

RESOLUTION NO. R-26-97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING CONVEYANCE OF CERTAIN COUNTY REAL PROPERTY TO THE CITY OF BRADENTON, A FLORIDA MUNICIPAL CORPORATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, FOR THE PURPOSES OF PROVIDING EDUCATIONAL, WORKFORCE DEVELOPMENT, AND COMMUNITY TRAINING OPPORTUNITIES, OR OTHER REDEVELOPMENT PURPOSES CONSISTENT WITH THE DOWNTOWN DISTRICT AREA COMMUNITY REDEVELOPMENT PLAN IN FURTHERANCE OF PROMOTING PUBLIC OR COMMUNITY INTEREST AND WELFARE, MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §125.38, Florida Statutes, provides that the Board of County Commissioners of Manatee County, Florida ("Board"), is authorized to convey real property owned by Manatee County, a political subdivision of the State of Florida ("County"), to a state or any political subdivision or agency thereof, organized for the purposes of promoting community interest and welfare when such property is not needed for County purposes, upon application to the Board, provided the Board is satisfied that such property is required for its intended use; and

WHEREAS, the City of Bradenton, a Florida municipal corporation ("City"), has made a request to the County for conveyance of the real property identified as "The Property" ("Property") as described in **Exhibit A**, attached hereto and by this reference incorporated herein; and

WHEREAS, the City desires to acquire the Property to for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the City is willing, among other things, to ensure that the Property will be used as space to provide educational, workforce development, and community training

opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the Board finds that the conveyance of the Property serves a valid public purpose and is in the best interest of the County and its citizens.

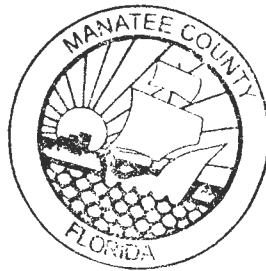
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

1. The recitals set forth above are hereby adopted as findings of this Board and are incorporated herein by reference.
2. The Board hereby finds and is satisfied that the City is organized for the purposes of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare and desires the Property for public or community interest and welfare.
3. The Board hereby also finds and is satisfied that the Property is required by the City for its intended use and is not needed for County purposes.
4. The Board has determined that it is in the best interest of the County, its citizens, taxpayers and the community to convey the Property to the City at a price of \$10.00.
5. The Board hereby, pursuant to Section 125.38, Florida Statutes, authorizes and approves conveyance of the Property to the City for \$10.00, subject to the reservation of certain easements by the County as described and depicted on Exhibit A, identified as Easement "One" and Easement "Two", and certain temporary reversionary conditions contained in Exhibit B, attached hereto and by this reference incorporated herein ("County Deed").
6. The Chairperson of the Board, or, in his/her absence, the Vice Chairperson of the Board, is hereby authorized to execute the County Deed.
7. Once fully executed, the County Administrator or his designee is hereby authorized to deliver and transmit the County Deed to the City and to take such further action as necessary and appropriate to proceed in accordance

with conveying the Property on the County's behalf.

8. The provisions of this Resolution shall supersede the provisions of any other rule, policy, or Resolution that conflicts with and cannot be harmonized or reconciled with the provisions of this Resolution.
9. If any section, sentence, clause, or other provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.
10. This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED WITH A QUORUM PRESENT AND VOTING THIS 1st DAY
OF September, 2026.**



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

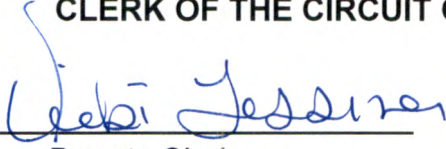
By: 
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - ii. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description do not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations, if any.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 - 3268, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kinley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - i. AGSC Search Number: 32582-1.
 - ii. Reference Number: B2307651.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - i. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Signature Creation: August 11, 2026.

Revision Date: August 12, 2026.

