

**THIS INSTRUMENT PREPARED BY:**  
Jessica Henderson, 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: Cooper Creek Office Park  
PID NO: 2054712509

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made this 10 day of NOVEMBER, 2021, between **DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT INC**, a New York corporation, whose mailing address is 7978 Cooper Creek Boulevard, University Park, Florida 34201, **WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC.**, a New York Corporation, whose mailing address is 7978 Cooper Creek Boulevard, University Park, Florida 34201, **WR-I ASSOCIATES, LTD. by BG The Village, LLC**, a Florida limited partnership, whose mailing address is 7978 Cooper Creek Boulevard, University Park, Florida 34201 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:**  
**DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT INC,** a New York corporation

Teresa Sage  
First Witness Signature

By: [Signature]  
Stephen C. Scalione, Secretary and Treasurer

TERESA SAGE  
First Witness Printed Name

[Signature]  
Second Witness Signature

Donna Kay M. Stenzel  
Second Witness Printed Name

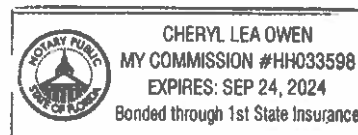
STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of  
 physical presence or  
 online notarization  
this 10<sup>th</sup> day of November, 2021, by Stephen C. Scalione, as Secretary and Treasurer of DICK ROAD-BLEND-ALL DEVELOPMENT INC, a Florida corporation, on behalf of the corporation, who  
 is personally known to me or  
 has produced \_\_\_\_\_ as identification.

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

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

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



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

*Teresa Sage*  
First Witness Signature

TERESA SAGE  
First Witness Printed Name

*Donna Kaym Stenzel*  
Second Witness Signature

Donna Kaym Stenzel  
Second Witness Printed Name

**GRANTOR:**  
**WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT INC,** a New York corporation

By: *Stephen C. Scalione*  
Stephen C. Scalione, Secretary and Treasurer

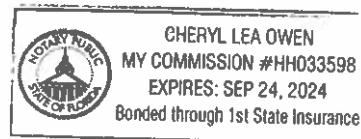
STATE OF Florida  
COUNTY OF Manatee

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

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

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



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

**GRANTOR:**  
**WR-I ASSOCIATES, LTD. BY BG THE VILLAGE, LLC**, a Florida limited partnership

Teresa Sage  
First Witness Signature

By: **BG The Village, LLC**  
Stephen C. Scalione  
Stephen C. Scalione, Manager

TERESA SAGE  
First Witness Printed Name

Donna Kay M. Stenzel  
Second Witness Signature

Donna Kay M. Stenzel  
Second Witness Printed Name

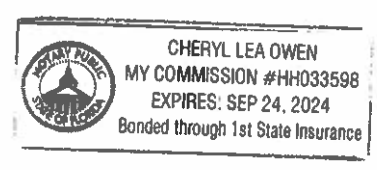
STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of  
 physical presence or  
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this 10<sup>th</sup> day of November, 2021, by Stephen C. Scalione, as Manager of **BG The Village, LLC** as partner of **WR-I ASSOCIATES, LTD.**, a a Florida limited partnership, on behalf of the corporation, who  
 is personally known to me or  
 has produced \_\_\_\_\_ as  
identification.

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

Cheryl A. Owen  
Signature of Notary Public  
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My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 A PORTION OF SECTION 36 TOWNSHIP 35 SOUTH,  
 RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LOCATED IN SEC 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERN BOUNDARY CORNER OF TRACT "A" AS SHOWN & DESIGNATED ON A PLAT ENTITLED "CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE" AS RECORDED IN PLAT BOOK 40, PAGE 49-53 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; SAID COMMENCE POINT ALSO BEING ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN ON A PLAT ENTITLED "CHARLESTON POINTE PHASE A AT UNIVERSITY PLACE" AS RECORDED IN PLAT BOOK 40, PAGE 34-41 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 26°30'30" W, A DISTANCE OF 84.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COOPER CREEK BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THEN THE WESTERLY RIGHT OF WAY LINE OF SAID COOPER CREEK BOULEVARD THE FOLLOWING FIVE (5) COURSES; (1) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 66.43', WITH A RADIUS OF 1024.00', WITH A CHORD BEARING OF S 65°21'01" E, WITH A CHORD LENGTH OF 66.42', WITH A DELTA ANGLE OF 03°43'01"; (2) THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 183.74', WITH A RADIUS OF 452.00', WITH A CHORD BEARING OF S 78°51'16" E, WITH A CHORD LENGTH OF 182.48', WITH A DELTA ANGLE OF 23°17'27"; (3) THENCE N 89°30'00" E A DISTANCE OF 322.60'; (4) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 427.92', WITH A RADIUS OF 306.00', WITH A CHORD BEARING OF S 50°26'15" E, WITH A CHORD LENGTH OF 393.90', WITH A DELTA ANGLE OF 80°07'29"; (5) THENCE S 10°22'30" E A DISTANCE OF 7.58' TO THE POINT OF BEGINNING; THENCE CONTINUE S 10°22'30" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.59'; THENCE S 65°07'54" W A DISTANCE OF 25.47'; THENCE N 24°50'44" W A DISTANCE OF 18.00'; THENCE N 65°07'46" E A DISTANCE OF 30.11' TO THE POINT OF BEGINNING, HAVING AN AREA OF 500.24 SQUARE FEET, 0.011 ACRES

