



CROSS DRAINAGE AND ACCESS EASEMENT AGREEMENT

THIS CROSS DRAINAGE AND ACCESS EASEMENT AGREEMENT (the "Agreement") is made by **EAST MANATEE FIRE RESCUE DISTRICT**, an independent special fire control district, whose mailing address is 3200 Lakewood Ranch Boulevard, Bradenton, Florida 34211 (hereinafter referred to as "District"), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205 (hereinafter referred to as "the County"). Each entity is sometimes referred to herein as a "Party" and are collectively referred to as the "Parties."

RECITALS

WHEREAS, the District is the owner of the real property legally described on Exhibit "A" attached hereto and made a part hereof (the "District Property"); and

WHEREAS, the County is the owner of real property legally described on Exhibit "B" attached hereto and made a part hereof ("the County Property"); and

WHEREAS, the District Property and the County Property will both be served by the same drainage system (hereinafter referred to as "System") approved in Southwest Florida Water Management District Environmental Resource Permit #43012031.001, and the Parties desire to enter into this Agreement in order for the Parties and their respective successors in interest, and their respective lessees, occupants, customers, guests, employees and business invitees to at all times enjoy the benefits of and shall at all times hold their interest subject to the rights, easements, privileges and restrictions hereinafter set forth.

NOW THEREFORE, the Parties hereby agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. This Agreement shall become effective on the date upon which the last Party executes it (the "Effective Date").
3. The District hereby grants to the County and their permittees an easement across a portion of the District Property for drainage, the legal description and sketch of which easement is set forth on Exhibit "C" attached hereto.
4. The County hereby grants to the District and their permittees an easement across a portion of the County Property for drainage, the legal description and sketch of which easement is set forth on Exhibit "D" attached hereto.

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

5. Each Party agrees to maintain and repair the portion of System located within such Party's Property at such Party's expense.
6. District also grants to County an access easement across the land described in Exhibit "C" and County also grants to District an access easement across the land described in Exhibit "D" to address any maintenance and or repair work that is necessary for System to properly function. Any such entry made pursuant to such access easement shall be done in such a fashion so as to minimize any disturbance to the operations and enjoyment of the respective Party, and the Party performing such repairs shall restore the respective property to the same condition that existed prior to such repairs being performed.
7. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida.
8. If any term or provision of this Agreement shall be held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
9. The easements herein agreed to, created and granted shall be perpetual, and may not be terminated without the express written consent of the Parties hereto or their respective successors in interest.
10. Nothing contained in this Agreement shall constitute a gift or dedication of any portion of the District Property or the County Property to the general public or for the benefit of the general public, or for any public purpose whatsoever, it being the intention that this Agreement will be strictly limited to and for the purposes expressed herein.
11. All provisions of this Agreement, including the benefits and burdens hereof, run with the land and are binding upon and inure to the benefit of the Parties and their respective successors and assigned.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the Parties intended to be legally bound have hereby caused this Agreement to be duly executed the day and year written below.

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

EAST MANATEE FIRE RESCUE DISTRICT, an independent special fire control district

[Signature]
First Witness Signature

By: its Board of Fire Commissioners

C.L. Whitehurst, III
First Witness Printed Name

By: [Signature]
Chairperson

Address: 4608 Claremont Brook Dr.
Bradenton, FL 34211

Date: 2/10/26

[Signature]
Second Witness Signature

Paul Wren
Second Witness Printed Name

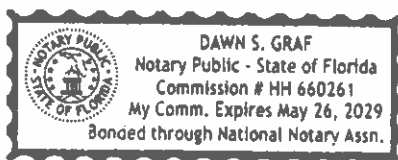
Address: 13014 Bliss Loop
Bradenton, FL 34211

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of physical presence of or online notarization, this 10th day of February, 2026, by Derek Foss as Chairman of the EAST MANATEE FIRE RESCUE DISTRICT Board of Fire Commissioners. They are personally known to me or have produced his _____ as identification

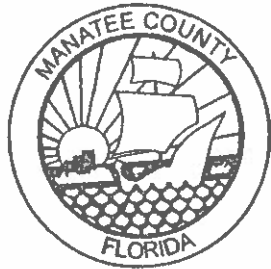
My commission expires:
[Seal]

[Signature]
NOTARY PUBLIC



**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: its Board of County Commissioners



By: J.M.
Chairperson

Date: May 5, 2024

**ATTEST: ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: Robin Roth, DC
Deputy Clerk

Exhibit A

DESCRIPTION: MYAKKA EMFR LOT SPLIT #1

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA; THENCE N89°41'24"E, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 36.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N89°41'24"E, ALONG SAID SOUTH LINE, A DISTANCE OF 269.52 FEET; THENCE N00°04'45"W, A DISTANCE OF 384.30 FEET; THENCE S89°43'40"W, A DISTANCE OF 268.99 FEET; THENCE S00°00'00"W, A DISTANCE OF 384.48 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 103,498 SQUARE FEET (2.38 ACRES) MORE OR LESS.

