

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Rowlett Elementary School Sidewalk Phase VII
PROJECT#: 323-6044160
PARCEL#: 822A & 822B
PID#: 4707300002

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

JOINDER AND CONSENT

THIS JOINDER OF MORTGAGEE is given this 21st day of December, 2016, on behalf of **MIDFIRST BANK**, a federally chartered savings association, whose mailing address is 501 Northwest Grand Boulevard, Oklahoma City, Oklahoma 73118 (hereinafter referred to as the "**Mortgagee**"), of that certain mortgage dated November 14, 2003, made by Thomas McDaniel and Donna McDaniel, husband and wife, whose mailing address is 1324 30th Avenue East, Bradenton, Florida 34208 (hereinafter referred to as the "**Mortgagor**"), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1882, Page 2001, 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 a public sidewalk and maintenance of surface and/or underground drainage*, over, under, and across the property situate in Manatee County, State of Florida, more particularly described as **Parcel 822A & 822B in Composite 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 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 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:

MIDFIRST BANK, a federally chartered savings association

[Signature]

By: [Signature]

Witness [Signature]

Printed Name: Karl C. Zalonka

Printed Name

Title: First Vice President

[Signature]

ATTEST: [Signature]

Witness [Signature]

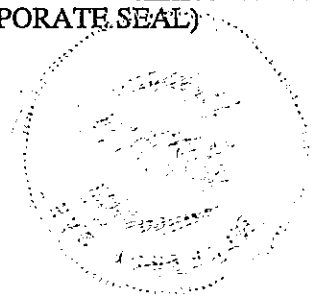
Secretary Signature

Printed Name

Printed Name: CAROL Netherton

(Signature of two witnesses required by law.)

(CORPORATE SEAL)



STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 21st day of December, 2016, by Karl C. Zalonka, as First Vice President for MidFirst Bank, who is () personally known to me or () who has produced _____ as identification.

Notary Public Seal:



[Signature]
NOTARY PUBLIC, State of Oklahoma
Jeanette K Bondy
Printed Name



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EB 0027476 LB 0006982 LC 0000365

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

COMPOSITE EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOT 1, BLOCK "C" OF GLAZIER GALLUP LIST, A SUBDIVISION IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 109 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

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CONTAINING 258 SQUARE FEET (0.006 ACRES), MORE OR LESS.

PARCEL # 822A 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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BY: J. N. Gatch
JAMES N. GATCH JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION: 4/23/2015