**LEGEND:**

- ID = IDENTIFICATION
- P.O.B.= POINT OF BEGINNING
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- NO. =NUMBER
- N.T.S.=NOT TO SCALE



**WATER RESOURCE ASSOCIATES. LLC**

7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 Phone: 941.275.9721 Fax: 941.275.9729  
 www.wrengineering.com LB 8274

*[Signature]* 11-10-21  
 \_\_\_\_\_  
 ROBERT S. FLANARY, P.S.M. DATE

Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

REVISION DATE: 8/16/21

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED ALONG ON THE EAST LINE OF TRACT A, AS BEING SOUTH 00°27'10" WEST.

**SKETCH IS NOT A SURVEY**

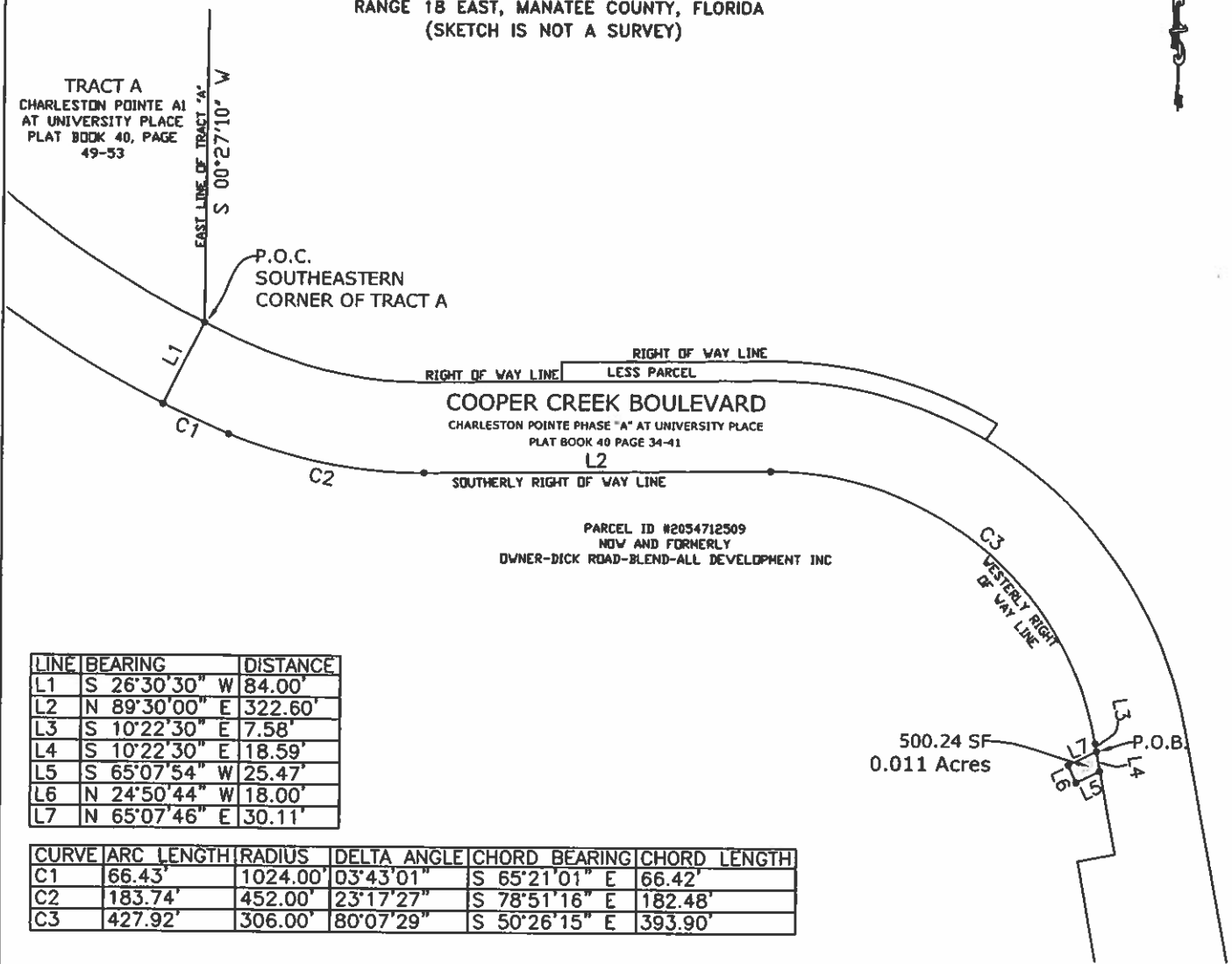
**PERMANENT UTILITY EASEMENT**

PARCEL NO. 2054712509 NOW OR FORMERLY	DRAWN	RSF	DATE:	6/9/21	SCALE: N.T.S.
	CHECKED	RSF	DATE:	6/9/21	JOB NUMBER 1546

# EXHIBIT A

## SKETCH OF DESCRIPTION

A PORTION OF SECTION 36 TOWNSHIP 35 SOUTH,  
RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 26°30'30" W	84.00'
L2	N 89°30'00" E	322.60'
L3	S 10°22'30" E	7.58'
L4	S 10°22'30" E	18.59'
L5	S 65°07'54" W	25.47'
L6	N 24°50'44" W	18.00'
L7	N 65°07'46" E	30.11'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	66.43'	1024.00'	03°43'01"	S 65°21'01" E	66.42'
C2	183.74'	452.00'	23°17'27"	S 78°51'16" E	182.48'
C3	427.92'	306.00'	80°07'29"	S 50°26'15" E	393.90'

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www.wraengineering.com LB 8274

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SKETCH IS NOT A SURVEY

PERMANENT UTILITY EASEMENT					
PARCEL NO. 2054712509 NOW OR FORMERLY	DRAWN	RSF	DATE:	6/9/21	SCALE: N.T.S.
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REVISION DATE: 8/16/21

**THIS INSTRUMENT PREPARED BY:**

Jessica Henderson, 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: Cooper Creek Office Park  
PID NO: 2054712509

SPACE ABOVE THIS LINE FOR RECORDING DATA

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared **STEPHEN C. SCALIONE**, 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. DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT INC, a New York corporation, WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC., a New York Corporation, and WR-I ASSOCIATES, LTD. BY: BG THE VILLAGE, LLC, a Florida limited partnership (hereinafter the Grantors) are the owners 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 Secretary and Treasurer of Dick Road-Blend-All Hotel Development, Inc. and Walden Avenue-Blend-All Hotel Development, Inc. and the Manager of WR-I Associates, Ltd. by: BG The Village, LLC, and I make this affidavit with the authority of and on behalf of Dick Road-Blend-All Hotel Development, Inc., Walden Avenue-Blend-All Hotel Development, Inc. and WR-I Associates, Ltd By: BG The Village, LLC.

