

REVISED September 24, 2013 - Regular Meeting  
Agenda Item #43

Subject

Morgan Johnson Road Sidewalk Project CIP Project #6049761. Parcel 802 owned by Vivian D. Watts and Donna Watts, Permanent Sidewalk Easement located at 1412 57th Street East, Bradenton, Florida 34208.

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284.

Joaquin Servia, Division Manager, Property Management, Ext. 3021.

Action Requested

Accept and Record Permanent Sidewalk Easement from Vivian D. Watts and Donna Watts for property located at 1412 57th Street East, Bradenton, Florida, for new sidewalk to upgrade neighborhood and provide safe walking routes; Record Affidavit of Ownership and Encumbrances from Vivian D. Watts and Donna Watts; Accept Joinder and Consent from Bank of America, N. A.; Accept Joinder and Consent from Bank of America, N. A.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee County Comprehensive Plan Goal 5.3 Addresses bikeway and pedestrian systems.

Background Discussion

The Morgan Johnson Sidewalk CIP is the construction of 2,950 linear feet of sidewalk and 250 feet of reinforced concrete pipe from approximately the 1500 block of Morgan Johnson Road northward to State Road 64.

On June 4, 2013, the BCC executed a Contract for Sale and Purchase of a Permanent Easement in the amount of \$11,900.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify document acceptance and recording to Paul Johnson, Property Management,  
[paul.johnson@mymanatee.org](mailto:paul.johnson@mymanatee.org).

CCC Charge account #AR700013, Project Management.

Cost and Funds Source Account Number and Name

Code the cost of \$54.00 to 319-6049761, Morgan Johnson Road Sidewalk Project CIP Project.

Amount and Frequency of Recurring Costs

N/A

Attachment: [MJ Parcel 802 Watts Permanent Sidewalk Easement .pdf](#)

Attachment: [MJ Parcel 802 Watts Affidavit .pdf](#)

Attachment: [MJ Parcel 802 BOA Book 1842 Joinder and Consent .pdf](#)

Attachment: [MJ Parcel 802 BOA Book 1691 Joinder and Consent .pdf](#)

Attachment: [Morgan Johnson 802 Project Map .pdf](#)

**THIS INSTRUMENT PREPARED BY:**

Matt Riggs, Acquisition Agent, American Acquisition Group, LLC  
On Behalf of: Joaquin Servia, Division Manager, Property Acquisition  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Morgan Johnson Sidewalk  
PROJECT#: 319-6049761  
PARCEL#: 802  
PID#: 14275.0000/2

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

**PERMANENT SIDEWALK EASEMENT**

**THIS INDENTURE** made this 16<sup>th</sup> day of August, 2013, between **VIVIAN D. WATTS and DONNA WATTS**, husband and wife, whose mailing address is 2070 Mount Lebanon Road, Campobello, South Carolina 29322, 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 802 in **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.

**THIS PERMANENT EASEMENT is made and executed under threat of and in lieu of eminent domain proceedings, and it is thus not subject to documentary stamp taxation.**

**IN WITNESS WHEREOF**, Grantor has hereunto set their hands and seals, the day and year above written.

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness  
Robert M. Riggs  
Printed Name

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed Name

[Signature]  
Witness  
Robert M. Riggs  
Printed Name

\_\_\_\_\_  
Witness  
\_\_\_\_\_  
Printed Name  
(Signature of two witnesses required by law.)

[Signature]  
Grantor  
VIVIAN WATTS  
Printed Name

[Signature]  
Grantor  
Donna Watts  
Printed Name  
[Signature]  
Grantor  
Donna Watts  
Printed Name

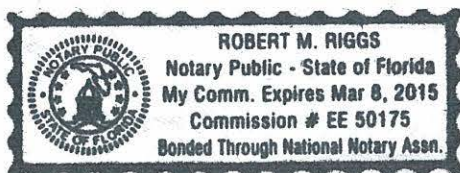
STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of August, 2013, by Vivian D. Watts and Donna Watts, husband wife, who are ( ) personally known to me or ( X ) who have produced SC drivers licenses as identification.

