

APPROVED in Open Session

11/16/2021

Manatee County Board of County  
Commissioners



## Board of County Commissioners November 16, 2021 - Regular Meeting

### **SUBJECT**

ACCEPTANCE AND RECORDING OF A PERMANENT DRAINAGE EASEMENT, PERMANENT SIDEWALK EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT FROM CROSSPOINTE CHRISTIAN CHURCH, INC., FOR PROPERTY LOCATED AT 3530 WHITFIELD AVENUE, SARASOTA, FLORIDA 34243 – DISTRICT 4

### **Category**

CONSENT AGENDA

### **Briefings**

None

### **Contact and/or Presenter Information**

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

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

### **Action Requested**

- Accept and Record Permanent Drainage Easement from Crosspointe Christian Church, Inc (includes consent and joinder from Hancock Whitney Bank); and
- Accept and Record Permanent Sidewalk Easement from Crosspointe Christian Church, Inc (includes consent and joinder from Hancock Whitney Bank); and
- Accept and Record Temporary Construction Easement from Crosspointe Christian Church, Inc; and
- Record Affidavit of Ownership and Encumbrances from Ronald L. Wilkes

### **Enabling/Regulating Authority**

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



**PREPARED BY:**

Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Project Name: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Ave Sidewalk  
Project No.: 5400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

---

**PERMANENT DRAINAGE EASEMENT**

**THIS INDENTURE** made this 28 day of September, 2021, between **CROSSPOINTE CHRISTIAN CHURCH, INC.**, a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**Grantee**,"

**WITNESSETH:**

**THAT** said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a **nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground drainage** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Composite Exhibit "A"** attached hereto and incorporated herein by this reference.

**THAT** said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

**IN WITNESS WHEREOF**, Grantor has hereunto set its hand and seal, the day and year above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

[Signature]  
First Witness Signature

David Garner  
First Witness Printed Name

[Signature]  
Second Witness Signature

Charles Meador  
Second Witness Printed Name

**GRANTOR:**

**CROSSPOINTE CHRISTIAN CHURCH, INC.,** a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation

By: [Signature]  
Signature of Ronald L. Wilkes

As: President

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature

STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 28 day of September, 2021, by Ronald L. Wilkes, as President of CROSSPOINTE CHRISTAIN CHRUCH, INC., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, on behalf of the corporation, who

- is personally known to me or
- has produced Florida Drivers License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]  
Signature of Notary Public

My Commission Expires: August 25, 2022

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





**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of said Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida; thence the following five (5) courses along said South Right-of-Way line of WHITEFIELD AVE and the West Right-of-Way line of PROSPECT ROAD, both as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, respectively; (1) thence S00°26'46"W, for 23.01 feet; (2) thence N89°39'11"E, for 191.60 feet; (3) thence S00°23'57"E, for 136.27 feet to point of intersection with the East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; (4) thence leaving said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, S00°23'57"E, for 189.11 feet; (5) thence S15°58'31"E, for 24.29 feet to the point of intersection with the East line of that certain property, as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence S00°00'00"E, continuing along said West Right-of-Way line of PROSPECT ROAD, same being said East line of that certain property, as described in Official Records Book 1882, Page 7121, for 45.77 feet to the Southeast corner of said certain property, as described in Official Records Book 1882, Page 7121; thence leaving said West Right-of-Way line of PROSPECT ROAD, N89°27'29"W, along the South line of said certain property, as described in Official Records Book 1882, Page 7121, for 2.00 feet; thence leaving said South line of that certain property, as described in Official Records Book 1882, Page 7121, N00°00'00"W, for 45.47 feet; thence N15°58'31"W, for 21.81 feet to the point of intersection with said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800; thence N00°00'00"E, along said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 191.77 feet to the POINT OF BEGINNING.

Containing 264 square feet or 0.006 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: NONE	DATE: 9-15-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 10-22-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

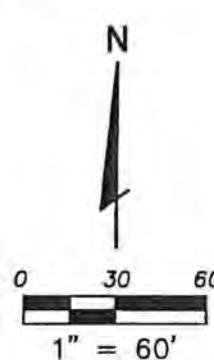
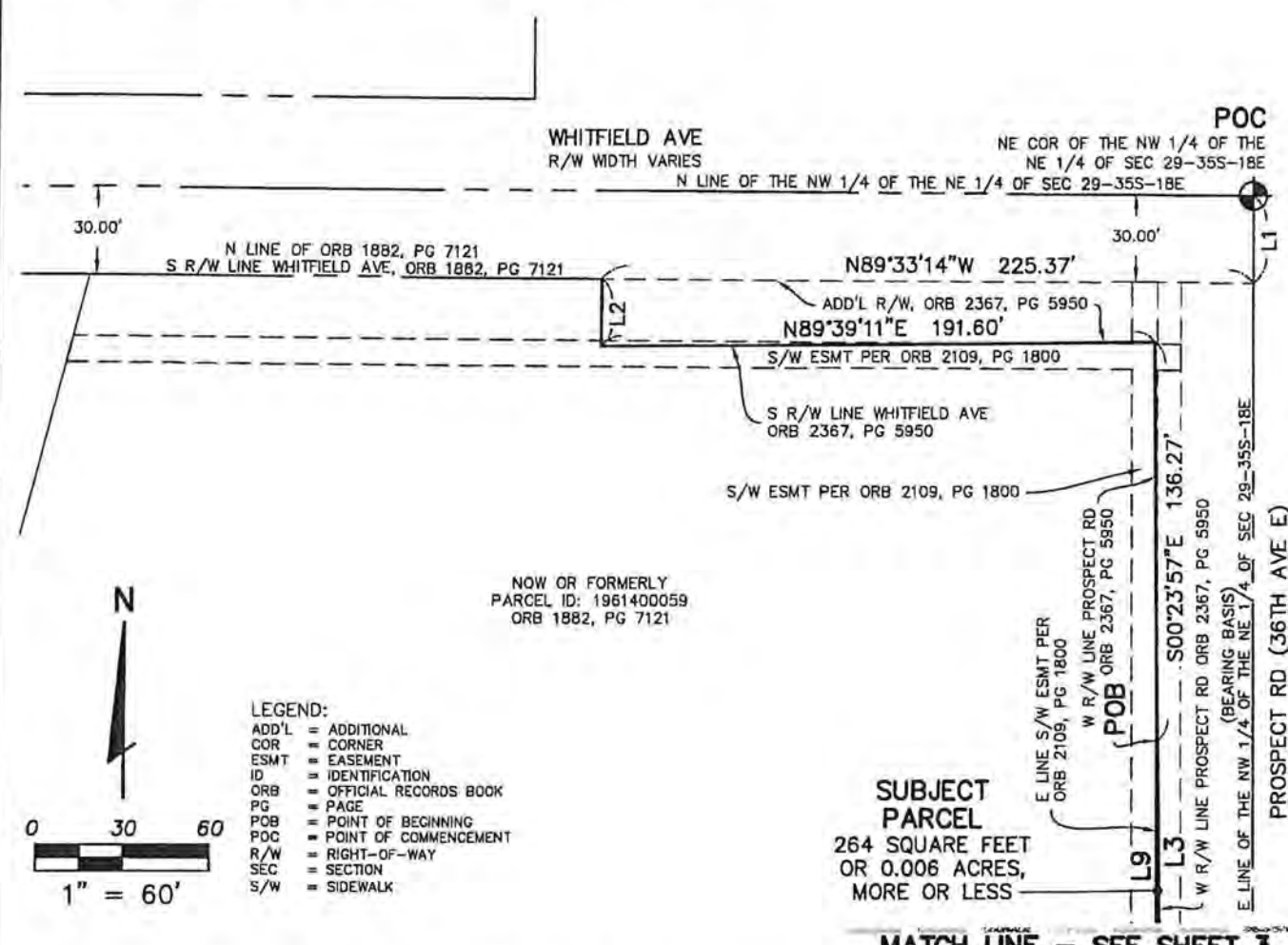
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
STA. 10-26-2021  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



- LEGEND:**
- ADD'L = ADDITIONAL
  - COR = CORNER
  - ESMT = EASEMENT
  - ID = IDENTIFICATION
  - ORB = OFFICIAL RECORDS BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - R/W = RIGHT-OF-WAY
  - SEC = SECTION
  - S/W = SIDEWALK