4. Grantors have sole and exclusive possession of the Property.

5. Neither Grantors' 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 Grantors 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.

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

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

8. Grantors have 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 Grantors are 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 Grantors' possession, the Grantors 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 Grantors have 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. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded June 10, 2021 as Official Records Instrument Number 202141077487 of the Public Records of Manatee County, Florida.
- B. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded May 26, 2021 as Official Records Instrument Number 202141070399 of the Public Records of Manatee County, Florida.
- C. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded April 15, 2021 as Official Records Instrument No. 202141049223 of the Public Records of Manatee County, Florida.
- D. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded March 15, 2021 as Official Records Instrument No. 202141033026 of the Public Records of Manatee County, Florida.
- E. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded March 15, 2021 as Official Records Instrument No. 202141033390 of the Public Records of Manatee County, Florida.
- F. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded December 10, 2020 as Official Records Instrument No. 2020141136908 of the Public Records of Manatee County, Florida.
- G. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded December 02, 2020 as Official Records Instrument No. 2020141132197 of the Public Records of Manatee County, Florida.
- H. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded May 01, 2020 as Official Records Instrument Number 202041044878 of the Public Records of Manatee County, Florida.
- I. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded March 9, 2020 as Official Records Instrument No. 202041025644 of the Public Records of Manatee County, Florida.

