

Instrument #202641083286
Recorded 7/19/2026



23-UTL.02-05/09

Date: April 9, 2026
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

CORRECTIVE
F.P. NO. 1959821
PARCEL 502.4
SECTION 13040-2518
STATE ROAD 684
COUNTY MANATEE

CORRECTIVE SUBORDINATION OF COUNTY UTILITY INTERESTS

THIS AGREEMENT, entered into on the date executed by the State of Florida Department of Transportation District One Secretary or their Designee, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

THE PURPOSE OF THIS CORRECTIVE SUBORDINATION OF COUNTY UTILITY INTERESTS IS TO CORRECT THE LEGAL DESCRIPTION AND SKETCH IN THAT CERTAIN SUBORDINATION OF COUNTY UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS INSTRUMENT #202541143553, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
Platted Public Utility Easement	9/04/2024	CORTEZ75W INVESTORS LLC	Manatee County	Plat Book 82, Page 60
Permanent Utilities Easement Agreement	9/27/2016	Lake Flores I, LLC	Manatee County	Book 2640, Page 5163

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities. The Utility also agrees, to the extent provided by and subject to the limitations of Section 768.28, Florida Statutes, to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

WITNESSES

Geraldye Williams (SEAL)
Geraldye Williams
Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By: [Signature]
District Secretary/Designee for
District One
Post Office Box 1249

Bartow, Florida 33831-1249

Amanda Alejos (SEAL)
Amanda Alejos
Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

DocuSign Legal Review:
Don Conway
937D1D5420A84D8...
Department Attorney

*In accordance with Florida Statute 695.26, effective Jan. 1, 2024, names and addresses of witnesses must be legibly printed, typed or stamped for the clerk of the court to accept this document for recording.

STATE OF FL
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of June, 2026, by Nicole Mills P.E. Director of Trans. for FDOT District 4, a Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification.

Name: Amanda Alejos Notary Public in and for the County and State last aforesaid. My Commission Expires: 8-15-26 Serial No., if any: HH300821



AMANDA ALEJOS
Notary Public
State of Florida
Comm# HH300821 15 Page 3 of 7 for Parcel 502.4
Expires 8/15/2026

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

GRANTOR



MANATEE COUNTY, a political
subdivision of the State of Florida
By: its Board of County Commissioners

By: *JMV*
Chairperson *6/2/2026*

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: *Angela Colonneso*
Deputy Clerk

Grantor(s)' Mailing Address:

1112 Manatee Ave West
Bradenton, Florida
34205

Exhibit "A"
Page 1 of 3

FP No. 1959821

Section 13040-2518

Parcel 502

A) Those portions of Tracts 1014 and 1018 Seaflower Phase 1, Subphases 1A & 1B-1 a subdivision lying in Section 7, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 82, Page 60, Public Records of Manatee County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of Tract 1011 (per said plat) and the intersection of the southerly existing right of way line of State Road 684 [Cortez Road (per Section 13040-2518)] and the west existing right of way line of 75th Street West (per Official Records Book 848, Page 764 Public Records of Manatee County, Florida); thence along said southerly existing right of way line and the northerly line of said Tract 1011, South 86°21'39" West a distance of 416.58 feet; thence continue along said southerly existing right of way line South 86°10'51" West a distance of 2,490.35 feet for a POINT OF BEGINNING; thence along said southerly existing right of way line and the northerly line of said Tracts 1014 and 1018, North 86°10'51" East a distance of 234.85 feet to the westerly line of Tract 100 (per said plat) and to the beginning of curve having a radius of 50.00 feet; thence along said westerly line the arc of said curve to the right a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of South 46°54'35" East to the end of said curve; thence continue along said westerly line South 00°00'00" East a distance of 17.04 feet to the beginning of a non-tangent curve having a radius of 50.00 feet; thence along the arc of said curve to the left a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of North 46°54'35" West to the end of said curve; thence South 86°10'51" West a distance of a 233.71 feet; thence North 03°49'09" West a distance of 17.00 feet to the POINT OF BEGINNING.

Containing 4,892 square feet, more or less.

Also

B) That portion of Tract 1013 Seaflower Phase 1, Subphases 1A & 1B-1 a subdivision lying in Section 7, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 82, Page 60, Public Records of Manatee County, Florida.