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH A BEARING OF N89°41'24"E FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

Kenneth
Kolarik
2025.09.05
13:02:55
-04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PDM 05118, USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



SEPTEMBER 5, 2025
DATE OF CERTIFICATE

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

REFER TO SHEET 2 OF 2 FOR THE SKETCH
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: P315240027

SHEET NUMBER 1 OF 2

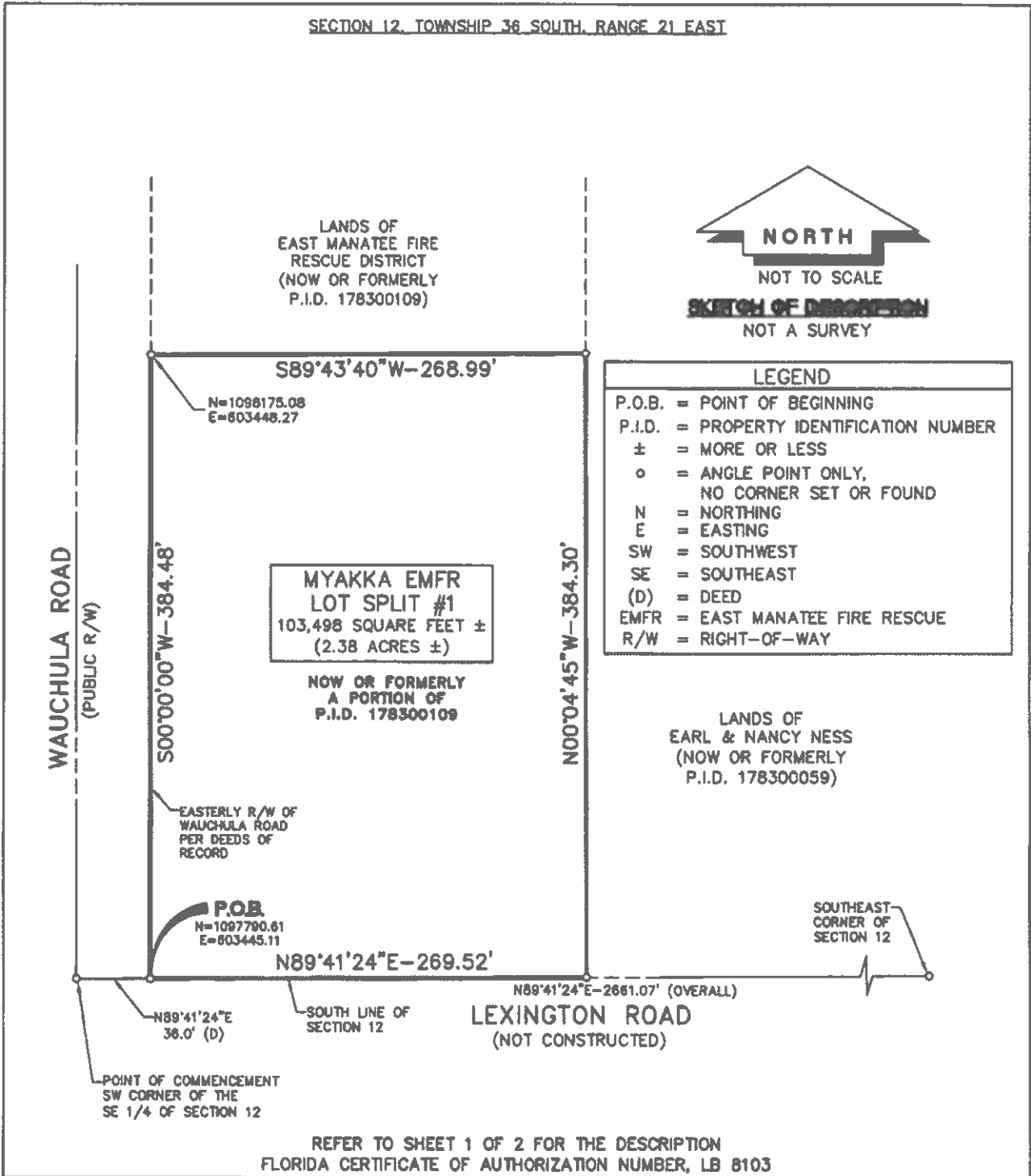


**GANNETT
FLEMING**

TRANSYSTEMS

503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST



JOB NUMBER: P315240027

SHEET NUMBER 2 OF 2



**GANNETT
FLEMING**

TRANSYSTEMS

503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

Exhibit B

DESCRIPTION: MYAKKA EMFR LOT SPLIT #2

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA; THENCE N00°00'23"E, ALONG THE WEST LINE OF SAID SE 1/4 OF SECTION 12, A DISTANCE OF 384.68 FEET; THENCE S89°59'37"E, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 35.96 FEET FOR A POINT OF BEGINNING; THENCE N00°00'00"E, A DISTANCE OF 261.16 FEET; THENCE N89°45'49"E, A DISTANCE OF 268.63 FEET; THENCE S00°04'45"E, A DISTANCE OF 260.99 FEET; THENCE S89°43'40"W, A DISTANCE OF 268.99 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 70,178 SQUARE FEET (1.61 ACRES) MORE OR LESS.

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH A BEARING OF N00°00'23"E FOR THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

THIS SKETCH AND DESCRIPTION IS CERTIFIED TO MANATEE COUNTY.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PSM #5316, USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Kenneth Kolarik
2025.09.05
13:05:02 -04'00'

SEPTEMBER 5, 2025
DATE OF CERTIFICATE

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

REFER TO SHEET 2 OF 2 FOR THE SKETCH
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: P315240027