- J. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded January 29, 2020 as Official Records Instrument No. 202041009639 of the Public Records of Manatee County, Florida.
  - K. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded January 28, 2020 as Official Records Instrument No. 202041009484 of the Public Records of Manatee County, Florida.
  - L. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded January 10, 2020 as Official Records Instrument No. 202014003278 of the Public Records of Manatee County, Florida.
  - M. Possible construction lien(s) arising out of Florida Statutes Chapter 713, Part I relating back to the filing of those certain Notices of Commencement recorded October 31, 2019 in Official Records Book 2810, Page 2088 of the Public Records of Manatee County, Florida.
  - N. Easement set forth in instrument recorded May 01, 2002 in Official Records Book 1744 Page 924 of the Public Records of Manatee County, Florida.
16. The Grantors' Taxpayer Identification Numbers are 16-1374340, 16-1452191, and 20-0971712 respectively.
17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept 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.**

STEPHEN C. SCALIONE

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 10<sup>th</sup> day of November, 2021, by Stephen C. Scalione, who

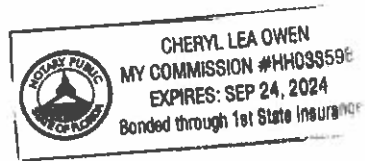
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[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

*Cheryl L Owen*

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

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



**EXHIBIT A**  
**SKETCH OF DESCRIPTION**  
 A PORTION OF SECTION 36 TOWNSHIP 35 SOUTH,  
 RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LOCATED IN SEC 36, TOWNSHIP 35 SOUTH, RANGE 18 EAST, & BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERN BOUNDARY CORNER OF TRACT "A" AS SHOWN & DESIGNATED ON A PLAT ENTITLED "CHARLESTON POINTE PHASE A1 AT UNIVERSITY PLACE" AS RECORDED IN PLAT BOOK 40, PAGE 49-53 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; SAID COMMENCE POINT ALSO BEING ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF COOPER CREEK BOULEVARD AS SHOWN ON A PLAT ENTITLED "CHARLESTON POINTE PHASE A AT UNIVERSITY PLACE" AS RECORDED IN PLAT BOOK 40, PAGE 34-41 OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE S 26°30'30" W, A DISTANCE OF 84.00' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COOPER CREEK BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THEN THE WESTERLY RIGHT OF WAY LINE OF SAID COOPER CREEK BOULEVARD THE FOLLOWING FIVE (5) COURSES; (1) THENCE WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 66.43', WITH A RADIUS OF 1024.00', WITH A CHORD BEARING OF S 65°21'01" E, WITH A CHORD LENGTH OF 66.42', WITH A DELTA ANGLE OF 03°43'01"; (2) THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 183.74', WITH A RADIUS OF 452.00', WITH A CHORD BEARING OF S 78°51'16" E, WITH A CHORD LENGTH OF 182.48', WITH A DELTA ANGLE OF 23°17'27"; (3) THENCE N 89°30'00" E A DISTANCE OF 322.60'; (4) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 427.92', WITH A RADIUS OF 306.00', WITH A CHORD BEARING OF S 50°26'15" E, WITH A CHORD LENGTH OF 393.90', WITH A DELTA ANGLE OF 80°07'29"; (5) THENCE S 10°22'30" E A DISTANCE OF 7.58' TO THE POINT OF BEGINNING; THENCE CONTINUE S 10°22'30" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.59'; THENCE S 65°07'54" W A DISTANCE OF 25.47'; THENCE N 24°50'44" W A DISTANCE OF 18.00'; THENCE N 65°07'46" E A DISTANCE OF 30.11' TO THE POINT OF BEGINNING, HAVING AN AREA OF 500.24 SQUARE FEET, 0.011 ACRES

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**WATER RESOURCE ASSOCIATES, LLC**

7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 Phone: 941.275.9721 Fax: 941.275.9729  
 www.wrnenrering.com LB 8274

*[Signature]* 11-10-21  
 ROBERT S. FLANARY, P.S.M. DATE

Florida Surveyor's Registration No. 5677

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REVISION DATE: 8/16/21

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED ALONG ON THE EAST LINE OF TRACT A, AS BEING SOUTH 00°27'10" WEST.

