

THIS INSTRUMENT PREPARED BY

Maria Ramirez, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME Factory Shops Apartments
PID NO 812701009

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **5942 ELLENTON CROSSINGS, LLC**, a Delaware limited liability company, whose mailing address is 1121 East Broward Boulevard, 3rd Floor, Fort Lauderdale, Florida 33301, 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 thereunto set its hand and seal, the day and year written below

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES

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

First Witness Signature

First Witness Printed Name

Address 1900 W OAKLANDS PK BLVD
OAKLAND PARK FL 33310

Second Witness Signature

Second Witness Printed Name

Address 7521 NW 10th Ct
Plantation, FL 33313

GRANTOR

5942 ELLENTON CROSSINGS, LLC, a Delaware limited liability company

By

Karl E Cross, Manager

Date Aug 11 2026

STATE OF Florida
COUNTY OF Broward

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

☒ physical presence or

☐ online notarization

this 11th day of August, 2026, by Karl E Cross, as Manager of 5942 Ellenton Crossings, LLC, a Delaware limited liability company, on behalf of the company, who

☒ is personally known to me or

☐ has produced _____ as identification

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117 05, FLORIDA STATUTES]

Marlene Cepoudi Duroseau

Signature of Notary Public

(Legibly print, type, or stamp

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

My Commission Expires 4/6/2029



MARLENE CEPOUDI DUROSEAU

Notary Public
State of Florida
Comm# HH619915
Expires 4/6/2029

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 09, TOWNSHIP 36 SOUTH RANGE 18 EAST, MANATEE COUNTY FLORIDA
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9 TOWNSHIP 34 SOUTH RANGE 18 EAST RUN N 89°37'26" E ALONG THE CENTER LINE OF FACTORY
SHOPS BLVD ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 9 A DISTANCE OF 1312.28 FEET THENCE NORTH 00°32'40" EAST, A DISTANCE OF 50.38
FEET TO THE WESTERLY RIGHT OF WAY OF 60TH AVENUE EAST THENCE CONTINUE NORTH 00°32'40" EAST
ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 56.20 FEET TO THE **POINT OF BEGINNING**
THENCE NORTH 89°59'24" WEST A DISTANCE OF 50.96 FEET THENCE NORTH 00°00'00" WEST, A DISTANCE OF
236.71 FEET THENCE NORTH 06°27'53" EAST A DISTANCE OF 34.52 FEET THENCE SOUTH 31°01'30" EAST A
DISTANCE OF 50.66 FEET THENCE SOUTH 00°00'00" EAST A DISTANCE OF 197.61 FEET THENCE SOUTH
89°59'24" EAST A DISTANCE OF 21.24 FEET THENCE SOUTH 00°32'40" WEST A DISTANCE OF 30.00 FEET TO THE
POINT OF BEGINNING

CONTAINING 0.19 ACRES OR 8,130.09 SQUARE FEET MORE OR LESS

NOTE

THIS LEGAL DESCRIPTION AND SKETCH IS
CERTIFIED TO MANATEE COUNTY

LEGEND

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE
FLORIDA WEST TRANSVERSE MERCATOR STATE
PLANE COORDINATE SYSTEM NAD83(2011) BASED ON
LAGEMANN NETWORK SOLUTION THE WESTERLY
RIGHT OF WAY OF 60TH AVENUE EAST HAVING A
GRID BEARING OF NORTH 00°32'40" EAST

Aaron J Murphy

AARON J MURPHY PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

 **HAMILTON**
ENGINEERING & SURVEYING LLC
www.HamiltonEngineeringUS.com

3409 W LEMON ST
TAMPA FL 33609
TEL 813 260 3635

1717 S RIO GRAND AVE
SUITE 100
ORLANDO FL 32805
TEL 407 362 5929

8340 CONSUMER CIR
SARASOTA FL 32807
TEL 941 377 9178

FACTORY SHOPS APARTMENTS PUBLIC UTILITY EASEMENT

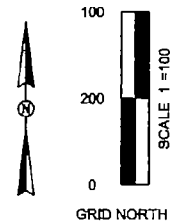
SEC TWP RNG	JOB NUMBER	DRAWN BY	DATE	SHEET
09-34-18	24HAM####	GCT	09/22/2025	1 OF 2

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"

