

**THIS INSTRUMENT PREPARED BY:**

Brandie Adams, Real Property Specialist  
On behalf of Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: CVS Pharmacy – The Green at LWR  
PID NO: 583207329

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITY EASEMENT**

**THIS INDENTURE** made this 4 day of Dec, 2020, between **LN PROPERTIES CV, LLC**, a Florida limited liability company, whose mailing address is 1969 South Alafaya Trail, Suite 402, Orlando, Florida 32828, 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 as **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 12/14/21  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

**GRANTOR:**  
**LN PROPERTIES CV, LLC**, a Florida limited liability company

Bria N. Carpenter  
First Witness Signature

By: Harry Abriola  
Signature

Bria N. Carpenter  
First Witness Printed Name

As: Managing Member MGRM  
Title

Emily Park  
Second Witness Signature

Harry Abriola  
Printed Name

Emily Park  
Second Witness Printed Name

STATE OF North Carolina  
COUNTY OF Forsyth

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

- physical presence or
- online notarization

this 4 day of December, 2020, by Harry Abriola as Managing Member of LN PROPERTIES CV, LLC, a Florida limited liability company, on behalf of the company, who

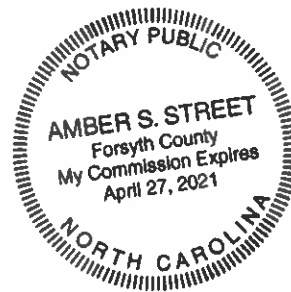
- is personally known to me or
- has produced ID DL A1164-281-52-694-0 as identification.

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

Amber Street

My Commission Expires: April 27, 2021

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



# SKETCH OF DESCRIPTION

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

## "Exhibit A"

### LEGAL DESCRIPTION (WATER SERVICE EASEMENT)

A parcel of land lying within Lot 6, GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION, as recorded in Plat Book 62 Page(s) 140 through 146 of the Public Records of Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION; thence on the West line of said GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION and on a curve to the right having a radius of 1810.00 feet, a delta angle of 15 degrees 20'37", a chord length of 483.26 feet and a chord bearing of S.12 degrees 28'05"E., thence on the arc of said curve, an arc length of 484.71 feet to the end of said curve and a point at the intersection of the West line of said GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION and the Westerly extension of the North line of said Lot 6, thence S.88 degrees 46'35"E., on the Westerly extension of the North line of said Lot 6, a distance of 74.29 feet to a point on the North line of said Lot 6, also being a point on the South line of Tract 300 of said GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION; thence S.88 degrees 46'35"E., on the North line of said Lot 6 also being the South line of said Tract 300, a distance of 109.12 feet to the POINT OF BEGINNING; thence S.88 degrees 46'35"E., continuing on the North line of said Lot 6 also being the South line of said Tract 300, a distance of 12.00 feet; thence S.01 degrees 12'58"W., departing the North line of said Lot 6 also being the South line of said Tract 300, a distance of 15.00 feet; thence N.88 degrees 46'35"W., a distance of 12.00 feet; thence N.01 degrees 12'58"E., a distance of 15.00 feet to the POINT OF BEGINNING.

Parcel contains 180 square feet, more or less.

### SURVEYOR'S REPORT

1. This sketch not valid without original signature and unless embossed with a raised surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Parcel numbers, owners name, address and property use shown hereon obtained from the Manatee County Property Appraisers web site. (As of August 17, 2020).
4. This is NOT a Boundary Survey.
5. This sketch does not represent a field survey.
6. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Manatee County, Florida.
7. Bearings shown hereon are based upon record plat, holding the North line of Lot 6, GREEN AT LAKEWOOD RANCH A COMMERCIAL SUBDIVISION, as recorded in Plat Book 62 Page(s) 140 through 146 of the Public Records of Manatee County, Florida as being S.88 degrees 46'35"E.
8. Legal description shown hereon prepared by the undersigned surveyor.
9. Subject property contains 180 square feet, more or less.
10. Configuration of the Water Service Easement shown hereon provided by Bill Morgan-Elliot of GLR, Inc. via email correspondence June 17, 2020 at 10:20 A.M.
11. Sketch is invalid without all pages included.

### SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

Date:

09/16/2020

Bruce McGehee  
Professional Surveyor and Mapper No. 5978.  
State of Florida

PREPARED BY:



BRUCE MCGEHEE, PSM, INC.  
PROFESSIONAL SURVEYOR & MAPPER  
4415 BOUGH ROAD  
ZEPHYRHILLS, FLORIDA 33541  
TEL: (813) 997-7552

PREPARED FOR:

BOOS DEVELOPMENT GROUP, INC.  
410 PARK PLACE BOULEVARD  
SUITE #100  
CLEARWATER, FLORIDA 33759

SHEET NAME:

SKETCH OF DESCRIPTION  
WATER SERVICE EASEMENT  
CVS - LAKEWOOD RANCH

CREW CHIEF:

N/A

PROJECT #

CVS LAKEWOOD-WTR

DRAWN BY:

B.A.B.

