

23-UTL.02-05/09

Date: March 11, 2021
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
City: Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4335921
PARCEL 719.4
SECTION 13010-000
STATE ROAD 45(US 41)
COUNTY Manatee

**SUBORDINATION OF UTILITY INTERESTS
FOR TEMPORARY EASEMENTS**

THIS AGREEMENT, entered into this 8th day of June, 2021 by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and MANATEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, hereinafter called Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

It is understood and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project, but no later than the last day of December, 2024.

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
UTILITY EASEMENT	11-08-73	JAMES E. PRATT and NETTIE S. PRATT	MANATEE COUNTY, FLORIDA	OR 677 PG 612

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities. The Utility also agrees, to the extent provided by and subject to the limitations of Section 768.28, Florida Statutes, to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Executed in our presence
as witnesses:

STATE OF FLORIDA
DEPARTMENT OF
TRANSPORTATION

Signature

By: _____
District Secretary/Designee
for District One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here) Notary Signature: _____

Printed Name: _____

Notary Public in and for
the County and State last
aforesaid.
My Commission Expires:

Serial No.: _____

DULY ADOPTED with a quorum present and voting this 8th day of June 20 .



BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By [Signature]
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: [Signature]
Deputy Clerk.

Grantor(s)' Mailing Address:

FP. NO. 4335921

SECTION 13010-000

PARCEL 719

TEMPORARY CONSTRUCTION EASEMENT

That portion of Lot 161, SEC Two – Pic Town Subdivision, a subdivision lying in Section 11, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 9, Page 62, Public Records of Manatee County, Florida.

Being described as follows:

Commence at the southwest corner of said Section 11; thence along the south line of said Section 11, South 89°12'29" East a distance of 1,305.79 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°27'52" East a distance of 747.37 feet; thence continue along said survey base line North 00°28'12" East a distance of 416.23 feet; thence North 89°59'10" East a distance of 42.00 feet to the east existing right of way line of said State Road 45 (per Section 13010-2502) and to a point on the south line of Lot 161; thence along said south line North 89°59'10" East 3.82 feet for a POINT OF BEGINNING; thence North 16°45'53" East a distance of 7.15 feet; thence North 00°30'37" East a distance of 34.25 feet; thence North 20°44'52" West a distance of 5.52 feet; thence North 00°30'37" East a distance of 11.71 feet; thence North 04°12'15" East a distance of 2.19 feet; thence North 57°26'52" East a distance of 3.39 feet; thence South 00°28'12" West a distance of 21.46 feet; thence South 89°31'48" East a distance of 2.54 feet; thence South 00°28'12" West a distance of 34.29 feet; thence North 89°31'48" West a distance of 2.54 feet; thence South 00°28'12" West a distance of 6.21 feet to the south line of said Lot 161; thence along said south line South 89°59'10" West a distance of 3.03 feet to the POINT OF BEGINNING.

Containing 190 square feet.

Legal Description Approved by:
Richard M. "Mike" Benton, P.S.M. #6447
On July 5, 2019



Board of County Commissioners June 8, 2021 - Regular Meeting

SUBJECT

EXECUTION OF SUBORDINATION OF UTILITY INTERESTS FOR TEMPORARY EASEMENTS TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FOR PARCEL 719.4 (ALSO KNOWN AS PARCEL 719)/FDOT FINANCIAL PROJECT 433592-1-52-01 (FPID 4335921) LOCATED ALONG THE US 41 (SR 45) PEDESTRIAN CORRIDOR (DISTRICT 4)

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Brandie Adams, Real Property Specialist, Property Management Department, Extension 3993

Action Requested

- Execution of Subordination of Utility Interests for Temporary Easements to the Florida Department of Transportation (FDOT) for Parcel 719.4 (also known as Parcel 719)/FDOT Financial Project 433592-1-52-01 (FPID 4335921)

Enabling/Regulating Authority

- Florida Statutes 125.35

Background Discussion

- Pursuant to the plans for Financial Project 433592-1-52-01, FDOT proposes to make improvements to the US 41 (SR 45) pedestrian corridor in Bradenton to enhance pedestrian safety by providing lighting and signalization upgrades, and by constructing infrastructure improvements in the form of 5 and 6-foot wide, continuous sidewalks along both sides of the roadway.

- The proposed improvements, which will promote non-motorized forms of commute, will span a combined 1.72 miles - from 63rd Avenue West to 69th Avenue West, and from 53rd Avenue West to Cortez Road.
- On November 8, 1973, James E. Pratt and Nettie S. Pratt granted a Utility Easement, recorded in Official Records Book 677, Page 612, to Manatee County, Florida for the right to lay, maintain, operate, repair, and remove an 8-inch sewer main.
- The easement is located within the boundaries of Parcel 719.4 and will be impacted by the construction associated with FPID 4335921.
- Parcel 719.4 (Parcel 719) consists of 190 square feet and is located along the easterly right-of-way of US 41, just south of 51st Avenue Drive West. Parcel 719.4 is depicted on sheet number nine (9) of the attached FDOT right-of-way map.
- Todd Boyle, County Surveyor, has reviewed Parcel 719.4 and has no objection to subordinating the County's utility interests in Parcel 719.4 to FDOT.
- Utilities Services has reviewed Parcel 719.4 and has no objection to subordinating the County's utility interests in Parcel 719.4 to FDOT.
- In CAO Memorandum 2019-0390 dated August 1, 2019, Pamela D'Agostino, Assistant County Attorney, requested that FDOT amend the subordination agreements to include language concerning indemnity limitations pursuant to Florida Statutes 768.28 and to conform to ADA formatting and accessibility standards.
- FDOT revised the Subordination of Utility Interests for Temporary Easements for Parcel 719.4 to comply with all recommendations in CAO Memorandum 2019-0390.
- FDOT requests that Manatee County subordinate its utility interests in Parcel 719.4 and, if necessary, FDOT will pay to relocate the County's utility facilities.

Attorney Review

Formal Written Review (Opinion memo must be attached)

Reviewing Attorney

D'Agostino

Instructions to Board Records [Emailed and interoffice 6/11/2021](#)

Please return original, executed Subordination of Utility Interests for Temporary Easements to Brandie Adams at 1112 Manatee Avenue W., Ste 800 via interoffice delivery. Please email the approved agenda item to brandie.adams@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

23-UTL.02-05/09

Date: March 11, 2021

This instrument prepared

under the direction of:

Angela D. Tucker, Chief Counsel

Post Office Box 1249

City: Bartow, Florida 33831-1249

Department of Transportation

F.P. NO. 4335921

PARCEL 719.4

SECTION 13010-000

STATE ROAD 45(US 41)

COUNTY Manatee

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FOR TEMPORARY EASEMENTS**

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IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Executed in our presence
as witnesses:

STATE OF FLORIDA
DEPARTMENT OF
TRANSPORTATION

Signature

By: _____
District Secretary/Designee
for District One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here) Notary Signature: _____

Printed Name: _____

Notary Public in and for
the County and State last
aforesaid.

My Commission Expires:

Serial No.: _____

DULY ADOPTED with a quorum present and voting this ____ day of _____ 20__.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

Grantor(s)' Mailing Address:

FP. NO. 4335921

SECTION 13010-000

PARCEL 719

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Containing 190 square feet.

Legal Description Approved by:
Richard M. "Mike" Benton, P.S.M. #6447
On July 5, 2019

506061

UTILITY EASEMENT

In consideration of the mutual benefits to be derived

JAMES E. PRATT, and NETTIE S. PRATT, his wife whose post office address is

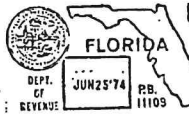
4501 Manatee Ave., W., Bradenton, Fla. 33505 does hereby grant to Manatee County, Florida, a political subdivision of the State of Florida, its successors and assigns, the right to lay, maintain, operate, repair, and remove a n 8 inch ~~watex~~ / sewer main through the following described real estate, to-wit:

A 20 foot temporary construction easement which will terminate on or before February 1, 1975, and a 10 foot permanent easement being more particularly described as follows:

The westernmost 10 feet of Lot 161, Pic-Town Subdivision, Section Two, Section 11, Township 35-S, Range 17-E, Manatee County, Florida, lying adjacent to and parallel with the east right-of way line of U.S. Highway 41, (S.R.45), (14th Street West).

APPROVED IN OPEN SESSION 16 June 1974
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY
BY [Signature] CHAIRMAN

MANATEE COUNTY
9 3 7 8 1 0



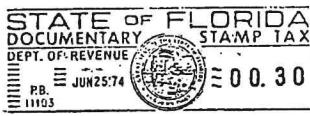
DOCUMENTARY SUR TAX
00.55
JUN25'74
P.B. 11103

JUN 25 12 32 PM '74
M.T. MCINNIS, CLERK
MANATEE CO., FLA.

FILED AND RECORDED

506064

MANATEE COUNTY
9 3 7 8 1 0



STATE OF FLORIDA
DOCUMENTARY STAMP TAX
00.30
JUN25'74
P.B. 11103

The said ~~watex~~ / sewer main shall be buried at least 4 feet.

It is especially provided that any damage done to grantors property caused by laying, operating or removing said ~~watex~~ / sewer main shall be paid by Manatee County Utilities System.

IN WITNESS WHEREOF I/WE have set our hands and seals this 8 day of June, 19 73

Signed, Sealed, and delivered in the presence of:

Francis M. Nowitzke

James E. Pratt (SEAL)
JAMES E. PRATT

Raymond E. DuPorte

Nettie S. Pratt (SEAL)
NETTIE S. PRATT

STATE OF FLORIDA
COUNTY OF MANATEE

I hereby certify that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared JAMES E. PRATT, and NATTIE S. PRATT, his wife, whose post office address is 4501 Manatee Ave. West, Bradenton, Florida 33505 to me known to be the persons described in and who executed the foregoing utility easement, and they acknowledge before me that they executed the same

Witness my hand and official seal in the county and state aforesaid this 8 day of June, 19 73

[Signature]
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA BY EXCISE
MY COMMISSION EXPIRES APR. 3, 1974
NOTHOLD THROUGH FRED W. DISTELHORST

OFF. REC. 677 PAGE 612

C-1-23A-5

GENERAL NOTES

- THIS RIGHT OF WAY MAP IS SUPPORTED BY A RIGHT OF WAY CONTROL SURVEY DATED 09-28-2018 PREPARED UNDER THE RESPONSIBLE CHARGE OF PETER J. HATTISON, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 43392. CERTIFIED COPIES OF THE RIGHT OF WAY CONTROL SURVEY MAY BE OBTAINED FROM THE SURVEYOR'S OFFICE AT 13317 VISM SURFSIDE COURT, SUITE 100, TAMPA, FLORIDA 33613. A COPY OF THE RIGHT OF WAY RECORD IN THE DISTRICT ONE HEADQUARTERS OFFICE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, LOCATED IN BARSTOW, FLORIDA.
- BEARING S SHOWN ON THIS MAP ARE BASED ON THE ABOVE REFERENCED RIGHT OF WAY CONTROL SURVEY, GIVING A BEARING OF N 00°25'25" E ON THE SURVEY BASELINE BETWEEN POINT OF BEGINNING (P.O.B.) STATION 1317+28.90 TO STATION 1317+95.83.
- PROPERTY BOUNDARIES OBTAINED FROM CONTROLLED SURVEYS, PLATS OF RECORD AND RECORD TITLE. ALL UNRECORDED OFFICIAL RECORDS AND PLATS SHOWN HEREON ARE UNRECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- ATTENTION IS DIRECTED TO THE FACT THAT MAPS MAY HAVE BEEN ALTERED OR SUPPLEMENTED BY REPRODUCTION. THIS MAP BE CONSIDERED WHEN OBTAINING STAKED DATA.
- THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS MAP. ALL PLAKINGS AND ANGLEZ HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDRETHS OF A FOOT.
- ALL DISTANCE S WITHIN PERTAIN ARE EXACT UNLESS INDICATED OTHERWISE.
- ONLY THE IMPROVEMENTS PERTAINING TO THE PARTS TO BE ACQUIRED ARE SHOWN. FIELD INTERIOR IMPROVEMENTS AND UNDERGROUND UTILITIES ENCROACHMENTS IF ANY HAVE NOT BEEN LOCATED.
- THIS RIGHT OF WAY MAP WAS PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, ACQUISITION DOCUMENTS, IDENTIFICATION, PROPERTY MANAGEMENT AND AS AN AID IN THE APPRAISAL OF THE RIGHT OF WAY ACQUIRED FOR TRANSPORTATION FACILITIES.
- EXISTING RIGHT OF WAY FOR SR 45 AS SHOWN HEREON IS BASED ON THE FOLLOWING:
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY CONTROL SURVEY FOR STATE ROAD 45 (U.S. 41) F.P. NO. 427509-1.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 45 (U.S. 41) F.P. NO. 427506-3.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 45 (U.S. 41) F.P. NO. 427496-3.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 45 (U.S. 41) F.P. NO. 427398-1.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 45 (U.S. 41) F.P. NO. 427398-1.
 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 45 (U.S. 41) F.P. NO. 1960-15.
 - FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 68A, SECTION 1310-150.
- EXISTING ROW REFERENCED TO ORIGINAL RIGHT OF WAY PROJECT BEING SECTIONS 1301-1317 VISM SURFSIDE COURT IN MANATEE COUNTY INCLUDING SECTION 13011, 13013, 13052 HAS BEEN CONSIDERED AS SECTION 13010-000 AS FILED IN THE DISTRICT ONE OFFICE.

THIS MAP IS NOT A SURVEY

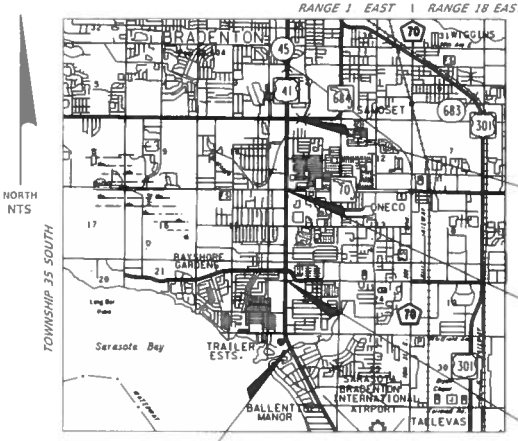
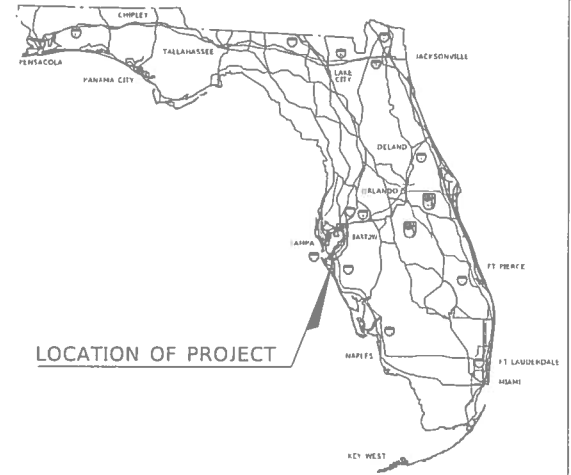
LEGEND

- | | |
|---|---|
| AC = ACRES | N = NORTHING |
| AK = AHEAD | N&D = NAK AND DISK (ELEMENT LB 7831 UNLESS OTHERWISE NOTED) |
| AVE = AVENUE | ND = NUMBER |
| BK = BILBOARD/LARGE SIGN | N/A = NOT APPLICABLE |
| BLVD = BOULEVARD | N&D = NAK & DISK |
| (C) = COMPUTED | N/S = NOT TO SCALE |
| CB = CHORD BEARING | OD = OUTSIDE DIAMETER |
| CBS = CONCRETE BLOCK STRUCTURE | OR = OFFICIAL RECORD (BOOK) |
| CCR = CERTIFIED CORNER RECORD | OS = OFFSET |
| CH = CENTER | PB = PLAT BOOK |
| CH = CHORD DISTANCE | PG = PAGE |
| CH = CAPPED IRON PIPE | PROP = PROPERTY |
| CH = CONCRETE MONUMENT | PSH = PROFESSIONAL SURVEYOR AND MAPPER |
| CDR = CURNER | (P) = PLAT |
| CDNC = CONCRETE | PC = POINT OF CURVATURE |
| D = DEGREE | PI = POINT OF INTERSECTION |
| Δ = CURVE DELTA ANGLE | PIS = PROFESSIONAL LAND SURVEYOR |
| (DI) = DEED | POC = POINT ON CURVE |
| DB = DEED BOOK | P.O.T. = POINT ON TANGENT |
| DM = DOING WISHLIST AS | PROJ = PROJECT |
| E = EASTING | PT = POINT OF TANGENCY |
| EXIST = EXISTING | R = RADIUS |
| (F) = FIELD | RD = ROAD |
| F.A. = FEDERAL AID | REF = REFERENCE |
| F.B.P. = FIELD BOOK NUMBER | RGE = RANGE |
| (FDOT) = FLORIDA DEPARTMENT OF TRANSPORTATION | RT = RIGHT |
| FND = FOUND | R/W = RIGHT OF WAY |
| F.P. = FINANCIAL PRINCELT | SEC = SECTION |
| FLGL = FLORIDA POWER & LIGHT | SF = SQUARE FEET |
| ID = IDENTIFICATION | SR = STATE ROAD |
| IRC = CAPPED 5/8" IRON ROD (ELEMENT LB 7831 UNLESS OTHERWISE NOTED) | SIA = SECTION NUMBER |
| IP = IRON PIPE | STY = STORY |
| IPP = IRON PIPE FINCHED | SQ = SQUARE |
| IR = IRON ROD | TCE = TEMPORARY CONSTRUCTION EASEMENT |
| L = LENGTH OF CURVE | TWP = TOWNSHIP |
| L.A. = LIMITED ACCESS | U.S. = UNITED STATES |
| LB = LICENSED BUSINESS | W = WITH |
| LOC = LIMITS OF CONSTRUCTION | WC = WITNESS CORNER |
| LS = LICENSED SURVEYOR | WPS = WORK PROGRAM ITEM SEGMENT |
| (L) = (L) | |

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

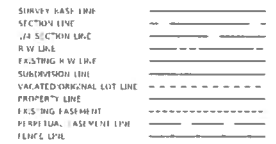
STATE ROAD 45 (U.S. 41)
ROADWAY SECTION 13010-000
F.A. PROJECT NO. N/A
FINANCIAL PROJECT NO. 433592 1
LOCATED IN
SECTIONS 2, 11, 14, 23 AND 26
TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



END R/W PROJECT
NORTH SEGMENT
P.O.T. STA 1487+00.00

BEGIN R/W PROJECT
NORTH SEGMENT
EQUATION STA
P.O.T. STA 1429+69.68=
STA 100+00.00 SR 70

END R/W PROJECT
SOUTH SEGMENT
P.O.T. STA 1360+00.00



(100)	= PARCEL BUBBLE
(15)	= SUBDIVISION BLOCK

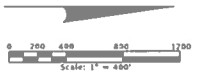
SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2-3	KEY MAPS
4-14	FINAL SHEETS
15-16	REFERENCE SHEETS
17-21	TABLE OF DIVISIONS

PARCEL NUM. IDENTIFICATION	TYPE USE
100-411	DEED FOR ALL TYPES
100-798	TEMPORARY EASEMENTS
100-899	PERMITS/LEASES/SHEETS
100-915	OFFICE ACQUISITIONS

COVER SHEET
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

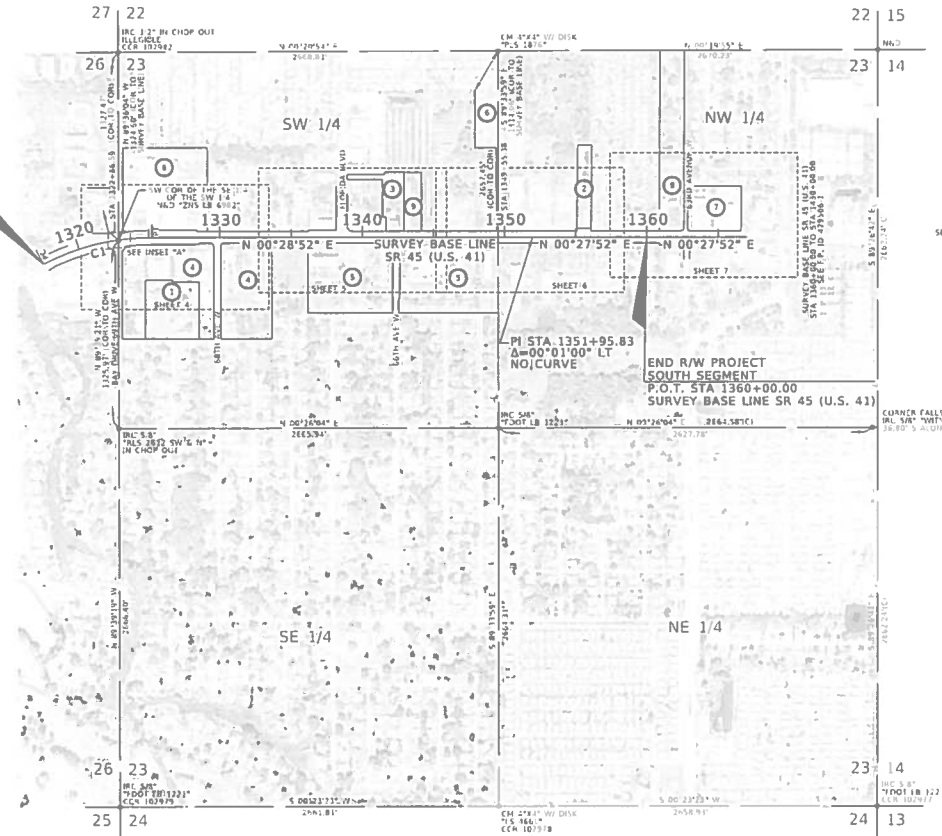
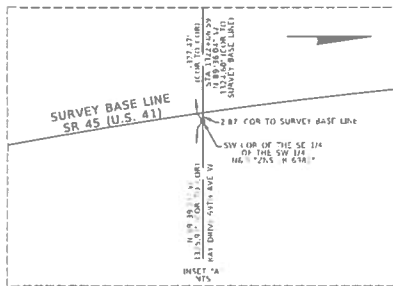
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: Richard M Benton	DATE: 11/14/22	BY: [Signature]	DATE: 11/14/22	FED. PROJ. N/A	SECTION 13010-000
		FOR DISTRICT SECRETARY				STATE ROAD NO. 45	MANATEE COUNTY
		PREPARED BY: [Signature]	DATE: 11/14/22	BY: [Signature]	DATE: 11/14/22		F.P. NO. 433592-1
		REVISION	BY	DATE	REVISION	BY	DATE

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



BEGIN R/W PROJECT
SOUTH SEGMENT
PC STA 1317+28.90
SURVEY BASE LINE SR 45 (U.S. 41)
EQUATES TO STA 1317+29.11
PER SECTION 13010-2502

CURVE C1
PI STA 1321+32.76
DRILL HOLE
Δ = 27°43'00" RT
D = 03°30'00"
T = 403.86'
L = 791.90'
R = 1637.02'
PC STA 1317+28.90
PT STA 1325+20.80



SEE SHEET 3 FOR NORTH SEGMENT

END R/W PROJECT
SOUTH SEGMENT
P.O.T. STA 1360+00.00
SURVEY BASE LINE SR 45 (U.S. 41)

SUBDIVISION LEGEND

- 1 AMENDED SOUTHLAND CONDOMINIUM CONDOMINIUM BOOK 12 PG 158
- 2 SARABAY CENTER A CONDOMINIUM CONDOMINIUM BOOK 22 PG 149
- 3 DDK COMMERCIAL CONDOMINIUM CONDOMINIUM BOOK 38 PG 144
- 4 PENNSYLVANIA PARK PB 4 PG 3
- 5 PATRISON SUBDIVISION PB 7 PG 91
- 6 TRAILER ESTATES PB 8 PG 138
- 7 BAYSHORE GARDENS SUBDIVISION SECTION NO. 1 PB 9 PG 12
- 8 KILBY'S SUBDIVISION PB 11 PG 10
- 9 FLORIDA EXCEL SUBDIVISION PB 20 PG 77

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016

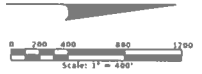
KEY MAP

SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W/
AND FROM 53rd AVE TO CORTEZ RD
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	BY: _____ DATE: _____	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY: _____	DATA SOURCE: _____
		SEE CO-14 SHEET FOR SIGNATURE AND DATE FOR DISTRICT SECRETARY	PREPARED BY: _____ DATE: _____	STATE ROAD NO. 45	MANATEE COUNTY	FLORIDA DEPARTMENT OF TRANSPORTATION, DIVISION OF SURVEYING AND MAPPING, 1100 N. W. 11th Ave., TAMPA, FL 33604	SHEET 1 OF 1
		REVISION BY DATE RE-DESCR BY DATE CHECKED	FINAL SURVEYED 11/14/18	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 2

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



BEGIN R/W PROJECT
NORTH SEGMENT
EQUATION STA:
P.O.T. STA 1429+69.68
SURVEY BASE LINE SR 45 (U.S. 41)=
STA 100+00.00
SURVEY BASE LINE SR 70
F.P. NO. 423335-1

SEE SHEET 2 FOR SOUTH SEGMENT
SURVEY BASE LINE SR 45 (U.S. 41)
STA 1350+00.00 TO STA 1430+00.00
SEE F.P. NO. 423335-1

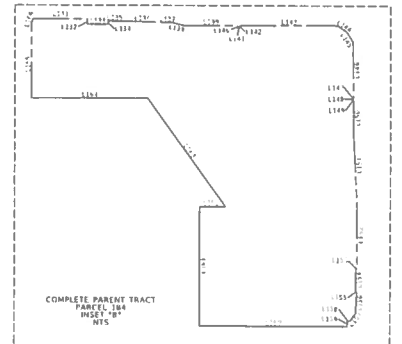
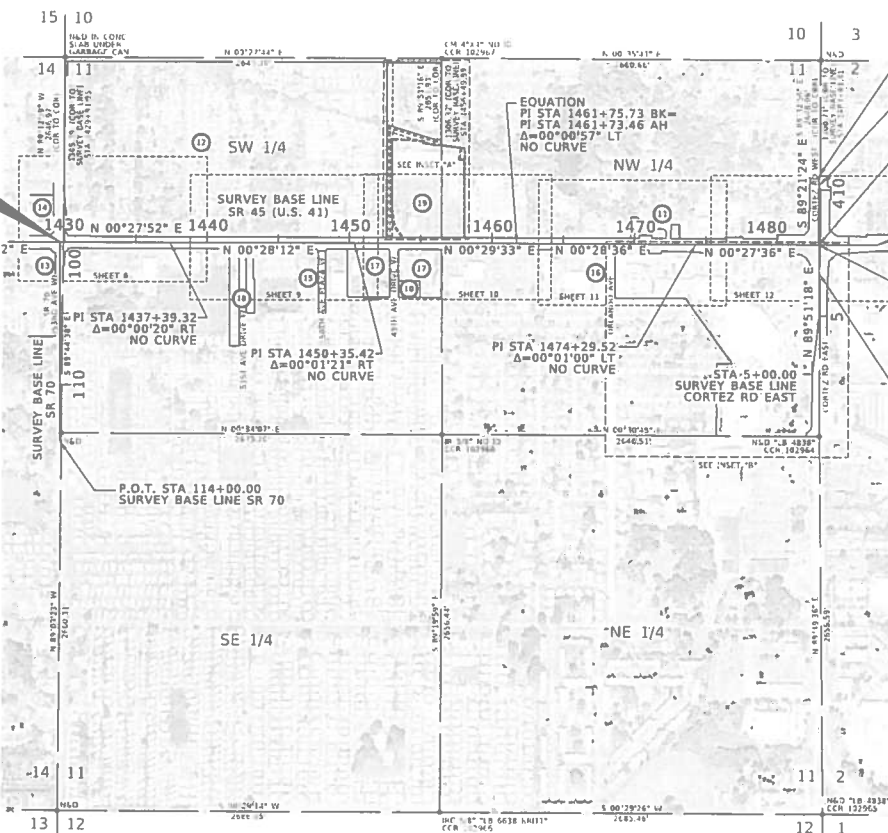
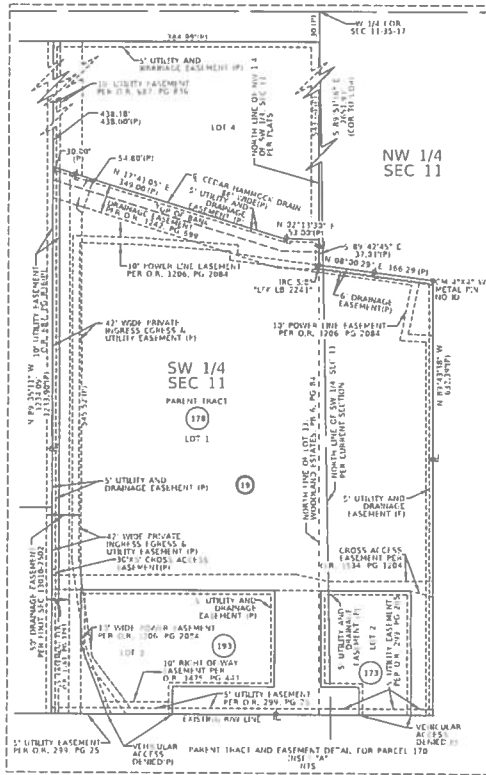
STA 409+00.00
SURVEY BASE LINE
CORTEZ RD WEST

EQUATION STA
P.O.T. STA 1482+89.99
SURVEY BASE LINE SR 45 (U.S. 41)=
STA 413+84.88
SURVEY BASE LINE SR 684
F.P. NO. 196091-1

END R/W PROJECT NORTH SEGMENT
P.O.T. STA 1487+00.00
SURVEY BASE LINE
SR 45 (U.S. 41)

EQUATION STA
P.O.T. STA 1482+92.28
SURVEY BASE LINE
SR 45 (U.S. 41)= STA 0+00.00
SURVEY BASE LINE SR 684
F.P. NO. 196091-1

LINE DATA		
LINE	BEARING	DISTANCE
1001	N 00°20'24" E	23.15'
1002	S 89°12'24" W	1.50'
1003	N 00°28'16" E	82.00'
1004	N 02°00'12" W	11.50'
1005	N 00°28'16" E	28.28'
1006	N 02°00'12" E	102.83'
1007	N 02°00'12" E	10.78'
1008	N 12°57'12" E	51.25'
1009	N 00°27'12" E	228.00'
1010	S 89°12'24" E	10.25'
1011	N 89°27'12" W	10.00'
1012	N 00°27'12" E	10.25'
1013	N 00°27'12" E	416.28'
1014	N 00°27'12" E	47.71'
1015	N 00°27'12" E	505.51'
1016	N 89°12'24" E	230.55'
1017	N 00°27'12" E	5.25'
1018	N 89°27'12" W	10.25'
1019	N 00°27'12" E	182.00'
1020	N 00°27'12" E	200.78'
1021	S 00°18'24" W	5.25'
1022	S 89°45'20" E	97.81'
1023	N 02°00'12" W	8.00'
1024	S 89°45'20" E	93.80'
1025	S 89°45'20" E	81.20'
1026	S 00°18'24" W	9.24'
1027	S 89°45'20" E	21.23'
1028	S 00°18'24" W	2.64'
1029	N 89°27'12" W	508.90'
1030	N 00°18'24" E	210.10'
1031	S 89°45'20" E	106.15'
1032	S 00°18'24" W	444.45'
1033	N 89°45'20" E	126.24'
1034	S 00°18'24" W	14.04'



- SUBDIVISION LEGEND
- 10 FAIRLANE PARK CONDOMINIUM CONDOMINIUM BOOK 21 PG 26
 - 11 PALM ACRES OR 315, PG 507
 - 12 WOODLAND ESTATES PG 4, PG 84
 - 13 BLOCK AND LUGGIN SUBDIVISION PG 7 PG 5
 - 14 AIRPORT SUBDIVISION PG 7, PG 45
 - 15 PC TOWN SUBDIVISION PG 9, PG 1
 - 16 JANGIELO PARK PG 9, PG 11
 - 17 FAIR LANE ACRES PG 4, PG 47
 - 18 SECTION TWO-PC TOWN SUBDIVISION PG 9, PG 82
 - 19 THE FOUNTAINS PG 23, PG 122

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016

RIGHT OF WAY MAP
FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APPROVED BY: [Signature]
DATE: [Date]
SEE COVER SHEET FOR SIGNATURE AND DATE FOR DISTRICT SUPERVISOR

REVISION	BY	DATE	DESCRIPTION

FED. PROJ. N/A
STATE ROAD NO. 45

THIS MAP IS NOT A SURVEY

SECTION 13010-000
MANATEE COUNTY

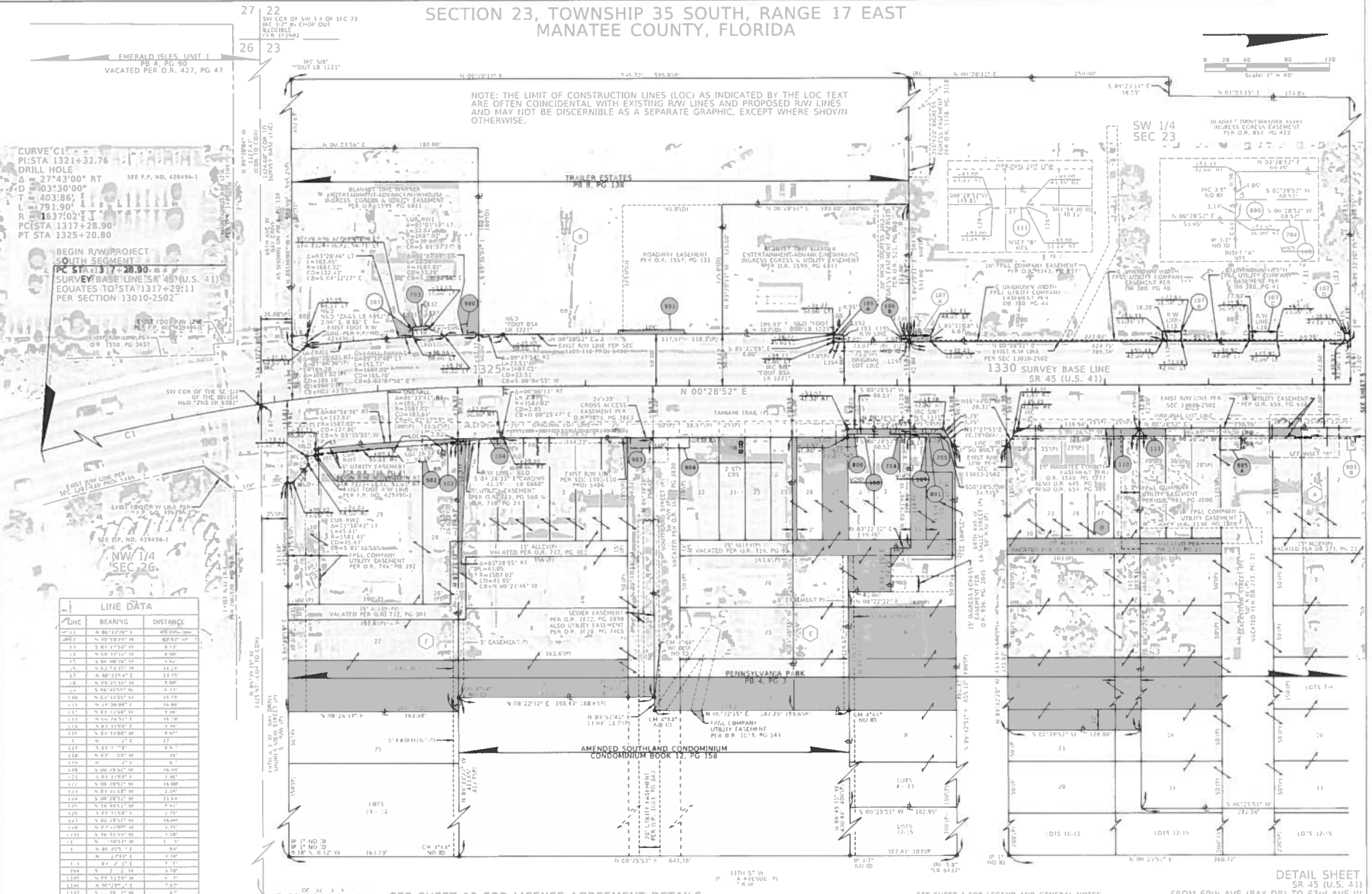
KEY MAP
SR 45 (U.S. 41)
AND FROM 69th AVE (BAY DR) TO 63rd AVE VD
AND FROM 53rd AVE TO CORTEZ RD
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

MAP/PROJECT NO.: 1114620118
ELEMENT NUMBER: 1114620118
SCALE: 1"=400'
SHEET 3

F.P. NO. 423335-1

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING ROW LINES AND PROPOSED ROW LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.



CURVE 'C1'
 PI: STA 1321+32.76
 DRILL HOLE
 $\Delta = 27^{\circ}43'00''$ RT
 $D = 403.861'$
 $T = 791.90'$
 $R = 1637.02'$
 PC: STA 1317+28.90
 PT: STA 1325+20.80

BEGIN R/W PROJECT SOUTH SEGMENT
PC STA 1317+28.90
SURVEY BASE LINES SR 45 (U.S. 41)
 EQUATES TO STA 1317+29.11
 PER SECTION 13010-2502

LINE	BEARING	DISTANCE
1.1	S 89°12'28" W	482.29
1.2	S 89°12'28" W	602.90
1.3	S 91°27'52" W	8.52
1.4	N 88°17'12" W	8.90
1.5	S 89°46'32" W	9.92
1.6	S 87°43'57" W	12.20
1.7	S 88°11'54" E	13.92
1.8	N 87°25'55" W	3.00
1.9	S 86°45'55" W	4.21
2.0	N 86°45'55" W	4.21
2.1	N 86°45'55" W	4.21
2.2	N 86°45'55" W	4.21
2.3	N 86°45'55" W	4.21
2.4	N 86°45'55" W	4.21
2.5	N 86°45'55" W	4.21
2.6	N 86°45'55" W	4.21
2.7	N 86°45'55" W	4.21
2.8	N 86°45'55" W	4.21
2.9	N 86°45'55" W	4.21
3.0	N 86°45'55" W	4.21
3.1	N 86°45'55" W	4.21
3.2	N 86°45'55" W	4.21
3.3	N 86°45'55" W	4.21
3.4	N 86°45'55" W	4.21
3.5	N 86°45'55" W	4.21
3.6	N 86°45'55" W	4.21
3.7	N 86°45'55" W	4.21
3.8	N 86°45'55" W	4.21
3.9	N 86°45'55" W	4.21
4.0	N 86°45'55" W	4.21
4.1	N 86°45'55" W	4.21
4.2	N 86°45'55" W	4.21
4.3	N 86°45'55" W	4.21
4.4	N 86°45'55" W	4.21
4.5	N 86°45'55" W	4.21
4.6	N 86°45'55" W	4.21
4.7	N 86°45'55" W	4.21
4.8	N 86°45'55" W	4.21
4.9	N 86°45'55" W	4.21
5.0	N 86°45'55" W	4.21

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016

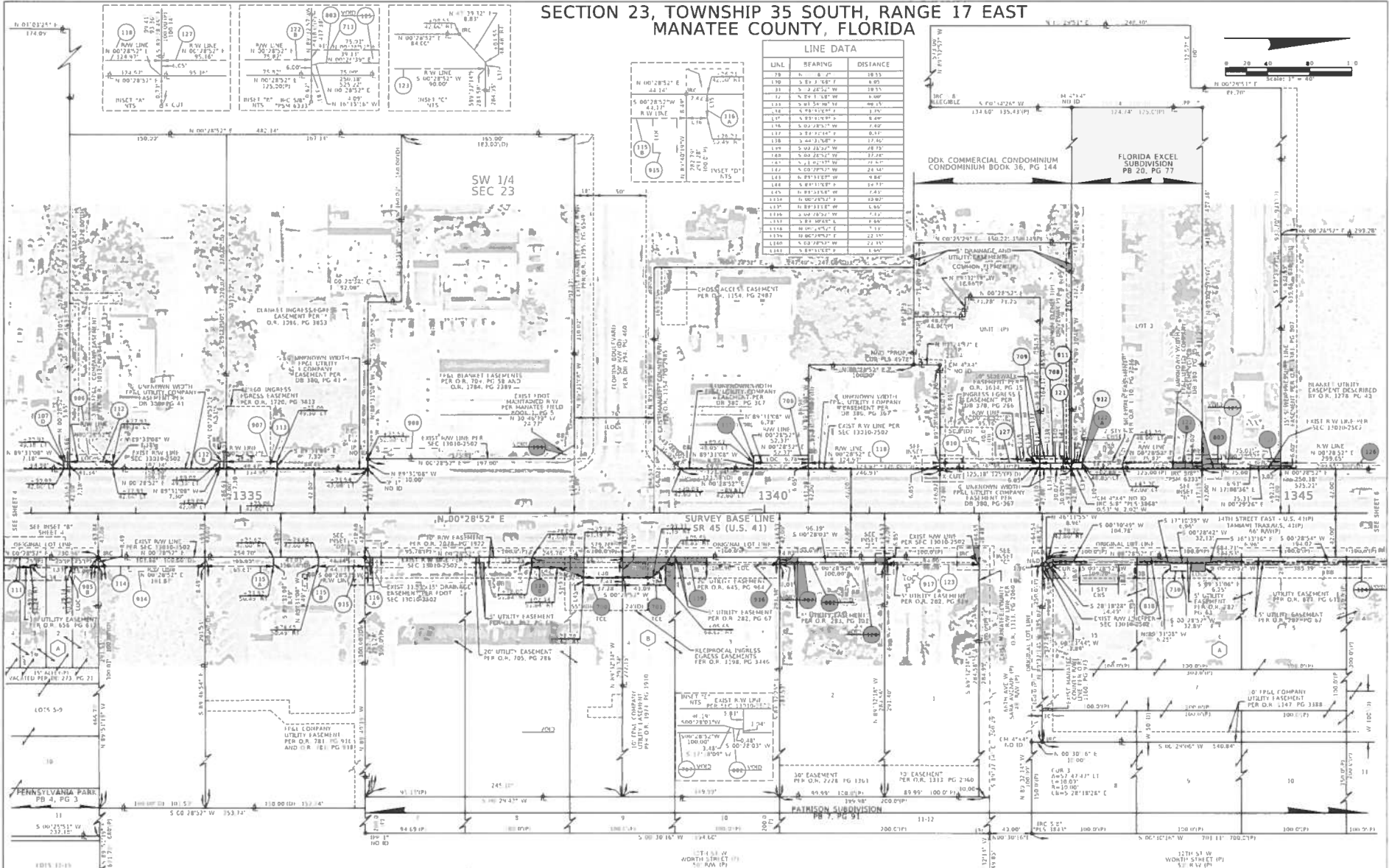
SEE SHEET 13 FOR LICENSE AGREEMENT DETAILS

SEE SHEET 1 FOR LEGEND AND GENERAL NOTES
THIS MAP IS NOT A SURVEY

DETAIL SHEET
 SR 45 (U.S. 41)
 FROM 69th AVE (BAY DR) TO 63rd AVE W
 AND FROM 53rd AVE TO CORTEZ RD

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	DRAWN BY: _____	CHECKED BY: _____	DATE: _____	PROJECT NO: _____	SECTION 13010-000	MAP: PAR 13 811	DATE: _____
		SEE CENTER SHEET FOR MAP, METRIC AND DATE FOR "DATE" SECURITY	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	STATE ROAD NO. 45	MANATEE COUNTY

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA



LINE	BEARING	DISTANCE
10	N 88° 02' 15" E	10.33
110	S 89° 32' 58" W	8.05
11	N 88° 02' 15" E	10.33
12	S 89° 32' 58" W	8.05
13	N 88° 02' 15" E	10.33
14	S 89° 32' 58" W	8.05
15	N 88° 02' 15" E	10.33
16	S 89° 32' 58" W	8.05
17	N 88° 02' 15" E	10.33
18	S 89° 32' 58" W	8.05
19	N 88° 02' 15" E	10.33
20	S 89° 32' 58" W	8.05
21	N 88° 02' 15" E	10.33
22	S 89° 32' 58" W	8.05
23	N 88° 02' 15" E	10.33
24	S 89° 32' 58" W	8.05
25	N 88° 02' 15" E	10.33
26	S 89° 32' 58" W	8.05
27	N 88° 02' 15" E	10.33
28	S 89° 32' 58" W	8.05
29	N 88° 02' 15" E	10.33
30	S 89° 32' 58" W	8.05

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC EXCEPT WHERE SHOWN OTHERWISE.

SEE SHEET 13 FOR LICENSE AGREEMENT DETAILS

DETAIL SHEET
SR 45 (U.S. 41)

FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

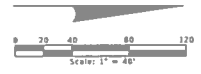
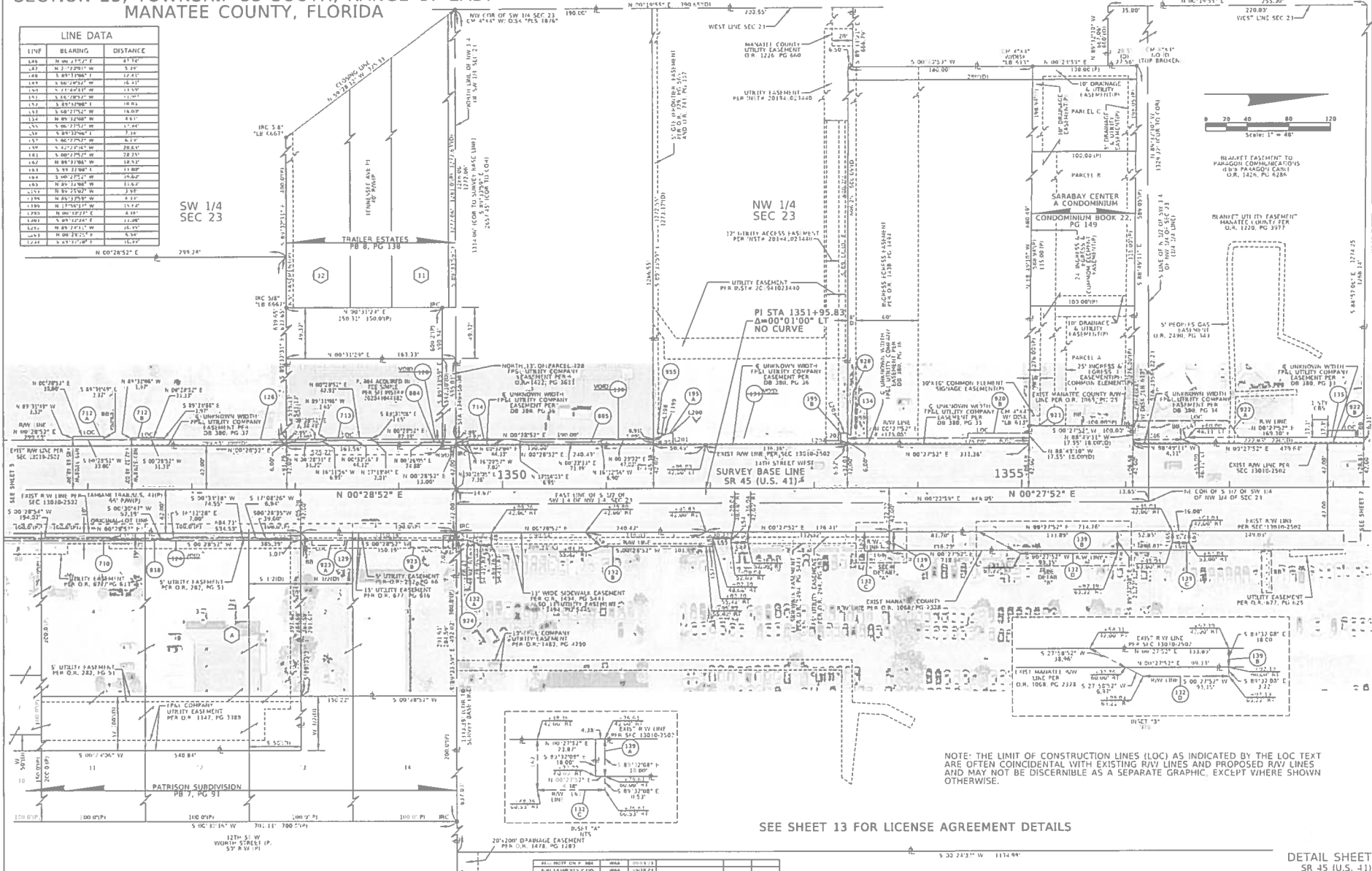
DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: [Signature]	DATE: [Date]	DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: [Date]	FED. PROJ. N/A	SECTION 13010-000	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 5
RIGHT OF WAY MAP											

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

LINE	BLASING	DISTANCE
146	N 90° 27' 52" E	47.12
147	N 2° 22' 31" W	3.19
148	S 89° 17' 38" W	12.41
149	S 88° 24' 41" W	16.11
150	S 77° 24' 31" W	11.59
151	S 88° 28' 21" W	11.07
152	S 89° 17' 38" W	18.81
153	S 58° 27' 52" W	16.09
154	N 89° 17' 38" W	2.81
155	S 90° 27' 52" W	17.49
156	N 89° 17' 38" W	3.19
157	S 88° 24' 41" W	6.25
158	S 77° 24' 31" W	26.62
159	S 88° 28' 21" W	22.25
160	N 89° 17' 38" W	18.52
161	S 90° 27' 52" W	11.89
162	N 89° 17' 38" W	2.81
163	N 89° 17' 38" W	11.62
164	S 90° 27' 52" W	11.89
165	N 89° 17' 38" W	3.19
166	N 17° 54' 31" W	13.22
167	S 88° 24' 41" W	11.08
168	N 89° 17' 38" W	26.99
169	S 90° 27' 52" W	3.19
170	S 89° 17' 38" W	11.79

SW 1/4 SEC 23

NW 1/4 SEC 23



NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.

SEE SHEET 13 FOR LICENSE AGREEMENT DETAILS

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016

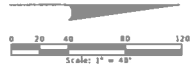
NE COR OF SW 1/4 SEC 23
IRC: 5° 17' 00" LB 1221

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

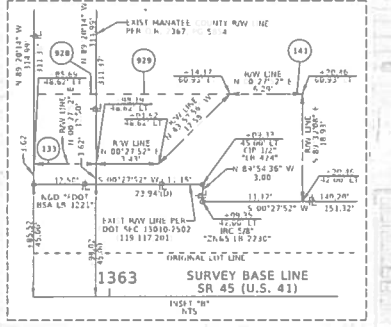
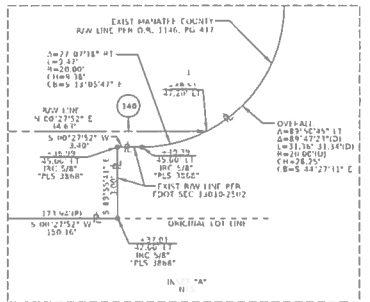
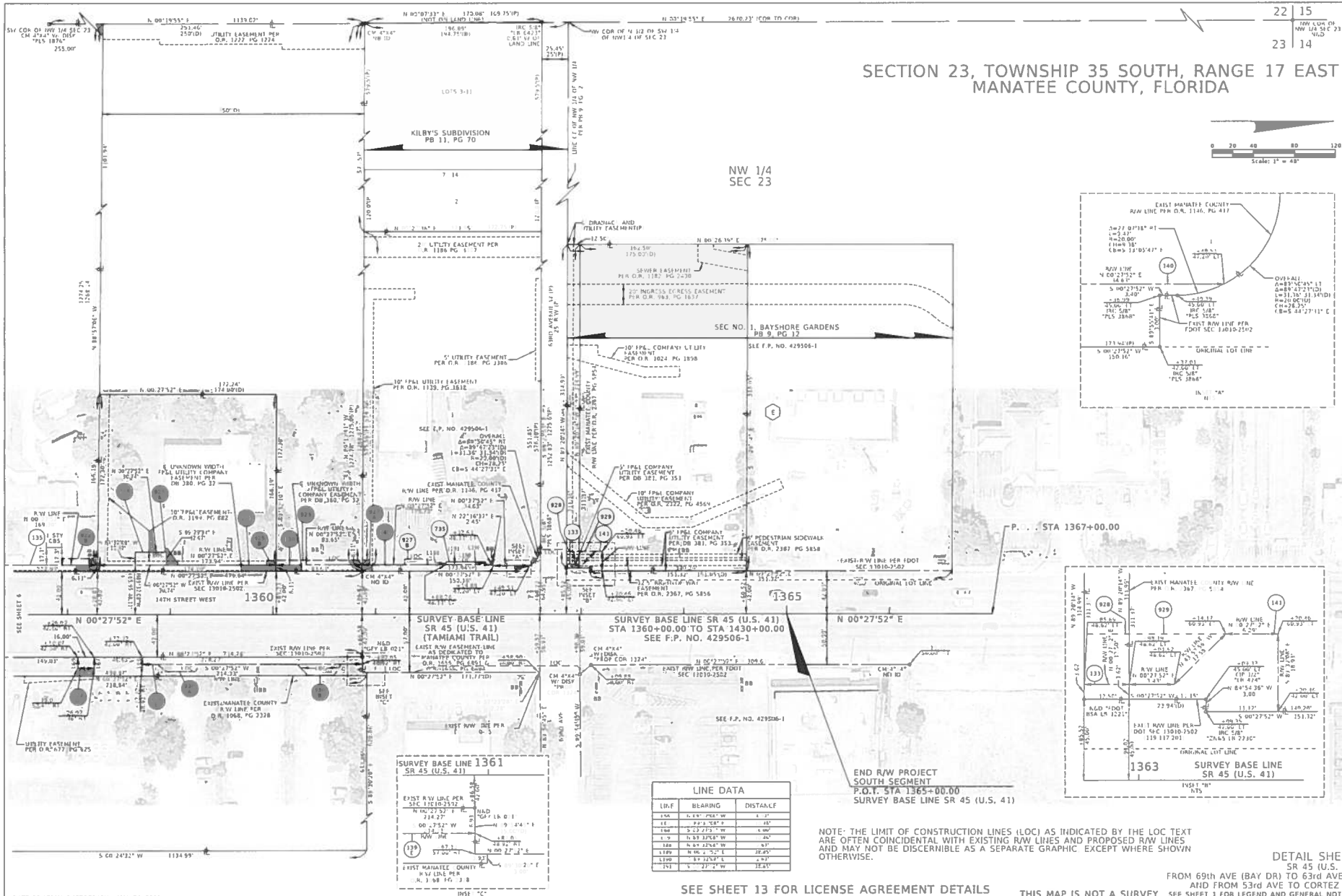
DETAIL SHEET
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY: _____	DATA SOURCE: SEE SHEET																		
		ME: _____ DATE: _____ SEE SHEET 1 FOR MEASUREMENTS AND DATE FOR DISTANCE CERTAINITY																						
		<table border="1"> <thead> <tr> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>REASON</th> <th>BY</th> <th>DATE</th> <th>EMERGED</th> <th>PARTITION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>	REVISION	BY	DATE	REASON	BY	DATE	EMERGED	PARTITION	DATE	1	_____	_____	_____	_____	_____	_____	_____	_____	FED. PROJ. N/A	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 6
REVISION	BY	DATE	REASON	BY	DATE	EMERGED	PARTITION	DATE																
1	_____	_____	_____	_____	_____	_____	_____	_____																

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



NW 1/4
SEC 23



LINE DATA		
LINE	BEARING	DISTANCE
136	S 88° 15' 00" W	1.00
137	N 00° 27' 52" E	1.00
138	S 88° 15' 00" W	1.00
139	N 00° 27' 52" E	1.00
140	S 88° 15' 00" W	1.00
141	N 00° 27' 52" E	1.00
142	S 88° 15' 00" W	1.00
143	N 00° 27' 52" E	1.00
144	S 88° 15' 00" W	1.00
145	N 00° 27' 52" E	1.00
146	S 88° 15' 00" W	1.00
147	N 00° 27' 52" E	1.00
148	S 88° 15' 00" W	1.00
149	N 00° 27' 52" E	1.00
150	S 88° 15' 00" W	1.00
151	N 00° 27' 52" E	1.00

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.

DETAIL SHEET
SR 45 (U.S. 41)

SEE SHEET 13 FOR LICENSE AGREEMENT DETAILS

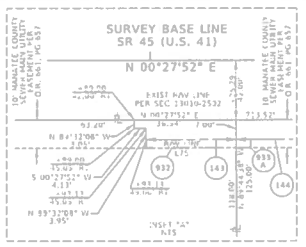
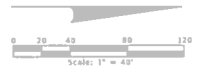
THIS MAP IS NOT A SURVEY

FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2016

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED:	DATE:	BY:	DATE:	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY:	DATE MOVED:	SHEET 7
		DESIGNED BY:	DATE:	CHECKED BY:	DATE:	STATE ROAD NO. 45	MANATEE COUNTY	MANATEE COUNTY	F.P. NO. 43359-1	

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



SECTION 14
SECTION 11

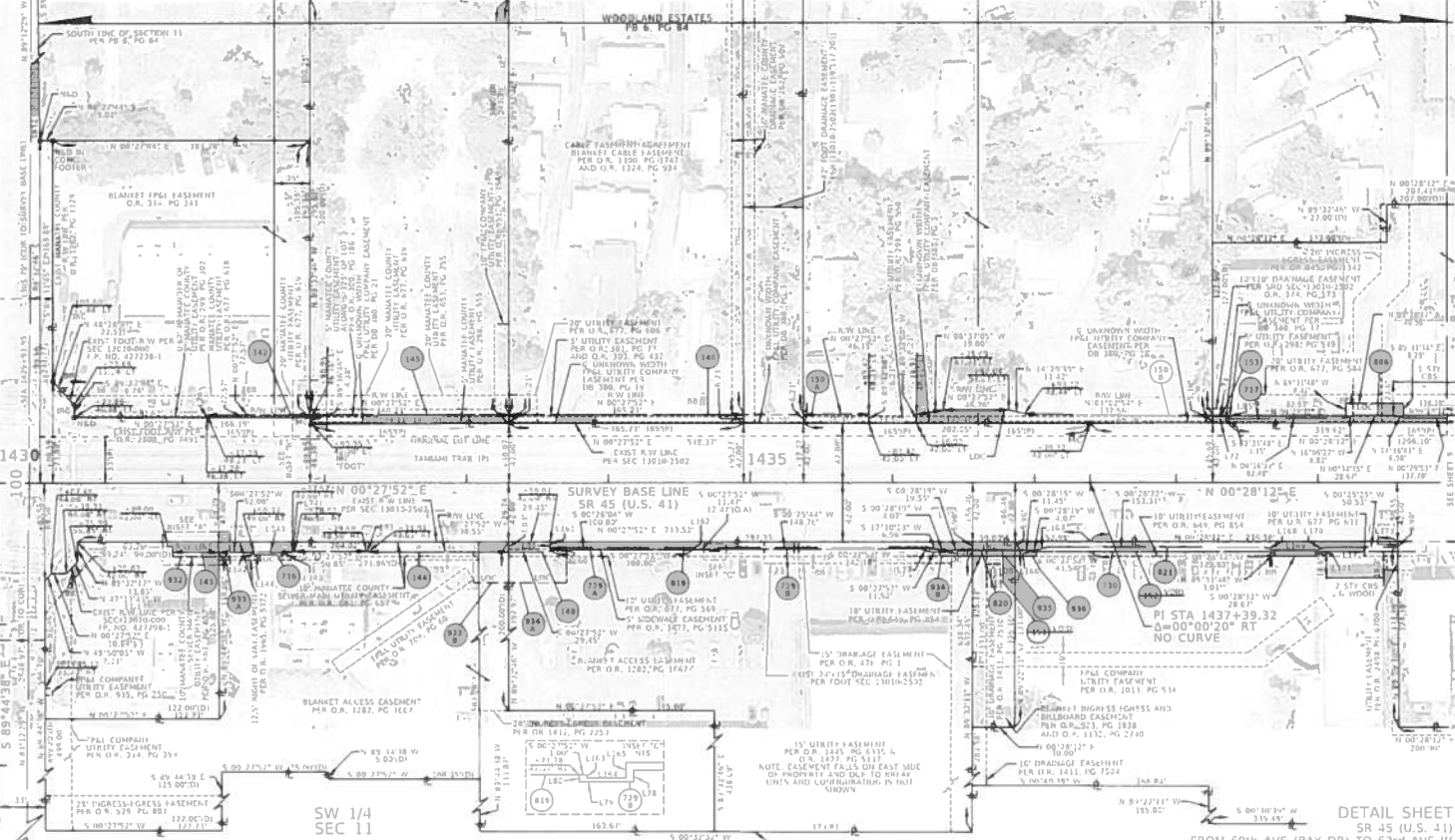
LINE DATA			LINE DATA		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L101	N 89°42'54" W	1.87'	L101	N 89°42'54" W	1.87'
L71	N 00°27'52" E	18.82'	L102	N 89°42'54" W	2.89'
L12	S 00°18'12" W	18.72'	L103	N 89°42'54" W	1.85'
L103	N 89°42'54" W	1.41'	L104	N 89°42'54" W	2.17'
L71	S 71°22'31" E	7.24'	L105	N 89°42'54" W	5.86'
L13	S 00°27'52" W	17.45'	L106	N 89°42'54" W	2.06'
L104	N 89°42'54" W	1.83'	L107	N 89°42'54" W	2.00'
L105	N 89°42'54" W	5.15'	L108	N 89°42'54" W	6.87'
L106	N 89°42'54" W	1.50'	L109	N 89°42'54" W	6.50'
L107	N 89°42'54" W	2.55'	L110	N 89°42'54" W	12.24'
L108	N 89°42'54" W	8.92'	L111	N 89°42'54" W	5.90'
L109	N 89°42'54" W	7.81'	L112	N 89°42'54" W	1.81'
L110	N 89°42'54" W	18.00'	L113	N 89°42'54" W	11.89'
L111	N 89°42'54" W	1.83'	L114	N 89°42'54" W	11.89'
L112	N 89°42'54" W	18.00'	L115	N 89°42'54" W	2.78'
L113	N 89°42'54" W	1.81'			
L114	N 89°42'54" W	1.50'			



SW 1/4 SEC 11
SW 1/4 SEC 14

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.

DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2018



SEE SHEET 14 FOR LICENSE AGREEMENT DETAILS

THIS MAP IS NOT A SURVEY

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA



15 10
14 11

BY CON. OF SW 1/4 SEC 11
MADE IN A ONE YEAR
UNDER SECURED GARAGE CAN



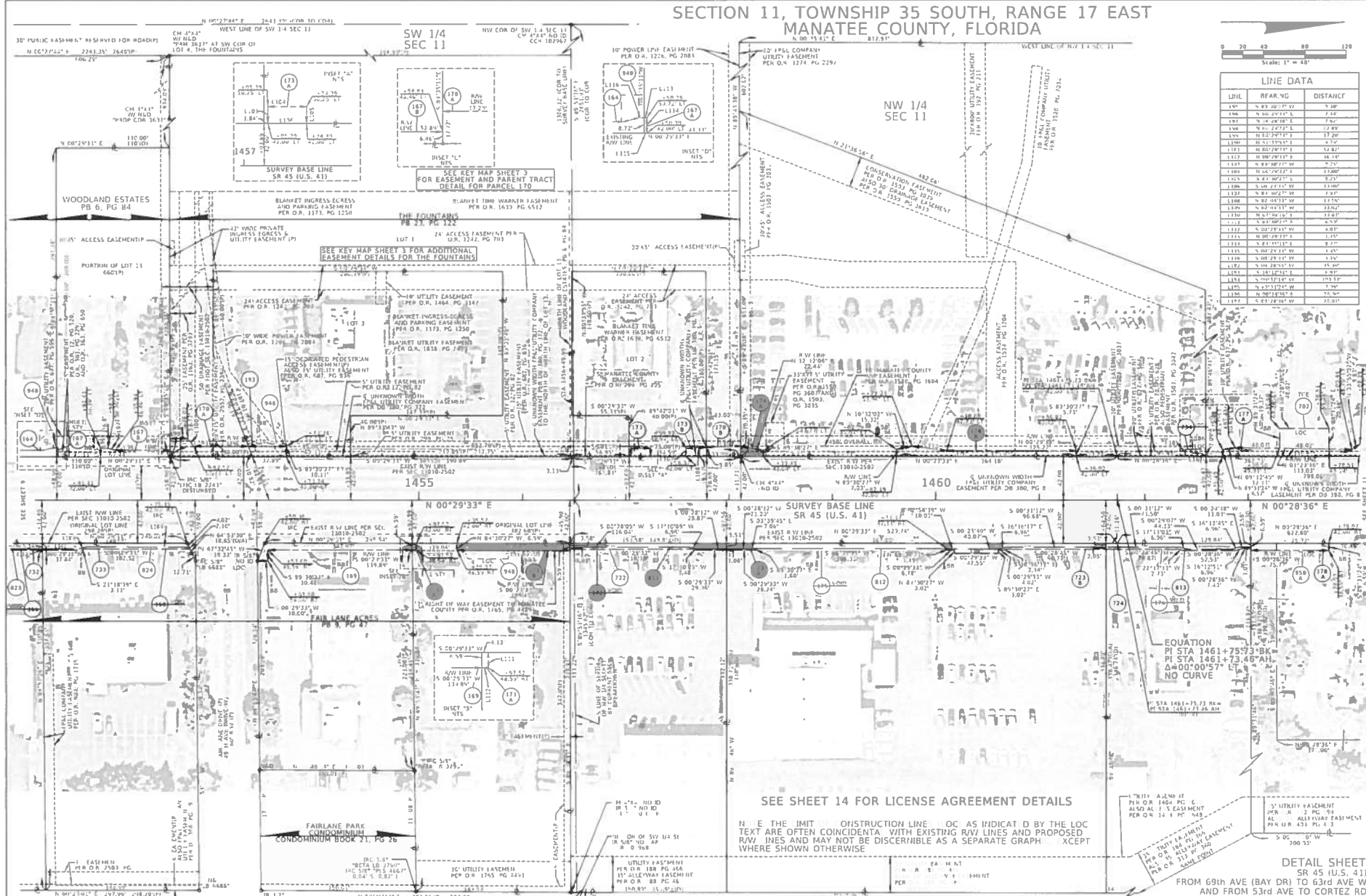
LINE	BEARING	DISTANCE
L11	N 0° 28' 12" E	1.78
L12	N 0° 28' 12" E	1.78
L13	N 0° 28' 12" E	1.78
L14	N 0° 28' 12" E	1.78
L15	N 0° 28' 12" E	1.78
L16	N 0° 28' 12" E	1.78
L17	N 0° 28' 12" E	1.78
L18	N 0° 28' 12" E	1.78
L19	N 0° 28' 12" E	1.78
L20	N 0° 28' 12" E	1.78
L21	N 0° 28' 12" E	1.78
L22	N 0° 28' 12" E	1.78
L23	N 0° 28' 12" E	1.78
L24	N 0° 28' 12" E	1.78
L25	N 0° 28' 12" E	1.78
L26	N 0° 28' 12" E	1.78
L27	N 0° 28' 12" E	1.78
L28	N 0° 28' 12" E	1.78
L29	N 0° 28' 12" E	1.78
L30	N 0° 28' 12" E	1.78
L31	N 0° 28' 12" E	1.78
L32	N 0° 28' 12" E	1.78
L33	N 0° 28' 12" E	1.78
L34	N 0° 28' 12" E	1.78
L35	N 0° 28' 12" E	1.78
L36	N 0° 28' 12" E	1.78
L37	N 0° 28' 12" E	1.78
L38	N 0° 28' 12" E	1.78
L39	N 0° 28' 12" E	1.78
L40	N 0° 28' 12" E	1.78
L41	N 0° 28' 12" E	1.78
L42	N 0° 28' 12" E	1.78
L43	N 0° 28' 12" E	1.78
L44	N 0° 28' 12" E	1.78
L45	N 0° 28' 12" E	1.78
L46	N 0° 28' 12" E	1.78
L47	N 0° 28' 12" E	1.78
L48	N 0° 28' 12" E	1.78
L49	N 0° 28' 12" E	1.78
L50	N 0° 28' 12" E	1.78
L51	N 0° 28' 12" E	1.78
L52	N 0° 28' 12" E	1.78
L53	N 0° 28' 12" E	1.78
L54	N 0° 28' 12" E	1.78
L55	N 0° 28' 12" E	1.78
L56	N 0° 28' 12" E	1.78
L57	N 0° 28' 12" E	1.78
L58	N 0° 28' 12" E	1.78
L59	N 0° 28' 12" E	1.78
L60	N 0° 28' 12" E	1.78
L61	N 0° 28' 12" E	1.78
L62	N 0° 28' 12" E	1.78
L63	N 0° 28' 12" E	1.78
L64	N 0° 28' 12" E	1.78
L65	N 0° 28' 12" E	1.78
L66	N 0° 28' 12" E	1.78
L67	N 0° 28' 12" E	1.78
L68	N 0° 28' 12" E	1.78
L69	N 0° 28' 12" E	1.78
L70	N 0° 28' 12" E	1.78
L71	N 0° 28' 12" E	1.78
L72	N 0° 28' 12" E	1.78
L73	N 0° 28' 12" E	1.78
L74	N 0° 28' 12" E	1.78
L75	N 0° 28' 12" E	1.78
L76	N 0° 28' 12" E	1.78
L77	N 0° 28' 12" E	1.78
L78	N 0° 28' 12" E	1.78
L79	N 0° 28' 12" E	1.78
L80	N 0° 28' 12" E	1.78
L81	N 0° 28' 12" E	1.78
L82	N 0° 28' 12" E	1.78
L83	N 0° 28' 12" E	1.78
L84	N 0° 28' 12" E	1.78
L85	N 0° 28' 12" E	1.78
L86	N 0° 28' 12" E	1.78
L87	N 0° 28' 12" E	1.78
L88	N 0° 28' 12" E	1.78
L89	N 0° 28' 12" E	1.78
L90	N 0° 28' 12" E	1.78
L91	N 0° 28' 12" E	1.78
L92	N 0° 28' 12" E	1.78
L93	N 0° 28' 12" E	1.78
L94	N 0° 28' 12" E	1.78
L95	N 0° 28' 12" E	1.78
L96	N 0° 28' 12" E	1.78
L97	N 0° 28' 12" E	1.78
L98	N 0° 28' 12" E	1.78
L99	N 0° 28' 12" E	1.78
L100	N 0° 28' 12" E	1.78

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



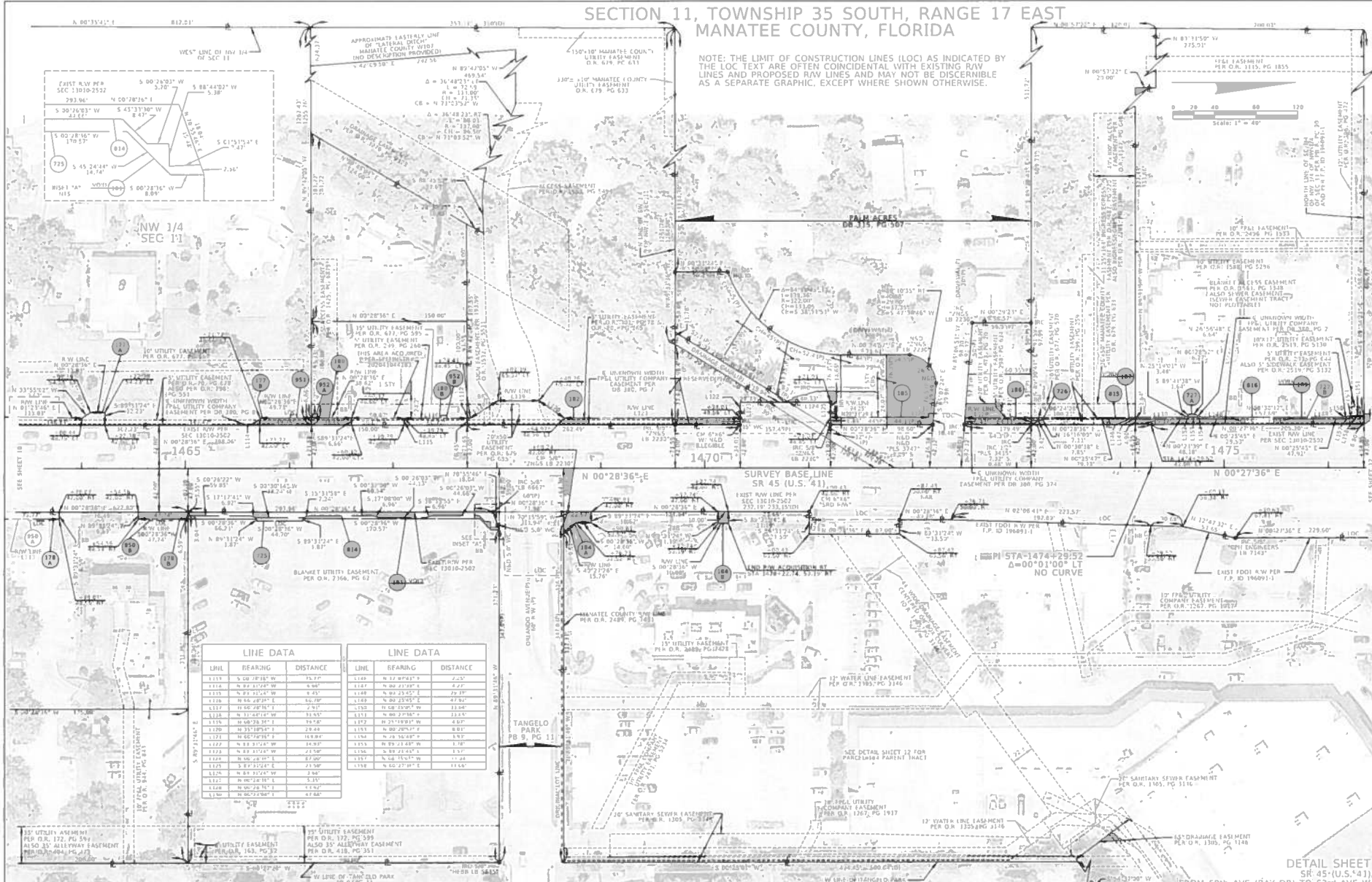
LINE DATA		
LINE	BEARING	DISTANCE
101	N 89° 10' 37" W	5.36'
102	N 89° 20' 57" E	7.82'
103	N 74° 28' 18" E	7.82'
104	N 81° 27' 57" E	12.89'
105	N 82° 59' 15" E	17.20'
106	N 81° 35' 51" E	2.72'
107	N 80° 50' 18" E	18.82'
108	N 80° 28' 17" E	16.14'
109	N 80° 28' 17" W	2.72'
110	N 80° 28' 17" W	15.06'
111	N 80° 28' 17" W	7.82'
112	N 80° 08' 37" W	17.74'
113	N 80° 08' 37" W	32.02'
114	N 81° 50' 15" E	12.81'
115	N 81° 50' 15" E	4.83'
116	N 80° 28' 17" E	1.35'
117	N 80° 28' 17" E	2.50'
118	N 80° 28' 17" W	1.35'
119	N 80° 28' 17" W	1.35'
120	N 80° 28' 17" W	1.35'
121	N 80° 28' 17" W	1.35'
122	N 80° 28' 17" W	1.35'
123	N 80° 28' 17" W	1.35'
124	N 80° 28' 17" W	1.35'
125	N 80° 28' 17" W	1.35'
126	N 80° 28' 17" W	1.35'
127	N 80° 28' 17" W	1.35'
128	N 80° 28' 17" W	1.35'
129	N 80° 28' 17" W	1.35'
130	N 80° 28' 17" W	1.35'
131	N 80° 28' 17" W	1.35'
132	N 80° 28' 17" W	1.35'
133	N 80° 28' 17" W	1.35'
134	N 80° 28' 17" W	1.35'
135	N 80° 28' 17" W	1.35'
136	N 80° 28' 17" W	1.35'
137	N 80° 28' 17" W	1.35'
138	N 80° 28' 17" W	1.35'
139	N 80° 28' 17" W	1.35'
140	N 80° 28' 17" W	1.35'
141	N 80° 28' 17" W	1.35'
142	N 80° 28' 17" W	1.35'
143	N 80° 28' 17" W	1.35'
144	N 80° 28' 17" W	1.35'
145	N 80° 28' 17" W	1.35'
146	N 80° 28' 17" W	1.35'
147	N 80° 28' 17" W	1.35'
148	N 80° 28' 17" W	1.35'
149	N 80° 28' 17" W	1.35'
150	N 80° 28' 17" W	1.35'
151	N 80° 28' 17" W	1.35'
152	N 80° 28' 17" W	1.35'
153	N 80° 28' 17" W	1.35'
154	N 80° 28' 17" W	1.35'
155	N 80° 28' 17" W	1.35'
156	N 80° 28' 17" W	1.35'
157	N 80° 28' 17" W	1.35'
158	N 80° 28' 17" W	1.35'
159	N 80° 28' 17" W	1.35'
160	N 80° 28' 17" W	1.35'
161	N 80° 28' 17" W	1.35'
162	N 80° 28' 17" W	1.35'
163	N 80° 28' 17" W	1.35'
164	N 80° 28' 17" W	1.35'
165	N 80° 28' 17" W	1.35'
166	N 80° 28' 17" W	1.35'
167	N 80° 28' 17" W	1.35'
168	N 80° 28' 17" W	1.35'
169	N 80° 28' 17" W	1.35'
170	N 80° 28' 17" W	1.35'
171	N 80° 28' 17" W	1.35'
172	N 80° 28' 17" W	1.35'
173	N 80° 28' 17" W	1.35'
174	N 80° 28' 17" W	1.35'
175	N 80° 28' 17" W	1.35'
176	N 80° 28' 17" W	1.35'
177	N 80° 28' 17" W	1.35'
178	N 80° 28' 17" W	1.35'
179	N 80° 28' 17" W	1.35'
180	N 80° 28' 17" W	1.35'
181	N 80° 28' 17" W	1.35'
182	N 80° 28' 17" W	1.35'
183	N 80° 28' 17" W	1.35'
184	N 80° 28' 17" W	1.35'
185	N 80° 28' 17" W	1.35'
186	N 80° 28' 17" W	1.35'
187	N 80° 28' 17" W	1.35'
188	N 80° 28' 17" W	1.35'
189	N 80° 28' 17" W	1.35'
190	N 80° 28' 17" W	1.35'
191	N 80° 28' 17" W	1.35'
192	N 80° 28' 17" W	1.35'
193	N 80° 28' 17" W	1.35'
194	N 80° 28' 17" W	1.35'
195	N 80° 28' 17" W	1.35'
196	N 80° 28' 17" W	1.35'
197	N 80° 28' 17" W	1.35'
198	N 80° 28' 17" W	1.35'
199	N 80° 28' 17" W	1.35'
200	N 80° 28' 17" W	1.35'



EQUATION
 PI STA 1461+75.72
 PI STA 1461+73.68
 $\Delta = 00^{\circ}00'57''$
 NO CURVE
 STA 1461+73.72
 STA 1461+73.68

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING RAW LINES AND PROPOSED RAW LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.



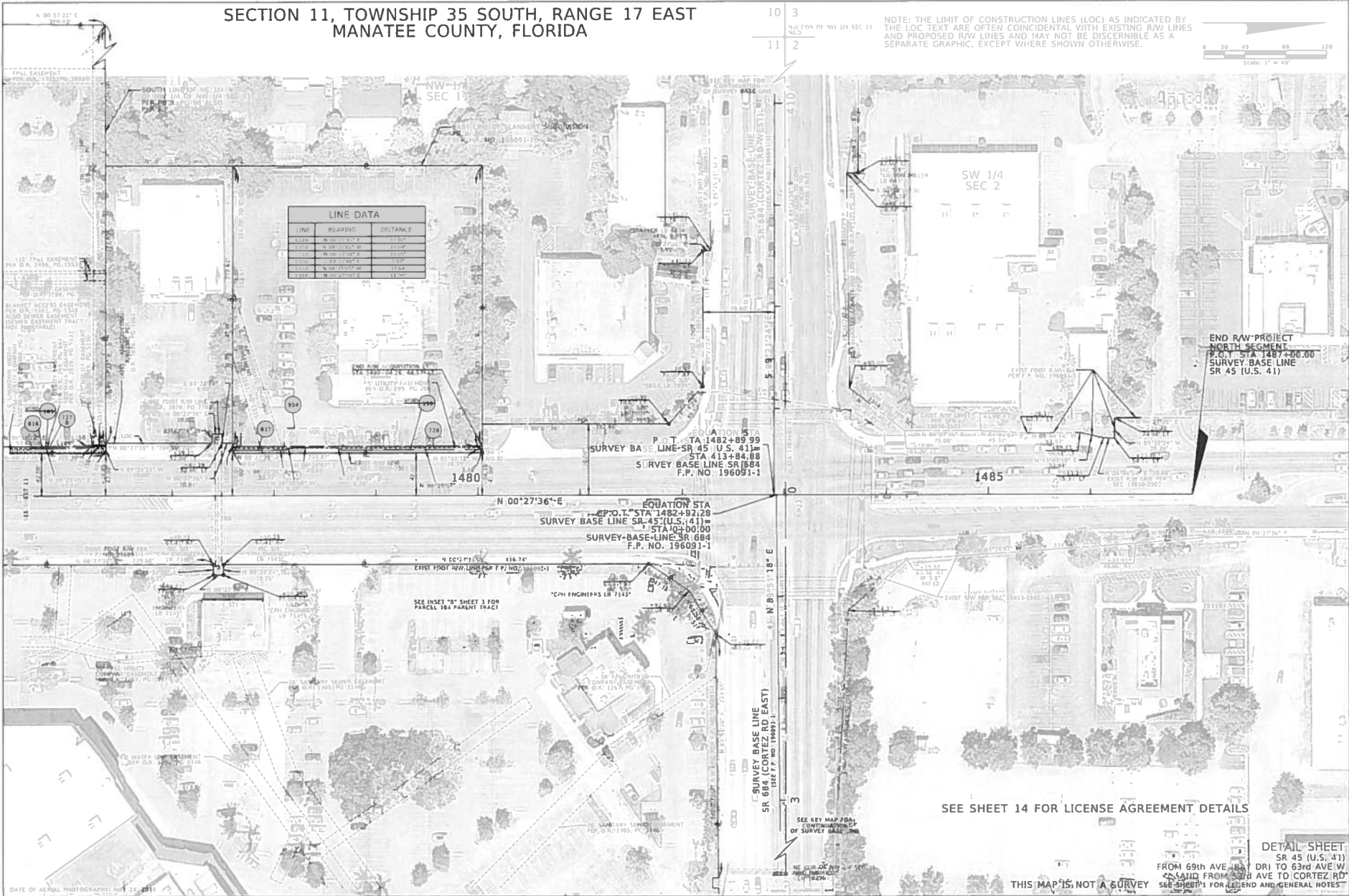
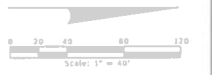
LINE DATA		LINE DATA			
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1111	S 00°28'03" W	5.70	1149	N 87°47'03" W	889.54
1112	N 82°21'00" W	6.98	1150	N 82°21'00" W	2.25
1113	N 89°59'18" W	8.95	1151	N 82°21'00" W	2.25
1114	N 86°26'37" E	62.70	1152	N 82°21'00" W	47.92
1115	S 00°28'03" W	7.91	1153	N 82°21'00" W	23.84
1116	N 17°42'11" E	31.55	1154	N 82°21'00" W	23.85
1117	N 00°28'03" W	19.88	1155	N 82°21'00" W	1.28
1118	N 35°18'00" E	28.64	1156	N 82°21'00" W	11.24
1119	N 05°27'48" E	18.81	1157	N 82°21'00" W	1.28
1120	N 83°21'00" W	14.93	1158	N 82°21'00" E	11.64
1121	N 89°59'18" W	22.56			
1122	N 06°26'37" E	87.00			
1123	S 89°21'00" E	23.98			
1124	N 82°21'00" E	5.85			
1125	N 00°28'03" E	11.62			
1126	N 00°28'03" E	81.64			

SEE SHEET 14 FOR LICENSE AGREEMENT DETAILS

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA

NOTE: THE LIMIT OF CONSTRUCTION LINES (LOC) AS INDICATED BY THE LOC TEXT ARE OFTEN COINCIDENTAL WITH EXISTING R/W LINES AND PROPOSED R/W LINES AND MAY NOT BE DISCERNIBLE AS A SEPARATE GRAPHIC, EXCEPT WHERE SHOWN OTHERWISE.