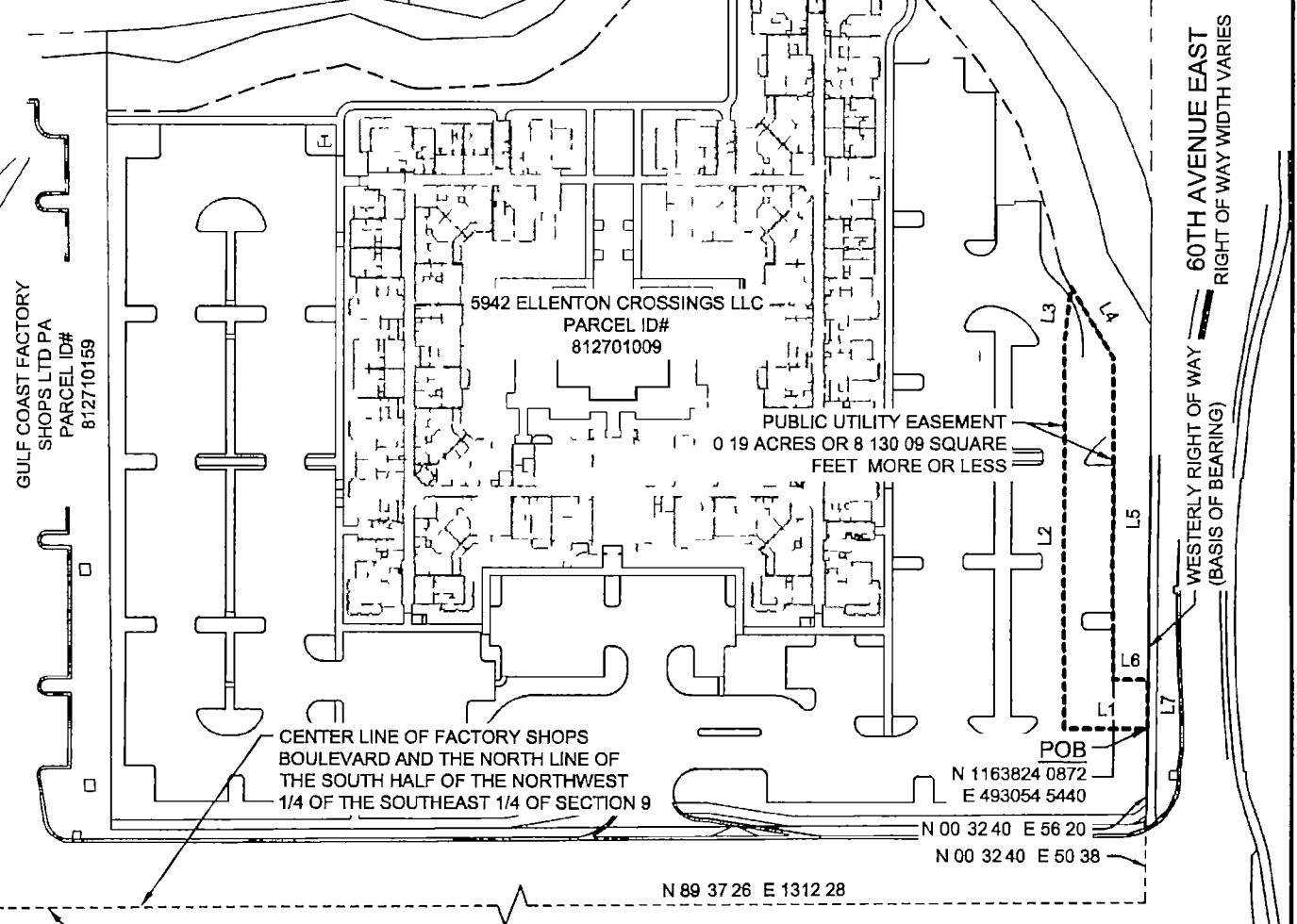
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.96	N 89 59 24 W
L2	236.71	N 00 00 00 W
L3	34.52	N 06 27 53 E
L4	50.66	S 31 01 30 E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L5	197.61	S 00 00 00 E
L6	21.24	S 89 59 24 E
L7	30.00	S 00 32 40 W

I M G ENTERPRISES INC
PARCEL ID#
812700309



WATERMARK AT
ELLENTON 60TH FL LLC
PARCEL ID#
812700259



POC
NORTHWEST CORNER OF THE SOUTH HALF OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9 TOWNSHIP 34 SOUTH RANGE 18 EAST
N 1163708 8990
E 491741 2813

FACTORY SHOPS BOULEVARD
RIGHT OF WAY WIDTH VARIES

INFORMATION NOT COMPLETE
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FACTORY SHOPS APARTMENTS PUBLIC UTILITY EASEMENT

