

THIS INSTRUMENT PREPARED BY:
Caitlyn DeLoach, Real Property Specialist
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: Florida Cancer Specialists
PID NO: 3673400002 & 3673400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 20th day of October, 2021, between **BRADENTON CC, LLC**, a Florida limited liability company, whose mailing address is 4371 Veronica South Shoemaker Boulevard, Fort Myers, Florida 33901, 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 situate 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 ACKNOWLEDGEMENT 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.

GRANTOR:

BRADENTON CC, LLC, a Florida limited liability company

By: [Signature]
Brian T. Berry, Manager

[Signature]
First Witness Signature

Candice Baird
First Witness Printed Name

[Signature]
Second Witness Signature

Jill Wercinski
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 26th day of October, 2021, by Brian T. Berry, as Manager of Bradenton CC, LLC, a Florida limited liability company, on behalf of the 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]
Signature of Notary Public

My Commission Expires: 8/7/2022

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

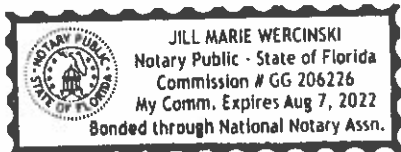


EXHIBIT "A"

4th AVENUE W

(46.6' PUBLIC RIGHT-OF-WAY)
PB 2, PG 130

POINT OF BEGINNING
NW CORNER LOT 2

N89°54'44"E 25.00'

SOUTH RIGHT-OF-WAY

S00°59'04"W 25.00'

25'x25' UTILITY EASEMENT
625± Square Feet/0.01± Acres

S89°54'44"W 25.00'

LOT 2 (BLOCK 20)
B FOGARTY'S SUBDIVISION
(PB 1, PG 75)

NOW OR FORMERLY
PID #3672300059

LOT 3 (BLOCK 20)
B FOGARTY'S SUBDIVISION
(PB 1, PG 75)

37th STREET W
(50' PUBLIC RIGHT-OF-WAY)
PB 1, PG 75

N00°59'04"E 25.00'

EAST RIGHT-OF-WAY

LEGEND

PB-PLAT BOOK
PG-PAGE
R/W-RIGHT-OF-WAY

NOTES

1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE ASSUMED, A BEARING OF S00°59'04"W WAS USED ALONG THE EAST R/W LINE OF 37th STREET W.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
4. THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

DESCRIPTION

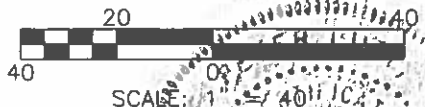
A (25'x25') UTILITY EASEMENT LYING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK 20, B FOGARTY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 4th AVENUE WEST (46.6' PUBLIC RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF 37th STREET WEST (50' PUBLIC RIGHT-OF-WAY); THENCE N89°54'44"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 4th AVENUE WEST, 25.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°59'04"W, 25.00 FEET; THENCE S89°54'44"W, 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 37th STREET WEST; THENCE N00°59'04"E ALONG THE SAID EAST RIGHT-OF-WAY LINE, 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 625 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

MANATEE AVENUE

(RIGHT-OF-WAY WIDTH VARIES)

EDOT R/W MAP SECTION: 13150-2517 DATED: 12/8/86



PREPARED FOR: OPTIMAL OUTCOMES 435 5th AVENUE N ST. PETERSBURG, FLORIDA 33701	NO. 508	25'x25' UTILITY EASEMENT SKETCH & DESCRIPTION	BY	DATE	DESCRIPTION
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INITIALS	DATE
CREW CHIEF	
DRAWN	PVR 8/30/21
CHECKED	PL 8/30/21
FIELD BOOK	
FIELD DATE	

F. Peter Lutz, Jr.
F. PETER LUTZ, JR. PSM LS 5506
DATE



George F. Young, Inc.
10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
PHONE (941) 747-2981 FAX (941) 747-7234
BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM
CML & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

JOB NO. 19004301LS
SHEET NO. S1 S1

FILE: I:\PROJECT\SUR\2019\19004301LS\DWG\19004301LSsk-UTIL ESMT.dwg
LOGIN: Lutz, Peter
PLOTTED: 11/10/2021 8:13 AM

THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, Real Property Specialist
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: Florida Cancer Specialists
PID NO: 3673400002 & 3673400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made this 26 day of October, 2021, between **BRADENTON CC, LLC**, a Florida limited liability company, whose mailing address is 4371 Veronica South Shoemaker Boulevard, Fort Myers, Florida 33901, 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 a public sidewalk** over, under, and across the property situate 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 ACKNOWLEDGEMENT 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.

GRANTOR:

BRADENTON CC, LLC, a Florida limited liability company

By: [Signature]
Brian T. Berry, Manager

[Signature]
First Witness Signature

Candice Baird
First Witness Printed Name

[Signature]
Second Witness Signature

Jill Wercinski
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 26th day of October, 2021, by Brian T. Berry, as Manager of Bradenton CC, LLC, a Florida limited liability company, on behalf of the company, who

- is personally known to me or
- has produced _____ as

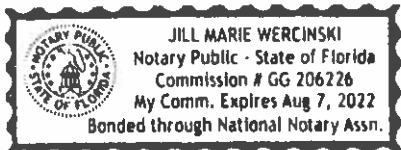
identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 8/7/2022

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



LEGEND

PB-PLAT BOOK
 PG-PAGE
 R/W-RIGHT-OF-WAY

EXHIBIT "A"
4th AVENUE W
 (46.6' PUBLIC RIGHT-OF-WAY)
 PB 2, PG 130

POINT OF BEGINNING
 NE CORNER LOT 7

N89°54'44"E 5.00'

NOTES

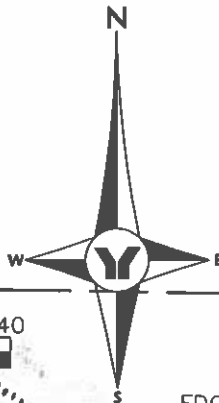
1. THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN ARE ASSUMED, A BEARING OF S00°59'04"W WAS USED ALONG THE WEST R/W LINE OF 36th STREET W.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
4. THIS SKETCH PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

DESCRIPTION

A (5' WIDE) SIDEWALK EASEMENT LYING IN SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 7, TUTTLE'S RESUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 130 OF THE PUBLIC RECORDS OF MANATEE COUNTY, SAID CORNER ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 4th AVENUE WEST (46.6' PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE 36th STREET WEST (30' PUBLIC RIGHT-OF-WAY); THENCE S00°59'04"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 36th STREET WEST, 259.73 FEET; THENCE S45°57'53"W, 7.07 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N00°59'04"E, 264.64 FEET TO THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF SAID 4th AVENUE WEST; THENCE N89°54'44"E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, 5.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,311 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

NOW OR FORMERLY
 PID #3672300059



MANATEE AVENUE

(RIGHT-OF-WAY WIDTH VARIES)

FDOT R/W MAP SECTION: 13150-2517 DATED: 12/8/86

LOT 4 (BLOCK 20)
 B FOGARTY'S SUBDIVISION
 (PB 1, PG 75)

LOT 7
 TUTTLE'S RESUBDIVISION
 (PB 2, PG 130)

5' SIDEWALK EASEMENT
 1,311± Square Feet/0.03± Acres

N00°59'04"E 264.64'

36th STREET W S00°59'04"W 259.73'

(30' PUBLIC RIGHT-OF-WAY)
 PB 2, PG 130

S45°57'53"W 7.07'

BY	DATE	DESCRIPTION

PREPARED FOR: OPTIMAL OUTCOMES
 435 5th AVENUE N
 ST. PETERSBURG, FLORIDA 33701

**5' WIDE SIDEWALK EASEMENT
 SKETCH & DESCRIPTION**

SECTION 28 TOWNSHIP 34 S., RANGE 17 E.

INITIALS	DATE

Peter Lutz
 PETER LUTZ, JR. RSM LS 5506
 DATE: 11/10/21



George F. Young, Inc.
 10540 PORTAL CROSSING, SUITE 105 LAKEWOOD RANCH, FLORIDA 34211-4913
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 GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA

JOB NO. 19004301LS
SHEET NO. S1 S1



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

Board of County Commissioners December 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF A PERMANENT UTILITIES EASEMENT AND A PERMANENT SIDEWALK EASEMENT FROM BRADENTON CC, LLC FOR PROPERTY LOCATED AT 3630 MANATEE AVENUE WEST, BRADENTON FL, 34205 - DISTRICT 3

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 3603

Action Requested **recorded**

- Accept Permanent Utilities Easement from Bradenton CC, LLC; and
- Accept Permanent Sidewalk Easement from Bradenton CC, LLC

Enabling/Regulating Authority

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

Background Discussion

- The Permanent Utilities Easement and Sidewalk Easement are located in District 3.
- Bradenton CC, LLC a Florida limited liability company, owns property located at 3630 Manatee Avenue West, Bradenton FL, 34205.
- Bradenton CC, LLC is required to convey a Permanent Utilities Easement and a Permanent Sidewalk Easement to Manatee County in accordance with their Final Site Plan requirements for a commercial development. The easements have been conveyed and recorded.

- The Permanent Utilities Easement encompasses approximately 625 square feet and is located in the northeast corner of the property, east of 37th Street West.
- The Permanent Sidewalk Easement encompasses approximately 1,311 square feet and is located on the west side of the property, west of 36th Street West.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

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

- Caitlyn DeLoach at Caitlyn.deloach@mymanatee.org
- Jay Gill at jay@planeng.com **Orig. documents returned to C. DeLoach 12/15/21, RT**

The agenda item is to accept the easements and record in Board Records only. They were recorded on November 18, 2021 in Official Records as Instrument No. 202141153706 and Instrument NO. 202141153707 of the Public Records of Manatee County, Florida.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



**PERMANENT UTILITIES EASEMENT
& SIDEWALK EASEMENT**

**BRADENTON CC LLC
3630 MANATEE AVENUE WEST
BRADENTON, FL 34205
PID 3672300059**



DISTRICT 3 - KEVIN VAN OSTENBRIDGE