

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

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

PROJECT NAME: Newport Isles
PID NO: 605600079 & 589500229

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT DRAINAGE EASEMENT

THIS INDENTURE made and entered into by **CC MANATEE LAND INVESTMENTS, LLC**, a Florida limited liability company, whose mailing address is 1901 Ulmerton Road, Suite 475, Clearwater, Florida 33762, 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 TEN AND 00/100 DOLLARS (\$10.00) 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 drainage*** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Composite 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 thereunto set its hand and seal, the day and year written below.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 6/2/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

G. Valeri

First Witness Signature

Grace Valenti

First Witness Printed Name

Address: 319 Pueblo Trail
Lakeland, FL 33803

Andrew Prilliman

Second Witness Signature

ANDREW PRILLIMAN

Second Witness Printed Name

Address: 6633 GREENBRIEN DR
SEMINOLE, FL 33771

GRANTOR:

CC MANATEE LAND INVESTMENTS, LLC, a Florida limited liability company

By: R. Tom Chapman
R. Tom Chapman, Manager

Date: 5-4-2026

STATE OF FLORIDA
COUNTY OF PINELLAS

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

☒ physical presence or

☐ online notarization

this 4th day of May, 2026, by R. Tom Chapman, as Manager of CC Manatee Land Investments, LLC, a Florida limited liability company, on behalf of the companies, who

☒ is personally known to me or

☐ has produced _____ as identification.

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

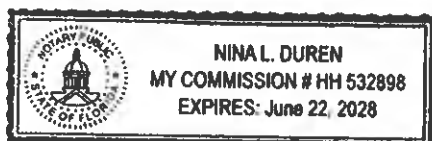
Nina L. Duren

Signature of Notary Public

(Legibly print, type, or stamp

commissioned name of Notary Public and
affix official notary seal below.)

My Commission Expires: 6/22/2028



SKETCH OF DESCRIPTION

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE N 01°01'11" E, ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 646.46'; THENCE S 88°58'49" E A DISTANCE OF 1072.41' TO THE POINT OF BEGINNING; THENCE S 82°33'14" E A DISTANCE OF 46.20'; THENCE S 18°46'50" E A DISTANCE OF 69.33'; THENCE S 33°36'15" E A DISTANCE OF 69.38'; THENCE S 58°19'23" E A DISTANCE OF 65.98'; THENCE S 20°20'54" E A DISTANCE OF 86.44'; THENCE N 36°18'51" E A DISTANCE OF 106.17'; THENCE N 53°15'14" E A DISTANCE OF 90.23'; THENCE N 24°57'21" E A DISTANCE OF 86.12'; THENCE N 05°00'03" E A DISTANCE OF 123.57'; THENCE N 19°04'07" W A DISTANCE OF 61.05'; THENCE N 06°24'35" E A DISTANCE OF 8.22'; THENCE S 89°49'34" E A DISTANCE OF 42.75'; THENCE S 11°51'18" E A DISTANCE OF 208.92'; THENCE N 74°59'30" E A DISTANCE OF 47.74'; THENCE N 13°51'45" W A DISTANCE OF 228.66'; THENCE N 89°49'34" W A DISTANCE OF 100.00'; THENCE N 58°35'10" W A DISTANCE OF 16.46'; THENCE N 39°42'25" E A DISTANCE OF 38.40'; THENCE S 58°35'40" E A DISTANCE OF 21.27'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.28', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 81°13'43" E, WITH A CHORD LENGTH OF 24.63', WITH A DELTA ANGLE OF 45°16'05"; THENCE N 76°08'15" E A DISTANCE OF 32.00'; THENCE N 13°51'45" W A DISTANCE OF 288.79'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.38', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 38°22'29" W, WITH A CHORD LENGTH OF 26.55', WITH A DELTA ANGLE OF 49°01'28"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 59.03', WITH A RADIUS OF 120.50', WITH A CHORD BEARING OF N 48°51'08" W, WITH A CHORD LENGTH OF 58.45', WITH A DELTA ANGLE OF 28°04'11"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.96', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF N 58°03'38" W, WITH A CHORD LENGTH OF 25.26', WITH A DELTA ANGLE OF 46°29'12"; THENCE N 81°18'14" W A DISTANCE OF 46.50'; THENCE N 08°41'46" E A DISTANCE OF 13.00'; THENCE N 81°18'14" W A DISTANCE OF 198.78'; THENCE S 08°41'46" W A DISTANCE OF 13.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 80.11', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 26°58'41" W, WITH A CHORD LENGTH OF 60.77', WITH A DELTA ANGLE OF 143°26'10"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 262.14', WITH A RADIUS OF 258.00', WITH A CHORD BEARING OF S 15°37'57" E, WITH A CHORD LENGTH OF 251.01', WITH A DELTA ANGLE OF 58°12'53"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 68.13', WITH A RADIUS OF 32.00', WITH A CHORD BEARING OF S 47°31'02" E, WITH A CHORD LENGTH OF 55.97', WITH A DELTA ANGLE OF 121°59'03"; THENCE N 71°29'27" E A DISTANCE OF 68.57'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 15.32', WITH A RADIUS OF 38.00', WITH A CHORD BEARING OF N 83°02'20" E, WITH A CHORD LENGTH OF 15.21', WITH A DELTA ANGLE OF 23°05'46"; THENCE S 85°24'47" E A DISTANCE OF 93.78'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 38.09', WITH A RADIUS OF 38.00', WITH A CHORD BEARING OF S 56°41'57" E, WITH A CHORD LENGTH OF 36.51', WITH A DELTA ANGLE OF 57°25'41"; THENCE S 27°59'06" E A DISTANCE OF 27.58'; THENCE S 39°42'25" W A DISTANCE OF 41.07'; THENCE N 27°59'06" W A DISTANCE OF 43.17'; THENCE N 85°24'47" W A DISTANCE OF 93.78'; THENCE S 71°29'27" W A DISTANCE OF 74.14'; THENCE S 46°00'33" W A DISTANCE OF 65.40'; THENCE S 29°45'48" W A DISTANCE OF 65.38'; THENCE S 04°17'12" E A DISTANCE OF 42.48'; THENCE S 00°44'06" E A DISTANCE OF 82.62'; THENCE S 68°58'50" W A DISTANCE OF 38.90'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 234833.33 SQUARE FEET, 5.391 ACRES



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

www.wraengineering.com LB 8274

Robert S. Flanary

Surveyed by Robert S. Flanary
D.E. Certified Surveyor
Registration No. 4141000001874072756300030848
State of Florida, C.S.S.
Date: 2014.05.11 09:31 29-0500

ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

DATE

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E
2. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS.

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 14

DRAWN RSF DATE: 5/7/24

SKETCH IS NOT A SURVEY

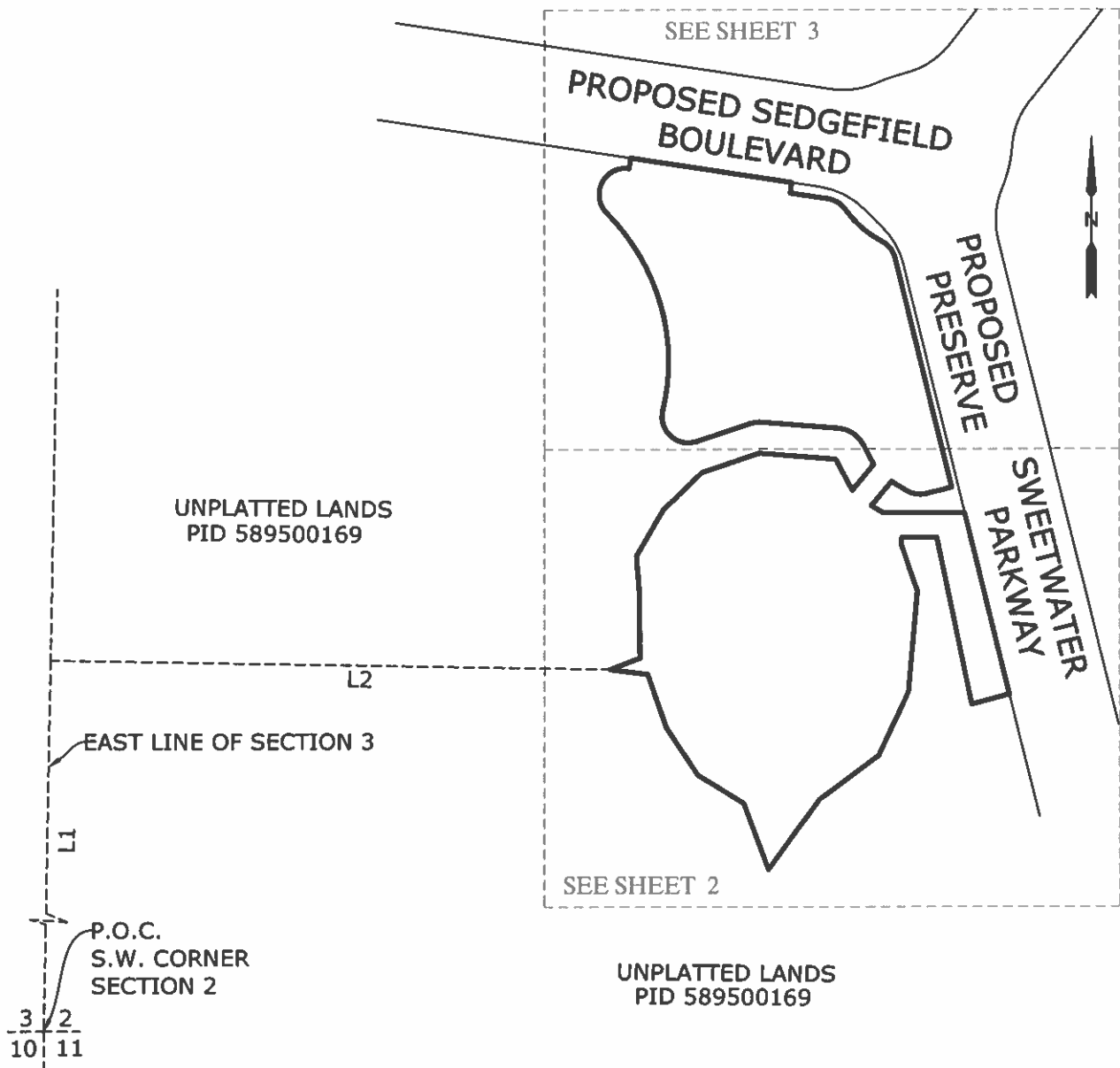
CHECKED RSF DATE: 5/7/24

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 2 OF 5

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LEGEND:

