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

THIS INSTRUMENT PREPARED BY:
Lisa Crabtree, RWA, 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: 815
PID NO: 4649400001

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made and entered into between **MEALS ON WHEELS PLUS OF MANATEE, INC.,** a Florida not for profit corporation, whose mailing address is 811 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.

First Witness Signature

Dana Magnan
First Witness Printed Name

Address: ~~Lot~~ 811 23rd Ave E
Bradenton, FL 34208

Second Witness Signature

Leslie Nichole Kelly
Second Witness Printed Name

Address: 811 23rd Ave E.
Bradenton, FL 34208

GRANTOR:
MEALS ON WHEELS PLUS OF MANATEE, INC., a Florida not for profit corporation

By: _____
Signature

As: President + CEO
Title

Date: 8/28/2026

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 28th day of August, 2026, Maribeth Phillips, President&CEO as Grantor of Meals on Wheels Plus of Manatee, Inc., a Florida not for profit corporation, on behalf of the corporation, 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: 01/06/2028

LESLIE NICHOLE KELLY
MY COMMISSION # HH 471370
EXPIRES: January 6, 2028

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 NORTH RIGHT-OF-WAY LINE OF 23RD AVENUE EAST, BEING S89°04'37"E 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 2, according to the Plat of J.W. CURRY SUBDIVISION, as recorded in Plat Book 1, Page 64, 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:

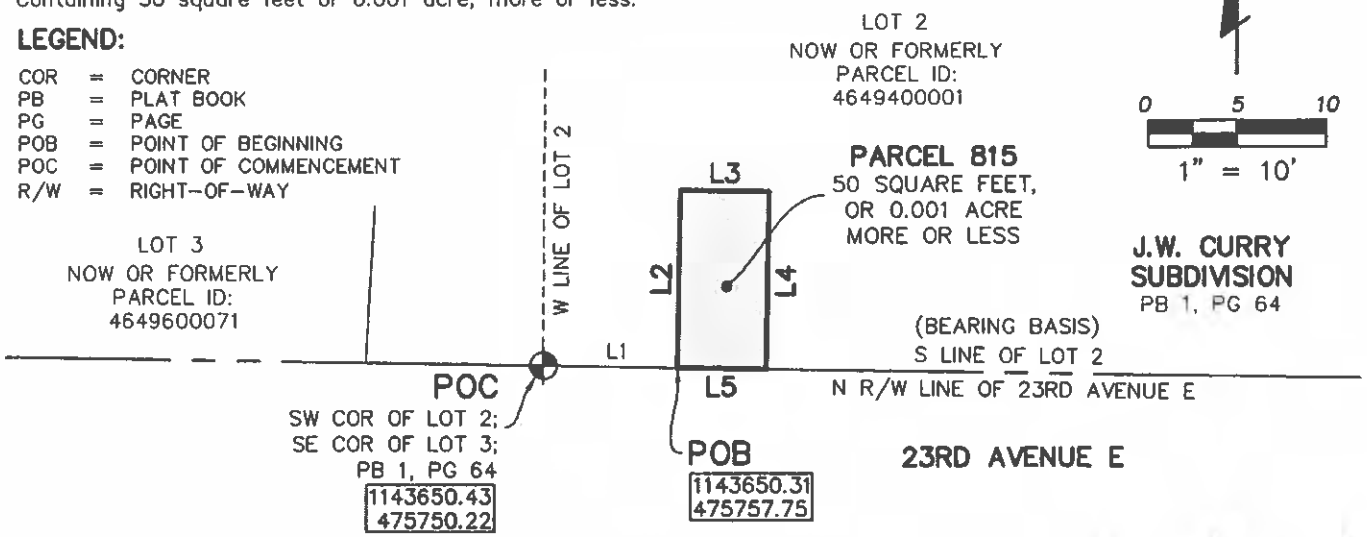
COMMENCE at the Southwest corner of LOT 2, same being the Southeast corner of LOT 3, both according to the Plat of J.W. CURRY SUBDIVISION, as recorded in Plat Book 1, Page 64, of the Public Records of Manatee County, Florida, same being a point on the North Right-of-Way line of 23RD AVENUE E; thence S89°04'37"E, along said South line of LOT 2, same being said North Right-of-Way line of 23RD AVENUE E (being the basis of bearings for this legal description) for 7.53 feet to the POINT OF BEGINNING; thence leaving said South line of LOT 2, same being said North Right-of-Way line of 23RD AVENUE E, N00°55'23"E, for 10.00 feet; thence S89°04'37"E, for 5.00 feet; thence S00°55'23"W, for 10.00 feet to the point of intersection with said South line of LOT 2, same being said North Right-of-Way line of 23RD AVENUE E; thence N89°04'37"W, along said South line of LOT 2, same being said North Right-of-Way line of 23RD AVENUE E, for 5.00 feet to the POINT OF BEGINNING.