NOW OR FORMERLY  
PARCEL ID: 1961400059  
ORB 1882, PG 7121

**SUBJECT PARCEL**  
264 SQUARE FEET  
OR 0.006 ACRES,  
MORE OR LESS

**MATCH LINE - SEE SHEET 3**

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 9-15-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 10-22-2021 (BGD)

**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

STAMP: 10-26-2021

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

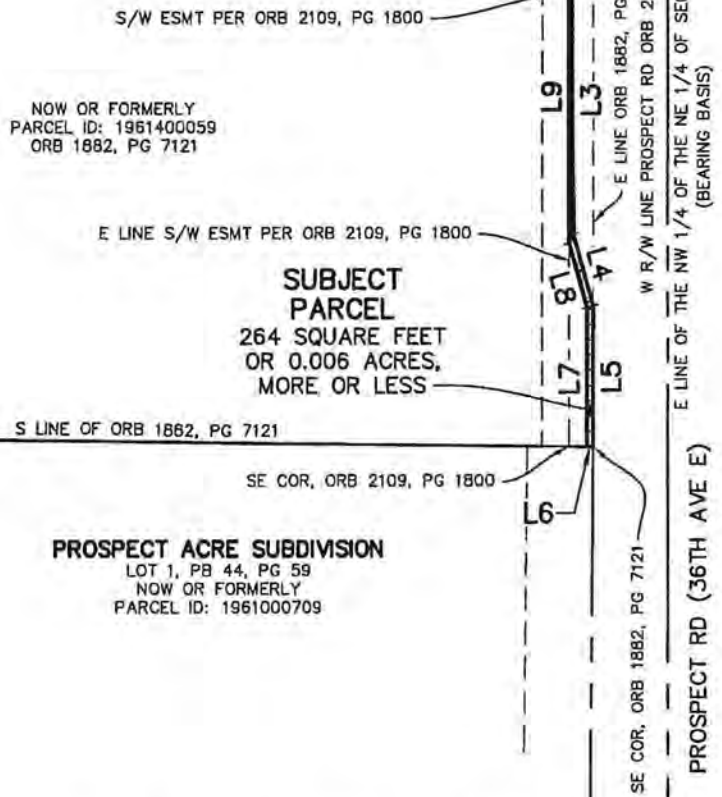
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	30.00'
L2	S00°26'46"W	23.01'
L3	S00°23'57"E	189.11'
L4	S15°58'31"E	24.29'
L5	S00°00'00"E	45.77'
L6	N89°27'29"W	2.00'
L7	N00°00'00"W	45.47'
L8	N15°58'31"W	21.81'
L9	N00°00'00"E	191.77'

**MATCH LINE - SEE SHEET 2**



NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 9-15-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 10-22-2021 (BGD)

**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

*Jared T. Patenaude*  
10-26-2021  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; thence S00°26'46"W, along said South Right-of-Way line of WHITFIELD AVE, as described in Official Records Book 2367, Page 5950, for 21.00 feet to the point of intersection with the North line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida; thence leaving said South Right-of-Way line of WHITFIELD AVE, as described in Official Records Book 2367, Page 5950, N89°33'14"W, along said North line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 181.16 feet to the Northwest corner of said certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, same being the point of intersection with the West line of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence N14°28'02"E, along said West line of that certain property as described in Official Records Book 1882, Page 7121, for 21.64 feet to the Northwest corner of said certain property as described in Official Records Book 1882, Page 7121, same being the point of intersection with the South Right-of-Way line of WHITFIELD AVE, as described in said Official Records Book 1882, Page 7121; thence S89°33'14"E, along the North line of said certain property as described in Official Records Book 1882, Page 7121, same being said South Right-of-Way line of WHITFIELD AVE, as described in Official Records Book 1882, Page 7121, for 175.92 feet to the POINT OF BEGINNING.

Containing 3,749 square feet or 0.086 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON ADDITIONAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2367, PAGE 5950, DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

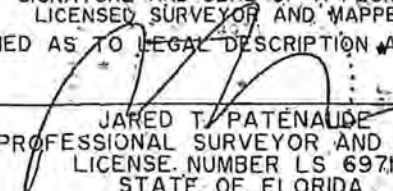
**WHITFIELD AVENUE - DRAINAGE EASEMENT**

SCALE: NONE	DATE: 6/2/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 7-2-2021 (BGD) REV 2: 9-13-2021 (SMS)



**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —

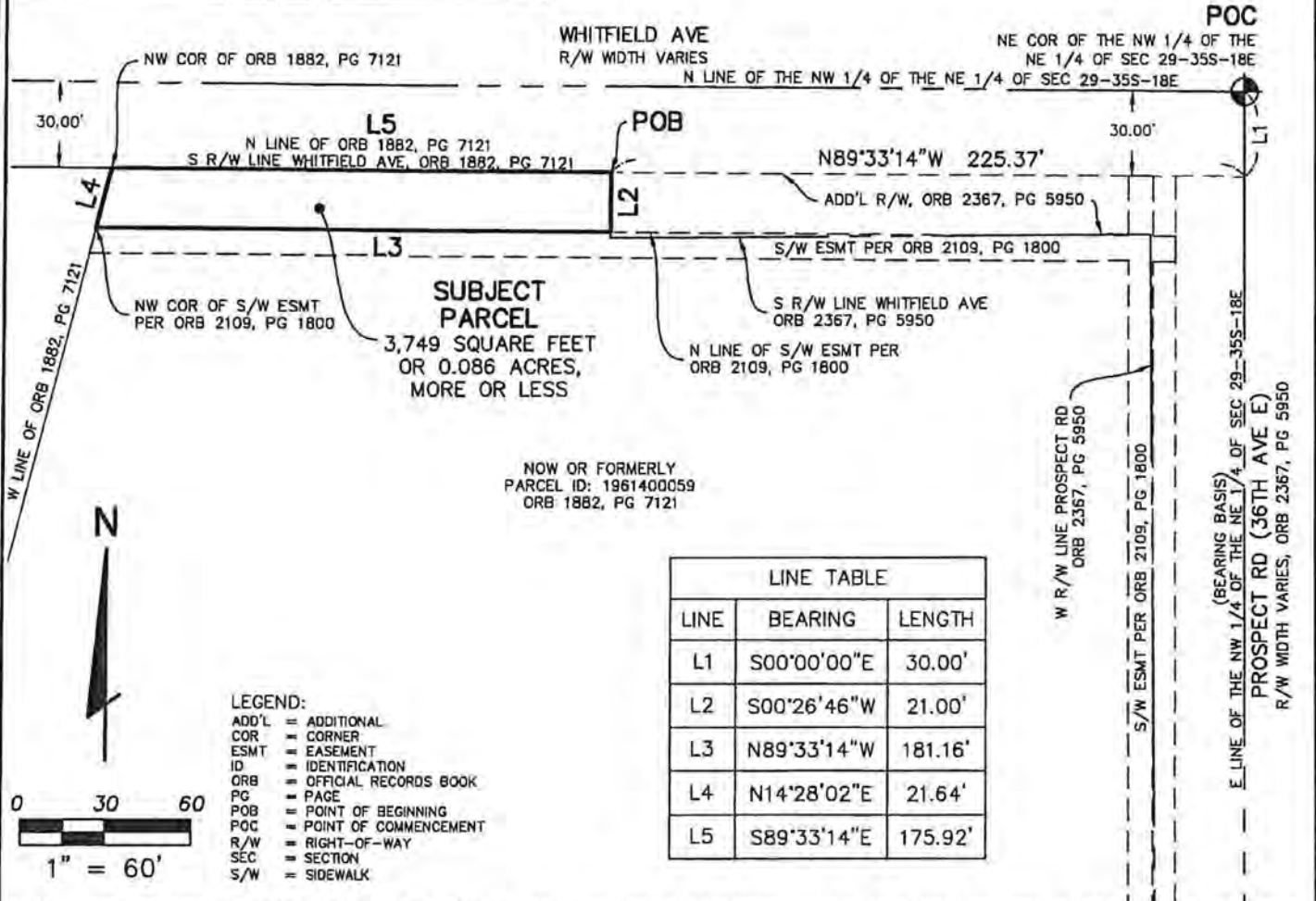
20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM LB NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
  
 JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA  
 9-17-2021



**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	30.00'
L2	S00°26'46"W	21.00'
L3	N89°33'14"W	181.16'
L4	N14°28'02"E	21.64'
L5	S89°33'14"E	175.92'

**LEGEND:**  
 ADD'L = ADDITIONAL  
 COR = CORNER  
 ESMT = EASEMENT  
 ID = IDENTIFICATION  
 ORB = OFFICIAL RECORDS BOOK  
 PG = PAGE  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 R/W = RIGHT-OF-WAY  
 SEC = SECTION  
 S/W = SIDEWALK

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON ADDITIONAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2367, PAGE 5950, DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **WHITFIELD AVENUE - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 6/2/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 7-2-2021, (BGD) REV 2: 9-13-2021, (SMS)

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.  
 20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA  
 9-17-2021

**THIS INSTRUMENT PREPARED BY:**

Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Project Name: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Ave Sidewalk  
Project No.: 5400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

---

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 8<sup>th</sup> day of October, 2021, by Hancock Whitney Bank, Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust, whose mailing address is 5817 Manatee Avenue West, Bradenton, Florida 34209 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated September 22, 2004, made by Crosspointe Christian Church, Inc., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, whose mailing address is 3550 Whitfield Avenue, Sarasota, Florida 34243 (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1959 Page 1133, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Drainage Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

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

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

Nadine G. Emmer  
First Witness Signature

Nadine G. Emmer  
First Witness Printed Name

John Balestrieri  
Second Witness Signature

John Balestrieri  
Second Witness Printed Name

**MORTGAGEE:**

HANCOCK WHITNEY BANK, a Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust

By: [Signature]  
Signature

As: VP Business Banker III  
Title

Michael Moore  
Printed Name

STATE OF FLORIDA  
COUNTY OF Marate

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 15th day of October, 2021, by Michael Moore, as Lender of Hancock Whitney Bank, a Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust, on behalf of the bank, who

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]  
Signature of Notary Public

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

My Commission Expires: May 14 2023





**PREPARED BY:**

Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Project Name: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Ave Sidewalk  
Project No.: 5400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

---

**PERMANENT SIDEWALK EASEMENT**

**THIS INDENTURE** made this 28 day of September, 2021 between **CROSSPOINTE CHRISTIAN CHURCH, INC.**, a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation (**Grantor**), whose mailing address is 3530 Whitfield Avenue, Sarasota, Florida 34243, to **MANATEE COUNTY**, a political subdivision of the State of Florida, (**Grantee**) whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205.

**WITNESSETH:**

That said Grantor, its successors and assigns, for and in consideration of the sum of \$1.00 and other valuable consideration, in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred and by these presents does grant, bargain, sell and transfer unto said Grantee, *a nonexclusive permanent easement for ingress, egress, construction, and maintenance of a public sidewalk* over and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

**THAT** said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**



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

[Signature]  
First Witness Signature

Daniel Gagnier  
First Witness Printed Name

[Signature]  
Second Witness Signature

Charles Meador  
Second Witness Printed Name

**GRANTOR:**  
**CROSSPOINTE CHRISTIAN CHURCH, INC.**, a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation

By: [Signature]  
Signature of Ronald L. Wilkes

As: President

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature

STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of  
 physical presence or  
 online notarization  
this 28 day of September, 2021, by Ronald L. Wilkes, as President of CROSSPOINTE CHRISTIAN CHURCH, INC., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, on behalf of the corporation, who  
 is personally known to me or  
 has produced Florida Drivers License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

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

My Commission Expires: August 25, 2022



**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida; thence the following four (4) courses along said South Right-of-Way line of WHITEFIELD AVE and the West Right-of-Way line of PROSPECT RD, both as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, respectively; (1) thence S00°26'46"W, for 23.01 feet; (2) thence N89°39'11"E, for 191.60 feet; (3) thence S00°23'57"E, for 325.38 feet; (4) thence S15°58'31"E, for 24.29 feet to the point of intersection with the East line of that certain property, as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence S00°00'00"E, continuing along said West Right-of-Way line of PROSPECT ROAD, same being said East line of that certain property, as described in Official Records Book 1882, Page 7121, for 45.77 feet to the Southeast corner of said certain property, as described in Official Records Book 1882, Page 7121; thence the following two (2) courses along the South line of said certain property, as described in Official Records Book 1882, Page 7121; (1) thence leaving said West Right-of-Way line of PROSPECT ROAD, N89°27'29"W, for 2.00 feet to the POINT OF BEGINNING; (2) thence continue N89°27'29"W, along said line, for 6.00 feet to the Southeast corner of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida; thence leaving said South line of that certain property, as described in Official Records Book 1882, Page 7121, N00°00'00"E, along the East line of said certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 66.38 feet; thence leaving said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, S15°58'31"E, for 21.81 feet; thence S00°00'00"E, for 45.47 feet to the POINT OF BEGINNING.

Containing 336 square feet or 0.008 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: NONE	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-005A	900	29	35S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEETS 2-3 FOR SKETCH AND LEGEND

REV 2: 10-22-2021 (BGD)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

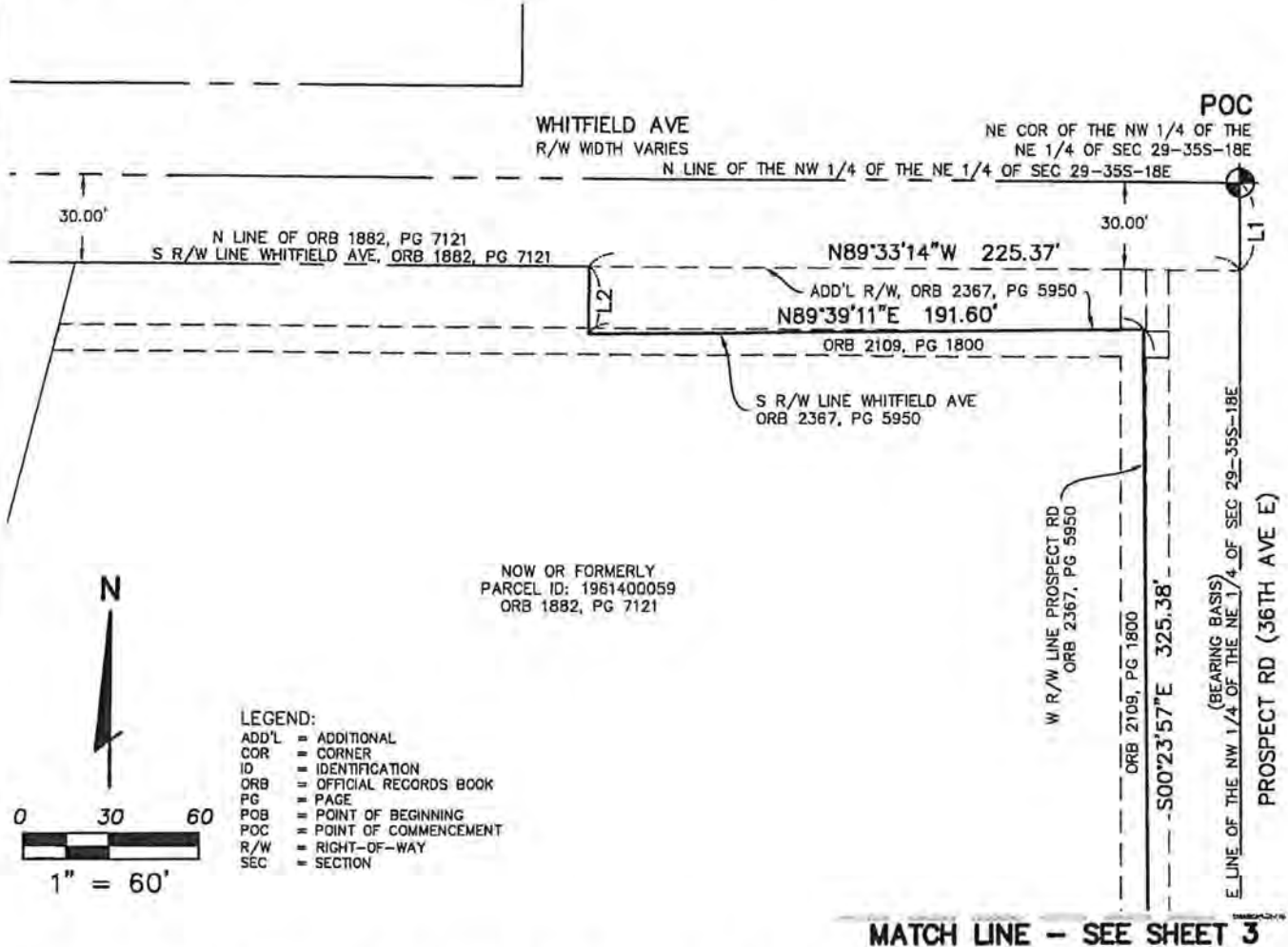
20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: 1"=60'	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 2: 10-22-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA  
10-22-2021