P.O.C. = POINT OF COMMENCEMENT
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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 14

DRAWN

RSF

DATE:

5/7/24

SCALE:

1"=200'

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

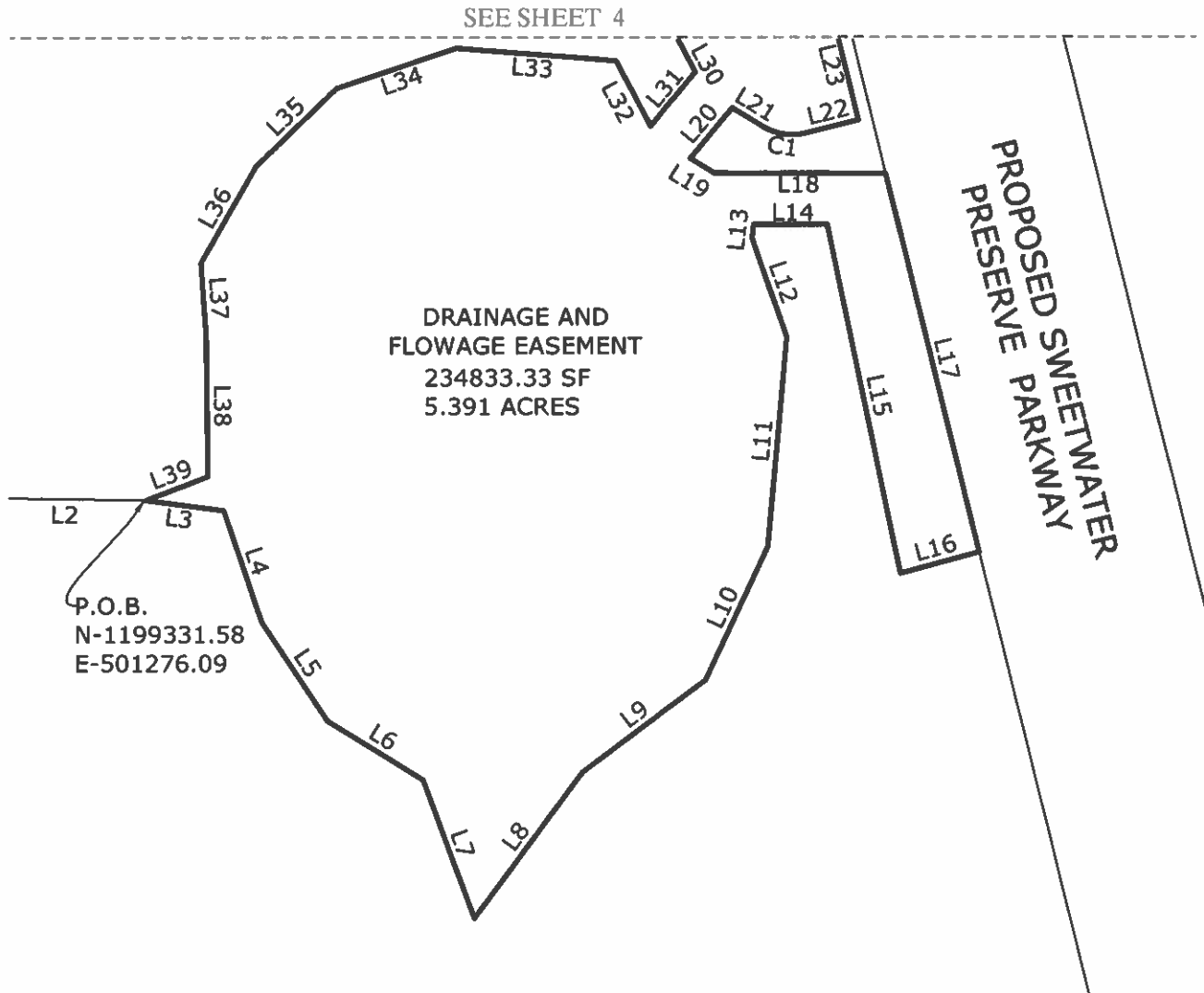
5/7/24

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 3 OF 5

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 14

REVISION DATE

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

5/7/24

SCALE:
1"=100'

CHECKED

RSF

DATE:

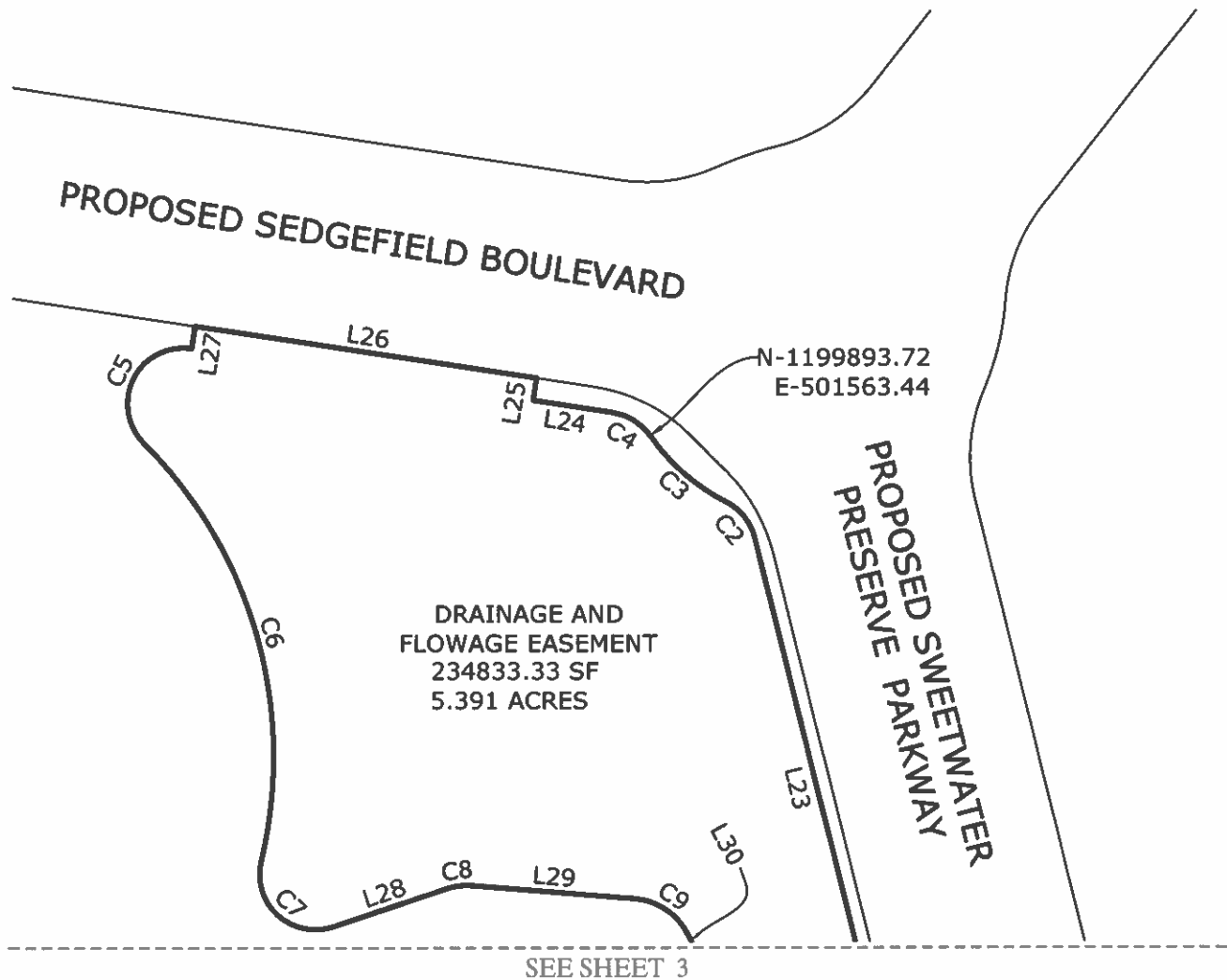
5/7/24

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 4 OF 5

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 14

DRAWN	RSF	DATE: 5/7/24	SCALE: 1"=100'
CHECKED	RSF	DATE: 5/7/24	JOB NUMBER S0116

REVISION DATE

SKETCH IS NOT A SURVEY

SKETCH OF DESCRIPTION

SHEET 5 OF 5

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	32.00'	25.28'	24.63'	S 81°13'43" E	45°16'05"
C2	32.00'	27.38'	26.55'	N 38°22'29" W	49°01'28"
C3	120.50'	59.03'	58.45'	N 48°51'08" W	28°04'11"
C4	32.00'	25.96'	25.26'	N 58°03'38" W	46°29'12"
C5	32.00'	80.11'	60.77'	S 26°58'41" W	143°26'10"
C6	258.00'	262.14'	251.01'	S 15°37'57" E	58°12'53"
C7	32.00'	68.13'	55.97'	S 47°31'02" E	121°59'03"
C8	38.00'	15.32'	15.21'	N 83°02'20" E	23°05'46"
C9	38.00'	38.09'	36.51'	S 56°41'57" E	57°25'41"

LINE	BEARING	DISTANCE
L1	N 01°01'11" E	646.46'
L2	S 88°58'49" E	1072.41'
L3	S 82°33'14" E	46.20'
L4	S 18°46'50" E	69.33'
L5	S 33°36'15" E	69.38'
L6	S 58°19'23" E	65.98'
L7	S 20°20'54" E	86.44'
L8	N 36°18'51" E	106.17'
L9	N 53°15'14" E	90.23'
L10	N 24°57'21" E	86.12'
L11	N 05°00'03" E	123.57'
L12	N 19°04'07" W	61.05'
L13	N 06°24'35" E	8.22'
L14	S 89°49'34" E	42.75'
L15	S 11°51'18" E	208.92'
L16	N 74°59'30" E	47.74'
L17	N 13°51'45" W	228.66'
L18	N 89°49'34" W	100.00'
L19	N 58°35'10" W	16.46'
L20	N 39°42'25" E	38.40'
L21	S 58°35'40" E	21.27'

