

**THIS INSTRUMENT PREPARED BY:**

Tim Cristello, Senior Real Property Specialist  
Property Acquisition Division  
On behalf of Joy Leggett-Murphy, Property Acquisition Manager  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT NAME: Kay Road and Port Harbour Parkway  
(Right-of-Way Dedication)

PROJECT NO: 382-6104660

PID NO: 1101800209 (a portion of)

OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

**WARRANTY DEED**

THIS INDENTURE, made and entered into this 20<sup>th</sup> day of October, 2021, between **HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, whose mailing address is 513 Northeast 13<sup>th</sup> Avenue, Fort Lauderdale, Florida, 33301-1243 (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

**WITNESSETH**, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

**See legal description identified as Exhibit A attached hereto and incorporated by this reference**

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2021 and subsequent years.


**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGES.**

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written

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

**GRANTOR:**  
**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes,

  
\_\_\_\_\_  
First Witness Signature

Cori Dissinger  
\_\_\_\_\_  
First Witness Printed Name

By: James Ward  
\_\_\_\_\_  
Signature

As: DISTRICT MANAGER  
\_\_\_\_\_  
Title

James Ward  
Printed Name

  
\_\_\_\_\_  
Second Witness Signature

Jared Pond  
\_\_\_\_\_  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Broward

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

- physical presence or
- online notarization

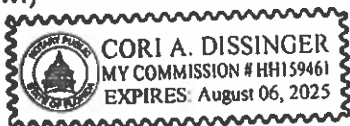
this 20<sup>th</sup> day of October, 2021, by James Ward, as District Manager for Heritage Harbour Market Place Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes, on behalf of the district, who

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

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

  
\_\_\_\_\_  
Signature of Notary Public

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



# Hyatt Survey Services, Inc.

## Geographic Data Specialists

LB No.: 7203

2012 Lena Road Bradenton, Florida 34211

Phone: (941) 748-4693 Fax: (941) 744-1643



### "EXHIBIT A"

#### NOT A BOUNDARY SURVEY ~ SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST

#### LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF MANATEE, LYING IN SECTIONS 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, BEING ALSO LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381 PAGE 2887, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER SECTION 26; THENCE N 00°08'20" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, A DISTANCE OF 210.68; THENCE LEAVING SAID WEST LINE, S 89° 51' 06" E, A DISTANCE OF 42.04 FEET; THENCE N 00° 08' 54" E, A DISTANCE OF 88.49 FEET TO THE POINT OF CUSP AT THE NORTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING 11 COURSES, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 44° 51' 16" E AND A CHORD LENGTH OF 54.45 FEET; THENCE S 89° 51' 06" E, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 91.31', A RADIUS OF 5050.00', A DELTA ANGLE OF 1° 02' 10", A CHORD BEARING OF S 89° 20' 02" E AND A CHORD LENGTH OF 91.31 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF N 46° 36' 43" E AND A CHORD LENGTH OF 54.04 FEET; THENCE N 02° 02' 24" E, A DISTANCE OF 12.00 FEET; THENCE S 87° 57' 36" E, A DISTANCE OF 75.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 59.90', A RADIUS OF 38.50', A DELTA ANGLE OF 89° 08' 46", A CHORD BEARING OF S 42° 31' 59" E AND A CHORD LENGTH OF 54.04 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 146.29', A RADIUS OF 5062.00', A DELTA ANGLE OF 1° 39' 21", A CHORD BEARING OF S 86° 16' 42" E AND A CHORD LENGTH OF 146.28 FEET; THENCE S 71° 18' 14" E, A DISTANCE OF 50.05 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1919.04', A RADIUS OF 5050.00', A DELTA ANGLE OF 21° 46' 22", A CHORD BEARING OF S 74° 00' 48" E AND A CHORD LENGTH OF 1907.51 FEET; THENCE S 63° 07' 44" E, A DISTANCE OF 201.54 FEET; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY S 26° 52' 23" W, A DISTANCE OF 100.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING 4 COURSES, N 63° 07' 37" W, A DISTANCE OF 201.54 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 2308.85', A RADIUS OF 4950.00', A DELTA ANGLE OF 26° 43' 29", A CHORD BEARING OF N 76° 29' 22" W AND A CHORD LENGTH OF 2287.98 FEET; THENCE N 89° 51' 06" W, A DISTANCE OF 196.42 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 60.48', A RADIUS OF 38.50', A DELTA ANGLE OF 90° 00' 00", A CHORD BEARING OF S 45° 09' 05" W AND A CHORD LENGTH OF 54.45 FEET TO THE POINT OF CUSP OF THE SOUTHERLY RIGHT OF WAY OF PORT HARBOUR PARKWAY AND THE EASTERLY RIGHT OF WAY OF KAY ROAD; THENCE THROUGH AND ACROSS SAID RIGHT OF WAY N 00° 08' 54" E, A DISTANCE OF 176.99 FEET TO SAID POINT OF BEGINNING;