**SKETCH IS NOT A SURVEY**

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PARCEL NO. 2054712509 NOW OR FORMERLY	DRAWN	RSF	DATE:	6/9/21	SCALE: N.T.S.
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# EXHIBIT A

## SKETCH OF DESCRIPTION

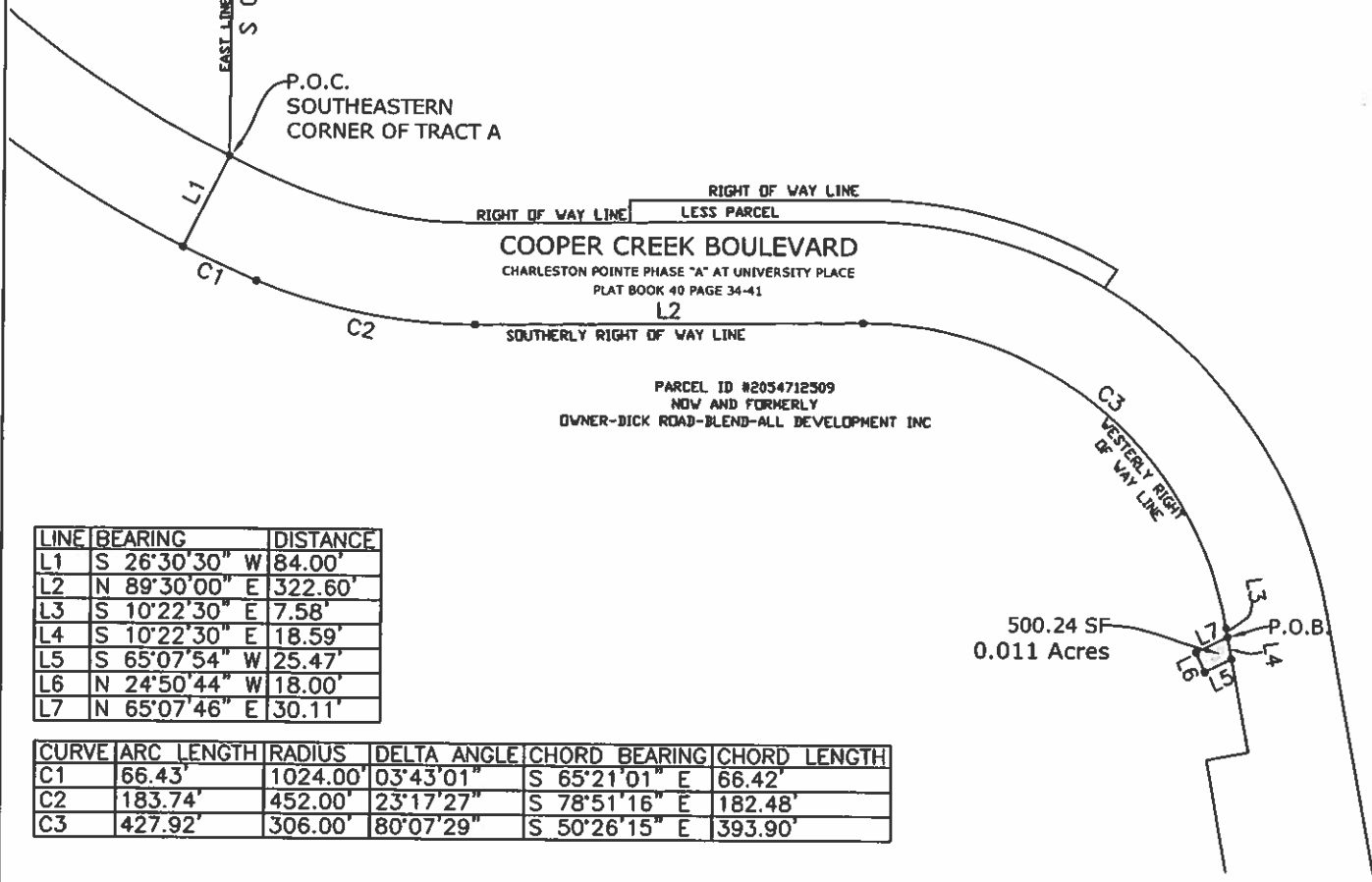
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TRACT A  
CHARLESTON POINTE A1  
AT UNIVERSITY PLACE  
PLAT BOOK 40, PAGE  
49-53