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

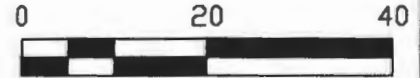
Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 1 OF 2

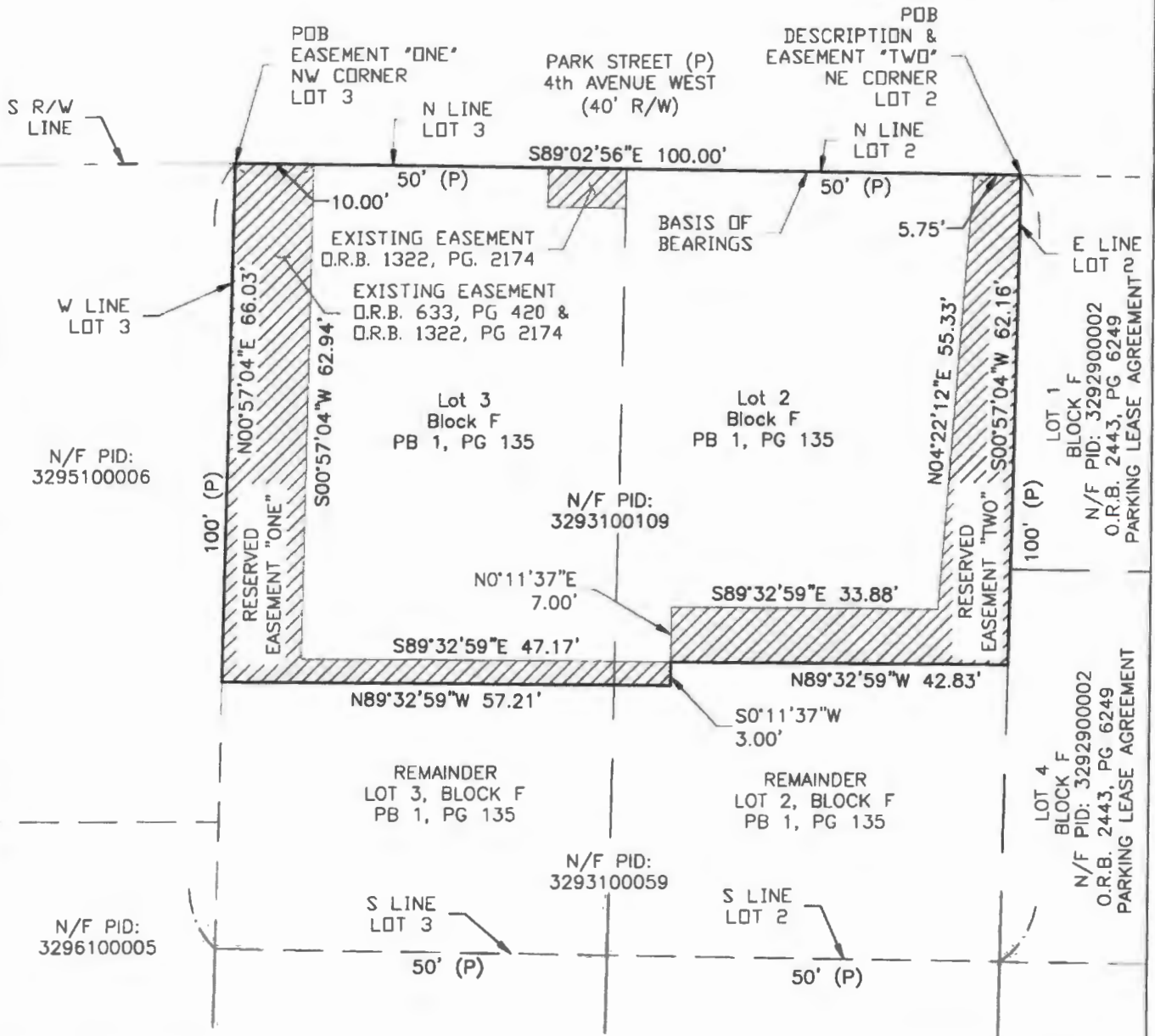
Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
PID	= PARCEL IDENTIFICATION	—	= BOUNDARY LINE
(P)	= PLAT	- - -	= LOT LINE
R/W	= RIGHT-OF-WAY	- - -	= R/W LINE
	= EASEMENT AREA	O.R.	= OFFICIAL RECORDS
PB	= PLAT BOOK		
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

EXHIBIT B

COUNTY DEED

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: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
("Property") in Exhibit A, attached to and
incorporated in this County Deed by reference.**

FURTHER, this conveyance is given and made subject to the following conditions, exceptions, limitations, reservations, restrictions, and terms:

1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
2. **LIMITATIONS.** This Deed conveys only the interest of the Grantor and its Board of County Commissioners in The Property described in Exhibit A and is made without any warranty of title or any representation or statement of facts concerning title.
3. **EASEMENTS RESERVED.** Grantor hereby reserves unto itself from this conveyance, the permanent non-exclusive ingress and egress easements over, across, and through The Property identified as Easement "One" and Easement "Two" as described and depicted on Exhibit A.

