

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	34TH STREET WEST R/W CONVEYANCE MANATEE COMMUNITY COLLEGE	TYPE AGENDA ITEM	CONSENT
DATE REQUESTED	JANUARY 6, 1998	DATE SUBMITTED	DECEMBER 24, 1997
BRIEFINGS?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/OFFICE DIVISION	TRANSPORTATION LAND ACQUISITION	AUTHORIZED BY TITLE	LARRY R. MAU, P.E. <i>[Signature]</i> TRANSPORTATION DIRECTOR
CONTACT PERSON TELEPHONE/EXTENSION	JIM STAPLES 5007	PRESENTER TELEPHONE/EXTENSION	JIM STAPLES, LAND ACQUISITION MGR. 5007 <i>[Signature]</i>
ADMINISTRATIVE APPROVAL	<i>[Signature]</i>		

INDICATE WHETHER "REPORT," "DISCUSSION," or "FORM OF MOTION" or "OTHER ACTION REQUIRED:

ACCEPTANCE OF, AUTHORIZATION TO RECORD A WARRANTY DEED FROM THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE, FLORIDA, FOR RIGHT-OF-WAY REQUIRED FOR THE ROAD IMPROVEMENTS TO 34TH STREET WEST, BETWEEN BAYSHORE GARDENS PARKWAY AND 53RD AVENUE WEST.

ACCEPTANCE OF, AUTHORIZATION TO RECORD AN AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES FROM THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE, FLORIDA.

ACCEPTANCE OF A TEMPORARY CONSTRUCTION EASEMENT FROM THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE, FLORIDA.

ENABLING/REGULATING AUTHORITY: (Federal and/or state laws[s], administrative ruling[s], Manatee Comp Plan, Land Development Code, ordinances, resolutions, and/or County policy).

- COMP PLAN - GOAL 5.1 ADDRESSES THE SAFETY AND EFFICIENCY OF FORECASTED VEHICULAR TRAVEL DEMANDS
- COMP PLAN - GOAL 11.3 TO REDUCE FLOODING AND IMPROVE SURFACE WATER QUALITY
- COMP PLAN - GOAL 11.1 ADDRESSES THE SANITARY SEWER SYSTEM REQUIREMENTS
- COMP PLAN - GOAL 11.5 ENSURES ADEQUATE SUPPLY AND TREATMENT OF POTABLE WATER FOR ALL RETAIL AND WHOLESALE CUSTOMERS

BACKGROUND/DISCUSSION

- THE ROAD IMPROVEMENT OF 34TH STREET WEST WAS APPROVED BY THE BCC IN THE 1993 CIP AND IS REQUIRED FOR BETTER VEHICULAR/PEDESTRIAN TRAFFIC CONTROL TO INCREASE SAFETY FACTORS.
- ON OCTOBER 7, 1997, THE BCC EXECUTED A CONTRACT FOR SALE AND PURCHASE OF A WARRANTY DEED AND TEMPORARY CONSTRUCTION EASEMENT FROM MANATEE COMMUNITY COLLEGE IN THE AMOUNT OF \$127,500, WHICH INCLUDED THE COST OF \$2,500 FOR ITS APPRAISER'S FEE, AND THE INSTALLATION, AT COUNTY EXPENSE, OF AN 8" GRAVITY SEWER MAIN AND THE EXTENSION OF THE 10" WATER MAIN, ESTIMATED TO COST MCC \$84,000 IN THE FUTURE, BUT \$59,526 IF CONSTRUCTED DURING THE ROAD PROJECT AT COUNTY EXPENSE. THE TOTAL COST ASSOCIATED WITH THIS ACQUISITION WAS \$187,026.00.
- THE CONVEYANCE DOCUMENTS ARE HEREBY PRESENTED FOR ACCEPTANCE AND AUTHORIZATION TO RECORD.

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Please indicate "N/A", "NO" or "YES."

NO

IF N/A OR NO, PLEASE EXPLAIN:

PROCEDURE PREVIOUSLY APPROVED BY THE COUNTY ATTORNEY'S OFFICE.

IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT IS SAME AS APPROVED IN PREVIOUS YEARS, STATE YEAR OF LAST USE:

N/A

IF "YES," 1) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED BY THE COUNTY ATTORNEY'S OFFICE?
2) HAVE ALL COMMENTS/SUGGESTIONS BEEN ADDRESSED/INCORPORATED; IF NOT, PLEASE EXPLAIN.
3) ATTACH COPY OF FINAL MEMORANDUM OF THE COUNTY ATTORNEY'S OFFICE RELATED TO THIS MATTER.

