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

THIS INSTRUMENT PREPARED BY:
Shvonne Davis, 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: Gregory Estates Water Main Replacement
PROJECT NO: 6166071
PARCEL NO: 812
PID NO: 5077900008

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **LOUIS EURICE and MARY EURICE,** husband and wife, whose mailing address is 3602 20th Street West, Bradenton, Florida 34205, 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 county water meter 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 10/28/26
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

Brandy Ruestman
First Witness Signature

Brandy Ruestman
First Witness Printed Name

Address: 3705 53rd Ave E.
Bradenton FL 34203

Kerrie Saunders
Second Witness Signature

Kerrie Saunders
Second Witness Printed Name

Address: 3705 53rd Ave E.
Bradenton, FL 34203

GRANTOR:
LOUIS EURICE

Signature

Date: 4/23/26

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 23 day of April, 2026, Louis Eurice, 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: 10-6-2029

MARVIN ESTEBAN REYES
Notary Public State of Florida
Commission # HH 728583
My Comm. Expires Oct 6, 2029
Bonded through National Notary Assn.

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

Kerrie Saunders
First Witness Signature

Kerrie Saunders
First Witness Printed Name

Address: 3705 53rd Ave E.
Bradenton, FL 34203

Brandy Ruestman
Second Witness Signature

Brandy Ruestman
Second Witness Printed Name

Address: 3705 53rd Ave E.
Bradenton, FL 34203

GRANTOR:
MARY EURICE

Mary Eurice
Signature

Date: 4/23/26

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 23 day of April, 2026, Mary Eurice, 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: 10-6-2029

MARVIN ESTEBAN REYES
Notary Public - State of Florida
Commission # HH 728583
My Comm. Expires Oct 6, 2029
Bonded through National Notary Assn.

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 WEST RIGHT-OF-WAY LINE OF 20TH STREET WEST, AS DESCRIBED IN DEED BOOK 303, PAGE 428, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING S00°18'12"E (ASSUMED) AS SHOWN HEREON. (NORTH AMERICAN DATUM 1983/2011)

THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°41'48"W	2.00'	L3	N89°41'48"E	2.00'
L2	N00°18'12"W	2.00'	L4	S00°18'12"E	2.00'

LEGEND:

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

0 5 10
1" = 10'

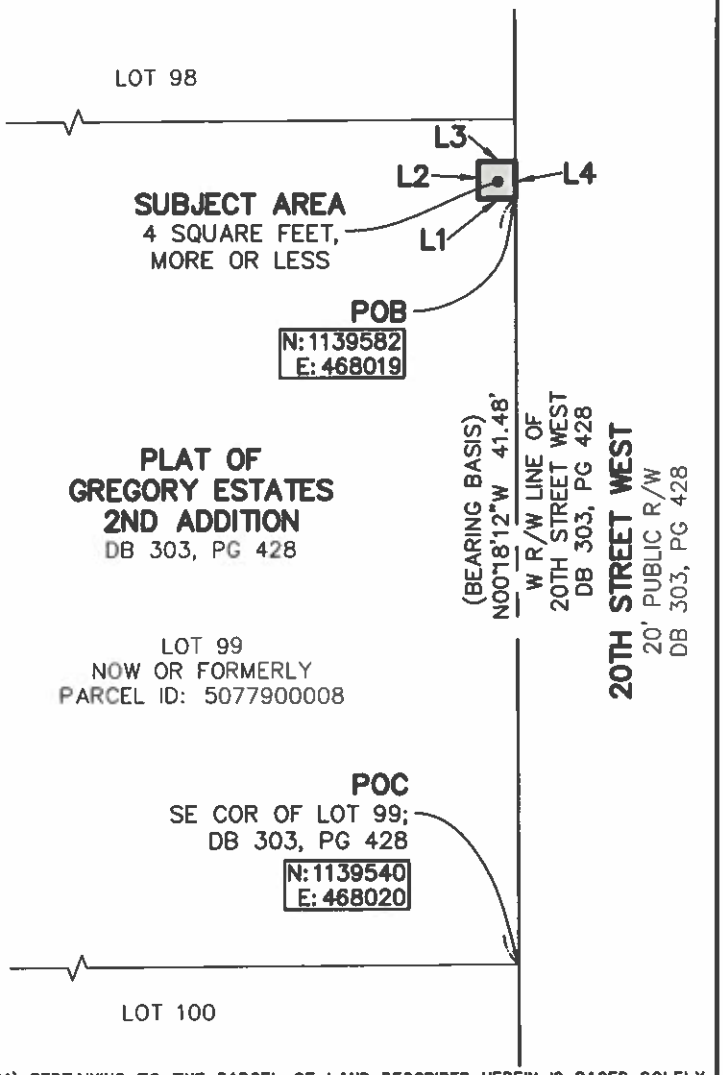
N

LEGAL DESCRIPTION:

A parcel of land being a portion of LOT 99, according to the Plat of GREGORY ESTATES 2ND ADDITION, as recorded in Deed Book 303, Page 428, of the Public Records of Manatee County, Florida, lying in Section 3, Township 35 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of LOT 99, according to the plat of GREGORY ESTATES 2ND ADDITION, as recorded in Deed Book 303, Page 428, of the Public Records of Manatee County, Florida; thence N00°18'12"W, along the West Right-of-Way line of 20TH STREET WEST, according to said plat of GREGORY ESTATES 2ND ADDITION, (being the basis of bearings for this legal description), for 41.48 feet to the POINT OF BEGINNING; thence leaving said West Right-of-Way line of 20TH STREET WEST, S89°41'48"W, for 2.00 feet; thence N00°18'12"W, for 2.00 feet; thence N89°41'48"E, for 2.00 feet to the point of intersection with said West Right-of-Way line of 20TH STREET WEST; thence S00°18'12"E, along said West Right-of-Way line of 20TH STREET WEST, for 2.00 feet to the POINT OF BEGINNING.

Containing 4 square feet, more or less.



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, "GREGORY ESTATES WATERMAIN REPLACEMENT", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2024-0083, DATED 10/2024, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:
MANATEE COUNTY

SHEET DESCRIPTION:
UTILITY EASEMENT - 812
PARCEL ID: 5077900008

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1" = 10'	10-17-2025	RL	BGD	BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2024-0083	1349	3	35S	17E

JARED T. PATENAUDE License Number 6971 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Jared Patenaude
Date: 2025.12.12 13:04:10-05'00'

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

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.6707

© Copyright 2025 Florida Design Consultants, Inc. Drawings and concepts may not be used or reproduced without written permission.

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#: 900885997 **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): 202641121609-EASEMENT

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

Instrument: 202641121609 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 Permanent Utilities Easement from Louis Eurice and Mary Eurice, for property located at 3602 20th Street West, Bradenton, Florida 34205, Peter Morrow, Property Acquisition Division Manager - (Gregory Estates Water Main Replacement) District 3.

Category
CONSENT AGENDA

Briefings
None

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

Shvonne Davis, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3670

Action Requested
• Accept and record Permanent Utilities Easement from Louis Eurice and Mary Eurice

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

Applicable Advisory Board
N/A

Background Discussion
• Louis Eurice and Mary Eurice, own the property located at 3602 20th Street West, Bradenton, Florida 34205.
• The Gregory Estates Water Main Replacement project, Capital Improvement Project Number 6166071, is a Public Works project to replace approximately 1,600 feet of 8-inch water main, 4,800 feet of 6-inch water main, ten (10) fire hydrant assemblies, fifteen (15) gate valves, and one hundred-seventy (170) potential water services.
• The project will improve fire flow and maintain water quality. Hydrants, services and valves to be installed to County and Ten State Standards.
• The subject Permanent Utilities Easement is needed for a water meter and a water main.
• Louis Eurice and Mary Eurice are conveying the easement at no cost to the County.

• The Permanent Utilities Easement encompasses approximately 4 square feet and is located along 20th Street West, North of 38th Avenue North.

Attorney Review
Not Reviewed (No apparent legal issues)

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

•Shvonne Davis at shvonne.davis@mymanatee.org
•utilities_records@mymanatee.org
•Theresa Avery at theresa.avery@mymanatee.org
•Wen DeSue at wenston.desue@mymanatee.org
Distributed 10/21/26, RT

Cost and Funds Source Account Number and Name
$35.50 Recording Fee/419-6166071-534001/Gregory Estates Water Main Replacement

Amount and Frequency of Recurring Costs
N/A

Please see attached email 10/15/26 regarding charing recording fees to AR700013

From: Peter Morrow
To: Robin Toth; Shvonne Davis
Subject: RE: BCC Mtg 10/20/26: Item 35, Permanent Utilities Esmt - Louis & Mary Eurice
Date: Thursday, October 15, 2026 1:59:07 PM
Attachments: image002.png
image003.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.]

Hello Robin, please charge AR 700013.

Thanks,

Peter Morrow | Property Acquisition Division Manager
Manatee County Government
Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
Post Office Box 1000
Bradenton, Florida 34206
Desk: 941-748-4501 x 6913
Work Cell : 941-920-5689
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 1:57 PM
To: Shvonne Davis <shvonne.davis@mymanatee.org>; Peter Morrow <peter.morrow@mymanatee.org>
Subject: BCC Mtg 10/20/26: Item 35, Permanent Utilities Esmt - Louis & Mary Eurice

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 35 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?

