

**THIS INSTRUMENT PREPARED BY:**

Shvonne Davis, 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: Oneco 51 Apartments  
PID NO: 5584701079

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made and entered into between **ONECO 51 FAMILY APARTMENTS, LTD.**, a Florida limited partnership, whose mailing address is 401 Wilshire Boulevard, 11<sup>th</sup> Floor, Santa Monica, California 90401, 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 ACKNOWLEDGEMENTS 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.

[Signature]  
First Witness Signature

Lauren Gurney  
First Witness Printed Name

Address: ~~Hennepin Co.~~ <sup>Christensen Sampsel</sup>  
305 North Fifth Avenue, Suite 375  
Minneapolis, MN 55401

[Signature]  
Second Witness Signature

Darby Hanson  
Second Witness Printed Name

Address: ~~Hennepin~~ <sup>Christensen Sampsel</sup>  
305 North Fifth Avenue, Suite 375  
Minneapolis, MN 55401

STATE OF Minnesota  
COUNTY OF Hennepin

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

this 26th day of January, 2026, Jordan Richter, as authorized signatory of Oneco 51 Family GP LLC, a Delaware limited liability company, the sole general partner of Oneco 51 Family Apartments, LTD., a Florida limited partnership, on behalf of the partnership, who

is personally known to me or  
 has produced Global Entry ID / UN Temp. ID 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.)

**GRANTOR:**  
**ONECO 51 FAMILY APARTMENTS, LTD.,** a Florida limited partnership

By: Oneco 51 Family GP LLC,  
a Delaware limited liability company

Its: Sole General Partner

By: [Signature]  
Jordan Richter, Authorized Signatory

Date: 01/26/2026

My Commission Expires: 1/31/2030

41526817v3



# Exhibit "A"

**DESCRIPTION:**

A parcel of land lying in Section 12, Township 35 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

**COMMENCE** at the Northeast corner of said Section 12, run thence along the East boundary of said Section 12, S.00°24'14"W., 1547.43 feet; thence N.89°35'46"W., 35.68 feet to a point on the west right of way of 15th Street East; thence N.89°45'30"W., 61.57 feet to a point on a non-tangent curve to the left; thence southwesterly, 133.27 feet along said curve, having a radius of 74.07 feet, a delta angle of 103°05'20" and a chord bearing N.79°29'59"W., 116.01 feet; thence N.69°14'29"W., 11.20 feet to the **POINT OF BEGINNING**; thence S.20°45'31"W., 35.00; thence N.69°14'29"W., 261.26 feet to a point of curvature to the left; thence southwesterly, 407.05 feet along said curve, having a radius of 325.00 feet, a delta angle of 71°45'42" and a chord bearing S.74°52'40"W., 380.97 feet; thence S.38°59'49"W., 334.56 feet to a point on a non-tangent curve to the left on the northeasterly right of way of 301 Boulevard East; thence along said northeasterly right of way, 47.01 feet along said curve, having a radius of 1670.76 feet, a delta angle of 01°36'43" and a chord bearing N.51°42'31"W., 47.00 feet ; thence N.38°59'49"E., 312.56 feet; thence S.50°58'02"E., 11.99 feet; thence N.39°01'58"E., 22.59 feet to a point on a non-tangent curve to the right; thence northeasterly, 158.50 feet along said curve, having a radius of 360.00 feet, a delta angle of 25°13'31" and a chord bearing N.51°36'35"E., 157.22 feet; thence N.22°30'00"W., 10.25 feet; thence N.67°30'00"E., 10.00 feet; thence S.22°30'00"E., 9.82 feet to point on a non-tangent curve to the right; thence northeasterly 282.39 feet along said curve, having a radius of 360.00 feet, a delta angle of 44°56'35" and a chord bearing N.88°17'13"E., 275.20 feet; thence S.69°14'29"E., 261.26 feet to the **POINT OF BEGINNING**.

Containing 0.912 acres or 39,720 square feet, more or less.

