

Document Prepared by: Amber McDonald

Bank of America, N.A. Partial Release Department

AND WHEN RECORDED MAIL TO:
Bank of America, N.A. // Partial Release Dept.
7105 Corporate Drive, Mail Code: TX2-981-03-25
Plano, TX 75024

CONSENT TO EASEMENT

This Consent to Easement (the "Consent") is made this 14 day of JULY, 2016, by and between BANK OF AMERICA, N.A. (the "Mortgagee") and ELISA G. MARTINEZ aka ELISA G. LUNA and JESUS CASTANEDA (the "Owner").

WITNESSETH

WHEREAS, the Owner desires to grant unto MANATEE COUNTY ("Grantee") a PERMANENT SIDEWALK Easement (the "Easement") over/under/across the Owner's property located in MANATEE County, State of FLORIDA (the "Property"). The Easement Agreement is attached hereto as Exhibit "A" and is incorporated herein by this reference.

WHEREAS, Owner granted a Mortgage to Mortgagee which was recorded on JUNE 9, 2008 as Instrument Number / Docket Number 2601833, Book Number 2262, Page Number 3168, in the official records of MANATEE County, State of FLORIDA and which encumbers the Property.

WHEREAS, Owner has requested that the Mortgagee consent to Owner's grant of the Easement.

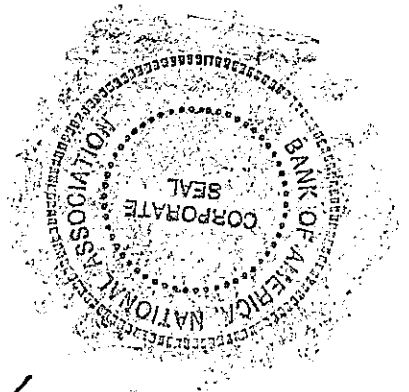
NOW THEREFORE, in and for valuable consideration, the receipt of which is hereby acknowledged, the Mortgagee consents to the Owner's grant of the Easement to Grantee and agrees that the Mortgage is subject to such Easement; provided however, that nothing contained in this provision shall operate to alter, change or modify the terms, provisions or conditions of the Mortgage, or any instrument described or referred to therein, or to release or affect the validity or priority of the lien, security interest and other rights of Mortgagee arising under or by virtue of the Mortgage. The lien, security interest and other rights of the Mortgagee to the Property by virtue of the Mortgage shall not be affected in any manner by the execution of this Consent other than to subordinate the lien to Grantee's rights under the Easement such that in the event the Mortgagee forecloses its lien, Grantee's rights under the Easement shall not be extinguished.

Witness the following signatures and seals:

Witness Signature: [Handwritten Signature]
Witness Printed Name: LISA M Hill

Witness Signature: [Handwritten Signature]
Witness Printed Name: Heather A. Vinas

Bank of America, N.A.



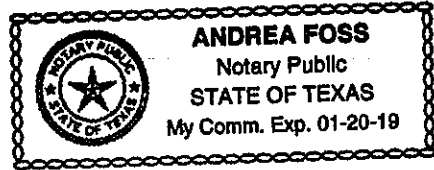
[Handwritten Signature]
Charles Kelley
Vice President

State of Texas
County of Collin

Certificate of Acknowledgement

This instrument was acknowledged before me on July 14, 2016 (date) by Charles Kelley, Vice President of Bank of America, N.A., a national association, on behalf of said corporation.

[Handwritten Signature] Signature of Notary
Andrea Foss Notary Public





ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS
EB 0027475 LB 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOT 11 AND LOT 12, BLOCK "A" OF PROPERTY OF GRED BAUMER, A SUBDIVISION IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 160 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 1; THENCE S 89°35'51" E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE N.E. 1/4, A DISTANCE OF 993.29 FEET; THENCE S 00°24'09" W, A DISTANCE OF 23.02 FEET TO THE INTERSECTION WITH THE SOUTH MAINTAINED RIGHT OF WAY LINE OF 30th AVENUE EAST PER ROAD PLAT BOOK 12, PAGE 74 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID MAINTAINED RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: (1) S 89°35'51" E, A DISTANCE OF 4.13 FEET; (2) S 28°34'58" E, A DISTANCE OF 4.85 FEET; (3) S 87°45'38" E, A DISTANCE OF 24.50 FEET; (4) N 81°26'14" E, A DISTANCE OF 19.55 FEET; (5) N 00°30'31" E, A DISTANCE OF 2.23 FEET; (6) S 89°35'51" E, A DISTANCE OF 24.72 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID LOT 12; THENCE S 00°24'09" W, ALONG SAID EAST LINE, A DISTANCE OF 7.22 FEET; THENCE N 89°35'51" W, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 11; THENCE N 00°24'09" E, ALONG SAID WEST LINE, A DISTANCE OF 6.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 343 SQUARE FEET (0.008 ACRES), MORE OR LESS.