SHEET NUMBER 1 OF 2

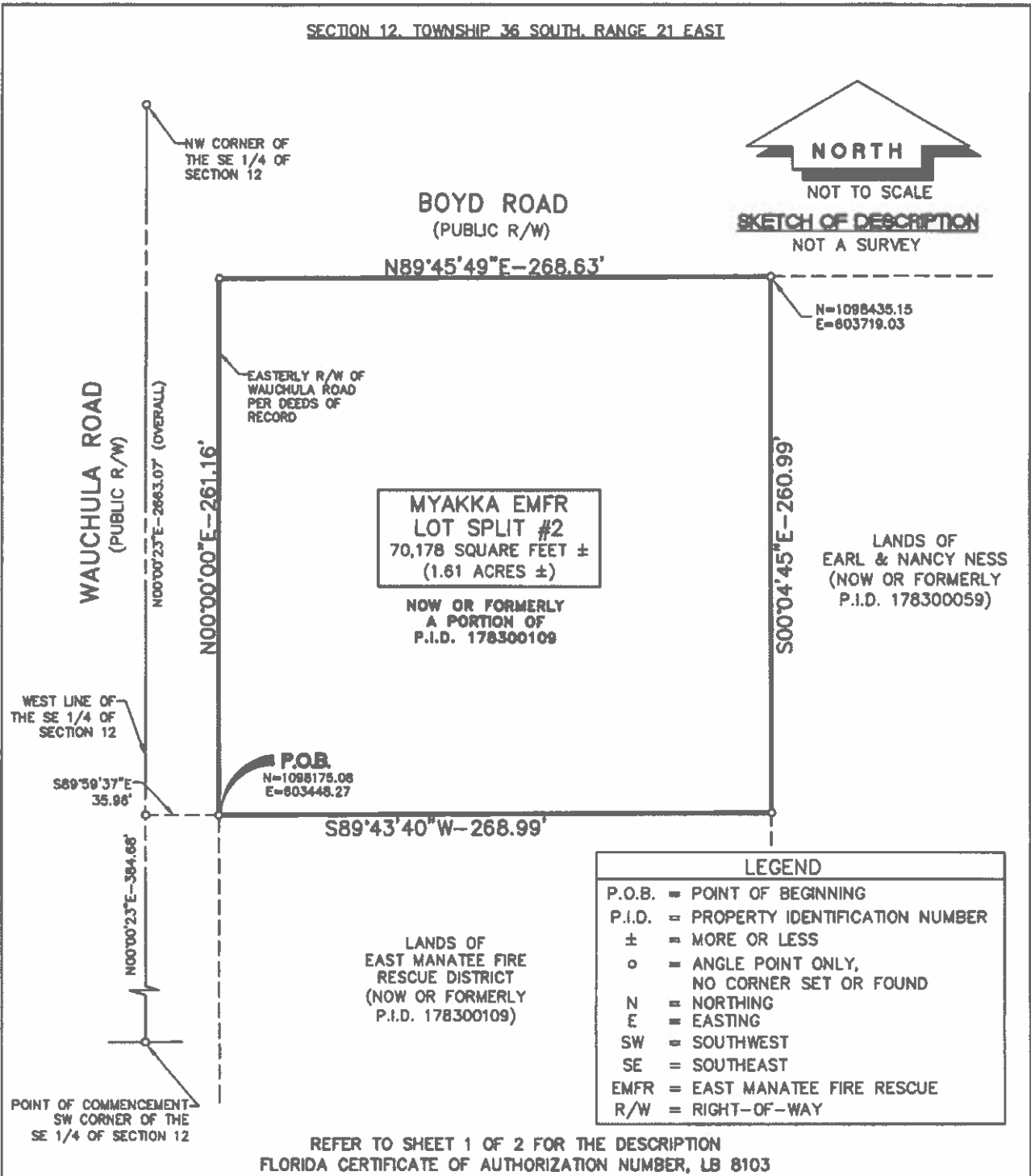


**GANNETT
FLEMING**

TRANSYSTEMS

503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST



**MYAKKA EMFR
LOT SPLIT #2**
70,178 SQUARE FEET ±
(1.61 ACRES ±)

NOW OR FORMERLY
A PORTION OF
P.I.D. 178300109

LANDS OF
EARL & NANCY NESS
(NOW OR FORMERLY
P.I.D. 178300059)

LANDS OF
EAST MANATEE FIRE
RESCUE DISTRICT
(NOW OR FORMERLY
P.I.D. 178300109)

LEGEND	
P.O.B.	= POINT OF BEGINNING
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND
N	= NORTHING
E	= EASTING
SW	= SOUTHWEST
SE	= SOUTHEAST
EMFR	= EAST MANATEE FIRE RESCUE
R/W	= RIGHT-OF-WAY

REFER TO SHEET 1 OF 2 FOR THE DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103

JOB NUMBER: P315240027

SHEET NUMBER 2 OF 2

		503 8TH AVENUE WEST PALMETTO, FLORIDA 34221 PHONE 941.722.4561
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Exhibit C

DESCRIPTION: CROSS DRAINAGE AND ACCESS EASEMENT (SOUTH)

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA; THENCE N89°41'24"E, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 36.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF WAUCHULA ROAD; THENCE N00°00'00"E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 384.48 FEET; THENCE N89°43'40"E, A DISTANCE OF 12.34 FEET FOR A POINT OF BEGINNING; THENCE S10°33'18"E A DISTANCE OF 25.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 199.00 FEET; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°36'11", A DISTANCE OF 22.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S06°39'46"E, A DISTANCE OF 22.96 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 31.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°12'16", A DISTANCE OF 28.25 FEET TO THE END OF SAID CURVE; THENCE S89°50'34"E, A DISTANCE OF 101.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 250.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'19", A DISTANCE OF 20.75 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°24'58", A DISTANCE OF 11.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 53.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°17'54", A DISTANCE OF 9.53 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 435.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°20'18", A DISTANCE OF 10.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 24.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°27'01", A DISTANCE OF 10.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°59'34"E, A DISTANCE OF 43.43 FEET TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES N35°42'51"W, A DISTANCE OF 71.00 FEET; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°18'55", A DISTANCE OF 31.37 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 34.00 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°31'39", A DISTANCE OF 18.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N01°33'25"W, A DISTANCE OF 48.34 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 41.00 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°19'24", A DISTANCE OF 24.56 FEET TO THE END OF SAID CURVE; THENCE S89°43'40"W, A DISTANCE OF 244.04 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 24,230 SQUARE FEET (0.56 ACRES) MORE OR LESS.

