

THIS INSTRUMENT PREPARED BY:

Claudia Ruiz, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Manatee Harbor, Florida Navigation Project
PID NO: 593100209

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT (Easement) is made and given by **MANATEE COUNTY**, a political subdivision of the State of Florida, (**Grantor**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, to **MANATEE COUNTY PORT AUTHORITY**, a political entity of the State of Florida, whose mailing address is 300 Tampa Bay Way, Suite 1, Palmetto, Florida 34221 (**Grantee**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of Grantor, and all subsequent owners of the Easement Area, as defined below, and the term "Grantee" shall include any successor or assignee of Grantee.

WHEREAS, Grantor, for and in consideration of the sum of one dollar 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**, for use by Grantee's representatives, agents, and contractors as a work area, including the right to deposit fill material thereon, move, store and remove equipment and supplies, and erect and remove temporary structures on the land and to perform any other work necessary and incident to the construction of the Manatee Harbor, Florida Navigation Project, together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions, and any other vegetation, structures, or obstacles within the limits of the right of way; reserving, however, to the landowners, their heirs and assigns, all such rights and privileges as may be used without interfering with or abridging the rights and easement hereby acquired; subject, however, to existing easements for public roads and highways, public utilities, railroads and pipelines across, in, over, under, and upon the following described land lying and being in Manatee County, Florida (**Easement Area**):

See legal description in Exhibit A, attached to and incorporated in this Easement by this reference.

WHEREAS, Easement shall be for the purpose of **allowing access in the right-of-way to the north of Harlee Road (area depicted in Exhibit A) for the purpose of installing a new weir at the Dredge Material Management Area (DMMA) at Port**

Manatee in accordance with the Manatee Harbor, Florida Navigation Project and for the all other construction purposes reasonably related to the construction to be undertaken by Grantee. This Easement is granted upon the condition that all work shall be performed in such manner that existing improvements will be left in same or like condition; and

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

This Easement shall be for the term of **"FIVE (5) YEARS"** from the effective date, which is defined herein as the date of execution by the Board of County Commissioners of Manatee County.

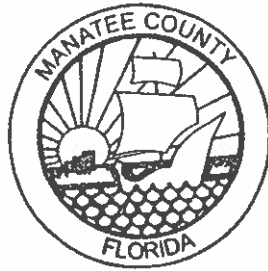
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and by its Board of County Commissioners acting by the Chair of said board, the day and year aforesaid.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S).

COUNTY:

MANATEE COUNTY, a political subdivision of
the State of Florida

By: its Board of County Commissioners



By: _____

J. H.

Chairperson

Date: _____

4/21/2026

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Robin D. Smith DC

Deputy Clerk

EXHIBIT A

Title: Temporary Construction Easement – Harlee Road

Description:

A temporary construction easement over, under, and across a portion of land lying in Section 6, Township 33 South, Range 18 East, Tallahassee Meridian, located in Manatee County, State of Florida.

Said easement being a portion of the maintained right-of-way of Harlee (Harlee) Road as recorded in Road Plat Book 11, Pages 144 – 146, in the public records of Manatee County, State of Florida, and being more particularly described as follows:

Commence at the intersection of the northeast right-of-way of Piney Point Road (Central Avenue) as recorded in Road Plat Book 1, Pages 190 – 201, in the public records of said Manatee County, and the north right-of-way of Harlee (Harlee) Road as recorded in Road Plat Book 11, Pages 144 – 146, in the public records of said Manatee County, said intersection also being the northwest corner of said Harlee (Harlee) Road right-of-way; thence along said north right-of-way of Harlee (Harlee) Road the following three courses and distances:

- 1) N 80°58'21" E for a distance of 21.43 feet;
- 2) Northeasterly and easterly a distance of 107.12 feet along a non-tangential curve concave southeasterly, having a radius of 122.23 feet, a central angle of 50°12'50", and a chord that bears N 72°06'57" E for a distance of 103.73 feet;
- 3) S 73°11'00" E, not tangent to said curve, for a distance of 195.57 feet to the Point of Beginning;

Thence continuing along said north right-of-way of Harlee (Harlee) Road the following five courses and distances:

- 1) S 86°26'50" E for a distance of 152.37 feet;
- 2) N 88°55'04" E for a distance of 171.77 feet;
- 3) S 88°37'44" E for a distance of 242.32 feet;
- 4) N 89°37'30" E for a distance of 337.16 feet;
- 5) N 82°26'55" E for a distance of 100.76 feet;

