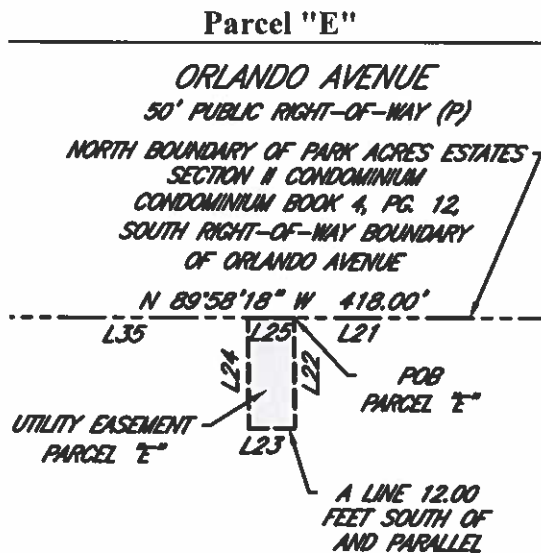
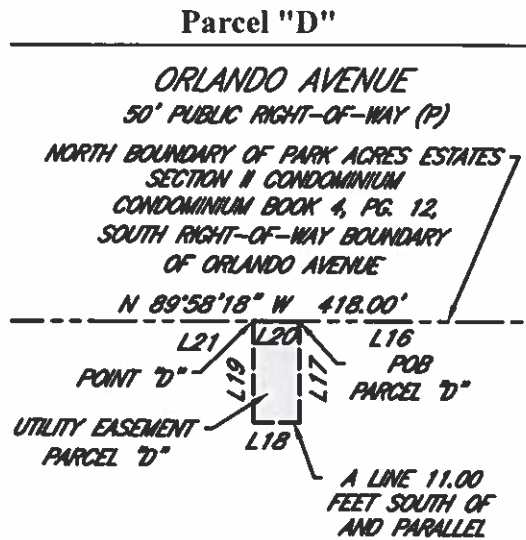
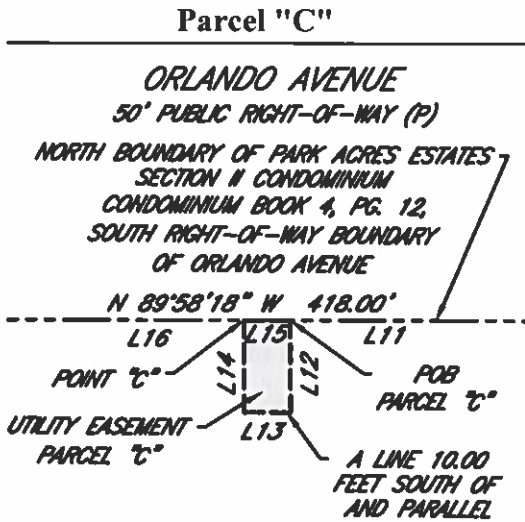
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Revisions	Description	Date	Drawing Path: S:\Tangelo Park WM Replacement\20200075_ISK-P208.dwg
		Changed to Utility	08/25/21
			Sheet: 4 OF 5
			Section 11, Township 35 South, Range 17 East
			Drawing Date: 05/04/21

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**Exhibit "A"**  
**Description and Sketch**  
**Tangelo Park 1st Addition**  
**Utility Easement - Parcel 206**  
**Manatee County, Florida**

Scale: 1" = 20'



SEE SHEETS 1 AND 2  
FOR LEGAL DESCRIPTION  
SEE SHEET 3 FOR LINE  
INFORMATION

**SURVTECH SOLUTIONS, INC.** SURVEYORS AND MAPPERS



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			Sheet: 5 OF 5
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Angelina "Angel" Colonnese  
Clerk of the Circuit Court of Manatee County Florida  
1115 Manatee Avenue West, Bradenton, Florida 34205  
P.O. Box 25400, Bradenton, Florida 34206  
Phone (941) 749-1800 - Fax (941) 741-4082  
[www.manateeclerk.com](http://www.manateeclerk.com)

