

**RESOLUTION NO. R-17-016**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, FINDING THAT PROPERTY IS NEEDED FOR A PUBLIC PURPOSE; AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT; REQUESTING THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION TO ENTER INTO A LEASE AGREEMENT WITH MANATEE COUNTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Manatee County, Florida, (Board) have concluded that it is in the best interest of the citizens of Manatee County for the County to enter into a lease agreement for certain property owned by the State of Florida, Department of Transportation; and

**WHEREAS**, counties are authorized pursuant to Section 125.031, Florida Statutes, to enter into certain leases related to property needed for public purposes; and

**WHEREAS**, the property which is the subject of the lease agreement is located in Section 9, Township 35 South, Range 16 East, and more particularly described in Exhibit "A", attached hereto and by reference incorporated herein; and

**WHEREAS**, the property which is the subject of the lease agreement is needed for the public purpose of reconfiguring, expanding and paving the parking lot at the North Coquina Boat Ramp and making other improvements; and

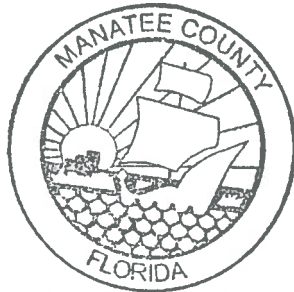
**WHEREAS**, the planned improvements to the North Coquina Boat Ramp and parking lot are necessary for the health, safety, welfare and enjoyment of the general public; and

**WHEREAS**, the Board finds the terms and conditions of the lease agreement, attached hereto as Exhibit "B" and by reference incorporated herein, acceptable and reasonable.

**NOW THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Manatee County, Florida, that:

1. The findings set forth in the preamble above are hereby adopted as findings of the Board and are incorporated herein by reference.
2. The Board hereby approves and the Chairperson or Vice Chairperson of the Board is hereby authorized to execute the lease agreement, attached as Exhibit "B," which pertains to the property described in Exhibit "A."
3. The Board hereby formally requests that the State of Florida, Department of Transportation enter into the attached lease agreement with Manatee County.
4. This Resolution shall be effective immediately upon adoption.

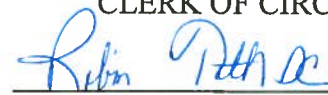
DULY ADOPTED with a quorum present and voting this 9<sup>th</sup> day of May, 2017.



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

By:   
Chairperson

ATTEST: ANGELINA COLONNESO  
CLERK OF CIRCUIT COURT AND COMPTROLLER

By:   
Deputy Clerk



# ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS  
EB 0027476 LS 0006982 LC 0000385

EXHIBIT "A"

CERTIFICATE OF AUTHORIZATION # LB 6982  
201 5th AVENUE DRIVE EAST  
BRADENTON, FLORIDA 34208  
(941) 748-8080  
FAX (941) 478-3747

## DESCRIPTION:

A PORTION OF LAND LYING AND BEING IN SECTION 9, TOWNSHIP 35 SOUTH, RANGE 16 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NGS CONTROL MONUMENT GIS106; THENCE RUN N 26°47'35" W, A DISTANCE OF 2775.41 FEET TO AN INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GULF DRIVE (STATE ROAD 789); THENCE N 28°00'23" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 246.04 FEET TO THE POINT OF BEGINNING; THENCE S 61°59'37" W, A DISTANCE OF 21.67 FEET; THENCE N 28°00'23" W, A DISTANCE OF 340.08 FEET; THENCE N 61°59'37" E, A DISTANCE OF 21.67 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE S 28°00'23" E, A DISTANCE OF 340.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 7369 SQUARE FEET (0.17 ACRES), MORE OR LESS.

SEE SHEET 2 FOR SKETCH  
NOT A BOUNDARY SURVEY  
DESCRIPTION SKETCH  
OF  
PARKING LEASE  
NORTH COQUINA BOAT RAMP  
IN  
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 16 EAST  
MANATEE COUNTY, FLORIDA

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.