Thence departing said north right-of-way of Harlee (Harlee) Road, S 40°25'33" E for a distance of 26.58 feet to the north edge of pavement of said Harlee (Harlee) Road; thence along said north edge of pavement the following four courses and distances:

- 1) S 82°58'08" W for a distance of 36.61 feet;
- 2) S 86°54'36" W for a distance of 71.35 feet;
- 3) N 89°49'55" W for a distance of 854.17 feet;
- 4) Northwesterly a distance of 59.23 feet along a tangential curve concave northerly, having a radius of 370.00 feet and a central angle of 09°10'17";

Thence departing said north edge of pavement of Harlee (Harlee) Road, N 01°10'34" E, not tangent to said curve, for a distance of 17.70 feet to the Point of Beginning.

Containing 0.36 acre, more or less.

Basis of Bearings Reference:

- 1) Horizontal Datum:
 - a. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - i. NAD83 (2011)
- 2) Grid Mapping Projection:
 - a. Florida State Plane, West Zone
 - b. Transverse Mercator

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: pringler

Cashiered By: pringler

Receipt#: 900840466 **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003
Receipt Date: 04/22/2026 1112 MANATEE AVE WEST 8TH ATTN: PAT KELLY
BRADENTON, FL 34205

Instrument(s): 202641045614-EASEMENT

Receipt Total:	\$35.50
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument:	202641045614	EASEMENT	
001000000341100	RECORDING FEE \$5/\$4		\$17.00
199000000341150	PRMTF \$1/\$.50		\$2.50
001000000208911	PRMTF FACC \$.10		\$0.40
199000000341160	PRMTF CLERK \$1.90		\$7.60
001000000208912	PRMTF BCC \$2		\$8.00
Instrument Total:			\$35.50



Approved in Open Session 4/21/26
Manatee County
Board of County Commissioners

April 21, 2026 - Regular Meeting

Subject

Execution and Recording of a Temporary Construction Easement to the Manatee County Port Authority for the Manatee Harbor, Florida Navigation Project for property located at Harlee Road, Palmetto, Florida 34221, Peter Morrow, Property Acquisition Division Manager – District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Claudia Ruiz, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6288

Action Requested

- Execution and Recording of Temporary Construction Easement to the Manatee County Port Authority

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- Approximately every three years, the U.S. Army Corps of Engineers (“USACE”) conducts maintenance dredging in the Manatee Harbor of Port Manatee. Each dredge event lasts approximately eighteen months. At the time of the Harbor maintenance dredging, the Manatee County Port Authority contracts with the USACE to conduct the maintenance dredging of all Port Manatee berths. These dredging activities require the dredge material to be disposed of in an approved dredge disposal area. This ongoing project is called the Manatee Harbor, Florida Navigation Project (“Project”).
- The USACE is planning a maintenance dredging event estimated to begin in September 2026.

- The Easement shall be for the term of "FIVE (5) Years" from the date of execution by the Board of County Commissioners of Manatee County.
- The USACE requires the Manatee County Port Authority to certify its interest in the lands used for the Project. Because the Manatee County Port Authority does not have a property interest in a small section where access is needed to complete the required work, Port Manatee is requesting a Temporary Construction Easement.
- The Easement shall be for the purpose of allowing access in the right-of-way to the north of Harlee Road for the purpose of installing a new weir at the Dredge Master Management Area (DMMA) at Port Manatee in accordance with the Project.
- Scott May, County Engineer of Public Works, approves of the Temporary Construction Easement (TCE) that is the subject of this agenda.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please email a copy of the approved agenda item to the following:

Claudia Ruiz at claudia.ruiz@mymanatee.org
 Peter Morrow at peter.morrow@mymanatee.org
 Charles Meador at charles.meador@mymanatee.org
 Jennifer Cowan at jcowan@bمولaw.com
 Chad Butzow at Chad.Butzow@mymanatee.org
 Scott May at scott.may@mymanatee.org
 Denise Stufflebeam at dstufflebeam@seaportmanatee.com
 Sheila McLean at smclean@seaportmanatee.com

Distributed 4/22/26, RT

CCC: AR 700003

Cost and Funds Source Account Number and Name

\$35.50 recording fee. 001-0020505 Property Acquisition Core Fund.

Amount and Frequency of Recurring Costs

N/A



TEMPORARY CONSTRUCTION EASEMENT



MANATEE COUNTY RIGHT-OF-WAY
HARLEE ROAD
PALMETTO, FLORIDA 34221

DISTRICT 1 - VACANT