ATTACHMENTS:

- 1) WARRANTY DEED
- 2) AFFIDAVIT
- 3) TEMPORARY CONSTRUCTION EASEMENT
- 4) FLORIDA REVENUE FORM
- 5) LOCATION MAP

INSTRUCTIONS TO BOARD RECORDS:

RETURN RECORDED AND ACCEPTED COPIES OF DOCUMENTS TO LAND ACQUISITION, TRANSPORTATION DEPARTMENT
CCC CHARGE #190-133130 PROJECT MANAGEMENT

COST	\$76.50 RECORDING FEE	SOURCE (ACCT# & NAME)	319-316503-541320-03165 PROJECT FUNDS, 34TH STREET WEST
COMMENTS	N/A	FISCAL IMPACT STATEMENT	N/A APPROVED IN OPEN SESSION
		RECURRING COSTS FREQUENCY OF OCCURRENCE	N/A

JAN 06 1998



DISTRICT #4
 COMMISSIONER LARI ANN HARRIS

34TH STREET WEST ROAD
 IMPROVEMENT PROJECT NO. 3165
 FROM BAYSHORE GARDENS PKWY. /
 EL CONQUISTADOR PKWY. NORTH TO
 53RD AVENUE WEST

This instrument prepared by:
Jim Staples, Land Acquisition Manager
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

BK 1540 PG 7476 DKT# 1079698 1 of 7

PROJECT #3165
PARCEL #24 & #25

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, this day personally appeared THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE, FLORIDA, whose mailing address is P.O. Box 1849, Bradenton, FL 34206 who being first duly sworn, depose/s and say/s:

1 That the undersigned, hereinafter called the Grantor, is the owner of and has full authority to sell or encumber the following described property, (hereinafter "Property").

See legal description identified as Exhibit "A", "B", and "C" attached hereto.

2 That the Owner plans to convey the Property to the COUNTY OF MANATEE whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

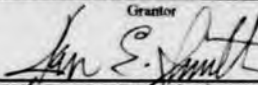
3 To the best of my knowledge the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

4 That there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

5 That there are no claims, demands, liens or judgments outstanding against the above described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit


6 That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

**THE DISTRICT BOARD OF TRUSTEES OF
MANATEE COMMUNITY COLLEGE, FLORIDA**

Grantor
BY: 
JAN E. SMITH, Chairman

SWORN to and subscribed before me this 2nd day of December, 1997 by JAN E. SMITH, as Chairman of the District Board of * who is/are personally known to me or who has/have produced as identification.

*Trustees of Manatee Community College, Florida, who has been duly authorized to execute this Affidavit and


NOTARY PUBLIC Signature
Sandra K. Dunbar
Printed Name

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS - MANATEE COUNTY

EXHIBIT "A"

BK 1540 PG 7477 2 of 7

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 24
(34TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE N 00°23'11" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 23.34 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 88°28'53" E, 66.35 FT.; THENCE S 57°14'35" E, 72.78 FT.; THENCE S 83°14'33" E, 72.63 FT.; THENCE S 01°31'07" W, A DISTANCE OF 240.71 FT. TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 60TH AVENUE WEST (A 100 FT. WIDE RIGHT-OF-WAY); THENCE N 88°28'53" W, A DISTANCE OF 195.28 FT. TO THE INTERSECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST; THENCE N 00°23'11" E, PARALLEL WITH THE WEST LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 15, AND 55.00 FT. EASTERLY THEREFROM, A DISTANCE OF 285.15 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

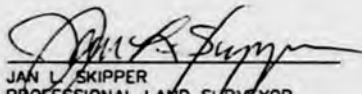
CONTAINING 52,331 SQ. FT. (1.20 ACRES) MORE OR LESS.

REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

ACCEPTED IN OPEN SESSION JAN 06 1998
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