REFER TO SHEET 2 OF 3 FOR NOTES & SIGNATURE BLOCK
REFER TO SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103

JOB NUMBER: P315240027

SHEET NUMBER 1 OF 3



**GANNETT
FLEMING**

TRANSYSTEMS

503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	08°36'11"	199.00'	22.93'	S07°15'12"E	22.92'
C2	52°12'16"	31.00'	28.25'	S32°45'54"E	27.28'
C3	04°45'19"	250.00'	20.75'	S87°26'13"E	20.74'
C4	32°24'58"	20.00'	11.32'	S88°51'05"E	11.17'
C5	10°17'54"	53.00'	9.53'	S57°47'33"E	9.51'
C6	01°20'18"	435.00'	10.16'	S63°36'39"E	10.16'
C7	25°27'01"	24.00'	10.66'	S77°00'19"E	10.57'
C8	25°18'55"	71.00'	31.37'	N41°37'41"E	31.12'
C9	30°31'39"	34.00'	18.11'	N13°42'24"E	17.90'
C10	34°19'24"	41.00'	24.56'	N18°43'07"W	24.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°43'40"E	12.34'
L2	S10°33'18"E	25.48'
L3	S06°39'46"E	22.96'
L4	S89°50'34"E	101.18'
L5	N89°59'34"E	43.43'
L6	N35°42'51"W	71.00'
L7	N01°33'25"W	48.34'

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH A BEARING OF N89°41'24"E FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PLS. 05334. THESE A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Kenneth Kolarik
2025.09.05
13:00:25 -04'00'

SEPTEMBER 5, 2025
DATE OF CERTIFICATE

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

REFER TO SHEET 1 OF 3 FOR DESCRIPTION
REFER TO SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: P315240027

SHEET NUMBER 2 OF 3

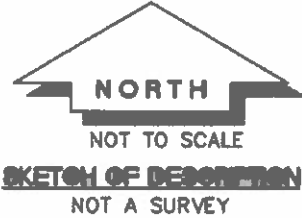
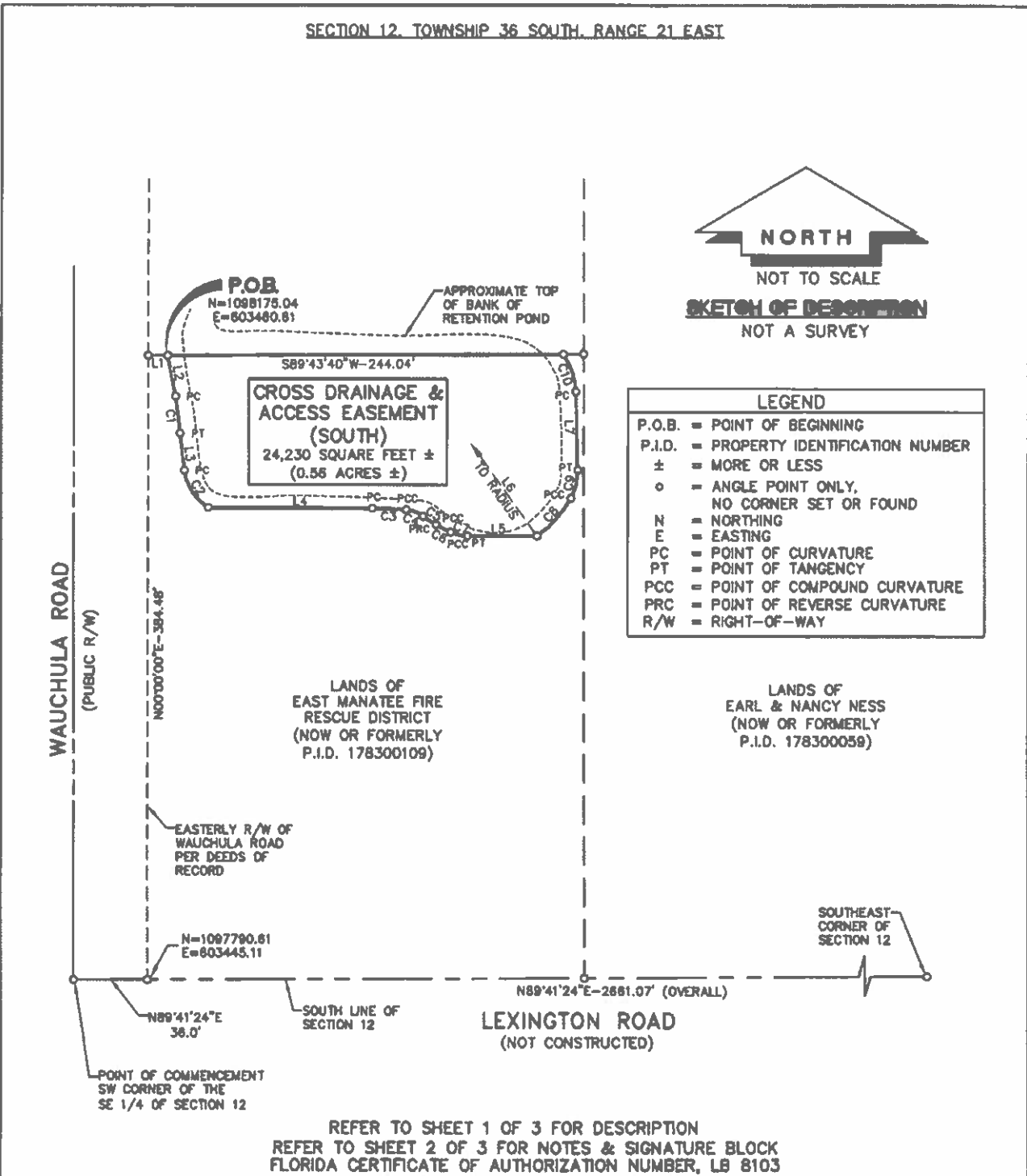


