

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	75TH STREET RIGHT-OF-WAY	TYPE AGENDA ITEM	CONSENT
DATE REQUESTED	JANUARY 6, 1998	DATE SUBMITTED	DECEMBER 6, 1998
BRIEFINGS?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/OFFICE DIVISION	TRANSPORTATION/ LAND ACQUISITION	AUTHORIZED BY TITLE	LARRY R MAU, P.E. <i>Larry R. Mau</i> TRANSPORTATION DIRECTOR
CONTACT PERSON TELEPHONE/EXTENSION	JIM STAPLES 5007	PRESENTER TELEPHONE/EXTENSION	JIM STAPLES, LAND ACQUISITION MGR 5007 <i>Jim Staples</i>
ADMINISTRATIVE APPROVAL	<i>[Signature]</i>		

INDICATE WHETHER ¹REPORT, ²DISCUSSION, or ³FORM OF MOTION or ⁴OTHER ACTION REQUIRED:

ACCEPTANCE OF AUTHORIZATION TO RECORD A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT FROM HOMESTEAD HOMES, INC., FOR THE PURCHASE OF RIGHT-OF-WAY REQUIRED FOR THE ROAD IMPROVEMENT OF 75TH STREET WEST, BETWEEN MANATEE AVENUE WEST AND CORTEZ ROAD.

ACCEPTANCE OF AUTHORIZATION TO RECORD A PARTIAL RELEASE OF MORTGAGE FROM FIRST NATIONAL BANK OF MANATEE.

AUTHORIZATION TO RECORD AN AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES FROM HOMESTEAD HOMES, INC.

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

BACKGROUND/DISCUSSION:

- 75TH STREET WEST ROAD IMPROVEMENT FROM MANATEE AVENUE WEST, SOUTH TO CORTEZ ROAD, WAS APPROVED BY THE BCC IN THE 1992 CIP.
- IMPROVEMENTS ARE REQUIRED FOR BETTER TRAFFIC CONTROL AND INCREASED SAFETY FACTORS FOR VEHICULAR AND PEDESTRIAN TRAVEL.
- THE SUBJECT PARCEL IS NEEDED FOR A PROPOSED STORMWATER RETENTION SITE.
- ADDITIONAL RIGHT-OF-WAY IS REQUIRED ALONG 75TH STREET WEST, BUT DEDICATION IS A CONDITION OF PLAT APPROVAL.
- ON NOVEMBER 18, 1997, THE BCC EXECUTED A CONTRACT FOR SALE AND PURCHASE FOR A WARRANTY DEED AND A TEMPORARY CONSTRUCTION EASEMENT AT A COST OF \$170,000, PLUS \$1,100 FOR THEIR APPRAISAL FEE, FOR A TOTAL CONTRACT COST OF \$171,100.
- THE CONVEYANCE DOCUMENTS ARE HEREBY PRESENTED FOR BCC 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:

PROCESS 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) TEMPORARY CONSTRUCTION EASEMENT
- 3) PARTIAL RELEASE
- 4) AFFIDAVIT
- 5) FLORIDA REVENUE FORM
- 6) LOCATION MAP

INSTRUCTIONS TO BOARD RECORDS:

RETURN RECORDED COPIES OF DOCUMENTS TO LAND ACQUISITION, TRANSPORTATION DEPARTMENT

CCC CHARGE ACCT #190-133130 PROJECT MANAGEMENT

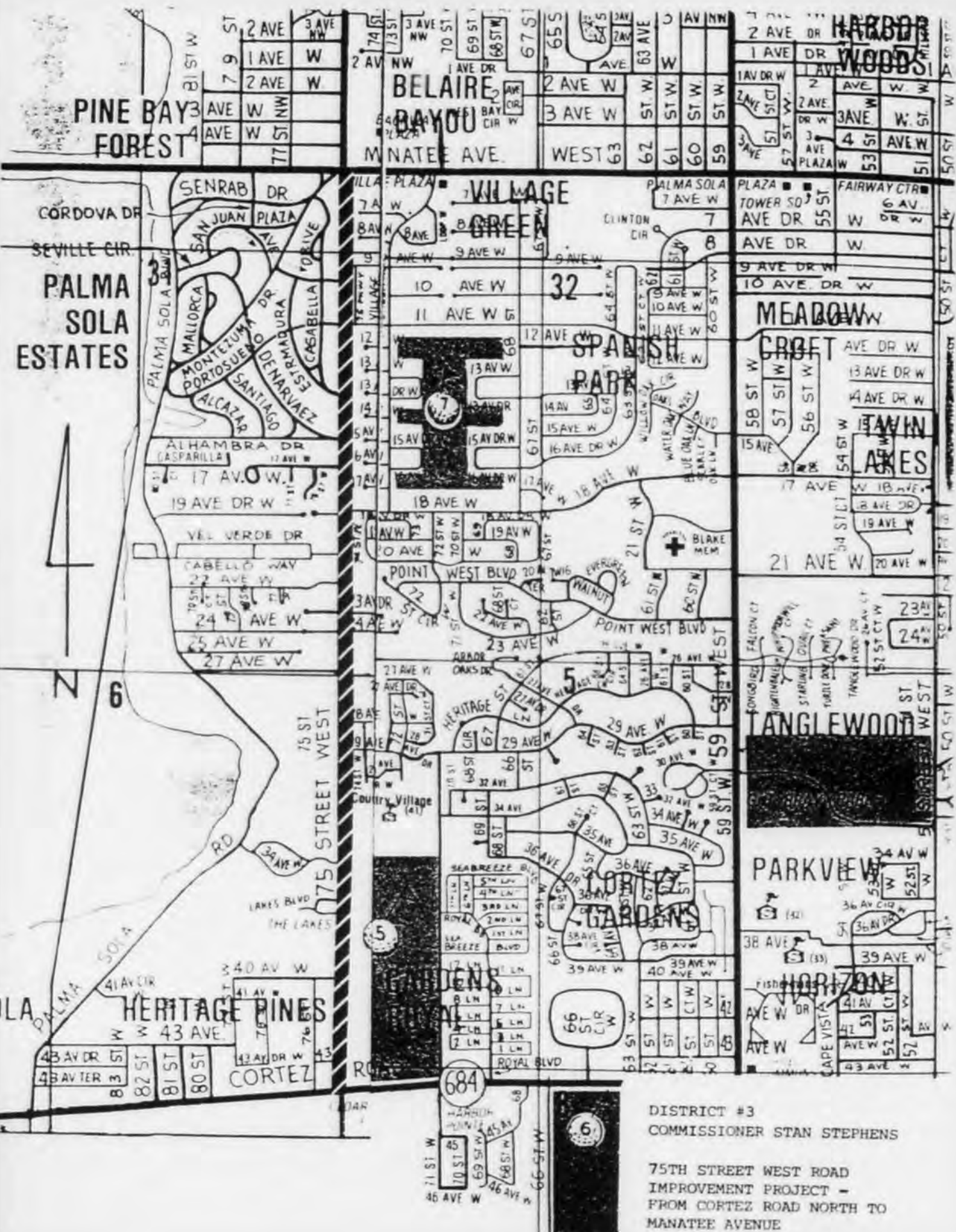
COST	\$46 RECORDING FEE	SOURCE (ACCT# & NAME)	349-315903-541320-03159 PROJECT FUNDS - 75TH STREET W
COMMENTS	N/A	FISCAL IMPACT STATEMENT	N/A
		RECURRING COSTS FREQUENCY OF OCCURRENCE	N/A

TAP

APPROVED IN OPEN SESSION

JAN 06 1998

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



DISTRICT #3
 COMMISSIONER STAN STEPHENS

75TH STREET WEST ROAD
 IMPROVEMENT PROJECT -
 FROM CORTEZ ROAD NORTH TO
 MANATEE AVENUE

Return to:

Name:

Address:

BK 1541 PG 1416 DWTA 1080386 1 of 3

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

Project #3159
Parcel #10
ID# 51483 1500/4

SPACE ABOVE THIS LINE FOR RECORDING DATA

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the Owner, **HOMESTEAD HOMES, INC.**, as Grantor, whose mailing address is **P.O. BOX 14011, BRADENTON, FLORIDA 34208**, 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 Owner's land, said portion described as follows:

See legal description identified as Exhibit "B" attached hereto.

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

Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL.)

HOMESTEAD HOMES, INC.
Corporation

BY: Edward J Gulash
President Signature
Edward J Gulash
Printed Name

ATTEST: _____
Secretary Signature

Printed Name

Jim Staples
Witness Signature
JIM STAPLES
Printed Name

Helen C. Zepes
Witness Signature
HELEN C
Printed Name

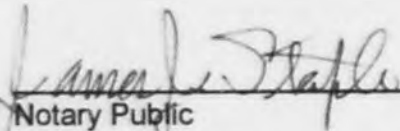
(Signature of two witnesses or secretary required by law)

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

**STATE OF FLORIDA
COUNTY OF MANATEE**

I **HEREBY CERTIFY**, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **EDWARD J. GULASH**, to me known to be the person described in and who executed the foregoing Temporary Construction Easement and he acknowledged, before me, that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 24th day of November, 1997.