4. TEMPORARY REVERTER. This Property is being conveyed to the Grantee, for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare.

Grantee shall not sell, assign, convey, or otherwise transfer any portion of the Property, or interest therein, without the prior written consent of Grantor; provided, however, that any approved transfer shall be to a governmental entity or other entity approved by Grantor that will continue to use the Property for substantially the same public purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, and such transferee shall expressly assume in writing all obligations and restrictions set forth herein.

In the event (i) the Property ceases to be used for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, or (ii) Grantee violates the transfer restrictions set forth above, then, at any time within five (5) years after this County Deed is recorded in the Public Records of Manatee County, Florida, the Property shall automatically revert to the Grantor.

Upon the occurrence of any event causing title to revert to Grantor pursuant to this County Deed, title shall automatically revert in Grantor without the necessity of any further act, conveyance, judicial proceeding, or instrument of transfer. Notwithstanding the foregoing, Grantor may execute and record in the Official Records of Manatee County, Florida, an affidavit, notice of reversion, certificate, or other document specifically referencing this County Deed and describing the event giving rise to the reversion. The purpose of such recording shall be solely to provide public notice of title following the reversion and shall not be construed as creating, enlarging, or limiting Grantor's rights under this County Deed. All rights of reversion described herein shall automatically expire and be of no further force or effect five (5) years after the date this County Deed is recorded in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE: AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - ii. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description do not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations, if any.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 60 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 - 3286, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kimley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - i. AGSC Search Number: 32582-1.
 - ii. Reference Number: B2307851.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - i. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026

Revision Date: August 12, 2026.

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

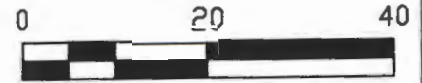
Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG\SGTE_Building.dwg

Sheet: 1 OF 2

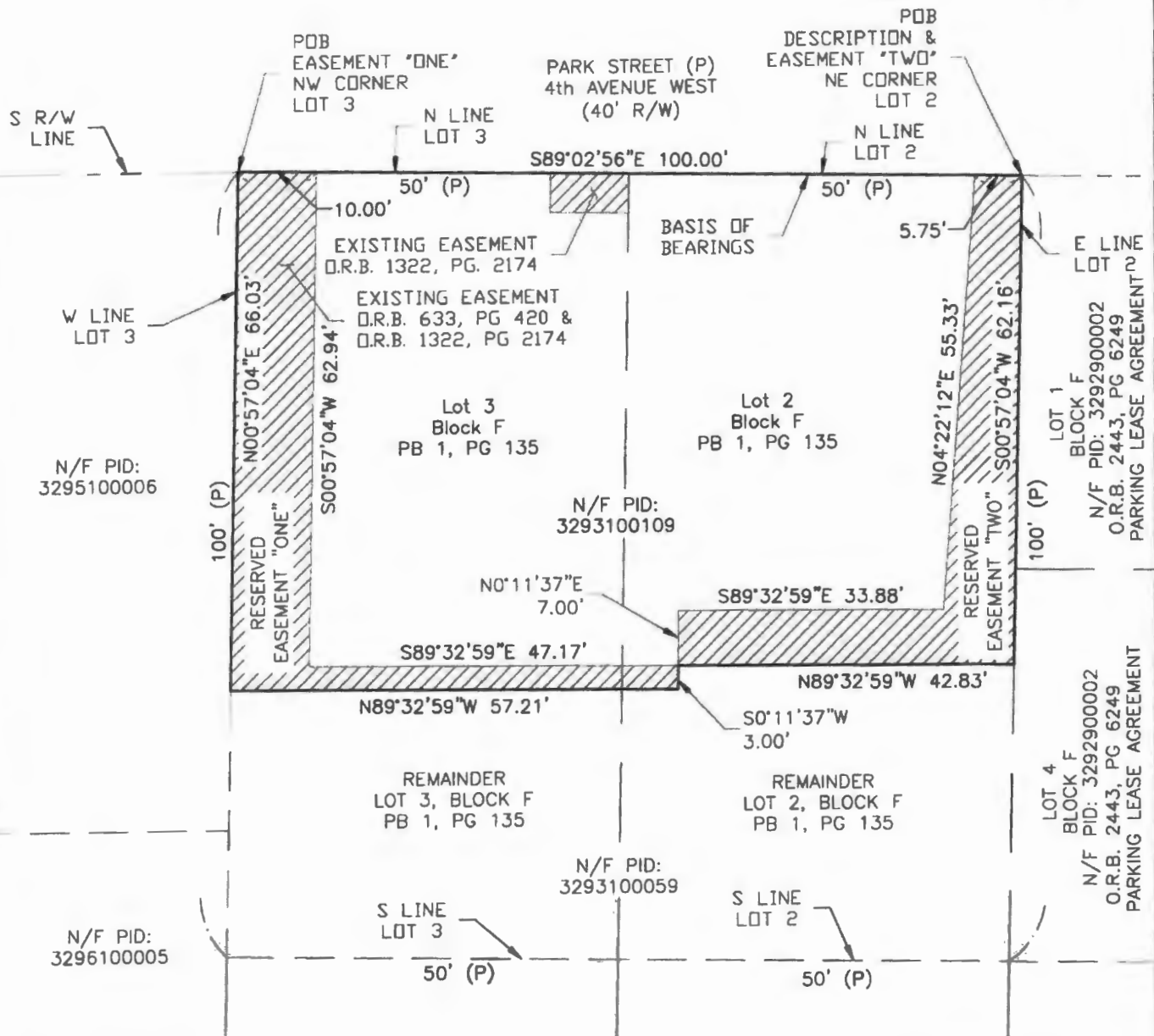
Section 28, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
PID	= PARCEL IDENTIFICATION	—	= BOUNDARY LINE
(P)	= PLAT	- - -	= LOT LINE
R/W	= RIGHT-OF-WAY	- · - · -	= R/W LINE
	= EASEMENT AREA	O.R.	= OFFICIAL RECORDS
PB	= PLAT BOOK		
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