BY:   
JAMES N. GATCH, JR., P.S.M.  
FLORIDA CERTIFICATE NO. LS 4295  
DATE OF CERTIFICATION : 3/15/2016

Exhibit A

REVISED LEGAL DESCRIPTION: 3/25/2016

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MANATEE\COQUINA\N-Coquina-BR-Eam1.dwg Job # 00-44045 bernie



# ZNS ENGINEERING

EXHIBIT "A"

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS  
EB 0027478 LS 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982  
201 5th AVENUE DRIVE EAST  
BRADENTON, FLORIDA 34208  
(941) 748-8080  
FAX (941) 478-3747

N 61°59'37" E  
21.67'

NORTH COQUINA BOAT RAMP

GULF DRIVE (S.R. 789)  
(SECTION 1308-176) (O.R.B. 1332, PG. 433)

**LEGEND:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ID - IDENTIFICATION
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- SQ.FT. - SQUARE FEET
- S.R. - STATE ROAD
- NAD - NORTH AMERICAN DATUM (83/1990)



- SITE - LEASE AREA  
(7369 SQ.FT. - 0.17 ACRES)

NTS - NOT TO SCALE



SCALE: 1" = 60'

SEE SHEET 1 FOR DESCRIPTION  
NOT A BOUNDARY SURVEY  
DESCRIPTION SKETCH

## OF PARKING LEASE NORTH COQUINA BOAT RAMP

IN  
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 16 EAST  
MANATEE COUNTY, FLORIDA

P.O.B.  
STATION 24+65.2  
100' LEFT

S 61°59'37" W  
21.67'

EASTERLY R/W LINE  
N 28°00'23" W 246.04' (NTS)

TIE LINE  
N 26°47'35" W  
2775.41' (NTS)

PROPERTY LINE

P.O.C.  
6"x6" MONUMENT  
BRASS DISK (GIS 106  
NGS CONTROL)

DATED: 3/15/2016  
MISC. REVISIONS: 3/25/2016  
ADDED STATIONING: 3/29/2016

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ENGINEERING, L.C. CONSENT IS HEREBY GRANTED  
SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS  
DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

**NOTES:**

1. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 AND ARE DERIVED FROM POINT GIS-105 AND GIS-106, ESTABLISHED DURING THE MANATEE COUNTY GIS CONTROL SURVEY OF 1988. THIS HORIZONTAL DATUM RESULTS IN THE EASTERLY RIGHT OF WAY LINE OF GULF DRIVE (S.R. 789), HAVING A BEARING OF N 28°00'23" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY, MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET.

EXHIBIT "B"

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
LEASE AGREEMENT

575-060-33  
RIGHT OF WAY  
OGC - 08/09  
Page 1 of 5

ITEM/SEGMENT NO.: 4140482 (1308-176)  
MANAGING DISTRICT: One  
F.A.P. NO.: N/A  
STATE ROAD NO.: 789  
COUNTY: Manatee  
PARCEL NO.: 0008 - Excess Parcel #6028

THIS AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter called the Lessor), and Manatee County, a political subdivision of the State of Florida (hereinafter called the Lessee).

WITNESSETH:

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. Property and Term. Lessor does hereby lease unto Lessee the property described in Exhibit "A", attached and made a part hereof, for a term of 25 years beginning \_\_\_\_\_ and ending \_\_\_\_\_. This Lease may be renewed for an additional 25 year term at Lessee's option, subject to the rent adjustment as provided in Paragraph 3 below. Lessee shall provide Lessor 90 days advanced written notice of its exercise of the renewal option.

If Lessee holds over and remains in possession of the property after the expiration of the term specified in this Lease, or any renewals of such term, Lessee's tenancy shall be considered a tenancy at sufferance, subject to the same terms and conditions as herein contained in this Lease.

This Lease is subject to all utilities in place and to the maintenance thereof as well as any other covenants, easements, or restrictions of record.

This Lease shall be construed as a lease of only the interest, if any, of Lessor, and no warranty of title shall be deemed to be given herewith.

2. Use. The leased property shall be used solely for the purpose of public parking & public use recreation on the east side of SR 789 @ N. Coquina Beach Boat Ramp.

If the property is used for any other purpose, Lessor shall have the option of immediately terminating this Lease. Lessee shall not permit any use of the property in any manner that would obstruct or interfere with any transportation facilities.

Lessee will further use and occupy the leased property in a careful and proper manner, and not commit any waste thereon. Lessee will not cause, or allow to be caused, any nuisance or objectionable activity of any nature on the property. Lessee will not use or occupy said property for any unlawful purpose and will, at Lessee's sole cost and expense, conform to and obey any present or future ordinances and/or rules, regulations, requirements, and orders of governmental authorities or agencies respecting the use and occupation of the leased property.