Notary Public

My Commission Expires: May 15, 2000

This instrument prepared by:
Transportation Department,
Land Acquisition Division,
Manatee County, Florida.



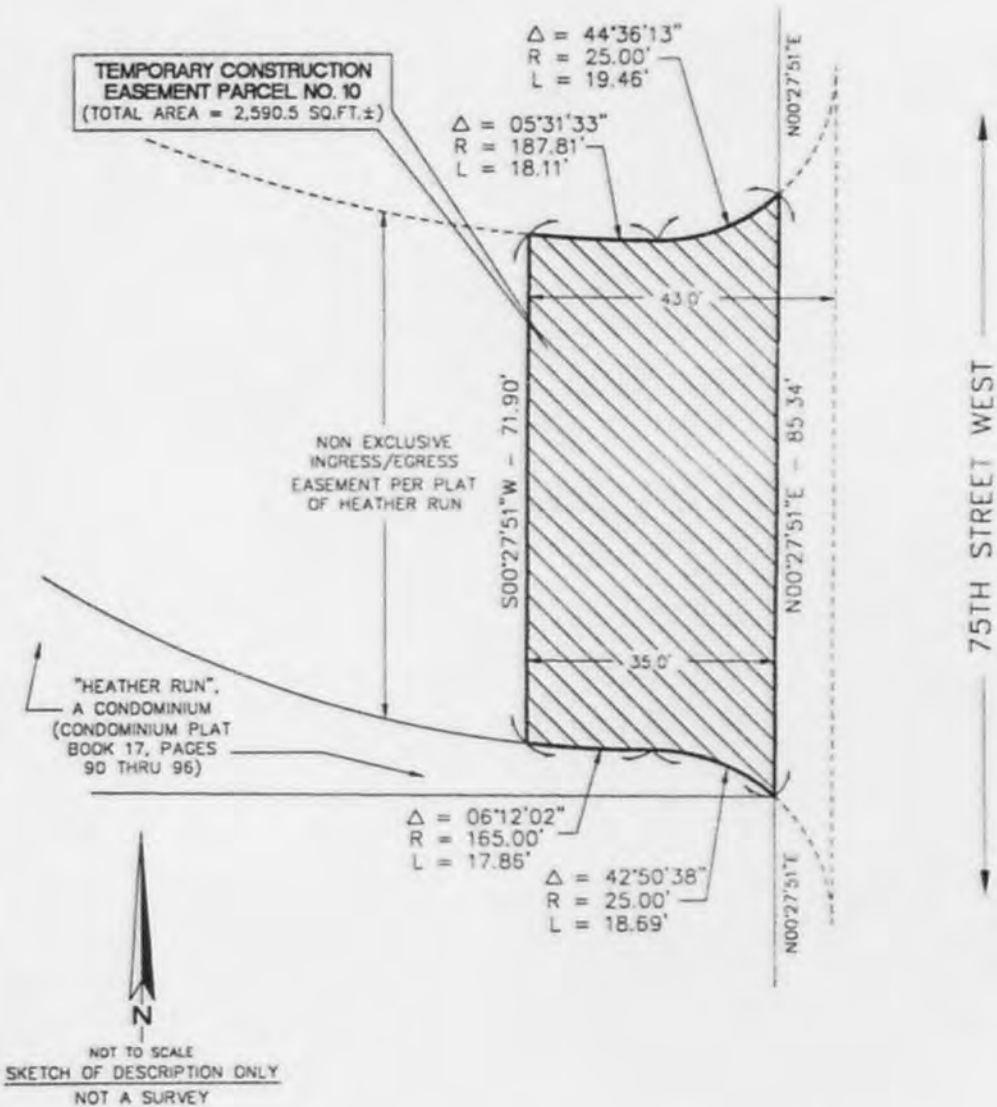
JAMES J. STAPLES
COMMISSION # CC 542204
EXPIRES MAY 15, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

EXHIBIT "B"

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT
(PARCEL NO. 10/ 75TH. STREET WEST)

THE WEST 35.00 FT OF THE EAST 43.00 FT. OF THAT CERTAIN INGRESS/EGRESS EASEMENT AS SHOWN ON THE PLAT OF "HEATHER RUN", A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 90 THROUGH 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 2,590.5 SQUARE FEET MORE OR LESS



BK 1541 PG 1418 FILED AND RECORDED 01/15/98 2:53PM 3 OF 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