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Exhibit "A"
Page 2 of 3

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Containing 795 square feet, more or less.

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Legal Description Approved by:

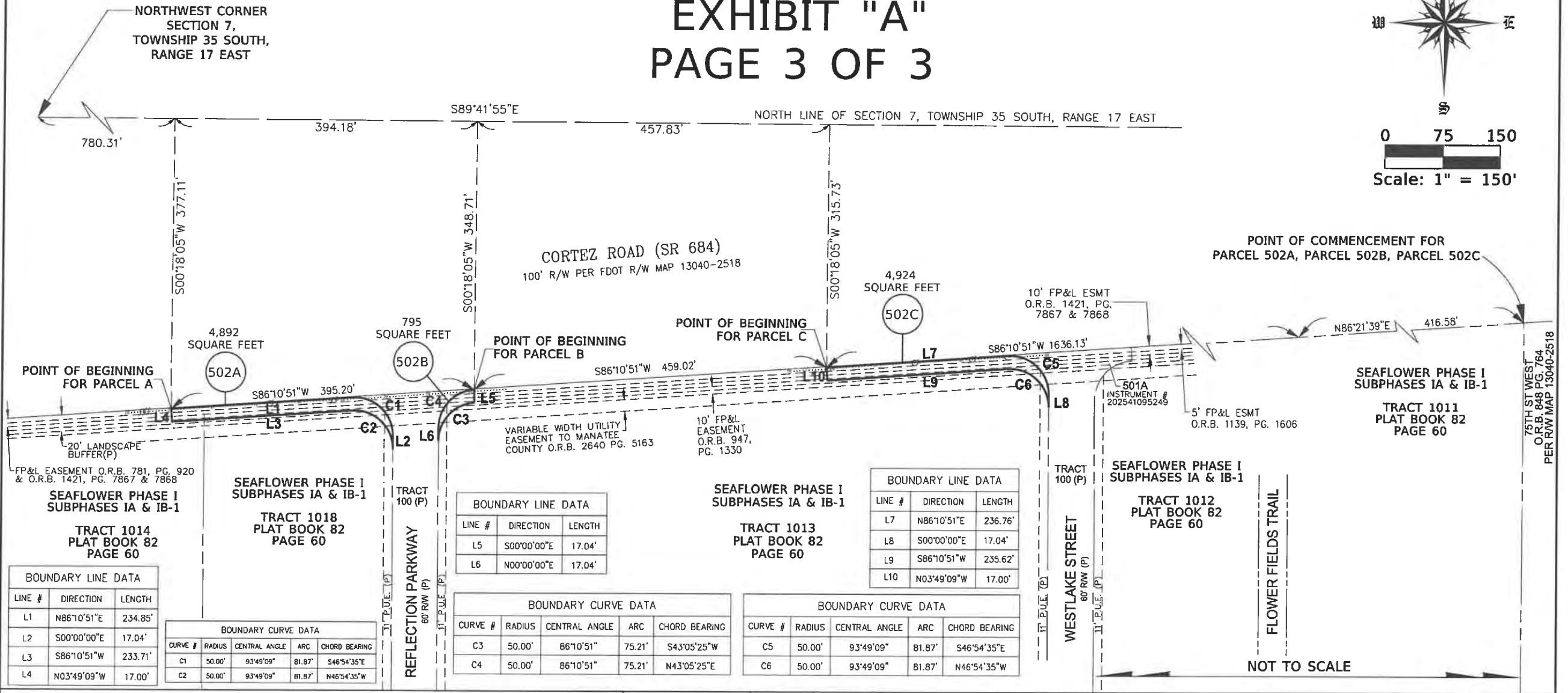
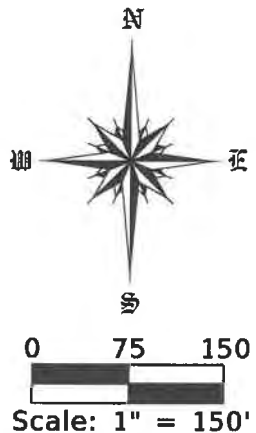


