



**THIS INSTRUMENT PREPARED BY:**

Caitlyn DeLoach, Senior 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: Proven Locks  
PID NO: 603200269

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made and entered into between **DYNAMIC MANUFACTURING GROUP LLC**, a Florida limited liability company, whose mailing address is 2310 Dock Street, Unit # 111, Palmetto, Florida 34221, 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 caused these presents to be executed in its name by its proper agent thereunto duly authorized, the day and year first below written.

**SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.**

ACCEPTED IN OPEN SESSION 5/5/26  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

**GRANTOR:**  
**DYNAMIC MANUFACTURING GROUP LLC**, a Florida limited liability company

[Signature]  
First Witness Signature

By: [Signature]  
Ronald Lee II, President

Adam Lee  
First Witness Printed Name

Date: 4-3-2026

Address: 12267 23rd St East  
Darrish FL 34219

[Signature]  
Second Witness Signature

Anna M Green  
Second Witness Printed Name

Address: 808 Hwy 41  
Kensler La. 33570

STATE OF Florida  
COUNTY OF Hillsborough

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

- physical presence or
- online notarization

this 3 day of April, 2026, Ronald Lee II, as President of Dynamic Manufacturing Group LLC, a Florida limited liability company, on behalf of the company, who

- is personally known to me or
- has produced FDL-L382-864-14-000-0 as identification.

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

[Signature]

My Commission Expires: 3/9/2030

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



**SANRITA MONTS**  
Notary Public  
State of Florida  
Comm# HH776843  
Expires 3/9/2030

# SKETCH & DESCRIPTION

## DESCRIPTION

A PORTION OF LOT 4, BUCKEYE NATIONAL PARK AN INDUSTRIAL SUBDIVISION, RECORDED IN PLAT BOOK 53, PAGES 126 THROUGH 134, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 4, BUCKEYE NATIONAL PARK AN INDUSTRIAL SUBDIVISION, RECORDED IN PLAT BOOK 53, PAGES 126 THROUGH 134, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S00°00'00"E ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 16.00 FEET; THENCE THENCE N89°31'03"W, A DISTANCE OF 12.00 FEET; THENCE N00°00'06"E, A DISTANCE OF 16.00 FEET; THENCE S89°30'53"E ALONG THE SOUTH RIGHT OF WAY LINE OF 31ST TERRACE EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 192.00 SQUARE FEET OR 0.004 ACRES, MORE OR LESS.

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF 31ST TERRACE EAST, BEING S89°30'53"E, PER PLAT.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
6. STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 83/2011 DETERMINED BY FIELD SURVEY.
7. ERROR CLOSURE: 0.000603'

SHEET 1 OF 2

REVISIONS			
	NO.	DATE	DESCRIPTION

PUBLIC UTILITY EASEMENT

SKETCH & LEGAL DESCRIPTION

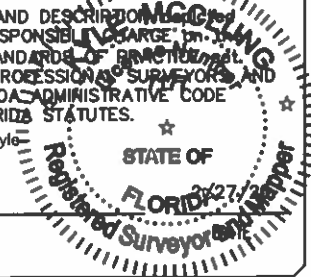
### SURVEYOR'S CERTIFICATE

I hereby certify that the SKETCH AND DESCRIPTION hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.

Kyle  
McClung

Digitally signed by Kyle  
McClung  
Date: 2026.04.03  
06:51:35 -04'00'

KYLE McCLUNG  
LS 7177



**SUNCOAST LAND SURVEYING, INC.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677

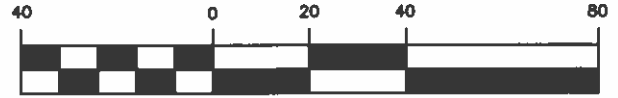
LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