LINE	BEARING	DISTANCE
L22	N 76°08'15" E	32.00'
L23	N 13°51'45" W	288.79'
L24	N 81°18'14" W	46.50'
L25	N 08°41'46" E	13.00'
L26	N 81°18'14" W	198.78'
L27	S 08°41'46" W	13.00'
L28	N 71°29'27" E	68.57'
L29	S 85°24'47" E	93.78'
L30	S 27°59'06" E	27.58'
L31	S 39°42'25" W	41.07'
L32	N 27°59'06" W	43.17'
L33	N 85°24'47" W	93.78'
L34	S 71°29'27" W	74.14'
L35	S 46°00'33" W	65.40'
L36	S 29°45'48" W	65.38'
L37	S 04°17'12" E	42.48'
L38	S 00°44'06" E	82.62'
L39	S 68°58'50" W	38.90'

LEGEND:

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WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE WEST LINE OF SECTION 2, BEING N01°01'11"E
2. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 14

DRAWN RSF DATE: 5/7/24

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 5/7/24

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE S 89°44'46" E. ALONG THE
NORTH LINE OF SAID SECTION 11, A DISTANCE OF 1881.08' TO THE POINT OF BEGINNING; THENCE
S.89°44'46"E. A DISTANCE OF 35.32'; THENCE S.32°06'28"W. A DISTANCE OF 63.55'; THENCE WITH
A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 353.04', A RADIUS OF 1644.38', A CHORD
BEARING OF S.06°27'05"W., A CHORD LENGTH OF 352.36', AND A DELTA ANGLE OF 12°18'04";
THENCE S.42°50'21"W. A DISTANCE OF 50.02'; THENCE N.27°15'03"W. A DISTANCE OF 8.16';
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 392.06', A RADIUS OF
1614.38', A CHORD BEARING OF N.06°57'22"E., A CHORD LENGTH OF 391.10', AND A DELTA ANGLE
OF 13°54'53"; THENCE N.32°06'28"E. A DISTANCE OF 53.50'; TO THE POINT OF BEGINNING, HAVING
AN AREA OF 13121.56 SQUARE FEET, 0.301 ACRES



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Phone: 941.275.9721 Fax: 941.275.9729

www.raengineering.com LB 8274

Robert S Flanary



ROBERT S. FLANARY, R.S.M.

Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof
are not valid without the original signature and
raised seal of a Florida licensed surveyor and
mapper, except those with electronic signature
and electronic seal.

DATE

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE
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2. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED
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MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS.

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15A

DRAWN

RSF

DATE:

2/9/26

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

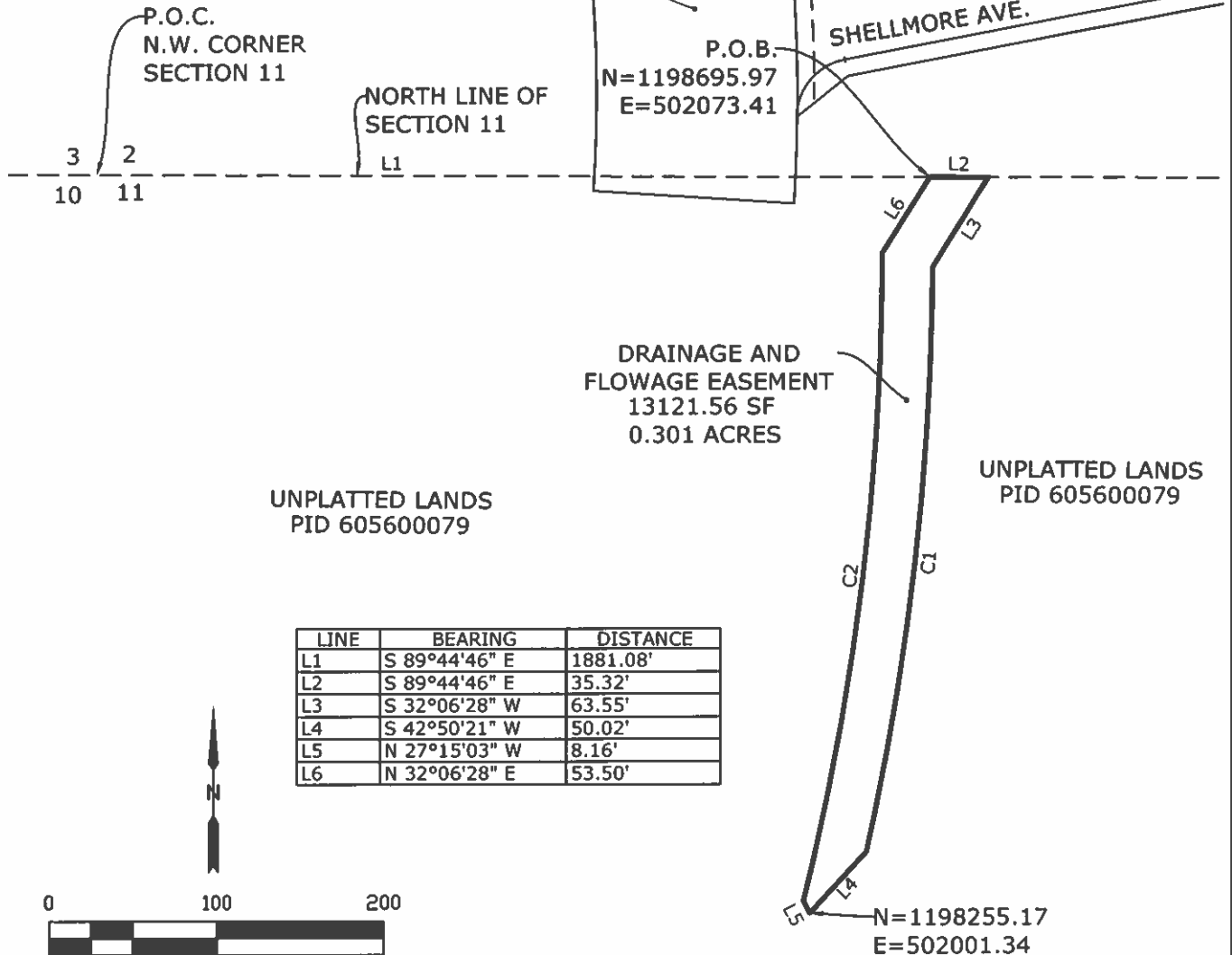
SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTION 11, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SWEETWATER PRESERVE PARKWAY
PLAT BOOK 85, PAGE 197

COVE AT COASTERRA
PHASES IIIB, IVA, AND IVB
PLAT BOOK 87, PAGE 148



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1644.38'	353.04'	352.36'	S 06°27'05" W	12°18'04"
C2	1614.38'	392.06'	391.10'	N 06°57'22" E	13°54'53"

LEGEND:

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0 100 200



REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15A

SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	2/9/26	SCALE:	1"=100'
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A PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°44'46" E. ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1923.66'; THENCE N 00°15'14" E A DISTANCE OF 499.56' TO THE POINT OF BEGINNING; THENCE N 52°29'46" W A DISTANCE OF 15.02'; THENCE N 52°05'27" W A DISTANCE OF 15.03'; THENCE N 34°32'25" E A DISTANCE OF 136.50'; THENCE N 65°38'56" E A DISTANCE OF 30.52'; THENCE N 35°07'50" E A DISTANCE OF 134.71'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1.48', WITH A RADIUS OF 505.00', WITH A CHORD BEARING OF N 56°21'08" W, WITH A CHORD LENGTH OF 1.48', WITH A DELTA ANGLE OF 00°10'04"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 289.79', WITH A RADIUS OF 390.00', WITH A CHORD BEARING OF N 35°08'58" W, WITH A CHORD LENGTH OF 283.17', WITH A DELTA ANGLE OF 42°34'25"; THENCE N 13°51'45" W A DISTANCE OF 149.70'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 73.52', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 56°20'29" E, WITH A CHORD LENGTH OF 56.45', WITH A DELTA ANGLE OF 140°24'30"; THENCE S 53°27'16" E A DISTANCE OF 385.64'; THENCE N 36°32'44" E A DISTANCE OF 128.45'; THENCE N 22°49'48" W A DISTANCE OF 51.04'; THENCE N 36°32'44" E A DISTANCE OF 145.55'; THENCE N 53°27'16" W A DISTANCE OF 344.27'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 62.96', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 06°40'11" E, WITH A CHORD LENGTH OF 52.03', WITH A DELTA ANGLE OF 120°14'53"; THENCE N 66°47'37" E A DISTANCE OF 7.71'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 46.34', WITH A RADIUS OF 190.00', WITH A CHORD BEARING OF N 73°46'49" E, WITH A CHORD LENGTH OF 46.22', WITH A DELTA ANGLE OF 13°58'23"; THENCE N 80°46'00" E A DISTANCE OF 22.79'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 5.94', WITH A RADIUS OF 170.00', WITH A CHORD BEARING OF N 79°45'59" E, WITH A CHORD LENGTH OF 5.94', WITH A DELTA ANGLE OF 02°00'03"; THENCE N 14°22'01" W A DISTANCE OF 145.37'; THENCE N 35°27'57" E A DISTANCE OF 41.68'; THENCE N 19°18'24" W A DISTANCE OF 133.20'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.45', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF S 76°49'06" W, WITH A CHORD LENGTH OF 18.44', WITH A DELTA ANGLE OF 04°24'15"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 136.48', WITH A RADIUS OF 540.00', WITH A CHORD BEARING OF S 71°46'48" W, WITH A CHORD LENGTH OF 136.12', WITH A DELTA ANGLE OF 14°28'52"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 45.69', WITH A RADIUS OF 35.00', WITH A CHORD BEARING OF N 78°03'55" W, WITH A CHORD LENGTH OF 42.51', WITH A DELTA ANGLE OF 74°47'26"; THENCE N 54°38'29" W A DISTANCE OF 32.35'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 141.82', WITH A RADIUS OF 6560.00', WITH A CHORD BEARING OF N 34°44'22" E, WITH A CHORD LENGTH OF 141.82', WITH A DELTA ANGLE OF 01°14'19"; THENCE N 34°07'12" E A DISTANCE OF 380.64'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 24.19', WITH A RADIUS OF 35.00', WITH A CHORD BEARING OF N 53°55'17" E, WITH A CHORD LENGTH OF 23.71', WITH A DELTA ANGLE OF 39°36'10"; THENCE S 55°52'48" E A DISTANCE OF 40.98'; THENCE S 57°07'49" E A DISTANCE OF 36.33'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.47', WITH A RADIUS OF 45.00', WITH A CHORD BEARING OF S 26°54'38" E, WITH A CHORD LENGTH OF 45.30', WITH A DELTA ANGLE OF 60°26'22"; THENCE S 03°18'33" W A DISTANCE OF 125.93'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 268.67', WITH A RADIUS OF 240.00', WITH A CHORD BEARING OF S 35°22'45" W, WITH A CHORD LENGTH OF 254.86', WITH A DELTA ANGLE OF 64°08'25"; THENCE S 19°18'24" E A DISTANCE OF 148.56'; THENCE S 35°27'57" W A DISTANCE OF 43.28'; THENCE S 14°22'01" E A DISTANCE OF 130.57'; THENCE N 71°01'35" E A DISTANCE OF 37.72'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 175.77', WITH A RADIUS OF 190.00', WITH A CHORD BEARING OF S 82°28'15" E, WITH A CHORD LENGTH OF 169.57', WITH A DELTA ANGLE OF 53°00'20"; THENCE S 55°58'05" E A DISTANCE OF 442.20';

