

THIS INSTRUMENT PREPARED BY:

Maggie Gaughan, Real Property Specialist
Property Acquisition Division
On behalf of : Joy Legget-Murphy, Property Acquisition Division
Manatee County Property Management Department
1010 Manatee Avenue West
Bradenton, Florida 34205

PROJECT NAME: Parrish Charter
PID NO: 724501309

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made this 3rd day of December, 2019, between **Alliance Parrish, LLC**, Florida limited liability company, whose mailing address is 2601 South Bayshore Drive, Suite 100, Coconut Grove, Florida 33131, 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**,"

WITNESSETH:

That said Grantor, its successors and assigns, for and in consideration of the sum of \$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 said Grantee, a **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of a public sidewalk** over and across the property situate in Manatee County, State of Florida, more particularly described as Parcel (#) in **Exhibit "A"**/ Parcels (#s) 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, Grantor has hereunto set its hand and seal, the day and year above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

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

[Handwritten Signature]

First Witness Signature

Martha Cortina

First Witness Printed Name

[Handwritten Signature]

Second Witness Signature

LAURA C. HERNANDEZ

Second Witness Printed Name

GRANTOR:

ALLIANCE PARRISH, LLC, a limited liability Florida company

By: [Handwritten Signature]

Signature

As: MANAGING MEMBER

Title

ROBERT CAMBO

Printed Name

Affix corporate seal below:

Attest: _____

Secretary Signature

STATE OF Florida
COUNTY OF MIAMI Dade

The foregoing instrument was acknowledged before me this 3 day of December, 2019, by **ROBERT CAMBO**, as **Manager** of **ALLIANCE PARRISH, LLC**, a limited liability Florida company, on behalf of said corporation, who (✓) is personally known to me or who (____) has produced _____ as identification.

Affix seal below:

[Handwritten Signature]

Notary Public Signature

Mercedes Robaina

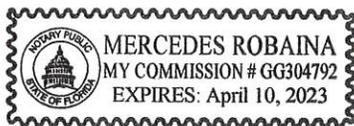
Printed Name

66304792

Commission Number

4-10-2023

Expiration Date



LEGEND

- R/W = RIGHT -OF-WAY
- R.P.B. = ROAD PLAT BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- LN. = LANE
- C/L = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- B.B. = BEARING BASIS
- P.I.D. = PROPERTY IDENTIFICATION
- N.T.S. = NOT TO SCALE
- NO. = NUMBER
- SQ. FT. = SQUARE FEET
- ± = MORE OR LESS

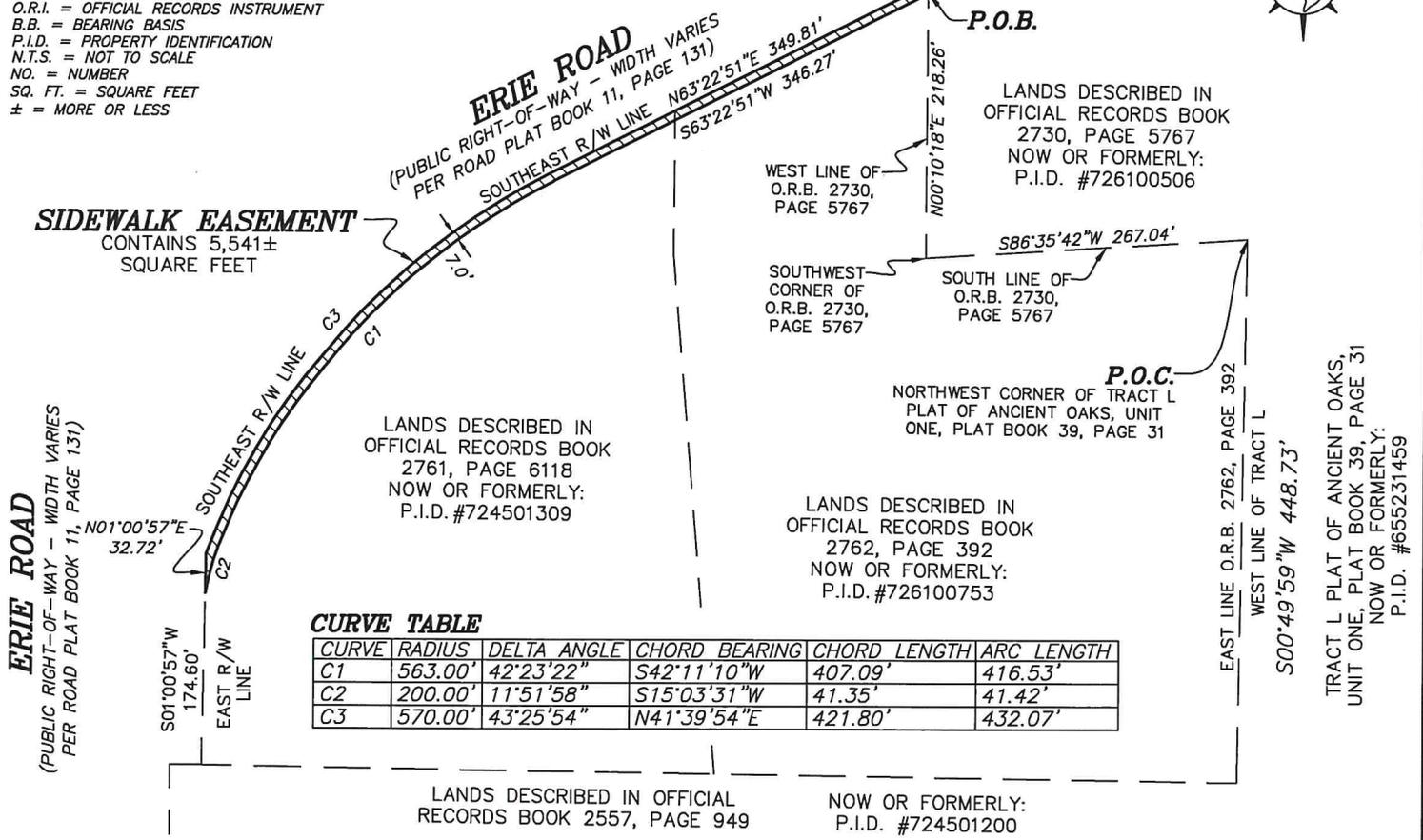
COMPOSITE

"EXHIBIT A"

**SKETCH & DESCRIPTION OF:
A SIDEWALK EASEMENT LYING AND BEING IN SECTION
35, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA**

NOT TO SCALE

"NOT A SURVEY"



CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	563.00'	42°23'22"	S42°11'10"W	407.09'	416.53'
C2	200.00'	11°51'58"	S15°03'31"W	41.35'	41.42'
C3	570.00'	43°25'54"	N41°39'54"E	421.80'	432.07'

A SIDEWALK EASEMENT LYING OVER AND ACROSS A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2761, PAGE 6118 AND OFFICIAL RECORDS BOOK 2762, PAGE 392, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT L, PLAT OF ANCIENT OAKS, UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 31, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2730, PAGE 5767, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, S. 86°35'42" W., 267.04 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE ON THE WEST LINE OF SAID LANDS, N. 00°10'18" E., 218.26 FEET, FOR A POINT OF BEGINNING; THENCE ON A LINE SEVEN FEET FROM, AND PARALLEL TO, THE SOUTHEAST RIGHT-OF-WAY LINE OF ERIE ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, THE FOLLOWING TWO COURSES: (1) THENCE S. 63°22'51" W., 346.27 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 563.00 FEET, A DELTA ANGLE OF 42°23'22", A CHORD BEARING OF S. 42°11'10" W., AND A CHORD LENGTH OF 407.09 FEET; (2) THENCE ON THE ARC OF SAID CURVE, 416.53 FEET, TO A POINT ON A COMPOUND CURVE TO THE LEFT, HAVING: A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 11°51'58", A CHORD BEARING OF S. 15°03'31" W., AND A CHORD LENGTH OF 41.35 FEET; THENCE ON THE ARC OF SAID CURVE, 41.42 FEET, TO THE EAST RIGHT-OF-WAY LINE OF SAID ERIE ROAD; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF ERIE ROAD, N. 01°00'57" E., 32.72 FEET, TO THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID ERIE ROAD, AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING: A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 43°25'54", A CHORD BEARING OF N. 41°39'54" E., AND A CHORD LENGTH OF 421.80 FEET; THENCE ON THE ARC OF SAID CURVE, AND ON SAID SOUTHEAST RIGHT-OF-WAY LINE OF ERIE ROAD, 432.07 FEET; THENCE CONTINUING ON SAID SOUTHEAST RIGHT-OF-WAY LINE OF ERIE ROAD, N. 63°22'51" E., 349.81 FEET; THENCE LEAVING SAID SOUTHEAST RIGHT-OF-WAY LINE OF ERIE ROAD, S. 00°10'18" W., 7.84 FEET, TO THE POINT OF BEGINNING.

SAID LANDS HAVING AN AREA OF 5,541 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF ERIE ROAD BEING S. 01°00'57" W. BASED ON AN ASSUMED MERIDIAN.
2. THE SKETCH & DESCRIPTION SHOWN HEREON DOES NOT REPRESENT A BOUNDARY SURVEY.

B.G.R. DATE: 11/19/19

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228
"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

EST. 1987

STRAYER
SURVEYING & MAPPING, INC.

742 Shamrock Boulevard
Venice, Florida 34293
(941) 495-9488
Fax (941) 497-6186
www.strayersurveying.com

**SKETCH AND DESCRIPTION
PREPARED FOR: ALLIANCE PARRISH, LLC**

REVISION: 10/11/19-REVISE O.R.B. REFERENCE, E.B.B. 10/22/19-REVISE DESCRIPTION, E.B.B. 11/11/19-REVISE PER COUNTY COMMENTS	PARCEL #: 724501309 & 726100753	DRAWN: D.J.S.	DATE: 9/23/19	SCALE N.T.S.
	EASEMENT CONTAINS: 5,541± SQ. FT.	CHECKED: E.B.B.	DATE: 9/23/19	FILE NO. 19-02-64

Tue, 19 Nov 2019 - 8:48am \\Server-pc\d\DRAWINGS\2-CURRENT CONSTRUCTION\PARISH CHARTER ACADEMY 19-02-64\EASEMENT-S&D-SW.dwg