Wilfredo A. Alfonso P.S.M. #7107

Date: 04/10/2026

NOT VALID UNLESS EMBOSSED

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA
EXHIBIT "A"
PAGE 3 OF 3



BOUNDARY LINE DATA

LINE #	DIRECTION	LENGTH
L1	N86°10'51"E	234.85'
L2	S00°00'00"E	17.04'
L3	S86°10'51"W	233.71'
L4	N03°49'09"W	17.00'

BOUNDARY CURVE DATA

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	50.00'	93°49'09"	81.87'	S46°54'35"E
C2	50.00'	93°49'09"	81.87'	N46°54'35"W

BOUNDARY LINE DATA

LINE #	DIRECTION	LENGTH
L5	S00°00'00"E	17.04'
L6	N00°00'00"E	17.04'

BOUNDARY CURVE DATA

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C3	50.00'	86°10'51"	75.21'	S43°05'25"W
C4	50.00'	86°10'51"	75.21'	N43°05'25"E

SEAFLOWER PHASE I
SUBPHASES IA & IB-1
TRACT 1013
PLAT BOOK 82
PAGE 60

BOUNDARY LINE DATA

LINE #	DIRECTION	LENGTH
L7	N86°10'51"E	236.76'
L8	S00°00'00"E	17.04'
L9	S86°10'51"W	235.62'
L10	N03°49'09"W	17.00'

BOUNDARY CURVE DATA

CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C5	50.00'	93°49'09"	81.87'	S46°54'35"E
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FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 684			MANATEE COUNTY	
BY		DATE	PREPARED BY:	DATA SOURCE:
DRAWN		JAR	07-18-2025	FLORIDA DEPARTMENT OF TRANSPORTATION
CHECKED		MDM	07-25-2025	SKETCH & SURVEY BY ZNS
REVISION		BY	DATE	F.P. NO. 1959821
				SECTION 13040-2518
				PAGE 7 OF 7 FOR PARCEL 502.A

23-UTL.02-05/09

Date: April 9, 2026
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

CORRECTIVE
F.P. NO. 1959821
PARCEL 502.4
SECTION 13040-2518
STATE ROAD 684
COUNTY MANATEE

CORRECTIVE SUBORDINATION OF COUNTY UTILITY INTERESTS

THIS AGREEMENT, entered into on the date executed by the State of Florida Department of Transportation District One Secretary or their Designee, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

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RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
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Permanent Utilities Easement Agreement	9/27/2016	Lake Flores I, LLC	Manatee County	Book 2640, Page 5163

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
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Docusign Envelope ID: 75B29A0E-8C6F-8904-80AC-BF31E666F27E

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

WITNESSES

Geraldye Williams (SEAL)

Geraldye Williams
Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

By: [Signature]

District Secretary/Designee for
District One

Post Office Box 1249

Bartow, Florida 33831-1249

Amanda Alejos (SEAL)

Amanda Alejos
Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

DocuSign Legal Review:

Don Conway

837D1D5420A84D6...

Department Attorney

*In accordance with Florida Statute 695.26, effective Jan. 1, 2024, names and addresses of witnesses must be legibly printed, typed or stamped for the clerk of the court to accept this document for recording.

STATE OF FL
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of June, 2026, by Wade Mills P.E. Director of Trans. of FDOT District 4, a Corporation, on behalf of the Corporation, who is personally known to me or who has produced [Signature] as identification.

Name: Amanda Alejos Notary Public in and for the County and State last aforesaid. My Commission Expires: 8-15-26 Serial No., If any: HH300821



AMANDA ALEJOS

Notary Public

State of Florida

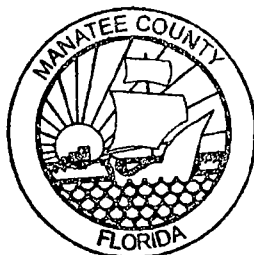
Comm# HH300821

Expires 8/15/2026

Page 3 of 7 for Parcel 502.4

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

GRANTOR



MANATEE COUNTY, a political
subdivision of the State of Florida
By: Its Board of County Commissioners

By: *T.M.*
Chairperson 6/2/2026

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: *Robin Pith DC*
Deputy Clerk

Grantor(s)' Mailing Address:

1112 Manatee Ave West
Bradenton, Florida
34205

Exhibit "A"
Page 1 of 3

FP No. 1959821

Section 13040-2518

Parcel 502

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Exhibit "A"
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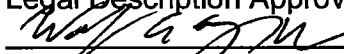
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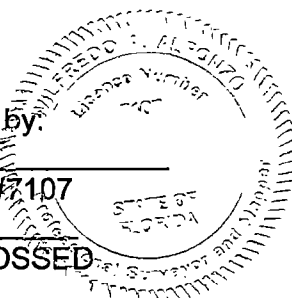
Containing 4,924 square feet, more or less.