**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	30.00'
L2	S00°26'46"W	23.01'
L3	S15°58'31"E	24.29'
L4	S00°00'00"E	45.77'
L5	N89°27'29"W	2.00'
L6	N89°27'29"W	6.00'
L7	N00°00'00"E	66.38'
L8	S15°58'31"E	21.81'
L9	S00°00'00"E	45.47'

NOW OR FORMERLY  
 PARCEL ID: 1961400059  
 ORB 1882, PG 7121

**MATCH LINE - SEE SHEET 2**

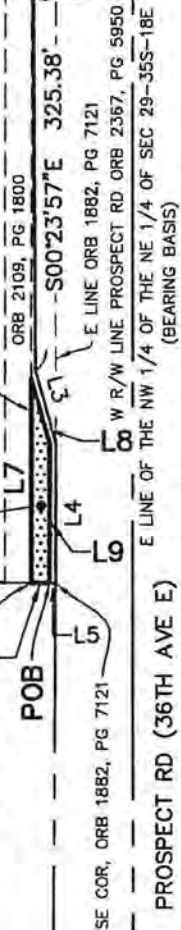
S LINE OF ORB 1882, PG 7121

E LINE OF ORB 2109, PG 1800

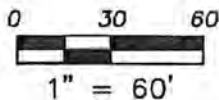
**SUBJECT PARCEL**  
 336 SQUARE FEET  
 OR 0.008 ACRES,  
 MORE OR LESS

SE COR, ORB 2109, PG 1800

**PROSPECT ACRE SUBDIVISION**  
 LOT 1, PB 44, PG 59  
 NOW OR FORMERLY  
 PARCEL ID: 1961000709



N



NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: 1"=60'	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 2: 10-22-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 10-22-2021  
 JARED J. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA



**THIS INSTRUMENT PREPARED BY:**

Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Project Name: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Ave Sidewalk  
Project No.: 5400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

---

**CONSENT AND JOINDER**

**THIS CONSENT AND JOINDER**, made and given this 8<sup>th</sup> day of October, 2021, by Hancock Whitney Bank, a Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust, whose mailing address is 5817 Manatee Avenue West, Bradenton, Florida 34209 (hereinafter the **Mortgagee**), being the owner and holder of a mortgage dated September 22, 2004, made by Crosspointe Christian Church, Inc., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, whose mailing address is 3550 Whitfield Avenue, Sarasota, Florida 34243 (hereinafter the **Mortgagor**), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 1959 Page 1133, of the Public Records of Manatee County, Florida (hereinafter the **Mortgage**), and encumbers real property.

**WHEREAS, MANATEE COUNTY**, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Sidewalk Easement (hereinafter the **Easement**), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

**WHEREAS, MANATEE COUNTY** has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

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

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

[Signature]

First Witness Signature

NADINE GEMMER

First Witness Printed Name

[Signature]

Second Witness Signature

John Balestrieri

Second Witness Printed Name

**MORTGAGEE:**

HANCOCK WHITNEY BANK, a Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust

By: [Signature]  
Signature

As: VP Business Banker III  
Title

Michael Moore  
Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 8<sup>th</sup> day of October, 2021, by Michael Moore, as Lender of Hancock Whitney Bank, a Mississippi state chartered bank, successor by merger to 1<sup>st</sup> National Bank and Trust, on behalf of the bank, who

- is personally known to me or
- has produced \_\_\_\_\_ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

Signature of Notary Public

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

My Commission Expires: May 14, 2023





**PREPARED BY:**

Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

Project Name: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Ave Sidewalk  
Project No.: 5400002

SPACE ABOVE THIS LINE FOR RECORDING DATA

---

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (hereinafter the Easement) made this 28 day of September, 2021, between **CROSSPOINTE CHRISTIAN CHURCH, INC.**, a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, whose mailing address is 3530 Whitfield Avenue, Sarasota, Florida 34243, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

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

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

**See legal description identified as Exhibit A attached hereto.**

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

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

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

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

**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**



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

[Signature]  
First Witness Signature

Daniel Garcia  
First Witness Printed Name

[Signature]  
Second Witness Signature

Charles Meador  
Second Witness Printed Name

**GRANTOR:**  
**CROSSPOINTE CHRISTIAN CHURCH, INC.,** a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation

By: [Signature]  
Signature of Ronald L. Wilkes

As: President

Affix corporate seal below:

Attest: [Signature]  
Secretary Signature

STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 28 day of September, 2021, by Ronald L. Wilkes, as President of CROSSPOINTE CHRISTIAN CHURCH, INC., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation, on behalf of the corporation, who

- is personally known to me or
- has produced Florida Drivers License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]  
Signature of Notary Public

My Commission Expires: August 25, 2022

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



**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida; thence S00°26'46"W, along said South Right-of-Way line of WHITFIELD AVE, as described in Official Records Book 2367, Page 5950, and the Southerly extension of said South Right-of-Way line of WHITFIELD AVE, respectively, for 25.54 feet to the POINT OF BEGINNING; thence continue S00°26'46"W, for 4.81 feet; thence N89°33'14"W, for 42.28 feet; thence N00°26'46"E, for 4.81 feet; thence S89°33'27"E, for 42.28 feet to the POINT OF BEGINNING.

Containing 204 square feet or 0.005 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON ADDITIONAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2367, PAGE 5950, DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**WHITFIELD AVENUE - TEMPORARY CONSTRUCTION EASEMENT**

SCALE: NONE	DATE: 6/4/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH

REV 1: 7-2-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
*Jared T. Patenaude*  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