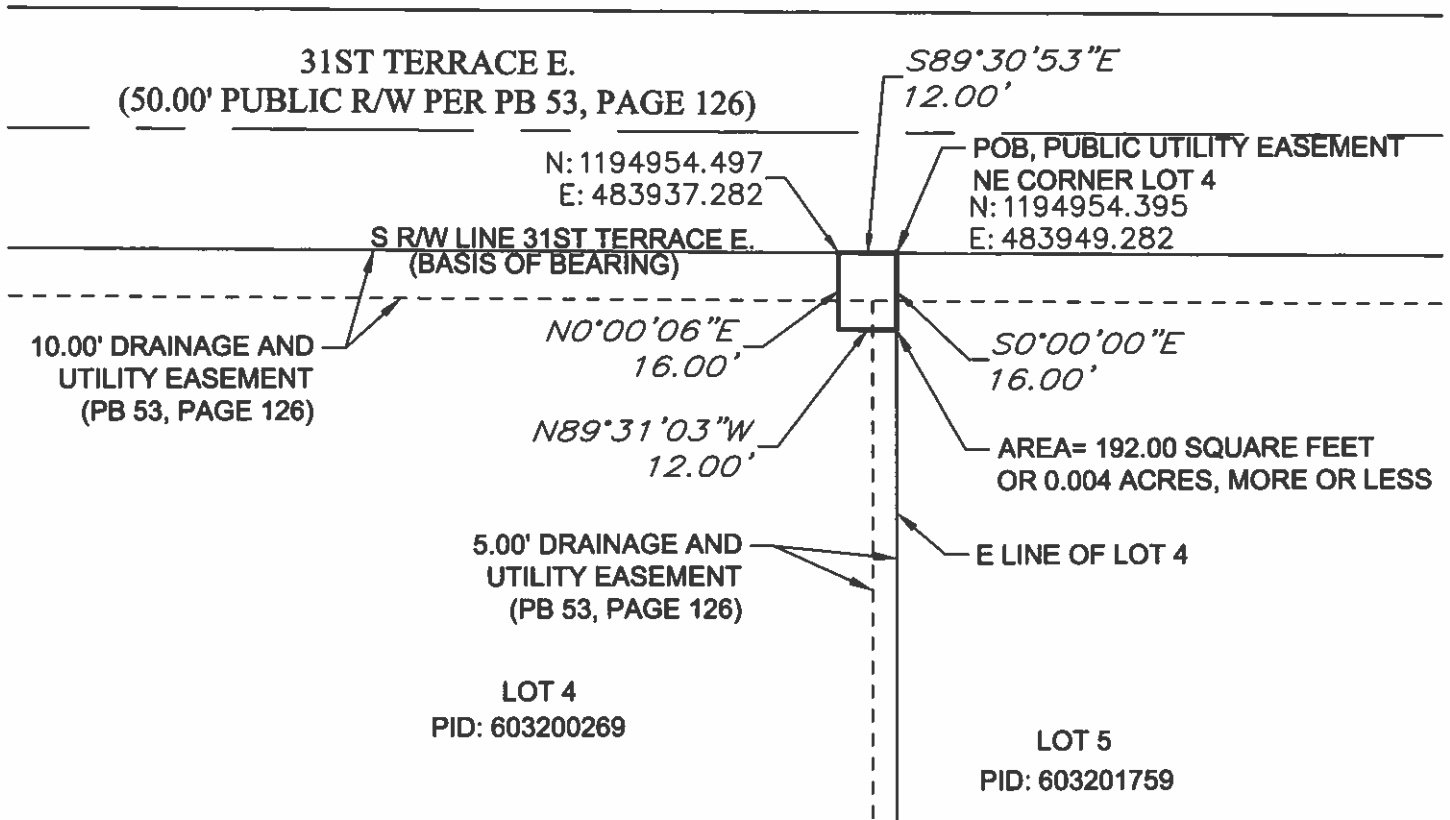
# SKETCH & DESCRIPTION



GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



SHEET 2 OF 2

PUBLIC UTILITY EASEMENT

SKETCH & LEGAL  
DESCRIPTION

LEGEND

PB PLAT BOOK  
POB POINT OF BEGINNING  
R/W RIGHT OF WAY



**SUNCOAST LAND SURVEYING, INC.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given by **SERVISFIRST BANK**, an Alabama banking corporation, whose mailing address is 4221 West Boy Scout Boulevard, Suite 100, Tampa, Florida 33607, (hereinafter **Mortgagee**) being the owner and holder of two mortgages both being dated May 22, 2025 and made by **DYNAMIC MANUFACTURING GROUP, LLC**, a Florida limited liability company, whose mailing address is 2310 Dock Street, Unit #100, Palmetto, Florida 34221 (hereinafter the **Mortgagor**), in favor of Mortgagee, which said mortgages have been recorded in Official Records under Instrument Numbers 202541064852 and 202541064855, as modified in Instrument Numbers 202541076132 and 202541076133, all of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**SERVISFIRST BANK**, also being the owner and holder of Liens made by Mortgagor, in favor of Mortgagee, which said Liens have been recorded in Official Records under Instrument Numbers 202541064853, 202541064854, 202541064856 and 202541064857, all of the Public Records of Manatee County, Florida (hereinafter **Liens**), and encumbering real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the **Mortgagor** a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

**IN WITNESS WHEREOF**, the Mortgagee has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first below written.

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

ACCEPTED IN OPEN SESSION 5/5/26  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

**MORTGAGEE:**  
**SERVISFIRST BANK**, an Alabama banking corporation

[Signature]  
First Witness Signature

Stephanie Deville  
First Witness Printed Name

Address: 103 Links Ave  
Sarasota, FL 34236

[Signature]  
Second Witness Signature

Joann Lempfert  
Second Witness Printed Name

Address: 103 Links Ave  
Sarasota, FL 34236

By: [Signature]  