04/18/1995
DATE

W. Lanier Mathews, II
WILMER LANIER MATHEWS, II, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4783
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

TEMPORARY CONSTRUCTION EASEMENT
(PARCEL NO. 10)

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159	
	JOB NUMBER: 3741	SCALE: NONE
	DRAWN BY: AD	SHEET NUMBER 1 OF 1

Partial Release of Mortgage

Know All Men By These Presents:

WHEREAS, ^{Ilexhurst Partnership,} Jack C. Jawitz and Paula B. Jawitz AND HOMESTEAD HOMES INC, mortgagor s, by Indenture of Mortgage bearing date the 20th day of September, A.D. 1994, and recorded in the office of the Clerk of the Circuit Court in and for the County of Manatee State of Florida, in Official Records Book 01443, Page 7698, mortgaged unto First National Bank of Manatee and assigns, mortgagee, the premises therein particularly described, to secure the payment of the sum of Nine Hundred Thousand and 00/100 (\$900,000.00)----- Dollars, with interest as therein mentioned:

AND WHEREAS, the said Ilexhurst Partnership, Homestead Homes Inc. requested the said Jack C. Jawitz and Paula B. Jawitz to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, KNOW YE, That the said First National Bank of Manatee as well in consideration of the premises as of the sum of One Hundred Seventy-One Thousand and No/100 (\$171,000.00)----- dollars, to it paid by the said Jack C. Jawitz and Paula B. Jawitz at the time of the execution hereof, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of said mortgage unto the said

Jack C. Jawitz and Paula B. Jawitz their heirs and assigns, all that piece, parcel or tract of land, being a part of the premises conveyed by said mortgage, to-wit:

See exhibit "A"

THIS INSTRUMENT ALSO RELEASES ALL OF THE MORTGAGEE'S INTEREST IN THE PROPERTY DESCRIBED IN "EXHIBIT A" FROM THE FOLLOWING SECURITY DOCUMENTS.

THAT CERTAIN UC1 RECORDED IN OR BOOK 01443, PAGE 7714 IN THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

THAT CERTAIN UC1 FILE #940000193058 RECORDED ON SEPTEMBER 22, 1994 WITH THE SECRETARY OF STATES OFFICE STATE OF FLORIDA.

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said

Jack C. Jawitz and Paula B. Jawitz their heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or incumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said First National Bank of Manatee

has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 25th day of November A.D. 1997.

Signed, sealed and delivered in the presence of:

(Corporate Seal)

Kathleen F. Marsh
Kathleen F. Marsh
Karen Kopke
Karen Kopke

First National Bank of Manatee
By *Robert Matejcek* SWP
Robert Matejcek SWP
Attested by *Julia Schultz*
Julia Schultz VP

State of Florida
County of Manatee


I Hereby Certify, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert Matejcek and Julia Schultz

well known to me to be the Vice President and Vice President respectively of the corporation partially releasing the mortgage described in the foregoing instrument, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the County and State last aforesaid this 25th day of November A.D. 1997

This Instrument prepared by:
Karen Kopke
Karen Kopke
Address

FIRST NATIONAL BANK OF MANATEE
5817 MANATEE AVE. WEST
BRADENTON FLORIDA 34209

 KAREN KOPKE
Notary Public, State of Florida
My comm. expires Nov. 8, 1998
No. 508929