**BASIS OF BEARINGS:**

Bearings shown hereon are based on the East boundary of Section 12, Township 35 south, Range 17 East, Manatee County, Florida, having a Grid bearing of S.00°24'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



**CERTIFIED TO:**

This legal description and sketch is certified to Manatee County.

Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida, have been established to a minimum of third order accuracy using RTK/GNSS observations from the Florida Permanent Reference Network (FPRN)

The Description hereon is not valid without the accompanying sketch shown on Sheet 2

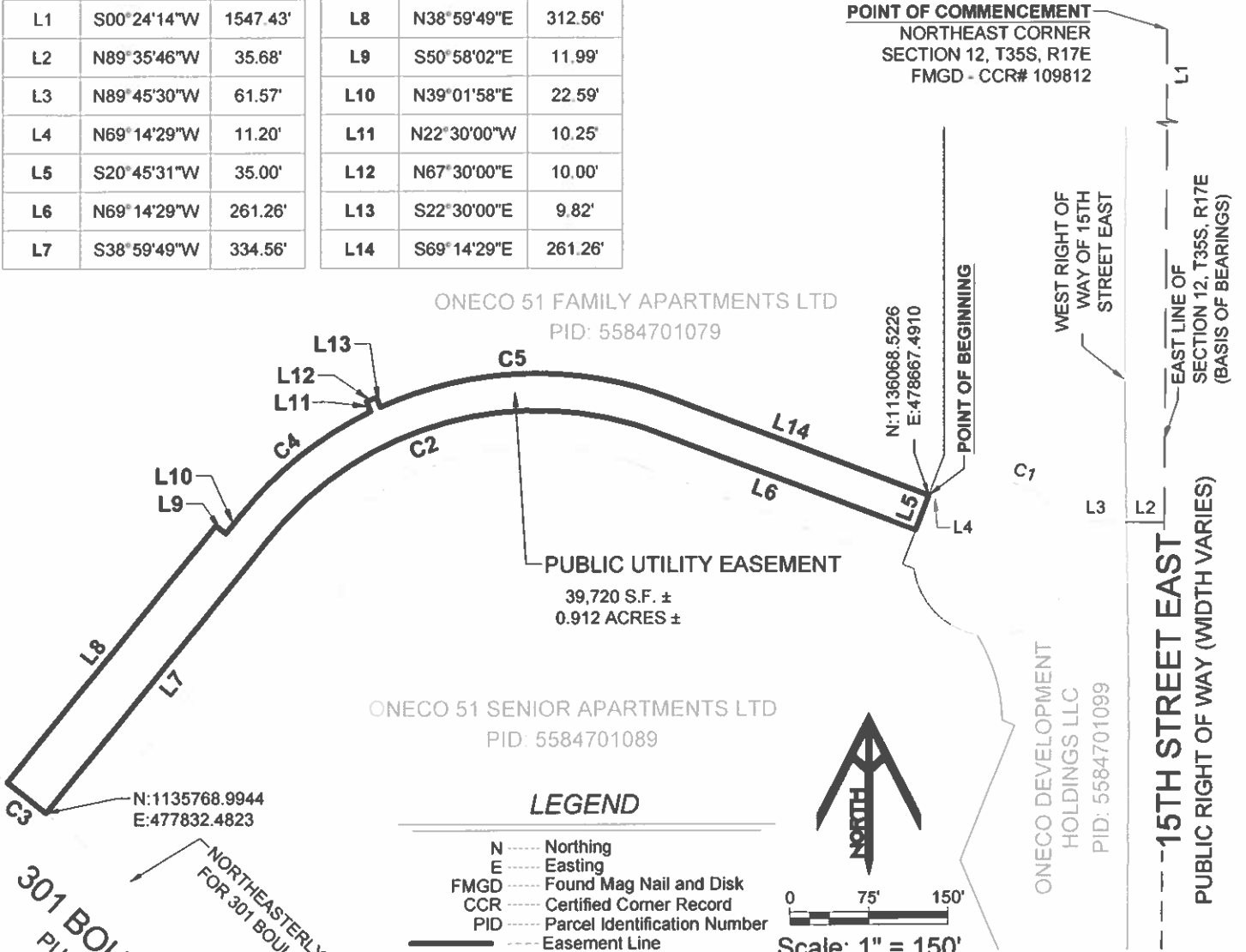
Description Sketch  
Not a survey

<b>Survey History</b>			<b>Surveyor's Certificate</b>		<b>Bradenton Multifamily</b>			
<b>Date</b>	<b>Description</b>	<b>By</b>	This sketch not valid without the original signature and seal of a Florida Professional Surveyor and Mapper, or a digital signature complying with 5J-17 Florida Statutes		Description Sketch		701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
10/15/25	Date of Sketch	NO						
10/29/25	Client Comments	NO	 <b>Matthew Kneeland</b> 2025.11.11 10:43:17 -05'00'		Prepared for: Lincoln Avenue Communities Section 12 Township 35 South Range 17 East Manatee County, FL		Project Number: 220038    Sheet 1 of 2	
			<b>Matthew C. Kneeland, LS 7092</b>					

# Exhibit "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°24'14"W	1547.43'
L2	N89°35'46"W	35.68'
L3	N89°45'30"W	61.57'
L4	N69°14'29"W	11.20'
L5	S20°45'31"W	35.00'
L6	N69°14'29"W	261.26'
L7	S38°59'49"W	334.56'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N38°59'49"E	312.56'
L9	S50°58'02"E	11.99'
L10	N39°01'58"E	22.59'
L11	N22°30'00"W	10.25'
L12	N67°30'00"E	10.00'
L13	S22°30'00"E	9.82'
L14	S69°14'29"E	261.26'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	133.27'	74.07'	103°05'20"	N79°29'59"W	116.01'
C2	407.05'	325.00'	071°45'42"	S74°52'40"W	380.97'
C3	47.01'	1670.76'	001°36'43"	N51°42'31"W	47.00'