CONTINUED ON SHEET 2



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Robert S Flanary

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

ROBERT S. FLANARY, P.S.M.
Florida Surveyor's Registration No. 8627

DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

DRAWN

RSF

DATE:

2/9/26

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE SOUTH LINE OF SECTION 2, BEING S89°44'46"E
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SKETCH OF DESCRIPTION

SHEET 2 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CONTINUED FROM SHEET 1

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 34.37', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 23°08'40" E, WITH A CHORD LENGTH OF 32.52', WITH A DELTA ANGLE OF 65°38'50";, THENCE S 09°40'45" W A DISTANCE OF 114.14'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 14.13', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF S 13°21'32" W, WITH A CHORD LENGTH OF 14.12', WITH A DELTA ANGLE OF 07°21'35";, THENCE S 17°02'20" W A DISTANCE OF 45.71'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 10.09', WITH A RADIUS OF 110.00', WITH A CHORD BEARING OF S 19°40'02" W, WITH A CHORD LENGTH OF 10.09', WITH A DELTA ANGLE OF 05°15'25";, THENCE S 22°17'45" W A DISTANCE OF 31.47'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 21.70', WITH A RADIUS OF 60.00', WITH A CHORD BEARING OF S 32°39'22" W, WITH A CHORD LENGTH OF 21.58', WITH A DELTA ANGLE OF 20°43'13";, THENCE S 43°00'58" W A DISTANCE OF 3.21'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.74', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 84°46'51" W, WITH A CHORD LENGTH OF 39.96', WITH A DELTA ANGLE OF 83°31'46";, THENCE N 53°27'16" W A DISTANCE OF 363.75'; THENCE S 36°32'44" W A DISTANCE OF 128.45'; THENCE S 22°49'48" E A DISTANCE OF 51.04'; THENCE S 36°32'44" W A DISTANCE OF 145.55'; THENCE S 53°27'16" E A DISTANCE OF 332.67'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.04', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF S 08°32'03" E, WITH A CHORD LENGTH OF 42.37', WITH A DELTA ANGLE OF 89°50'26";, THENCE S 36°23'10" W A DISTANCE OF 314.06'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 69.19', WITH A RADIUS OF 30.00', WITH A CHORD BEARING OF N 77°32'43" W, WITH A CHORD LENGTH OF 54.84', WITH A DELTA ANGLE OF 132°08'15";, THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 364.79', WITH A RADIUS OF 505.00', WITH A CHORD BEARING OF N 32°10'13" W, WITH A CHORD LENGTH OF 356.91', WITH A DELTA ANGLE OF 41°23'16";, THENCE S 35°07'50" W A DISTANCE OF 142.73'; THENCE S 65°38'56" W A DISTANCE OF 30.35'; THENCE S 34°32'25" W A DISTANCE OF 129.80'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 483914.86 SQUARE FEET, 11.109 ACRES

SURVEYORS NOTES:

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PID- PARCEL IDENTIFICATION NUMBER

REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/9/26

CHECKED

RSF

DATE:

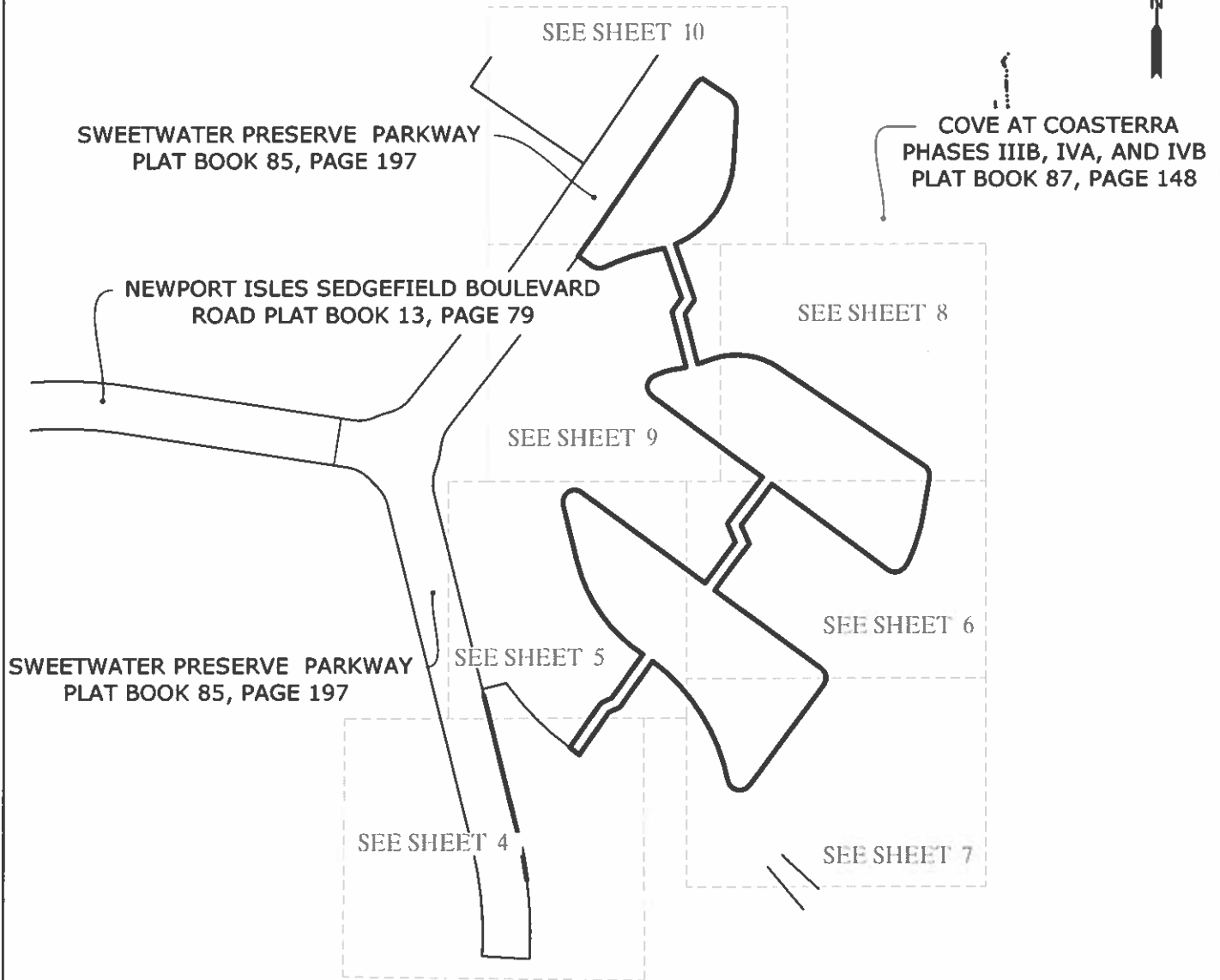
2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 3 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



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0 400 800



REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/9/26

SCALE:
1"=400'

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 4 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SEE SHEET 5



DRAINAGE AND
FLOWAGE EASEMENT

483914.86 SF
11.109 ACRES

P.O.B.