DATE:

06/19/20

CHECKED BY:

D.J.B.

SHEET

1 OF 2

REVISION DATE:

09/13/20

# SKETCH OF DESCRIPTION

SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

## "Exhibit A"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°46'35"E	74.29'
L2	S88°46'35"E	12.00'
L3	S01°12'58"W	15.00'
L4	N88°46'35"W	12.00'
L5	N01°12'58"E	15.00'



**NORTH**

GRAPHIC SCALE



( IN FEET )

1 inch = 40' ft.

### POINT OF COMMENCEMENT

WATER SERVICE EASEMENT  
NORTHWEST CORNER OF  
GREEN AT LAKEWOOD RANCH  
A COMMERCIAL SUBDIVISION

### MONUMENT DRIVE (P) TRACT 300 (P)

PRIVATE RIGHT OF WAY (WIDTH VARIES) (P)  
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT (P)  
PUBLIC UTILITY EASEMENT (P)

WEST LINE OF GREEN  
AT LAKEWOOD RANCH  
A COMMERCIAL  
SUBDIVISION

### POINT OF BEGINNING

WATER SERVICE EASEMENT

WESTERLY EXTENSION  
OF THE NORTH LINE  
OF LOT 6

NORTH LINE OF LOT 6  
ALSO BEING SOUTH LINE  
OF TRACT 300

L1 S88°46'35"E 109.12' L2

POINT ON THE NORTH LINE OF LOT 6  
ALSO BEING A POINT ON THE  
SOUTH LINE OF TRACT 300

POINT AT THE INTERSECTION OF  
THE WEST LINE OF GREEN AT  
LAKEWOOD RANCH A COMMERCIAL  
SUBDIVISION AND THE WESTERLY  
EXTENSION OF THE NORTH LINE OF  
LOT 6

PUBLIC UTILITY  
EASEMENT (P)

### WATER SERVICE EASEMENT 180 SQUARE FEET, MORE OR LESS

**LOT 6**  
"NOW OR FORMERLY"  
**PARCEL NO. 583207329**  
LN PROPERTIES CV LLC  
1737 DOGWOOD FOREST WAY  
LAKE MARY, FLORIDA 32746  
**PROPERTY USE: COMMERCIAL**

**TRACT 300 (P)**  
53.70' PRIVATE RIGHT OF WAY (P)  
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT (P)  
PUBLIC UTILITY EASEMENT (P)

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1810.00'	15°20'37"	484.71'	483.26'	S12°28'05"E

LEGEND:  
(P) = PLAT

PREPARED BY:



**BRUCE McGEHEE, PSM, INC.**  
PROFESSIONAL SURVEYOR & MAPPER  
4415 BOUGH ROAD  
ZEPHYRHILLS, FLORIDA 33541  
TEL: (813) 997-7552

PREPARED FOR:

**BOOS DEVELOPMENT GROUP, INC.**  
410 PARK PLACE BOULEVARD  
SUITE #100  
CLEARWATER, FLORIDA 33759

SHEET NAME:

SKETCH OF DESCRIPTION  
WATER SERVICE EASEMENT  
CVS - LAKEWOOD RANCH

CREW CHIEF:

N/A

PROJECT #

CVS LAKEWOOD-WTR

DRAWN BY:

B.A.B.

DATE:

06/19/20

CHECKED BY:

D.J.B.

SHEET

2 of 2

REVISION DATE:

09/13/20



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 PERMANENT UTILITIES EASEMENT FROM LN PROPERTIES CV, LLC FOR THE PROPERTY LOCATED AT 11521 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34202 - DISTRICT 5

### **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** **recorded**

- Accept Permanent Utilities Easement from LN PROPERTIES CV, LLC

### **Enabling/Regulating Authority**

- Florida Statutes 125
- Manatee County Comprehensive Plan

### **Background Discussion**

- LN PROPERTIES CV, LLC, represented by Gary Abriola, as the Managing Member, is a Florida limited liability company that owns the property located at 11521 State Road 70 East, Bradenton, Florida 34202 within District 5.
- LN PROPERTIES CV, LLC has applied to open a new 14,823 square foot CVS Pharmacy on the property.
- As a condition of final site plan approval, LN PROPERTIES CV, LLC is required to convey a Permanent Utilities Easement to Manatee County for a water meter.
- The Permanent Utilities Easement encompasses approximately 180 square feet and is located on the northeast portion of the parcel.

- The Permanent Utilities Easement was recorded in the Official Records of Manatee County on December 31, 2020.
- The Permanent Utilities Easement is identified as Instrument Number 202041146484 in the Official Records of Manatee County, Florida.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

The conveyance documents have been recorded in Official Records. This agenda item is for Board Records only.