2-21-97

DATE


JAN SKIPPER
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE No. 3723

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

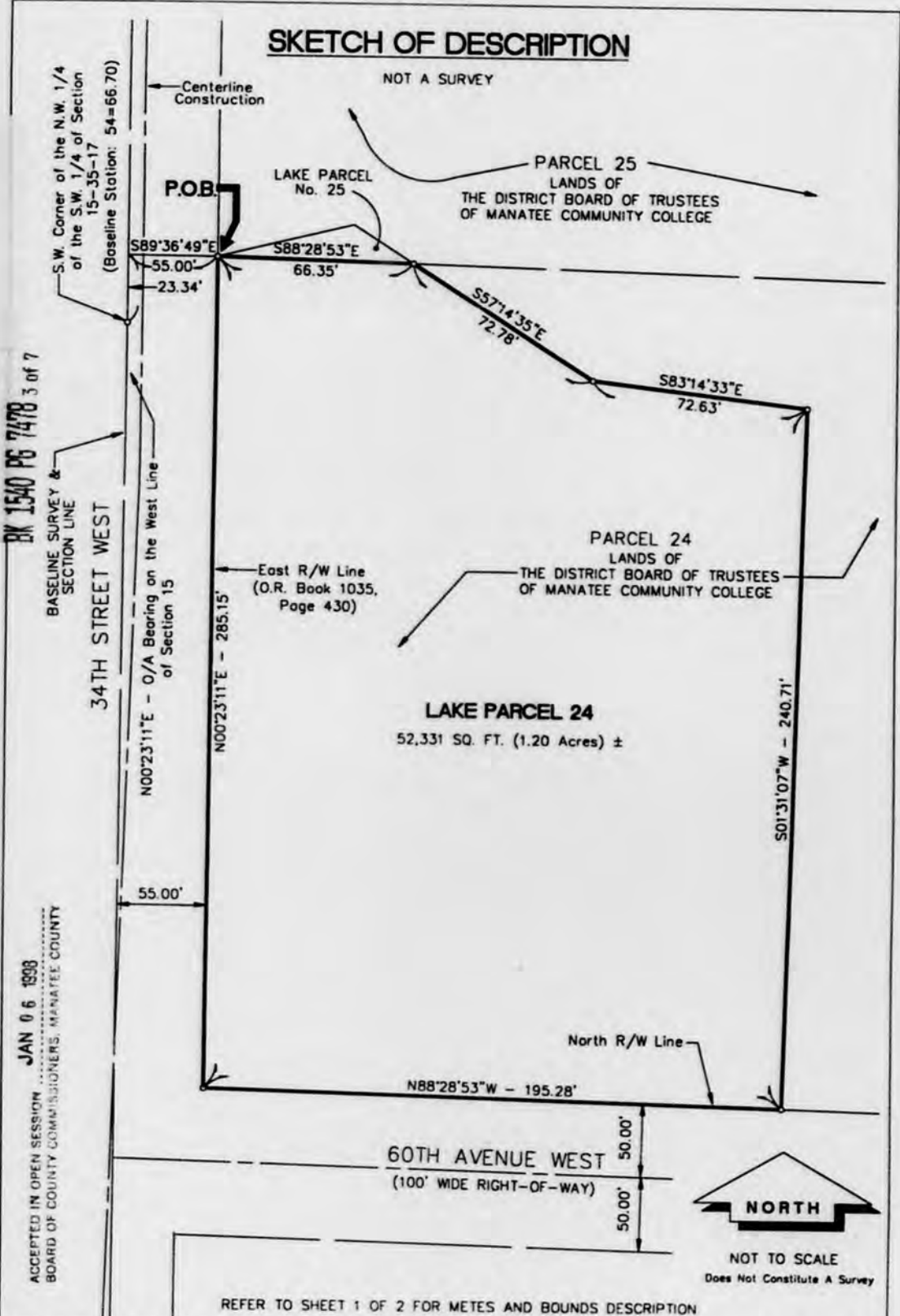
JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY




ACCEPTED IN OPEN SESSION JAN 06 1998
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

BX 1540 PG 747B 3 of 7
 BASELINE SURVEY & SECTION LINE
 34TH STREET WEST

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2



LOMBARDO & SKIPPER, INC.
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 P.O. BOX 188 • 825 4TH STREET WEST
 PALMETTO, FLORIDA 34221 • (813)722-4561

BK 1540 PG 7479 4 of 7

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 25
(34TH STREET WEST)

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE S 00°23'11" W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 73.23 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 00°23'11" W, ALONG SAID RIGHT-OF-WAY PARALLEL WITH AFORESAID WEST LINE AND 55.00 FT. EASTERLY THEREFROM, 15.00 FT.; THENCE N 45°48'26" E, A DISTANCE OF 35.09 FT. TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 57TH AVENUE WEST, AS DESCRIBED AND RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 1035, PAGE 430; THENCE N 88°46'19" W, ALONG SAID RIGHT-OF-WAY LINE, 15.00 FT.; THENCE S 45°48'49" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 262 SQ. FT. MORE OR LESS.

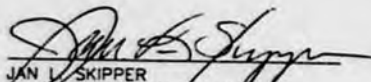
REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

JAN 06 1998

2-21-97

DATE


JAN L. SKIPPER
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE No. 3723

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY

DK 1540 PG 7480 5 of 7

N.W. Corner of the S.W. 1/4
OF Section 15-35-17
(Baseline Station: 67+90.63)

34TH STREET WEST

500'23.11"W

73.23'

P.O.B.
S89°36'49"E
55.00'

500'23.11"W
15.00'

S45°48'49"W
14.04'

N45°48'25"E
35.09'

N88°46'19"W
15.00'