N=1199195.33
E=502118.20

SWEETWATER PRESERVE
PARKWAY PHASE II
PLAT BOOK, 85, PAGE 197

COVE AT COASTERRA
PHASES IIIB, IVA, AND IVB
PLAT BOOK, 87, PAGE 148

UNPLATTED LANDS
PID 589500229

UNPLATTED LANDS
PID 589500229

P.O.C.
S.W. CORNER
SECTION 2

SOUTH LINE OF
SECTION 2

3 2
10 11

L1

L2

UNPLATTED LANDS
PID 605600069

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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

DRAWN

RSF

DATE: 2/9/26

SCALE:
1"=100'

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED

RSF

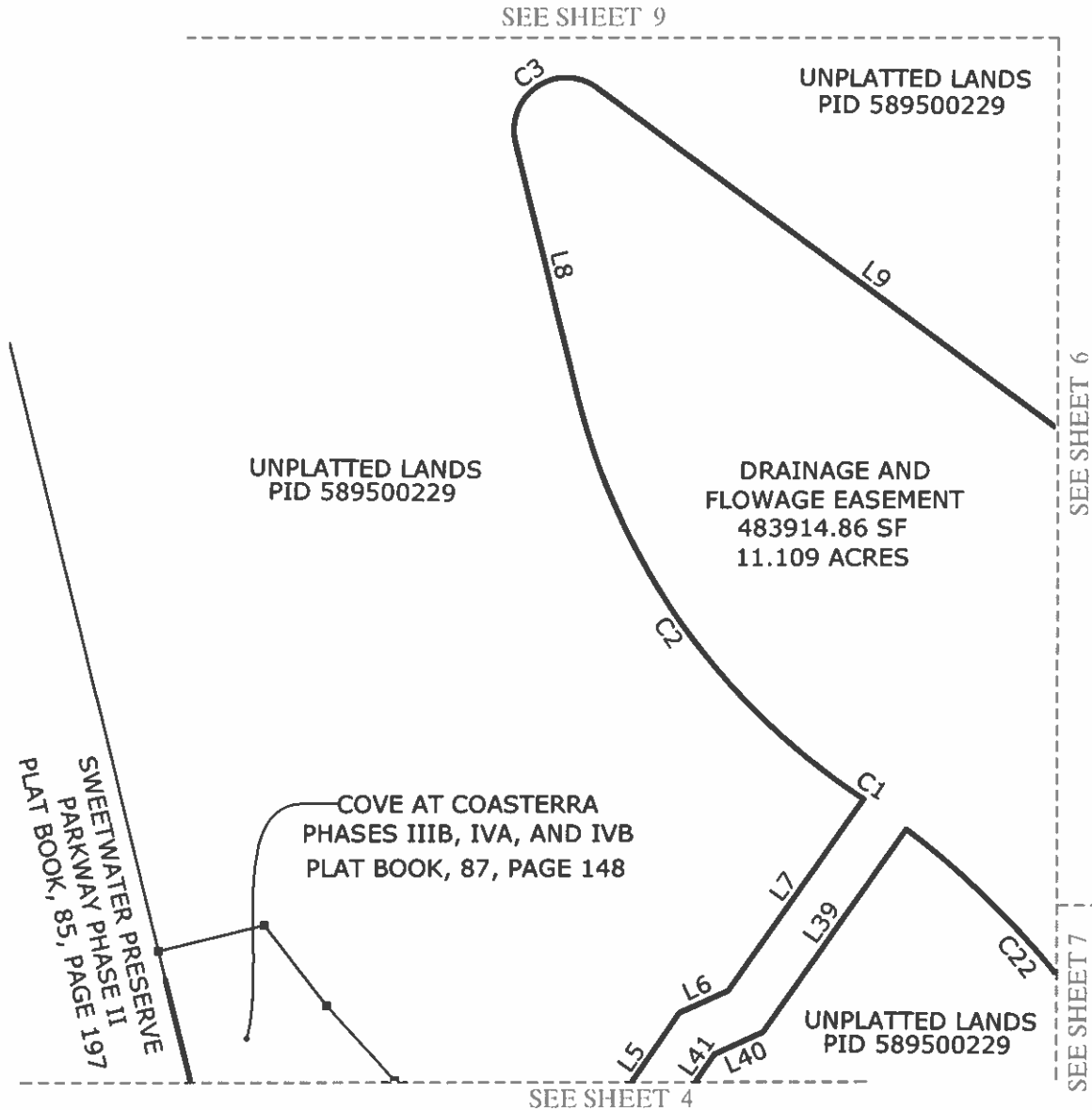
DATE: 2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 5 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

	DRAWN	RSF	DATE:	2/9/26	SCALE: 1"=100'
SKETCH IS NOT A SURVEY	CHECKED	RSF	DATE:	2/9/26	JOB NUMBER S0116

SKETCH OF DESCRIPTION

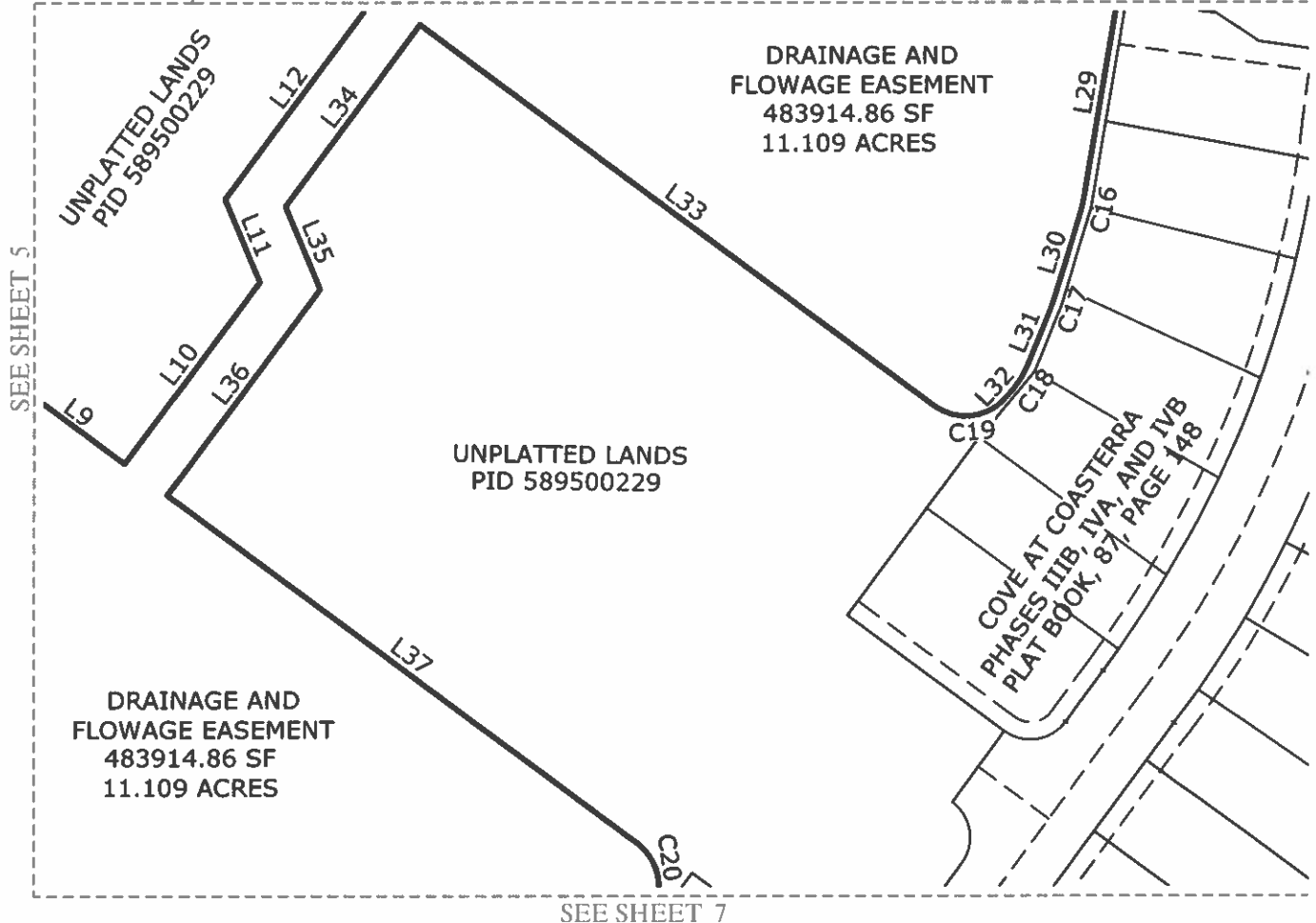
A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

SHEET 6 OF 11



SEE SHEET 9

SEE SHEET 8



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DRAWN

RSF

DATE: 2/9/26

SCALE:
1"=100'

CHECKED

RSF

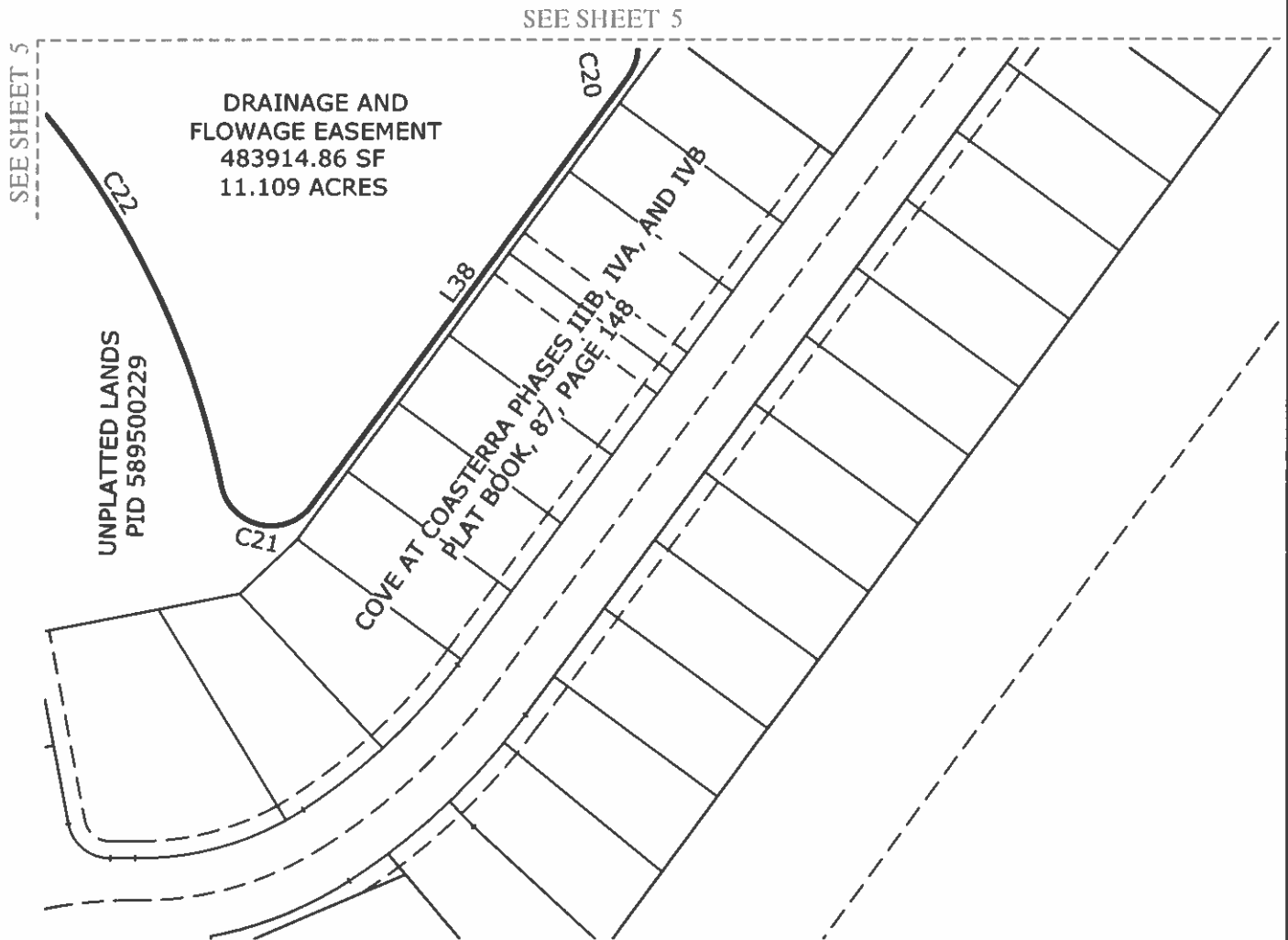
DATE: 2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 7 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