Legal Description Approved by:

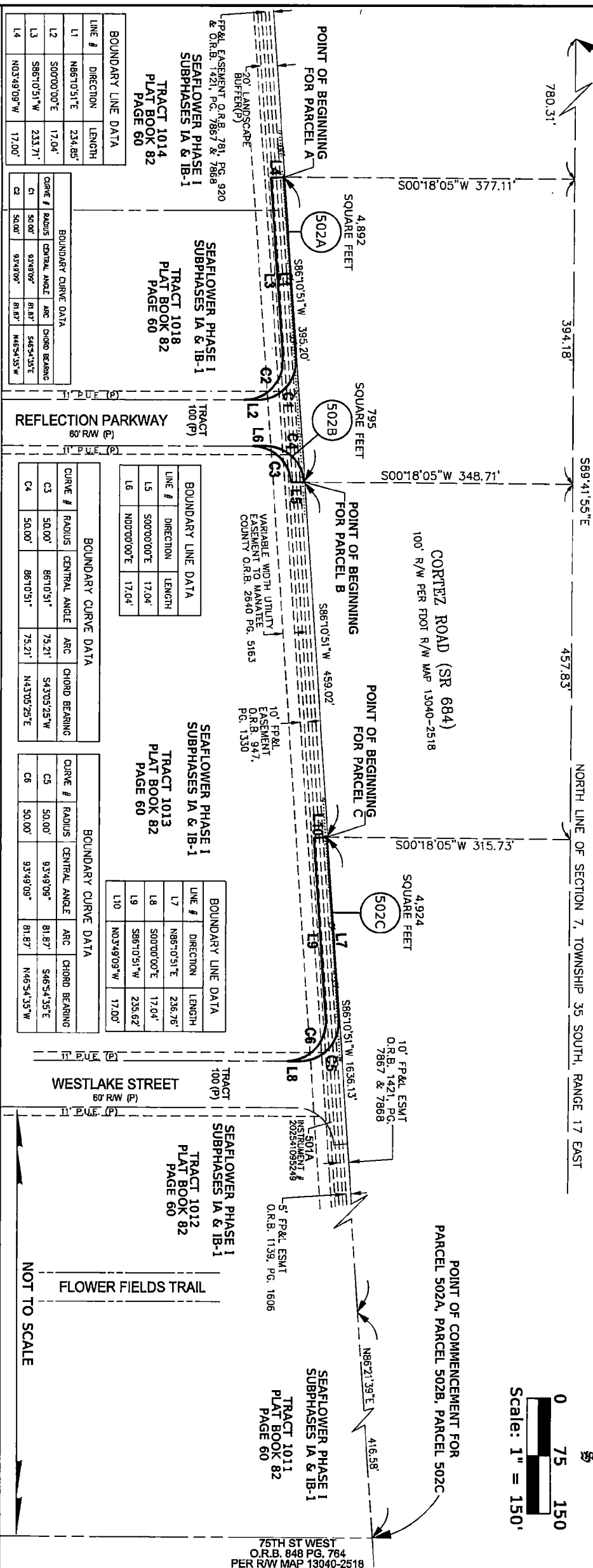

Wilfredo A. Alfonzo P.S.M. #7107

Date: 07/10/2026

NOT VALID UNLESS EMBOSSED



—NORTHWEST CORNER
SECTION 7,
TOWNSHIP 35 SOUTH,
RANGE 17 EAST



STATE ROAD NO. 684

MANATEE COUNTY

REVISION

1

DATE _____

CHECKED

MIDM

07-25-2025

P. MO.

1786C

SECTION 13040-2518

FOR PARCEL 50:

23-UTL.02-05/09

Date: April 9, 2026
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

CORRECTIVE
F.P. NO. 1959821
PARCEL 502.4
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Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