57TH AVENUE WEST

SOUTH R/W LINE-Per
O.R.B. 1035, PG. 430

RIGHT-OF-WAY
PARCEL NO. 25
262 SQ. FT. ±

West Line of Section 15

EAST R/W LINE-Per
O.R.B. 1035, PG. 430

PARCEL 25
LANDS OF
THE DISTRICT BOARD OF TRUSTEES
OF MANATEE COMMUNITY COLLEGE



NOT TO SCALE
Does Not Constitute A Survey

REFER TO SHEET 1 OF 2 FOR METES AND BOUNDS DESCRIPTION

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

BK 1540 PG 7481 6 of 7

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 25
(34TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE N 00°23'11" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 23.34 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 88°28'53" E, 66.35 FT.; THENCE N 57°14'35" W, 24.16 FT.; THENCE S 76°11'08" W, A DISTANCE OF 47.38 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 416 SQ. FT. MORE OR LESS.

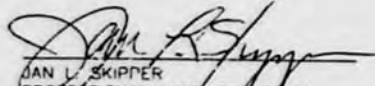
REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

JAN 06 1998

2-21-97

DATE


JAN L. SKIPPER
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE No. 3723

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



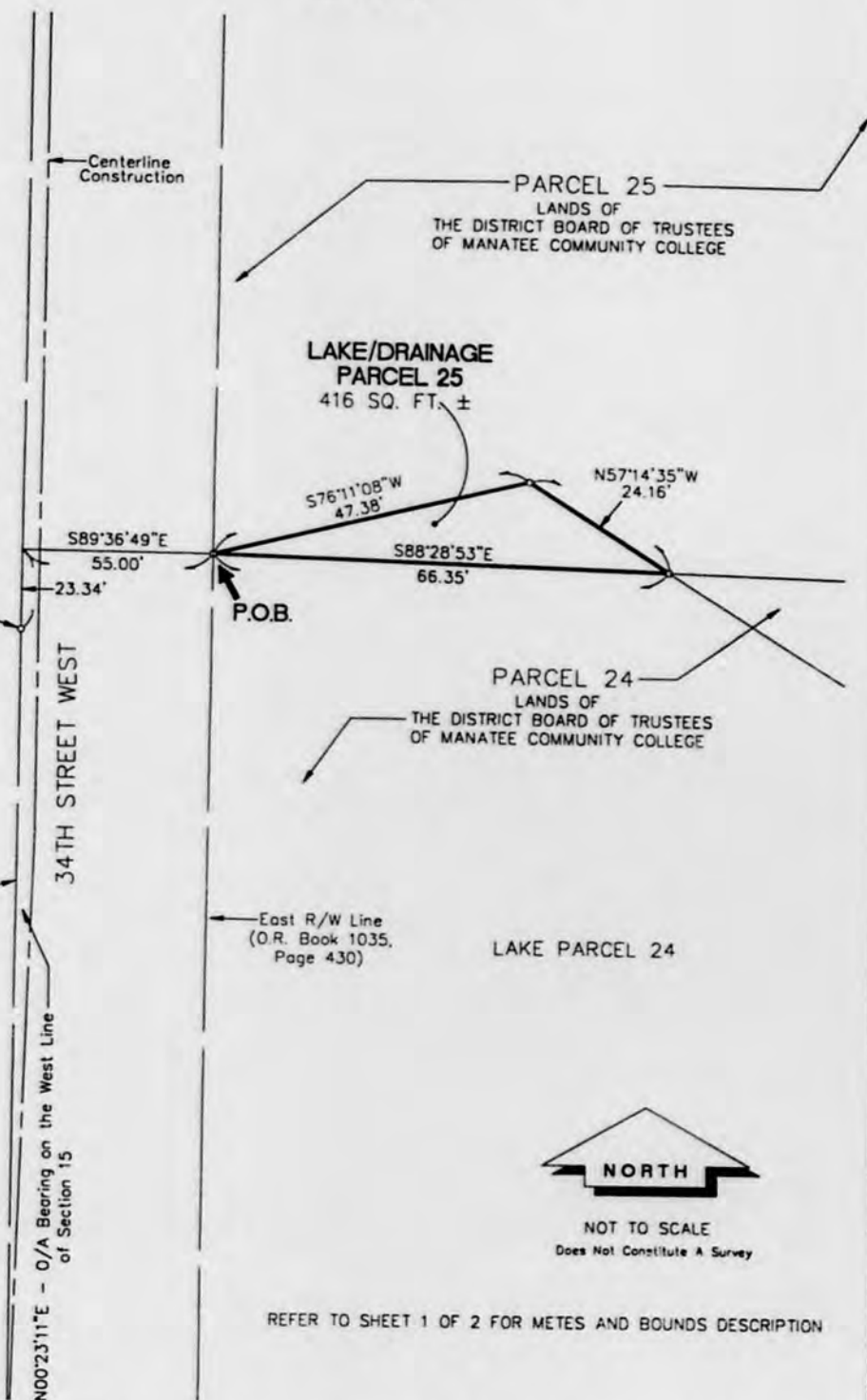
LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY

BK 1540 PG 7482 FILED AND RECORDED 01/13/98 3:07PM 7 of 7
S.W. Corner of the N.W. 1/4 of Section 15-35-17
(Baseline Station: 54+66.70)

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY
BASELINE SURVEY & SECTION LINE
JAN 06 1998



REFER TO SHEET 1 OF 2 FOR METES AND BOUNDS DESCRIPTION

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2

L&S
LOMBARDO & SKIPPER, INC.
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 P.O. BOX 188 • 825 4TH STREET WEST
 PALMETTO, FLORIDA 34221 • (813)722-4561

Temporary Construction Easement

This instrument prepared by:
Jim Staples, Land Acquisition Manager
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

PROJECT #3165
PARCEL #25

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the Owner, The District Board of Trustees of Manatee Community College, Florida, as Grantor, whose mailing address is P.O. Box 1849, Bradenton, Florida 34206, does hereby give, grant, bargain and release to the COUNTY OF MANATEE, a political subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, a Temporary Construction Easement to enter upon that portion of the owners land, said portion described as follows:

**See legal description identified as
Exhibit "D" attached hereto.**

for the purpose of constructing the adjacent improvements and tying in and harmonizing said property and any existing improvements thereon with the construction to be undertaken by the County of Manatee.

This Easement is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined above, and that all grading and/or sloping shall conform to all existing improvements on Grantor's property, and all work shall be performed in such a manner that existing improvements will be left in same or like condition.

This Easement will expire upon completion of project.

DATE: 12-2-97

Signed, sealed and delivered in the presence of:

**THE DISTRICT BOARD OF TRUSTEES OF
MANATEE COMMUNITY COLLEGE, FLORIDA**

Sandra K. Dunbar
Witness

By J. E. Smith (Seal)
Signature Chairman

SANDRA K. DUNBAR
Printed Name

JAN E. SMITH
Printed Name

Sheila D. Lewellen
Witness

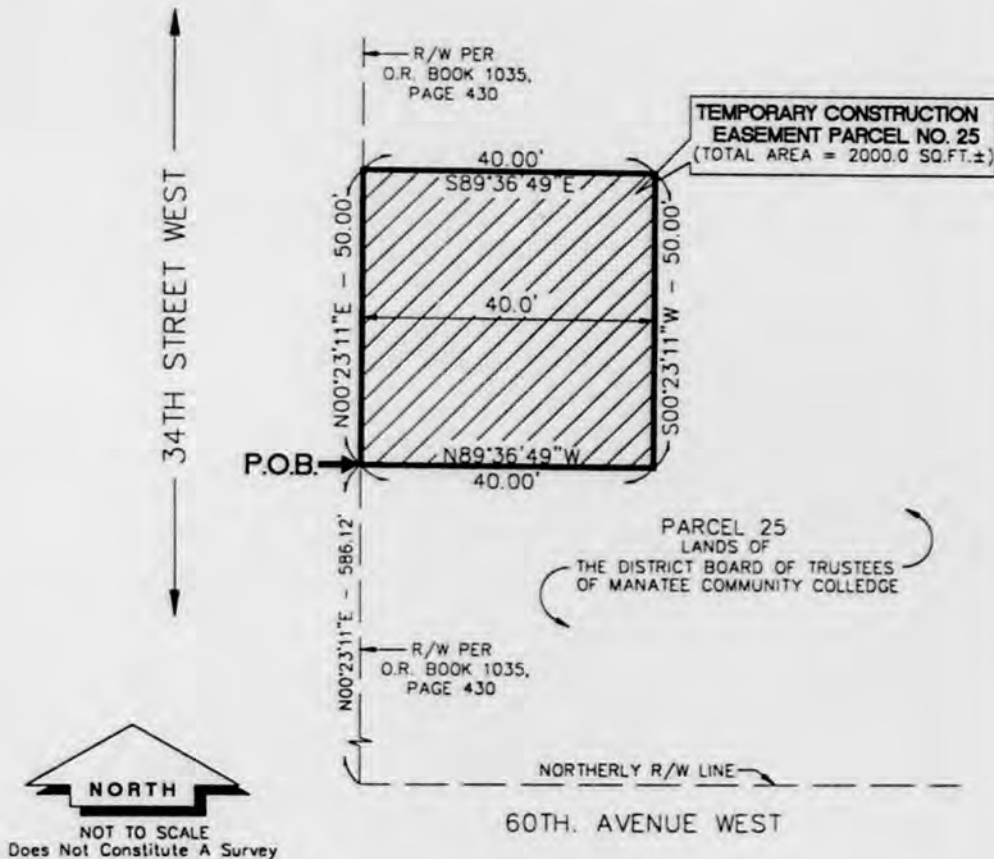
SHEILAD. LEWELLEN
Printed Name

(Signature of two witnesses required by law)