Notary Public Seal:

[Signature]  
NOTARY PUBLIC, State of FLORIDA

\_\_\_\_\_  
Printed Name



**EXHIBIT "A"  
LEGAL DESCRIPTION**

Parcel Identification No.: 1427500002

PARCEL 802 (Pedestrian Sidewalk Easement)

A Pedestrian Sidewalk Easement lying in the northwest quarter of Section 34, Township 34 South, Range 18 East, Manatee County, Florida, being over and across a portion of that certain parcel of land as described and recorded in Official Records Book 657, Page 868, Public Records of Manatee County, Florida, said easement being described as follows:

Commence at the intersection of the northeast corner of said parcel as described and recorded in Official Record Book 657, Page 868, public records of Manatee County, Florida, with the west right-of-way line of Morgan Johnson Road as described and recorded in Official Record Book 363, Page 354, public records of Manatee County, Florida; thence South 00°13'22" East along said west right-of-way line a distance of 117.10 feet to the POINT OF BEGINNING; thence continue South 00°13'22" East along said west right-of-way line a distance of 396.59 feet to the north line of that certain parcel of land as described and recorded in Official Record Book 2078, Page 4367, public records of Manatee County, Florida; thence North 89°50'28" West along said north line of parcel a distance of 8.00 feet; thence North 00°13'22" West parallel with said west right-of-way line a distance of 396.53 feet; thence North 89°46'38" East a distance of 8.00 feet to the POINT OF BEGINNING.

Parcel 802 as described contains 3172.5 square feet more or less.

**SURVEYOR'S NOTES:**

- 1.) This Description Sketch is not valid without this Exhibit "A" legal description and the sketch (Page 2) entitled "Description Sketch Morgan Johnson Road Parcel 802 Pedestrian Sidewalk Easement in Section 34, Township 34 South, Range 18 East, Manatee County".
- 2.) North and the bearings shown hereon are referenced to Grid North, West Zone of the Florida State Plane Coordinate System, North American Datum (NAD) of 1983, adjustment of 1990. For a bearing reference the bearing of North 00°13'22" West along the monumented and locally accepted east line of NW 1/4 of Section 34, Township 34 South, Range 18 East was used.
- 3.) Legal description was prepared by CivilSurv Design Group, Inc. per client request and is based on parent parcel deed of record as recorded in O.R. Book 657, Page 868.
- 4.) This map was prepared at the scale stated and may have been reduced in size by reproduction. This must be considered when obtaining scaled information.
- 5.) A Letter of Ownership prepared by Signature Title Company (File No. 10-24406.3) dated November 29, 2010 was reviewed. Additional research of the Manatee County public records was not performed by this Office. Property boundaries were determined from limited field survey, plats of record, and record title.

10/09/12 - REVISE FROM PARCEL 102 TO PARCEL 802

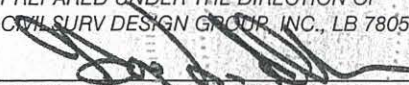
024-002008esmt.dwg

**DESCRIPTION SKETCH**  
**MORGAN JOHNSON ROAD**  
**PARCEL 802-PEDESTRIAN SIDEWALK EASEMENT**  
**IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 PREPARED UNDER THE DIRECTION OF  
 CIVILSURV DESIGN GROUP, INC., LB 7805 BY:

Prepared By:  2525 Drane Field Road  
 Suite 7  
 Lakeland, FL 33811  
 Tel: 863-646-4771

DATE: 6/15/11  
 SCALE: 1" = 40'  
 DRAWN BY: G.L.A.  
 PROJECT NO.: 024:002:008

  
 GARY L. ALLEN, P.E.S.  
 FLORIDA REGISTRATION No. 4756  
 CIVILSURV DESIGN GROUP, INC.  
 FLORIDA REGISTRATION No. LB 7805  
 6/15/11  
 DATE:  
 PAGE 1 OF 2

**NOT A SURVEY**



**LEGEND:**

- P PROPERTY LINE
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- NO. NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- C/L CENTERLINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- (C) CALCULATED DIMENSION
- (E) CALCULATED DIMENSION FOR PURPOSES OF THIS DESCRIPTION SKETCH
- (D) RECORD DEED DIMENSION
- (P) RECORD PLAT DIMENSION
- ▬ BASELINE

RIVER SOUND PLAT BOOK 53, PAGES 135-146

N 00°13'14" W 514.74'-(C)  
SOUTH 514.45'-(D)

S 89°30'03" E 176.96'-(C) WEST 210'-(D)  
NORTH LINE OF O.R. BOOK 657, PAGE 868  
NORTH LINE OF SOUTH 1/2 OF NW 1/4 OF SECTION 34-(P)