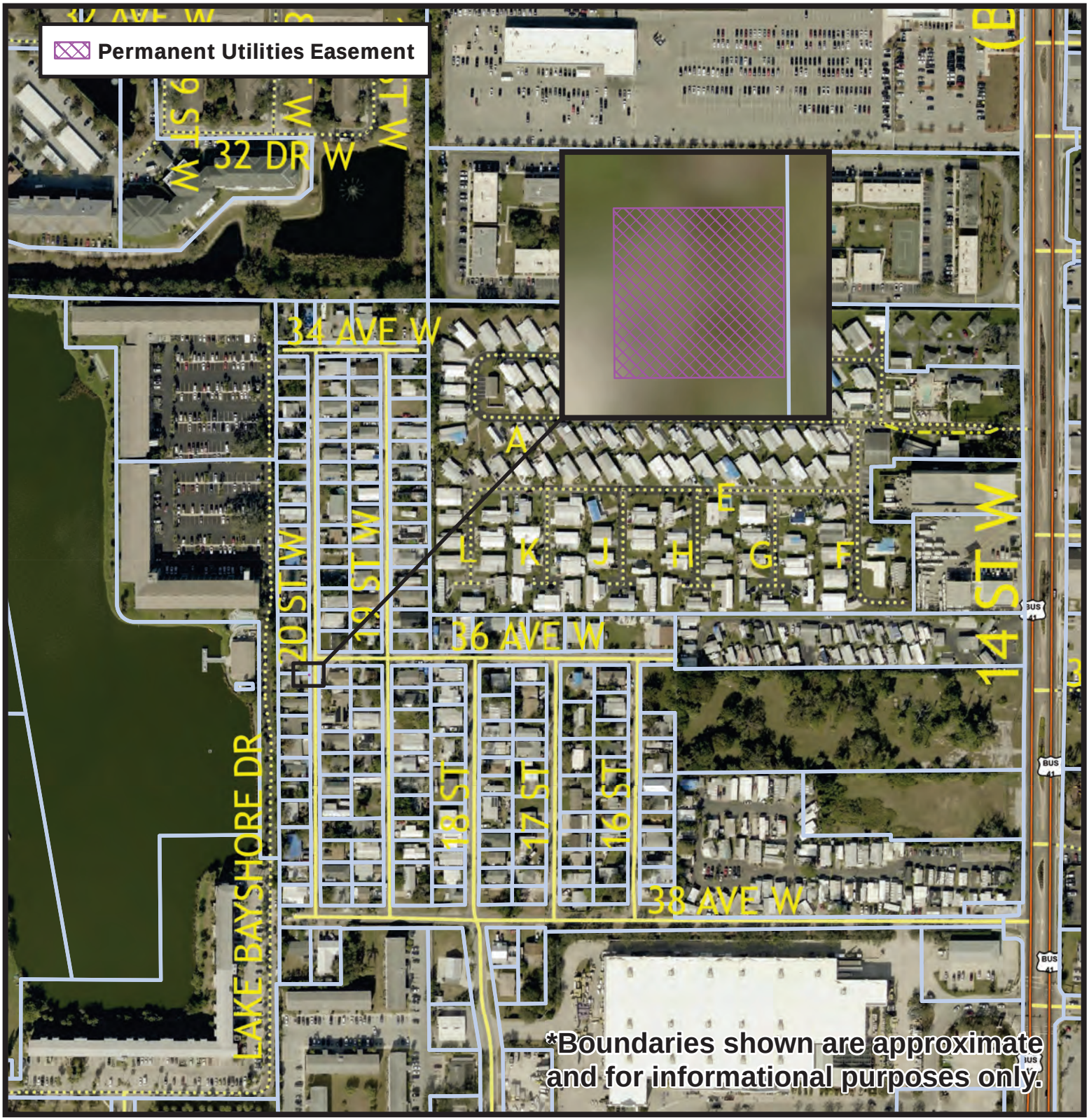
Thank you,
Robin Toth
Deputy Clerk, Board Records Department

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

To Protect the Public Trust through Integrity and Transparency

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.



PERMANENT UTILITIES EASEMENT

N
W E
S

LOUIS AND MARY EURICE
3602 20TH STREET WEST
BRADENTON, FLORIDA 34205
PID: 5077900008

Manatee County FLORIDA

DISTRICT 3 - TAL SIDDIQUE