Recorded with
Manatee County Florida Clerk
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www.ManateeClerk.com

THIS INSTRUMENT PREPARED BY:
Caitlyn DeLoach, 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: 23rd Avenue East Water Meter Replacement Project
PROJECT NO: 6115371
PARCEL NO: 807
PID NO: 4655000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **ALFONSO SANCHEZ AND IGNACIA D. SANCHEZ,** husband and wife, whose mailing address is 516 23rd Avenue East, Bradenton, Florida 34208, 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**,"

W I T N E S S E T H:

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 hereunto set Grantor's hand and seal the day and year first below written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 10/20/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Claudia Ruiz
First Witness Signature

Claudia Ruiz
First Witness Printed Name

Address: 9000 Town Center Pkwy Lakewood Ranch FL 34202

GRANTOR:
ALFONSO SANCHEZ, husband

Alfonso Sanchez
Signature

Alfonso Sanchez
Grantor Printed Name

Date: 09-24-2026

Caitlyn DeLoach
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway, Lakewood Ranch, FL 34202

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☑ physical presence or
☐ online notarization
this 24th day of September, 2026, Alfonso Sanchez, husband, who
☐ is personally known to me or
☒ has produced FL DL as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

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

My Commission Expires: 5/27/2029

CAITLYN DELOACH
Commission # HH 656595
Expires May 27, 2029

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

GRANTOR:
IGNACIA D. SANCHEZ, wife

Signature

Ignacia M Sanchez
Grantor Printed Name

Date: 9/24/2026

Claudia Ruiz
First Witness Signature

Claudia Ruiz
First Witness Printed Name

Address: 9000 Town Center Parkway Lakewood Ranch, FL 34202

Caitlyn DeLoach
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway Lakewood Ranch, FL 34202

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization
this 24th day of September, 2026, Ignacia D. Sanchez, wife, who
☐ is personally known to me or
☒ has produced FL DL as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

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

My Commission Expires: 5/27/2029

CAITLYN DELOACH
Commission # HH 656595
Expires May 27, 2029

J:\1438\Dwgs\LS\1438-LS07_Parcel-807_PID-4655000000.dwg – Jul 14, 2026 @ 2:38pm – bdrinkwater

EXHIBIT "A"

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: THE SOUTH RIGHT-OF-WAY LINE OF 23RD AVENUE EAST, BEING N89°04'37"W AS SHOWN HEREON. (NORTH AMERICAN DATUM 1983/2011)

THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.

LEGAL DESCRIPTION:

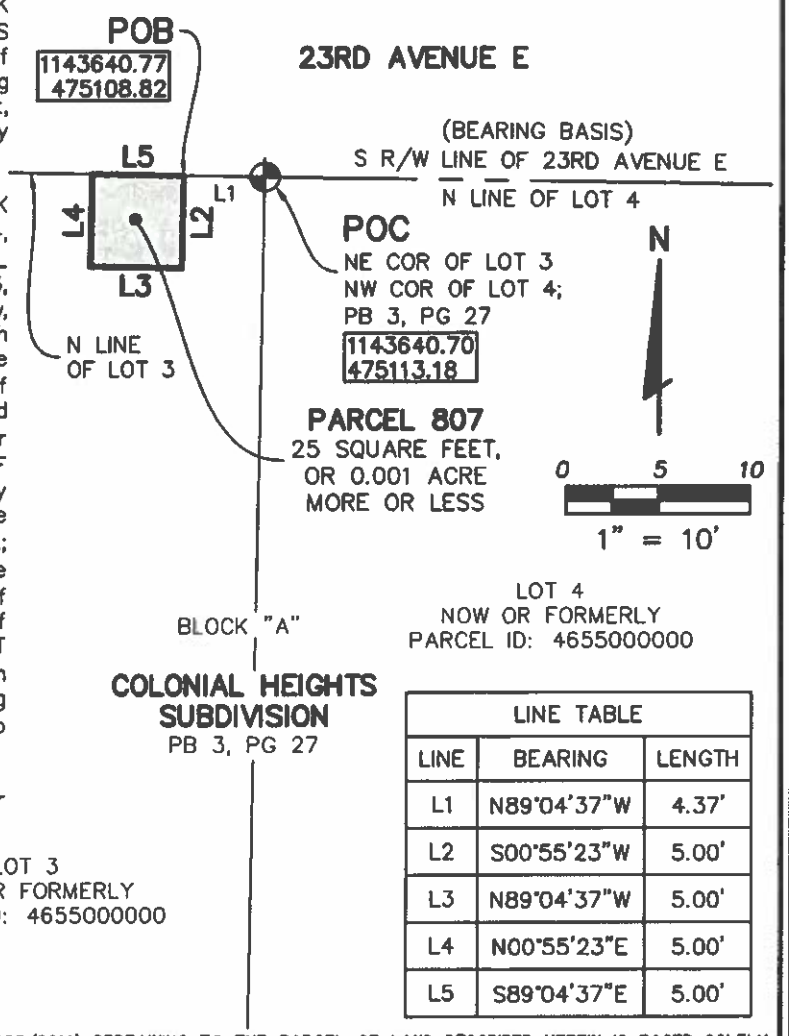
A parcel of land being a portion of LOT 3, BLOCK "A" according to the Plat of COLONIAL HEIGHTS SUBDIVISION, as recorded in Plat Book 3, Page 27, of the Public Records of Manatee County, Florida, lying in Section 36, Township 34 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of LOT 3, BLOCK "A", same being the Northwest corner of LOT 4, BLOCK "A", both according to the Plat of COLONIAL HEIGHTS SUBDIVISION, as recorded in Plat Book 3, Page 27, of the Public Records of Manatee County, Florida, same also being a point on the South Right-of-Way line of 23RD AVENUE E; thence N89°04'37"W, along said South Right-of-Way line of 23RD AVENUE E, same being the North line of said LOT 3, BLOCK "A" (being the basis of bearings for this legal description) for 4.37 feet to the POINT OF BEGINNING; thence leaving said South Right-of-Way line of 23RD AVENUE E, same being said North line of LOT 3, BLOCK "A", S00°55'23"W, for 5.00 feet; thence N89°04'37"W, for 5.00 feet; thence N00°55'23"E, for 5.00 feet to the point of intersection with said South Right-of-Way line of 23RD AVENUE E, same being said North line of LOT 3, BLOCK "A"; thence S89°04'37"E, along said South Right-of-Way line of 23RD AVENUE E, same being said North line of LOT 3, BLOCK "A", for 5.00 feet to the POINT OF BEGINNING.

Containing 25 square feet or 0.001 acre, more or less.

LEGEND:

COR = CORNER
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°04'37"W	4.37'
L2	S00°55'23"W	5.00'
L3	N89°04'37"W	5.00'
L4	N00°55'23"E	5.00'
L5	S89°04'37"E	5.00'

NOTE: THE GEOMETRY AND COORDINATES (NORTH AMERICAN DATUM 1983/2011) PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED SOLELY UPON THAT CERTAIN TOPOGRAPHIC SURVEY TITLED, "23RD AVE E WM REPLACEMENT", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 0577-0062, DATED 9/2025, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

MANATEE COUNTY - PARCEL ID, 4655000000

SHEET DESCRIPTION:

UTILITY EASEMENT - PARCEL 807

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=10'	2-16-2026	JLA	BGD	BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-0062	1438	36	34S	17E

REV 3: 2026-07-10 (PBG)

JARED T. PATENAUDE
LICENSE NUMBER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
7-14-2026
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 8707

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Angelina "Angel" Colonneso
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: esanchez

Receipt#: 900885986 **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013

Receipt Date: 10/21/2026 1112 MANATEE AVE WEST MYA.HARDEN & MARY.MOELL
BRADENTON, FL 34205

Instrument(s): 202641121603-EASEMENT

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

Instrument: 202641121603 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**

Fines, fees, services charges, court costs and other costs are determined by law enacted by the Florida Legislature. If requested, a receipt is available indicating specific fund account distribution.