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT
(PARCEL 25 / 34TH STREET WEST)

COMMENCE AT THE INTERSECTION OF THE NORTH R/W LINE OF 60TH AVENUE WEST WITH THE EAST R/W LINE OF 34TH STREET WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°23'11" E, ALONG SAID EAST R/W LINE, A DISTANCE OF 586.12 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°23'11" E, ALONG SAID R/W LINE, 50.00 FT.; THENCE S 89°36'49" E, 40.00 FT.; THENCE S 00°23'11" W, PARALLEL WITH SAID EAST R/W LINE AND 40.0 FT. EASTERLY THEREFROM, A DISTANCE OF 50.00 FT. THENCE N 89°36'49" W, A DISTANCE OF 40.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 2000 SQUARE FEET MORE OR LESS.



SKETCH OF DESCRIPTION
NOT A SURVEY

APRIL 18, 1997
DATE

[Signature]
JAN L. SKIPPER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 3723

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

34TH STREET WEST

TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO.25

LOMBARDO & SKIPPER, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561

Board of Professional Surveyors and Mappers Certificate of Authorization No. 2241

MANATEE COUNTY
PROJECT No. 3165

JOB NUMBER: 3824.2 SCALE: NONE

DRAWN BY: DGN SHEET 1 of 1

JAN 06 1998

Warranty Deed Individual

Return to:
Name:
Address:

This instrument prepared by:
Jim Staples, Land Acquisition Division Manager
Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

DR 1540 PG 7403 WITH 1070699 1 of 7

Property Appraisers ID#:
Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made the 15th day of October, A.D. 1997 by **THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE, FLORIDA**, hereinafter called grantor, to the **COUNTY OF MANATEE**, a political subdivision of the state of Florida, whose post office address is P.O. Box 1000, Bradenton, Florida 34206 hereinafter called the grantee.

(Whoever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH That the grantor, for and in consideration of the sum of \$1 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Manatee County, state of Florida, viz:

See Exhibit "A", "B", and "C" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, ~~except taxes accruing subsequent to December 31, 1996~~ and is exempt from ad valorem property taxes.

IN WITNESS WHEREOF the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

**The District Board of Trustees of
Manatee Community College, Florida**

Grantor

By: Jan E. Smith
~~Witness~~ Chairman

JAN E. SMITH

Printed Name
P.O. Box 1849, Bradenton, FL 34206

Post Office Address

Witness Signature

GREGORY J. PORGES

Printed Name

Witness Signature

SANDRA K. DUNBAR

Printed Name

(Signature of two witnesses required by law)

JAN 06 1998

STATE OF FLORIDA
COUNTY OF MANATEE

NOTARY PUBLIC STATE OF FLORIDA
BUSINESS AND PROFESSIONAL SERVICES DIVISION (000011)

The foregoing Warranty Deed was acknowledged before me this 23rd day of October, 1997 by JAN E. SMITH*, who is ~~is~~ personally known to me or who has/have produced _____ as identification.

*as Chairman of the District Board of Trustees of Manatee Community College, Florida, who has been duly authorized to execute this Deed and

Sandra K. Dunbar
NOTARY PUBLIC Signature
SANDRA K. DUNBAR

Printed Name



EXHIBIT "A"

DR 1540 PG 7484 2 of 2

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 24
(34TH STREET WEST)

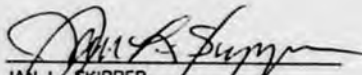
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE N 00°23'11" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 23.34 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 88°28'53" E, 66.35 FT.; THENCE S 57°14'35" E, 72.78 FT.; THENCE S 83°14'33" E, 72.63 FT.; THENCE S 01°31'07" W, A DISTANCE OF 240.71 FT. TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 60TH AVENUE WEST (A 100 FT. WIDE RIGHT-OF-WAY); THENCE N 88°28'53" W, A DISTANCE OF 195.28 FT. TO THE INTERSECTION WITH THE AFORESAID EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST; THENCE N 00°23'11" E, PARALLEL WITH THE WEST LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 15, AND 55.00 FT. EASTERLY THEREFROM, A DISTANCE OF 285.15 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 52,331 SQ. FT. (1.20 ACRES) MORE OR LESS.

REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

2-21-97

DATE



JAN L. SKIPPER
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE No. 3723

JAN 06 1998

ACCEPTED IN OPEN SESSION
CLERK OF COUNTY, MANATEE COUNTY

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY

S.W. Corner of the N.W. 1/4
of the S.W. 1/4 of Section
15-35-17
(Baseline Station: 54=66.70)

Centerline
Construction

P.O.B.

LAKE PARCEL
No. 25

PARCEL 25
LANDS OF
THE DISTRICT BOARD OF TRUSTEES
OF MANATEE COMMUNITY COLLEGE

S89°36'49"E
55.00'

S88°28'53"E
66.35'

S57°14'35"E
72.78'

S83°14'33"E
72.63'

BASELINE SURVEY &
SECTION LINE

34TH STREET WEST

0/A Bearing on the West Line
of Section 15
N00°23'11"E - 285.15'

East R/W Line
(O.R. Book 1035,
Page 430)

PARCEL 24
LANDS OF
THE DISTRICT BOARD OF TRUSTEES
OF MANATEE COMMUNITY COLLEGE

LAKE PARCEL 24

52,331 SQ. FT. (1.20 Acres) ±

S01°31'07"W - 240.71'

55.00'

North R/W Line

N88°28'53"W - 195.28'

60TH AVENUE WEST
(100' WIDE RIGHT-OF-WAY)

50.00'
50.00'



NOT TO SCALE
Does Not Constitute A Survey

REFER TO SHEET 1 OF 2 FOR METES AND BOUNDS DESCRIPTION

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
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PALMETTO, FLORIDA 34221 • (813)722-4561

BY 1540 00 0/0/0
OR 1540 TO 1500 4 08 7

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 25
(34TH STREET WEST)

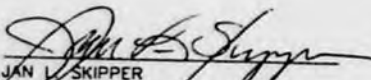
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE S 00°23'11" W, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 73.23 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 00°23'11" W, ALONG SAID RIGHT-OF-WAY PARALLEL WITH AFORESAID WEST LINE AND 55.00 FT. EASTERLY THEREFROM, 15.00 FT.; THENCE N 45°48'26" E, A DISTANCE OF 35.09 FT. TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF 57TH AVENUE WEST, AS DESCRIBED AND RECORDED IN AFORESAID OFFICIAL RECORDS BOOK 1035, PAGE 430; THENCE N 88°46'19" W, ALONG SAID RIGHT-OF-WAY LINE, 15.00 FT.; THENCE S 45°48'49" W, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.04 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 262 SQ. FT. MORE OR LESS

REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

2-21-97

DATE


JAN SKIPPER
PROFESSIONAL LAND SURVEYOR
FL. CERTIFICATE No. 3723

JAN 06 1998

ACCEPTED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



LOMBARDO & SKIPPER, INC.
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
P.O. BOX 188 • 825 4TH STREET WEST
PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY

DW 1540 PG 7407 5 of 7
 DW 1540 PG 7407 5 of 7

N.W. Corner of the S.W. 1/4
 OF Section 15-35-17
 (Baseline Station: 67+90.63)

34TH STREET WEST

BASELINE SURVEY & SECTION LINE

Centerline Construction

57TH AVENUE WEST

SOUTH R/W LINE-Per O.R.B. 1035, PG. 430

P.O.B.

589°36'49"E
55.00'

S00°23'11"W
15.00'

S45°48'49"W
14.04'

N45°48'26"E
35.09'

N88°46'19"W
15.00'

RIGHT-OF-WAY
PARCEL NO. 25
262 50 FT. ±

West Line of Section 15

EAST R/W LINE-Per O.R.B. 1035, PG. 430

PARCEL 25

LANDS OF THE DISTRICT BOARD OF TRUSTEES OF MANATEE COMMUNITY COLLEGE



NOT TO SCALE
Does Not Constitute A Survey

REFER TO SHEET 1 OF 2 FOR METES AND BOUNDS DESCRIPTION

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2



LOMBARDO & SKIPPER, INC.
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 P.O. BOX 188 • 825 4TH STREET WEST
 PALMETTO, FLORIDA 34221 • (813)722-4561

BK 1540 PG 7488 of 7

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 25
(34TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 S., RANGE 17 E.; THENCE N 00°23'11" E, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 23.34 FT.; THENCE S 89°36'49" E, A DISTANCE OF 55.00 FT. TO THE EAST RIGHT-OF-WAY LINE OF 34TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1035, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S 88°28'53" E, 66.35 FT.; THENCE N 57°14'35" W, 24.16 FT.; THENCE S 76°11'08" W, A DISTANCE OF 47.38 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 15, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

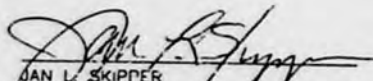
CONTAINING 416 SQ. FT. MORE OR LESS.