EAST LINE OF TRACT "A"  
S 00°27'10" W

P.O.C.  
SOUTHEASTERN  
CORNER OF TRACT A



PARCEL ID #2054712509  
NOW AND FORMERLY  
OWNER-DICK ROAD-BLEND-ALL DEVELOPMENT INC

LINE	BEARING	DISTANCE
L1	S 26°30'30" W	84.00'
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- P.O.C.= POINT OF COMMENCEMENT
- NO. =NUMBER
- N.T.S.=NOT TO SCALE



**WATER RESOURCE ASSOCIATES, LLC**  
7978 Cooper Creek Blvd.  
University Park, Florida 34201  
Phone: 941.275.9721 Fax: 941.275.9729  
www.wraengineering.com LB 8274

### SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED ALONG ON THE EAST LINE OF TRACT A, AS BEING SOUTH 00°27'10" WEST.

SKETCH IS NOT A SURVEY

PERMANENT UTILITY EASEMENT						
PARCEL NO. 2054712509 NOW OR FORMERLY		DRAWN	RSF	DATE:	6/9/21	SCALE: N.T.S.
REVISION DATE: 8/16/21		CHECKED	RSF	DATE:	6/9/21	JOB NUMBER 1546



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

### **SUBJECT**

ACCEPTANCE OF PERMANENT UTILITIES EASEMENT FROM DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC.; WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC.; AND WR-I ASSOCIATES, LTD. BY BG THE VILLAGE, LLC FOR PROPERTY LOCATED AT 7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK, FL 34201 - DISTRICT 5

### **Category**

CONSENT AGENDA

### **Briefings**

None

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

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

Jessica Henderson, Real Property Coordinator, Property Acquisition Division, Property Management Department, Extension 3404

### **Action Requested** **recorded**

- Accept Permanent Utilities Easement from Dick Road-Blend-All Hotel Development, Inc.; Walden Avenue-Blend-All Hotel Development, Inc.; and WR-I Associates, Ltd. by BG the Village, LLC;
- Accept Affidavit of Ownership and Encumbrances from Stephen C. Scalione as Secretary and Treasurer of Dick Road-Blend-All Hotel Development, Inc. and Walden Avenue-Blend-All Hotel Development, Inc. and as Manager of WR-I Associates, Ltd. by BG the Village, LLC.

### **Enabling/Regulating Authority**

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

### **Background Discussion**

- Dick Road-Blend-All Hotel Development, Inc., a New York Corporation; Walden Avenue-Blend-All Hotel Development, Inc., a New York Corporation; and WR-I Associates, Ltd. by BG

the Village, LLC, a Florida limited partnership, own the property located at 7978 Cooper Creek Boulevard, University Park, FL 34201 as tenants in common.

- Dick Road-Blend-All Hotel Development, Inc.; Walden Avenue-Blend-All Hotel Development, Inc.; and WR-I Associates, Ltd. by BG the Village, LLC are required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan requirements for a commercial development. The Permanent Utilities easement has been conveyed and recorded.
- The recording of the Permanent Utilities Easement is also required for Dick Road-Blend-All Hotel Development, Inc.; Walden Avenue-Blend-All Hotel Development, Inc.; and WR-I Associates, Ltd. by BG the Village, LLC to receive their Certificate of Occupancy.
- The Permanent Utilities Easement encompasses approximately 500.24 square feet and is located on the East side of the property off of Cooper Creek Boulevard.

### **Attorney Review**

Not Reviewed (No apparent legal issues)

### **Instructions to Board Records**

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

- Jessica Henderson at [jessica.henderson@mymanatee.org](mailto:jessica.henderson@mymanatee.org)
- Teresa Mayer at [TeresaMayer@benderson.com](mailto:TeresaMayer@benderson.com)
- John Jenks at [jjjenks@wraengineering.com](mailto:jjjenks@wraengineering.com)

**Orig. documents returned to J. Henderson, 12/15/21, RT**

This agenda item is to accept the easement and record in Board Records only. It was recorded on November 15, 2021 in Official Records as Instrument No. 202141151861 of the Public Records of Manatee County, Florida.