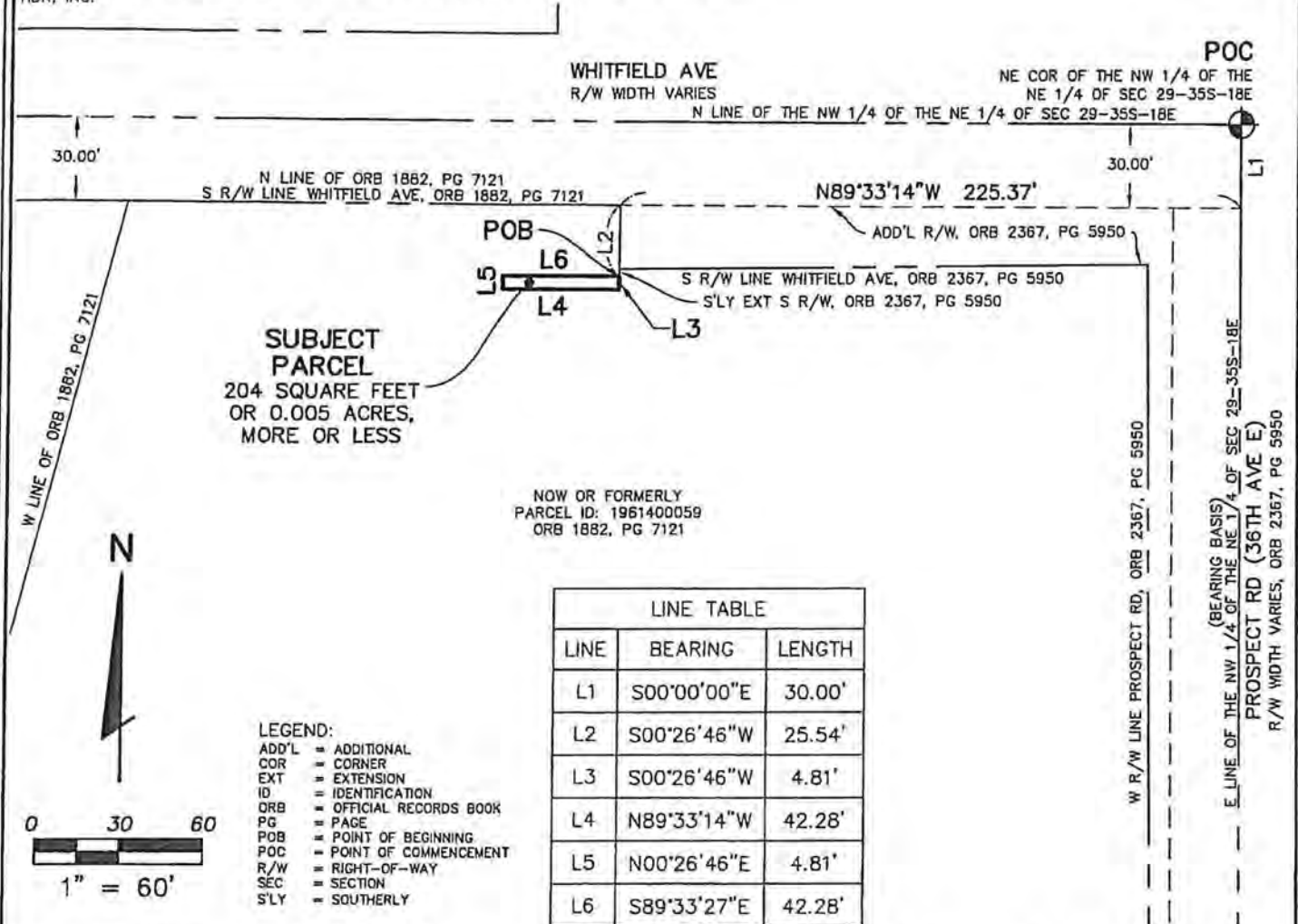
**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON ADDITIONAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2367, PAGE 5950, DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**WHITFIELD AVENUE - TEMPORARY CONSTRUCTION EASEMENT**

SCALE: 1"=60'	DATE: 6/4/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 7-2-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 JARED T. PATENAUE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA



**THIS INSTRUMENT PREPARED BY:**  
Charles Meador, Senior Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: 36<sup>th</sup> Street East (Prospect Road) – Whitfield Avenue – 70<sup>th</sup>

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

### **AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared Ronald L. Wilkes who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Crosspointe Christian Church, Inc., a Florida not for profit corporation, f/k/a University Parkway Christian Church, Inc., a Florida not for profit corporation (hereinafter the **Grantor**), is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the President of Crosspointe Christian Church, Inc., and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.



9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- A. Mortgage and Security Agreement recorded in Official Records Book 1959, Page 1133.
- B. Collateral Assignment of Rents and Leases executed recorded in Official Records Book 1959, Page 1141.

- C. UCC-1 Financing Statement recorded in Official Records Book 1959, Page 1145.
- D. Easement recorded in Official Records Book 2028, Page 6754 and Book 2137, Page 2721.
- E. Encroachment Agreement recorded in Official Records Book 2048, Page 7016.
- F. Pedestrian Sidewalk Easement recorded in Official Records Book 2109, Page 1800.
- G. Utility Easement recorded in Official Records Book 2109, Page 1803.

16. The Grantor's Taxpayer Identification Number is 65-0021958.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a drainage and sidewalk easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

Ronald L. Wilkes

*Ronald L. Wilkes*

Signature

STATE OF Florida  
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 28 day of September, 2021, by Ronald L. Wilkes, who

is personally known to me or

has produced Florida Drivers License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

*[Signature]*

My Commission Expires: August 25, 2022

Signature of Notary Public

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





Composite Exhibit A

See attached.

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of said Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida; thence the following five (5) courses along said South Right-of-Way line of WHITEFIELD AVE and the West Right-of-Way line of PROSPECT ROAD, both as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, respectively; (1) thence S00°26'46"W, for 23.01 feet; (2) thence N89°39'11"E, for 191.60 feet; (3) thence S00°23'57"E, for 136.27 feet to point of intersection with the East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; (4) thence leaving said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, S00°23'57"E, for 189.11 feet; (5) thence S15°58'31"E, for 24.29 feet to the point of intersection with the East line of that certain property, as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence S00°00'00"E, continuing along said West Right-of-Way line of PROSPECT ROAD, same being said East line of that certain property, as described in Official Records Book 1882, Page 7121, for 45.77 feet to the Southeast corner of said certain property, as described in Official Records Book 1882, Page 7121; thence leaving said West Right-of-Way line of PROSPECT ROAD, N89°27'29"W, along the South line of said certain property, as described in Official Records Book 1882, Page 7121, for 2.00 feet; thence leaving said South line of that certain property, as described in Official Records Book 1882, Page 7121, N00°00'00"W, for 45.47 feet; thence N15°58'31"W, for 21.81 feet to the point of intersection with said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800; thence N00°00'00"E, along said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 191.77 feet to the POINT OF BEGINNING.

Containing 264 square feet or 0.006 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: <b>NONE</b>	DATE: <b>9-15-2021</b>	DRAWN: <b>SMS</b>	CALCED: <b>BGD</b>	CHECKED: <b>BGD</b>
JOB No.: <b>0577-005A</b>	EPN: <b>900</b>	SECTION: <b>29</b>	TOWNSHIP: <b>35S</b>	RANGE: <b>18E</b>

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEETS 2-3 FOR SKETCH AND LEGEND

REV 1: 10-22-2021 (BGD)



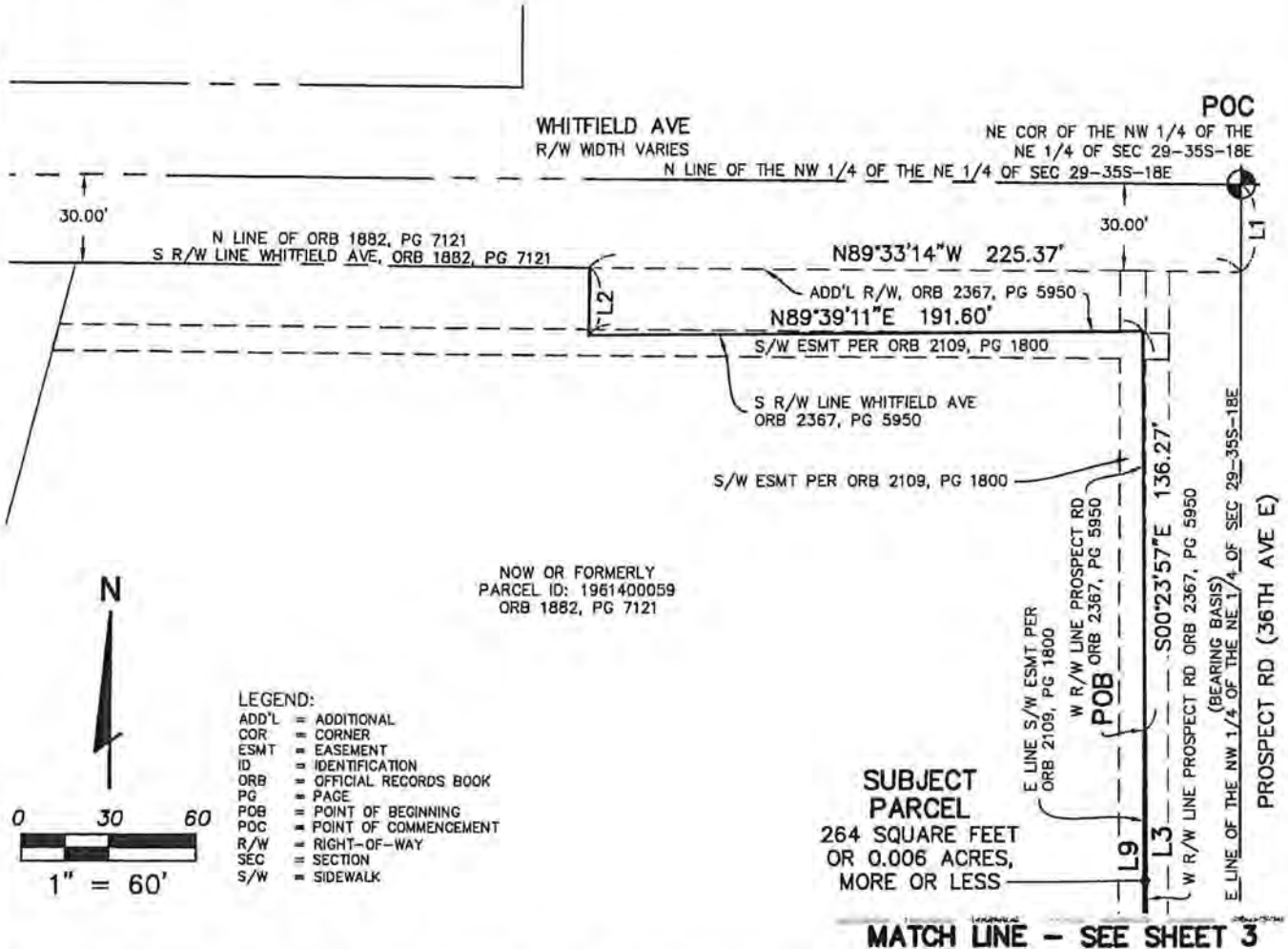
**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
ST. 10-26-2021  
**JARED T. PATENAUDE**  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 9-15-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 10-22-2021 (BGD)