THE PURPOSE OF THIS CORRECTIVE SUBORDINATION OF COUNTY UTILITY INTERESTS IS TO CORRECT THE LEGAL DESCRIPTION AND SKETCH IN THAT CERTAIN SUBORDINATION OF COUNTY UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS INSTRUMENT #202541143553, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
Platted Public Utility Easement	9/04/2024	CORTEZ75W INVESTORS LLC	Manatee County	Plat Book 82, Page 60
Permanent Utilities Easement Agreement	9/27/2016	Lake Flores I, LLC	Manatee County	Book 2640, Page 5163

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities. The Utility also agrees, to the extent provided by and subject to the limitations of Section 768.28, Florida Statutes, to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

WITNESSES

_____(SEAL)

Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

_____(SEAL)

Legibly Print/Type Name

*Witness Mailing Address:

Post Office Box 1249

Bartow, Florida 33831-1249

**In accordance with Florida Statute 695.26, effective Jan. 1, 2024, names and addresses of witnesses must be legibly printed, typed or stamped for the clerk of the court to accept this document for recording.*

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___physical presence or ___online notarization, this _____ day of _____, 20_____, by _____ of _____, a _____ Corporation, on behalf of the Corporation, who is personally known to me or who has produced _____ as identification.

Name: _____ Notary Public in and for the County and State last aforesaid. My Commission Expires: _____ Serial No., if any: _____

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

GRANTOR



MANATEE COUNTY, a political
subdivision of the State of Florida
By: its Board of County Commissioners

By: *TM*
Chairperson *6/2/2026*

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: *Angela Colonneso*
Deputy Clerk

Grantor(s)' Mailing Address:

Exhibit "A"
Page 1 of 3

FP No. 1959821

Section 13040-2518

Parcel 502

A) Those portions of Tracts 1014 and 1018 Seaflower Phase 1, Subphases 1A & 1B-1 a subdivision lying in Section 7, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 82, Page 60, Public Records of Manatee County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of Tract 1011 (per said plat) and the intersection of the southerly existing right of way line of State Road 684 [Cortez Road (per Section 13040-2518)] and the west existing right of way line of 75th Street West (per Official Records Book 848, Page 764 Public Records of Manatee County, Florida); thence along said southerly existing right of way line and the northerly line of said Tract 1011, South 86°21'39" West a distance of 416.58 feet; thence continue along said southerly existing right of way line South 86°10'51" West a distance of 2,490.35 feet for a POINT OF BEGINNING; thence along said southerly existing right of way line and the northerly line of said Tracts 1014 and 1018, North 86°10'51" East a distance of 234.85 feet to the westerly line of Tract 100 (per said plat) and to the beginning of curve having a radius of 50.00 feet; thence along said westerly line the arc of said curve to the right a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of South 46°54'35" East to the end of said curve; thence continue along said westerly line South 00°00'00" East a distance of 17.04 feet to the beginning of a non-tangent curve having a radius of 50.00 feet; thence along the arc of said curve to the left a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of North 46°54'35" West to the end of said curve; thence South 86°10'51" West a distance of a 233.71 feet; thence North 03°49'09" West a distance of 17.00 feet to the POINT OF BEGINNING.

Containing 4,892 square feet, more or less.

Also

B) That portion of Tract 1013 Seaflower Phase 1, Subphases 1A & 1B-1 a subdivision lying in Section 7, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 82, Page 60, Public Records of Manatee County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of Tract 1011 (per said plat) and the intersection of the southerly existing right of way line of State Road 684 [Cortez Road (per Section 13040-2518)] and the west existing right of way line of 75th Street West (per Official Records Book 848, Page 764 Public Records of Manatee County, Florida); thence along said southerly existing right of way line and the northerly line of said Tract 1011, South 86°21'39" West a distance of 416.58 feet; thence continue along said southerly existing right of way line South 86°10'51" West a distance of 2,095.15 feet to the northeast corner of Tract 100 (per said plat) for a POINT OF BEGINNING; thence South 00°00'00" East a distance of 17.04 feet to the beginning of a non-tangent curve having a radius of 50.00 feet; thence along the arc of said curve to the left a distance of 75.21 feet through a central angle of 86°10'51" with a chord bearing of South 43°05'25" West

Exhibit "A"
Page 2 of 3

to the easterly line of said Tract 100 and to the end of said curve; thence along said easterly line North 00°00'00" East a distance of 17.04 feet to the beginning of a curve having a radius of 50.00 feet; thence continue along said easterly line and the arc of said curve to the right a distance of 75.21 feet through a central angle of 86°10'51" with a chord bearing of North 43°05'25" East to the end of said curve and the POINT OF BEGINNING.