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: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
("Property") in Exhibit A, attached to and
incorporated in this County Deed by reference.**

FURTHER, this conveyance is given and made subject to the following conditions, exceptions, limitations, reservations, restrictions, and terms:

1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
2. **LIMITATIONS.** This Deed conveys only the interest of the Grantor and its Board of County Commissioners in The Property described in Exhibit A and is made without any warranty of title or any representation or statement of facts concerning title.
3. **EASEMENTS RESERVED.** Grantor hereby reserves unto itself from this conveyance, the permanent non-exclusive ingress and egress easements over, across, and through The Property identified as Easement "One" and Easement "Two" as described and depicted on Exhibit A.

4. TEMPORARY REVERTER. This Property is being conveyed to the Grantee, for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare.

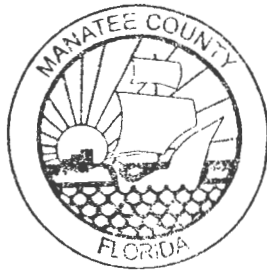
Grantee shall not sell, assign, convey, or otherwise transfer any portion of the Property, or interest therein, without the prior written consent of Grantor; provided, however, that any approved transfer shall be to a governmental entity or other entity approved by Grantor that will continue to use the Property for substantially the same public purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, and such transferee shall expressly assume in writing all obligations and restrictions set forth herein.

In the event (i) the Property ceases to be used for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, or (ii) Grantee violates the transfer restrictions set forth above, then, at any time within five (5) years after this County Deed is recorded in the Public Records of Manatee County, Florida, the Property shall automatically revert to the Grantor.

Upon the occurrence of any event causing title to revert to Grantor pursuant to this County Deed, title shall automatically revert in Grantor without the necessity of any further act, conveyance, judicial proceeding, or instrument of transfer. Notwithstanding the foregoing, Grantor may execute and record in the Official Records of Manatee County, Florida, an affidavit, notice of reversion, certificate, or other document specifically referencing this County Deed and describing the event giving rise to the reversion. The purpose of such recording shall be solely to provide public notice of title following the reversion and shall not be construed as creating, enlarging, or limiting Grantor's rights under this County Deed. All rights of reversion described herein shall automatically expire and be of no further force or effect five (5) years after the date this County Deed is recorded in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.



GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: XR
Chairperson

Date: September 1, 2016

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Uebi Jessman
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - I. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - II. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description do not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations, if any.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3286 - 3288, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kinley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - I. AGSC Search Number: 32582-1.
 - II. Reference Number: B2307651.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - I. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026

Revision Date: August 12, 2026.