PERMANENT EASEMENT
PARCEL # 822A
PROJECT No. 323-6044160

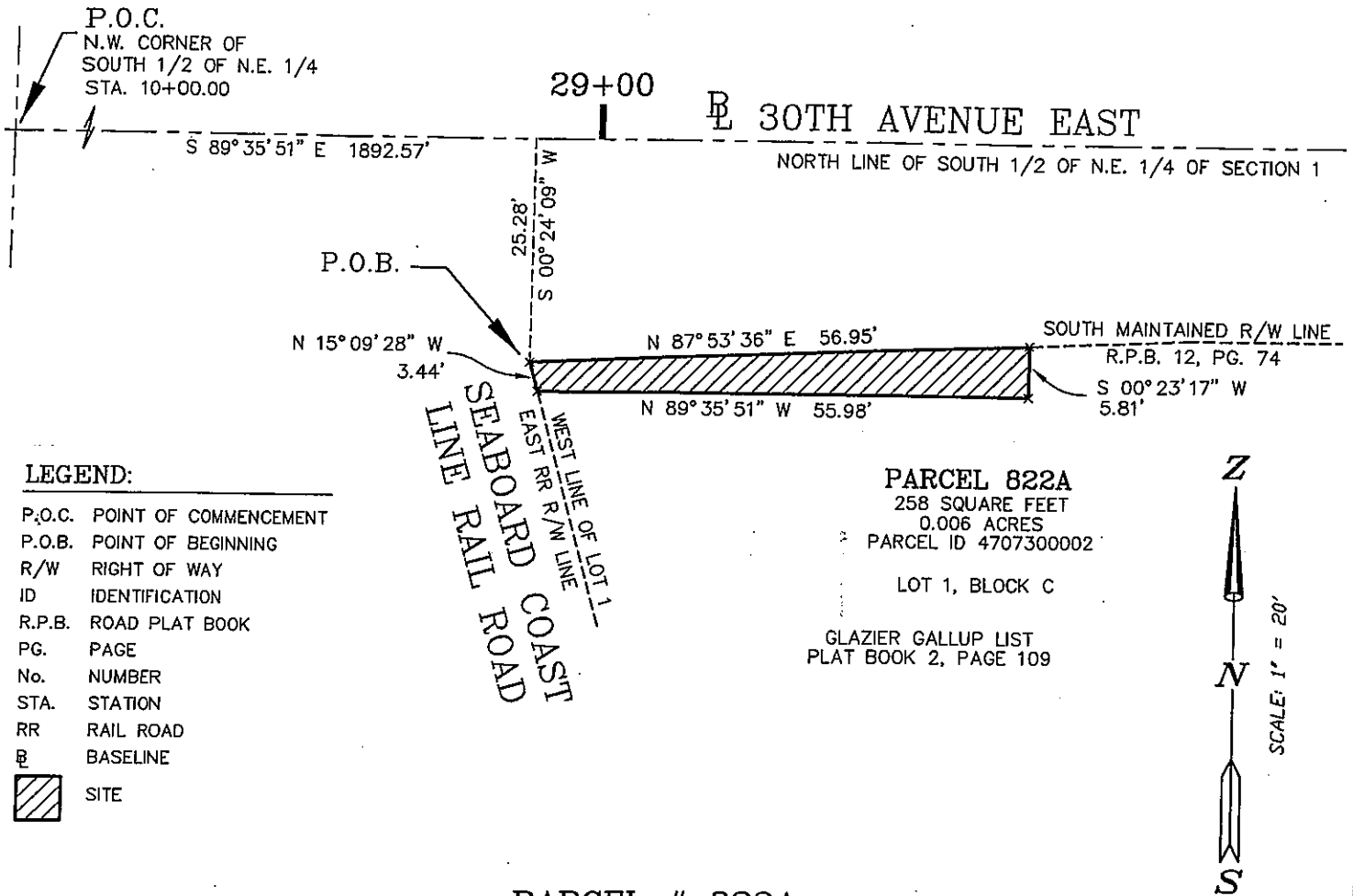


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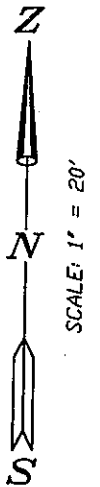
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- PG. PAGE
- No. NUMBER
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- B BASELINE
-  SITE

PARCEL 822A

258 SQUARE FEET
0.006 ACRES
PARCEL ID 4707300002

LOT 1, BLOCK C

GLAZIER GALLUP LIST
PLAT BOOK 2, PAGE 109



**PARCEL # 822A
PERMANENT EASEMENT
ROWLETT ELEMENTARY SCHOOL
SIDEWALK PHASE VII
LOCATED IN**

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

DATE: 4/23/2015

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2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

**PERMANENT EASEMENT
PARCEL # 822A
PROJECT No. 323-6044160**

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PARCEL # 822B PERMANENT EASEMENT ROWLETT ELEMENTARY SCHOOL SIDEWALK PHASE VII

LOCATED IN

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

REVISED DATE: 4/29/2015

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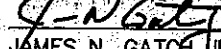
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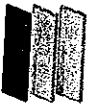
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BY: 
JAMES N. GATCH JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION: 4/23/2015