**GANNETT
FLEMING**

TRANSYSTEMS

503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST



JOB NUMBER: P315240027

SHEET NUMBER 3 OF 3

		503 8TH AVENUE WEST PALMETTO, FLORIDA 34221 PHONE 941.722.4561
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Exhibit D

DESCRIPTION: CROSS DRAINAGE AND ACCESS EASEMENT (NORTH)

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA; THENCE N89°41'24"E, ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 36.00 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY OF WAUCHULA ROAD; THENCE N00°00'00"E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 384.48 FEET; THENCE N89°43'40"E, A DISTANCE OF 12.34 FEET FOR A POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N75°53'13"E, A DISTANCE OF 42.00 FEET; THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°26'28", A DISTANCE OF 27.45 FEET; THENCE S88°05'17"E, 49.62 FEET; THENCE S88°09'08"E, 82.45 FEET; THENCE N89°12'54"E, A DISTANCE OF 67.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°11'03", A DISTANCE OF 49.90 FEET; THENCE S89°43'40"W, A DISTANCE OF 244.04 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 5,461 SQUARE FEET (0.13 ACRES) MORE OR LESS.

SURVEYORS NOTES:

NORTHINGS & EASTINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT NETWORK.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WITH A BEARING OF N89°41'24"E FOR THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST, MANATEE COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	37°26'28"	42.00'	27.45'	N04°36'27"E	26.98'
C2	57°11'03"	50.00'	49.90'	S62°11'35"E	47.86'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°43'40"E	12.34'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KENNETH C. KOLARIK, PEN 95116. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**Kenneth
Kolarik**
2025.09.05
12:55:27 -04'00'