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34836  
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

STAMP: 10-26-2021

**JARED T. PATENAUDE**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

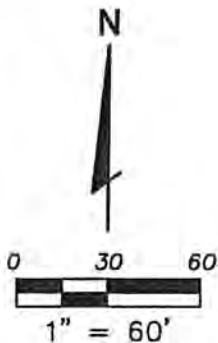
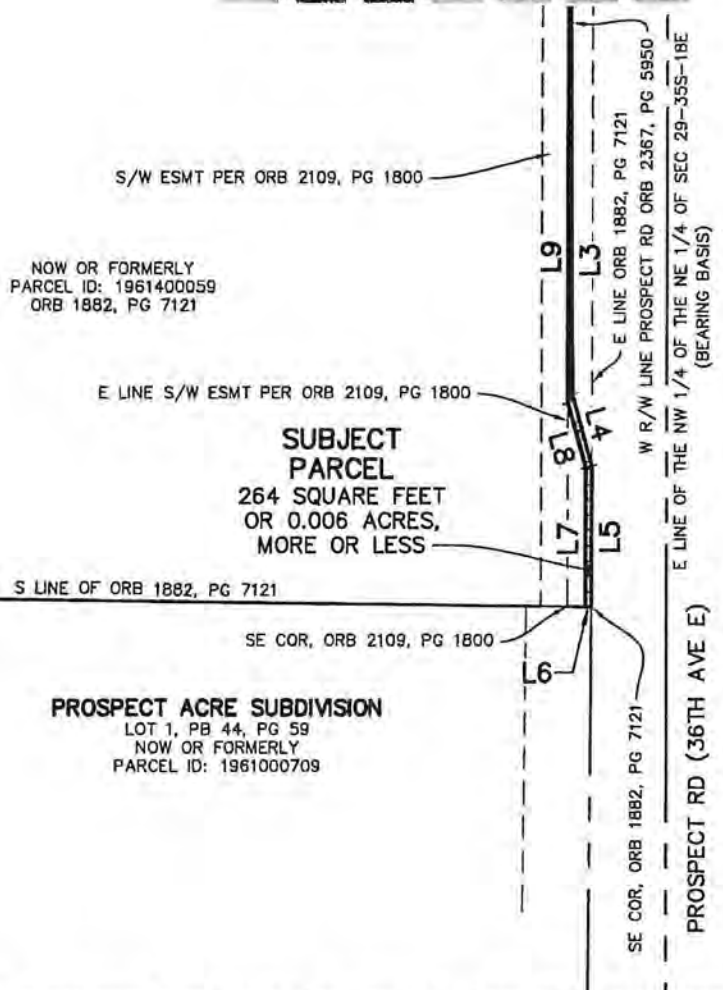


**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	30.00'
L2	S00°26'46"W	23.01'
L3	S00°23'57"E	189.11'
L4	S15°58'31"E	24.29'
L5	S00°00'00"E	45.77'
L6	N89°27'29"W	2.00'
L7	N00°00'00"W	45.47'
L8	N15°58'31"W	21.81'
L9	N00°00'00"E	191.77'

**MATCH LINE - SEE SHEET 2**



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 9-15-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 1: 10-22-2021 (BGD)

**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —  
 20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 6107

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA  
 10-26-2021

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, same being the POINT OF BEGINNING; thence S00°26'46"W, along said South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, for 21.00 feet to the point of intersection with the North line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida; thence leaving said South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, N89°33'14"W, along said North line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 181.16 feet to the Northwest corner of said certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, same being the point of intersection with the West line of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence N14°28'02"E, along said West line of that certain property as described in Official Records Book 1882, Page 7121, for 21.64 feet to the Northwest corner of said certain property as described in Official Records Book 1882, Page 7121, same being the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in said Official Records Book 1882, Page 7121; thence S89°33'14"E, along the North line of said certain property as described in Official Records Book 1882, Page 7121, same being said South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 1882, Page 7121, for 175.92 feet to the POINT OF BEGINNING.

Containing 3,749 square feet or 0.086 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON ADDITIONAL RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2367, PAGE 5950, DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**WHITFIELD AVENUE - DRAINAGE EASEMENT**

SCALE: NONE	DATE: 6/2/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH

REV 1: 7-2-2021 (BGD)  
 REV 2: 9-13-2021 (SMS)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —

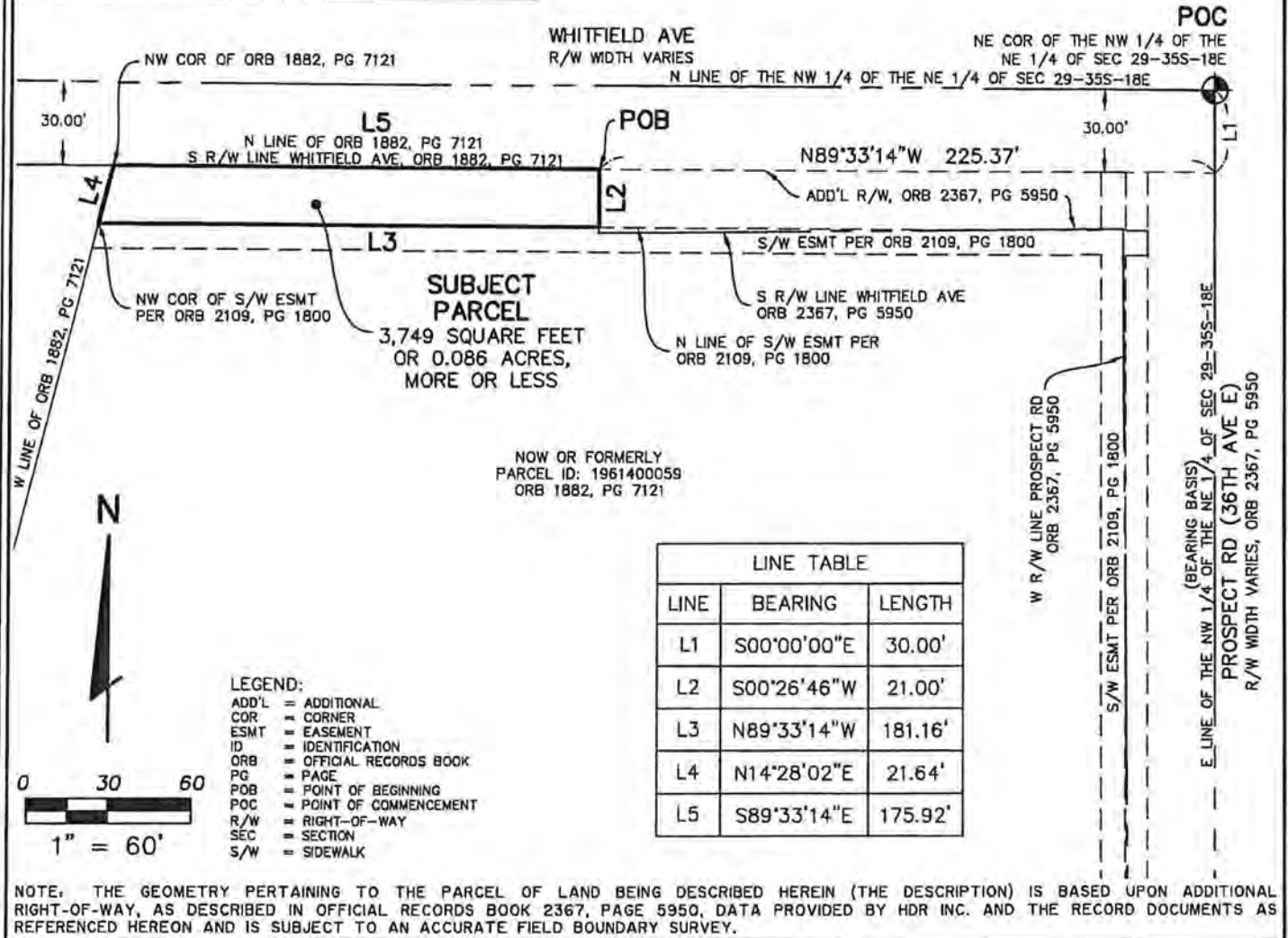
20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838  
 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM LB NO 6707

JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

9-17-2021

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 NOTE: PROPOSED EASEMENT IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.



PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **WHITFIELD AVENUE - DRAINAGE EASEMENT**

SCALE: 1"=60'	DATE: 6/2/2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH

**FLORIDA DESIGN CONSULTANTS, INC.**  
 THINK IT. ACHIEVE IT.

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.B. NO 6707

REV 1: 7-2-2021, (BOD)  
 REV 2: 9-13-2021, (SMS)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

9-17-2021



**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A parcel of land being a portion of that certain property as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 29, Township 35 South, Range 18 East, Manatee County, Florida; thence S00°00'00"E, along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 29 (being the basis of bearings for this legal description), for 30.00 feet to the point of intersection with a line lying 30.00 feet South of and parallel to the North line of said Northwest 1/4 of the Northeast 1/4 of Section 29; thence leaving said East line of the Northwest 1/4 of the Northeast 1/4 of Section 29, N89°33'14"W, along said line lying 30.00 feet South of and parallel to said North line of the Northwest 1/4 of the Northeast 1/4 of Section 29, for 225.37 feet to the point of intersection with the South Right-of-Way line of WHITEFIELD AVE, as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida; thence the following four (4) courses along said South Right-of-Way line of WHITEFIELD AVE and the West Right-of-Way line of PROSPECT RD, both as described in Official Records Book 2367, Page 5950, of the Public Records of Manatee County, Florida, respectively; (1) thence S00°26'46"W, for 23.01 feet; (2) thence N89°39'11"E, for 191.60 feet; (3) thence S00°23'57"E, for 325.38 feet; (4) thence S15°58'31"E, for 24.29 feet to the point of intersection with the East line of that certain property, as described in Official Records Book 1882, Page 7121, of the Public Records of Manatee County, Florida; thence S00°00'00"E, continuing along said West Right-of-Way line of PROSPECT ROAD, same being said East line of that certain property, as described in Official Records Book 1882, Page 7121, for 45.77 feet to the Southeast corner of said certain property, as described in Official Records Book 1882, Page 7121; thence the following two (2) courses along the South line of said certain property, as described in Official Records Book 1882, Page 7121; (1) thence leaving said West Right-of-Way line of PROSPECT ROAD, N89°27'29"W, for 2.00 feet to the POINT OF BEGINNING; (2) thence continue N89°27'29"W, along said line, for 6.00 feet to the Southeast corner of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, of the Public Records of Manatee County, Florida; thence leaving said South line of that certain property, as described in Official Records Book 1882, Page 7121, N00°00'00"E, along the East line of said certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, for 66.38 feet; thence leaving said East line of that certain Sidewalk Easement, as described in Official Records Book 2109, Page 1800, S15°58'31"E, for 21.81 feet; thence S00°00'00"E, for 45.47 feet to the POINT OF BEGINNING.

Containing 336 square feet or 0.008 acres, more or less.

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: NONE	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-005A	900	29	35S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEETS 2-3 FOR SKETCH AND LEGEND

REV 2: 10-22-2021 (BGD)



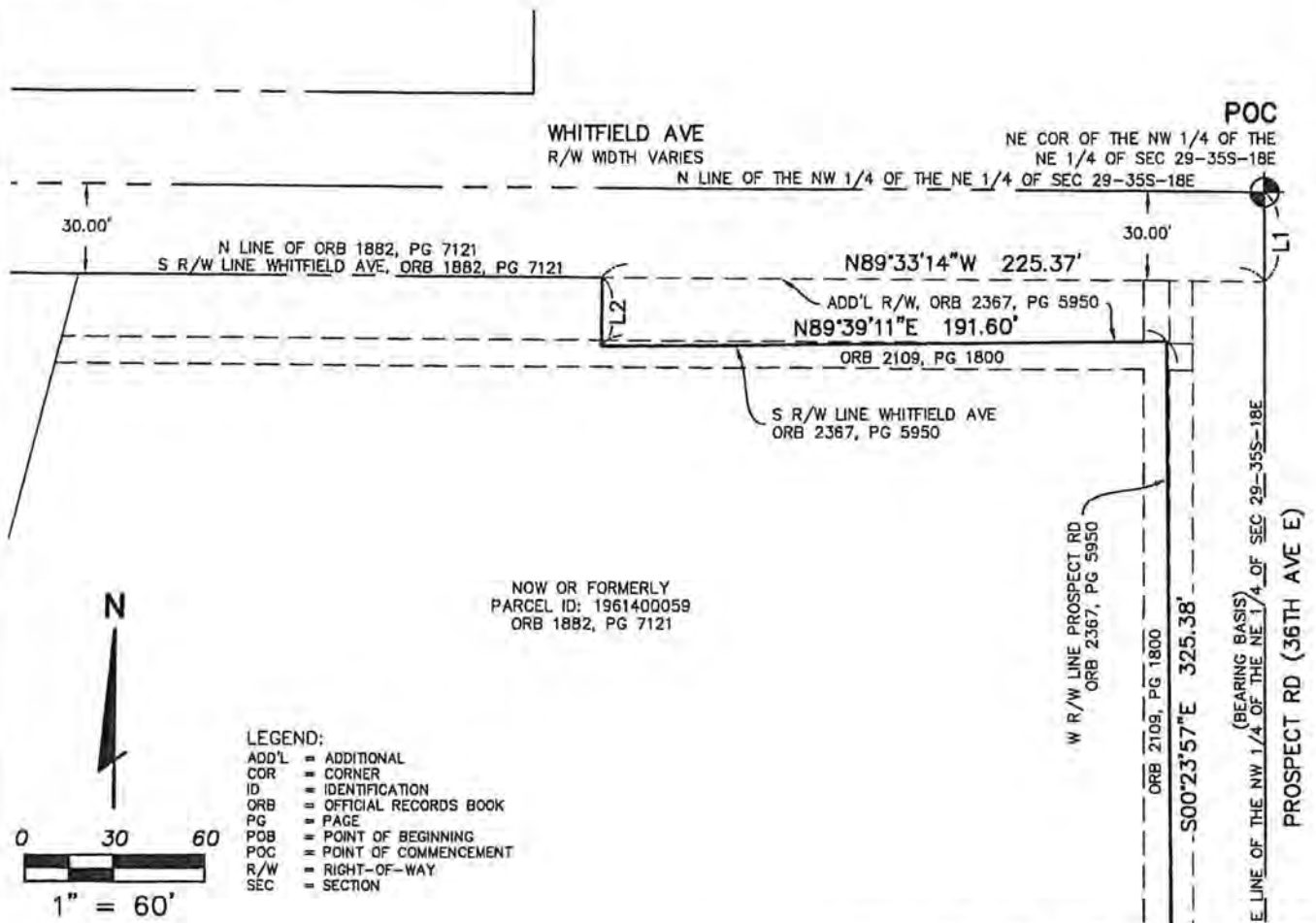
**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
 PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 10-22-2021  
 JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
 THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.  
 BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING 500'00"00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