Approved in Open Session 10/20/26
Manatee County
Board of County Commissioners

October 20, 2026 -Regular Meeting

Subject
Acceptance and Recording of a Permanent Utilities Easement from Alfonso Sanchez and Ignacia D. Sanchez for Parcel 807 for property located at 516 23rd Avenue East, Bradenton, Florida 34208, CIP Project Number 6115371, Peter Morrow, Property Acquisition Division Manager - District 2

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913
Caitlyn DeLoach, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3603

Action Requested
• Accept and Record Permanent Utilities Easement from Alfonso Sanchez and Ignacia D. Sanchez

Enabling/Regulating Authority
• Chapter 125, Florida Statues, County Government
• Manatee County Comprehensive Plan

Applicable Advisory Board
N/A

Background Discussion
• Alfonso Sanchez and Ignacia D. Sanchez owns the property located at 516 23rd Avenue East, Bradenton, Florida 34208.
• Capital Improvement Plan Project Number 6115371, 23rd Avenue East Water Main Replace Project, is a Public Works project to replace mains due to numerous breaks. The existing system has reached the end of its service life and requires frequent repairs.
• This project will replace and upsize the existing water mains, reconnect the new water main to existing or new water meters to reconnect to the new system, replace existing and install additional fire hydrants to improve fire flow, and restore all affected asphalt pavement and sidewalks. These improvements will provide a more reliable water distribution system and significantly reduce the need for future emergency repairs.

• The subject Permanent Utilities Easement is needed to install and maintain the water service connection between the new water main and the existing service line and provide access for future maintenance, repairs, and replacement of the utility facilities.
• The Permanent Utilities Easement is being granted by the property owner at no cost to the County.
• The Permanent Utilities Easement for Parcel 807 encompasses approximately 25 square feet and is located along the northern boundary line of the parcel, along 23rd Avenue East.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please email the approved agenda item to the following:
• Caitlyn DeLoach at caitlyn.deloach@mymanatee.org
• Peter Morrow at peter.morrow@mymanatee.org
• Dafne Seeland at dafne.seeland@mymanatee.org
• Anita Wang at anita.wang@mymanatee.org
• Theresa Avery at theresa.avery@mymanatee.org
Distributed 10/21/26 RT

Cost and Funds Source Account Number and Name
$35.50 Recording Fee / 404-6115371 / 23rd Avenue East Water Main Replace Project

Amount and Frequency of Recurring Costs
N/A
**See attached email dated 10/15/26 re charging recording fees AR#700013

From: Caitlyn DeLoach
To: Robin Toth; Peter Morrow
Subject: RE: BCC MTG 10/20/26: Item 31, Permanent Utilities Esmt from Alfonso Sanchez
Date: Thursday, October 15, 2026 1:29:18 PM
Attachments: image003.png
image001.png

[**NOTICE:** This message originated outside of Manatee County Clerk's Office -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Please charge AR 700013

_____

Caitlyn DeLoach| Senior Real Property Specialist
Manatee County Government
Property Management Department
9000 Town Center Parkway
Lakewood Ranch, FL 34202
941-748-4501 ext 3603
mymanatee.org

Under Public Records Act, email communications sent to and from this address may be subject to public disclosure. Please be advised that any correspondence may be retained as a public record and could be disclosed upon request.

From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Thursday, October 15, 2026 1:25 PM
To: Caitlyn DeLoach <caitlyn.deloach@mymanatee.org>; Peter Morrow <peter.morrow@mymanatee.org>
Subject: BCC MTG 10/20/26: Item 31, Permanent Utilities Esmt from Alfonso Sanchez

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Good Afternoon,

Agenda Item 31 on the 10/20/26 BCC agenda states to Accept and RECORD the Easement – Who is to pay for the recording fees – is a check on the way to you to give to Board Records, or is there an AR# to charge the recording fees?