SAID PARCEL CONTAINING 284,348 SQUARE FEET OR 6.53 ACRES MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING N 00° 08' 20" E AS PER FDOT R/W MAP #13075-2404, DATED 8-22-1975 AND REVISED 10-12-1982.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge is prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: JDS	The above Sketch and/or Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.  By: HYATT SURVEYING SERVICES INC. Russell P Hyatt <small>Digitally signed by Russell P Hyatt Date: 2021.08.13 11:38:30 -04'00'</small>
CHECKED BY: RPH	
PARCEL ID: 1101800209	DATE _____ RUSSELL P. HYATT, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 5303 STATE OF FLORIDA, PHONE # (941) 748-4693

SEAL

# Hyatt Survey Services, Inc.

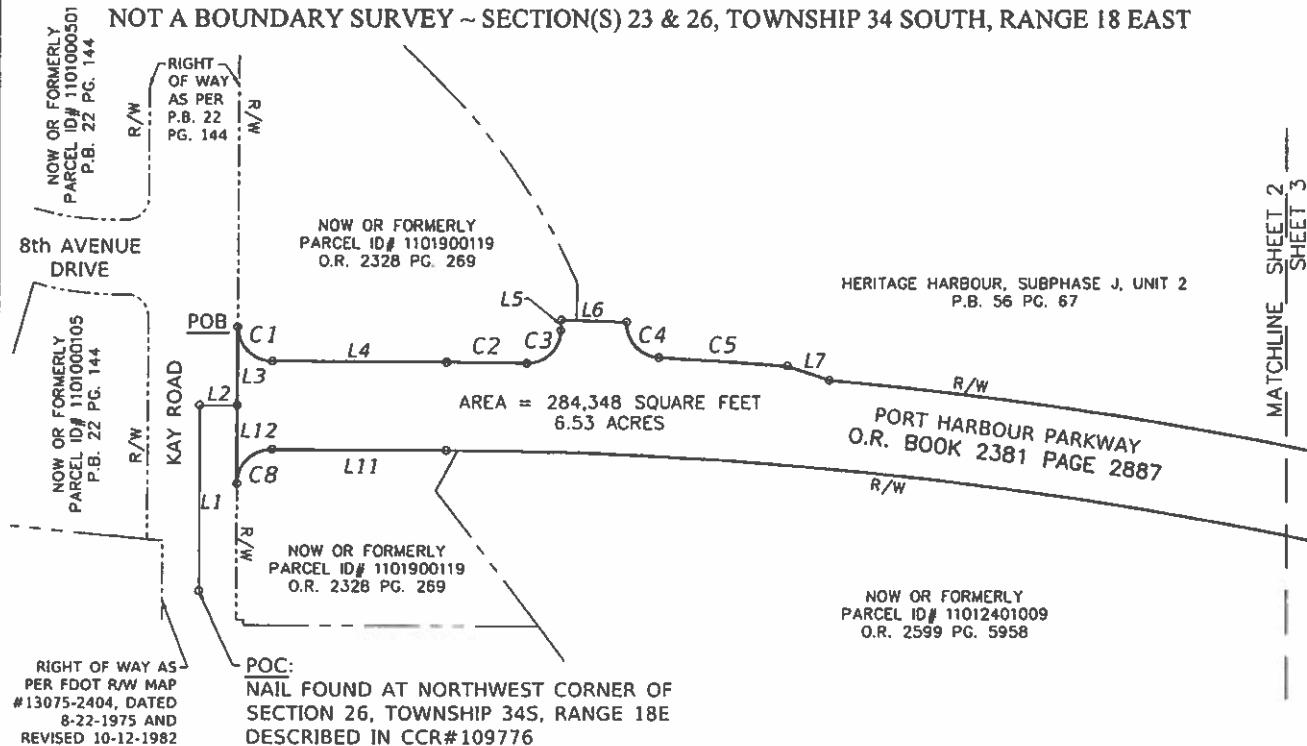
## Geographic Data Specialists

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 2012 Lena Road Bradenton, Florida 34211  
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"EXHIBIT A"