**MATCH LINE - SEE SHEET 3**

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: 1"=60'	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 2: 10-22-2021 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
 — THINK IT. ACHIEVE IT. —

28525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34838  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
 CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
 JARED T. PATENAUDE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

10-22-2021

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

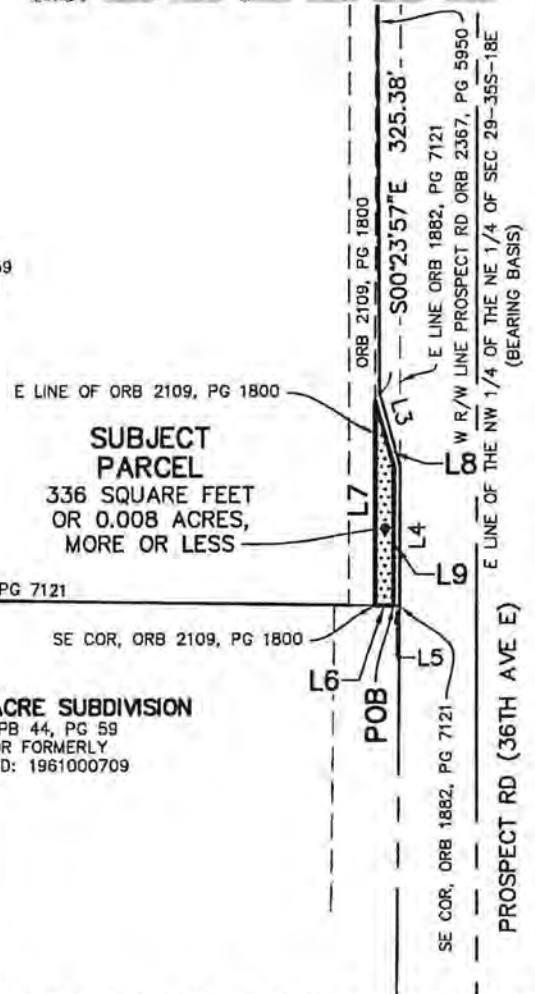
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON THE E LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC 29-35S-18E, BEING S00°00'00"E, AS RECORDED IN ORB 2367, PG 950, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'00"E	30.00'
L2	S00°26'46"W	23.01'
L3	S15°58'31"E	24.29'
L4	S00°00'00"E	45.77'
L5	N89°27'29"W	2.00'
L6	N89°27'29"W	6.00'
L7	N00°00'00"E	66.38'
L8	S15°58'31"E	21.81'
L9	S00°00'00"E	45.47'

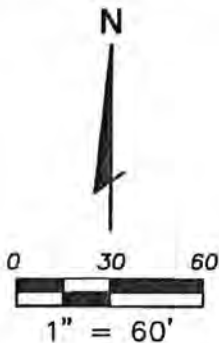
NOW OR FORMERLY  
PARCEL ID: 1961400059  
ORB 1882, PG 7121

**MATCH LINE - SEE SHEET 2**



**SUBJECT PARCEL**  
336 SQUARE FEET  
OR 0.008 ACRES,  
MORE OR LESS

**PROSPECT ACRE SUBDIVISION**  
LOT 1, PB 44, PG 59  
NOW OR FORMERLY  
PARCEL ID: 1961000709



NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THAT CERTAIN SIDEWALK EASEMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2109, PAGE 1800, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**PROSPECT ROAD - SIDEWALK EASEMENT**

SCALE: 1"=60'	DATE: 9-14-2021	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEETS 2-3 FOR SKETCH AND LEGEND
JOB No.: 0577-005A	EPN: 900	SECTION: 29	TOWNSHIP: 35S	RANGE: 18E	REV 2: 10-22-2021 (BGD)

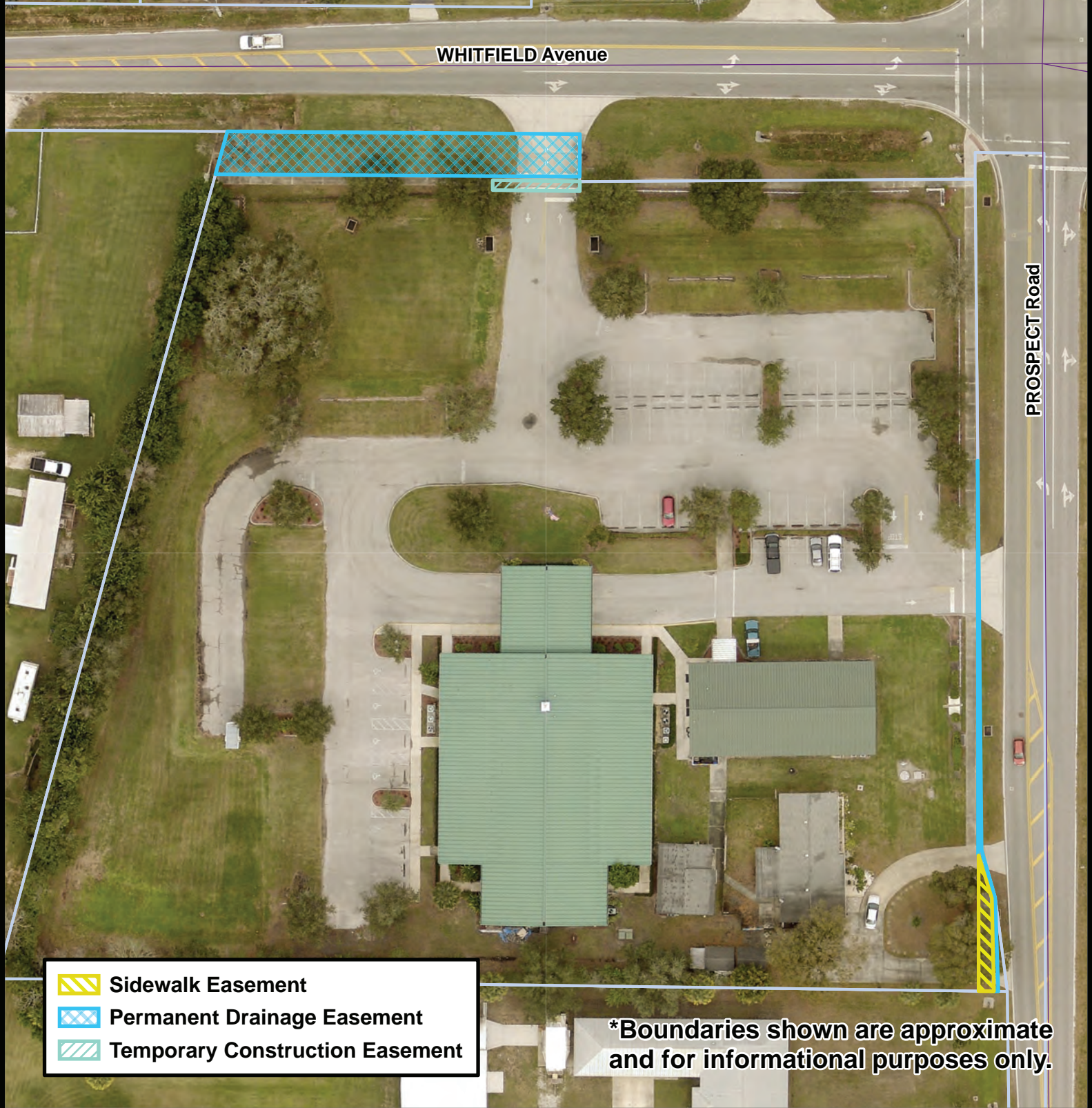


**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  
10-22-2021  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA





**TEMPORARY CONSTRUCTION, DRAINAGE  
& PEDESTRIAN/SIDEWALK EASEMENTS**

**UNIVERSITY PARKWAY CHRISTIAN  
CHURCH INC  
3530 WHITFIELD AVE  
SARASOTA, FL 34243  
PID 1961400059**



**DISTRICT 4- MISTY SERVIA**