

PREPARED BY:

Charles Meador, Senior Real Property Specialist
On Behalf of: Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Erie Road East-West Phase
PROJECT NO: 380-6082861
PID NO: 430000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY EASEMENT

THIS EASEMENT (Easement) is made and given by **JAMES E. PARKS**, a married man (**Grantor**), whose mailing address is 4908 51st Street East, Bradenton, Florida 34203 to **MANATEE COUNTY**, a political subdivision of the State of Florida (**Grantee**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205.

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of Grantor, and all subsequent owners of the Easement Area, as defined below, and the term "Grantee" shall include any successor or assignee of Grantee.

WHEREAS, Grantee will be improving Erie Road from 69th Street East to U.S. 301 and realigning the intersection of Erie Road/State Road 62 and U.S. 301 (**Project**); and

WHEREAS, Grantor, as the owner of certain real property in the vicinity of the Project, has assisted Grantee in furtherance of completing the Project by conveying certain property to Grantee by a separate Contract for Sale and Purchase (**Contract**); and

WHEREAS, in accordance with that Contract, Grantee desires to construct a driveway apron for Grantor; and

WHEREAS, Grantor is willing to convey to Grantee the necessary rights for Grantee to construct the driveway apron; and

WHEREAS, Grantor, for and in consideration of the sum of one dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and transfer unto Grantee a nonexclusive temporary easement for the use and benefit of Grantee for ingress, egress, entering upon, placing, and using as a staging and work area, and for storage of equipment, supplies, and materials and for the purpose of constructing a driveway apron consistent with the Contract and for all other purposes

reasonably related to the construction of the driveway apron, across, in, on, over, through, under, and upon the following described land lying and being in Manatee County, Florida (**Easement Area**):

See legal description in Exhibit A, attached to and incorporated in this Easement by reference.

This Easement is granted for a period of three years commencing on the date of acceptance by the Board of County Commissioners of Manatee County, Florida.

This Easement is granted upon the condition that all work shall be performed in a workmanlike manner and, with the exception of construction of the driveway apron, the Easement Area shall be restored to a substantially similar condition as existed prior to Grantee's use of the Easement Area.

Grantor reserves the right to continued free use and enjoyment of the Easement Area for any purposes which are not inconsistent with the rights granted herein to Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized of the Easement Area and that Grantor has good, right, and lawful authority to grant this Easement and shall take no action to interfere with Grantee's lawful use of the Easement Area.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

IN WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal on the month, day, and year written below.

Signed, sealed, and delivered in the presence of two witnesses:

GRANTOR:
JAMES E. PARKS, a married man

By: James E. Parks
Signature

Date: 8/26/20

[Signature]
First Witness Signature

Matthew Polson
First Witness Printed Name

Jennifer Polson
Second Witness Signature

Jennifer Polson
Second Witness Printed Name

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 26th day of August, 2020, by James E. Parks, who

- is personally known to me or
- has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



Jennifer Polson
My Commission Expires: April 3rd 2024

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT):

A PARCEL OF LAND BEING A PORTION OF LOT 19 OF AMENDED PLAT J.D. LAMB'S ADDITION TO PARRISH, FL AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PORTION OF LOTS 41 THROUGH 44, AND THIRD STREET OF ORANGE GROVE PARK AS RECORDED IN PLAT BOOK 1, PAGE 244 OF SAID PUBLIC RECORDS, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET (122ND AVENUE EAST) OF SAID ORANGE GROVE PARK S00°03'23"E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE S89°58'29"E, A DISTANCE OF 12.73 FEET; THENCE S00°03'23"E, A DISTANCE OF 188.08 FEET; THENCE S89°59'44"E, A DISTANCE OF 12.00 FEET; THENCE S00°03'23"E, A DISTANCE OF 25.00 FEET; THENCE N89°59'44"W, A DISTANCE OF 24.73 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°03'23"W, A DISTANCE OF 213.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.07 ACRES, MORE OR LESS.

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
 OF A
TEMPORARY CONSTRUCTION EASEMENT
 LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2020.06.29

2020.07.16 BRL ADJUSTED EASEMENT

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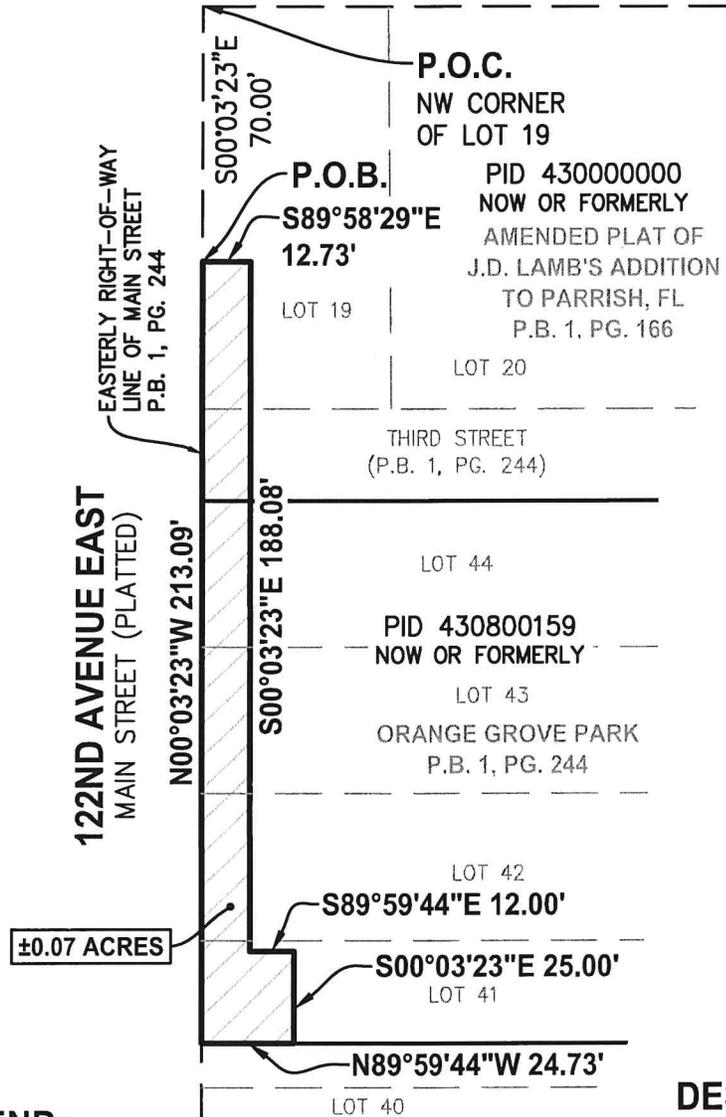
TEMPORARY CONSTRUCTION EASEMENT
PARCEL ID NO. 430000000 & 430800159
NOW OR FORMERLY

NOTE: NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LINES SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: Brandon Lauster
 BRANDON LAUSTER, STATE OF FLORIDA
 FLORIDA CERTIFICATE NO. PLS 7219
 DATE OF CERTIFICATION 06-29-2020
 Surveyor and Mapper

ERIE ROAD



**NOT A BOUNDARY SURVEY
 DESCRIPTION & SKETCH**

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B. - PLAT BOOK
- PG. - PAGE
- PID - PARCEL IDENTIFICATION
- ± - MORE OR LESS
- SITE (±0.07 ACRES)

**OF A
 TEMPORARY CONSTRUCTION EASEMENT
 LOCATED IN
 SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/2011 - EPOCH 2010.0000 AND ARE DERIVED FROM THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN STREET (122ND AVENUE EAST) HAVING A BEARING OF N00°03'23"W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANATE REFERENCE NETWORK SITE "MANATEE G. STROOP CORS-ARP" (DIP-DL6781).
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET).

**TEMPORARY CONSTRUCTION EASEMENT
 PARCEL ID NO. 430000000 & 430800159
 NOW OR FORMERLY**