



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: Seaflower
PID NO: 5164518799

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **RED CAST LAKE FLORES, LLC**, a Florida limited liability company, whose mailing address is 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215 (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 TEN AND 00/100 DOLLAR (\$10.00) 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 Composite Exhibit A attached hereto and incorporated herein 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, except taxes accruing for the year 2026 and subsequent years.

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

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.

EM

First Witness Signature

Erica McMillin

First Witness Printed Name

Address: 6562 University Pkwy St 210
Sarasota, FL 34240

Mary Ann Ferrell

Second Witness Signature

Mary Ann Ferrell

Second Witness Printed Name

Address: 6562 University Pkwy St 210
Sarasota, FL 34240

GRANTOR:

RED CAST LAKE FLORES, LLC, a Florida limited liability company

By: Casto Lake Flores, LLC
a Florida limited liability company,
Its: Manager

By: Casto Southeast-CCM Realty Investments, LLC, a Florida limited liability company,
Its: Manager

By: J. Brett Hutchens
J. Brett Hutchens,
Member of the Management Committee

Date: 2/2/26

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 2 day of February, 2026, J. Brett Hutchens as a Member of the Management Committee of Casto Southeast-CCM Realty Investments, LLC, a Florida limited liability company, as Manager of Casto Lake Flores, LLC, a Florida limited liability company, as Manager of Red Cast Lakes Flores, LLC, a Florida limited liability company, on behalf of the company, who

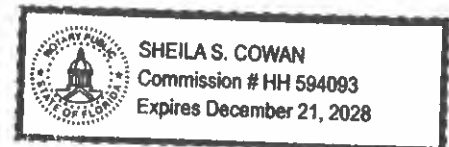
- is personally known to me or
- has produced _____ as identification.

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

Sheila S. Cowan

Signature of Notary Public Sheila S. Cowan

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



DESCRIPTION:

A Parcel of land being a portion of Tract 1011 of Seaflower, Phase 1, Subphases IA & IB-1, a Subdivision per Plat Book 82, Page 60 of Public Records of Manatee County, Florida, located in Section 7, Township 35 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

Commencing at the Northeasterly corner of said Tract 1011 of Seaflower, Phase 1, Subphases IA & IB-1, a Subdivision per Plat Book 82, Page 60 of Public Records of Manatee County, Florida; thence along the East line of said Tract 1011 S00°13'40"W, 549.95 feet to the **POINT OF BEGINNING**; thence continue S00°13'40"W along said West right-of-way line, 199.53 feet to a point on a non-tangent curve to the left, whose radius point bears S79°27'58"W, 458.00 feet, and having a central angle of 06°07'44"; thence Northerly along the arc of said curve 48.99 feet to a point of compound curvature of a curve to the left having a radius of 52.00 feet and a central angle of 19°00'01"; thence Northwesterly along the arc, a distance of 17.24 feet to a point of reverse curvature of a curve to the right having a radius of 98.00 feet, a central angle of 01°46'02"; thence Northwesterly along the arc of said curve 3.02 feet to a point of reverse curvature of a curve to the left having a radius of 52.00 feet, a central angle of 58°01'42"; thence Northwesterly along the arc of said curve 52.66 feet; thence along a non-tangent line, N00°16'48"E, 62.31 feet to the point of curvature of a curve to the right having a radius of 12.00 feet and a central angle of 75°37'47"; thence Northeasterly along the arc of said curve 15.84 feet to a point of reverse curvature of a curve to the left having a radius of 102.00 feet, a central angle of 31°01'26"; thence Northeasterly along the arc of said curve 55.23 feet to a point of reverse curvature of a curve to the right having a radius of 98.00 feet, a central angle of 01°46'17"; thence Northeasterly along the arc of said curve 3.03 feet to a point of reverse curvature of a curve to the left having a radius of 82.00 feet, a central angle of 07°44'20"; thence Northeasterly along the arc of said curve 11.08 feet to the POINT OF BEGINNING.

Containing 6,978 square feet or 0.160 acres, more or less.

NOT A BOUNDARY SURVEY
SKETCH & DESCRIPTION
OF
A PORTION OF TRACT 1011
PLAT BOOK 83, PAGE 60
LOCATED IN
SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

DRAWN: YV DATE: 2025/07/09

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Digitally signed
by **Kavin Wilmott**
Date: 2025.11.10
13:30:57-05'00'

BY: _____
KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809

**A PORTION OF
PID 5164518759
MANATEE COUNTY, FLORIDA**

ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture
 EB 0027476 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982
 1023 MANATEE AVENUE WEST (7TH FLOOR)
 BRADENTON, FLORIDA 34205
 (941) 748-8080
 FAX (941) 748-3747

CORTEZ ROAD WEST
 (PUBLIC RIGHT-OF-WAY)
 100' R/W PER FDOT R/W MAP 13040-2518

P.O.C.