**POINT OF COMMENCEMENT PARCEL 802**

INTERSECTION OF  
NORTHEAST CORNER OF PARCEL PER O.R. BOOK 657,  
PAGE 868 WITH THE WEST R/W LINE OF MORGAN  
JOHNSON ROAD PER O.R. BOOK 363, PAGE 354

WEST R/W LINE PER  
O.R. BOOK 363, PAGE 354

117.10'-(C)  
S 00°13'22" E 513.69'-(C) PARCEL TOTAL

**POINT OF BEGINNING PARCEL 802**

TAX PARCEL ID: 1427500002  
O. R. BOOK 657, PAGE 868

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 89°46'38" E	8.00'
L2	N 89°50'28" W	8.00'

N 00°13'22" W 396.53'-(E)  
PEDESTRIAN SIDEWALK EASEMENT  
S 00°13'22" E 396.59'-(E)

802

8.00'

33.00'  
(C)(D)

N 00°13'22" W SURVEY N 03°16'11" E-(P)  
EAST LINE OF NW 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST-(C)(D)  
MORGAN JOHNSON ROAD  
(57th STREET EAST)

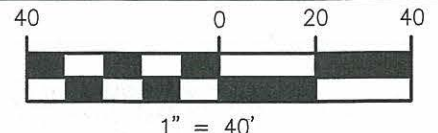
NORTH LINE OF O.R. BOOK 2078, PAGE 4367  
N 89°50'28" W 176.96'-(C) WEST 210'-(D)

TAX PARCEL ID: 1427510001  
O. R. BOOK 2078, PAGE 4367

10/09/12 - REVISE FROM PARCEL 102 TO PARCEL 802

**DESCRIPTION SKETCH**

**MORGAN JOHNSON ROAD  
PARCEL 802-PEDESTRIAN SIDEWALK EASEMENT  
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY**



REFER TO PAGE 1 FOR LEGAL DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION

Prepared By: **CIVILSURV**  
CIVILSURV DESIGN GROUP, INC.  
2525 Drane Field Road  
Suite 7  
Lakeland, FL 33811  
Tel: 863-646-4771

DATE: 6/15/11  
SCALE: 1" = 40'  
DRAWN BY: G.L.A.  
PROJECT NO.: 024:002:008

024-002008esmt.dwg

**THIS INSTRUMENT PREPARED BY:**  
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**On Behalf of:** Joaquin Servia, Division Manager, Property Acquisition  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Morgan Johnson Sidewalk  
PROJECT#: 319-6049761  
PARCEL#: 802  
PID#: 14275.0000/2

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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF MANATEE

**BEFORE ME**, the undersigned authority, this day personally appeared **VIVIAN D. WATTS and DONNA WATTS**, husband and wife, whose mailing address is 2070 Mount Lebanon Road, Campobello, South Carolina 29322, who, being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the "**Grantor**," is the owner of and has full authority to sell or encumber the property situate in Manatee County, State of Florida, more particularly described as Parcel 802 in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter "**Property**").
2. That the Grantor plans to convey an easement to **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "**Grantee**").
3. That to the best of my knowledge, the only mortgages, liens, or encumbrances including, but not limited to, any leasehold interest or potential claims against the Property are:

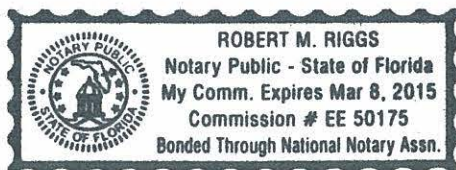
**Mortgage in favor of Bank of America, N.A. recorded in OR Book 1842, Page 7445.**  
**Mortgage in favor of Bank of America, N.A. recorded in OR Book 1691, Page 6776.**

4. That there has been no labor, material, or service furnished for improvement of the Property which remains unpaid, except as set forth in paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens, or judgments outstanding against the Property and that the Grantor is not indebted to anyone for any such property, except as set forth in paragraph 3 of this Affidavit.
6. That the Grantor makes this Affidavit for the purpose of assisting the Grantee in the acquisition of the Property.

[Signature]  
Grantor  
VIVIAN WATTS  
Printed Name  
Donna Watts  
Grantor  
Donna Watts  
Printed Name

**SWORN** to (or affirmed) and subscribed before me this 16<sup>th</sup> day of August, 2013, by Vivian D. Watts and Donna Watts, husband and wife, who are ( ) personally known to me or (✓) who have produced SC drivers licenses as identification.

Notary Public Seal:



[Signature]  
NOTARY PUBLIC, State of FLORIDA  
Printed Name

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PREPARED UNDER THE DIRECTION OF  
CIVIL SURV DESIGN GROUP, INC., LB 7805 BY:



Prepared By: **2525 Drane Field Road  
Suite 7  
Lakeland, FL 33811  
Tel: 863-646-4771**

DATE:	6/15/11
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DRAWN BY:	G.L.A.
PROJECT NO.:	024:002:008

*[Signature]*  
GARY L. ALLEN, P.L.S.  
FLORIDA REGISTRATION No. 4756  
CIVILSURV DESIGN GROUP, INC.  
FLORIDA REGISTRATION No. LB 7805

6/15/11  
DATE:

**NOT A SURVEY**



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- L.B. LICENSED BUSINESS
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- P.L.S. PROFESSIONAL LAND SURVEYOR
- C/L CENTERLINE
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- ▬ BASELINE

RIVER SOUND PLAT BOOK 53, PAGES 135-146

N 00°13'14" W 514.74'-(C)  
SOUTH 514.45'-(D)

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NORTH LINE OF O.R. BOOK 657, PAGE 868  
NORTH LINE OF SOUTH 1/2 OF NW 1/4 OF SECTION 34-(P)

**POINT OF COMMENCEMENT PARCEL 802**

INTERSECTION OF  
NORTHEAST CORNER OF PARCEL PER O.R. BOOK 657,  
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JOHNSON ROAD PER O.R. BOOK 363, PAGE 354

WEST R/W LINE PER  
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O. R. BOOK 657, PAGE 868

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802

8.00'  
33.00'  
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N 00°13'22" W SURVEY N 03°16'11" E-(P) EAST LINE OF NW 1/4 OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST-(C)(D)  
SURVEY ROAD PLAT BOOK 9, PAGES 120-140

**MORGAN JOHNSON ROAD**  
(57th STREET EAST)

NORTH LINE OF O.R. BOOK 2078, PAGE 4367  
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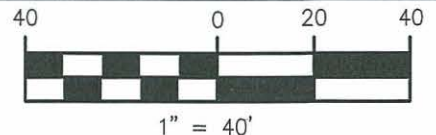
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**MORGAN JOHNSON ROAD**  
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PROJECT NO.: 024:002:008



REFER TO PAGE 1 FOR LEGAL DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION

024-002008esmt.dwg



THIS INSTRUMENT PREPARED BY: Joaquin  
Servia, Manager, Property Acquisition Manatee  
County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bridenton, Florida 34205

21

PROJECT #: 414-6054770  
PARCEL#: 802  
ID#: 14275.000012

Return to: \_\_\_\_\_ =SPACE ABOVE THIS LINE FOR RECORDING DATA=

**CSC Document Recording**  
P.O. Box 3008  
Tallahassee, FL 32315-3008

**JOINDER AND CONSENT**



THIS JOINDER OF MORTGAGEE is given this 21 day of AUGUST, 2013, on behalf of **BANK OF AMERICA, N.A.**, whose mailing address is 7105 Corporate Drive, Building B, TX2-984-04-08, Plano, Texas 75024 (hereinafter referred to as the "**Mortgagee**"), being the owner and holder of that certain mortgage dated 30th day of December, 2002, made by **VIVIAN D. WATTS and DONNA H. WATTS**, husband and wife, whose mailing address is 2070 Mt. Lebanon Road, Campobello, South Carolina 29322 (hereinafter referred to as the "**Mortgagor**"), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1842, Page 7445 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, use, replacement and maintenance of a pedestrian sidewalk over and across the following property situate in Manatee County, State of Florida, more particularly described on **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 Easement referenced above, and the Mortgagee has agreed to join and consent to the same.

NOW THEREFORE, in consideration of the premises 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 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.

Signed, sealed, and delivered in the presence of:

BANK OF AMERICA, N.A.

By: [Signature]

Printed Name: Amara Ezem-Wallace

Title: Vice President

ATTEST: [Signature]  
Assistant Vice President

Printed Name: James Di Paola

[Signature]

Witness

Andrea Foss

Printed Name

[Signature]

Witness

Lillie Griffin

Printed Name

(Signature of two witnesses required by law.)