NOT A BOUNDARY SURVEY ~ SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N00°08'20"E	210.68'
L2	S89°51'06"E	42.04'
L3	N00°08'54"E	88.49'
L4	S89°51'06"E	196.42'
L5	N02°02'24"E	12.00'
L6	S87°57'36"E	75.00'
L7	S71°18'14"E	50.05'
L8	S63°07'44"E	201.54'
L9	S26°52'23"W	100.00'
L10	N63°07'37"W	201.54'
L11	N89°51'06"W	196.42'
L12	N00°08'54"E	88.50'

CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	38.50'	60.48'	54.45'	S44°51'16"E	90°00'00"
C2	5050.00'	91.31'	91.31'	S89°20'02"E	1°02'10"
C3	38.50'	59.90'	54.04'	N46°36'43"E	89°08'46"
C4	38.50'	59.90'	54.04'	S42°31'59"E	89°08'46"
C5	5062.00'	146.29'	146.28'	S86°16'42"E	1°39'21"
C6	5050.00'	1919.04'	1907.51'	S74°00'48"E	21°46'22"
C7	4950.00'	2308.85'	2287.98'	N76°29'22"W	26°43'29"
C8	38.50'	60.48'	54.45'	S45°09'05"W	90°00'00"

NOTE: TITLE WORK WAS NOT PROVIDED.

NOTE: SEE SHEET 3 FOR LEGEND AND VICINITY MAP.

SCALE IN FEET  
1" = 200'



CALCULATED BY:  
JDS  
 CHECKED BY:  
RPH  
 PARCEL ID:  
1101800209

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"EXHIBIT A"