P.O.T. STA 1482+89.99
SURVEY BASE LINE SR 45 (U.S. 41)
STA 413+84.88
SURVEY BASE LINE SR 684
F.P. NO. 196091-1

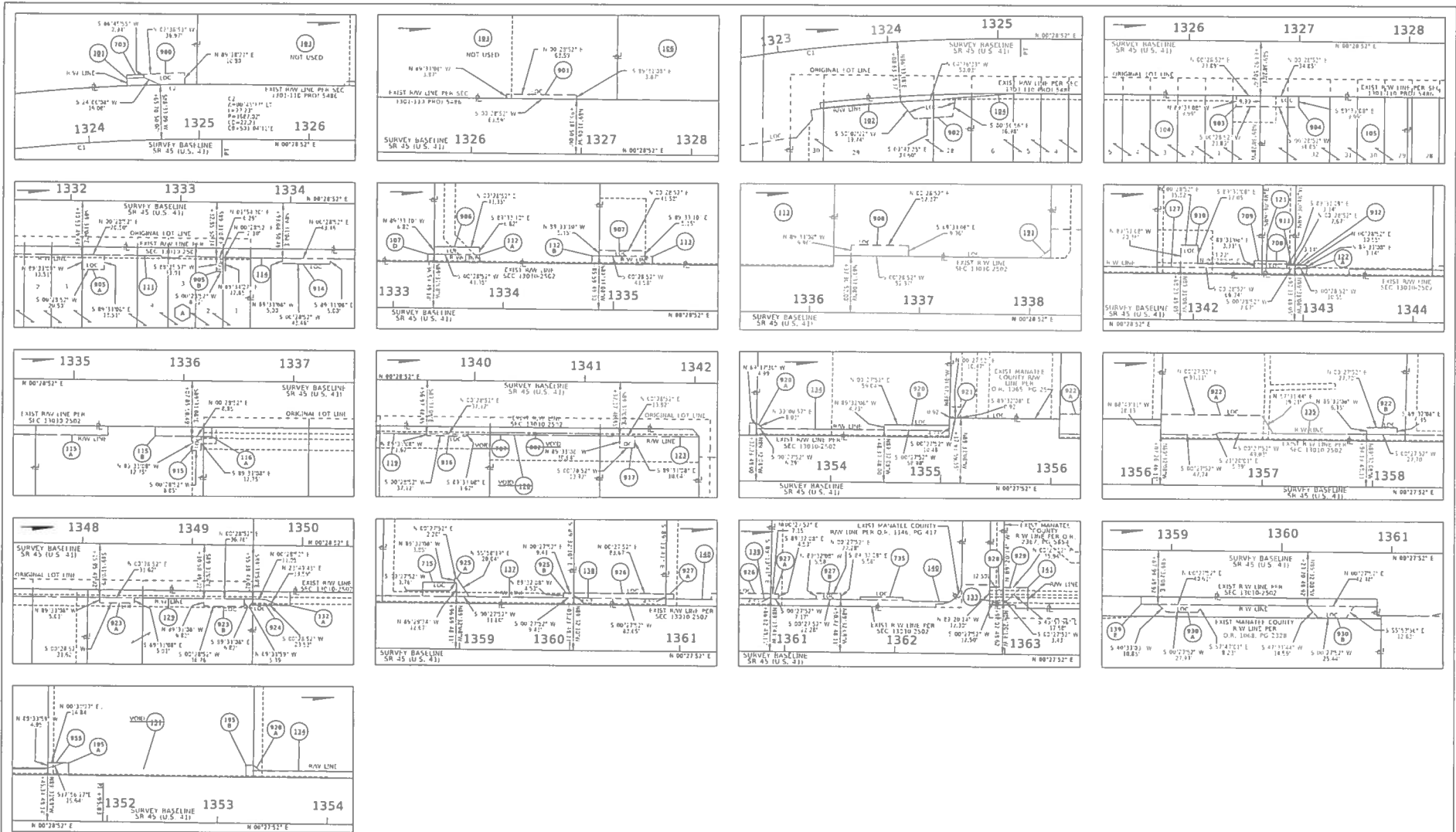
EQUATION STA
P.O.T. STA 1482+92.28
SURVEY BASE LINE SR 45 (U.S. 41)
STA 413+00.00
SURVEY BASE LINE SR 684
F.P. NO. 196091-1

END R/W PROJECT
NORTH SEGMENT
P.O.T. STA 1487+00.00
SURVEY BASE LINE
SR 45 (U.S. 41)

SEE SHEET 14 FOR LICENSE AGREEMENT DETAILS

THIS MAP IS NOT A SURVEY
SEE SHEET 14 FOR LICENSE AGREEMENT DETAILS
DETAIL SHEET
SR 45 (U.S. 41)
FROM 69th AVE (BAY DRI) TO 63rd AVE (W)
AND FROM 67th AVE TO CORTEZ RD
SEE SHEET 14 FOR LEGEND AND GENERAL NOTES

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	DATE OF AERIAL PHOTOGRAPHY: MAY 24, 2011	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]	DATE: 08/24/11	BY: [Redacted]
		FED. PROJ. N/A		SECTION 13010-000		MANATEE COUNTY		F.P. NO. 433592-1		SHEET 12		DATE: 08/24/11		BY: [Redacted]		DATE: 08/24/11		BY: [Redacted]		



CI
 PI STA 1321+32.76
 Δ = 27°43'00" RT
 D = 03°30'00"
 T = 403.86'
 L = 791.90'
 R = 1637.02'
 PC STA 1317+28.90
 PT STA 1325+20.80

DETAIL SHEET
 SR 45 (U.S. 41)
 FROM 69th AVE (BAY DR) TO 63rd AVE W
 AND FROM 53rd AVE TO CORTEZ RD
 THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

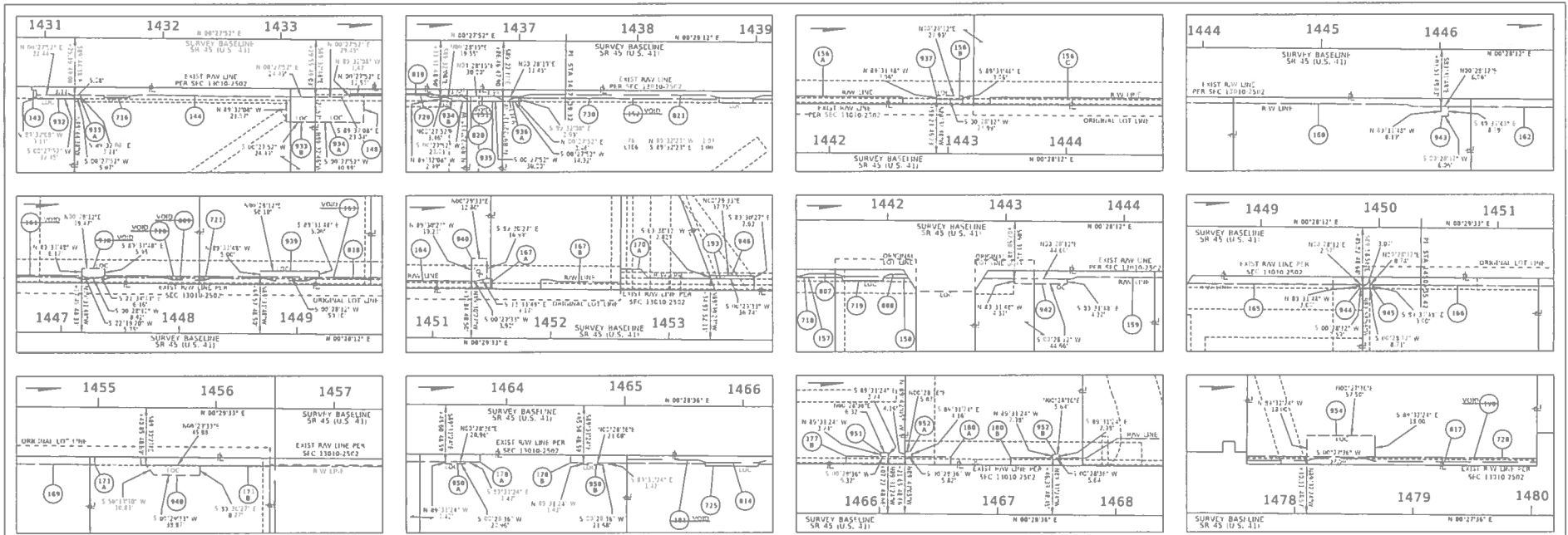
APPROVED BY: DATE: [Blank]

NO.	DATE	BY	DATE
1	08/22/2018	DAVID J. [Blank]	08/22/2018
2	12/8/2018	DAVID J. [Blank]	12/8/2018
3	01/14/2019	DAVID J. [Blank]	01/14/2019

FED. PROJ. N/A
STATE ROAD NO. 45

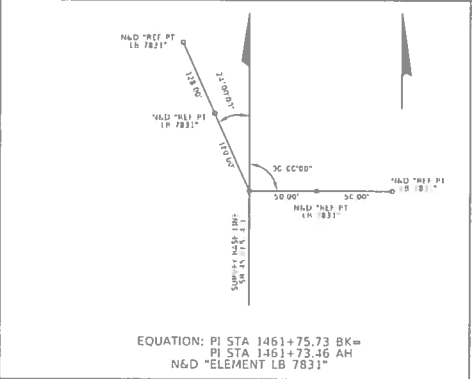
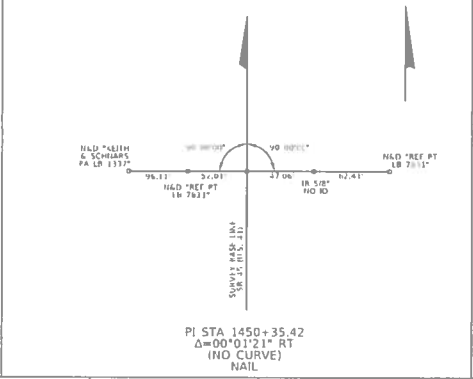
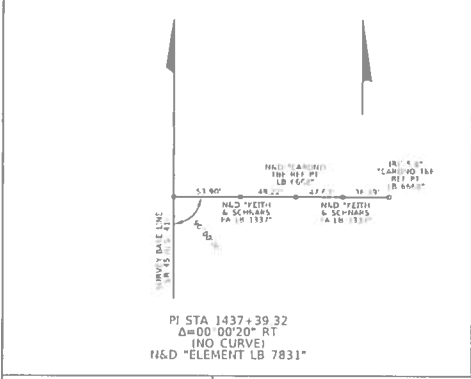
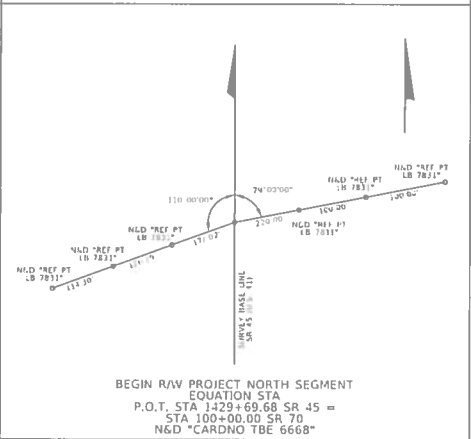
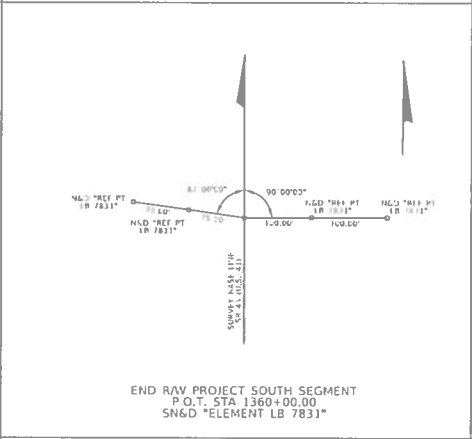
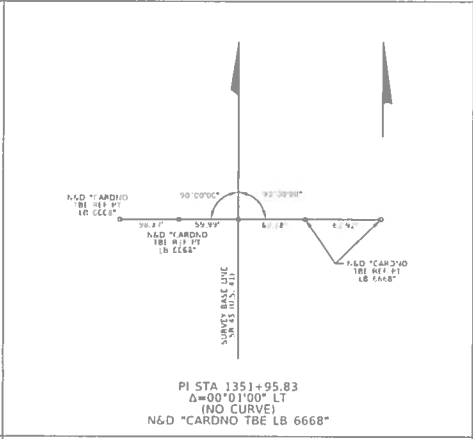
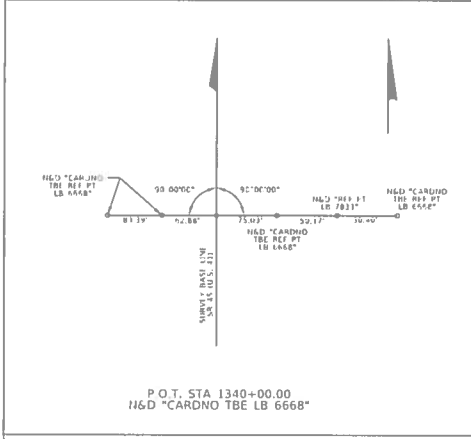
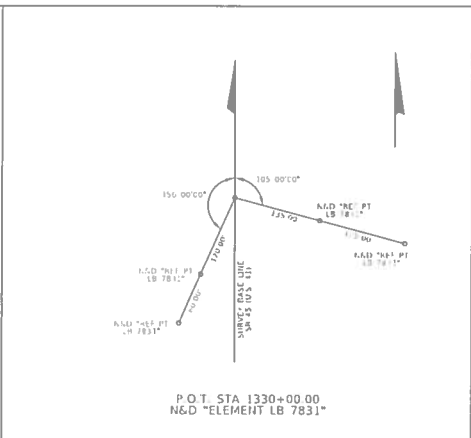
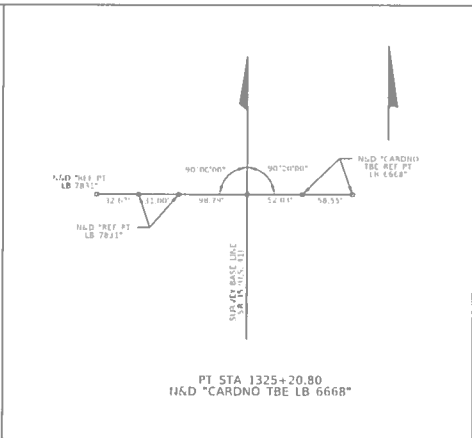
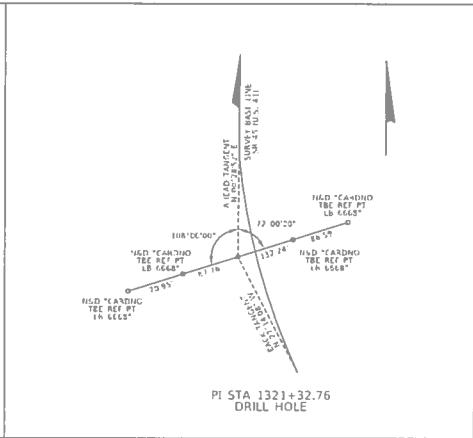
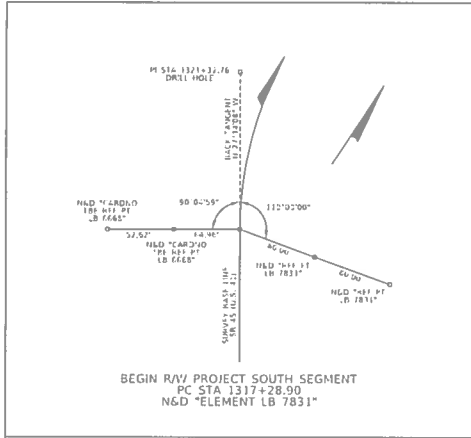
SECTION 13010-000
MANATEE COUNTY

MAPS PREPARED BY: [Blank]
DATE SOURCE: [Blank]
SHEET 13



DETAIL SHEET
 SR 45 (U.S. 411)
 FROM 69th AVE (BAY DR) TO 63rd AVE W/
 AND FROM 53rd AVE TO CORTEZ RD
 THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: [Signature]	DATE: [Date]	DESIGNED BY: [Name]	DRAWN BY: [Name]	CHECKED BY: [Name]	DATE: [Date]	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY: [Name]	DATA SOURCE: [Name]
		REVISION BY DATE REVISION BY DATE CHECKED BY DATE	REVISION BY DATE REVISION BY DATE CHECKED BY DATE	REVISION BY DATE REVISION BY DATE CHECKED BY DATE	REVISION BY DATE REVISION BY DATE CHECKED BY DATE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 14		



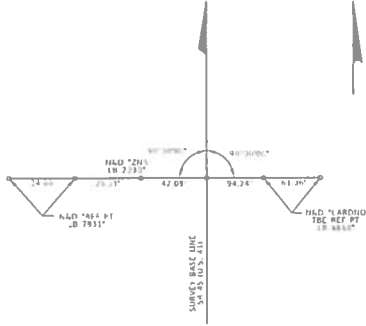
LEGEND

- AP = AHEAD
- BP = BACK
- IR = IRON ROD
- FLAD = FLAG & DISK
- IN = INDICATION
- LB = L&D BUSINESS
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- P.O.T. = POINT OF TANGENCY
- REF PT = REFERENCE POINT
- S&D = STATE ROAD
- SR = STATE ROAD
- STA = STATION

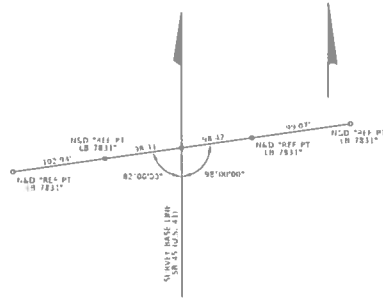
NOTE: ALL REFERENCE DATA ON THIS SHEET IS QUOTED EXACTLY FROM THE R/W CORNER SURVEY AS CITED IN GENERAL NOTE 1 ON THE COVER SHEET.

REFERENCE SHEET
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD
THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	PI: _____ DATE: _____	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY: LUMEN ENGINEERING CONSULTANTS, INC. 11111 N.W. 42nd AVE, MIAMI, FL 33157	DATA SOURCE: SEE SHEET
		THIS COVER SHEET FOR THE MAP, PI AND DATE: _____ FOR CONTRACT: _____	PI: _____ DATE: _____	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 43352-1	SHEET 15



PI STA 1474+29.52Δ=00'01'00" LT
(NO CURVE)
N&D "ELEMENT LB 7831"



END OF R/W PROJECT NORTH SEGMENT
P.O.T. STA 1487+00.00
N&D "ELEMENT LB 7831"

LEGEND

- AR = AHEAD
- BR = BEHIND
- LN = IRON ROD
- LWD = LINE & U.S. SURVEY
- LS = LINE & U.S. SURVEY
- LB = LINE & U.S. SURVEY
- PI = POINT OF INTERSECTION
- P.O.T. = POINT OF TANGENCY
- PT = POINT OF TANGENCY
- REF. PT = REFERENCE POINT
- INSD = INTERSECTION
- SR = STATE ROAD
- STA = STATION

NOTE: ALL REFERENCE DATA ON THIS SHEET IS QUOTED DIRECTLY FROM THE 400 FOOTING SURVEY AS CITED IN GENERAL NOTE 1 ON THE COVER SHEET.

REFERENCE SHEET
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD
THIS MAP IS NOT A SURVEY

RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	BY: _____ DATE: _____	FED. PROJ. N/A	SECTION 13010-000	MAP PREPARED BY: _____	(DATA SOURCE) SHEET NO. _____
		SEAL OF THE FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	PRELIM L.M.T.C. 06/27/21	STATE ROAD NO. 45	MANATEE COUNTY	FLORIDA HIGHWAY DEPARTMENT (H&M) 1113 E 6th AVE TOWER FL 33602	SCALE: _____
		CREATED BY: _____ DATE: _____	REVISION BY: _____ DATE: _____	CHECKED: P.MATTSON 11/14/21			

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT			CHANGE SHEET NUM.	WAA	DATE
100		NOT USED						REV. 100	WAA	3/22/19
101	4	TAI & SUE INVESTMENTS, LLC	158 SF	32987 SF	-			VOID 108,109,120,124,125,128,130	WAA	3/22/19
102	4	SKACE PROPERTIES, LLC	690 SF	-	41234 SF			NAME CHANGE P. 123	WAA	7/11/19
103		NOT USED						VOID PARCEL 131	CEM	08/01/19
104	4	6823 FOURTEENTH STREET W. LLC	64 SF	-	1,082 AC			NAME CHANGE PARCEL 104	CEM	08/30/19
105		NOT USED						REV P. 110	WAA	09/17/19
106A	4	FREIJA LAND HOLDINGS, L.L.C.	69 SF	22970 SF	-			NAME CHANGE PARCEL 118	CEM	12/16/19
106B	4	FREIJA LAND HOLDINGS, L.L.C.	46 SF	SEE PARCEL 106A	-			REV P. 106	WAA	04/21/20
107A	4	ALEX KARRAS LINCOLN, INC.	125 SF	5,668 AC	-					
107B	4	ALEX KARRAS LINCOLN, INC.	170 SF	SEE PARCEL 107A	-					
107C	4	ALEX KARRAS LINCOLN, INC.	242 SF	SEE PARCEL 107A	-					
107D	4,5	ALEX KARRAS LINCOLN, INC.	41 SF	SEE PARCEL 107A	-					
108	4	GGM MOSS LIMITED PARTNERSHIP	484 SF	-	22165 SF			-VOID		
109	4	GLOBAL ASSEKURANZ, INC.	275 SF	-	39640 SF			-VOID		
110	4	MOORE 3, LLC	894 SF	-	1,126 AC					
111	4,5	SHUBHAM HOTELS, LLC	1803 SF	-	2,440 AC					
112A	5	FURMAN'S, INC.	297 SF	1,094 AC	-					
112B	5	FURMAN'S, INC.	48 SF	SEE PARCEL 312A	-					
113	5	AUTO TRIM DESIGN OF SUNCOAST, INC.	354 SF	1,102 AC	-					
114	5	RITESH SHAH	865 SF	-	29641 SF					
115A	5	MARIA SCARPA	557 SF	-	1,029 AC					
115B	5	MARIA SCARPA	375 SF	-	SEE PARCEL 115A					
116A	5	HARA & AGAPI, L.L.C.	63 SF	-	1,610 AC	REMAINDER INCLUDES PARCEL 700				
116B	5	HARA & AGAPI, L.L.C.	1317 SF	-	SEE PARCEL 116A					
117	5	SMTS PROPERTIES, LLC	317 SF	37155 SF	-					
118	5	CARLOS RODRIGUEZ	756 SF	11716 SF	-					
119	5	6619 SW 14TH ST. COMPANY, LLC	1458 SF	-	42244 SF	REMAINDER INCLUDES PARCEL 701				
120	5	GARY A. AND DIANE ADAMS, HUSBAND AND WIFE	685 SF	-	28453 SF			-VOID		
121	5	THE INDIVIDUAL OWNERS OF DDK COMMERCIAL CONDOMINIUM	182 SF	13532 SF	-					
122A	5	SHAH HOTELS, LLC	64 SF	1,185 AC	-					
122B	5	SHAH HOTELS, LLC	455 SF	SEE PARCEL 122A	-					
123	5	PATTIE M. HOFFMAN	597 SF	-	25610 SF					
124	5,6	THE SOUTHEY PARTNERSHIP, LTD	3820 SF	-	4,773 AC			-VOID		
125	5	CUBESMART, L.P.	458 SF	4,996 AC	-			-VOID		
126	5,6	BAYSHORE BAPTIST CHURCH, MANATEE COUNTY, FLORIDA, INC.	1798 SF	4,356 SF	-					
127	5	FOWLER PROPERTIES, INC.	576 SF	15745 SF	-					
128	6	L.T.D ENTERPRISES, LLC	981 SF	2,808 AC	-			-VOID		
129	6	KANA PARTNERS, LLC	1054 SF	-	42745 SF					
130	6	J. RICE HOLDINGS, LLC	1140 SF	5,523 AC	-			-VOID		
131	6	ADVANCE SELF STORAGE, LLC	1121 SF	5,632 AC	-			-VOID		
132A	6	GETTEL AUTOMOTIVE, INC.	327 SF	-	16,224 AC					
132B	6	GETTEL AUTOMOTIVE, INC.	1812 SF	-	SEE PARCEL 132A					

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69TH AVE (BAY DR) TO 63RD AVE W
AND FROM 53RD AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: EIGHTH ENGINEERING CO., P.C. 1133 E 4TH AVE TAMPA, FL 33605	DATA SOURCE SEE SHEET
	SEE COVER SHEET FOR SIGNATURE AND DATE FOR CONTACT INFORMATION		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
			700-799	TEMPORARY EASEMENTS	900-999	LICENSE				

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT			CHANGE SHEET NUM.	WAA	DATE
132C	6	GETTEL AUTOMOTIVE, INC.	445 SF	-	SEE PARCEL 132A			REV. 148, 153	WAA	3/22/19
132D	6	GETTEL AUTOMOTIVE, INC.	310 SF	-	SEE PARCEL 132A			VOID 151, 152, 157, 158, 161, 163	WAA	3/22/19
133	7	MANATEE COUNTY	45 SF	3892 SF	-			NAME CHANGE P. 146 & P. 150	WAA	6/25/19
134	6	BRADENTON VENTURE, L.L.C.	1050 SF	2,447 AC	-			NAME CHANGE P. 138	WAA	7/11/19
135	6,7	ROAN, LTD. CORPORATION	1256 SF	6,907 AC	-			NAME CHANGE P. 140	CEM	12/05/19
136		NOT USED						REV SHEET NUMBER FOR P. 153	CEM	12/16/19
137	7	STANLEY B. HANIN	1063 SF	28765 SF	-			REV SHEET NUMBER FOR P. 164	CEM	12/16/19
138	7	MHV 2019-1 BRADENTON PINE HAVEN, LLC	511 SF	6,751 AC	-			NAME CHANGE P. 159	CEM	02/05/20
139A	6	MANATEE COUNTY	79 SF	-	8,874 SF					
139B	6	MANATEE COUNTY	2099 SF	-	SEE PARCEL 139A					
139C	6	MANATEE COUNTY	176 SF	-	SEE PARCEL 139A					
139D	7	MANATEE COUNTY	167 SF	-	SEE PARCEL 139A					
139E	7	MANATEE COUNTY	1484 SF	-	SEE PARCEL 139A					
140	7	CL ART SPA LLC.	917 SF	2,254 AC	-					
141	7	THE MARVIN & JOAN COOPER FAMILY LIMITED PARTNERSHIP	269 SF	1,179 AC	-					
142	8	5234 14TH STREET LLC	133 SF	35019 SF	-					
143	8	FLORIDA 5235 LLC	240 SF	-	14611 SF					
144	8	TREBOR REALTY INVESTMENTS, INC.	1405 SF	-	5,231 AC					
145	8	REASONER FAMILY PARTNERSHIP, LTD.	866 SF	41190 SF	-					
146	8	MHV 2019-1 BRADENTON SUNNY ACRES, LLC, A DELAWARE LIMITED LIABILITY COMPANY	1026 SF	4,656 AC	-					
147		NOT USED								
148	8	KANCOV INVESTMENT LIMITED PARTNERSHIP	207 SF	-	3,310 AC					
149		NOT USED								
150A	8	MHV 2019-1 BRADENTON WAYSIDE GLEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY	287 SF	8,130 AC	-					
150B	8	MHV 2019-1 BRADENTON WAYSIDE GLEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY	1423 SF	SEE PARCEL 150A	-					
151	8	LINDSEY ENTERPRISES, LLC	207 SF	-	3723 SF			VOID		
152	8	LB PROPERTIES WEST INCORPORATED	1859 SF	-	5,207 AC			VOID		
153	8	MAG-DISE, LLC	55 SF	1,091 AC	-					
154		NOT USED								
155A	9	BRADFORD L. BAUER	139 SF	-	12934 SF					
155B	9	BRADFORD L. BAUER	27 SF	-	SEE PARCEL 155A					
156A	9	LINCOLN ARMS CORPORATION	670 SF	14,317 AC	-					
156B	9	LINCOLN ARMS CORPORATION	93 SF	SEE PARCEL 156A	-					
156C	9	LINCOLN ARMS CORPORATION	2002 SF	SEE PARCEL 156A	-					
157	9	JASIK-MANATEE HOLDINGS, LLC	685 SF	-	12415 SF			VOID		
158	9	RED-BARN-GUNSHOP, LLC	409 SF	-	10523 SF			VOID		
159	9	STORE MASTER FUNDING IX, LLC	848 SF	-	1,548 AC					
160	9	PALO BAND OF MISSION INDIANS	1099 SF	-	2,684 AC					
161	9	C. GARRETT DURFEE, AS TRUSTEE	1030 SF	1,080 AC	-			VOID		
162	9	5019 14TH ST W, LLC	995 SF	-	23076 SF					
163	9	DISCOUNT AUTO PARTS, LLC	944 SF	41312 SF	-			VOID		
164	9,10	K&K MOBILE HOME PARK, LLC	1231 SF	14,328 AC	-					

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

RIGHT OF WAY MAP

LEGEND

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____ SEE COVER SHEET FOR SIGNATURE AND DATE OF DEPARTMENT SECRETARY	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: DEPARTMENT ENGINEERING (L.P.F. 11) 1213 E 9th AVE TAMPA, FL 33604	DATE: 06/27/2019	DATA SOURCE: SEE SHEET 1
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS					
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE					

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
165	9	SAMUEL V. JOHNSON, TRUSTEE	973 SF		22266 SF		VOID	NAME CHANGE FOR P. 191	CEM	2/19/19
166	9	THE SHERWIN-WILLIAMS COMPANY	993 SF		1,131 AC		VOID	NAME CHANGE FOR P. 170	CEM	2/19/19
167A	9, 10	4910 BRADENTON, LLC	13 SF	32532 SF	-			CHANGE SHEET NUM.	WAA	3/22/19
167B	10	4910 BRADENTON, LLC	456 SF	SEE PARCEL 167A	-			REV. 185, VOID 185,186,168,172	WAA	3/22/19
168	9, 10	SANSTEVE LLC	829 SF		1,132 AC			VOID 175,176,181,187,189,190	WAA	3/22/19
169	10	PEDRICO, LLC	1033 SF		32000 SF			REV P. 167A INFO	WAA	11/14/19
170A	10	EVAN N. BERLIN, AS TRUSTEE	944 SF	7,487 AC	-			VOID P. 191, ADD P. 194	WAA	04/20/20
170B	10	EVAN N. BERLIN, AS TRUSTEE	316 SF	SEE PARCEL 170A	-			ADD P. 195 A & B, ADD P. 196	WAA	05/18/20
171A	10	BECKER PROPERTIES, INC.	27 SF		1,158 AC			VOID 194	WAA	05/18/20
171B	10	BECKER PROPERTIES, INC.	721 SF		SEE PARCEL 171A			ADD P. 180 NOTE	WAA	09/03/20
172	10	JAMES F. KEEDY, TRUSTEE	999 SF		1,153 AC		VOID			
173A	10	DUNEDIN CAUSEWAY ASSOCIATES, ET ALIUS	157 SF	20902 SF	-					
173B	10	DUNEDIN CAUSEWAY ASSOCIATES, ET ALIUS	164 SF	SEE PARCEL 173A	-					
174A	10	GEYER-DICKINSON GENERAL PARTNERSHIP	177 SF	5,901 AC	-					
174B	10	GEYER-DICKINSON GENERAL PARTNERSHIP	1109 SF	SEE PARCEL 174A	-					
175	10	BOAST MOTORS, INC.	2370 SF	2,798 AC	-		VOID			
176	10	JAMES F. KEEDY, TRUSTEE	850 SF	1,068 AC	-		VOID			
177A	10, 11	EAGLE VILLAGE, INC.	1206 SF	17,597 AC	-	REMAINDER INCLUDES PARCEL 702				
177B	11	EAGLE VILLAGE, INC.	331 SF	SEE PARCEL 177A	-					
178A	10, 11	MCDONALD'S CORPORATION	499 SF		1,535 AC					
178B	11	MCDONALD'S CORPORATION	315 SF		SEE PARCEL 178A					
179		NOT USED								
180A	11	JANE T. DONNELLY, TRUSTEE	257 SF	35029 SF	-	ADDITIONAL R/W PER SFJ = 332 SF	INSTR# 202041044183			
180B	11	JANE T. DONNELLY, TRUSTEE	392 SF	SEE PARCEL 180A	-		INSTR# 202041044183			
181	11	FLORIDA RETAIL STORES, LLC	2064 SF		2,281 AC		VOID			
182	11	EAGLE VILLAGE, INC.	2811 SF	6,965 AC	-					
183		NOT USED								
184A	11	RCC CORTEZ PLAZA, LLC	318 SF		25,333 AC					
184B	11	RCC CORTEZ PLAZA, LLC	112 SF		SEE PARCEL 184A					
185	11	TAMIAHI HOEHNE LLC	691 SF	15546 SF	-					
186	11	MILLER & RUBY MITCHELL	409 SF	5504 SF	-					
187	11	EGNRAD REAL ESTATE & INVESTMENT LIMITED PARTNERSHIP	642 SF	1,512 AC	-		VOID			
188		NOT USED								
189	11	RARE HOSPITALITY MANAGEMENT, INC.	1026 SF	2,906 AC	-		VOID			
190	12	CEPT SUNSHINE PROPERTIES, LLC	1412 SF	1,557 AC	-		VOID			
191	5	SPEEDWAY, LLC.	41 SF	1,204 AC	-		VOID			
192		NOT USED								
193	10	BRADENTON TGIF, INC.	352 SF	42323 SF	-					
194	9	RED BARN GUNSHOP, LLC	307 SF		10625 SF		VOID			
195A	6	ADVANCE SELF STORAGE, LLC	174 SF	5,652 AC	-					
195B	6	ADVANCE SELF STORAGE, LLC	72 SF	SEE 195A	-					
196	9	PALMWOOD FOODS, LLC	1060 SF	1,079AC	-					

P. 184 NAME CHANGED C. WORA/ES 05-01-2019

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (11-5, 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	B. DATE 10/27/2019	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: TIMOTHY E. GARDNER/BOB CHAFFIN (11)	DATE SOURCE 11/13/19 4th AVE TAMPA, FL 33645	SHEET NO.
	100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	900-999	LICENSE						

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS	
				LEFT	RIGHT				
700	5	HARA & AGAPI, L.L.C.	277 SF			SEE PARCEL 116		ADD NEW TAB SHEET	IWAA 3/22/19
701	5	6619 SW 14TH ST. COMPANY, LLC	381 SF			SEE PARCEL 119		P. 720 NAME CHANGE	WAA 5/22/19
702	10	EAGLE VILLAGE, INC.	949 SF			SEE PARCEL 177		REV. P.710 AREA	WAA 7/11/19
703	4	TAI & SUE INVESTMENTS, LLC	48 SF			SEE PARCEL 101		VOID PARCEL 720	CEM 08/01/19
704	4	G&M MOSS LIMITED PARTNERSHIP	190 SF			SEE PARCEL 108		P. 722 AND P. 724 NAME CHANGE	CEM 08/01/19
705	4	GLOBAL ASSEKURANZ, INC.	113 SF			SEE PARCEL 109	INSTR # 202041038068	P. 735 NAME CHANGE	CEM 12/05/19
706	5	SMTS PROPERTIES, LLC	355 SF			SEE PARCEL 117		VOID PARCEL 734	CEM 12/09/19
707	5	GARY A. AND DIANE ADAMS, HUSBAND AND WIFE	200 SF			SEE PARCEL 120		REV SHEET NUMBER FOR P. 710	CEM 12/16/19
708	5	THE INDIVIDUAL OWNERS OF DDK COMMERCIAL CONDOMINIUM	149 SF			SEE PARCEL 121		REV SHEET NUMBER FOR P. 730	CEM 12/16/19
709	5	FOWLER PROPERTIES, INC.	47 SF			SEE PARCEL 127		REV SHEET NUMBER FOR P. 732	CEM 12/16/19
710	5,6	THE SOUTHBY PARTNERSHIP, LTD	1639 SF			SEE PARCEL 124		REV COMMENT FOR P. 719	WAA 04/20/20
711	5	CUBESMART, L.P.	413 SF			SEE PARCEL 125		REV P. 722 & P. 728	WAA 04/20/20
712A	6	BAYSHORE BAPTIST CHURCH, MANATEE COUNTY, FLORIDA, INC.	100 SF			SEE PARCEL 126		ADD RECORDING DATA FOR P. 705	CEM 04/20/20
712B	6	BAYSHORE BAPTIST CHURCH, MANATEE COUNTY, FLORIDA, INC.	62 SF			SEE PARCEL 126		VOID PARCEL 707	CEM 07/07/20
713	6	L.T.D ENTERPRISES, LLC	458 SF			SEE PARCEL 128			
714	6	J. RICE HOLDINGS, LLC	358 SF			SEE PARCEL 130			
715	7	STANLEY B. HANIN	389 SF			SEE PARCEL 137			
716	8	TREBOR REALTY INVESTMENTS, INC.	36 SF			SEE PARCEL 144			
717	8,9	MAG-DISE, LLC	1043 SF			SEE PARCEL 153			
718	9	JASIK MANATEE HOLDINGS, LLC	158 SF			SEE PARCEL 157			
719	9	RED BARN GUNSHOP, LLC	190 SF			SEE PARCEL 194			
720	9	PALMWOOD FOODS, LLC	274 SF			SEE PARCEL 161		VOID	
721	9	DISCOUNT AUTO PARTS, LLC	249 SF			SEE PARCEL 163			
722	10	EDWARD J. LEONARD, SUCCESSOR TRUSTEE	276 SF			SEE PARCEL 172			
723A	10	BOAST MOTORS, INC.	32 SF			SEE PARCEL 175			
723B	10	BOAST MOTORS, INC.	398 SF			SEE PARCEL 175			
724	10	EDWARD J. LEONARD, SUCCESSOR TRUSTEE	227 SF			SEE PARCEL 176			
725	11	FLORIDA RETAIL STORES, LLC	787 SF			SEE PARCEL 181			
726	11	CONRAD REAL ESTATE & INVESTMENT LIMITED PARTNERSHIP	124 SF			SEE PARCEL 187			
727A	11	RARE HOSPITALITY MANAGEMENT, INC.	168 SF			SEE PARCEL 189			
727B	11,12	RARE HOSPITALITY MANAGEMENT, INC.	110 SF			SEE PARCEL 189			
728	12	FCPT SUNSHINE PROPERTIES, LLC	742 SF			SEE PARCEL 190			
729A	8	KANCOV INVESTMENT LIMITED PARTNERSHIP	162 SF			SEE PARCEL 148			
729B	8	KANCOV INVESTMENT LIMITED PARTNERSHIP	184 SF			SEE PARCEL 148			
730	8,9	LB PROPERTIES WEST INCORPORATED	786 SF			SEE PARCEL 152			
731	9	SAMUEL V. JOHNSON, TRUSTEE	366 SF			SEE PARCEL 165			
732	9,10	THE SHERWIN-WILLIAMS COMPANY	259 SF			SEE PARCEL 166			
733	9,10	SANSTEVE LLC	246 SF			SEE PARCEL 168			
734	10	GEYER-DICKINSON GENERAL PARTNERSHIP	142 SF			SEE PARCEL 174		VOID	
735	7	CL ART SPA LLC.	102 SF			SEE PARCEL 140			

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: DESIGNER: ENGELT, PERRY, & CO., LLC 12215 47th AVE, BAYHOLY, FL 33648 SCALE: N/A	DATE VISUAL: SEE SHEET 1
	SEE COVER SHEET FOR SIGNATURE AND DATE THIS MAP IS NOT A SURVEY		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
			700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 20

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
800	4	G&M MOSS LIMITED PARTNERSHIP	294 SF			SEE PARCEL 108		ADD NEW TAB SHEET	WAA	3/22/19
801	4	GLOBAL ASSEKURANZ, INC.	162 SF			SEE PARCEL 109	INSTR # 202041038068 "FEE SIMPLE"	P. 809 NAME CHANGE	WAA	5/22/19
802	5	GARY A. AND DIANE ADAMS, HUSBAND AND WIFE	484 SF			SEE PARCEL 120		VOID PARCEL 809	CEM	08/01/19
803	5	CUBESMART, L.P.	316 SF			SEE PARCEL 125		P. 811 AND P. 813 NAME CHANGE	CEM	08/30/19
804	6	L.T.D ENTERPRISES, LLC	594 SF			SEE PARCEL 128	INSTR # 202041044182 "FEE SIMPLE"	REV SHEET NUMBER FOR P. 818	CEM	12/16/19
805	6	J. RICE HOLDINGS, LLC	782 SF			SEE PARCEL 130		VOID P. 808, REV P. 811 & P. 817	WAA	04/20/20
806	8,9	MAG-DISE, LLC	1197 SF			SEE PARCEL 153		ADD RECORDING DATA FOR P. 801	WAA	05/18/20
807	9	JASIK MANATEE HOLDINGS, LLC	527 SF			SEE PARCEL 157		UNVOID P. 808	WAA	05/18/20
808	9	RED BARN GUNSHOP, LLC	307 SF			SEE PARCEL 158 & 194		ADD RECORDING DATA FOR P. 804	WAA	09/03/20
809	9	PALMWOOD FOODS, LLC	755 SF			SEE PARCEL 161				
810	9	DISCOUNT AUTO PARTS, LLC	695 SF			SEE PARCEL 163		VOID		
811	10	EDWARD J. LEONARD, SUCCESSOR TRUSTEE	602 SF			SEE PARCEL 172				
812	10	BOAST MOTORS, INC.	1732 SF			SEE PARCEL 175				
813	10	EDWARD J. LEONARD, SUCCESSOR TRUSTEE	601 SF			SEE PARCEL 176				
814	11	FLORIDA RETAIL STORES, LLC	1361 SF			SEE PARCEL 181				
815	11	CONRAD REAL ESTATE & INVESTMENT LIMITED PARTNERSHIP	524 SF			SEE PARCEL 187				
816	11,12	RARE HOSPITALITY MANAGEMENT, INC.	1251 SF			SEE PARCEL 189				
817	12	FCPT SUNSHINE PROPERTIES, LLC	868 SF			SEE PARCEL 190				
818	5,6	THE SOUTHBRY PARTNERSHIP, LTD	2389 SF			SEE PARCEL 124				
819	8	KANCOV INVESTMENT LIMITED PARTNERSHIP	1258 SF			SEE PARCEL 148				
820	8	LINDSEY ENTERPRISES, LLC	177 SF			SEE PARCEL 151				
821	8	LB PROPERTIES WEST INCORPORATED	1149 SF			SEE PARCEL 152				
822	9	SAMUEL V. JOHNSON, TRUSTEE	607 SF			SEE PARCEL 165				
823	9,10	THE SHERWIN-WILLIAMS COMPANY	733 SF			SEE PARCEL 166				
824	9,10	SANSTEVE LLC	584 SF			SEE PARCEL 168				

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
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TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APP 014 01 0179 SEE COVER SHEET FOR SIGNATURE AND DATE TOP SECRET 10 102017	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAPS PREPARED BY: TERRACE ENGINEERING CONSULTING, LLC 1711 E 9th AVE TAMPA, FL 33645	DATA SOURCE: SEE SHEET 1 SCALE: N/A
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 21

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS			
				LEFT	RIGHT						
900	4.13	TAI & SUE INVESTMENTS, LLC	329 SF			SEE PARCEL 101					
901	4.13	JOAN M. DAVIS & FRED E. DAVIS, AS TRUSTEES	246 SF			N/A			ADD NEW TAB SHEET	WAA	3/22/19
902	4.13	SKACE PROPERTIES, LLC	688 SF			SEE PARCEL 102			NAME CHANGE P. 917	WAA	7/11/19
903	4.13	6823 FOURTEENTH STREET W, LLC.	219 SF			SEE PARCEL 104			NAME CHANGE PARCEL 903	CEM	08/01/19
904	4.13	6815 14TH ST W LLC	348 SF			N/A			NAME CHANGE PARCEL 905	CEM	08/30/19
905A	4.13	SHUBHAM HOTELS, LLC	277 SF			SEE PARCEL 111			REV. P. 920 TO P. 920 A & B	WAA	05/18/20
905B	4.5.13	SHUBHAM HOTELS, LLC	106 SF			SEE PARCEL 111					
906	5.13	FURMAN'S, INC.	282 SF			SEE PARCEL 112					
907	5.13	AUTO TRIM DESIGN OF SUNCOAST, INC.	214 SF			SEE PARCEL 113					
908	5.13	SPEEDWAY, LLC.	522 SF			SEE PARCEL 191					
909		NOT USED									
910	5.13	FOWLER PROPERTIES, INC.	486 SF			SEE PARCEL 127					
911	5.13	THE INDIVIDUAL OWNERS OF DDK COMMERCIAL CONDOMINIUM	24 SF			SEE PARCEL 121					
912	5.13	SHAH HOTELS, LLC	33 SF			SEE PARCEL 122					
913A		NOT USED									
914	5.13	RITESH SHAH	217 SF			SEE PARCEL 114					
915	5.13	MARIA SCARPA	113 SF			SEE PARCEL 115					
916	5.13	6619 SW 14TH ST. COMPANY, LLC	60 SF			SEE PARCEL 119					
917	5.13	PATTIE M. HOFFMAN	148 SF			SEE PARCEL 123					
918		NOT USED									
919		NOT USED									
920A	6.13	BRADENTON VENTURE, L.L.C.	16 SF			SEE PARCEL 134					
920B	6.13	BRADENTON VENTURE, L.L.C.	279 SF			SEE PARCEL 134					
921	6.13	I L N PROPERTIES	10 SF			N/A					
922A	6.13	ROAN, LTD. CORPORATION	1655 SF			SEE PARCEL 135					
922B	6.7.13	ROAN, LTD. CORPORATION	176 SF			SEE PARCEL 135					
923A	6.13	KANA PARTNERS, LLC	158 SF			SEE PARCEL 129					
923B	6.13	KANA PARTNERS, LLC	251 SF			SEE PARCEL 129					
924	6.13	GETTEL AUTOMOTIVE, INC.	93 SF			SEE PARCEL 132					
925A	7.13	STANLEY B. HANIN	108 SF			SEE PARCEL 137					
925B	7.13	STANLEY B. HANIN	43 SF			SEE PARCEL 137					
926	7.13	PINE MHP, LLC	379 SF			SEE PARCEL 138					
927A	7.13	SAMOSEY FLORIDA, INC.	32 SF			SEE PARCEL 140					
927B	7.13	SAMOSEY FLORIDA, INC.	124 SF			SEE PARCEL 140					
928	7.13	MANATEE COUNTY	154 SF			SEE PARCEL 133					
929	7.13	THE MARVIN & JOAN COOPER FAMILY LIMITED PARTNERSHIP	119 SF			SEE PARCEL 141					
930A	7.13	MANATEE COUNTY	240 SF			SEE PARCEL 139					
930B	7.13	MANATEE COUNTY	363 SF			SEE PARCEL 139					
931		NOT USED									
932	8.14	FLORIDA 5235 LLC	101 SF			SEE PARCEL 143					

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____ SEE COVER SHEET FOR SIGNATURE AND DATE.	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID, N/A	SECTION 13010-000	MAP: PREPARED BY: FLORIAN ENGINEERING GROUP, LLC 11112 4TH AVE. TAMPA, FL 33613	DATA SOURCE: SEE SHEET 1
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 22

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
933A	8.14	TREBOR REALTY INVESTMENTS, INC.	16 SF			SEE PARCEL 144		ADD NEW TAB SHEET	WAA	3/22/19
933B	8.14	TREBOR REALTY INVESTMENTS, INC.	528 SF			SEE PARCEL 144		REV P. 939	WAA	5/14/19
934A	8.14	KANCOV INVESTMENT LIMITED PARTNERSHIP	901 SF			SEE PARCEL 148		VOID PARCEL 938	KEM	08/01/19
934B	8.14	KANCOV INVESTMENT LIMITED PARTNERSHIP	89 SF			SEE PARCEL 148		REV P. 954	WAA	04/20/20
935	8.14	LINDSEY ENTERPRISES, LLC	120 SF			SEE PARCEL 151		ADD P. 955	WAA	05/18/20
936A	8.14	LB PROPERTIES WEST INCORPORATED	56 SF			SEE PARCEL 152				
936B		NOT USED								
937	9.14	LINCOLN ARMS CORPORATION	67 SF			SEE PARCEL 156				
938	9.14	C. GARRETT DURFEE, AS TRUSTEE	149 SF			SEE PARCEL 161		VOID		
939	9.14	DISCOUNT AUTO PARTS, LLC	251 SF			SEE PARCEL 163				
940	9.10.14	K&K MOBILE HOME PARK, LLC	236 SF			SEE PARCEL 164				
941		NOT USED								
942	9.14	STORE MASTER FUNDING IX, LLC	193 SF			SEE PARCEL 159				
943	9.14	PALO BAND OF MISSION INDIANS	50 SF			SEE PARCEL 160				
944	9.14	SAMUEL V. JOHNSON, TRUSTEE	8 SF			SEE PARCEL 165				
945	9.14	THE SHERWIN-WILLIAMS COMPANY	26 SF			SEE PARCEL 166				
946	10.14	BRADENTON TGIF, INC.	98 SF			SEE PARCEL 193				
947		NOT USED								
948	10.14	BECKER PROPERTIES, INC.	350 SF			SEE PARCEL 171				
949		NOT USED								
950A	10.11.14	MCDONALD'S CORPORATION	30 SF			SEE PARCEL 178				
950B	10.11.14	MCDONALD'S CORPORATION	31 SF			SEE PARCEL 178				
951	11.14	EAGLE VILLAGE, INC.	20 SF			SEE PARCEL 177				
952A	11.14	JANE T. DONNELLY, TRUSTEE	24 SF			SEE PARCEL 180				
952B	11.14	JANE T. DONNELLY, TRUSTEE	17 SF			SEE PARCEL 180				
953		NOT USED								
954	12.14	FCPT SUNSHINE PROPERTIES, LLC	1035 SF			SEE PARCEL 190				
955	6.13	ADVANCE SELF STORAGE, LLC	37 SF			SEE PARCEL 195				

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE, W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20	DATE: 08/20/20
	PARCEL NUMBER ID. 100-699	TYPE USE DEEDS OF ALL TYPES	PARCEL NUMBER ID. 800-899	TYPE USE PERPETUAL EASEMENTS	PARCEL NUMBER ID. 700-799	TYPE USE TEMPORARY EASEMENTS	PARCEL NUMBER ID. 900-999	TYPE USE LICENSE	FED. PROJ. ID. N/A	SECTION 13010-000	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 23

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT			CHANGE SHEET NUM.	WAA	DATE
100										
101	4		158 SF	32981 SF	-			REV. 100	WAA	3/22/19
102	4		690 SF	-	41234 SF			VOID 108,109,120,124,125,128,130	WAA	3/22/19
103								NAME CHANGE P. 123	WAA	7/11/19
104	4		64 SF	-	1,082 AC			VOID PARCEL 131	CEM	08/01/19
105								NAME CHANGE PARCEL 104	CEM	08/01/19
106A	4		69 SF	22970 SF	-			NAME CHANGE PARCEL 111	CEM	08/30/19
106B	4		46 SF	SEE PARCEL 106A	-			REV P. 110	WAA	09/17/19
107A	4		125 SF	5,668 AC	-			NAME CHANGE PARCEL 118	CEM	12/16/19
107B	4		170 SF	SEE PARCEL 107A	-			REV P. 106	WAA	04/21/20
107C	4		242 SF	SEE PARCEL 107A	-					
107D	4,5		41 SF	SEE PARCEL 107A	-					
108	4		484 SF	-	22165 SF			VOID		
109	4		275 SF	-	39640 SF			VOID		
110	4		894 SF	-	1,126 AC					
111	4,5		1803 SF	-	2,440 AC					
112A	5		297 SF	1,094 AC	-					
112B	5		48 SF	SEE PARCEL 112A	-					
113	5		354 SF	1,102 AC	-					
114	5		865 SF	-	29641 SF					
115A	5		557 SF	-	1,029 AC					
115B	5		375 SF	-	SEE PARCEL 115A					
116A	5		63 SF	-	1,610 AC	REMAINDER INCLUDES PARCEL 700				
116B	5		1317 SF	-	SEE PARCEL 116A					
117	5		317 SF	37155 SF	-					
118	5		756 SF	11716 SF	-					
119	5		1458 SF	-	42244 SF	REMAINDER INCLUDES PARCEL 701				
120	5		685 SF	-	20453 SF			VOID		
121	5		182 SF	13532 SF	-					
122A	5		64 SF	1,185 AC	-					
122B	5		455 SF	SEE PARCEL 122A	-					
123	5		597 SF	-	25610 SF					
124	5,6		3820 SF	-	4,773 AC			VOID		
125	5		450 SF	4,996 AC	-			VOID		
126	5,6		1798 SF	4,356 SF	-					
127	5		576 SF	15745 SF	-					
128	6		981 SF	2,068 AC	-			VOID		
129	6		1054 SF	-	42745 SF					
130	6		1140 SF	5,523 AC	-			VOID		
131	6		1121 SF	5,632 AC	-			VOID		
132A	6		327 SF	-	16,224 AC					
132B	6		1812 SF	-	SEE PARCEL 132A					

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 411)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: [Signature] DATE: [Date] SEE COVER SHEET FOR SIGNATURE AND DATE FOR CONTRACT DOCUMENT	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MANUFACTURED BY: [Manufacturer] ELEMENT ENGINEERING GROUP, INC. 11715 6TH AVE, TAMPA, FL 33604 SCALE: N/A	DATE PLOTTED: [Date]
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 17

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT			CHANGE SHEET NUM.	WAA	DATE
132C	6		445 SF	-	SEE PARCEL 132A			CHANGE SHEET NUM. REV. 148, 153	WAA	3/22/19
132D	6		310 SF	-	SEE PARCEL 132A			VOID 151, 152, 157, 158, 161, 163	WAA	3/22/19
133	7		45 SF	3892 SF	-			NAME CHANGE P. 146 & P. 150	WAA	6/25/19
134	6		1050 SF	2,447 AC	-			NAME CHANGE P. 140	CEM	12/05/19
135	6,7		1256 SF	6,907 AC	-			REV SHEET NUMBER FOR P. 153	CEM	12/16/19
136								REV SHEET NUMBER FOR P. 164	CEM	12/16/19
137	7		1063 SF	28765 SF	-			NAME CHANGE P. 155	CEM	02/05/20
138	7		511 SF	6,751 AC	-					
139A	6		79 SF	-	8,874 SF					
139B	6		2099 SF	-	SEE PARCEL 139A					
139C	6		176 SF	-	SEE PARCEL 139A					
139D	7		167 SF	-	SEE PARCEL 139A					
139E	7		1484 SF	-	SEE PARCEL 139A					
140	7		917 SF	2,254 AC	-					
141	7		269 SF	1,179 AC	-					
142	8		133 SF	35019 SF	-					
143	8		240 SF	-	14611 SF					
144	8		1405 SF	-	5,231 AC					
145	8		866 SF	41190 SF	-					
146	8		1026 SF	4,656 AC	-					
147										
148	8		207 SF	-	3,310 AC					
149										
150A	8		287 SF	8,130 AC	-					
150B	8		1423 SF	SEE PARCEL 150A	-					
151	8		207 SF	-	3723 SF			VOID		
152	8		1859 SF	-	5,207 AC			VOID		
153	8		55 SF	1,091 AC	-					
154										
155A	9		139 SF	-	12934 SF					
155B	9		27 SF	-	SEE PARCEL 155A					
156A	9		670 SF	14,317 AC	-					
156B	9		93 SF	SEE PARCEL 156A	-					
156C	9		2002 SF	SEE PARCEL 156A	-					
157	9		605 SF	-	12415 SF			VOID		
158	9		409 SF	-	10523 SF			VOID		
159	9		848 SF	-	1,548 AC					
160	9		1099 SF	-	2,684 AC					
161	9		1030 SF	1,080 AC	-			VOID		
162	9		995 SF	-	23076 SF					
163	9		944 SF	41312 SF	-			VOID		
164	9,10		1231 SF	14,328 AC	-					

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	DRAWN BY SEE COVER SHEET FOR PARCEL AND DATA FOR OFFICIAL RECORD	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	DATE PREPARED BY ELLEN F. FORTINER 11/13/2018	DATE SOURCE SEE SHEET 11/13/2018
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 18

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS LEFT	REMAINDERS RIGHT	COMMENTS	RECORDING DATA	REVISIONS
165	9		973 SF		22266 SF		VOID	NAME CHANGE FOR P. 191 CEM 07/19/19
166	9		993 SF		1.131 AC		VOID	NAME CHANGE FOR P. 170 CEM 07/19/19
167A	9, 10		13 SF	32532 SF	-			CHANGE SHEET NUM. WAA 3/22/19
167B	10		456 SF	SEE PARCEL 167A	-			REV 185, VOID 165,166,168,172 WAA 3/22/19
168	9, 10		829 SF		1.132 AC		VOID	VOID 175,176,181,187,189,190 WAA 3/22/19
169	10		1033 SF		32000 SF			REV P. 167A INFO WAA 11/14/19
170A	10		944 SF	7.487 AC	-			VOID P. 191, ADD P. 194 WAA 04/20/20
170B	10		316 SF	SEE PARCEL 170A	-			ADD P. 195 A & B, ADD P. 196 WAA 05/18/20
171A	10		27 SF	-	1.158 AC			VOID 194 WAA 05/18/20
171B	10		721 SF	-	SEE PARCEL 171A			ADD P. 180 NOTE WAA 09/03/20
172	10		929 SF		1.153 AC		VOID	
173A	10		157 SF	20902 SF	-			
173B	10		164 SF	SEE PARCEL 173A	-			
174A	10		177 SF	5.901 AC	-			
174B	10		1109 SF	SEE PARCEL 174A	-			
175	10		2378 SF	2.798 AC	-		VOID	
176	10		858 SF	1.068 AC	-		VOID	
177A	10, 11		1206 SF	17.597 AC	-	REMAINDER INCLUDES PARCEL 702		
177B	11		331 SF	SEE PARCEL 177A	-			
178A	10, 11		499 SF	-	1.535 AC			
178B	11		315 SF	-	SEE PARCEL 178A			
179								
180A	11		257 SF	35029 SF	-		INSTR# 202041044183	
180B	11		392 SF	SEE PARCEL 180A	-	ADDITIONAL R/W PER SFI = 332 SF	INSTR# 202041044183	
181	11		2864 SF		2.281 AC		VOID	
182	11		2811 SF	6.965 AC	-			
183								
184A	11		318 SF	-	25.333 AC			
184B	11		112 SF	-	SEE PARCEL 184A			
185	11		691 SF	15546 SF	-			
186	11		409 SF	5504 SF	-			
187	11		642 SF	1.512 AC	-		VOID	
188								
189	11		1826 SF	2.986 AC	-		VOID	
190	12		1412 SF	1.557 AC	-		VOID	
191	5		43 SF	1.284 AC	-		VOID	
192								
193	10		352 SF	42323 SF	-			
194	9		387 SF		18625 SF		VOID	
195A	6		174 SF	5.652 AC	-			
195B	6		72 SF	SEE 195A	-			
196	9		1060 SF	1.079AC	-			P. 184 NAME CHANGED C. MORALE 05-01-2019

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY M. J. QUINN, SR. FOR RECORD BY T. J. HARRIS, JR. DATE 05/18/2020	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: ELEMENT ENGINEERING, P.C. P. 01 1311 E. 9TH AVE. TAMPA, FL 33604	DATE SOURCE SEE MAP SCALE: N/A
		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 19

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
700	5		277 SF			SEE PARCEL 116		ADD NEW TAB SHEET	WAA	3/22/19
701	5		381 SF			SEE PARCEL 119		P. 720 NAME CHANGE	WAA	5/22/19
702	10		949 SF			SEE PARCEL 177		REV. P.710 AREA	WAA	7/11/19
703	4		48 SF			SEE PARCEL 101		VOID PARCEL 720	CEM	08/01/19
704	4		190 SF			SEE PARCEL 108		P. 722 AND P. 724 NAME CHANGE	CEM	08/01/19
705	4		113 SF			SEE PARCEL 109		P. 735 NAME CHANGE	CEM	12/05/19
706	5		355 SF			SEE PARCEL 117		VOID PARCEL 734	CEM	12/09/19
707	5		200 SF			SEE PARCEL 120		REV SHEET NUMBER FOR P. 710	CEM	12/16/19
708	5		149 SF			SEE PARCEL 121		REV SHEET NUMBER FOR P. 730	CEM	12/16/19
709	5		47 SF			SEE PARCEL 127		REV SHEET NUMBER FOR P. 732	CEM	12/16/19
710	5,6		1639 SF			SEE PARCEL 124		REV P. 722 & P. 728	WAA	04/20/20
711	5		413 SF			SEE PARCEL 125		ADD RECORDING DATA FOR P. 705	CEM	04/20/20
712A	6		100 SF			SEE PARCEL 126		VOID PARCEL 707	CEM	07/07/20
712B	6		62 SF			SEE PARCEL 126				
713	6		458 SF			SEE PARCEL 128				
714	6		358 SF			SEE PARCEL 130				
715	7		389 SF			SEE PARCEL 137				
716	8		36 SF			SEE PARCEL 144				
717	8,9		1043 SF			SEE PARCEL 153				
718	9		158 SF			SEE PARCEL 157				
719	9		190 SF			SEE PARCEL 194				
720	9		274 SF			SEE PARCEL 161		VOID		
721	9		249 SF			SEE PARCEL 163				
722	10		276 SF			SEE PARCEL 172				
723A	10		32 SF			SEE PARCEL 175				
723B	10		398 SF			SEE PARCEL 175				
724	10		227 SF			SEE PARCEL 176				
725	11		787 SF			SEE PARCEL 181				
726	11		124 SF			SEE PARCEL 187				
727A	11		168 SF			SEE PARCEL 189				
727B	11,12		110 SF			SEE PARCEL 189				
728	12		742 SF			SEE PARCEL 190				
729A	8		162 SF			SEE PARCEL 148				
729B	8		184 SF			SEE PARCEL 148				
730	8,9		786 SF			SEE PARCEL 152				
731	9		366 SF			SEE PARCEL 165				
732	9,10		759 SF			SEE PARCEL 166				
733	9,10		246 SF			SEE PARCEL 168				
734	10		142 SF			SEE PARCEL 174		VOID		
735	7		102 SF			SEE PARCEL 140				

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SN 45 (U.S. 411)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION
SURVEYING AND MAPPING

APP. DATED BY: []
SEE COVER SHEET FOR SIGNATURE AND DATE.
FOR CONTRACT SEE STATE

PARCEL NUMBER ID.	TYPE USE
100-699	DEEDS OF ALL TYPES
700-799	TEMPORARY EASEMENTS

PARCEL NUMBER ID.	TYPE USE
800-899	PERPETUAL EASEMENTS
900-999	LICENSE

PRELIM.	FINAL.	DATE	BY

FED. PROJ. ID.	SECTION	STATE ROAD NO.	MANATEE COUNTY
N/A	13010-000	45	

DATE PREPARED BY:	DATE CHECKED BY:

DATE:	SCALE:

F.P. NO.	SHEET NO.
433592-1	20

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
800	4		294 SF			SEE PARCEL 108		ADD NEW TAB SHEET	WAA	3/22/19
801	4		162 SF			SEE PARCEL 109	INSTR # 202041038068 "FEE SIMPLE"	P. 809 NAME CHANGE	VIAA	5/22/19
802	5		484 SF			SEE PARCEL 120		VOID PARCEL 809	CEM	08/01/19
803	5		316 SF			SEE PARCEL 125		P. 811 AND P. 813 NAME CHANGE	CEM	08/30/19
804	6		594 SF			SEE PARCEL 128	INSTR # 202041044182 "FEE SIMPLE"	REV SHEET NUMBER FOR P. 818	CEM	12/16/19
805	6		782 SF			SEE PARCEL 130		VOID P. 808, REV P. 811 & P. 817	WAA	04/20/20
806	8,9		1197 SF			SEE PARCEL 153		ADD RECORDING DATA FOR P. 801	CEM	04/30/20
807	9		527 SF			SEE PARCEL 157		UNVOID P. 808	WAA	05/18/20
808	9		307 SF			SEE PARCEL 158 & 194		ADD RECORDING DATA FOR P. 804	WAA	09/03/20
809	9		755 SF			SEE PARCEL 161				
810	9		695 SF			SEE PARCEL 163				
811	10		602 SF			SEE PARCEL 172				
812	10		1732 SF			SEE PARCEL 175				
813	10		601 SF			SEE PARCEL 176				
814	11		1361 SF			SEE PARCEL 181				
815	11		524 SF			SEE PARCEL 187				
816	11,12		1251 SF			SEE PARCEL 189				
817	12		868 SF			SEE PARCEL 190				
818	5,6		2389 SF			SEE PARCEL 124				
819	8		1258 SF			SEE PARCEL 148				
820	8		177 SF			SEE PARCEL 151				
821	8		1149 SF			SEE PARCEL 152				
822	9		607 SF			SEE PARCEL 165				
823	9,10		733 SF			SEE PARCEL 166				
824	9,10		584 SF			SEE PARCEL 168				

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: TERRY R. GADSDEN, CIVIL ENGR. 1911 E. 9th AVE, TAMPA, FL 33605	DATE PLOTTED: 04/11/2021	SHEET NO. WAA
	NO. COVER SHEET FOR SIGNATURE AND DATE	100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS	900-999					
			700-799	TEMPORARY EASEMENTS			STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1		SHEET 21

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS		
				LEFT	RIGHT					
900	4,13		329 SF			SEE PARCEL 101		ADD NEW TAB SHEET	WAA	3/22/19
901	4,13		246 SF			N/A		NAME CHANGE P. 917	WAA	7/11/19
902	4,13		688 SF			SEE PARCEL 102		NAME CHANGE PARCEL 903	CEM	08/01/19
903	4,13		219 SF			SEE PARCEL 104		NAME CHANGE PARCEL 905	CEM	08/30/19
904	4,13		348 SF			N/A		REV. P. 920 TO P. 920 A & B	WAA	05/18/20
905A	4,13		277 SF			SEE PARCEL 111				
905B	4,5,13		106 SF			SEE PARCEL 111				
906	5,13		282 SF			SEE PARCEL 112				
907	5,13		214 SF			SEE PARCEL 113				
908	5,13		522 SF			SEE PARCEL 191				
909										
910	5,13		486 SF			SEE PARCEL 127				
911	5,13		24 SF			SEE PARCEL 121				
912	5,13		33 SF			SEE PARCEL 122				
913A										
914	5,13		217 SF			SEE PARCEL 114				
915	5,13		113 SF			SEE PARCEL 115				
916	5,13		60 SF			SEE PARCEL 119				
917	5,13		148 SF			SEE PARCEL 123				
918										
919										
920A	6,13		16 SF			SEE PARCEL 134				
920B	6,13		279 SF			SEE PARCEL 134				
921	6,13		10 SF			N/A				
922A	6,13		1655 SF			SEE PARCEL 135				
922B	6,7,13		176 SF			SEE PARCEL 135				
923A	6,13		158 SF			SEE PARCEL 129				
923B	6,13		251 SF			SEE PARCEL 129				
924	6,13		93 SF			SEE PARCEL 132				
925A	7,13		108 SF			SEE PARCEL 137				
925B	7,13		43 SF			SEE PARCEL 137				
926	7,13		379 SF			SEE PARCEL 138				
927A	7,13		32 SF			SEE PARCEL 140				
927B	7,13		124 SF			SEE PARCEL 140				
928	7,13		154 SF			SEE PARCEL 133				
929	7,13		119 SF			SEE PARCEL 141				
930A	7,13		240 SF			SEE PARCEL 139				
930B	7,13		363 SF			SEE PARCEL 139				
931										
932	8,14		101 SF			SEE PARCEL 143				

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY	DATE	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 22
	SEE COVER SHEET FOR SIGNATURE AND DATE		100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS					
			700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45				

TABLE OF OWNERSHIPS

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN	REMAINDERS		COMMENTS	RECORDING DATA	REVISIONS	
				LEFT	RIGHT				
933A	8,14		16 SF			SEE PARCEL 144		ADD NEW TAB SHEET	WAA 3/22/19
933B	8,14		528 SF			SEE PARCEL 144		REV P. 939	WAA 5/31/19
934A	8,14		901 SF			SEE PARCEL 148		VOID PARCEL 938	CEM 08/01/19
934B	8,14		89 SF			SEE PARCEL 148		REV P. 954	WAA 04/20/20
935	8,14		120 SF			SEE PARCEL 151		ADD P. 955	WAA 05/18/20
936A	8,14		56 SF			SEE PARCEL 152			
936B									
937	9,14		67 SF			SEE PARCEL 156			
938	9,14		149 SF			SEE PARCEL 161	VOID		
939	9,14		251 SF			SEE PARCEL 163			
940	9,10,14		236 SF			SEE PARCEL 164			
941									
942	9,14		193 SF			SEE PARCEL 159			
943	9,14		50 SF			SEE PARCEL 160			
944	9,14		8 SF			SEE PARCEL 165			
945	9,14		26 SF			SEE PARCEL 166			
946	10,14		98 SF			SEE PARCEL 193			
947									
948	10,14		350 SF			SEE PARCEL 171			
949									
950A	10,11,14		30 SF			SEE PARCEL 178			
950B	10,11,14		31 SF			SEE PARCEL 178			
951	11,14		20 SF			SEE PARCEL 177			
952A	11,14		24 SF			SEE PARCEL 180			
952B	11,14		17 SF			SEE PARCEL 180			
953									
954	12,14		1035 SF			SEE PARCEL 190			
955	6, 13		37 SF			SEE PARCEL 195			

RIGHT OF WAY MAP

LEGEND

THIS MAP IS NOT A SURVEY
SEE SHEET 1 FOR LEGEND AND GENERAL NOTES

TABLE OF OWNERSHIPS
SR 45 (U.S. 41)
FROM 69th AVE (BAY DR) TO 63rd AVE W
AND FROM 53rd AVE TO CORTEZ RD

FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APP. DATE: 07/17	PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE	FED. PROJ. ID. N/A	SECTION 13010-000	MAP PREPARED BY: PERMIT ENGINEERING, INC. P.O. BOX 1110 1100 E. 9TH AVE. TAMPA, FL 33605	DATE: 08/14/2019
	SEE COVER SHEET FOR LEGEND AND DATA FOR THIS SHEET	100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS				
		700-799	TEMPORARY EASEMENTS	900-999	LICENSE	STATE ROAD NO. 45	MANATEE COUNTY	F.P. NO. 433592-1	SHEET 23



OFFICE OF THE COUNTY ATTORNEY

MITCHELL O. PALMER, COUNTY ATTORNEY*
William E. Clague, Chief Assistant County Attorney
Sarah A. Schenk, Assistant County Attorney**
Christopher M. De Carlo, Assistant County Attorney
Pamela J. D'Agostino, Assistant County Attorney
Anne M. Morris, Assistant County Attorney
Katharine M. Zamboni, Assistant County Attorney
Alexandria C. Nicodemi, Assistant County Attorney
Douglas E. Polk, Assistant County Attorney

MEMORANDUM

DATE: August 1, 2019

TO: Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department

THROUGH: Mitchell O. Palmer, County Attorney *Approved by M. Palmer 8-6-2019*

FROM: Pamela J. D'Agostino, Assistant County Attorney *Approved by P. D'Agostino 8-1-2019*

RE: **Subordination of Easement Agreements – FDOT and Manatee County; CAO Matter No. 2019-0390**

Issue Presented:

In this Request for Legal Services (RLS), you have asked the County Attorney's Office (CAO) to review the two types of subordination agreements provided by the Florida Department of Transportation (FDOT) and determine whether they are legally acceptable to present to the Board of County Commissioners of Manatee County, Florida (Board).

Brief Answer:

I have reviewed the two types of subordination agreements and determined that they are not legally acceptable to present to the Board. Attached are revised agreements for staff's use which are legally acceptable. Provided staff proceeds consistent with my advice, I have no objection from a legal standpoint to the attached revised agreements being presented to the Board for review and consideration. The decision to subordinate the County's interests is a business decision that the Board has the authority to make.

Facts:

According to this RLS, the FDOT has furnished staff with 57 proposed subordination

* Board Certified in Construction Law

** Board Certified in City, County, & Local Government Law

agreements and wants the County to subordinate numerous temporary and perpetual easements so that the FDOT can proceed with Project #4335921 which is to construct sidewalks along State Road 45 (U. S. 41/14th Street West) from 69th Avenue West (Bay Drive) to Cortez Road. Staff has determined that there are two form agreements being used by the FDOT: 23-UTL.02-05/09 for perpetual easements and 23-UTL.01-06/93 for temporary easements.

Discussion:

These agreements include terms which are customary in these types of transactions. I trust that staff has reviewed and analyzed the business aspects of these agreements and determined that it is appropriate and reasonable for the County to agree to subordinate its interests in the manner described. The only substantive change I have made is to insert language relative to the County's limitations to indemnify in accordance with Section 768.28, Florida Statutes. The FDOT should be willing to revise the agreements in this fashion as they have done so in the past on agreements like this and others.

I have not reviewed or analyzed the instruments listed in the table of each agreement. Staff will need to thoroughly review and analyze each of the 57 agreements and the listed instruments within each one to ensure that the agreements list the correct instruments and to determine whether or not subordination of the interests listed is appropriate.

The attached revised agreements have been drafted in 12-point Arial font and otherwise reformatted in an effort to adhere to Americans with Disabilities (ADA) requirements consistent with County policy. It has been my experience that the FDOT generally does not allow any reformatting or revisions to its standard forms, but I have on several occasions been able to convince the FDOT to permit certain revisions or reformatting. Staff should discuss with the FDOT the recent ADA litigation and seek approval of these reformatted forms.

Manatee County enters into numerous agreements and transactions with the FDOT each year and the FDOT's cooperation will be a critical factor in whether or not the County is able to make the documents in furtherance of these agreements and transactions accessible to the entire community, including those with disabilities. Staff would be wise to approach the FDOT to discuss how to comprehensively balance both the FDOT's desire to use standardized forms state-wide with our obligation to comply with the ADA.

Conclusion:

The agreements provided are not legally acceptable to present to the Board. Staff should use the attached agreements instead. Provided staff uses the attached agreements and

otherwise proceeds consistent with my advice, I have no objection to these agreements being presented to the Board for consideration. I express no opinion as to the business judgment of entering into these agreements. This completes my response to your RLS. Please contact me if you have any questions or if I can be of further assistance.

Copies with attachments to:

Cheri Coryea, County Administrator
John Osborne, AICP, Infrastructure and Strategic Planning Official – Deputy
County Administrator
Karen M. Stewart, CECD, Economic Development Official – Acting Deputy
County Administrator
Charlie Bishop, Director, Property Management Department
Dave Branning, Senior Engineering Technician, Public Works Department
Brandie Adams, Real Property Specialist, Property Management Department
Carmine DeMilio, ADA Compliance Coordinator, Property Management
Department

23-UTL.02-05/09

Date: May 1, 2019

This instrument prepared under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
City: Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4335921
PARCEL 815.2
SECTION 13010-000
STATE ROAD 45 (US 41)
COUNTY: Manatee

SUBORDINATION OF COUNTY UTILITY INTERESTS

THIS AGREEMENT, entered into this _____ day of _____, 2020, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and MANATEE COUNTY, a political subdivision of the State of Florida, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

RECORDED

INSTRUMENT	DATE	FROM	TO	O. R. BOOK/PAGE
Easement	10-07-66	The Protane Corporation	Manatee County, Florida	O. R. 299 PG 259
Easement	05-17-74	Allen W. Cook and Mildred A. Cook, h/w	Manatee County, Florida	O. R. 677 PG 570

Easement	06-26-74	Egbert S. Reasoner	Manatee County, Florida	O. R. 679 PG 633
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PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein regarding reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities and, to the extent provided by and subject to the limitations of Section 768.28, Florida Statutes, to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Executed in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION

Signature

By: _____
District Secretary/Designee for District
One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here)

Notary Signature: _____

Printed Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No.: _____

IN WITNESS WHEREOF, the Utility hereto has executed this agreement on the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Utility's Mailing Address:
Post Office Box 1000
Bradenton, Florida 34206

EXHIBIT "A"

FP. NO. 4335921

SECTION 13010-000

PARCEL 815

Perpetual Easement

That portion of the northwest 1/4 of Section 11, Township 35 South, Range 17 East, Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of said Section 11; thence along the north line of said Section 11, South 89°32'56" East a distance of 1,300.71 feet to the survey base line of State Road 45 (US 41); thence along said survey base line South 00°27'36" West a distance of 871.89 feet; thence continue along said survey base line, South 00°28'36" West a distance of 15.17 feet; thence North 89°31'50" West a distance of 42.00 feet to the west existing right of way line of said State Road 45 (per Section 13010-2502) for a POINT OF BEGINNING; thence along said west existing right of way line South 00°28'36" West a distance of 100.21 feet to the north line of Lot 1, Palm Acres, a subdivision, as per plat thereof recorded in Deed Book 315, Page 507, Public Records of Manatee County, Florida; thence along said north line North 89°30'41" West a distance of 3.42 feet; thence North 00°30'18" East a distance of 7.85 feet; thence North 16°16'09" West a distance of 7.11 feet; thence North 00°25'47" East a distance of 79.13 feet; thence North 17°07'43" East a distance of 2.25 feet; thence North 00°21'39" East a distance of 4.27 feet; thence South 89°31'50" East a distance of 4.90 feet to the POINT OF BEGINNING.

Containing 524 square feet.

Legal Description Approved by:
Richard M. "Mike" Benton, P.S.M. #6447
On April 30, 2019

23-UTL.01-06/93

Date: May 23, 2019

This instrument prepared under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
City: Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4335921
PARCEL 710.2
SECTION 13010-000
STATE ROAD 45 (US 41)
COUNTY: Manatee

SUBORDINATION OF UTILITY INTERESTS FOR TEMPORARY EASEMENTS

THIS AGREEMENT, entered into this _____ day of _____, 2020, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the FDOT, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249 and MANATEE COUNTY, a political subdivision of the State of Florida, hereinafter called the Utility.

WITNESSETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the FDOT; and

WHEREAS, the FDOT is willing to pay to have the Utility's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and FDOT agree as follows:

Utility hereby subordinates to the interest of FDOT, its successors, or assigns, any and all of its interest in the lands as follows, viz:

SEE EXHIBIT "A"

It is understood and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project, but no later than the last day of December, 2024.

RECORDED

INSTRUMENT	DATE	FROM	TO	O. R. BOOK/PAGE
Utility Easement	04-26-66	Chester C. and Eva C. Harris	Manatee County, Florida	O. R. 282 PG 51

Utility Easement	04-25-66	R. Paul and Hazel A. Donahoe	Manatee County, Florida	O. R. 282 PG 62
Utility Easement	04-25-66	R. Paul and Hazel A. Donahoe	Manatee County, Florida	O. R. 282 PG 63
Utility Easement	11-20-73	R. Paul Donahoe and Hazel A. Donahoe, his wife	Manatee County, Florida	O. R. 677 PG 613

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocation of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocation, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein regarding reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.
4. The Utility agrees to repair any damage to FDOT facilities and, to the extent provided by and subject to the limitations of Section 768.28, Florida Statutes, to indemnify the FDOT against any loss or damage resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above.

IN WITNESS WHEREOF, the FDOT hereto has executed this agreement on the day and year first above written.

Executed in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION

Signature

By: _____
District Secretary/Designee for District
One

Print/Type Name

Signature

Legal Review:

Print/Type Name

Department Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, District Secretary/Designee for District One. He is personally known to me or has produced _____ as identification.

(Affix Seal/Stamp here)

Notary Signature: _____

Printed Name: _____

Notary Public in and for the County and State last aforesaid.

My Commission Expires: _____

Serial No.: _____

IN WITNESS WHEREOF, the Utility hereto has executed this agreement on the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Utility's Mailing Address:
Post Office Box 1000
Bradenton, Florida 34206

EXHIBIT "A"

FP. NO. 4335921

SECTION 13010-000

PARCEL 710

Temporary Easement

Those portions of Lot 6, Block A, Patrison Subdivision, a subdivision in Section 23, Township 35 South, Range 17 East, as per plat there of recorded in Plat Book 7, Page 91, Public Records of Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of the southwest 1/4; thence along the north line of said southwest 1/4, South 89°33'59" East a distance of 1,314.06 feet to the survey base line of State Road 45 (US 41); thence South 00°28'52" West a distance of 568.43 feet; thence South 89°31'08" East a distance of 49.02 feet for a POINT OF BEGINNING; thence continue South 89°31'08" East a distance of 6.25 feet; thence South 00°28'52" West a distance of 32.89 feet; North 89°31'08" West a distance of 6.25 feet; thence South 00°28'52" West a distance of 32.89 feet.

Containing 1623 square feet.

Legal Description Approved by:
Richard M. "Mike" Benton, P.S.M. #6447
On April 30, 2019



FDOT FINANCIAL PROJECT
#433592-1-52-01

PARCEL 719
SR 45/US 41
BRADENTON, FL 34207

DISTRICT 4- MISTY SERVIA