Any activities in any way involving hazardous materials or substances of any kind whatsoever, either as those terms may be defined under any state or federal laws or regulations, or as those terms are understood in common usage, are specifically prohibited. The use of petroleum products, pollutants, and other hazardous materials on the leased property is prohibited. Lessee shall be held responsible for the performance of and payment for any environmental remediation that may be necessary, as determined by the Lessor, within the leased property. If any contamination either spread to or was released onto adjoining property as a result of Lessee's use of the leased property, the Lessee shall be held similarly responsible. The Lessee shall indemnify, defend, and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination.

3. Rent. Lessee shall pay to Lessor as rent, on or before the first day of each rent payment period, the sum of N/A-public purpose lease plus applicable tax, for each N/A of the term. If this Lease is terminated prior to the end of any rent payment period, the unearned portion of any rent payment, less any other amounts that may be owed to Lessor, shall be refunded to Lessee. Lessee shall pay any and all state, county, city, and local taxes that may be due during the term hereof, including any real property taxes. Rent payments shall be made payable to the Florida Department of Transportation and shall be sent to N/A - FDOT D1-Right of Way-Property Management, 801 N. Broadway Avenue, MS 1-66, Bartow, FL 33830-1249. Lessor reserves the right to review and adjust the rental fee biennially and at renewal to reflect market conditions. Any installment of rent not received within ten (10) days after the date due shall bear interest at the highest rate allowed by law from the due date thereof, per Section 55.03(1), Florida Statutes. This provision shall not obligate Lessor to accept late rent payments or provide Lessee a grace period.

4. Improvements. No structures or improvements of any kind shall be placed upon the property without the prior written approval of the District Secretary for District One of Lessor. Any such structures or improvements shall be constructed in a good and workmanlike manner at Lessee's sole cost and expense. Subject to any landlord lien, any structures or improvements constructed by Lessee shall be removed by Lessee, at Lessee's sole cost and expense, by midnight on the day of termination of this

EXHIBIT "B"

Lease and the leased property restored as nearly as practical to its condition at the time this Lease is executed. Portable or temporary advertising signs are prohibited.

Lessee shall perform, at the sole expense of Lessee, all work required in the preparation of the leased property for occupancy by Lessee, in the absence of any special provision herein contained to the contrary; and Lessee does hereby accept the leased property as now being in fit and tenable condition for all purposes of Lessee.

Lessor reserves the right to inspect the property and to require whatever adjustment to structures or improvements as Lessor, in its sole discretion, deems necessary. Any adjustments shall be done at Lessee's sole cost and expense.

5. Maintenance. Lessee shall keep and maintain the leased property and any building or other structure, now or hereafter erected thereon, in good and safe condition and repair at Lessee's own expense during the existence of this Lease, and shall keep the same free and clear of any and all grass, weeds, brush, and debris of any kind, so as to prevent the same from becoming dangerous, inflammable, or objectionable. Lessor shall have no duty to inspect or maintain any of the leased property or buildings, and other structures thereon, during the term of this Lease; however, Lessor shall have the right, upon twenty-four (24) hours notice to Lessee, to enter the leased property for purposes of inspection, including conducting an environmental assessment. Such assessment may include: surveying; sampling of building materials, soil, and groundwater; monitoring well installations; soil excavation; groundwater remediation; emergency asbestos abatement; operation and maintenance inspections; and, any other actions which may be reasonable and necessary. Lessor's right of entry shall not obligate inspection of the property by Lessor, nor shall it relieve the Lessee of its duty to maintain the leased property. In the event of emergency due to a release or suspected release of hazardous waste on the property, Lessor shall have the right of immediate inspection, and the right, but not the obligation, to engage in remedial action, without notice, the sole cost and expense of which shall be the responsibility of the Lessee.

6. Indemnification. (select applicable paragraph)

Lessee is a Governmental Agency

To the extent provided by law, Lessee shall indemnify, defend, and hold harmless the Lessor and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Lessee, its agents, or employees, during the performance of the Lease, except that neither Lessee, its officers, agents, or employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Lessor or any of its officers, agents, or employees during the performance of the Lease.