Containing 795 square feet, more or less.

Also

C) That portion of Tract 1013 Seaflower Phase 1, Subphases 1A & 1B-1 a subdivision lying in Section 7, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 82, Page 60, Public Records of Manatee County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of Tract 1011 (per said plat) and the Intersection of the southerly existing right of way line of State Road 884 [Cortez Road (per Section 13040-2518)] and the west existing right of way line of 75th Street West (per Official Records Book 848, Page 764 Public Records of Manatee County, Florida); thence along said southerly existing right of way line and the northerly line of said Tract 1011, South 86°21'39" West a distance of 416.58 feet; thence continue along said southerly existing right of way line South 86°10'51" West a distance of 1,636.13 feet for a POINT OF BEGINNING; thence along said southerly existing right of way line and the northerly line of said Tract 1013, North 86°10'51" East a distance of 236.76 feet to the westerly line of Tract 100 (per said plat) and the beginning of a curve having a radius of 50.00 feet; thence along said westerly line and the arc of said curve to the right a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of South 46°54'35" East to the end of said curve; thence continue along said westerly line South 00°00'00" East a distance of 17.04 feet to the beginning of a curve having a radius of 50.00 feet; thence along the arc of said curve to the left a distance of 81.87 feet through a central angle of 93°49'09" with a chord bearing of North 46°54'35" West to the end of said curve; thence South 86°10'51" West a distance of 235.62 feet; thence North 03°49'09" West a distance of 17.00 feet to the POINT OF BEGINNING.

Containing 4,924 square feet, more or less.

Legal Description Approved by:


Wilfredo A. Alfonso P.S.M. #7107

Date: 04/10/2026

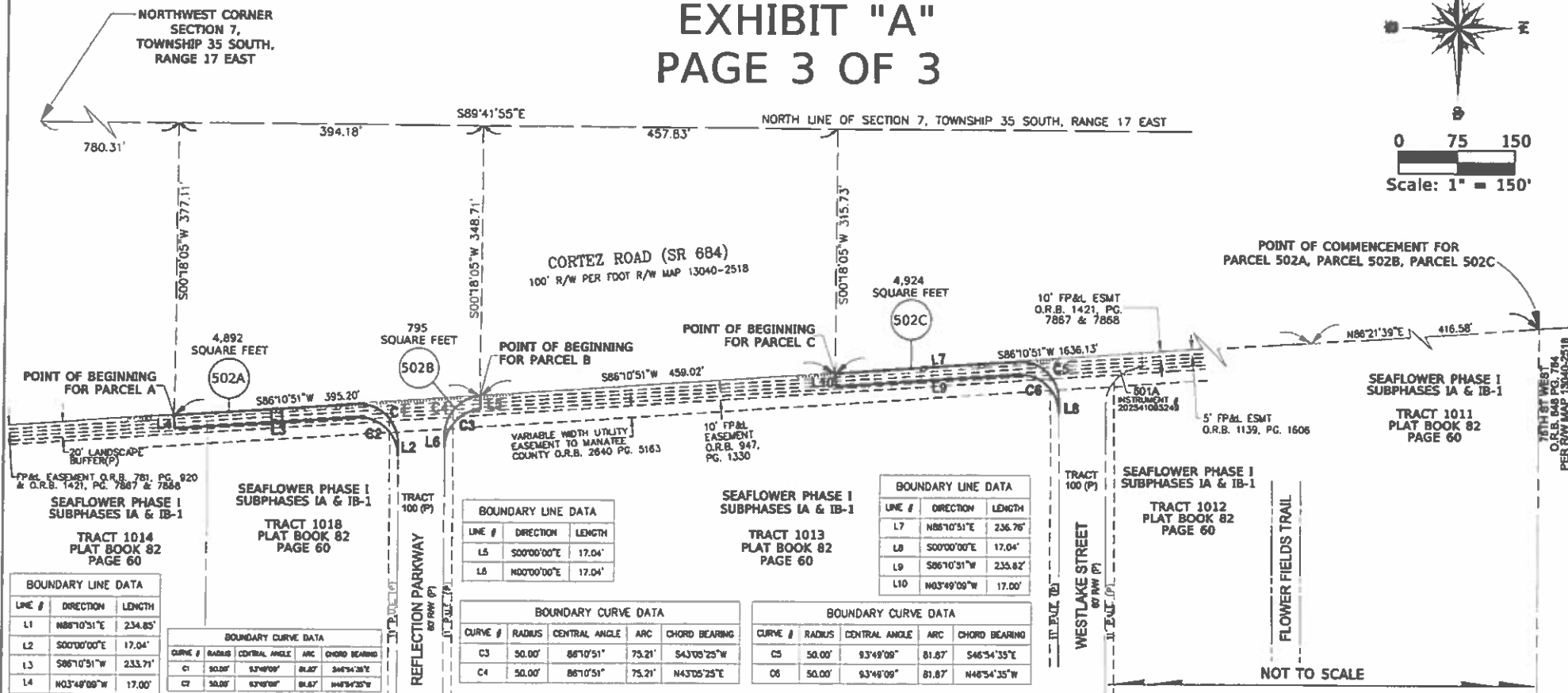
NOT VALID UNLESS EMBOSSED

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

EXHIBIT "A"

PAGE 3 OF 3



FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 684

MANATEE COUNTY

REVISION	BY	DATE	CHECKED	MDM	DATE	PREPARED BY:	DATA SOURCE:
						FLORIDA DEPARTMENT OF TRANSPORTATION	13040-2518 SKETCH & SURVEY BY ZNS
						F.P. NO. 1959821	SECTION 13040-2518
							PAGE 7 OF 7 FOR PARCEL 502.4



Approved in Open Session 6/2/26
Manatee County
Board of County Commissioners

June 2, 2026 - Regular Meeting

Subject

Execution of Subordination of County Utility Interests to the Florida Department of Transportation (FDOT) for FDOT Parcel 502.4, located on Cortez Road and 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
- Eva Mejia, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested

- Execution of Subordination of County Utility Interests ("Subordination") with The Florida Department of Transportation.

Enabling/Regulating Authority

- Florida Statutes, Chapter 125. County Government

Applicable Advisory Board

N/A

Background Discussion

- CORTEZ75W Investors, LLC, a Delaware limited liability company, owns the property located on Cortez Road and 75th Street West, Bradenton, Florida 34210, also known as Parcel Identification Number 5164518909 ("Property").
- As a condition of approval to develop the Property, CORTEZ75W INVESTORS, LLC must install new turn lanes on State Road 684, also known as Cortez Road, per Florida Department of Transportation (FDOT) requirements.
- Manatee County has easements in the area of the proposed turn lanes per a Platted Public Utility Easement, as depicted on the plat recorded in Plat Book 82, Page 60, and a Permanent Utilities Easement Agreement, in Official Records Book 2640, Page 5163, all of the Public Records of Manatee County, Florida.

- FDOT requires Manatee County to subordinate their utility easements to allow construction of the Project.
- The Public Works Department did not have any objections to County subordinating the utility interests on the Property.
- On October 21, 2025, the Board of County Commissioners of Manatee County executed the Subordination for Parcel 502.4.
- The Subordination was recorded in Official Records under Instrument Number 202541143553, of the Public Records of Manatee County, Florida.
- A corrective Subordination has been issued by FDOT to correct the legal description, as the original subordination did not include Tract 1014 within the Seaflower Phase 1, Subphases 1A & 1B-1 Plat as recorded in Plat Book 82, Page 60, of the Public Records of Manatee County.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

The original Subordination will also be executed by FDOT and then recorded in public record, please return the original, County executed Subordination of County Utility Interests to:

Eva Mejia, Property Management Department / Property Acquisition Division, 9000 Town Center Parkway

The fully executed and recorded Subordination will be provided to Board Records by Eva Mejia once received back from FDOT.