REVISION DATE

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RSF

DATE:

2/9/26

SCALE:
1"=100'

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 8 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SEE SHEET 10

COVE AT COASTERRA
PHASES IIIB, IVA, AND IVB
PLAT BOOK, 87, PAGE 148

UNPLATTED LANDS
PID 589500229

DRAINAGE AND
FLOWAGE EASEMENT
483914.86 SF
11.109 ACRES

SEE SHEET 9

SEE SHEET 6

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REVISION DATE

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DATE:

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SCALE:
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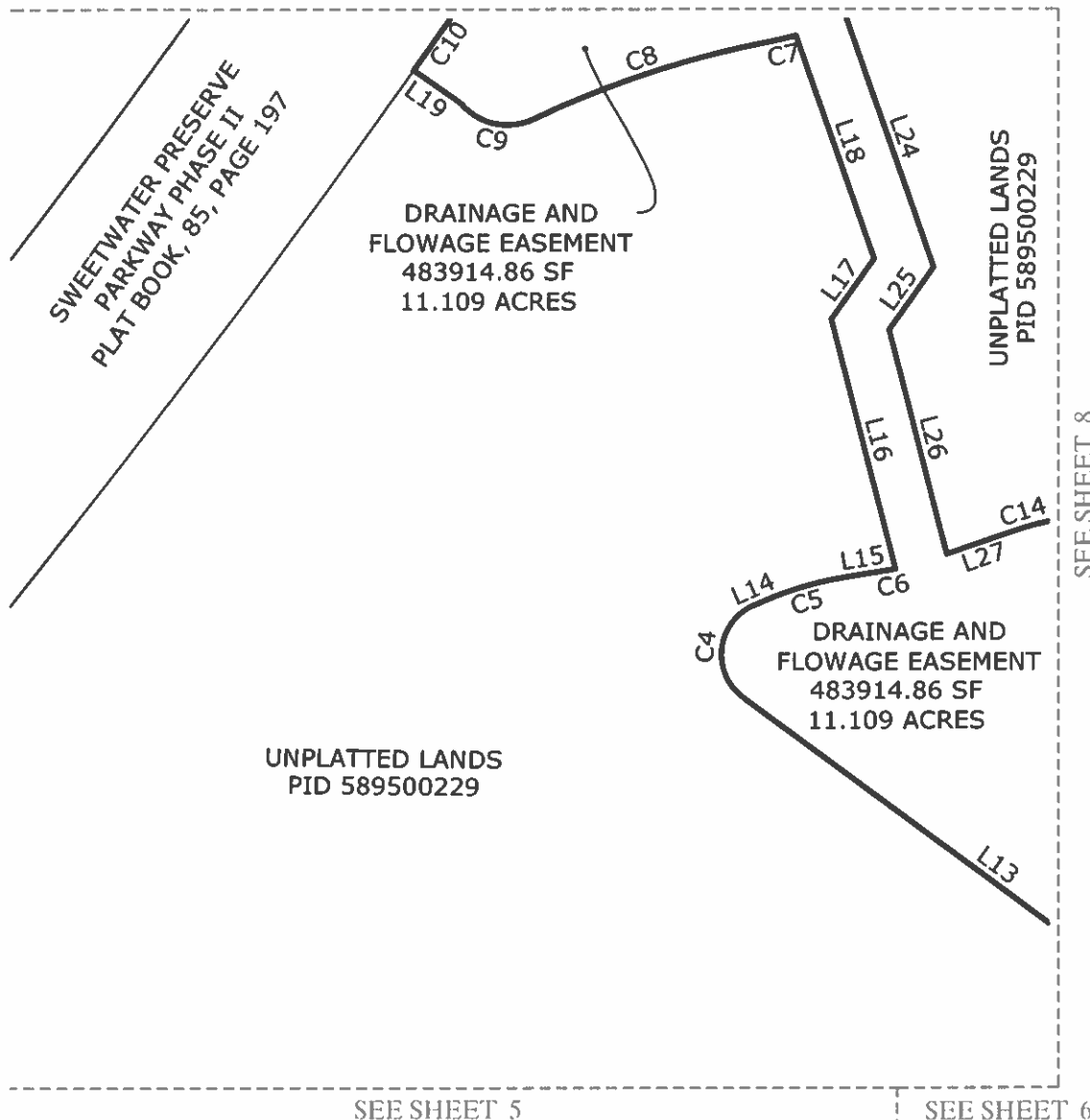
JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 9 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 10



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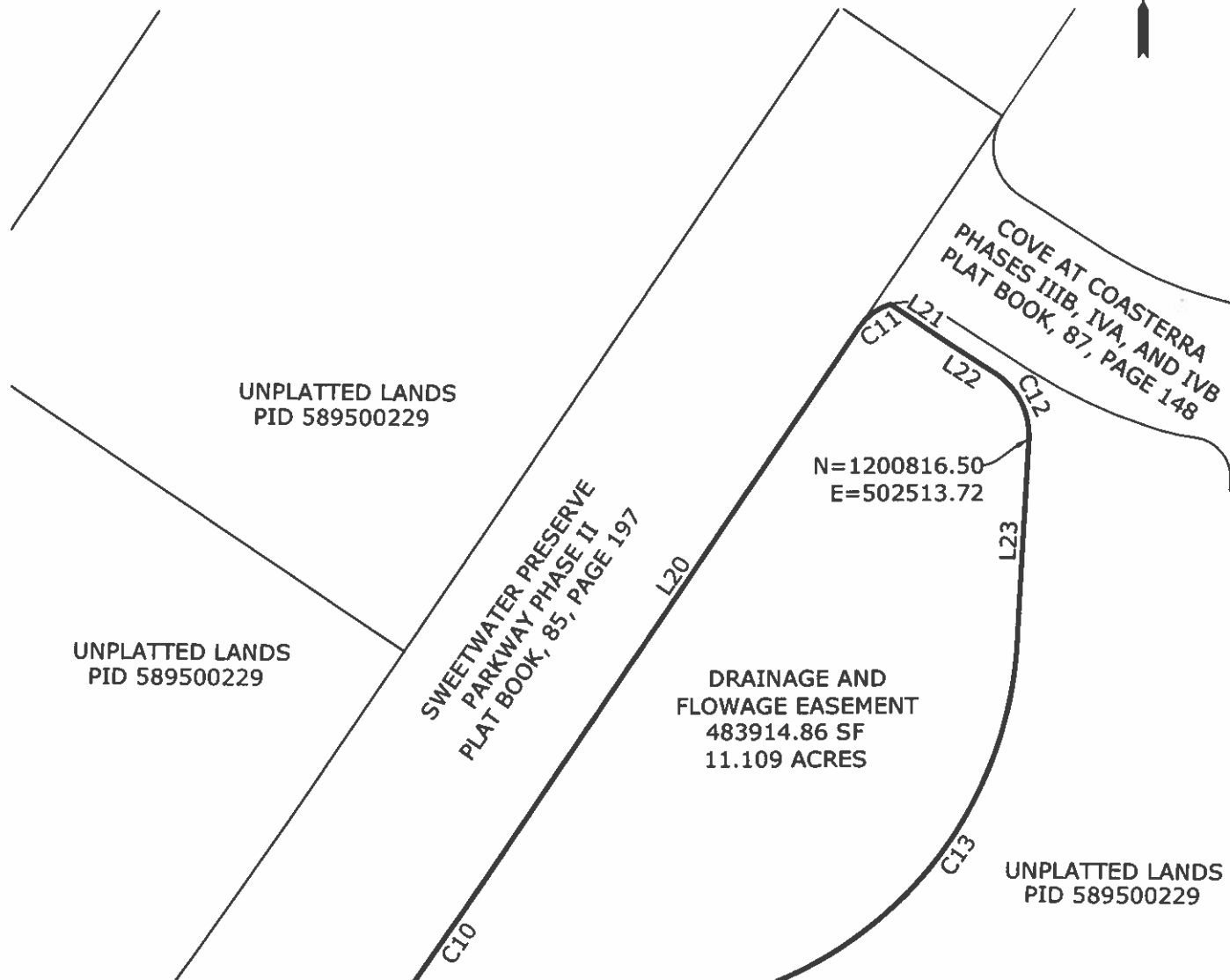
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SKETCH OF DESCRIPTION

SHEET 10 OF 11

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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SEE SHEET 9