When the Lessor receives a notice of claim for damages that may have been caused by the Lessee, the Lessor will immediately forward the claim to the Lessee. Lessee and the Lessor will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the Lessor will determine whether to require the participation of Lessee in the defense of the claim or to require that Lessee defend the Lessor in such claim as described in this section. The Lessor's failure to promptly notify Lessee of a claim shall not act as a waiver of any right herein to require the participation in or defense of the claim by Lessee. The Lessor and Lessee will each pay its own expenses for the evaluation, settlement negotiations, and trial, if any.

Lessee is not a Governmental Agency

Lessee shall indemnify, defend, save, and hold harmless Lessor, its agent, officers, and employees, from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including attorney's fees, (including regulatory and appellate fees), arising out of or because of any acts, action, neglect, or omission by Lessee, or due to any accident, happening, or occurrence on the leased property or arising in any manner from the exercise or attempted exercise of Lessee's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of Lessor.

Lessee's obligation to indemnify, defend and pay for the defenses or at Lessor's option, to participate, and to associate with the Lessor in the defense and trial of any claim and any related settlement negotiations, shall be triggered by the Lessor's notice of claim for indemnification to Lessee. Lessee's inability to evaluate liability or its evaluation of liability shall not excuse Lessee's duty to defend and indemnify within seven days after such notice by the Lessor is given by registered mail. Only an adjudication or judgment after the highest appeal is exhausted specifically finding the Lessor solely negligent shall excuse performance of this provision by Lessee. Lessee shall pay all costs and fees related to this obligation and its enforcement by Lessor. Lessor's failure to notify Lessee of claim shall not release Lessee of the above duty to defend.

7. Insurance. Lessee at its expense, shall maintain at all times during the term of this Lease, public liability insurance protecting Lessor and Lessee against any and all claims for injury and damage to persons and property, and for the loss of life or property occurring in, on, or about the property arising out of the act, negligence, omission, nonfeasance, or malfeasance of Lessee, its employees, agents, contractors, customers, licensees, and invitees. Such insurance shall be carried in a minimum amount of not less than self-insured per F.S. 768.28 (\$ \_\_\_\_\_) for bodily injury or death to any one person or any number of persons in any one occurrence and not less than self-insured per F.S. 768.28 (\$ \_\_\_\_\_) for property damage, or a combined coverage of not less than self-insured per F.S. 768.28 (\$ \_\_\_\_\_). All such policies shall be issued by companies licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be

EXHIBIT "B"

anceled or modified unless Lessor is given at least sixty (60) days prior written notice of such cancellation or modification. Lessee shall provide Lessor certificates showing such insurance to be in place and showing Lessor as additional insured under the policies. If self-insured or under a risk management program, Lessee represents that such minimum coverage for liability will be provided for the leased property.

Lessor may require the amount of any public liability insurance to be maintained by Lessee be increased so that the amount thereof adequately protects Lessor's interest. Lessee further agrees that it shall during the full term of this Lease and at its own expense keep the leased property and any improvements thereon fully insured against loss or damage by fire and other casualty. Lessee also agrees that it shall during the full term of this Lease and at its own expense keep the contents and personal property located on the leased property fully insured against loss or damage by fire or other casualty and does hereby release and waive on behalf of itself and its insurer, by subrogation or otherwise, all claims against Lessor arising out of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of the Lessor.

8. Eminent Domain. Lessee acknowledges and agrees that its relationship with Lessor under this Lease is one of landlord and tenant and no other relationship either expressed or implied shall be deemed to apply to the parties under this Lease. Termination of this Lease for any cause shall not be deemed a taking under any eminent domain or other law so as to entitle Lessee to compensation for any interest suffered or lost as a result of termination of this Lease, including any residual interest in the Lease, or any other facts or circumstances arising out of or in connection with this Lease.

Lessee hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort, including special damages, severance damages, removal costs, or loss of business profits, resulting from Lessee's loss of occupancy of the leased property, or any such rights, claims, or damages flowing from adjacent properties owned or leased by Lessee as a result of Lessee's loss of occupancy of the leased property. Lessee also hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort as set out above, as a result of Lessee's loss of occupancy of the leased property, when any or all adjacent properties owned or leased by Lessee are taken by eminent domain proceedings or sold under the threat thereof. This waiver and relinquishment applies whether this Lease is still in existence on the date of taking or sale; or has been terminated prior thereto.