SEPTEMBER 5, 2025
DATE OF CERTIFICATE

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

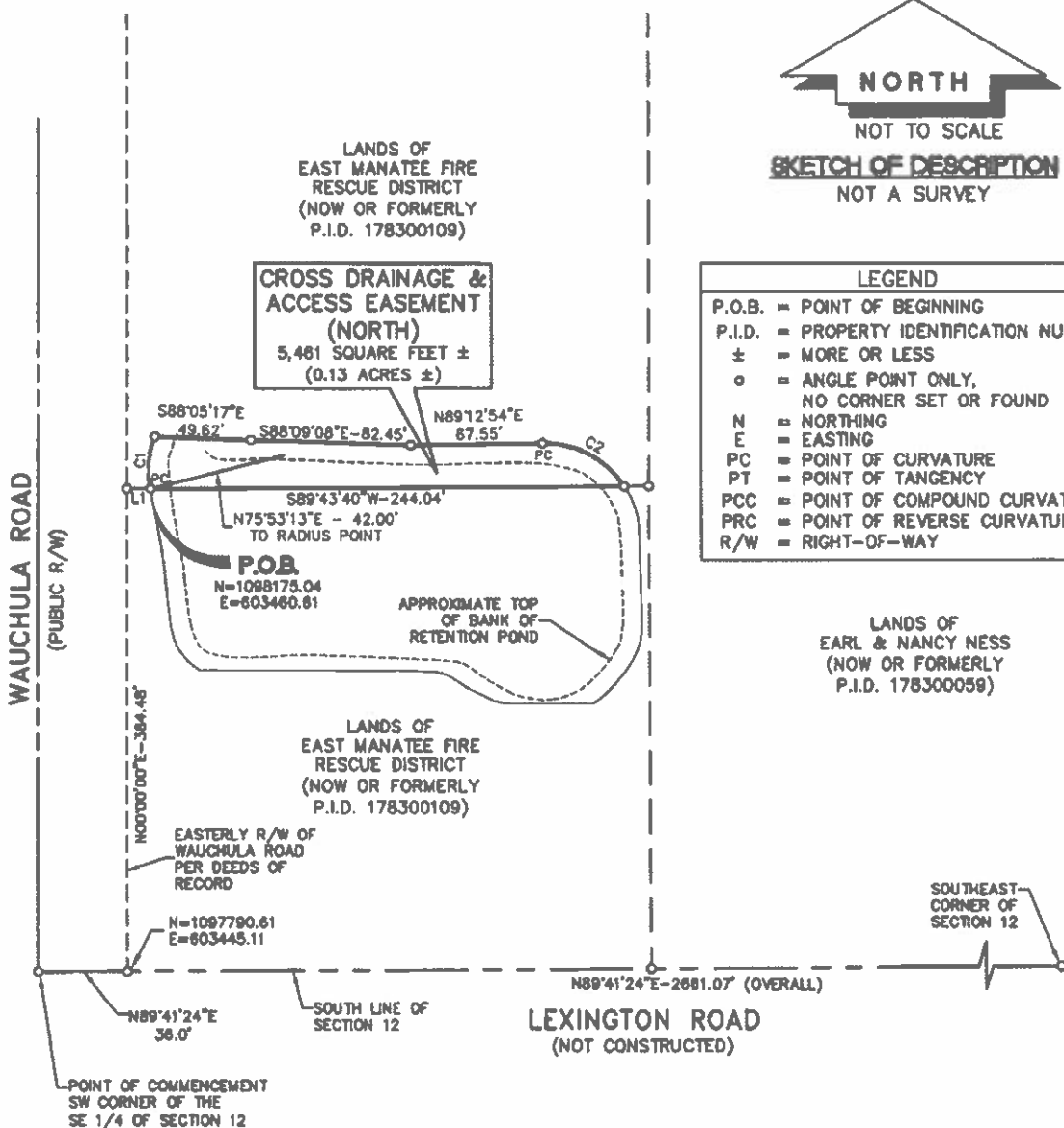
JOB NUMBER: P315240027

SHEET NUMBER 1 OF 2



503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

SECTION 12, TOWNSHIP 36 SOUTH, RANGE 21 EAST



REFER TO SHEET 1 OF 3 FOR DESCRIPTION
 REFER TO SHEET 2 OF 3 FOR NOTES & SIGNATURE BLOCK
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 8103

JOB NUMBER: P315240027

SHEET NUMBER 2 OF 2



503 8TH AVENUE WEST
 PALMETTO, FLORIDA 34221
 PHONE 941.722.4561



ANGELINA "ANGEL" COLONNESO

Manatee Clerk of the Circuit Court & Comptroller

1115 Manatee Avenue West, Bradenton, Florida 34205 • (941) 749-1800
Mail: P.O. Box 25400, Bradenton, Florida 34206 • www.ManateeClerk.com

Application for Refund

Recipient Name: Attn: Stina Leftenant
American Government Services Corporation

Mailing Address: 3812 W. Linebaugh Ave

Tampa, FL 33618

Voucher/Receipt Number: 849242 Date of Receipt: 5/4/26

Reason:

Overpayment in the amount of \$10.00 or less

Other (Please Describe): _____



Signature of Customer

5/4/2026

Date

To Protect the Public Trust through Integrity and Transparency

Clerk of the Circuit Court • Clerk of the Board of County Commissioners • County Comptroller • County Auditor • County Recorder



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

May 5, 2026 - Regular Meeting

Subject

Execution, Recording, and Acceptance of Cross Drainage and Access Easement Agreement with East Manatee Fire Rescue District for property located in Myakka City, Florida 34251 – 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

- Execute, record, and accept Cross Drainage and Access Easement Agreement between East Manatee Fire Rescue District and Manatee County

Enabling/Regulating Authority

- Chapter 125 and 127, Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- Manatee County entered negotiations with the Fire District to purchase the property located at 10207 Wauchula Road, Myakka City, Florida 34251 (Property).
- The former fire station situated on the northern portion of the parcel is to be used by the Manatee County Sheriff's Office.
- The Fire District recently completed a lot split for the Property, as they have constructed a new fire station on what is the southern half of the original larger parcel.
- The Fire District requested a cross drainage and access easement agreement (Easement) to be included as part of the fee simple purchase, as there is a pond located on the two properties.
- During negotiations the Fire District proposed that each Party agree to maintain and repair the portion of the drainage system located within each Party's Property at each Party's expense.