REFER TO SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

FOR THE BOARD OF
 COUNTY COMMISSIONERS, MANATEE COUNTY
 JAN 06 1997

2-21-97

DATE


 JAN L. SKIPPER
 PROFESSIONAL LAND SURVEYOR
 FL. CERTIFICATE No. 3723

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

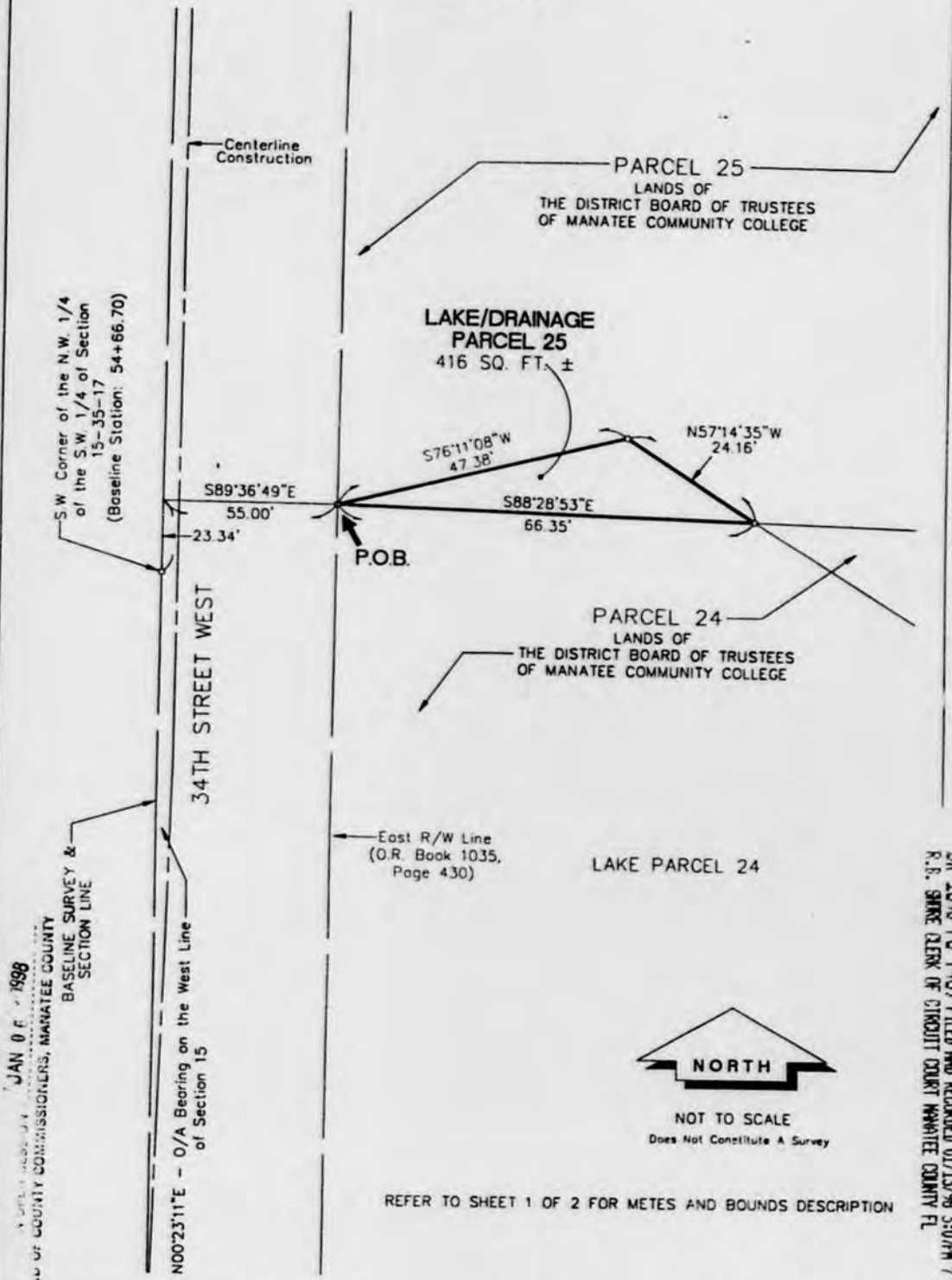
JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 1 OF 2



LOMBARDO & SKIPPER, INC.
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
 P.O. BOX 188 • 825 4TH STREET WEST
 PALMETTO, FLORIDA 34221 • (813)722-4561

SKETCH OF DESCRIPTION

NOT A SURVEY



JAN 01 1998
COUNTY COMMISSIONERS, MANATEE COUNTY
BASELINE SURVEY &
SECTION LINE

BK 1540 PG 7407 FILED AND RECORDED 01/13/98 3:07PM 7 of 7
R.E. SHINE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

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

JOB NUMBER: 3824.2 DRAWN BY: RJJ SCALE: Not to Scale SHEET NUMBER 2 OF 2



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