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 1 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

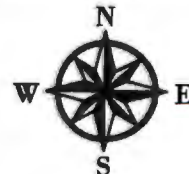


9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

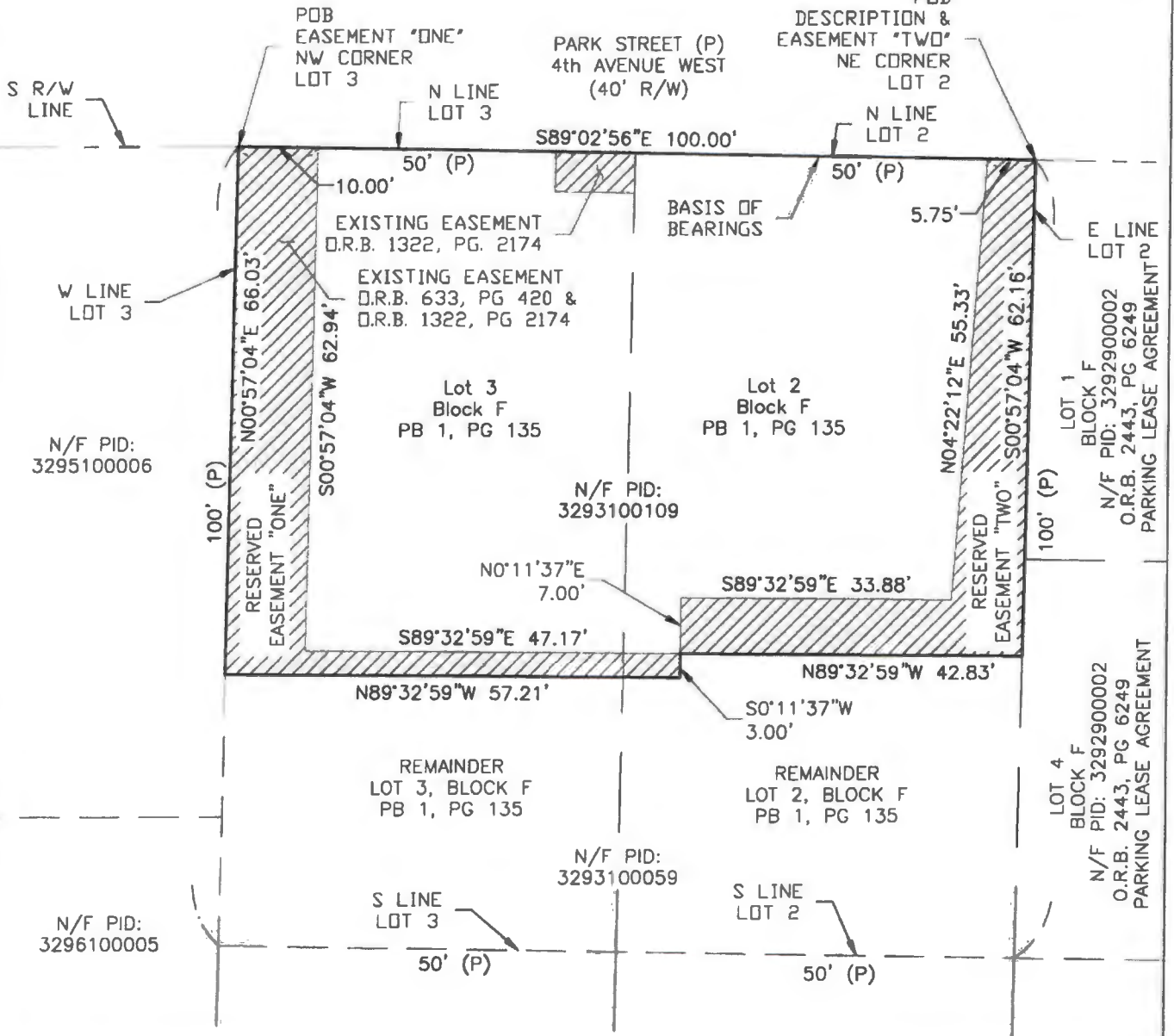
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
PID	= PARCEL IDENTIFICATION		
(P)	= PLAT		
R/W	= RIGHT-OF-WAY		
	= EASEMENT AREA		
PB	= PLAT BOOK		
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26