Signature

As: VP, Commercial Banking  
Title

Yuri Perreira  
Printed Name

Date: 4/1/26

STATE OF Florida  
COUNTY OF Sarasota

Before me, a Notary Public, the foregoing instrument was acknowledged by means of  
 physical presence or  
 online notarization  
this 1 day of April, 2026, by Yuri Perreira, as  
VP of ServisFirst Bank, an Alabama banking 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]

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

My Commission Expires: 7/24/27







Approved in Open Session 5/5/26  
Manatee County  
Board of County Commissioners

May 5, 2026 - Regular Meeting

## **Subject**

Acceptance and Recording of a Permanent Utilities Easement from Dynamic Manufacturing Group LLC for property located at 11845 31st Terrace East, Palmetto, Florida 34221, 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
- Caitlyn DeLoach, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3603

## **Action Requested**

- Accept and Record Permanent Utilities Easement for Dynamic Manufacturing Group LLC, (includes Consent and Joinder from ServisFirst Bank).

## **Enabling/Regulating Authority**

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

## **Applicable Advisory Board**

N/A

## **Background Discussion**

- Dynamic Manufacturing Group LLC, a Florida limited liability company, owns the property located at 11845 31st Terrace East, Palmetto, Florida 34221.
- Dynamic Manufacturing Group LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan (FSP) requirements for a commercial development (PLN 2510-0135).
- The recording of the Permanent Utilities Easement is required for Dynamic Manufacturing Group LLC, to receive their Certificate of Occupancy.
- ServisFirst Bank, an Alabama banking association, who holds a mortgage on the property, consents to and joins in the easement.
- The Permanent Utilities Easement encompasses approximately 192 square feet and is located along 31st Terrace East, as per the FSP.

- The Permanent Utilities Easement has been reviewed by the Development Services Department and they have determined this meets the requirements as set forth in the FSP.