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

- Peter Morrow at [peter.morrow@mymanatee.org](mailto:peter.morrow@mymanatee.org)

Orig. document returned to P. Morrow, 12/15/21, RT

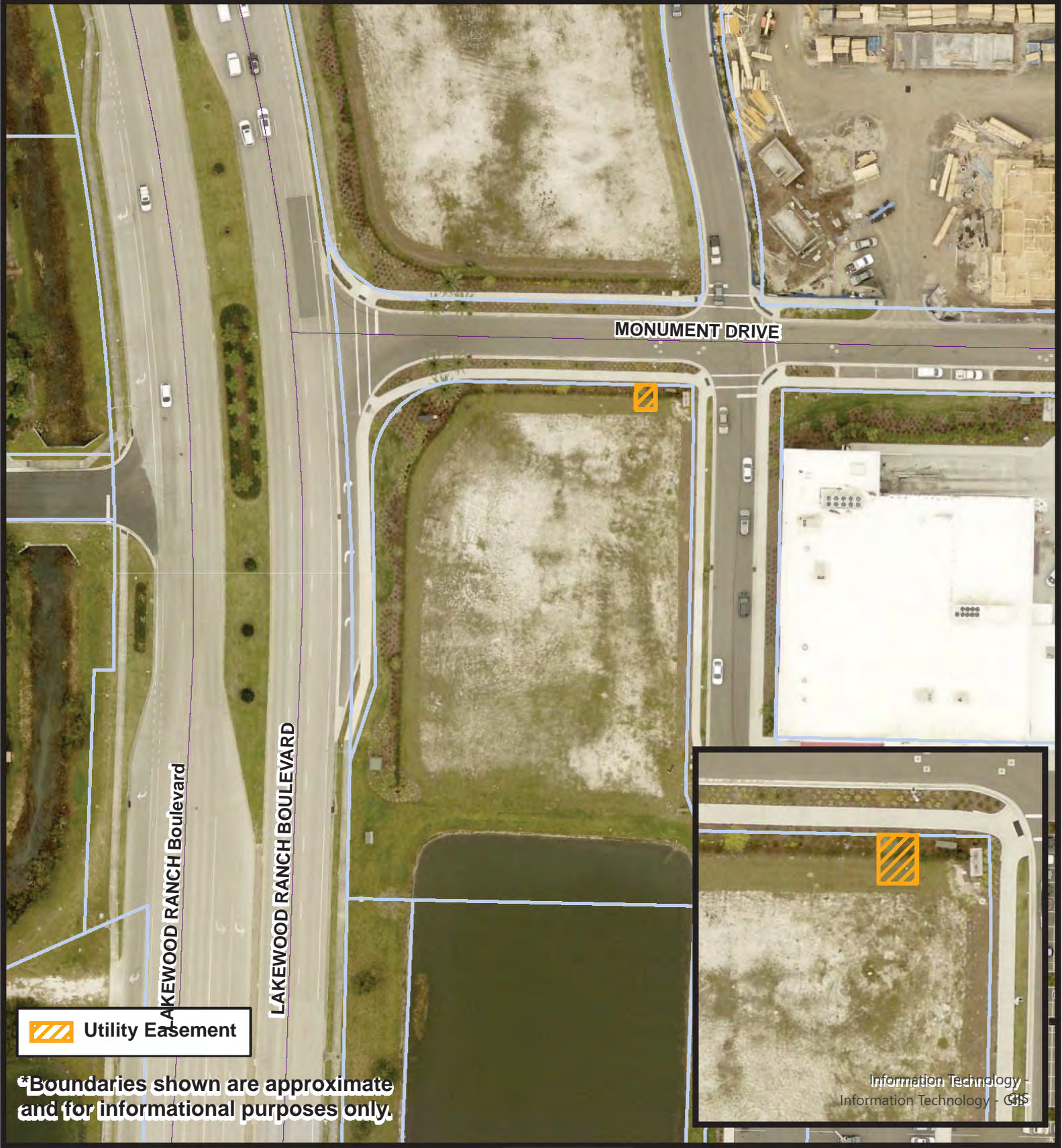
**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

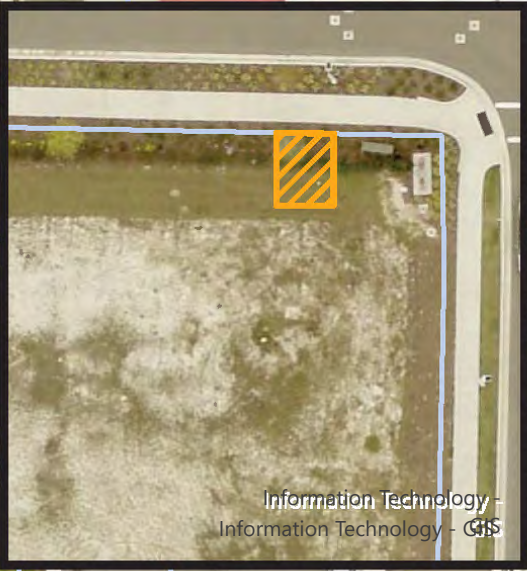
N/A





 Utility Easement

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



Information Technology -  
Information Technology - GIS

**PERMANENT UTILITY EASEMENT**

**LN PROPERTIES CV, LLC  
6005 LAKEWOOD RANCH BLVD  
BRADENTON, FL 34202  
PID 583207329**

**DISTRICT 5 - VANESSA BAUGH**