SEE SHEET 8

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SKETCH OF DESCRIPTION

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	505.00'	1.48'	1.48'	N 56°21'08" W	0°10'04"
C2	390.00'	289.79'	283.17'	N 35°08'58" W	42°34'25"
C3	30.00'	73.52'	56.45'	N 56°20'29" E	140°24'30"
C4	30.00'	62.96'	52.03'	N 06°40'11" E	120°14'53"
C5	190.00'	46.34'	46.22'	N 73°46'49" E	13°58'23"
C6	170.00'	5.94'	5.94'	N 79°45'59" E	2°00'03"
C7	240.00'	18.45'	18.44'	S 76°49'06" W	4°24'15"
C8	540.00'	136.48'	136.12'	S 71°46'48" W	14°28'52"
C9	35.00'	45.69'	42.51'	N 78°03'55" W	74°47'26"
C10	6560.00'	141.82'	141.82'	N 34°44'22" E	1°14'19"
C11	35.00'	24.19'	23.71'	N 53°55'17" E	39°36'10"
C12	45.00'	47.47'	45.30'	S 26°54'38" E	60°26'22"
C13	240.00'	268.67'	254.86'	S 35°22'45" W	64°08'25"
C14	190.00'	175.77'	169.57'	S 82°28'15" E	53°00'20"
C15	30.00'	34.37'	32.52'	S 23°08'40" E	65°38'50"
C16	110.00'	14.13'	14.12'	S 13°21'32" W	7°21'35"
C17	110.00'	10.09'	10.09'	S 19°40'02" W	5°15'25"
C18	60.00'	21.70'	21.58'	S 32°39'22" W	20°43'13"
C19	30.00'	43.74'	39.96'	S 84°46'51" W	83°31'46"
C20	30.00'	47.04'	42.37'	S 08°32'03" E	89°50'26"
C21	30.00'	69.19'	54.84'	N 77°32'43" W	132°08'15"
C22	505.00'	364.79'	356.91'	N 32°10'13" W	41°23'16"

LINE	BEARING	DISTANCE
L1	S 89°44'46" E	1923.66'
L2	N 00°15'14" E	499.56'
L3	N 52°29'46" W	15.02'
L4	N 52°05'27" W	15.03'
L5	N 34°32'25" E	136.50'
L6	N 65°38'56" E	30.52'
L7	N 35°07'50" E	134.71'
L8	N 13°51'45" W	149.70'
L9	S 53°27'16" E	385.64'
L10	N 36°32'44" E	128.45'
L11	N 22°49'48" W	51.04'
L12	N 36°32'44" E	145.55'
L13	N 53°27'16" W	344.27'
L14	N 66°47'37" E	7.71'

LINE	BEARING	DISTANCE
L15	N 80°46'00" E	22.79'
L16	N 14°22'01" W	145.37'
L17	N 35°27'57" E	41.68'
L18	N 19°18'24" W	133.20'
L19	N 54°38'29" W	32.35'
L20	N 34°07'12" E	380.64'
L21	S 55°52'48" E	40.98'
L22	S 57°07'49" E	36.33'
L23	S 03°18'33" W	125.93'
L24	S 19°18'24" E	148.56'
L25	S 35°27'57" W	43.28'
L26	S 14°22'01" E	130.57'
L27	N 71°01'35" E	37.72'
L28	S 55°58'05" E	442.20'

LINE	BEARING	DISTANCE
L29	S 09°40'45" W	114.14'
L30	S 17°02'20" W	45.71'
L31	S 22°17'45" W	31.47'
L32	S 43°00'58" W	3.21'
L33	N 53°27'16" W	363.75'
L34	S 36°32'44" W	128.45'
L35	S 22°49'48" E	51.04'
L36	S 36°32'44" W	145.55'
L37	S 53°27'16" E	332.67'
L38	S 36°23'10" W	314.06'
L39	S 35°07'50" W	142.73'
L40	S 65°38'56" W	30.35'
L41	S 34°32'25" W	129.80'

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
SF = SQUARE FEET
PID- PARCEL IDENTIFICATION NUMBER



WATER RESOURCE ASSOCIATES, LLC

7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721 Fax: 941.275.9729
www.wraengineering.com LB 8274

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) BASES OF BEARING IS THE SOUTH LINE OF SECTION 2, BEING S89°44'46"E
2. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011 ADJUSTMENT) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS.

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15C

DRAWN RSF DATE: 2/9/26

REVISION DATE

SKETCH IS NOT A SURVEY

CHECKED RSF DATE: 2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°44'46" E. ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 1881.08' TO THE POINT OF BEGINNING; THENCE S.89°44'46"E. A DISTANCE OF 35.32'; THENCE N.32°06'28"E. A DISTANCE OF 52.39'; THENCE N.79°52'06"E. A DISTANCE OF 462.58'; THENCE S.37°54'44"E. A DISTANCE OF 145.97'; THENCE N.40°11'46"E. A DISTANCE OF 30.66'; THENCE N.37°54'44"W. A DISTANCE OF 157.76'; THENCE S.79°52'06"W. A DISTANCE OF 472.05'; THENCE N.09°07'27"W. A DISTANCE OF 7.18'; THENCE S.79°12'28"W. A DISTANCE OF 30.01'; THENCE S.09°07'27"E. A DISTANCE OF 15.93'; THENCE S.32°06'28"W. A DISTANCE OF 72.03'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 21201.64 SQUARE FEET, 0.487 ACRES



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Robert S Flanary



ROBERT S. FLANARY, P.S.M.

Florida Surveyor's Registration No. 5677

Survey map and report or the copies thereof are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal.

DATE

SURVEYORS NOTES:

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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15E

DRAWN

RSF

DATE:

2/9/26

SKETCH IS NOT A SURVEY

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 2 OF 4

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



SWEETWATER PRESERVE PARKWAY
PLAT BOOK 85, PAGE 197

COVE AT COASTERRA
PHASES IIIB, IVA, AND IVB
PLAT BOOK 87, PAGE 148

SHELLMORE AVE.

100' WIDE FPL EASEMENT
PER D.B. 305 PAGE 85

SEE SHEET 4

SEE SHEET 3

LEGEND:

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0 200 400



REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15E

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/9/26

SCALE:
1"=200'

CHECKED

RSF

DATE:

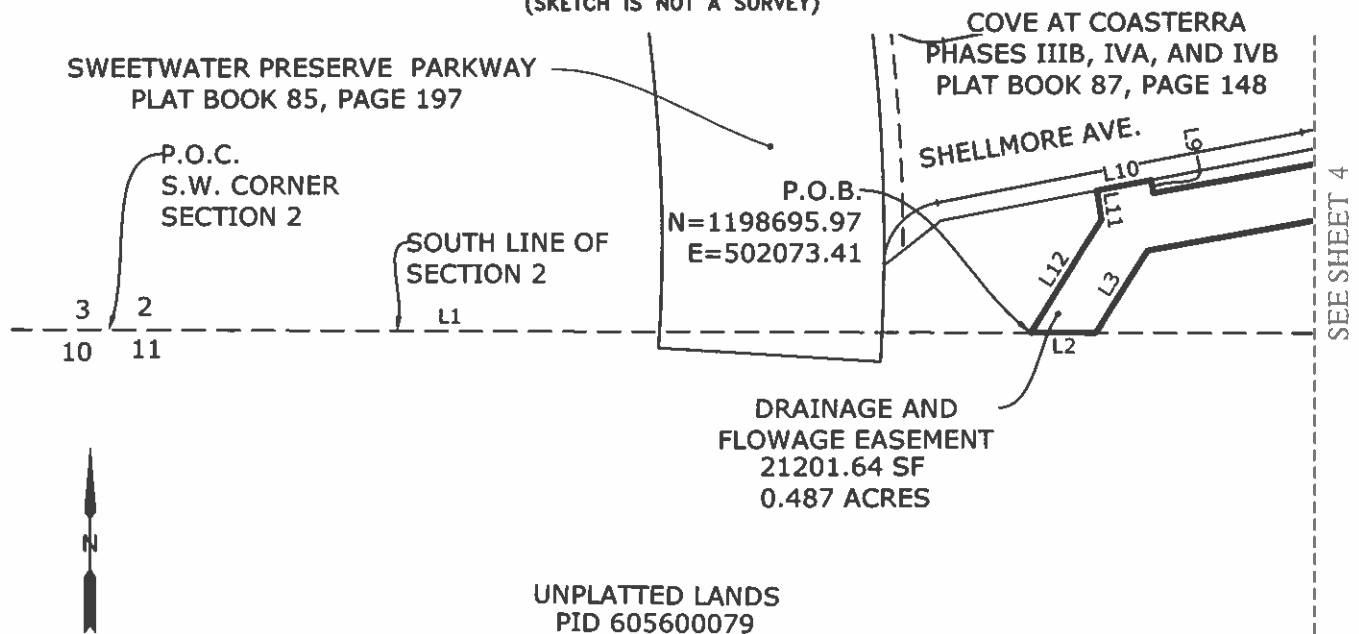
2/9/26

JOB NUMBER
S0116

SKETCH OF DESCRIPTION

SHEET 3 OF 4

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 89°44'46" E	1881.08'
L2	S 89°44'46" E	35.32'
L3	N 32°06'28" E	52.39'
L4	N 79°52'06" E	462.58'
L5	S 37°54'44" E	145.97'
L6	N 40°11'46" E	30.66'
L7	N 37°54'44" W	157.76'
L8	S 79°52'06" W	472.05'
L9	N 09°07'27" W	7.18'
L10	S 79°12'28" W	30.01'
L11	S 09°07'27" E	15.93'
L12	S 32°06'28" W	72.03'

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0 100 200



REVISION DATE

PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15E

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/9/26

SCALE:
1"=100'

CHECKED

RSF

DATE:

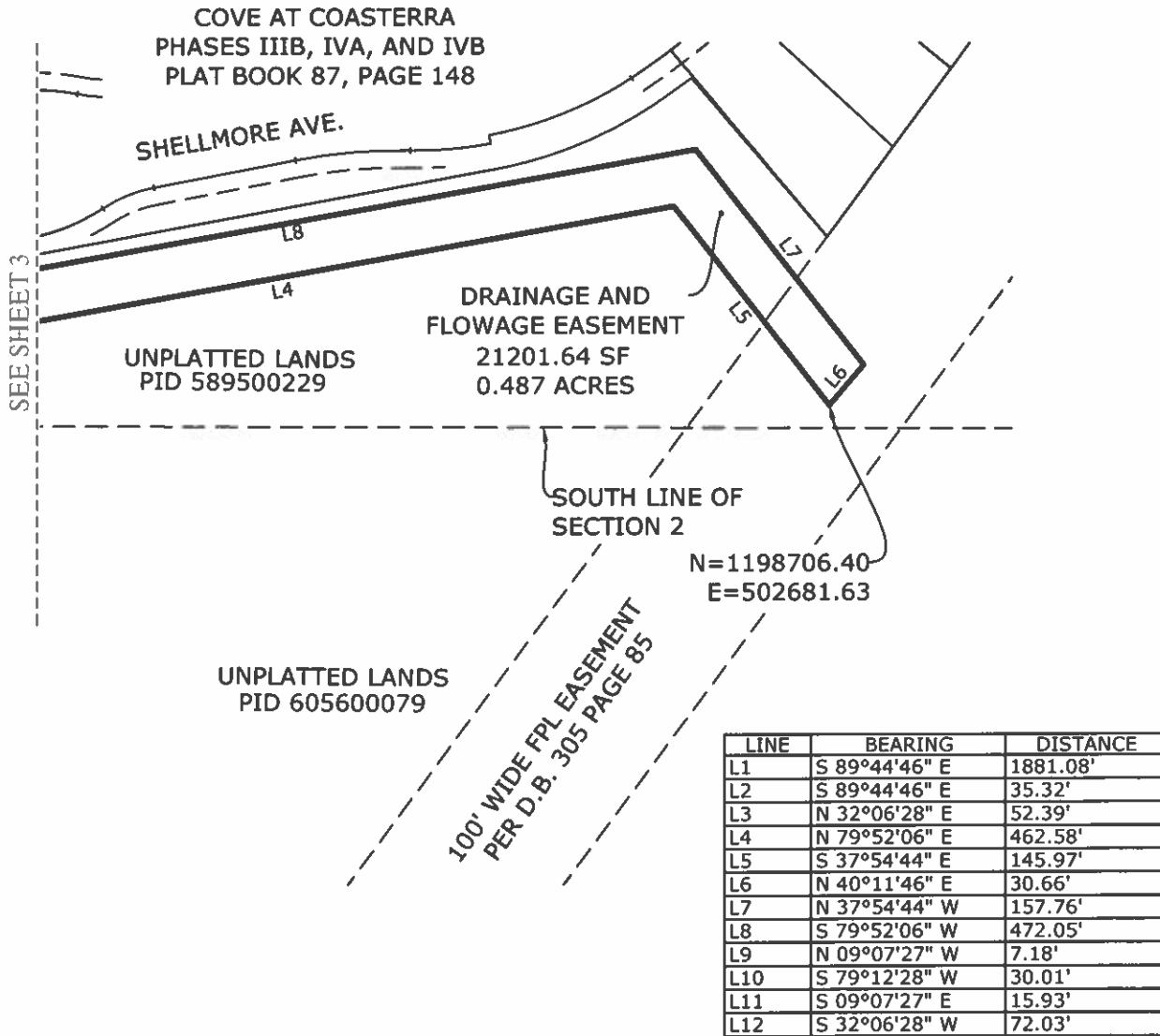
2/9/26

JOB NUMBER
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SKETCH OF DESCRIPTION

SHEET 4 OF 4

A PORTION OF SECTION 2, TOWNSHIP 33 SOUTH, RANGE 18
EAST, MANATEE COUNTY, FLORIDA
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0 100 200



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PUBLIC DRAINAGE AND FLOWAGE EASEMENT 15E

SKETCH IS NOT A SURVEY

DRAWN

RSF

DATE:

2/9/26

SCALE:
1"=100'

CHECKED

RSF

DATE:

2/9/26

JOB NUMBER
S0116

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: TALLRED
Cashiered By: smccreadie

Receipt#: 900851271

Payee Name: GRIMES GALVANO, PL AR500027

Receipt Date: 06/02/2026

ATTN DAPHNE MCDONOUGH 1023 MANATEE AVE W
BRADENTON, FL 34205

Instrument(s): 202641063424-EASEMENT

Receipt Total:	\$205.50
Amount Tendered:	\$205.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$205.50

Check	\$205.50	CHECK #	30468
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Amount Paid	\$205.50
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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: 202641063424 EASEMENT

001000000341100	RECORDING FEE \$5/\$4	\$97.00
199000000341150	PRMTF \$1/\$.50	\$12.50
001000000208911	PRMTF FACC \$.10	\$2.40
199000000341160	PRMTF CLERK \$1.90	\$45.60
001000000208912	PRMTF BCC \$2	\$48.00
Instrument Total:		\$205.50



June 2, 2026 - Regular Meeting

Subject

Acceptance and Recording of a Permanent Drainage Easement from CC Manatee Land Investments, LLC, for property located at 8110 Manatee Bayou Glen, Palmetto, Florida 34221 and 8910 Killbarry Lane, 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

Maria Ramirez, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3672

Action Requested

Accept and Record Permanent Drainage Easement from CC Manatee Land Investments, LLC.

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- CC Manatee Land Investments, LLC, a Florida limited liability company, is the owner the properties located at 8110 Manatee Bayou Glen, Palmetto, Florida 34221 and 8910 Killbarry Lane, Palmetto, Florida 34221.
- CC Manatee Land Investments, LLC, is required to convey a Permanent Drainage Easement to Manatee County in accordance with their Final Site Plan (PLN2303-0168) requirements for a residential development.
- This easement has been reviewed and approved by the Development Services Department, and it meets the requirements of the final site plan.
- The recording of the Permanent Drainage Easement is also required from CC Manatee Land Investments, LLC, to receive their Certificate of Occupancy.

- The Permanent Drainage Easement encompasses approximately 753,071 square feet and is located along the Sweet Water Preserve Street.

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

Jeremy Cox at Jeremy.cox@mymanatee.org

Lauren Kramer at lauren.kramer@mymanatee.org

Darin Rice at darin.rice@mymanatee.org

Frank Conetta at frank.conetta@mymanatee.org

Jasmine Garrido at jgarrido@grimesgalvano.com

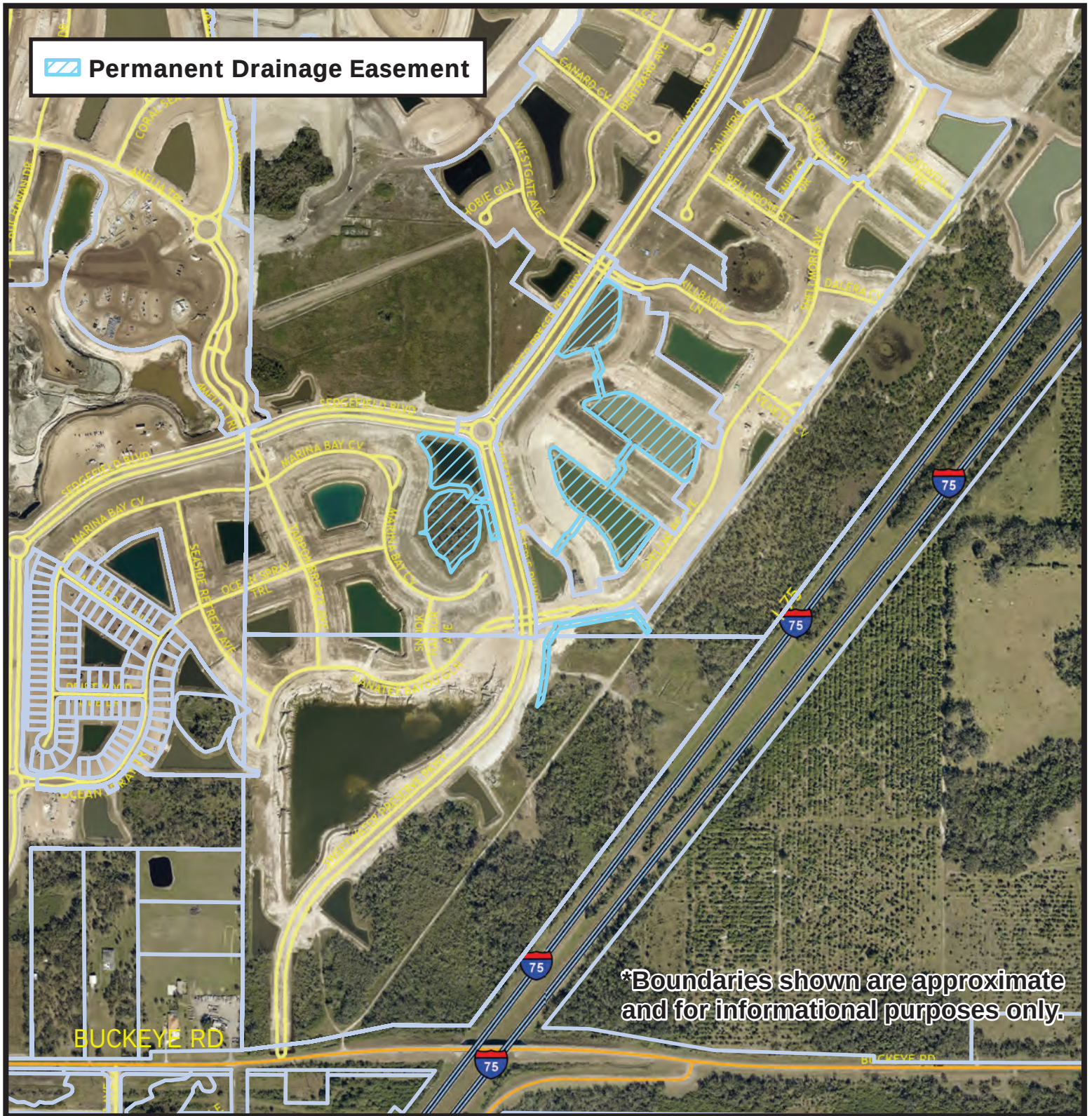
Distributed 6/2/26, RT

Cost and Funds Source Account Number and Name

\$205.50 recording fee to be paid by the Grantor.

Amount and Frequency of Recurring Costs

N/A



PERMANENT DRAINAGE EASEMENT



CC MANATEE LAND INVESTMENTS LLC
8910 KILLBARRY LANE AND 8110 MANATEE BAYOU GLEN
PALMETTO, FLORIDA 34221
PID 589500229 AND 605600079



DISTRICT 1 - VACANT