Containing 50 square feet or 0.001 acre, more or less.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°04'37"E	7.53'
L2	N00°55'23"E	10.00'
L3	S89°04'37"E	5.00'
L4	S00°55'23"W	10.00'
L5	N89°04'37"W	5.00'

LEGEND:

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



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, 4649400001

SHEET DESCRIPTION:

UTILITY EASEMENT - PARCEL 815

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1"=10'	2-20-2026	JLA	BGD	BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-0062	1438	36	34S	17E

REV 3, 2026-07-10 (PBG)

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

JARED T. PALENAUDE
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
7-10-2026
JARED T. PALENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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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#: 900886005 **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): 202641121619-EASEMENT

Receipt Total:	$27.00
Amount Tendered:	$0.00
Overage:	$0.00
Service Fee	$0.00
Total PAID	**$0.00**

Instrument: 202641121619 EASEMENT		
001000000341100	RECORDING FEE $5/$4	$13.00
199000000341150	PRMTF $1/$.50	$2.00
001000000208911	PRMTF FACC $.10	$0.30
199000000341160	PRMTF CLERK $1.90	$5.70
001000000208912	PRMTF BCC $2	$6.00
	Instrument Total:	**$27.00**

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 Meals On Wheels Plus of Manatee, Inc. for Parcel 815, for property located at 721 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
Lisa Crabtree, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested
Accept and Record Permanent Utilities Easement from Meals on Wheels Plus of Manatee, Inc.

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

Applicable Advisory Board
N/A

Background Discussion
• Meals on Wheels Plus of Manatee, Inc., a Florida not for profit corporation, owns the property located at 721 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 815 encompasses approximately 50 square feet and is located along the southern 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:

Lisa Crabtree at lisa.crabtree@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
$27.00 Recording Fee / 404-6115371 / 23rd Avenue East Water Main Replace Project

Amount and Frequency of Recurring Costs
N/A

Please see attached email 10/15/26 regarding charging recording fees to AR#700013

From: Peter Morrow
To: Robin Toth; Lisa Crabtree
Subject: RE: BCC MTG 10/20/26: Item 36, Permanent Utilities Easement - MEALS ON WHEELS
Date: Thursday, October 15, 2026 2:18:38 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 2:17 PM
To: Lisa Crabtree <lisa.crabtree@mymanatee.org>; Peter Morrow <peter.morrow@mymanatee.org>
Subject: BCC MTG 10/20/26: Item 36, Permanent Utilities Easement - MEALS ON WHEELS

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 36 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?