SEC TWP RING	JOB NUMBER	DRAWN BY	DATE	SHEET
09-34-18	24HAM####	GCT	09/22/2025	2 OF 2

APPROVED in Open Session

9/1/2026

Manatee County Board of County
Commissioners



September 1, 2026 - Regular Meeting

Subject

Acceptance and Recording of a Permanent Utilities Easement from 5942 Ellenton Crossings, LLC, for property located at 5942 Factory Shops Boulevard, Ellenton, Florida 34222, 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 Utilities Easement from 5942 Ellenton Crossings, LLC

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- 5942 Ellenton Crossings, LLC, a Delaware limited liability company, is the owner the property located at 5942 Factory Shops Boulevard, Ellenton, Florida 34222.
- 5942 Ellenton Crossings, LLC, is required to convey a Permanent Utilities Easement to Manatee County in accordance with their Final Site Plan (PLN2208-0057) 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 Utilities Easement is also required from 5942 Ellenton Crossings, LLC, to receive their Certificate of Occupancy.
- The Permanent Utilities Easement encompasses approximately 8,130.09 square feet and is located along the southeast corner of Factory Shops Boulevard and 60th Avenue East.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

emailed 9/3/2026

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

Jim Shuler at jim.shuler@mymanatee.org

Cost and Funds Source Account Number and Name

\$35.50 recording fee to be paid by the Grantor.

Amount and Frequency of Recurring Costs

N/A

THIS INSTRUMENT PREPARED BY:

Maria Ramirez, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Factory Shops Apartments
PID NO: 812701009

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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 thereunto set its hand and seal, the day and year written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

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

First Witness Signature

First Witness Printed Name

Address: 1900 W OAKLAND PK BLVD
OAKLAND PARK FL 33310

Second Witness Signature

Second Witness Printed Name

Address: 7521 NW 10th Ct.
Plantation, FL 33313

GRANTOR:

5942 ELLENTON CROSSINGS, LLC, a Delaware limited liability company

By:

Karl E. Cross, Manager

Date: Aug 11 2026

STATE OF Florida
COUNTY OF Broward

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

☒ physical presence or

☐ online notarization

this 11th day of August, 2026, by Karl E. Cross, as Manager of 5942 Ellenton Crossings, LLC, a Delaware limited liability company, on behalf of the company, who

☒ is personally known to me or

☐ has produced _____ as identification.

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

Signature of Notary Public

(Legibly print, type, or stamp

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

My Commission Expires: 4/6/2029



MARLINE CEPOUDI DUROSEAU

Notary Public

State of Florida

Comm# HH619915

Expires 4/6/2029

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 09, TOWNSHIP 36 SOUTH, RANGE 18 EAST, MANATTEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST, RUN N 89°37'26" E, ALONG THE CENTER LINE OF FACTORY SHOPS BLVD., ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 1312.28 FEET; THENCE NORTH 00°32'40" EAST, A DISTANCE OF 50.38 FEET TO THE WESTERLY RIGHT OF WAY OF 60TH AVENUE EAST; THENCE CONTINUE NORTH 00°32'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 56.20 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°59'24" WEST, A DISTANCE OF 50.96 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 236.71 FEET; THENCE NORTH 06°27'53" EAST, A DISTANCE OF 34.52 FEET; THENCE SOUTH 31°01'30" EAST, A DISTANCE OF 50.66 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 197.61 FEET; THENCE SOUTH 89°59'24" EAST, A DISTANCE OF 21.24 FEET; THENCE SOUTH 00°32'40" WEST, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**.

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BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83(2011) BASED ON LAGEMANN NETWORK SOLUTION. THE WESTERLY RIGHT OF WAY OF 60TH AVENUE EAST, HAVING A GRID BEARING OF NORTH 00°32'40" EAST.

Aaron J Murphy

Digitally signed by Aaron J Murphy
DN: cn=Aaron J Murphy,
o=Hamilton Engineering & Surveying, LLC,
c=US
Date: 2025.05.12 11:01:59-0400

