

THIS INSTRUMENT PREPARED BY:
Larry Decker, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: SMT AUTO,
PROJECT #
PARCEL #
PID #5886200059

===== SPACE ABOVE THIS LINE FOR RECORDING DATA =====

JOINDER AND CONSENT

THIS JOINDER OF MORTGAGEE is given this 10th day of March, 2014, on behalf of Gateway Bank of Southwest Florida, a Florida banking corporation, (hereinafter referred to as the "Mortgagee"), being the owner and holder of that certain mortgage dated September 18, 2012, made by SMT AUTO, LLC, a Florida limited liability company, whose address is 1827 9th Street West, Bradenton, Florida (hereinafter referred to as the "Mortgagor"), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2437, Page 1783, Amended O.R. Book 2488, Page 4212, Amended O.R. Book 2506, Page 5917 of the Public Records of Manatee County, Florida (the "Mortgage"), and encumbers, among other things, the hereinafter described 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 non-exclusive, permanent easement for ingress, egress, construction and maintenance of surface and/or underground drainage and utility facilities, over, under, and across the property situate in Manatee County, State of Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, MANATEE COUNTY has requested the Mortgagee to join and consent to the Permanent Utilities Easement referenced above, and the Mortgagee has agreed to join and consent to the same.

NOW THEREFORE, in consideration of the premises and the recitals and covenants herein set forth, the Mortgagee agrees as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein by reference.
2. **Joinder and Consent.** The Mortgagee hereby joins and consents to the terms and conditions of the Permanent Utilities Easement recorded or to be recorded among the Public Records of Manatee County, Florida, and further agrees, this Joinder and Consent may be recorded among the Public Records of Manatee County, Florida, as part and parcel thereof for the purposes herein set forth.

IN WITNESS WHEREOF, the Mortgagee has duly executed this Joinder and Consent as of the day and year first above written.

{SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE}

Signed, sealed, and delivered in the presence of:

Yvonne E. Lopez
Witness
KATHERINE E. SAGE
Printed Name
J. Cabot Hart
Witness
JOHN CABOT HART
Printed Name

(Signature of two witnesses required by law.)

GATEWAY BANK OF SOUTHWEST FLORIDA
a Florida banking corporation

By: Dennis Murphy
Printed Name: Dennis Murphy
Title: SVP / Senior Loan Officer

ATTEST: _____
Secretary Signature

Printed Name: _____
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF Darasota

The foregoing instrument was acknowledged before me this 10th day of March, 2014, by Dennis Murphy, as SENIOR VICE PRESIDENT of Gateway Bank of Southwest Florida, a Florida banking corporation, on behalf of the bank, who _____ is personally known to me or who _____ produced _____ as identification.



Theresa M. Catalfomo
Notary Public
My Commission Expires:



DESCRIPTION

A 10' WIDE PUBLIC UTILITY EASEMENT LYING ON LOT 80, REVISED AIRPORT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING IN SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 80, REVISED PLAT OF AIRPORT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.00° 30'14"W., ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET (50' WIDE RIGHT-OF-WAY), A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00° 30'14"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE S.89° 46'42"E., A DISTANCE OF 20.47 FEET; THENCE N.00° 13'18"E., A DISTANCE OF 10.00 FEET; THENCE N.89° 46'42"W., A DISTANCE OF 20.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.49 SQUARE FEET, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET, ASSUMED TO BE S.00° 30'14"W.

NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF NORTH GREGORY STREET, ASSUMED TO BE S.00°30'14"W.