**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
- Michael Kngiht at michael@auroracivil.com
- Jeremy Cox at jeremy.cox@mymanatee.org
- Frank Conetta at frank.conetta@mymanatee.org
- Ryan Beggy at ryan.beggy@mymanatee.org

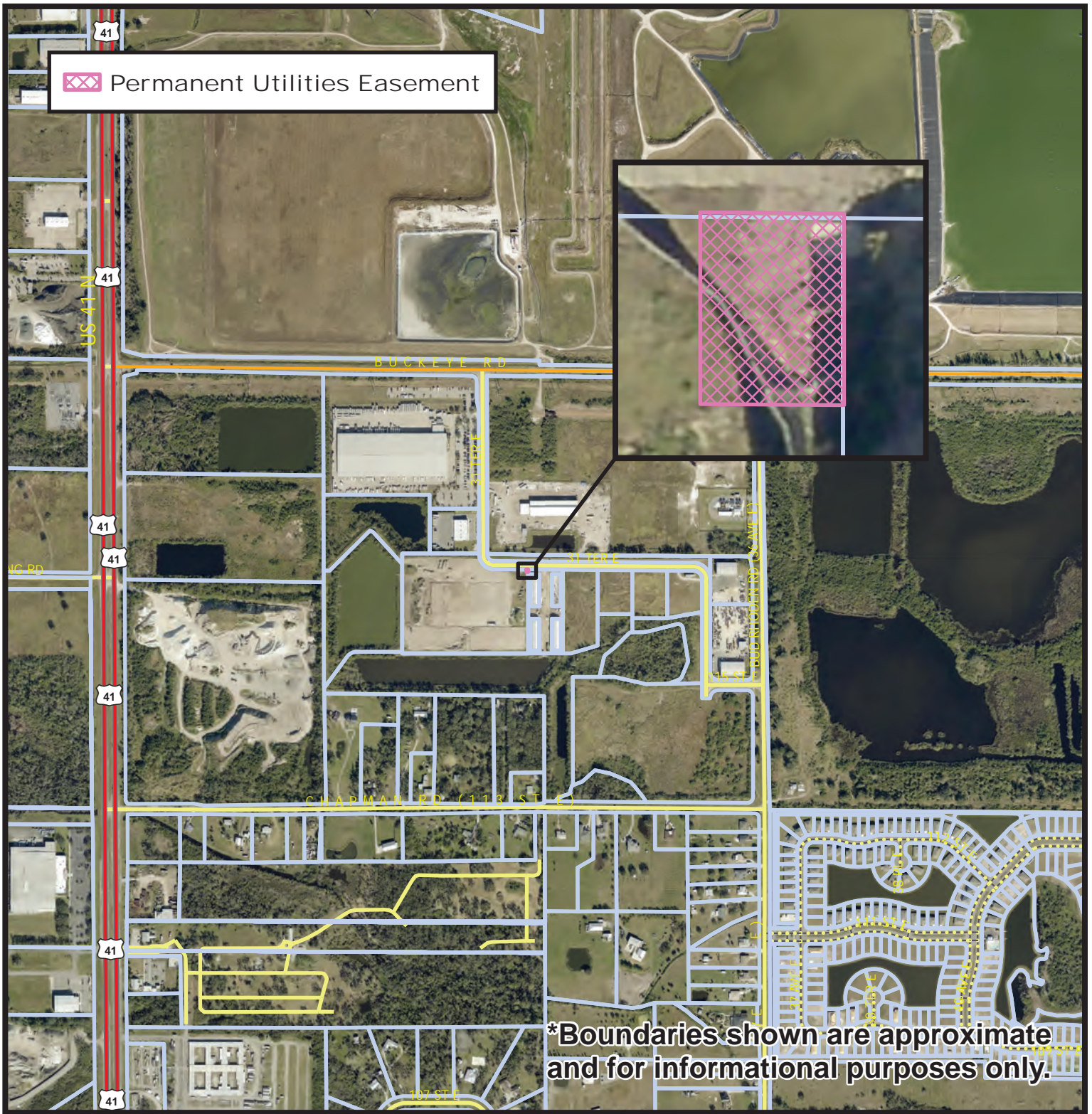
**Distributed 5/6/26, RT**

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

\$52.50 recording fee to be paid by Grantor

**Amount and Frequency of Recurring Costs**

N/A



**PERMANENT UTILITIES EASEMENT**

**DYNAMIC MANUFACTURING GROUP LLC  
 11805 31ST TERRACE EAST  
 PALMETTO, FLORIDA 34221  
 PID: 603200269**



**DISTRICT 1 - VACANT**