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

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TEL: 407.362.5929

8340 CONSUMER CIR
SARASOTA, FL 32807
TEL: 941.377.9178

FACTORY SHOPS APARTMENTS

PUBLIC UTILITY EASEMENT

SEC TWP RNG:
09-34-18

JOB NUMBER:
24HAM####

DRAWN BY:
GCT

DATE:
09/22/2025

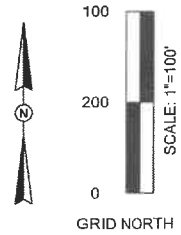
SHEET:
1 OF 2

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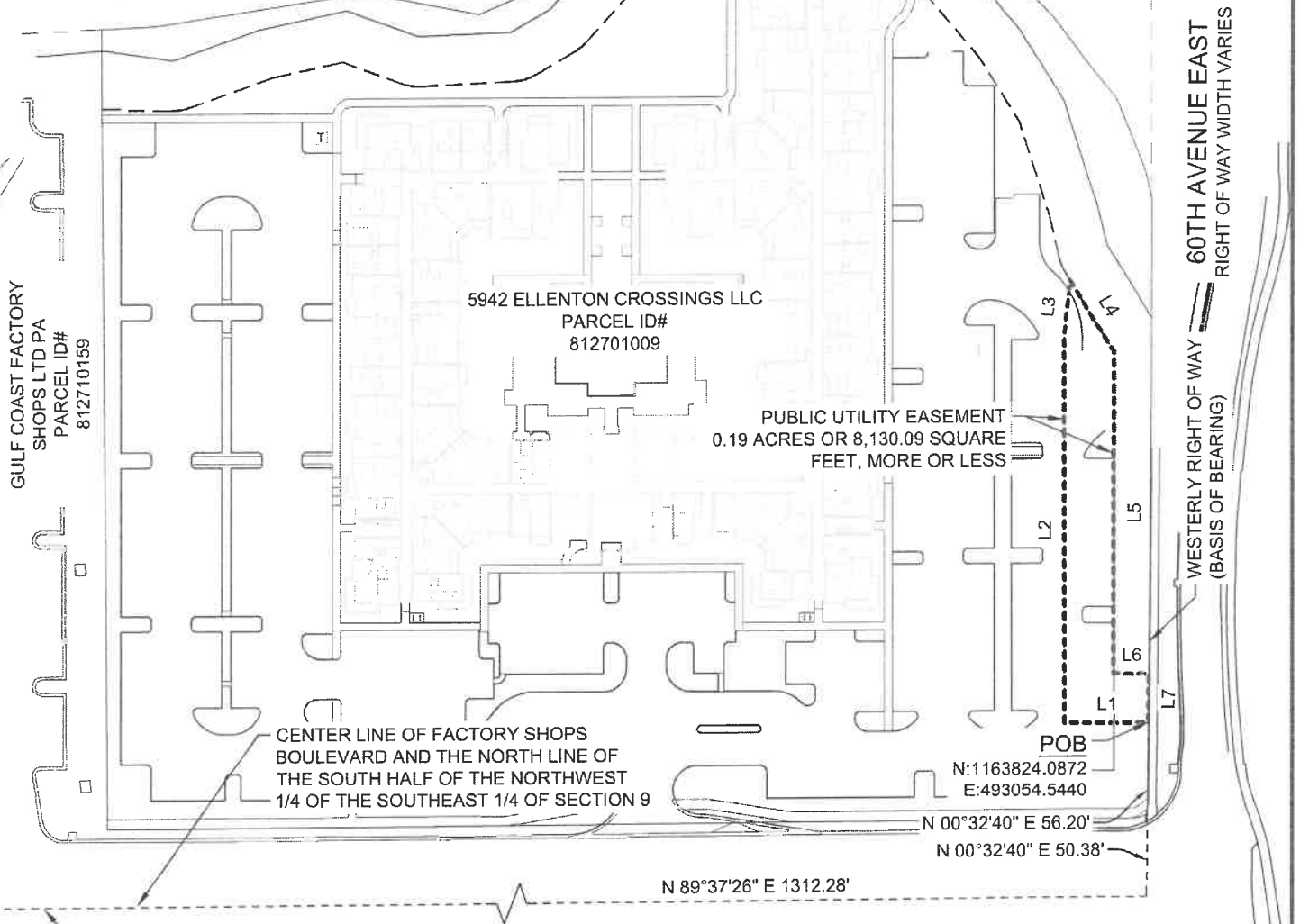
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L7	30.00'	S 00° 32' 40" W

IM G ENTERPRISES INC
PARCEL ID#
812700309



WATERMARK AT
ELLENTON 60TH FL LLC
PARCEL ID#
812700259



CENTER LINE OF FACTORY SHOPS
BOULEVARD AND THE NORTH LINE OF
THE SOUTH HALF OF THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 9

POC
NORTHWEST CORNER OF THE SOUTH HALF OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 9, TOWNSHIP 34 SOUTH, RANGE 18 EAST
N:1163708.8990
E:491741.2813