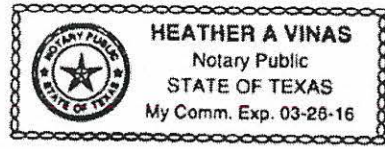
(CORPORATE SEAL)

CERTIFICATE OF ACKNOWLEDGMENT

State of Texas  
County of Collin

This instrument was acknowledged before me on August 21, 2013 (date) by Amara Ezem-Wallace (name of corporate officer), Vice President (title of corporate officer) of BANK OF AMERICA, N.A. (name of corporation acknowledging), a NATIONAL (state of incorporation) corporation, on behalf of said corporation.

[Signature]  
(Notary Public Signature)



(SEAL)

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel Identification No.: 1427500002

PARCEL 802 (Pedestrian Sidewalk Easement)

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Parcel 802 as described contains 3172.5 square feet more or less.

THIS INSTRUMENT PREPARED BY: Joaquin  
Servia, Manager, Property Acquisition Manatee  
County Property Management Department  
1112 Manatee Avenue West Suite 800  
Bradenton, Florida 34205

PROJECT#: 414-6054770  
PARCEL#: 803  
ID#: 14275.00002

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

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**CSC Document Recording JOINDER AND CONSENT**  
P.O. Box 3008  
Tallahassee, FL 32315-3008



THIS JOINDER OF MORTGAGEE is given this 21 day of August  
2013, on behalf of BANK OF AMERICA, N.A., whose mailing address is 7105 Corporate  
Drive, Building B, TX2-981-03-25, Plano, Texas 75024 (hereinafter referred to as the  
"Mortgagee"), being the owner and holder of that certain mortgage dated 27th day of June, 2001,  
made by VIVIAN D. WATTS and DONNA WATTS A/K/A DONNA E. WATTS, husband  
and wife, whose mailing address is 2070 Mt. Lebanon Road, Campobello, South Carolina 29322  
(hereinafter referred to as the "Mortgagor"), in favor of Mortgagee, which Mortgage has  
been recorded in Official Records Book 1691, Page 6776, 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 construction, use, replacement and maintenance of a pedestrian  
sidewalk over and across the following property situate in Manatee County, State of Florida,  
more particularly described on 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 Easement referenced above, and the Mortgagee has agreed to join and consent to  
the same.

NOW THEREFORE, in consideration of the premises 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 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.

Signed, sealed, and delivered in the presence of:

BANK OF AMERICA, N.A.

By: [Signature]

Printed Name: Amara Ezem-Wallace

Title: Vice President

ATTEST: [Signature]  
Assistant Vice President

Printed Name: James DiPaola

[Signature]

Witness  
Printed Name: Andrew Foss

[Signature]

Witness  
Printed Name: Lillie Griffin

(CORPORATE SEAL)

(Signature of two witnesses required by law.)

CERTIFICATE OF ACKNOWLEDGMENT

State of Texas  
County of Collin

This instrument was acknowledged before me on August 21, 2013 (date) by Amara Ezem-Wallace (name of corporate officer), Vice President (title of corporate officer) of BANK OF AMERICA, N.A. (name of corporation acknowledging), a NATIONAL (state of incorporation) corporation, on behalf of said corporation.

[Signature]  
(Notary Public Signature)



(SEAL)

EXHIBIT "A"  
LEGAL DESCRIPTION

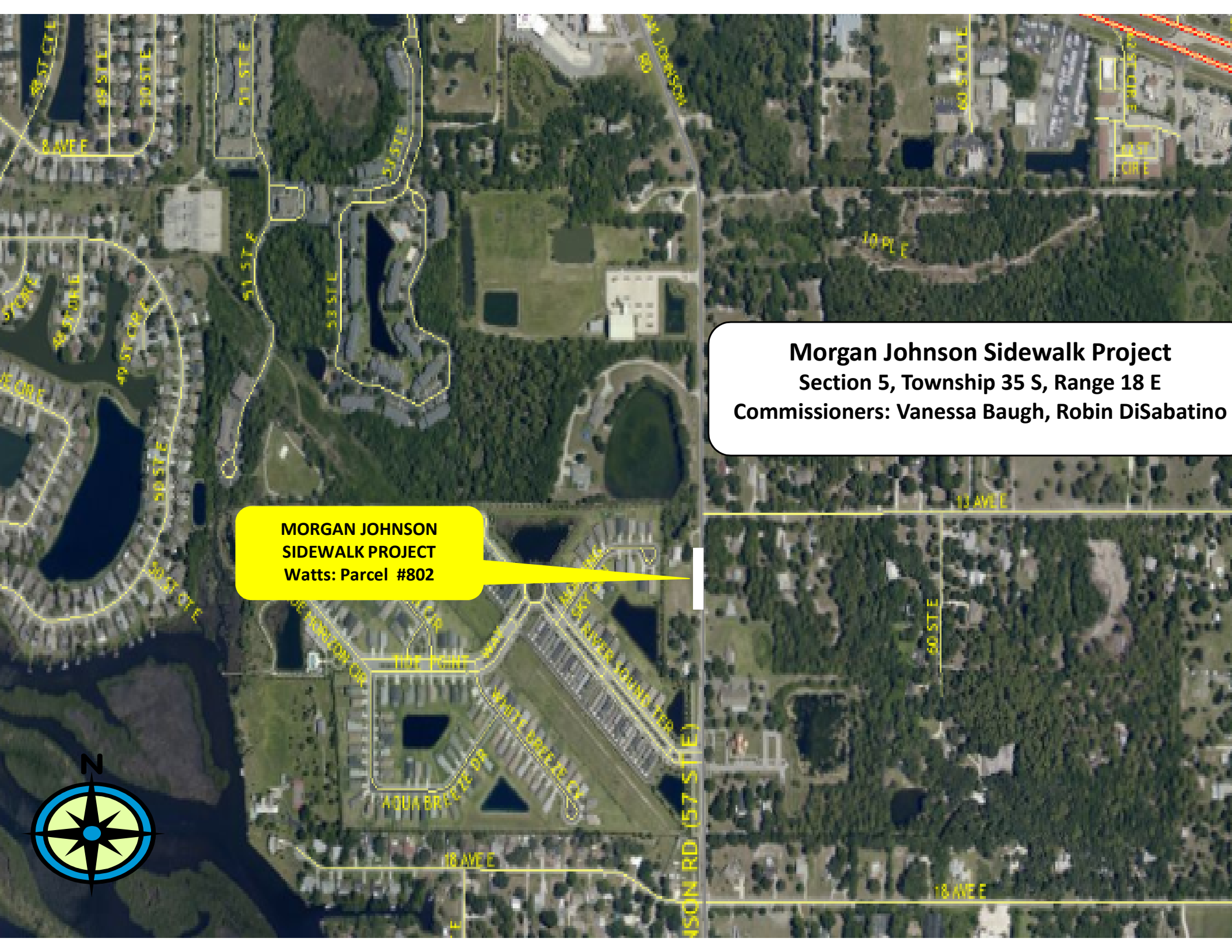
Parcel Identification No.: 1427500002

PARCEL 802 (Pedestrian Sidewalk Easement)

A Pedestrian Sidewalk Easement lying in the northwest quarter of Section 34, Township 34 South, Range 18 East, Manatee County, Florida, being over and across a portion of that certain parcel of land as described and recorded in Official Records Book 657, Page 868, Public Records of Manatee County, Florida, said easement being described as follows:

Commence at the intersection of the northeast corner of said parcel as described and recorded in Official Record Book 657, Page 868, public records of Manatee County, Florida, with the west right-of-way line of Morgan Johnson Road as described and recorded in Official Record Book 363, Page 354, public records of Manatee County, Florida; thence South 00°13'22" East along said west right-of-way line a distance of 117.10 feet to the POINT OF BEGINNING; thence continue South 00°13'22" East along said west right-of-way line a distance of 396.59 feet to the north line of that certain parcel of land as described and recorded in Official Record Book 2078, Page 4367, public records of Manatee County, Florida; thence North 89°50'28" West along said north line of parcel a distance of 8.00 feet; thence North 00°13'22" West parallel with said west right-of-way line a distance of 396.53 feet; thence North 89°46'38" East a distance of 8.00 feet to the POINT OF BEGINNING.

Parcel 802 as described contains 3172.5 square feet more or less.



**Morgan Johnson Sidewalk Project**  
Section 5, Township 35 S, Range 18 E  
Commissioners: Vanessa Baugh, Robin DiSabatino

**MORGAN JOHNSON  
SIDEWALK PROJECT**  
Watts: Parcel #802

