

THIS INSTRUMENT PREPARED BY:

Eva Mejia, 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: Moccasin Wallow- BayCare HealthHub Manatee
PROJECT NO: 6115660
PID NO: 610310059

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **BAYCARE HEALTH SYSTEM, INC.**, a Florida not for profit corporation, whose mailing address is 2985 Drew Street, Clearwater, Florida, 33759, 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 and its corporate seal to be hereunto affixed, 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 5/19/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Alice M. Phillips
First Witness Signature

Alice M. Phillips
First Witness Printed Name

Address: 2985 Drew Street
Clearwater, Florida 33759

Patrice Nolan Lane
Second Witness Signature

Patrice Nolan Lane
Second Witness Printed Name

Address: 2985 Drew Street
Clearwater, FL 33759

STATE OF Florida
COUNTY OF Piellas

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

- ☒ physical presence or
☐ online notarization

this 17 day of February, 2026, Stephanie Conners, as President and Chief Executive Officer of BayCare Health System, Inc., a Florida not for profit 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]

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

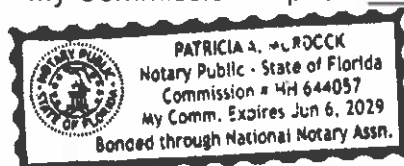
GRANTOR:

BAYCARE HEALTH SYSTEM, INC., a
Florida not for profit corporation

By: Stephanie Conners
Stephanie Conners, President and
Chief Executive Officer

Date: February 17, 2026

My Commission Expires: June 6, 2029



DESCRIPTION

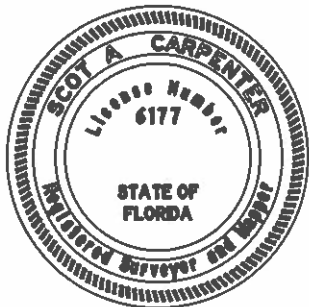
A PORTION OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 202341124034, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LOCATED IN SECTION 15 TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH WEST CORNER OF SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE WEST LINE OF SAID SECTION 15 NORTH 01°02'00" EAST, A DISTANCE OF 106.46 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 15, AND THE NORTHERLY RIGHT OF WAY OF MOCCASIN WALLOW ROAD; THENCE ALONG SAID WESTERLY LINE OF SECTION 15 AND LEAVING SAID NORTHERLY RIGHT OF WAY, NORTH 01°02'00" EAST, A DISTANCE OF 331.80 FEET; THENCE LEAVING SAID WESTERLY LINE OF SECTION 15, SOUTH 88°58'00" EAST, A DISTANCE OF 935.51 FEET TO THE **POINT OF BEGINNING**; THENCE RUN THE FOLLOWING FOUR (4) COURSES; NORTH 01°09'34" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°33'38" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°09'34" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°33'38" WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 300 SQUARE FEET, OR 0.007 ACRES (MORE OR LESS).

NOTES

- 1. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
- 2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
- 3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
- 4. BEARINGS SHOWN HERE ON ARE BASED ON THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST, CALCULATED FROM CERTIFIED CORNER RECORD 0113216 AND CERTIFIED CORNER RECORD 081011.
- 5. ALL COORDINATES SHOWN HEREON REFERENCE THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, AND PROJECTED TO FLORIDA STATE PLANE, ZONE WEST.
- 6. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.



CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Scot A Carpenter

Digitally signed by Scot A Carpenter
Date: 2026.03.06 14:27:01 -05'00'

SCOT A. CARPENTER, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6177

DATE

SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST - MANATEE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

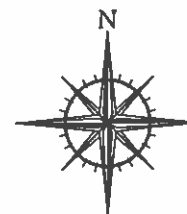
DRAWN BY: IMB	CHECKED: SAC
PROJECT # 66723.00	
DRAWING: 66723.00_Utility_Easement.dwg	
DRAWING DATE: 12-30-2025	
	SHEET 1 OF 2