- Tom Gerstenberger, Public Works Engineering Division Manager, has reviewed and approved the language in proposed easement agreement with the Fire District.
- On January 6, 2026, the Board of County Commissioners of Manatee County executed a Contract for Sale and Purchase for the Property.
- The Real Estate transaction has closed, and the execution, recording, and acceptance of the easement is required post closing.
- The funds for the easement were collected at closing and used here for the recording.

Attorney Review

Formal Written Review (Opinion memo must be attached) Monahan

Instructions to Board Records

Please ensure that the Chairperson signs page 4 of 4 of the Easement.

Please return the original recorded document to Maria Ramirez at 9000 Town Center Parkway, Lakewood Ranch, Florida 34202

Please email the approved agenda to:

Maria Ramirez at maria.ramirez@mymanatee.org

Tom Gerstenberger at tom.gerstenberger@mymanatee.org
cip@mymanatee.org

Lee Whitehurst at lwhitehurst@emfr.org

Major Rick Gerken at richard.gerken@manateesherriff.com

David Partridge at david.partridge@mymanatee.org

Distributed 5/6/26, RT

Cost and Funds Source Account Number and Name

\$112 recording fee to be paid for by closing agent.

Amount and Frequency of Recurring Costs

N/A

From: [Jared Monahan](#)
To: [Charles Meador](#); [Eva Mejia](#)
Cc: [Cary Knight](#); [Lisa Crabtree](#); [Caitlyn DeLoach](#); [Tom Gerstenberger](#); [Bryan Parnell](#); [Pamela DAgostino](#); [Pamala Roberts](#); [Janet Gable](#)
Subject: East Manatee Fire Station #11 Contract for Sale and Purchase and Cross Drainage Access Easement
Date: Tuesday, April 22, 2025 11:46:29 AM
Attachments: [Contract - Fire Station - JMM - 4-17-2025.docx](#)
[Cross Access Drainage Easement Agreement - JMM - 4-17-2025.docx](#)
[Affidavit of Ownership Encumbrances - JMM - 4-17-2025.docx](#)
[Warranty Deed - JMM - 4-17-2025.docx](#)
[image001.png](#)

In this Request for Legal Services (RLS), you have asked the County Attorney's Office (CAO) to review a draft Contract for Sale and Purchase (Contract) and a draft Cross Drainage and Access Easement Agreement (Agreement) between Manatee County (County) and the East Manatee Fire Rescue District (District) for legal sufficiency.

The following facts and information are relevant to my response:

1. The District owns certain improved property at 10215 Wauchula Road in Myakka City. The County is in negotiations to purchase roughly the northern half (Property) from the District. There is a pond located in the middle of the District's entire parcel. As a part of the proposed transaction for the County to purchase the Property, the District is requiring that the County and the District agree to share in the maintenance of the pond. The Agreement is the form of agreement which the District has proposed.
2. Missing from this RLS submittal are any legal descriptions and sketches.

I provide the following advice in response to this RLS:

1. Attached are a redlined copies of the Contract and Agreement which contain my advice, comments and recommended changes. Although this RLS did not request legal review of the Affidavit of Ownership and Encumbrances or the Warranty Deed, I recommend staff examine my advice and comments relative to the Affidavit and consider including my suggested changes.
2. Except as otherwise indicated, I have not reviewed or revised the attachments for thoroughness, accuracy, typographical errors, or ADA accessibility. I express no opinion as to the business judgment or policy decision of purchasing the Property or entering into the Contract or Agreement as proposed. Provided the legal concerns and issues identified in the attachments are addressed consistently with my advice, I have no objection from a legal standpoint the attached being presented to the Board.

This completes my response to your RLS. Please contact me if you have any questions or if I

can be of further assistance.

Sincerely,

Jared Monahan
Assistant County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
jared.monahan@mymanatee.org
Phone: 941-745-3750
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All government correspondence is subject to the public records law.

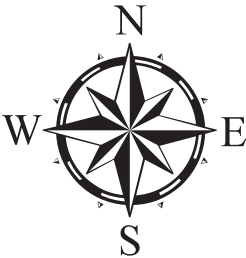
 Cross Drainage and Access Easement



*Boundaries shown are approximate and for informational purposes only.

CROSS DRAINAGE AND ACCESS EASEMENT

**EAST MANATEE FIRE RESCUE DISTRICT
10207 WAUCHULA ROAD
MYAKKA CITY, FLORIDA 34251
PID: 178300109**



DISTRICT 1 - VACANT