2. DESCRIPTION IS NOT VALID WITHOUT ACCOMPANYING SKETCH, SHEET 2 OF 2.

THIS IS NOT A SURVEY

JEFFERY B. MORROW (FOR THE FIRM LB 7384)
PROFESSIONAL SURVEYOR AND MAPPER
RECORDS CERTIFICATE NO. 6296

DATE SIGNED: 3/2/14
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

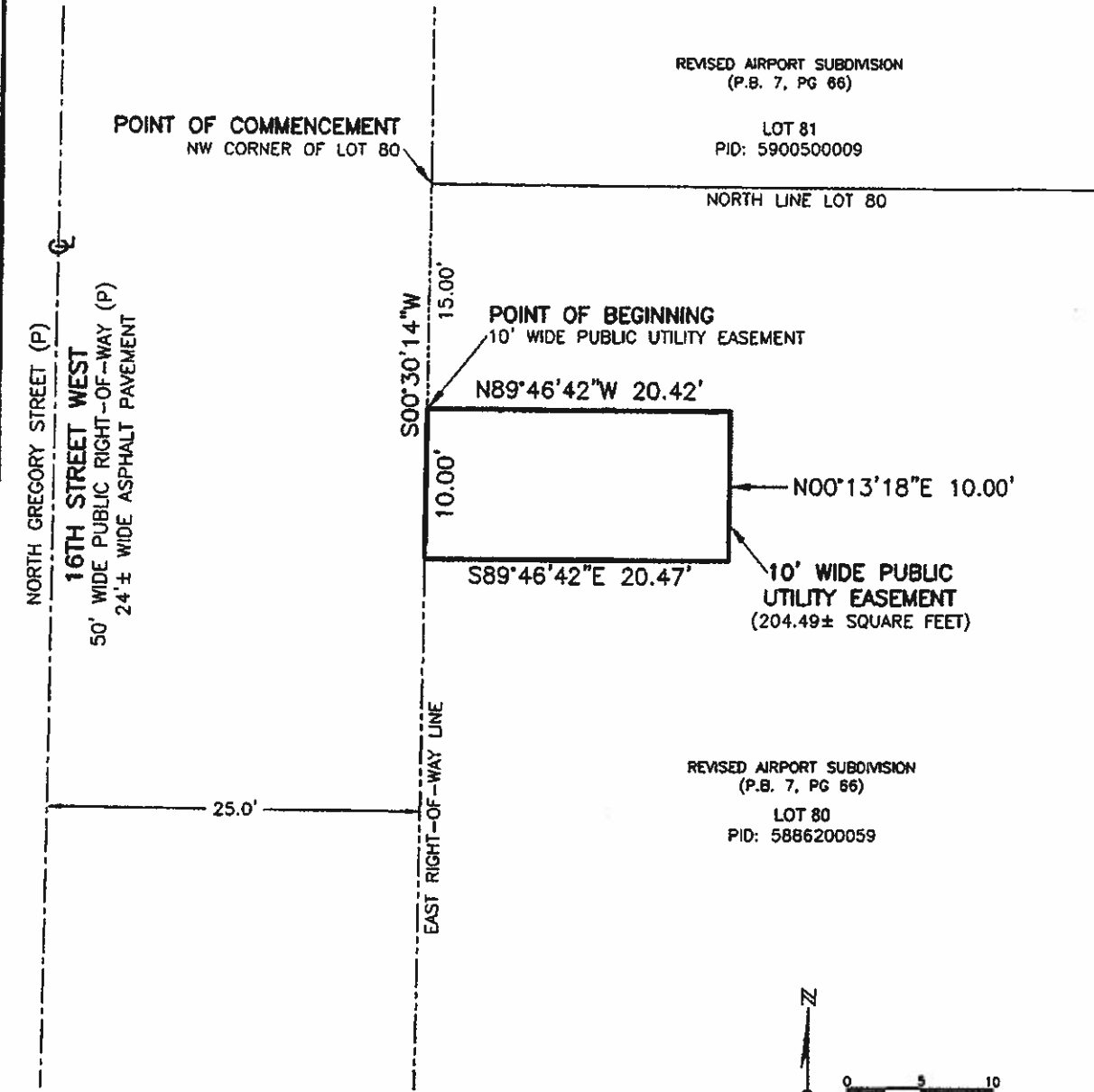
1542 Westover Ave
Parrish, FL 34219
Phone: (941) 378-4797
Fax: (941) 378-0058

DESCRIPTION TO ACCOMPANY SKETCH

(10' WIDE PUBLIC UTILITY EASEMENT)

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/14		14-35-17	N/A	1 OF 2

A PORTION OF SECTION 14, TOWNSHIP 35 SOUTH, RANGE 17 EAST



REVISED AIRPORT SUBDIVISION
(P.B. 7, PG 66)

LOT 81
PID: 5900500009

NORTH LINE LOT 80

POINT OF COMMENCEMENT
NW CORNER OF LOT 80

POINT OF BEGINNING
10' WIDE PUBLIC UTILITY EASEMENT

N89°46'42"W 20.42'

N00°13'18"E 10.00'

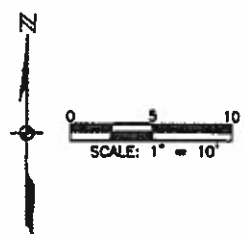
10' WIDE PUBLIC
UTILITY EASEMENT
(204.49± SQUARE FEET)

S89°46'42"E 20.47'

REVISED AIRPORT SUBDIVISION
(P.B. 7, PG 66)

LOT 80
PID: 5886200059

25.0'



LEGEND

- ⊕ = CENTERLINE
- PID: = PARCEL IDENTIFICATION NUMBER
- P.B. = PLAT BOOK
- PG = PAGE

NOTES:

1. BEARINGS ARE BASED ON THE EAST
RIGHT-OF-WAY LINE OF NORTH GREGORY
STREET, ASSUMED TO BE S.00°30'14"W.

2. SKETCH IS NOT VALID WITHOUT ACCOMPANYING
DESCRIPTION, SHEET 1 OF 2.

THIS IS NOT A SURVEY

POINT BREAK SURVEYING, LLC

CERTIFICATE OF AUTHORIZATION LB 0007384

1542 Westover Ave
Panish, FL 34219
Phone: (941) 378-4797
Fax: (941) 378-0058

SKETCH TO ACCOMPANY DESCRIPTION

(10' WIDE PUBLIC UTILITY EASEMENT)

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
02/26/14		14-35-17	1" = 10'	2 OF 2