

THIS INSTRUMENT PREPARED BY:

Maria Ramirez, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202



PROJECT NAME: Riversong Amenity Center
PID NO: 494902009

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **DRP Multistate 1, LLC**, a Delaware limited liability company, whose mailing address is 2662 South Falkenburg Road, Riverview, Florida 33578, 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 ONE AND 00/100 DOLLAR (\$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, the Grantor has thereunto set its hand and seal, the day and year written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 4/21/2020
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Josephine Comino
First Witness Signature

Josephine Comino
First Witness Printed Name

Address: 520 Madison Ave, 21st Fl
New York, NY 10022

Mila Janette Sunio
Second Witness Signature

Mila Janette Sunio
Second Witness Printed Name

Address: 520 Madison Ave, 21st Fl
New York, NY 10022

GRANTOR:

DRP Multistate 1, LLC, a Delaware limited liability company

By: **DRP HOLDCO 3, LLC**, a Delaware limited liability company
Its: Sole Member

By: **DRP Intermediate Holdco, LLC**, a Delaware limited liability company
Its: Sole Member

By: **Domain Operating LLC**, a Delaware limited liability company
Its: Sole Member

By: **DW General Partner, LLC**, a Delaware limited liability company
Its: Manager

By: Houdin Honarvar
Houdin Honarvar, Authorized Signatory

Date: 25 February, 2026

STATE OF New York
COUNTY OF New York

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization

this 25 day of February, 2026, by Houdin Honarvar, as Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, as Manager of Domain Operating LLC, a Delaware limited liability company, as Sole Member of DRP Intermediate Holdco, LLC, a Delaware limited liability company, as Sole Member of DRP HOLDCO 3, LLC, a Delaware limited liability company, as Sole Member of DRP Multistate 1, LLC, a Delaware limited liability company, on behalf of the companies, who

☒ is personally known to me or

☐ has produced _____ as identification.

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

DB

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

My Commission Expires: 09-08-2029

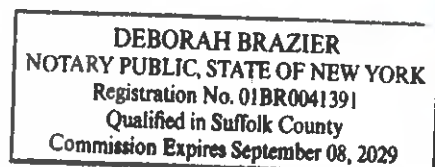


EXHIBIT "A"

Description Sketch

(Not A Survey)

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; RUN THENCE ALONG THE WESTERLY BOUNDARY THEREOF, S.01°35'46"E., A DISTANCE OF 2113.06 FEET; THENCE S.88°47'34"E., A DISTANCE OF 499.09 FEET TO THE **POINT OF BEGINNING**; THENCE N.38°05'05"E., A DISTANCE OF 12.33 FEET; THENCE S.51°54'55"E., A DISTANCE OF 25.19 FEET; THENCE S.35°04'51"W., A DISTANCE OF 12.35 FEET; THENCE N.51°54'55"W., A DISTANCE OF 25.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 315 SQUARE FEET, 0.007 ACRES, MORE OR LESS.

SURVEYORS NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY BOUNDARY OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.01°35'46"E. THE GRID BEARINGS AS SHOWN HEREON REFERS TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.
- 2) THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
- 3) I DO HEREBY CERTIFY THAT THIS SKETCH & DESCRIPTION WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 4) THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED PURSUANT TO RULE 5J-17.062, SECTION 472.027 OF THE FLORIDA STATUTES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEYOR. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
- 5) SEE SHEET 2 FOR SKETCH.



Digitally signed
by Charles
Arnett
Date:
2025.09.09
13:00:27 -04'00'

Charles M. Arnett LS6884

JOB: UTILITY METER EASEMENT

DRAWN: CJF DATE: 08/28/25 CHECKED: NMV

Prepared For: PULTE GROUP-WEST FLORIDA DIVISION

Revisions

DATE	DESCRIPTION	DRAWN
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www.GeoPoint.org