Please email a copy of the approved agenda item to:

- Eva Mejia at eva.mejia@mymanatee.org
- Gary Hinton at gary.hinton@mymanatee.org
- Shaara Johnson at shaaraj@znseng.com
- Robbie Wine at hobbie.wine@dot.state.fl.us

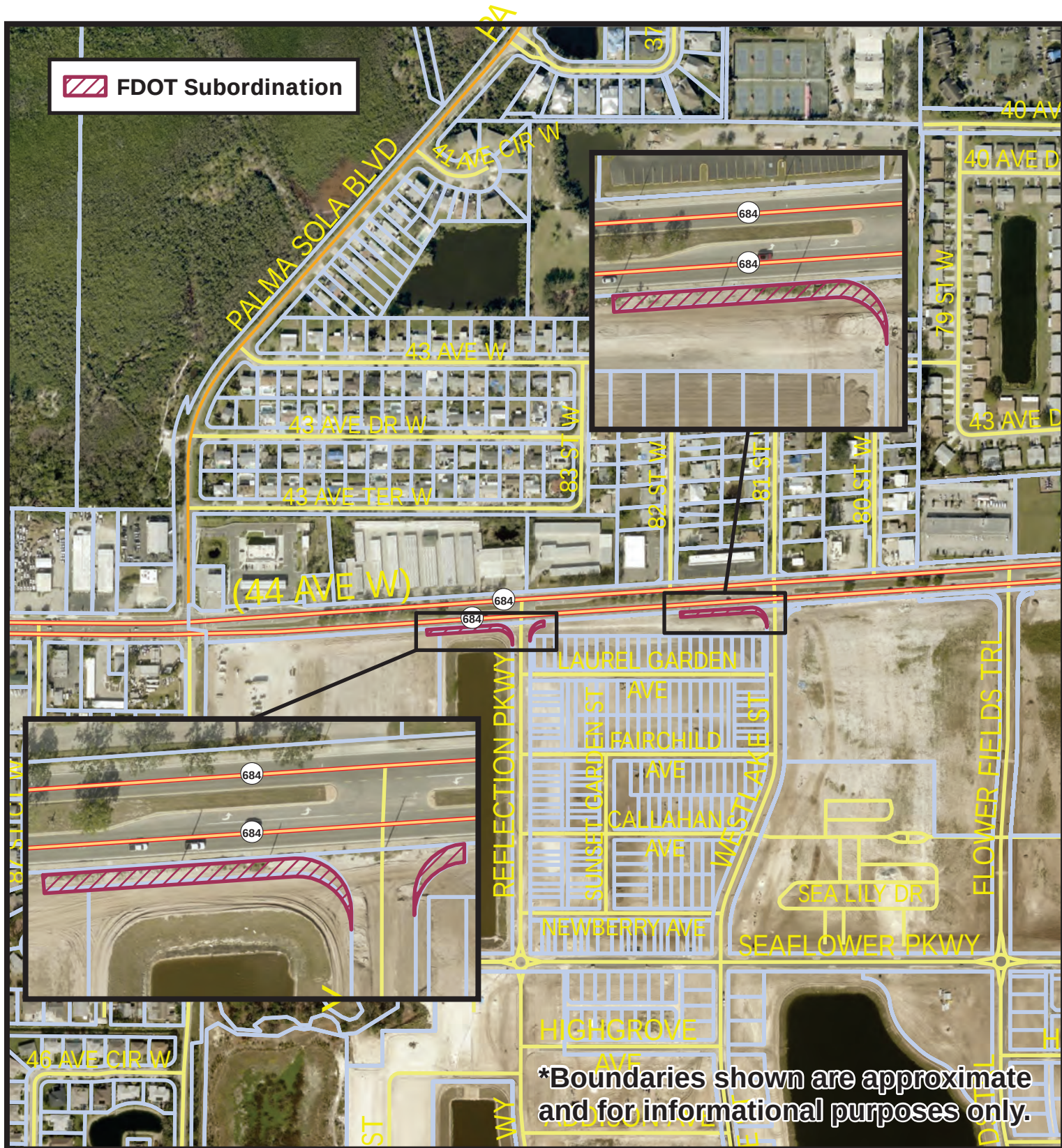
Distributed 6/3/26, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



FDOT SUBORDINATION

CORTEZ75W INVESTORS LLC
8501 CORTEZ ROAD WEST
BRADENTON, FLORIDA 34210
PID 5164518909



DISTRICT 3 - TAL SIDDIQUE