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

THIS INSTRUMENT PREPARED BY:
Tim Cristello, RWP, 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: Nobis Rehabilitation Hospital
Final Site Plan PLN2307-0238
PID NO: 5862900209 (a portion of)

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **BRADENTON REHAB REAL ESTATE INVESTORS, LLC.**, a Texas limited liability company, whose mailing address is 4317 Marsh Ridge Road, Carrollton, Texas 75010, 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 **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 caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

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.

Sue Shelton
First Witness Signature

Sue Shelton
First Witness Printed Name

Address: 4317 Marsh Ridge
Carrollton TX 75010

Second Witness Signature

Denise D. Wilson
Second Witness Printed Name

Address: 4317 Marsh Ridge
Carrollton TX 75010

GRANTOR:
BRADENTON REHAB REAL ESTATE INVESTORS LLC., a Texas limited liability company

By: _____
Deno Maggi, Executive Vice President

Date: 9/8/26

STATE OF Texas
COUNTY OF Denton

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☑ physical presence or
☐ online notarization
this 8th day of September, 2026, Deno Maggi, as Executive Vice President of Bradenton Rehab Real Estate Investors, LLC., a Texas 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]

Codie L Counts
Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below

My Commission Expires July 17, 2030

CODIE L COUNTS
My Notary ID # 126670306
Expires July 17, 2030

COMPOSITE EXHIBIT A

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION (PUBLIC UTILITY EASEMENT "A")

A parcel of land lying in Section 14, Township 35 South, Range 17 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 14: thence N.89 degrees 03'23"W., on the North line of the Northeast 1/4 of said Section 14, a distance of 928.15 feet; thence S.00 degrees 56'37"W., departing the North line of the Northeast 1/4 of said Section 14, a distance of 33.32 feet to the Northeast corner of the parcel of land described in Instrument No. 202441038304 of the Public Records of Manatee County, Florida also being a point on the South right of way line of 53rd Avenue West; thence N.89 degrees 11'12"W., on the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue west, a distance of 94.90 feet to the POINT OF BEGINNING; thence S.00 degrees 48"48"W. departing the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West, a distance of 15.00 feet; thence N.89 degrees 11'12"W., a distance of 25.00 feet; thence N.00 degrees 48'48"E., a distance of 15.00 feet to the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West; thence S.89 degrees 11'12"E., on the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West, a distance of 25.00 feet to the POINT OF BEGINNING.

Parcel contains 375 sqtare feet or 0.01 acres, more or less.

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Parcel numbers, owners name, address and zoning shown hereon obtained from the Manatee County Property Appraisers web site.
4. Legal description shown hereon prepared by the undersigned surveyor.
5. This is NOT a Boundary Survey.
6. This sketch does not represent a field survey.
7. Bearings and coordinates shown hereon are based on the North line of the Northeast 1/4 of Section 14, Township 35 South, Range 17 East as being N.89° degrees 03'23"W.
8. Public Utility Easement "A" contains 375 square feet or 0.01 acres, more or less.
9. This sketch was prepared without the benefit of a Title Commitment, Title Opinion, Property Information Report or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Manatee County, Florida.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

DENNIS J. BENHAM
LICENSE NUMBER
4697
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

Dennis J Benham Digitally signed by Dennis J Benham
Date: 2026.08.31 09:19:48 -04'00'

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida

CERTIFIED TO:
MANATEE COUNTY

PREPARED BY: ACCURATE SURVEY OF FLORIDA, INC. 4206 NATIONAL GUARD DRIVE PLANT CITY, FLORIDA 33563 (813) 645-2300 LICENSE BUSINESS NO. 8211	PREPARED FOR: BRADENTON REHAB REAL ESTATE, INVESTORS LLC 4317 MARSH RIDGE ROAD CARROLLTON, TEXAS 75010	CREW CHIEF: N/A	PROJECT # BRADENTON REHAB A
		DRAWN BY: B.A.B.	DATE: 04/05/26
	SITE ADDRESS: 412 53RD AVENUE W, BRADENTON, FLORIDA 34207	CHECKED BY: D.J.B.	SHEET 1 OF 2
	SHEET NAME: SKETCH OF DESCRIPTION PUBLIC UTILITY EASEMENT "A" MANATEE COUNTY, FLORIDA	REVISION DATE: 04/28/26 08/31/26 08/25/26	

COMPOSITE EXHIBIT A

SKETCH OF DESCRIPTION

SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY



NORTH

GRAPHIC SCALE

30' 0 30'

(IN FEET)
1 inch = 30' ft.

POINT OF COMMENCEMENT
PUBLIC UTILITY EASEMENT "A"
NORTHEAST CORNER
OF SECTION 14-35-17

POINT ON THE SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING A POINT ON THE NORTH OF THE PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 202441038304

SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING THE NORTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 202441038304

NORTH LINE OF NORTHEAST 1/4 SECTION 14-35-17

N89°03'23"W 928.15'

S00°56'37"W 33.32'

53RD AVENUE WEST
RIGHT OF WAY (WIDTH VARIES)

L4

L3

L1

L2

N89°11'12"W 94.90'

POINT OF BEGINNING
PUBLIC UTILITY EASEMENT "A"
N: 1132306.96
E: 472526.01

PARCEL NO. 5860800001
GERA INVESTMENTS, INC.
306 53RD AVENUE WEST
BRADENTON, FLORIDA 34207-3413
ZONING: PD-PI

PUBLIC UTILITY EASEMENT "A"
375 SQUARE FEET OR 0.01 ACRES MORE OR LESS

POINT ON THE SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 202441038304
N: 1132305.61
E: 472620.90

UNPLATTED
PARCEL NO. 5862900209
BRADENTON REHAB REAL ESTATE INVESTORS LLC
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010
ZONING: PD-PI

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°48'48" W	15.00'
L2	N 89°11'12" W	25.00'
L3	N 00°48'48" E	15.00'
L4	S 89°11'12" E	25.00'

PREPARED BY:
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE
PLANT CITY, FLORIDA 33563
(813) 645-2300
LICENSE BUSINESS NO. 8211

PREPARED FOR:
BRADENTON REHAB REAL ESTATE, INVESTORS LLC
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010

SITE ADDRESS:
412 53RD AVENUE W, BRADENTON, FLORIDA 34207

SHEET NAME:
SKETCH OF DESCRIPTION
PUBLIC UTILITY EASEMENT "A"
MANATEE COUNTY, FLORIDA

CREW CHIEF: N/A	PROJECT # BRADENTON REHAB A
DRAWN BY: B.A.B.	DATE: 04/05/26
CHECKED BY: D.J.B.	SHEET 2 OF 2
REVISION DATE: 04/28/26 08/31/26 08/25/26	

COMPOSITE EXHIBIT A

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION (PUBLIC UTILITY EASEMENT "B")

A parcel of land lying in Section 14, Township 35 South, Range 17 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 14: thence N.89 degrees 03'23"W., on the North line of the Northeast 1/4 of said Section 14, a distance of 928.15 feet; thence S.00 degrees 56'37"W., departing the North line of the Northeast 1/4 of said Section 14, a distance of 33.32 feet to the Northeast corner of the parcel of land described in Instrument No. 202441038304 of the Public Records of Manatee County, Florida also being a point on the South right of way line of 53rd Avenue West; thence N.89 degrees 11'12"W., on the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue west, a distance of 10.00 feet to the POINT OF BEGINNING; thence S.00 degrees 33"52"W. departing the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West, a distance of 25.00 feet; thence N.89 degrees 11'12"W., a distance of 15.00 feet; thence N.00 degrees 33'52"E., a distance of 25.00 feet to the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West; thence S.89 degrees 11'12"E., on the North line of said parcel of land described in Instrument No. 202441038304 also being the South right of way line of said 53rd Avenue West, a distance of 15.00 feet to the POINT OF BEGINNING.

Parcel contains 375 square feet or 0.01 acres, more or less.

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Parcel numbers, owners name, address and zoning shown hereon obtained from the Manatee County Property Appraisers web site.
4. Legal description shown hereon prepared by the undersigned surveyor.
5. This is NOT a Boundary Survey.
6. This sketch does not represent a field survey.
7. Bearings and coordinates shown hereon are based on the North line of the Northeast 1/4 of Section 14, Township 35 South, Range 17 East as being N.89° degrees 03'23"W.
8. Public Utility Easement "B" contains 375 square feet or 0.01 acres, more or less.
9. This sketch was prepared without the benefit of a Title Commitment, Title Opinion, Property Information Report or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Manatee County, Florida.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

DENNIS J. BENHAM
LICENSE NUMBER
4697
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

Dennis J Benham

Digitally signed by Dennis J Benham
Date: 2026.08.25 15:50:55 -04'00'

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida

CERTIFIED TO:
MANATEE COUNTY

PREPARED BY: ACCURATE SURVEY OF FLORIDA, INC. 4206 NATIONAL GUARD DRIVE PLANT CITY, FLORIDA 33563 (813) 645-2300 LICENSE BUSINESS NO. 8211	PREPARED FOR: BRADENTON REHAB REAL ESTATE, INVESTORS LLC 4317 MARSH RIDGE ROAD CARROLLTON, TEXAS 75010	CREW CHIEF: N/A	PROJECT # BRADENTON REHAB "B"
		DRAWN BY: B.A.B.	DATE: 04/06/26
	SITE ADDRESS: 412 53RD AVENUE W, BRADENTON, FLORIDA 34207	CHECKED BY: D.J.B.	SHEET 1 OF 2
	SHEET NAME: SKETCH OF DESCRIPTION PUBLIC UTILITY EASEMENT "B" MANATEE COUNTY, FLORIDA	REVISION DATE: 04/28/26 08/25/26	

COMPOSITE EXHIBIT A

SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



GRAPHIC SCALE

20' 0 20'

(IN FEET)

1 inch = 20' ft.

POINT OF COMMENCEMENT

PUBLIC UTILITY EASEMENT "B"
NORTHEAST CORNER
OF SECTION 14-35-17

SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING THE NORTH LINE OF THE PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 202441038304

NORTH LINE OF NORTHEAST 1/4 SECTION 14-35-17

POINT ON THE SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING A POINT ON THE NORTH OF THE PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. 202441038304

N89°03'23"W 928.15'

S00°56'37"W 33.32'

POINT ON THE SOUTH RIGHT OF WAY LINE 53RD AVENUE WEST ALSO BEING THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 202441038304
N: 1132305.61
E: 472620.90

53RD AVENUE WEST
RIGHT OF WAY (WIDTH VARIES)

L5 L1 L4 L2 L3

POINT OF BEGINNING

PUBLIC UTILITY EASEMENT "B"
N: 1132305.75
E: 472610.90

UNPLATTED

PARCEL NO. 5862900209
BRADENTON REHAB REAL ESTATE INVESTORS LLC
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010
ZONING: PD-PI

UNPLATTED

PARCEL NO. 5860800001
GERA INVESTMENTS, INC.
306 53RD AVENUE WEST
BRADENTON, FLORIDA 34207-3413
ZONING: PD-PI

PUBLIC UTILITY EASEMENT "B"
375 SQUARE FEET OR 0.01 ACRES, MORE OR LESS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°11'12" W	10.00'
L2	S 00°33'52" W	25.00'
L3	N 89°11'12" W	15.00'
L4	N 00°33'52" E	25.00'
L5	S 89°11'12" E	15.00'

PREPARED BY:
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE
PLANT CITY, FLORIDA 33563
(813) 645-2300
LICENSE BUSINESS NO. 8211

PREPARED FOR:
BRADENTON REHAB REAL ESTATE, INVESTORS LLC
4317 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010

SITE ADDRESS:
412 53RD AVENUE W, BRADENTON, FLORIDA 34207

SHEET NAME:
SKETCH OF DESCRIPTION
PUBLIC UTILITY EASEMENT "B"
MANATEE COUNTY, FLORIDA

CREW CHIEF: N/A
PROJECT # BRADENTON REHAB "B"
DRAWN BY: B.A.B.
DATE: 04/06/26
CHECKED BY: D.J.B.
SHEET 2 OF 2
REVISION DATE: 04/28/26 08/25/26

CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given by **AMERANT BANK, N.A.** a National banking association, whose mailing address is 220 Alhambra Circle, 11th Floor Coral Gables, Florida 33134, (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated May 1, 2024 made by **BRADENTON REHAB REAL ESTATE INVESTORS, LLC.**, a Texas limited liability company whose mailing address is 4317 Marsh Ridge Road, Carrollton, Texas 75010, (hereinafter the **Mortgagor**), in favor of Mortgagee, which mortgage has been recorded in Official Records Instrument Number 202441044780 of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the **Mortgagor** a Permanent Utilities Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 10/28/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

First Witness Signature

ALEXANDRA NODA
First Witness Printed Name

Address: 220 ALHAMBRA CIR
CORAL GABLES FL

Second Witness Signature

E. VENTO
Second Witness Printed Name

Address: 220 Alhambra Circle
Coral Gables, FL 33134

MORTGAGEE:
AMERANT BANK N.A., a National banking association

By: _____
Signature

As: SVP
Title

Carlos A. Moore
Printed Name

Date: 5/7/26

STATE OF Florida
COUNTY OF Miami-Dade

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☒ physical presence or
☐ online notarization
this 7th day of May, 2026, by Carlos Moore, as SVP of Amerant Bank, N.A. a National banking association 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: 11/6/2026

ELIZABETH VENTO
MY COMMISSION # HH 320370
EXPIRES: November 6, 2026

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: SKEE

Receipt#: 900886023 **Payee Name:** BRADENTON REHAB REAL ESTATE INVESTORS LLC

Receipt Date: 10/21/2026

Instrument(s): 202641121659-EASEMENT

Receipt Total:	$69.50
Amount Tendered:	$69.50
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$69.50**

Check	$69.50	CHECK #	3232
Amount Paid	$69.50		

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: 202641121659 EASEMENT

001000000341100	RECORDING FEE $5/$4	$33.00
199000000341150	PRMTF $1/$.50	$4.50
001000000208911	PRMTF FACC $.10	$0.80
199000000341160	PRMTF CLERK $1.90	$15.20
001000000208912	PRMTF BCC $2	$16.00
	Instrument Total:	**$69.50**

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 Permanent Utilities Easement from BRADENTON REHAB REAL ESTATE INVESTORS, LLC., for property located at 412 53rd Avenue West, Bradenton, Florida 34207, Peter Morrow, Property Acquisition Division Manager - District 4

Category
CONSENT AGENDA

Briefings
None

Contact and/or Presenter Information
Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Tim Cristello, RWP, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6284

Action Requested
• Accept and Record Permanent Utilities Easement from BRADENTON REHAB REAL ESTATE INVESTORS, LLC., (includes Consent and Joinder from Amerant Bank, N.A., a national banking association)

Enabling/Regulating Authority
• Chapter 125 of the Florida Statutes, County Government
• Manatee County Comprehensive Plan

Applicable Advisory Board
N/A

Background Discussion
• Bradenton Rehab Real Estate Investors, LLC., a Texas limited liability company, owns the property located at 412 53rd Avenue West, Bradenton, Florida 34207.
• As a condition of their final site approval (PLN2307-0238), Bradenton Rehab Real Estate Investors, LLC., is required to convey a Permanent Utilities Easement to Manatee County for the construction of a three-story 62,327 square foot inpatient medical 60-bed rehabilitation hospital.
• The recording of the Permanent Utilities Easement is required for Bradenton Rehab Real Estate Investors, LLC., to receive their Certificate of Occupancy for the building.

• Amerant Bank,N.A. a national banking association, who holds a mortgage on the property consents to and joins in the easement.
• Development Services has reviewed the Permanent Utilities Easement for this project and meets their approval per the Final Site Plan.
•The Permanent Utilities Easement encompasses two areas that are approximately 375 square feet each located at the northeast corner of the parcel.

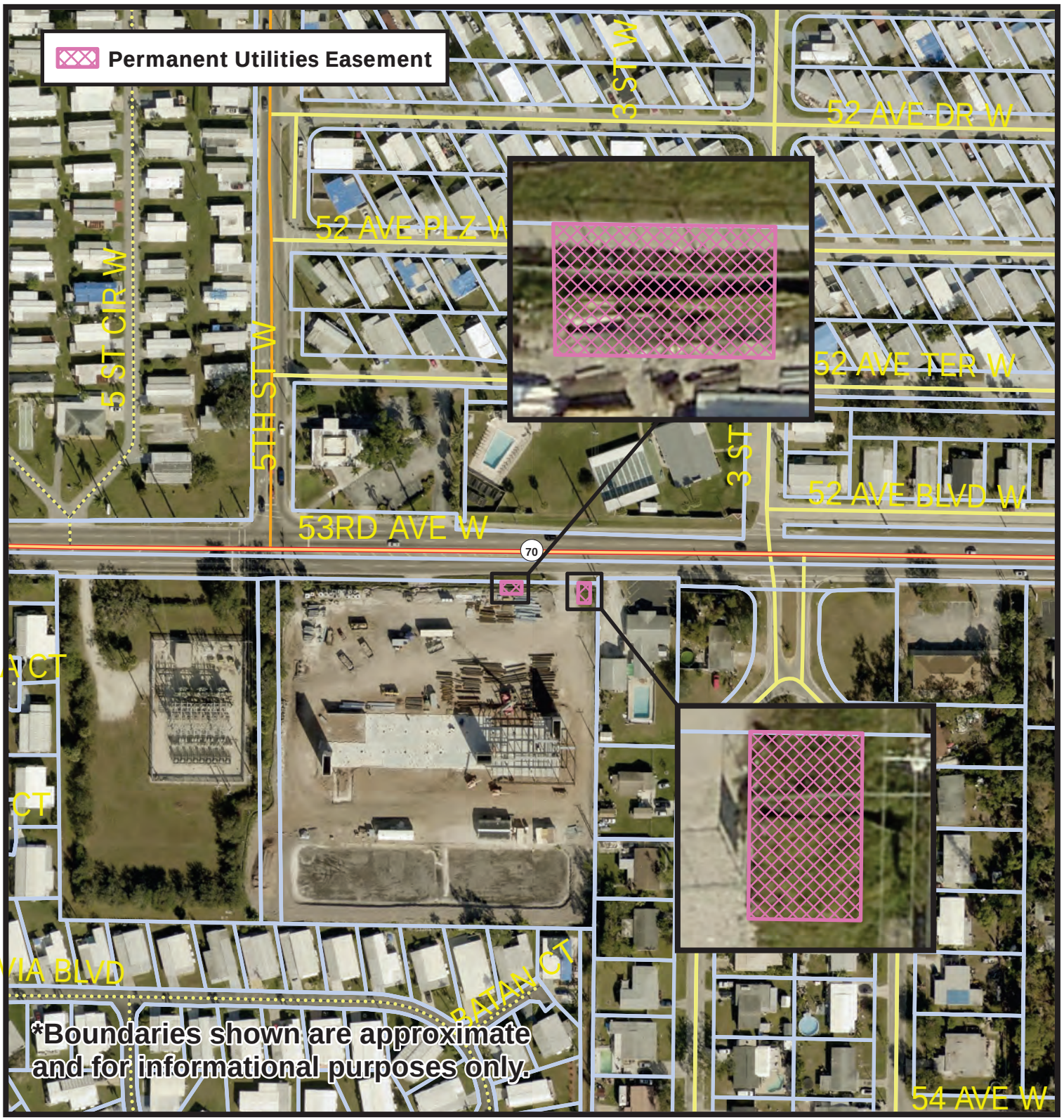
Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
Please email a copy of the approved agenda item to the following:

• Tim Cristello at Tim.Cristello@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
• Holly Hurlbutt at holly.hurlbutt@mymanatee.org
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
$69.50 Paid by Grantor for recording the easement

Amount and Frequency of Recurring Costs
N/A



PERMANENT UTILITIES EASEMENT

N
W E
S

BRADENTON REHAB
REAL ESTATE INVESTORS LLC
412 53RD AVENUE WEST
BRADENTON, FLORIDA 34207
PID 5862900209

Manatee County FLORIDA

DISTRICT 4 - MIKE RAHN