C4	158.50'	360.00'	025°13'31"	N51°36'35"E	157.22'
C5	282.39'	360.00'	044°56'35"	N88°17'13"E	275.20'

Description Sketch  
Not a survey  
Not Valid without Sheet 1

Survey History		
Date	Description	By

Surveyor's Certificate

See Sheet 1 for Surveyor's Certificate

Bradenton Multifamily

Description Sketch

Prepared for:  
Lincoln Avenue  
Communities  
Section 12  
Township 35 South  
Range 17 East  
Manatee County, FL

701 S. Howard Avenue, Suite 106-320  
Tampa, FL 33606  
813-515-0821  
MRICSpatial.com  
Licensed Business #8325

Project Number: 220038      Sheet 2 of 2

## CONSENT AND JOINDER

**THIS CONSENT AND JOINDER**, made and given by **CITIBANK, N.A.**, a national banking association, whose mailing address is 388 Greenwich Street, Trading 4<sup>th</sup> Floor, New York, New York 10013, (hereinafter the **Mortgagee**), being the owner and assignee of mortgages dated December 1, 2022, and May 1, 2024 made by **HOUSING FINANCE AUTHORITY OF MANATEE COUNTY, FLORIDA**, a public body corporate and politic, organized and existing under the laws of the State of Florida, whose mailing address is 435 12<sup>th</sup> Street West, Bradenton, Florida 34205; and owner of a mortgage dated December 1, 2022, made by **ONECO 51 FAMILY APARTMENTS, LTD.**, a Florida limited partnership, whose mailing address is 401 Wilshire Boulevard, 11<sup>th</sup> Floor, Santa Monica, California 90401 (hereinafter the **Mortgagor**), in favor of Mortgagee, which mortgages have been recorded in Official Records under Instrument Numbers 202241150385 and 202441054077, as assigned by those certain Assignment of Mortgages, dated December 1, 2022, and May 1, 2024, and recorded under Instrument Numbers 202241150386 and 2024411054078, and recorded under Instrument Number 202241150387, all of the Public Records of Manatee County, Florida (hereinafter collectively the **Mortgages**), and encumbers 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 agent 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.

[Signature]  
First Witness Signature

Dora Piedrahita  
First Witness Printed Name

Address: 7400 W Camino Real  
Boca Raton FL 33433

[Signature]  
Second Witness Signature

Adam Hurwitz  
Second Witness Printed Name

Address: 7400 W. Camino Real  
Boca Raton, FL 33433

STATE OF Florida  
COUNTY OF Palm Beach

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

- physical presence or
- online notarization

this 24 day of March, 2026, by Barry Krinsky, as Vice President of CITIBANK, N.A., a national banking association, on behalf of the association, who

- is personally known to me or
- has produced Driver License 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.)

**MORTGAGEE:**

**CITIBANK, N.A.**, a national banking association

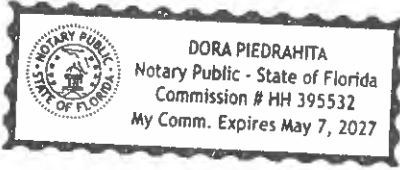
By: [Signature]  
Signature

As: Vice President  
Title

Barry Krinsky  
Printed Name

Date: 3/24/26

My Commission Expires: May 7/2027



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](http://www.manateeclerk.com)

Recorded By: TALLRED  
Cashiered By: smccreadie

**Receipt#:** 900844166      **Payee Name:** LINCOLN AVENUE CAPITAL MANAGEMENT LLC  
**Receipt Date:** 05/06/2026

**Instrument(s):** 202641051851-EASEMENT, 202641051852-EASEMENT, 202641051853-EASEMENT

<b>Receipt Total:</b>	\$140.50
<b>Amount Tendered:</b>	\$140.50
<b>Overage:</b>	\$0.00
<b>Service Fee</b>	\$0.00
<b>Total PAID</b>	<b>\$140.50</b>

Check	\$137.50	CHECK #	4792
<b>Amount Paid</b>	<b>\$140.50</b>		
Check	\$3.00	CHECK #	2239016930
<b>Amount Paid</b>	<b>\$140.50</b>		

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.

Receipt#: 900844166

Payee Name: LINCOLN AVENUE CAPITAL MANAGEMENT LLC

Receipt Date: 05/06/2026

Instrument(s): 202641051851-EASEMENT, 202641051852-EASEMENT, 202641051853-EASEMENT

<b>Instrument: 202641051851 EASEMENT</b>		
001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
<b>Instrument Total:</b>		<b>\$52.50</b>
<b>Instrument: 202641051852 EASEMENT</b>		
001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
<b>Instrument Total:</b>		<b>\$52.50</b>
<b>Instrument: 202641051853 EASEMENT</b>		
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
<b>Instrument Total:</b>		<b>\$35.50</b>



May 5, 2026 - Regular Meeting

## Subject

Acceptance and Recording of Permanent Utilities Easement from Oneco 51 Family Apartments, LTD., for property located at 1205 45th Drive East, Bradenton, Florida 34203, Peter Morrow, Property Acquisition Division Manager - District 2

## Category

CONSENT AGENDA

## Briefings

None

## Contact and/or Presenter Information

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

Shvonne Davis, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3670

## Action Requested

- Accept and record Permanent Utilities Easement from Oneco 51 Family Apartments, LTD., (includes Consent and Joinder from Citibank, N.A.).

## Enabling/Regulating Authority

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

## Applicable Advisory Board

N/A

## Background Discussion

- Oneco 51 Family Apartments, LTD., owns the property located at 1205 45th Drive East, Bradenton, Florida 34203.
- The Final Site Plan number associated with this easement dedication is PLN2203-0001.
- Development Services has reviewed this project and recommends approval.
- Oneco 51 Family Apartments, LTD., is required to convey a Permanent Utilities Easement to Manatee County in accordance with the Final Site Plan requirements for commercial development. The recording of the Permanent Utilities Easement is also required for Oneco 51 Family Apartments, LTD., to receive their Certificate of Occupancy.
- Citibank, N.A., a national banking association, being the owner and assignee of mortgages made by Housing Finance Authority of Manatee County, Florida, a public body corporate

and politic, organized and existing under the laws of the State of Florida, and owner of a mortgage made by Oneco 51 Family Apartments, LTD., a Florida limited partnership, consents to and joins in the easement.

- The Permanent Utilities Easement encompasses approximately 39,720 square feet of land, located along the Western right-of-way of 15th Street East and 301 Boulevard East.

### **Attorney Review**

Not Reviewed (No apparent legal issues)

### **Instructions to Board Records**

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

- Shvonne Davis at shvonne.davis@mymanatee.org
- utilities\_records@mymanatee.org
- Matt Merucci at matt.merucci@mymanatee.org
- Jeremy Cox at jeremy.cox@mymanatee.org
- Lauren Kramer at lauren.kramer@mymanatee.org
- Andrew Pluta at andrew.pluta@kimley-horn.com
- Erik Mawn at erik.mawn@kimley-horn.com
- Jack Berkey at jberkey@lincolnavenue.com

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

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

\$52.50 recording fees paid by Grantor

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

N/A

**From:** [Shvonne Davis](#)  
**To:** [Robin Toth](#); [Peter Morrow](#)  
**Subject:** RE: BCC Mtg 5/5/26: Item 24, Permanent Utilities Easement from Oneco 21 Family Apts, Ltd- 1205 45th Drive East, Bradenton  
**Date:** Friday, May 1, 2026 2:57:38 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**[NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Robin,

Thank you so much for the email! There is only one check for all three of the packages with the name of Oneco. I called over there to make sure this would be ok. I hope all is well.

Item #23, #24, and #25 (all fees are included in the check).

Please let me know if you have any issues locating the checks. Thanks so much!

Respectfully,

Shvonne Davis | Real Property Specialist  
Manatee County Government  
Property Management Department  
9000 Town Center Parkway  
Lakewood Ranch, Florida 34202  
*USPS Mailing Address:*  
*Post Office Box 1000, Bradenton, Florida 34206*  
Desk: 941-748-4501 x 3670  
[mymanatee.org](http://mymanatee.org)

Under [Public Records Act](#), email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.



---

**From:** Robin Toth <[robin.toth@ManateeClerk.com](mailto:robin.toth@ManateeClerk.com)>  
**Sent:** Friday, May 1, 2026 1:59 PM  
**To:** Shvonne Davis <[shvonne.davis@mymanatee.org](mailto:shvonne.davis@mymanatee.org)>; Peter Morrow <[peter.morrow@mymanatee.org](mailto:peter.morrow@mymanatee.org)>  
**Subject:** BCC Mtg 5/5/26: Item 24, Permanent Utilities Easement from Oneco 21 Family Apts, Ltd- 1205 45th Drive East, Bradenton

**CAUTION:**This email originated from an external source.  
**Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.**

Good Afternoon,

Item 24 indicates the \$52.50 recording fees paid by Grantor, but there is no check attached.

Please advise.

Thank you,

**Robin Toth**

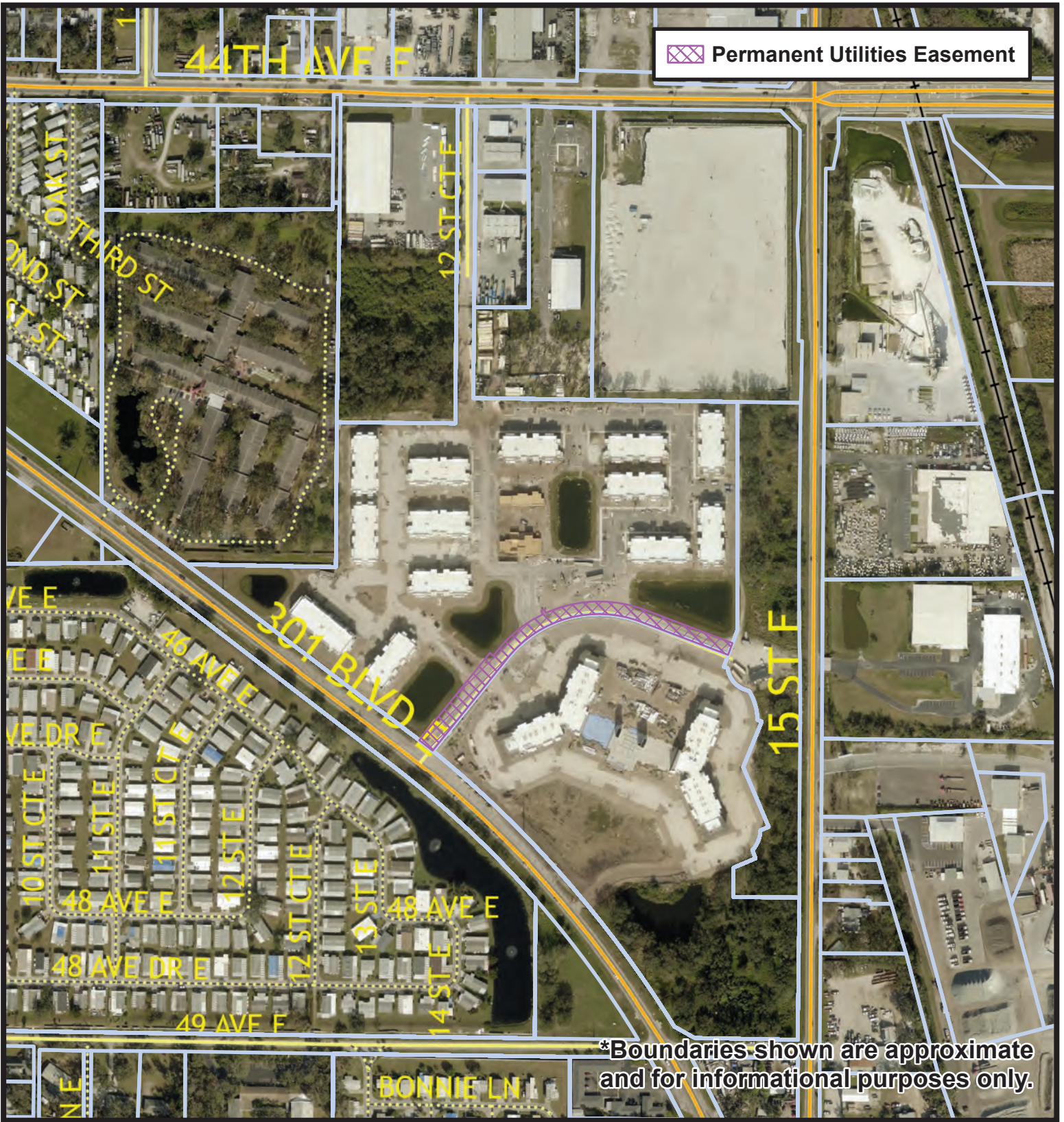
Deputy Clerk, Board Records Department



For Angelina "Angel" Colonnese  
Manatee Clerk of the Circuit Court & Comptroller  
(941) 749-1800 Ext. 4179  
1115 Manatee Ave W, Bradenton, FL 34205  
[www.ManateeClerk.com](http://www.ManateeClerk.com)

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**PERMANENT UTILITIES EASEMENT**

**ONECO 51 FAMILY APARTMENTS, LTD.  
 1205 45TH DRIVE EAST BRADENTON,  
 FLORIDA 34203  
 PID 5584701079**



**DISTRICT 2 - AMANDA BALLARD**