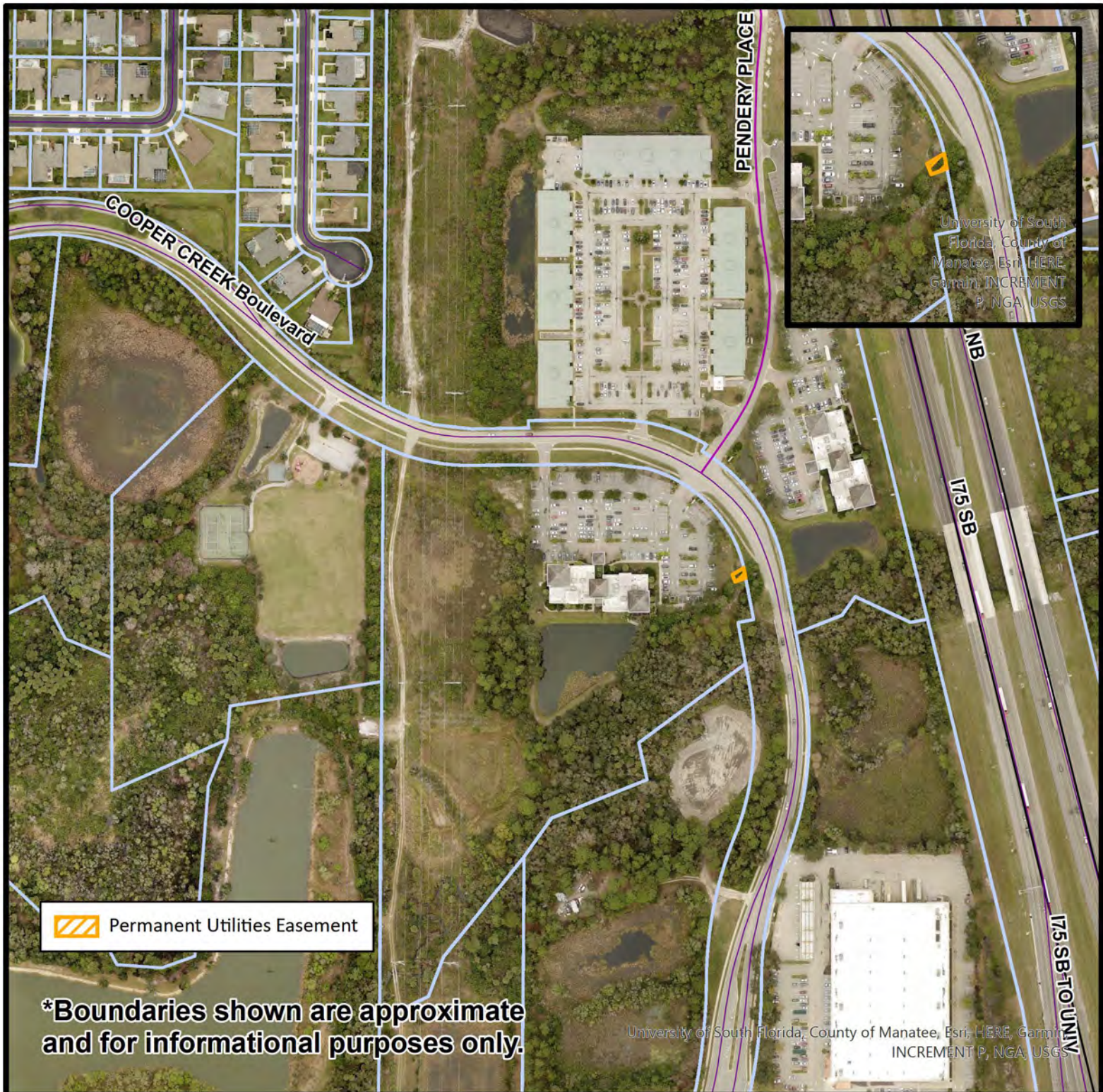
### **Cost and Funds Source Account Number and Name**

N/A

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

N/A





**PERMANENT UTILITIES EASEMENT**

**DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT INC;  
 WALDEN AVENUE-BLEND-ALL HOTEL  
 DEVELOPMENT INC; WR-I ASSOCIATES LTD  
 7978 COOPER CREEK BOULEVARD  
 UNIVERSITY PARK, FL 34201  
 PID 2054712509**

**DISTRICT 5 - VANESSA BAUGH**