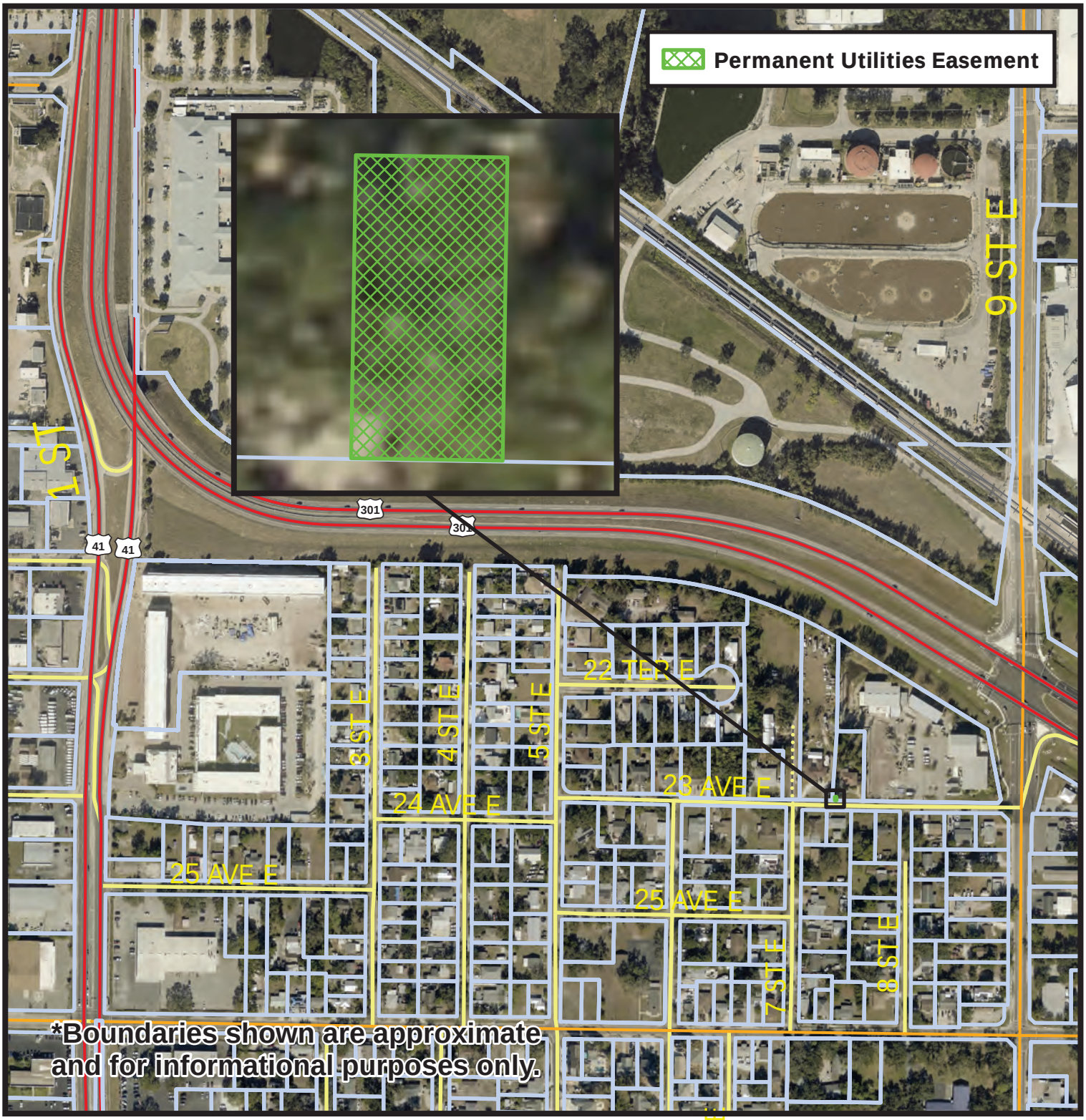
Thank you,
Robin Toth
Deputy Clerk, Board Records Department

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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W E
S

PERMANENT UTILITIES EASEMENT

PARCEL 815
MEALS ON WHEELS PLUS OF MANATEE, INC.
721 23RD AVENUE EAST
BRADENTON, FLORIDA 34208
PID 4649400001

DISTRICT 2 - AMANDA BALLARD

Manatee County FLORIDA