

**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: 5584701099

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT UTILITIES EASEMENT**

**THIS INDENTURE** made and entered into between **ONECO DEVELOPMENT HOLDINGS LLC**, a Florida limited liability company, whose mailing address is 401 Wilshire Boulevard, Suite 1100, 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 5/5/16  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

**GRANTOR:**  
**ONECO DEVELOPMENT HOLDINGS LLC**, a Florida limited liability company

[Signature]  
First Witness Signature

By: [Signature]  
Jordan Richter, Authorized Signatory

Lauren Gainey  
First Witness Printed Name

Address: Hennepin Co. Christensen Sampsel  
305 North Fifth Avenue, Suite 375  
Minneapolis, MN 55401

Date: 01/26/2026

[Signature]  
Second Witness Signature

Darby Hanson  
Second Witness Printed Name

Address: Hennepin Christensen Sampsel  
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 Development Holdings LLC, a Florida limited liability company, on behalf of the company, who  
 is personally known to me or  
 has produced Global Entry ID/MN 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.)

My Commission Expires: 1/31/2030

41532565v3



# 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 and the **POINT OF BEGINNING**; thence along said west right of way the following two courses: 1) S.00°44'55"E., 35.01 feet; 2) S.00°44'55"E., 35.01; thence leaving said west right of way N.89°45'30"W., 62.78 feet to a point on a non-tangent curve to the right; thence Northwesterly, 186.32 feet along said curve, having a radius of 74.07 feet, a delta angle of 144°07'21" and a chord bearing N.79°29'59"W., 140.94 feet; thence N.69°14'29"W., 11.20 feet; thence N.20°45'31"E., 70.00 feet; thence S.69°14'29"E., 11.20 feet to a point on a non-tangent curve to the right; thence Southeasterly 133.27 feet along said curve, having a radius of 74.07 feet, a delta angle of 103°05'20" and a chord bearing S.79°29'59"E., 116.01 feet; thence S.89°45'30"E., 61.57 feet to the **POINT OF BEGINNING**.

Containing 0.495 acres or 21,543 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	 <b>Matthew Kneeland</b> 2025.11.12 13:43:44 -05'00'		Prepared for:			
10/29/25	Client Comments	NO			Lincoln Avenue Communities			
11/12/25	Client Comments	NO			Section 12 Township 35 South Range 17 East Manatee County, FL			
			<b>Matthew C. Kneeland, LS 7092</b>		<b>Project Number: 220038</b>		<b>Sheet 1 of 2</b>	

# Exhibit "A"



0 50' 100'

Scale: 1" = 100'

**POINT OF COMMENCEMENT**  
 NORTHEAST CORNER  
 SECTION 12, T35S, R17E  
 FMGD - CCR# 109812

ONECO 51 FAMILY APARTMENTS LTD  
 PID 5584701079

ONECO 51 SENIOR APARTMENTS LTD  
 PID: 5584701089

N:1136003.0669  
 E:478642.6807

ONECO DEVELOPMENT  
 HOLDINGS LLC  
 PID: 5584701099

WEST RIGHT OF  
 WAY OF 15TH  
 STREET EAST

N:1136043.1519  
 E:478853.5993

POINT OF BEGINNING

EAST LINE OF  
 SECTION 12, T35S, R17E  
 (BASIS OF BEARINGS)

**PUBLIC UTILITY  
 EASEMENT**  
 21,543 S.F. ±  
 0.495 ACRES ±

**15TH STREET EAST**  
 PUBLIC RIGHT OF WAY (WIDTH VARIES)

ONECO DEVELOPMENT  
 HOLDINGS LLC  
 PID: 5584701099

## LEGEND

- N ..... Northing
- E ..... Easting
- FMGD ..... Found Mag Nail and Disk
- CCR ..... Certified Corner Record
- PID ..... Parcel Identification Number
- ..... Easement Line

## LINE TABLE


LINE #	DIRECTION	LENGTH
L1	S00°24'14"W	1547.43'
L2	N89°35'46"W	35.68'
L3	S00°44'55"E	35.01'
L4	S00°44'55"E	35.01'
L5	N89°45'30"W	62.78'
L6	N69°14'29"W	11.20'
L7	N20°45'31"E	70.00'
L8	S69°14'29"E	11.20'
L9	S89°45'30"E	61.57'

## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	186.32'	74.07'	144°07'21"	N79°29'59"W	140.94'
C2	133.27'	74.07'	103°05'20"	S79°29'59"E	116.01'

Not Valid without Sheet 1 and 2

Description Sketch - Not a survey

Survey History			Surveyor's Certificate		Bradenton Multifamily		 701 S. Howard Avenue, Suite 106-320 Tampa, FL 33606 813-515-0821 MRICSpatial.com Licensed Business #8325	
Date	Description	By	See Sheet 1 for Surveyor's Certificate		Description Sketch			
					Prepared for: Lincoln Avenue Communities Section 12 Township 35 South Range 17 East Manatee County, FL		Project Number: 220038	Sheet 2 of 2

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

Receipt Total:	\$140.50
Amount Tendered:	\$140.50
Overage:	\$0.00
Service Fee	\$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>



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

May 5, 2026 - Regular Meeting

## **Subject**

Acceptance and Recording of Permanent Utilities Easement from Oneco Development Holdings LLC, for property located at 12th Street Court 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 Development Holdings LLC.

## **Enabling/Regulating Authority**

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

## **Applicable Advisory Board**

N/A

## **Background Discussion**

- Oneco Development Holdings LLC, owns the property located at 12th Street Court 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 Development Holdings LLC, 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 Development Holdings LLC to receive their Certificate of Occupancy.
- The Permanent Utilities Easement encompasses approximately 21,543 square feet of land, located along the Western right-of-way line of 15th Street 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
- Erik Mawn at erik.mawn@kimley-horn.com
- Jack Berkey at jberkey@lincolnavenue.com
- Andrew Pluta at andrew.pluta@kimley-horn.com

**Distributed 5/6/25, RT**

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

\$35.50 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.



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**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 DEVELOPMENT HOLDINGS LLC  
 12TH STREET COURT EAST  
 BRADENTON, FLORIDA 34203  
 PID 5584701099**



**DISTRICT 2 - AMANDA BALLARD**