FACTORY SHOPS BOULEVARD
RIGHT OF WAY WIDTH VARIES

INFORMATION NOT COMPLETE
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LB #8405 CA #8474
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ENGINEERING & SURVEYING, LLC
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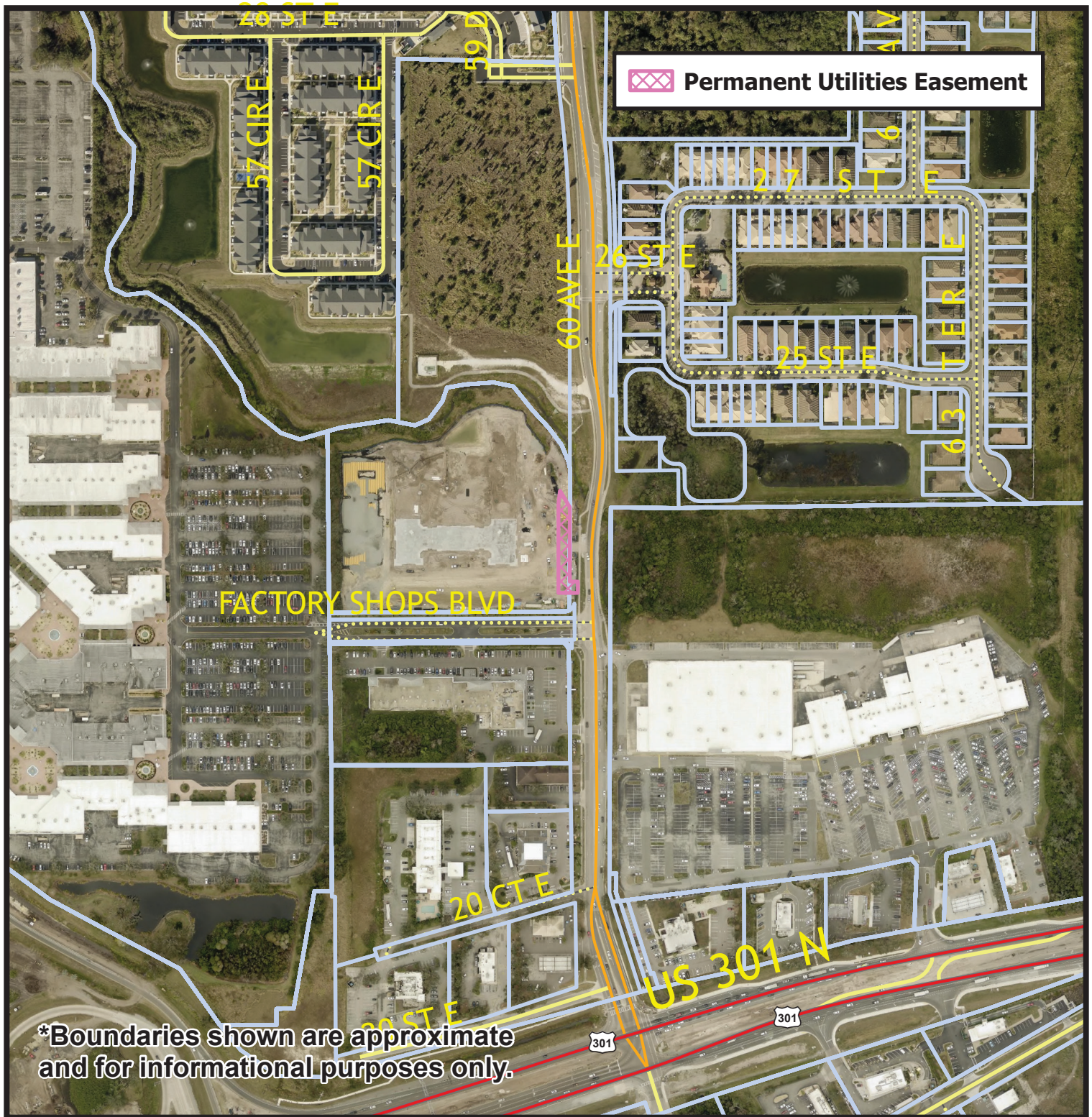
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2 OF 2



PERMANENT UTILITIES EASEMENT

5942 ELLENTON CROSSINGS LLC
5942 FACTORY SHOPS BLVD
ELLENTON, FLORIDA 34222
PID 812701009



DISTRICT 1 - VACANT