9. Miscellaneous.

a. This Lease may be terminated by Lessor immediately, without prior notice, upon default by Lessee hereunder, and may be terminated by either party, without cause upon ninety days (90) days prior written notice to the other party.

b. In addition to, or in lieu of, the terms and conditions contained herein, the provisions of any Addendum of even date herewith which is identified to be a part hereof is hereby incorporated herein and made a part hereof by this reference. In the event of any conflict between the terms and conditions hereof and the provisions of the Addendum(s), the provisions of the Addendum(s) shall control, unless the provisions thereof are prohibited by law.

c. Lessee acknowledges that it has reviewed this Lease, is familiar with its terms, and has had adequate opportunity to review this Lease with legal counsel of Lessee's choosing. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver, or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both parties.

d. Lessee shall not sublet the property or any part thereof, nor assign this Lease, without the prior consent in writing of the Lessor; this Lease is being executed by Lessor upon the credit and reputation of Lessee. Acceptance by Lessor of rental from a third party shall not be considered as an assignment or sublease, nor shall it be deemed as constituting consent of Lessor to such an assignment or sublease.

e. Lessee shall be solely responsible for all bills for electricity, lighting, power, gas, water, telephone, and telegraph services, or any other utility or service used on the property.

f. This Lease shall be governed by the laws of the State of Florida, and any applicable laws of the United States of America.

g. All notices to Lessor shall be sent to the address for rent payments and all notices to Lessee shall be sent to:  
Manatee County Govt, Attn: Property Management, 1112 Manatee Avenue West., 8<sup>th</sup> Fl, Bradenton, FL 34205 & Manatee County Govt, Attn: County Attorney, County Attorney's Office, 1112 Manatee Avenue West, Ste 969, Bradenton, FL 34205.

EXHIBIT "B"

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

Board of County Commissioners, Manatee Cty.  
Lessee (Company Name, if applicable)

By: \_\_\_\_\_  
District Secretary

BY: \_\_\_\_\_

L. K. Nandam, P.E.  
Print Name

Chairperson, Board of County Commissioners  
Print Name

Attest: \_\_\_\_\_

Title: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Attest: \_\_\_\_\_ (SEAL)

LEGAL REVIEW:

Angelina Colonnese  
Print Name

\_\_\_\_\_  
District Counsel

Title: Deputy Clerk, Manatee Cty Clerk-Circuit Court

Don Conway  
Print Name *DKC*  
11/14/17



EXHIBIT "B"

ADDENDUM

This is an Addendum to that certain Lease Agreement between Manatee County, A political subdivision of the State of Florida and the State of Florida Department of Transportation dated the \_\_\_\_\_ day of \_\_\_\_\_, 2017. In addition to the provisions contained in said Agreement, the following terms and conditions shall be deemed to be a part thereof pursuant to Paragraph 9 (b) of said Agreement:

1. Manatee County is required by FDOT to obtain a permit from the Department to install curb stops along the front of parking spaces to help ensure no vehicle can pull directly out onto SR 789, but must utilize the driveways only. Said curb stops must be installed prior to the opening of the parking lot.
2. Page 1, paragraph 2. USE - the last sentence is hereby revised as follows: " To the extent permitted by Section 768.28, Florida Statutes, the Lessee shall indemnify, defend and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination."
3. Page 1, paragraph 3. RENT, is hereby deleted in its entirety as being non-applicable.
4. Page 2, paragraph 6. INDEMNIFICATION: the beginning of the first sentence: "To the extent provided by law....." Is hereby revised to: "To the extent provided by Florida Statutes Section 768.28 .....".