PERMANENT EASEMENT
PARCEL # 822B
PROJECT No. 323-6044160

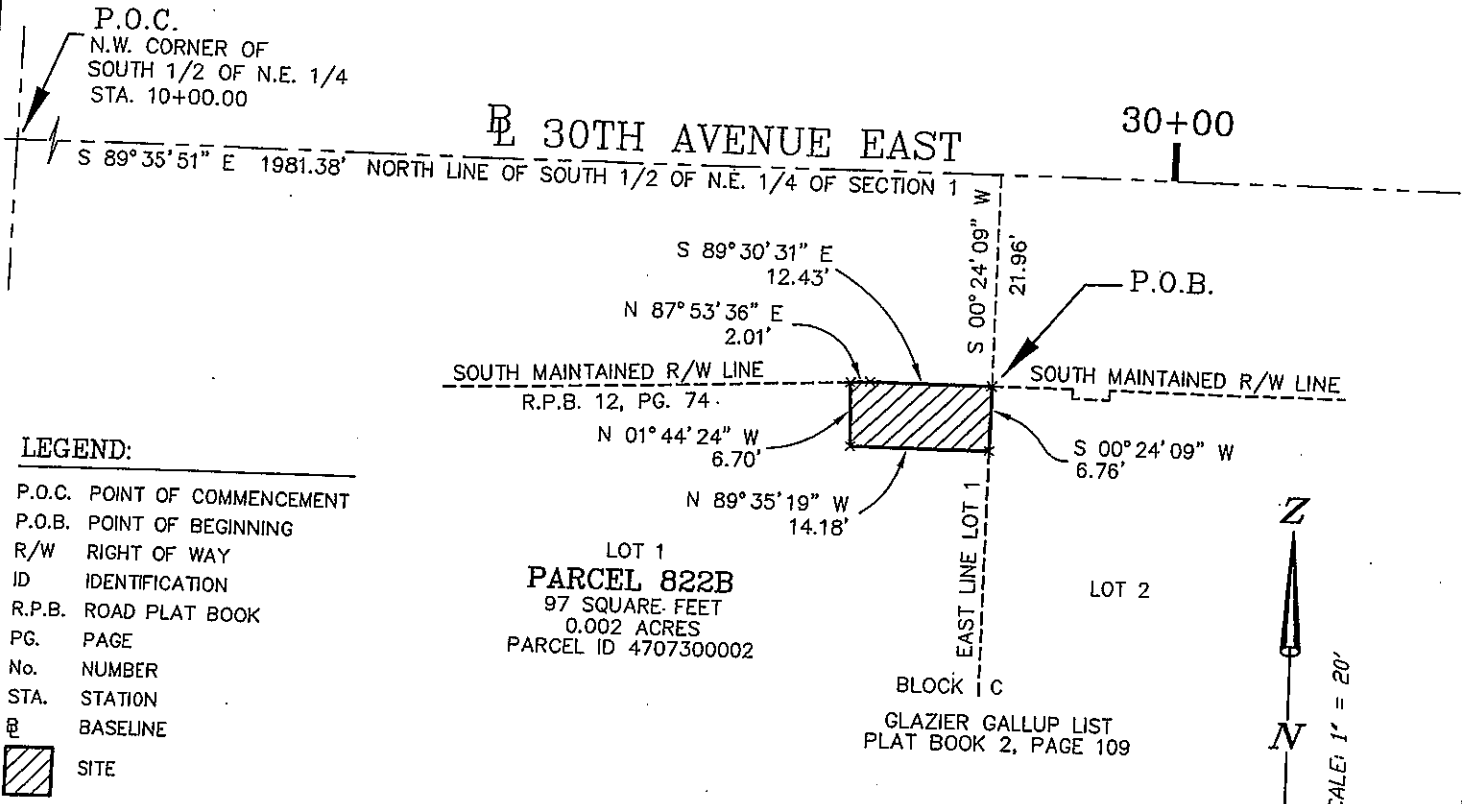


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BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 478-3747

Composite Exhibit "A"