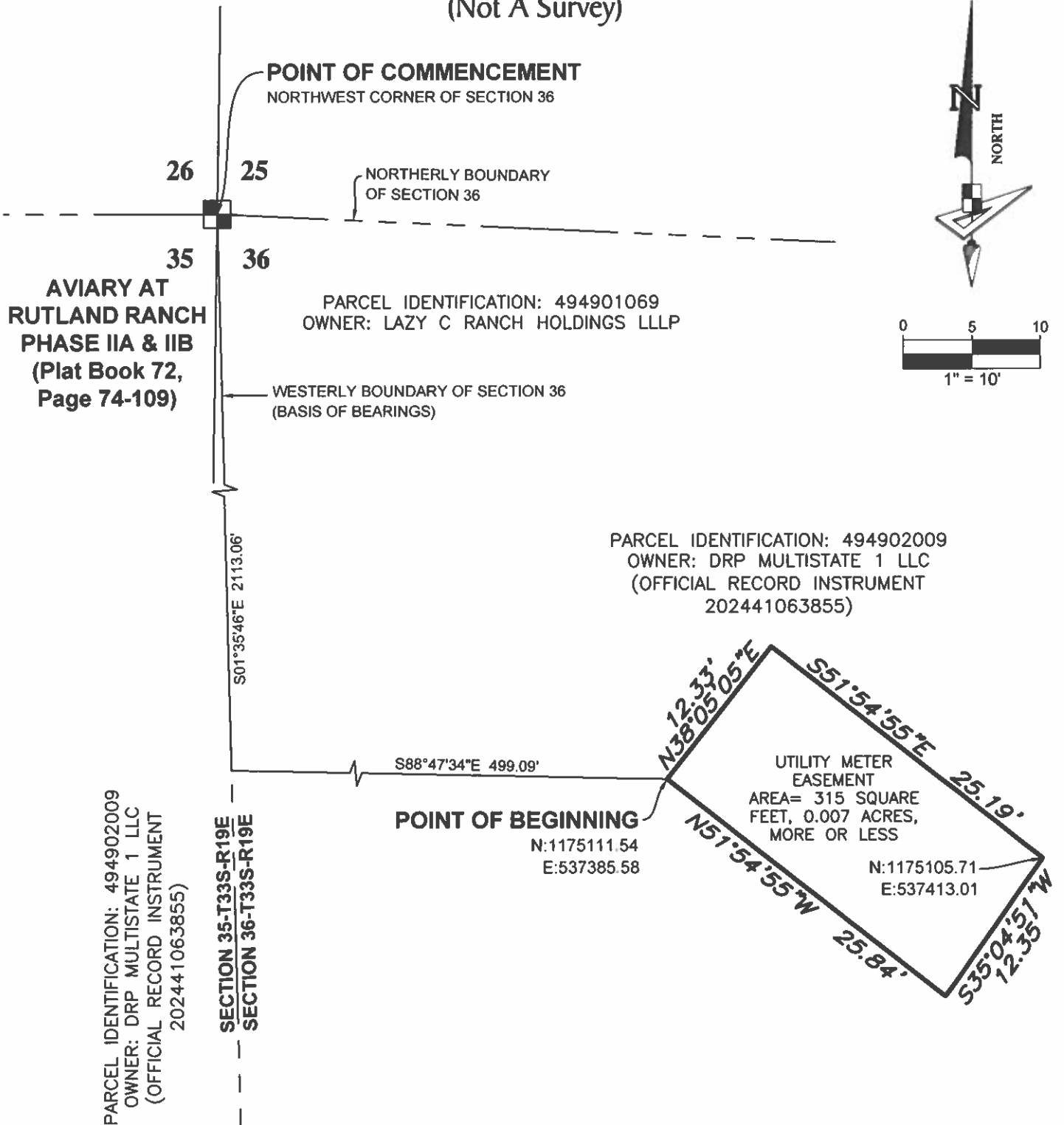
Licensed Business
No.: LB 7768



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Description Sketch

(Not A Survey)



PARCEL IDENTIFICATION: 494902009
OWNER: DRP MULTISTATE 1 LLC
(OFFICIAL RECORD INSTRUMENT
202441063855)

SECTION 35-T33S-R19E
SECTION 36-T33S-R19E

POINT OF BEGINNING
N:1175111.54
E:537385.58

UTILITY METER
EASEMENT
AREA= 315 SQUARE
FEET, 0.007 ACRES,
MORE OR LESS

N:1175105.71
E:537413.01

Notes:
1) See Sheet 1 for Description and Surveyor's notes.

www.GeoPoint.org

Licensed Business
No.: LB 7768

GeoPoint

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

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

Recorded By: pringler
Cashiered By: sweinkauff

Receipt#: 900840478 Payee Name: PULTE GROUP

Receipt Date: 04/22/2026

Instrument(s): 202641045629-EASEMENT

Receipt Total:	\$35.50
Amount Tendered:	\$35.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$35.50

Check	\$35.50	CHECK #	90367037
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Amount Paid	\$35.50
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This service fee is charged by MyFloridaCounty.com. Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For Information on refunds or for general inquiries, please call customer support at (877) 326 8689.

Instrument: 202641045629 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$17.00
199000000341150	PRMTF \$1/\$.50	\$2.50
001000000208911	PRMTF FACC \$.10	\$0.40
199000000341160	PRMTF CLERK \$1.90	\$7.60
001000000208912	PRMTF BCC \$2	\$8.00

Instrument Total: \$35.50



April 21, 2026 - Regular Meeting

Subject

Acceptance and Recording of a Permanent Utilities Easement from DRP Multistate 1, LLC, for property located at 5330 Riversong Parkway, Parrish, Florida 34219, Peter Morrow, Property Acquisition Division Manager – District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Maria Ramirez, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3672

Action Requested

Accept and Record Permanent Utilities Easement from DRP Multistate 1, LLC.

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- DRP Multistate 1, LLC, a Delaware limited liability company, is the owner the property located at 5330 Riversong, Parkway, Parrish, Florida 34219.
- DRP Multistate 1, LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan (PLN2501-0086) requirements for a residential development.
- This easement has been reviewed and approved by the Development Services Department, and it meets the requirements of the final site plan.
- The recording of the Permanent Utilities Easement is also required from DRP Multistate 1, LLC, to receive their Certificate of Occupancy.
- The Permanent Utilities Easement encompasses approximately 315 square feet, located along the midpoint of the eastern property line.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

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

Maria Ramirez at maria.ramirez@mymanatee.org

Taylor Stasie @ taylor@levelupflorida.com

Jeremy Cox at Jeremy.cox@mymanatee.org

Sunny Fu sunny.fu@mymanatee.org

Frank Conetta at frank.conetta@mymanatee.org

Ryan Beggy at ryan.beggy@mymanatee.org

Distributed 4/22/26, RT

Cost and Funds Source Account Number and Name

\$35.50 recording fee to be paid by the Grantor.

Amount and Frequency of Recurring Costs

N/A