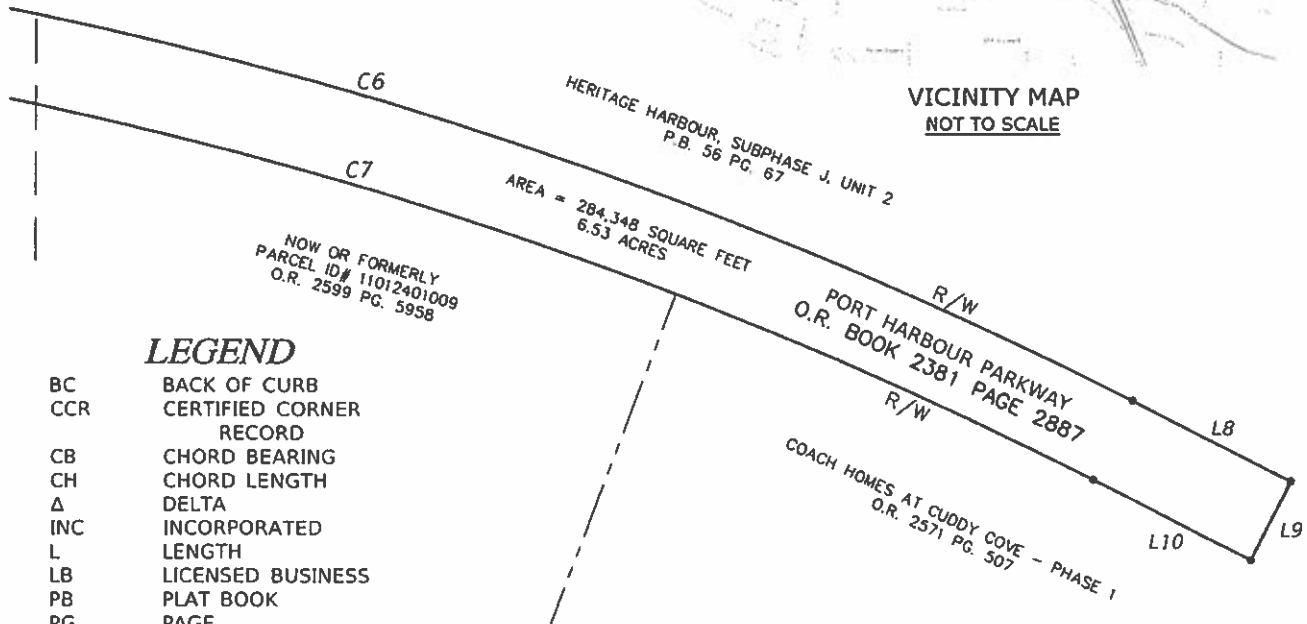
NOT A BOUNDARY SURVEY ~ SECTION(S) 23 & 26, TOWNSHIP 34 SOUTH, RANGE 18 EAST

MATCHLINE SHEET 2 SHEET 3



**PROJECT LOCATION**

VICINITY MAP  
NOT TO SCALE



NOW OR FORMERLY  
PARCEL ID# 11012401009  
O.R. 2599 PG. 5958

### LEGEND

- BC BACK OF CURB
- CCR CERTIFIED CORNER RECORD
- CB CHORD BEARING
- CH CHORD LENGTH
- Δ DELTA
- INC INCORPORATED
- L LENGTH
- LB LICENSED BUSINESS
- PB PLAT BOOK
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- RNG RANGE
- TWN TOWNSHIP

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE.



SCALE IN FEET  
1" = 200'



CALCULATED BY:	JDS
CHECKED BY:	RPH
PARCEL ID:	1101800209

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 WARRANTY DEED FROM HERITAGE HARBOUR MARKET PLACE COMMUNITY DEVELOPMENT DISTRICT FOR PROPERTY LOCATED ALONG PORT HARBOUR PARKWAY, BRADENTON, FLORIDA 34212 – DISTRICT 1

### **Category**

CONSENT AGENDA

### **Briefings**

None

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

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

Tim Cristello, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6284

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

- Accept Warranty Deed from Heritage Harbour Market Place Community Development District

### **Enabling/Regulating Authority**

- Florida Statutes, Chapter 125, County Government
- Manatee County Comprehensive Plan

### **Background Discussion**

- The right-of-way that is the subject of this dedication lies within property owned by Heritage Harbour Market Place Community Development District.
- Pursuant to Section B(5), Transportation Conditions of the Kay Road Extension in DRI Ordinance No. 00-19 (FKA Ordinance 99-43) Development of Regional Impact DR #24, Heritage Sound and Zoning Ordinance PDMU-98-08(Z)(G) dated March 21, 2000, the developer is required to dedicate the right-of-way. As part of the agreement, the developer will also construct the improvements for Kay Road Extension/Port Harbour Parkway as a

two-lane thoroughfare roadway, including appropriate intersection improvements and associated retention, from its I-75 terminus to the eastern boundary of the project.

- The right-of-way that is the subject of this dedication runs west and east along Port Harbour Parkway and is 6.53 acres of land.
- The Warranty Deed has been recorded in the Official Records of Manatee County as Instrument Number 202141142594. This agenda item is for Board Records only.

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Instructions to Board Records**

This agenda item is to accept the Warranty Deed and record in Board Records only.

Please email a copy of the approved Agenda and recording information to:

- Tim Cristello at [Tim.Cristello@mymanatee.org](mailto:Tim.Cristello@mymanatee.org)
- Daniel Garner at [Daniel.Garner@mymanatee.org](mailto:Daniel.Garner@mymanatee.org)

Distributed 12/27/21 RT

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

N/A


**Amount and Frequency of Recurring Costs**

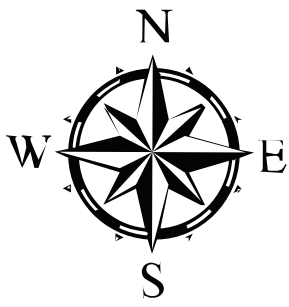
N/A





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

 Right of Way Dedication



**RIGHT OF WAY DEDICATION**

**HERITAGE HARBOUR MARKET PLACE  
COMMUNITY DEVELOPMENT  
PORT HARBOUR PARKWAY  
BRADENTON, FL 34212  
PID 11018002096**



**DISTRICT 1- JAMES SATCHER**