PARCEL # 822B PERMANENT EASEMENT ROWLETT ELEMENTARY SCHOOL SIDEWALK PHASE VII

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

REVISED DATE: 4/29/2015
REVISED SKETCH: 5/15/2015

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**PERMANENT EASEMENT
PARCEL # 822B
PROJECT No. 323-6044160**

THIS INSTRUMENT PREPARED BY:

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

PROJECT NAME: Rowlett Elementary School Sidewalk Phase VII
PROJECT#: 323-6044160
PARCEL#: 822A & 822B
PID#: 4707300002

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

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE made this 22 day of OCTOBER, 2015, between **THOMAS MCDANIEL** and **DONNA MCDANIEL**, a husband and wife, whose mailing address is 1324 30th Avenue East, Bradenton, Florida 34208, 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 Number 822A** and **Parcel Number 822B** 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.

Signed, sealed, and delivered in the presence of:

Witness

Tim Cristello

Printed Name

Witness

Charles Meador

Printed Name

Witness

Tim Cristello

Printed Name

Witness

Charles Meador

Printed Name

(Signature of two witnesses required by law.)

STATE OF FLORIDA
COUNTY OF MANATEE

Grantor

Thomas Mcdaniel
THOMAS MCDANIEL

Printed Name

Grantor

Donna Mcdaniel
DONNA MCDANIEL

Printed Name



The foregoing instrument was acknowledged before me this 22 day of OCTOBER, 2015, by Thomas McDaniel and Donna McDaniel who are () personally known to me or (X) who has produced FLDL M235-825-40-296 a identification. FLDL M235-173-40-752

Notary Public Seal:

My Commission Expires



NOTARY PUBLIC, State of Florida

Printed Name

Tim Cristello



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PERMANENT EASEMENT
ROWLETT ELEMENTARY SCHOOL
SIDEWALK PHASE VII
LOCATED IN
SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
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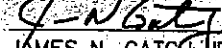
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FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 4/23/2015

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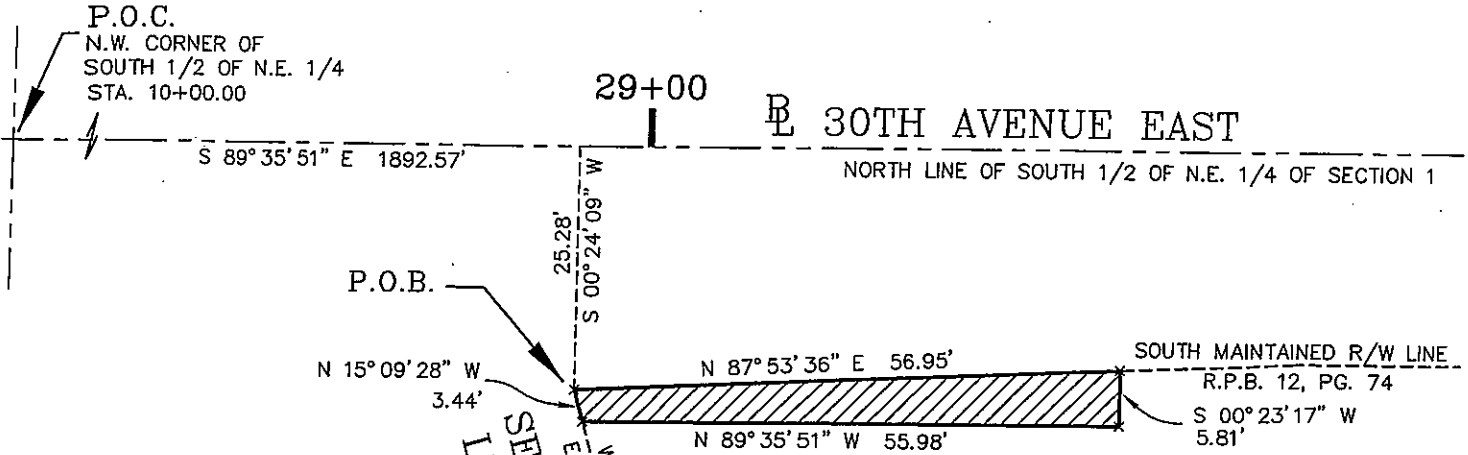


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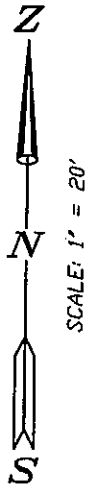


LEGEND:

- 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
- RR RAIL ROAD
- B BASELINE
-  SITE

PARCEL 822A
258 SQUARE FEET
0.006 ACRES
PARCEL ID 4707300002
LOT 1, BLOCK C

GLAZIER GALLUP LIST
PLAT BOOK 2, PAGE 109



**PARCEL # 822A
PERMANENT EASEMENT
ROWLETT ELEMENTARY SCHOOL
SIDEWALK PHASE VII**

LOCATED IN
**SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST
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SIDEWALK PHASE VII
LOCATED IN**

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

REVISED DATE: 4/29/2015

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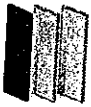
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NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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 5J-17, .050, FLORIDA ADMINISTRATIVE CODE.

BY: J. N. Gatch
JAMES N. GATCH JR.; P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 4/23/2015

**PERMANENT EASEMENT
PARCEL # 822B
PROJECT No. 323-6044160**

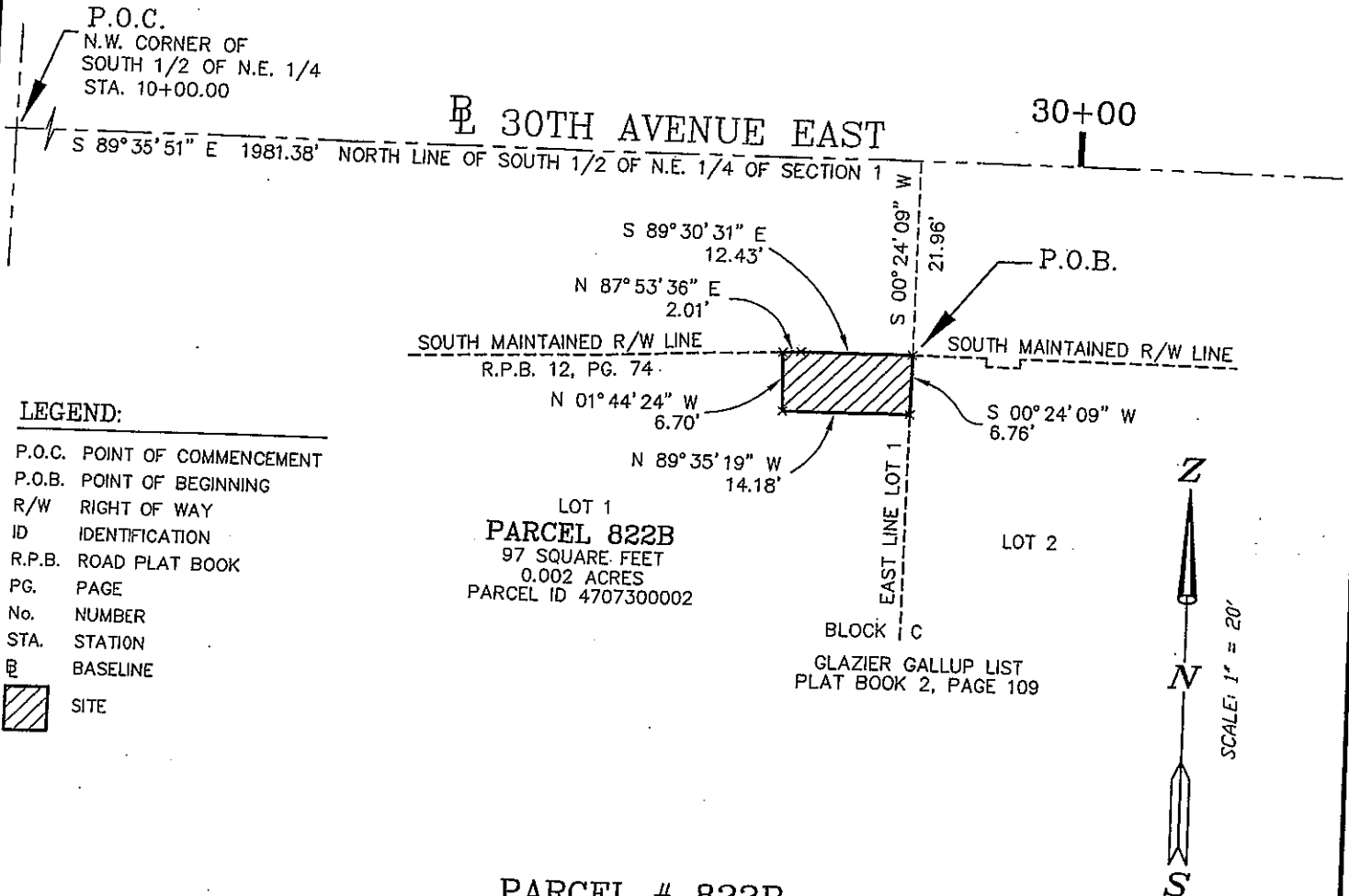


ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS
EB 0027476 LB 0006982 LC 0000365

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

Composite Exhibit "A"



PARCEL # 822B PERMANENT EASEMENT ROWLETT ELEMENTARY SCHOOL SIDEWALK PHASE VII

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

REVISED DATE: 4/29/2015
REVISED SKETCH: 5/15/2015

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NOTES:

- 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.
- THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

PERMANENT EASEMENT
PARCEL # 822B
PROJECT No. 323-6044160

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APPROVED in Open Session

Manatee County Board of County
Commissioners

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - March 7, 2017

3/7/17

March 7, 2017 - Regular Meeting
Agenda Item #42

Subject

Permanent Sidewalk Easement from Thomas McDaniel and Donna McDaniel for property located at 1324 30th Avenue East, Bradenton, Florida; PID 4707300002

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439.

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6284.

Action Requested

- Accept Permanent Sidewalk Easement from Thomas McDaniel and Donna McDaniel; and
- Accept Joinder and Consent from Karl Zalonka, as First Vice President for Midfirst Bank.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes; Manatee County Comprehensive Plan-Goal 5.4 Addresses bikeway and pedestrian systems.

Background Discussion

- On January 26, 2016, the Board of County Commissioners executed a contract from Thomas McDaniel and Donna McDaniel for Parcel 822A & 822B in the amount of \$2,700.00.
- Parcel 822A & 822B is a Permanent Sidewalk Easement consisting of 258 square feet and 97 square feet to construct a sidewalk and drainage.
- The acquisition is required for the Rowlett Elementary School Sidewalk Phase VII Project.
- The real estate transaction has closed and this agenda item is to accept the conveyance documents and record the documents in Board Records.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney
N/A

Instructions to Board Records Emailed 3/8/17

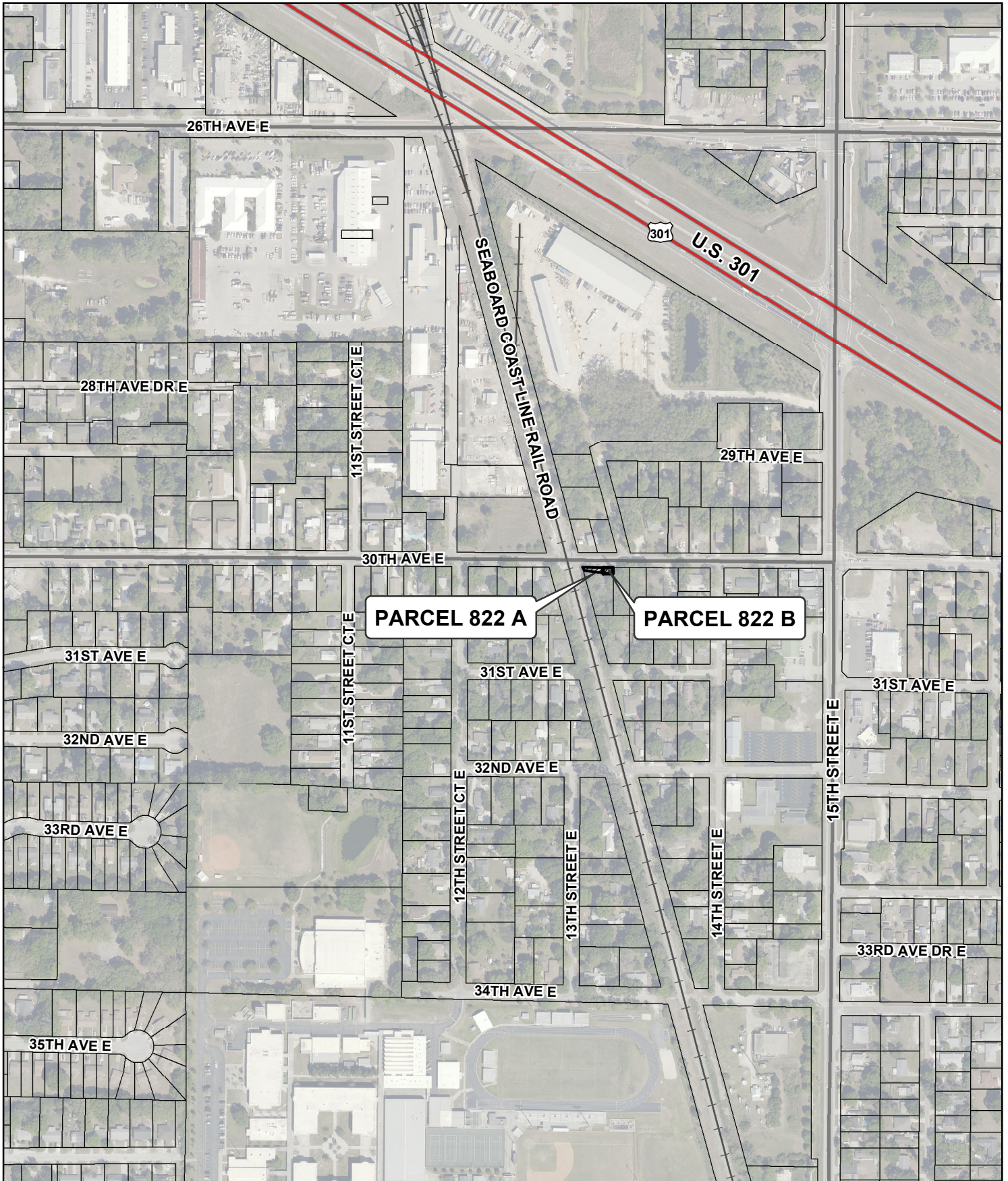
Please notify Tim Cristello at Tim.Cristello@mymanatee.org and Anthony Benitez at Anthony.Benitez@mymanatee.org

The conveyance documents have been recorded in Official Records. Please record in Board Records only.

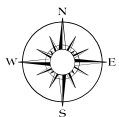
Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: [Permanent Sidewalk Easement McDaniel P822A & 822B.pdf](#)
Attachment: [Joinder and Consent McDaniel Parcel 822A & 822B.pdf](#)
Attachment: [Parcel 822A & 822B McDaniel Location Map.pdf](#)



30TH AVENUE EAST
PERMANENT EASEMENT PARCELS 822 A & 822 B
ROWLETT ELEMENTARY SIDEWALK PHASE VII
 (McDaniel, Thomas, McDaniel, Donna)
District 2 - COMMISSIONER CHARLES B. SMITH



1 inch equals 400 feet