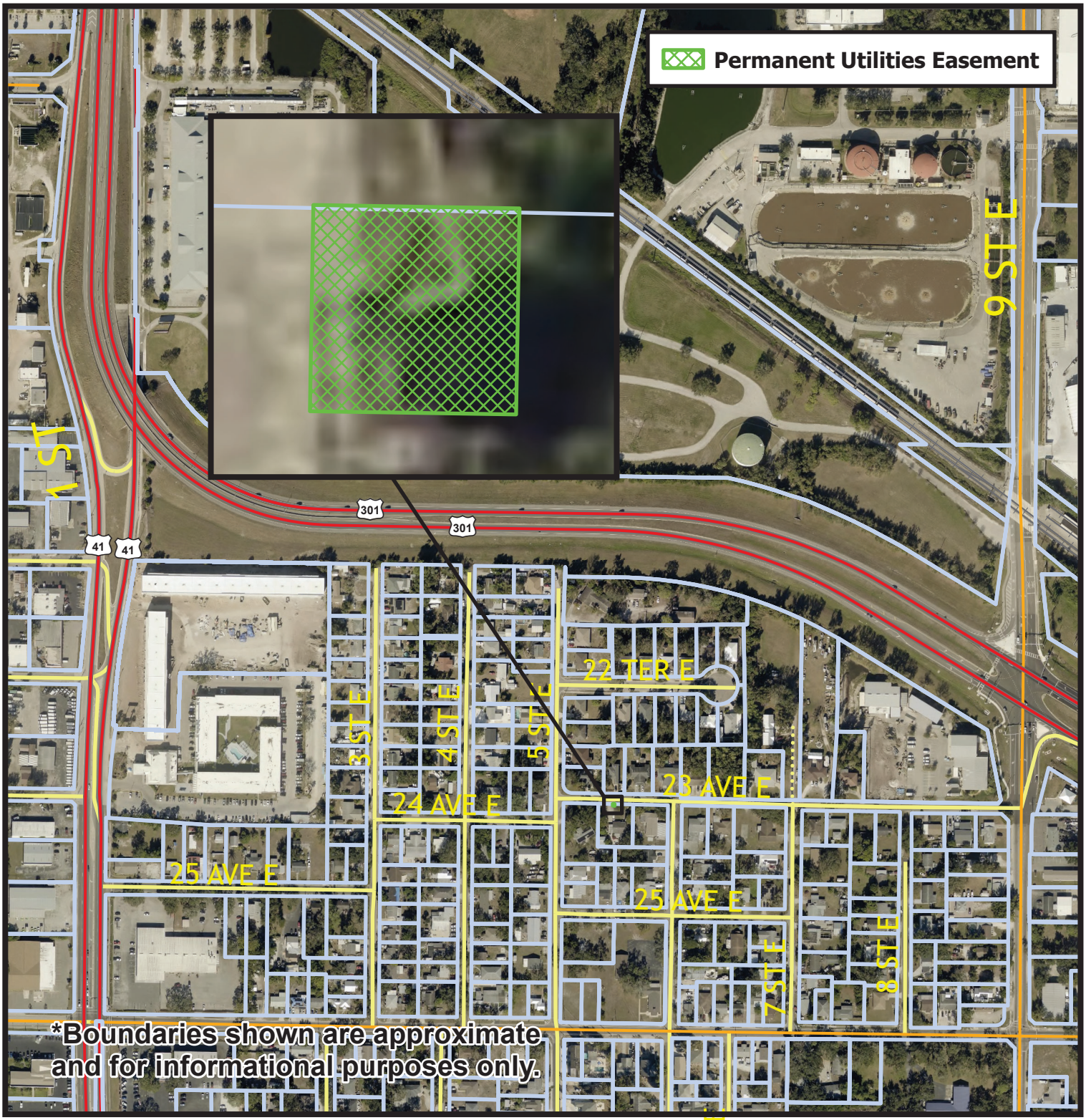
Thank you,

Robin Toth
Deputy Clerk, Board Records Department

For Angelina "Angel" Colonneso
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4179
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

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Under Florida law, e-mail addresses and all correspondence sent to this email address are public records and may be subject to disclosure. If you do not want your e-mail address or correspondence released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



N
W E
S

PERMANENT UTILITIES EASEMENT

PARCEL 807
ALFONSO AND IGNACIA D SANCHEZ
516 23RD AVENUE EAST
BRADENTON, FLORIDA 34208
PID 4655000000

DISTRICT 2 - AMANDA BALLARD

Manatee County FLORIDA