Recorded By: FGERSNS  
Cashiered By: FGERSNS

**Receipt#:** 900444351 **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013  
**Receipt Date:** 12/15/2021 1112 MANATEE AVE WEST MYA.HARDEN & MARY.MOELL  
BRADENTON, FL 34205

**Instrument(s):** 202141166272-EASEMENT, 202141166273-AFFIDAVIT

**Receipt Total:** \$147.50  
**Amount Tendered:** \$0.00  
**Overage:** \$0.00  
**Service Fee:** \$0.00  
**Total PAID:** \$0.00

Instrument: 202141166272 EASEMENT		
001000000341100	RECORDING FEE \$5/\$4	\$29.00
199000000341150	PRMTF \$1/\$.50	\$4.00
001000000208911	PRMTF FACC \$.10	\$0.70
199000000341160	PRMTF CLERK \$1.90	\$13.30
001000000208912	PRMTF BCC \$2	\$14.00
<b>Instrument Total:</b>		<b>\$61.00</b>
Instrument: 202141166273 AFFIDAVIT		
001000000341100	RECORDING FEE \$5/\$4	\$41.00
199000000341150	PRMTF \$1/\$.50	\$5.50
001000000208911	PRMTF FACC \$.10	\$1.00
199000000341160	PRMTF CLERK \$1.90	\$19.00
001000000208912	PRMTF BCC \$2	\$20.00
<b>Instrument Total:</b>		<b>\$86.50</b>



Approved in Open Session 12/14/21  
Manatee County  
Board of County Commissioners

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

### **SUBJECT**

ACCEPTANCE AND RECORDING OF PERMANENT UTILITIES EASEMENT FROM PARK ACRES ESTATES ASSOCIATION, INC. FOR PROPERTY LOCATED AT 4620 5TH STREET WEST, BRADENTON, FLORIDA 34207 – DISTRICT 4

### **Category**

CONSENT AGENDA

### **Briefings**

None

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

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

Peter Morrow, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6913

### **Action Requested**

- Accept and Record Permanent Utilities Easement from PARK ACRES ESTATES ASSOCIATION, INC.; and
- Record Affidavit of Ownership and Encumbrances from PARK ACRES ESTATES ASSOCIATION, INC.

### **Enabling/Regulating Authority**

- Florida Statutes 125
- Manatee County Comprehensive Plan

### **Background Discussion**

- PARK ACRES ESTATES ASSOCIATION, INC., represented by Michael Baumann, as the President, is a Florida not for profit corporation that owns the property located at 4620 5th Street West, Bradenton, Florida 34207 within District 4.
- The Tangelo Park Water Main Replacement Capital Improvement Plan Project (CIP # 6030272) is a Public Works project to replace or install water mains, fire hydrants, valves,

and meters. The water mains and meters are being relocated from the rear of the parcels to the front right-of-way. All installations will be to County and Ten State Standards.

- The subject Permanent Utilities Easement is needed for water meters and to connect to the new water main.
- The Permanent Utilities Easement encompasses approximately 265.00 square feet and is located on the northern border of the parcel.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

Please notify Peter Morrow and Albert Rosenstein of the approved agenda and recording information at: [peter.morrow@mymanatee.org](mailto:peter.morrow@mymanatee.org) and [albert.rosenstein@mymanatee.org](mailto:albert.rosenstein@mymanatee.org)

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

\$147.50 Recording Fee charged to AR700013

Distributed 12/17/21, RT

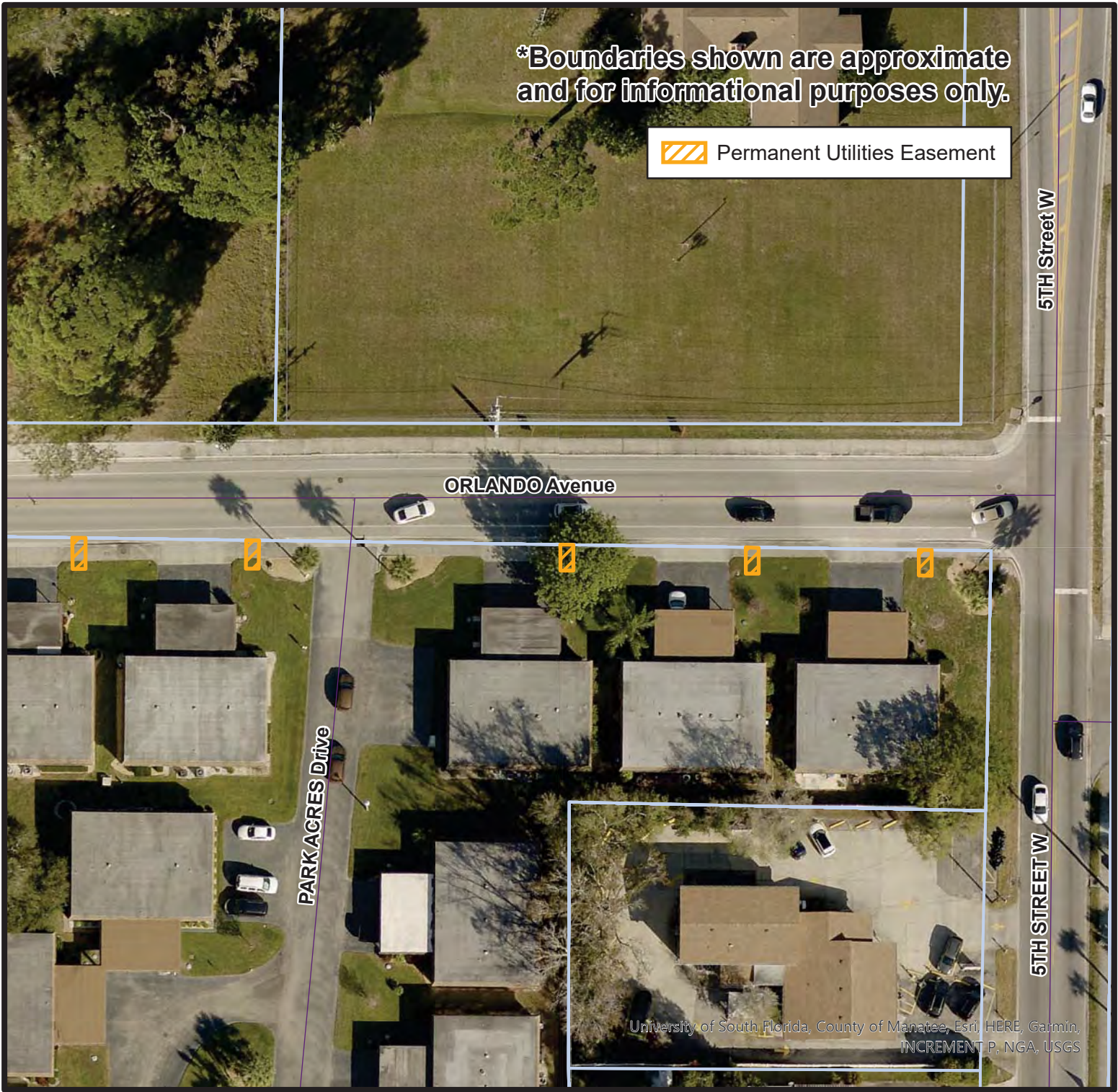
**Amount and Frequency of Recurring Costs**

N/A



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

 Permanent Utilities Easement



University of South Florida, County of Manatee, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



**TANGELO PARK UTILITY EASEMENTS**

**PARK ACRES ESTATES  
SECTION II CONDOMINIUM  
4620 5TH STREET WEST  
BRADENTON, FL 34207  
PID 5344113609**

**DISTRICT 4 - MISTY SERVIA**