PARCEL # 811 PERMANENT EASEMENT ROWLETT ELEMENTARY SCHOOL SIDEWALK PHASE VII

LOCATED IN

SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 60-17.050, FLORIDA ADMINISTRATIVE CODE.

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PERMANENT EASEMENT
PARCEL # 811
PROJECT No. 323-6044160

BY: *J. N. Gatch*
JAMES N. GATCH, JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION: 04/16/2015

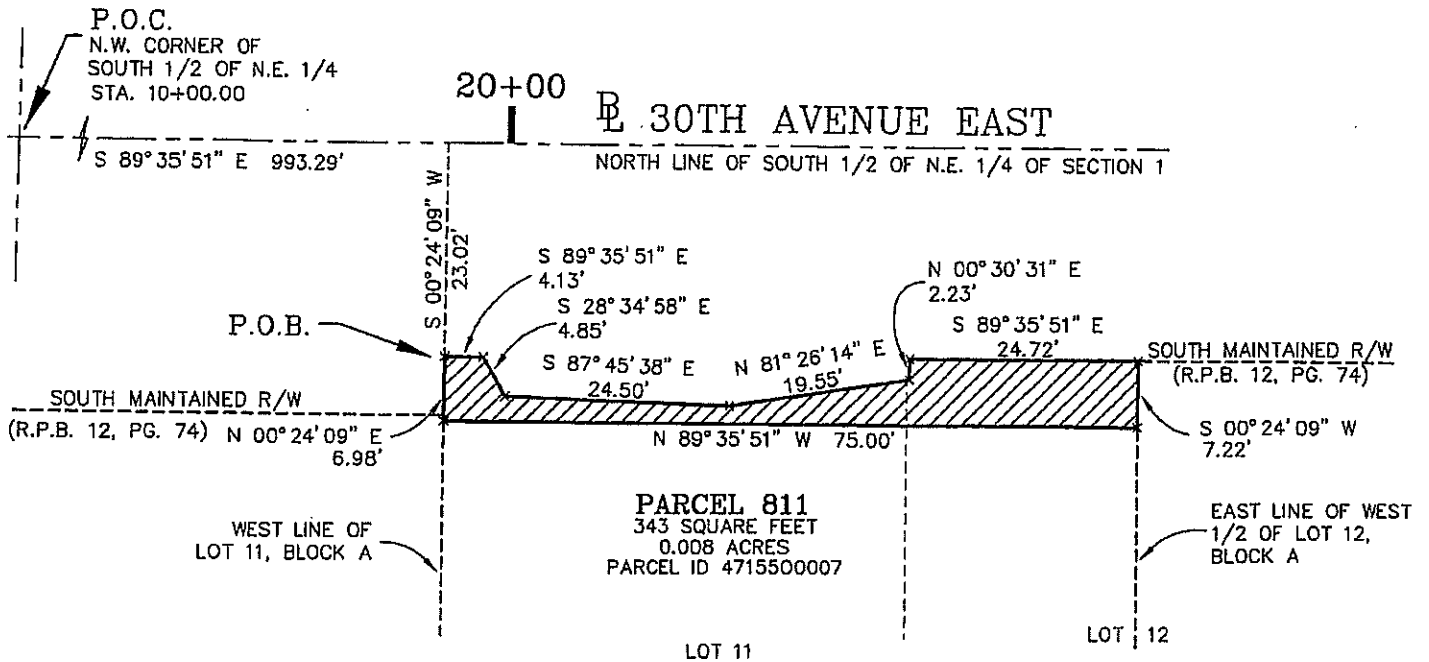


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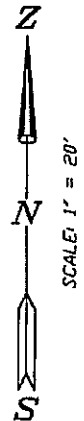
EXHIBIT "A"



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- R.P.B. ROAD PLAT BOOK
- PG. PAGE
- No. NUMBER
- STA. STATION
- B BASELINE
-  SITE

BLOCK A
PROPERTY OF FRED BAUMER, A SUBDIVISION
PLAT BOOK 2, PAGE 160



PARCEL # 811 PERMANENT EASEMENT ROWLETT ELEMENTARY SCHOOL SIDEWALK PHASE VII

LOCATED IN
SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DATED: 04/16/2015

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NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89° 35' 51" E, AND ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

**PERMANENT EASEMENT
PARCEL # 811
PROJECT No. 323-6044160**