NE Corner Tract 1011
 (Plat Book 82, Page 60)



0 20 40
 SCALE: 1" = 40'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	458.00'	6°07'44"	48.99'	N13°35'54"W
C2	52.00'	19°00'01"	17.24'	N26°09'47"W
C3	98.00'	1°46'02"	3.02'	N34°46'46"W
C4	52.00'	58°01'42"	52.66'	N62°54'36"W
C5	12.00'	75°37'47"	15.84'	N38°05'42"E
C6	102.00'	31°01'26"	55.23'	N60°23'52"E
C7	98.00'	1°46'17"	3.03'	N45°46'18"E
C8	82.00'	7°44'20"	11.08'	N42°47'16"E

TRACT 1011
 SEAFLOWER PHASE I
 SUBPHASES IA &
 IB-1
 PB82 PG60

LEGEND

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
(P)	PLAT (PER PLAT BOOK 82, PAGE 60)
PB	PLAT BOOK
PG	PAGE
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
R/W	RIGHT-OF-WAY
R.P.	RADIUS POINT

NOT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

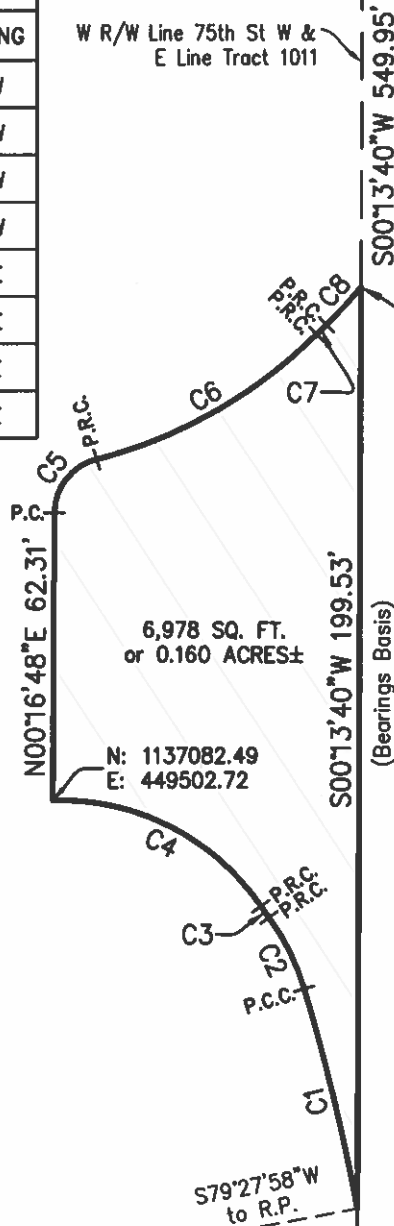
OF

**A PORTION OF TRACT 1011
 PLAT BOOK 83, PAGE 60**

LOCATED IN

**SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA**

**A PORTION OF
 PID 5164518759
 MANATEE COUNTY, FLORIDA**



P.O.B.

N: 1137082.49
 E: 449569.23

75TH STREET WEST
 (PUBLIC RIGHT-OF-WAY)
 PERMANENT R/W EASEMENT
 O.R.B. 2277, PG 4320
 O.R.B. 2395, PG 829

NOTES:

1. Bearings and coordinates shown hereon are based on the Florida State Plane Coordinate System, West Zone NAD 83/11, deriving a bearing of S00°13'40"W for the Westerly Right-of-Way line of 75th Street West.
2. This sketch ~~does not~~ represent a Boundary Survey.
3. This sketch has been prepared without the benefit of a current title report or abstract and therefore does not necessarily indicate all the encumbrances on the property.
4. This sketch is certified to Manatee County.
5. Containing 6,978 sq. ft. or 0.160 ac., more or less.

SHEET 2 OF 2

T:\LAKE FLORES\Final Plat\PUBLIC PLAT (45805)\BOUNDARY\Public LF IB-1a W Roundabout Access-LS.dwg, Plot Date:11/10/2025 9:17 AM, By:Yerizov



May 5, 2026 - Regular Meeting

Subject

Acceptance and Recording of Warranty Deed from Red Cast Lake Flores, LLC, for a portion of 4402 75th Street West, Bradenton, Florida 34210, Peter Morrow, Property Acquisition Division Manager – District 3

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 Warranty Deed from Red Cast Lake Flores, LLC.

Enabling/Regulating Authority

- Chapter 125, Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- Red Cast Lake Flores, LLC, is the owner of the property located at 4402 75th Street West, Bradenton, Florida 34210, Parcel Identification Number 5164518799 (Property).
- Red Cast Lake Flores, LLC, is required to convey a portion of the Property for a right-of-way dedication to Manatee County in accordance with their Final Site Plan (PLN2407-0029) requirements for a commercial development. The recording of the Warranty Deed is also required for Red Cast Lake Flores, LLC to receive their Certificate of Occupancy.
- This right-of-way dedication has been reviewed and approved by the Development Services Department and Public Works Department, and it meets the requirements of the final site plan.
- The right-of-way dedication consists of approximately 6,978 square feet and is located on the east side of the property along 75th Street West.

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

Robert Green at rgreene@dyeharrison.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

Brent Stufflebeam brent.stufflebeam@mymanatee.org

Distributed 5/6/26, RT

Please charge the minimum doc stamps fee of \$0.70

Cost and Funds Source Account Number and Name

\$36.20 recording fee to be paid by Grantor

Amount and Frequency of Recurring Costs

N/A



RIGHT-OF-WAY DEDICATION

**RED CAST LAKE FLORES LLC
 4402 75TH STREET WEST
 BRADENTON, FLORIDA 34210
 PID 5164518799**

DISTRICT 3 - TAL SIDDIQUE