SKETCH & DESCRIPTION
PUBLIC UTILITY EASEMENT

ISSUED FOR:
MANATEE COUNTY

SKETCH

INTERSTATE ROAD 93A
SECTION 10315-2406



0 80 160
1 : 160 U.S. SURVEY FEET

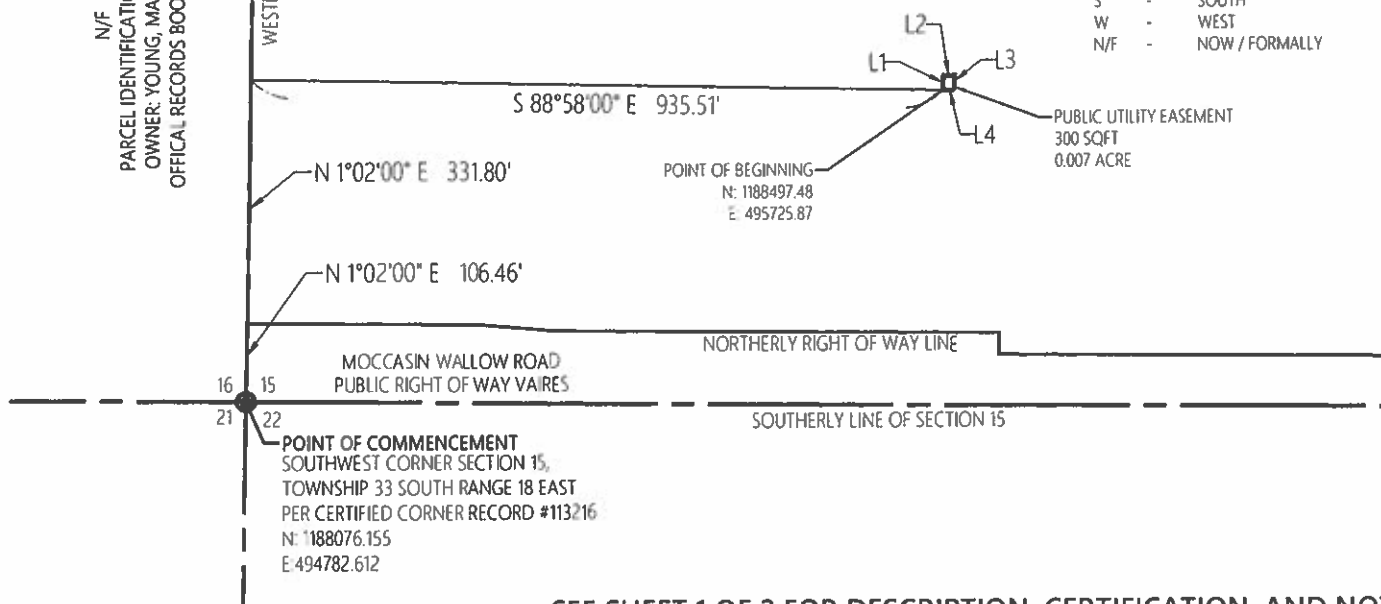
Parcel Line Data		
NUMBER	BEARING	DISTANCE
L1	N 1°09'34" E	20.00'
L2	S 89°33'38" E	15.00'
L3	S 1°09'34" W	20.00'
L4	N 89°33'38" W	15.00'

N/F
PARCEL IDENTIFICATION: 612100008
OWNER: YOUNG, MARGERY ERAMO
OFFICIAL RECORDS BOOK 2782 PAGE 164

N/F
PARCEL IDENTIFICATION: 610310059
OWNER: BAYCARE HEALTH SYSTEM INC
INSTRUMENT #: 202341124034

LEGEND

N - NORTH
E - EAST
S - SOUTH
W - WEST
N/F - NOW / FORMALLY



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION, AND NOTES

SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST - MANATEE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

DRAWN BY: IMB CHECKED: SAC
PROJECT # 66723.00
DRAWING: 66723.00_Utility_Easement.dwg
DRAWING DATE: 12-30-2025
SCALE: 1" = 250' SHEET 2 OF 2

SKETCH & DESCRIPTION
PUBLIC UTILITY EASEMENT

ISSUED FOR
MANATEE COUNTY

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

Recorded By: esanchez
Cashiered By: SKEE

Receipt#: 900847707 Payee Name: WELLS FARGO BANK NA
Receipt Date: 05/19/2026

Instrument(s): 202641057756-EASEMENT

Receipt Total:	\$35.50
Amount Tendered:	\$35.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$35.50

Check	\$35.50	CHECK #	1215244
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Amount Paid	\$35.50
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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.

Instrument: 202641057756 EASEMENT

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
Instrument Total:		\$35.50



May 19, 2026 - Regular Meeting

Subject

Acceptance and Recording of Permanent Utilities Easement from BayCare Health System Inc., for property located at 6618 Baycare Way, 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
- Eva Mejia, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested

- Accept and Record Permanent Utilities Easement from BayCare Health System Inc., a Florida not for profit corporation.

Enabling/Regulating Authority

- Chapter 125 Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- BayCare Health System Inc., a Florida not for profit corporation (Grantor), owns the property located at 6618 BayCare Way, Palmetto, Florida, 34221 (Property), (also known as Parcel Identification Number 610310059).
- The Grantor is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan (PLN2501-0150) for commercial development.
- The Permanent Utilities Easement encompasses approximately 300 square feet and is located off of BayCare Way and Moccasin Wallow Road.
- The Development Services Department has reviewed the easement and recommends approval of the easement, that is the subject of this agenda item.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please return the original documents to Eva Mejia at 9000 Town Center Parkway

Please email a copy of the approved agenda to:

- Eva Mejia at eva.mejia@mymanatee.org
 - Lauren Kramer at lauren.kramer@mymanatee.org
 - Jeremy Cox at jeremy.cox@mymanatee.org
 - Marisa Blackwood at mblackwood@vhb.com
 - T. Bryan Walker at Thomas.Walker@baycare.org
 - David Paarz at David.Paarz@baycare.org
 - Ryan J. McConnell at ryan.mcconnell@hwlaw.com
 - Ryan Beggy at ryan.beggy@mymanatee.org
 - Frank Conetta at frank.conetta@mymanatee.org
- Distributed 5/19/26, RT**

Cost and Funds Source Account Number and Name

\$35.50 Recording Fee Paid By Grantor

Amount and Frequency of Recurring Costs

N/A