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

Manatee County, A political subdivision of FL  
Lessee (Company Name, if applicable)

By: \_\_\_\_\_  
District Secretary

BY: \_\_\_\_\_

L.K. Nandam, P.E.  
Print Name

\_\_\_\_\_  
Print Name

Attest: \_\_\_\_\_

Title: Chairperson, Board of County Commissioners

Name/Title: \_\_\_\_\_

Attest: \_\_\_\_\_ (SEAL)

LEGAL REVIEW:

Angelina Colonnese  
Print Name

\_\_\_\_\_  
District Counsel

Title: Deputy Clerk, Manatee Cty Clerk -Circuit Court

Donald Conway  
Print Name

*gnc  
4/14/17*



# ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS  
EB 0027476 LS 0006982 LC 0000385

EXHIBIT "A"

CERTIFICATE OF AUTHORIZATION # LB 6982  
201 5th AVENUE DRIVE EAST  
BRADENTON, FLORIDA 34208  
(941) 748-8080  
FAX (941) 478-3747

## DESCRIPTION:

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CONTAINING 7369 SQUARE FEET (0.17 ACRES), MORE OR LESS.

SEE SHEET 2 FOR SKETCH  
NOT A BOUNDARY SURVEY  
DESCRIPTION SKETCH  
OF  
PARKING LEASE  
NORTH COQUINA BOAT RAMP  
IN  
SECTION 9, TOWNSHIP 35 SOUTH, RANGE 16 EAST  
MANATEE COUNTY, FLORIDA

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY: J. N. Gatch, Jr. P.S.M.  
FLORIDA CERTIFICATE NO. LS 4295  
DATE OF CERTIFICATION : 3/15/2016

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REVISED LEGAL DESCRIPTION: 3/25/2016

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MANATEE\COQUINA\Descriptions\PARKING.docx  
MANATEE\COQUINA\N-Coquina-BR-Esmt.dwg Job # 00-44045 bernie



# ZNS ENGINEERING

EXHIBIT "A"

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS  
EB 0027478 LS 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982  
201 5th AVENUE DRIVE EAST  
BRADENTON, FLORIDA 34208  
(941) 748-8080  
FAX (941) 478-3747

N 61° 59' 37" E  
21.67'

GULF DRIVE (S.R. 789)  
(SECTION 1308-176) (O.R.B. 1332, PG. 433)

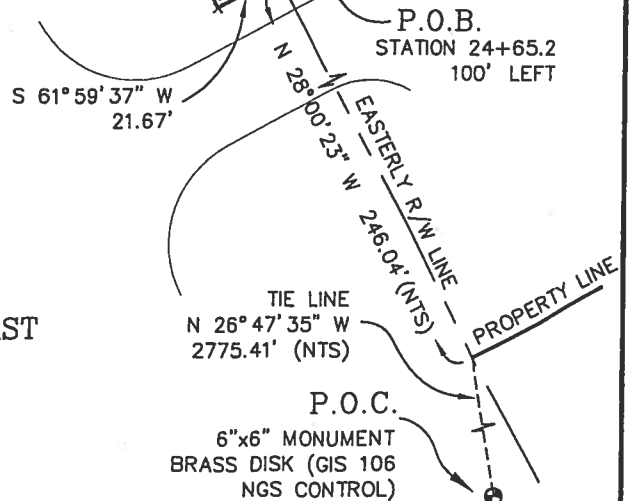
NORTH COQUINA BOAT RAMP



**LEGEND:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- ID - IDENTIFICATION
- R/W - RIGHT OF WAY
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- SQ.FT. - SQUARE FEET
- S.R. - STATE ROAD
- NAD - NORTH AMERICAN DATUM (83/1990)
- SITE - LEASE AREA (7369 SQ.FT. - 0.17 ACRES)
- NTS - NOT TO SCALE

SEE SHEET 1 FOR DESCRIPTION  
NOT A BOUNDARY SURVEY  
**DESCRIPTION SKETCH**  
OF  
**PARKING LEASE**  
**NORTH COQUINA BOAT RAMP**  
IN  
**SECTION 9, TOWNSHIP 35 SOUTH, RANGE 16 EAST**  
**MANATEE COUNTY, FLORIDA**



DATED: 3/15/2016  
MISC. REVISIONS: 3/25/2016  
ADDED STATIONING: 3/29/2016

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**NOTES:**

1. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 AND ARE DERIVED FROM POINT GIS-105 AND GIS-106, ESTABLISHED DURING THE MANATEE COUNTY GIS CONTROL SURVEY OF 1988. THIS HORIZONTAL DATUM RESULTS IN THE EASTERLY RIGHT OF WAY LINE OF GULF DRIVE (S.R. 789), HAVING A BEARING OF N 28° 00' 23" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY, MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET.