

THIS INSTRUMENT PREPARED BY:

Charles Meador, Senior Real Property Specialist, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West
Bradenton, Florida 34205

PROJECT NAME: 26th Avenue East Sidewalk
PROJECT NO: 6098660
PARCEL NO: N/A

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (hereinafter the Easement) made this 20th day of January, 2021, between **SUGAR CREEK ESTATES, INC.**, a Florida not for profit corporation, f/k/a Sugar Creek Campground Estates Association, Inc., as owner of the following described property, whose mailing address is 3275 26th Avenue East, #203 Bradenton, Florida 34208, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "**Property**" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee a **nonexclusive temporary construction easement** across, in, over, under, and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida (hereinafter the Property), particularly described as:

See legal description identified as Exhibit A attached hereto.

THIS Easement shall be for the purpose of constructing a sidewalk, improving, sloping, grading, adjacent to the easement area and for all other construction purposes reasonably related to the construction to be undertaken by Grantee. This Easement is granted upon the condition that the sloping and/or grading upon the property shall not extend beyond the limits outlined above and that all grading and/or sloping shall conform to all existing improvements on the Property and all work shall be performed in such a manner that existing improvements will be left in same or like condition.

THAT said Grantor reserves the right to use the Property in any manner that will not prevent or interfere with the rights granted to the Grantee herein; provided, that the Grantor does not obstruct, or permit others to obstruct, the Property at any time without first obtaining express written consent of the Grantee.

THIS Easement shall be for a term of THREE (3) YEARS from the effective date, which is

ACCEPTED IN OPEN SESSION 2/23/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

defined herein as the date of acceptance by the Board of County Commissioners of Manatee County.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE

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

GRANTOR:
SUGAR CREEK ESTATES, INC., a Florida not for profit corporation, f/k/a Sugar Creek Campground Estates Association, Inc.

Connie C. Lightner
First Witness Signature

By: its Board of Directors

Connie C. Lightner
First Witness Printed Name

By: [Signature]
Signature of Terry L. Lightner,
Secretary/Treasurer

Mark Kicsak
Second Witness Signature

Mark Kicsak
Second Witness Printed Name

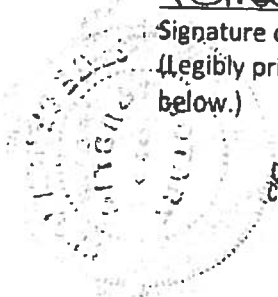
STATE OF New York
COUNTY OF Broome

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 13th day of JANUARY, 2021, Terry L. Lightner, as Secretary/Treasurer of the Board of Directors of SUGAR CREEK ESTATES, INC., a Florida not for profit corporation, f/k/a Sugar Creek Campground Estates Association, Inc., on behalf of the corporation, who
 is personally known to me or
 has produced _____ as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Verna J. Kicsak
Signature of Notary Public

My Commission Expires: 10/09/2022

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



VERNA J. KICSAK
Notary Public, State of New York
Qualified in Broome Co. No. 011714973005
Commission Expires 10/09/2022

ZNS ENGINEERING
 Land Planning Engineering Surveying Landscape Architecture
 EB 0027476 LB 0006982 LC 0000365

EXHIBIT A

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

DESCRIPTION:

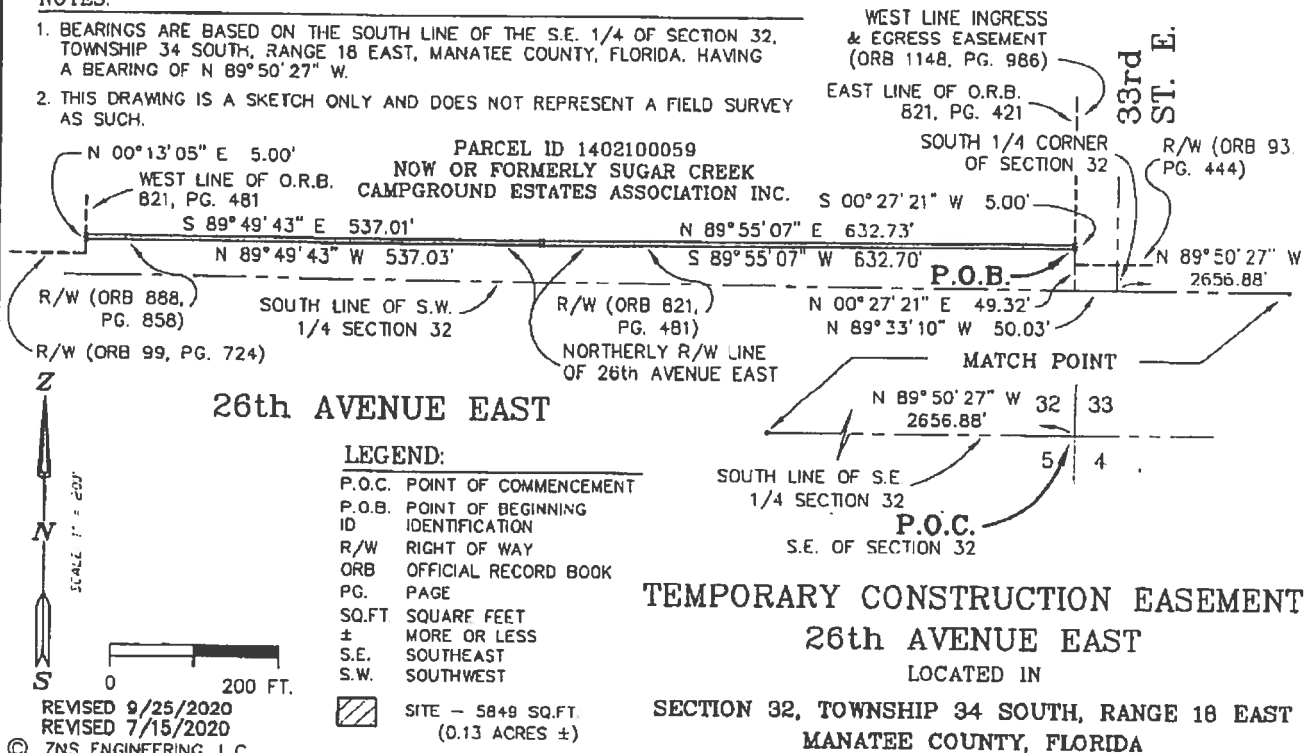
A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 821, PAGE 481 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING IN SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N 89°50'27" W, ALONG THE SOUTH LINE OF THE S.E. 1/4 SAID SECTION 32, A DISTANCE OF 2656.88 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE N 89°33'10" W, ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SAID SECTION 32, A DISTANCE OF 50.03 FEET; THENCE N 00°27'21" E, A DISTANCE OF 49.32 FEET TO THE POINT OF BEGINNING; THENCE S 89°55'78" W, ALONG THE NORTHERLY RIGHT OF WAY LINE OF 26th AVENUE EAST AS RECORDED IN OFFICIAL RECORDS BOOK 821, PAGE 481 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 632.70 FEET; THENCE N 89°49'43" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 888, PAGE 858 OF SAID PUBLIC RECORDS, A DISTANCE OF 537.03 FEET; THENCE N 00°13'05" E, ALONG THE WEST LINE OF AFORESAID PARCEL, A DISTANCE OF 5.00 FEET; THENCE S 89°49'43" E, A DISTANCE OF 537.01 FEET; THENCE N 89°55'07" E, A DISTANCE OF 632.73 FEET; THENCE S 00°27'21" W, ALONG THE EAST LINE OF AFORESAID PARCEL, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES (5849 SQUARE FEET) MORE OR LESS.

NOTES:

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°50'27" W.
- THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.



TEMPORARY CONSTRUCTION EASEMENT
26th AVENUE EAST
 LOCATED IN
SECTION 32, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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 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 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: Brandon Lauster
 BRANDON LAUSTER, P.S.M.
 FLORIDA CERTIFICATE NO. 15 7219
 DATE OF CERTIFICATION: 02/26/2020

TEMPORARY CONSTRUCTION EASEMENT
26th AVENUE EAST
 PARCEL ID No. 1402100059



Approved in Open Session 2/23/21
Manatee County
Board of County Commissioners

Board of County Commissioners February 23, 2021 – Regular Meeting

SUBJECT

ACCEPTANCE OF TEMPORARY CONSTRUCTION EASEMENT FROM SUGAR CREEK ESTATES, INC., FOR PROPERTY LOCATED ALONG 26TH AVENUE EAST, BRADENTON, FLORIDA 34208

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Charles Meador, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

Accept Temporary Construction Easement from Sugar Creek Estates

Enabling/Regulating Authority

Chapter 125, Florida Statutes, County Government
Manatee County Comprehensive Plan

Background Discussion

- On October 27, 2020, the Board of County Commissioners executed a Contract for Sale and Purchase for a Temporary Easement from Sugar Creek Estates, Inc.
- The Temporary Construction Easement (TCE) is required for the 26th Avenue East Sidewalk Project.
- The real estate transaction has closed and the Temporary Construction Easement (TCE) has been recorded in Official Records. This agenda item is to accept the TCE in Board Records only.

Attorney Review

Not Reviewed (No apparent legal issues)

Other (if applicable)

Reviewing Attorney

Instructions to Board Records

Please notify Charles Meador at Charles.Meador@mymanatee.org of this approved agenda item. **Distributed 2/24/21, RT**

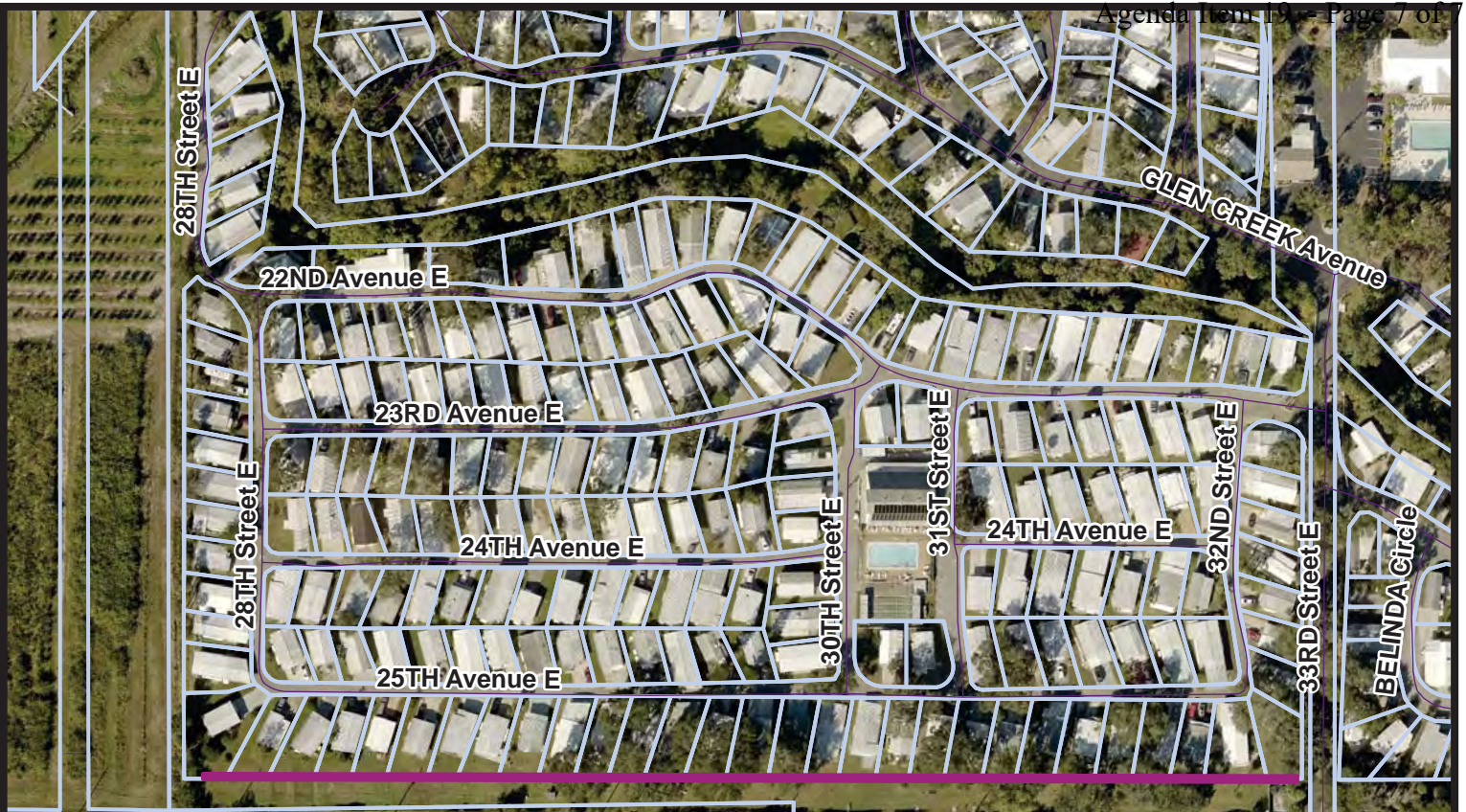
This agenda item is for Board Records only. The TCE has been recorded in Official Records.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



26TH AVENUE E



*Boundaries shown are approximate and for informational purposes only.

 Temporary Construction Easement

TEMPORARY CONSTRUCTION EASEMENT

SUGAR CREEK ESTATES
3275 26TH AVENUE E
BRADENTON, FL 34208
PID 942700006

DISTRICT 2- REGGIE BELLAMY