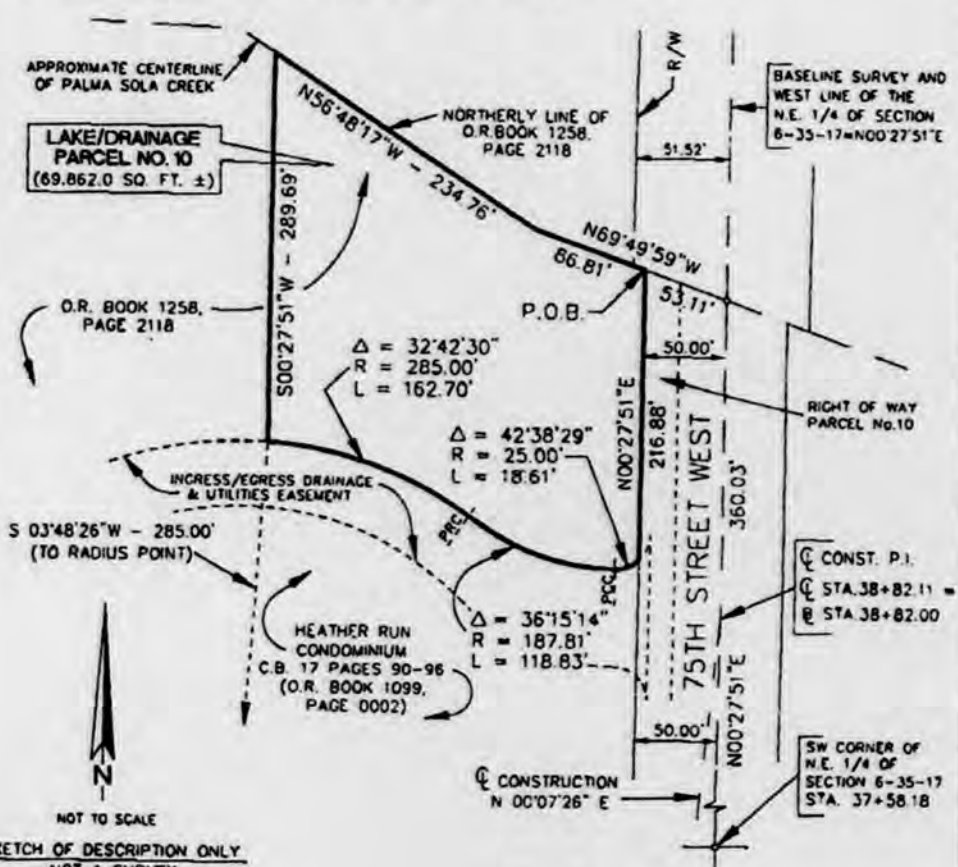
BK 1541 PG 1414 DKT# 1080365 1 of 2

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

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 10
(75TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA; THENCE N 00°27'51" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 360.03 FT., TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1258, PAGE 2118. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID NORTHERLY LINE ALSO BEING THE APPROXIMATE CENTERLINE OF PALMA SOLA CREEK; THENCE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, 53.11 FT., FOR A POINT OF BEGINNING; THENCE CONTINUE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE SAID CENTERLINE OF PALMA SOLA CREEK, 86.81 FT.; THENCE N 56°48'17" W, ALONG SAID NORTHERLY LINE AND SAID CREEK CENTERLINE, 234.76 FT., TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT AS DESCRIBED IN THAT CERTAIN DELARATION OF CONDOMINIUM OF HEATHER RUN AND RECORDED IN OFFICIAL RECORDS BOOK 1099, PAGE 0002, AFORESAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 03°48'26" W, A DISTANCE OF 285.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'30", A DISTANCE OF 162.70 FT., TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 187.81 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°15'14", A DISTANCE OF 118.83 FT., TO THE P.C.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FT.; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°38'29", A DISTANCE OF 18.61 FT.; THENCE N 00°27'51" E, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 AND 50.0 FT. WESTERLY THEREFROM, A DISTANCE OF 216.88 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 69,862.0 SQUARE FEET (1.60 ACRES) MORE OR LESS.



NOT TO SCALE

SKETCH OF DESCRIPTION ONLY
NOT A SURVEY

07-18-95

DATE

JAN L. SKIPPER
JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

LAKE/DRAINAGE PARCEL NO. 10

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

MANATEE COUNTY PROJECT NO. 3159

JOB NUMBER: 3741-4 SCALE NONE
DRAWN BY: AD SHEET NUMBER 1 OF 1

BK 1541 PG 1415 FILED AND RECORDED 01/15/98 2:33PM 2 OF 2
R.R. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

Affidavit of Ownership and Encumbrances

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

BK 1541 PG 1411 DKT# 1080384 1 of 3

PROJECT #3159
PARCEL #10
D.P. #51483.1500/4

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this 31st day of OCT, 1997, personally appeared HOMESTEAD HOMES, INC., whose mailing address is P.O. Box 14011, Bradenton, Florida 34208, who being first duly sworn, deposes and says:

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" and "B" 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:

NONE

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.

HOMESTEAD HOMES, INC.
Corporation

BY: Edward T Gulash
President Edward T Gulash
Printed Name

SWORN to and subscribed before me this 31st day of OCT, 1997 by EDWARD T GULASH, PRESIDENT (name and title of agent) of HOMESTEAD HOMES, INC., a FLORIDA corporation, on behalf of the corporation. Who is (personally known to me or has produced _____ as identification.

James J. Staples
Notary Public Signature
JAMES J STAPLES
Printed Name

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

NOTARY PUBLIC
STATE OF FLORIDA
JAMES J. STAPLES
COMMISSION # CC 542274
EXPIRES MAY 15, 2001
BONDED THRU
ATLANTIC BONDING CO. INC.

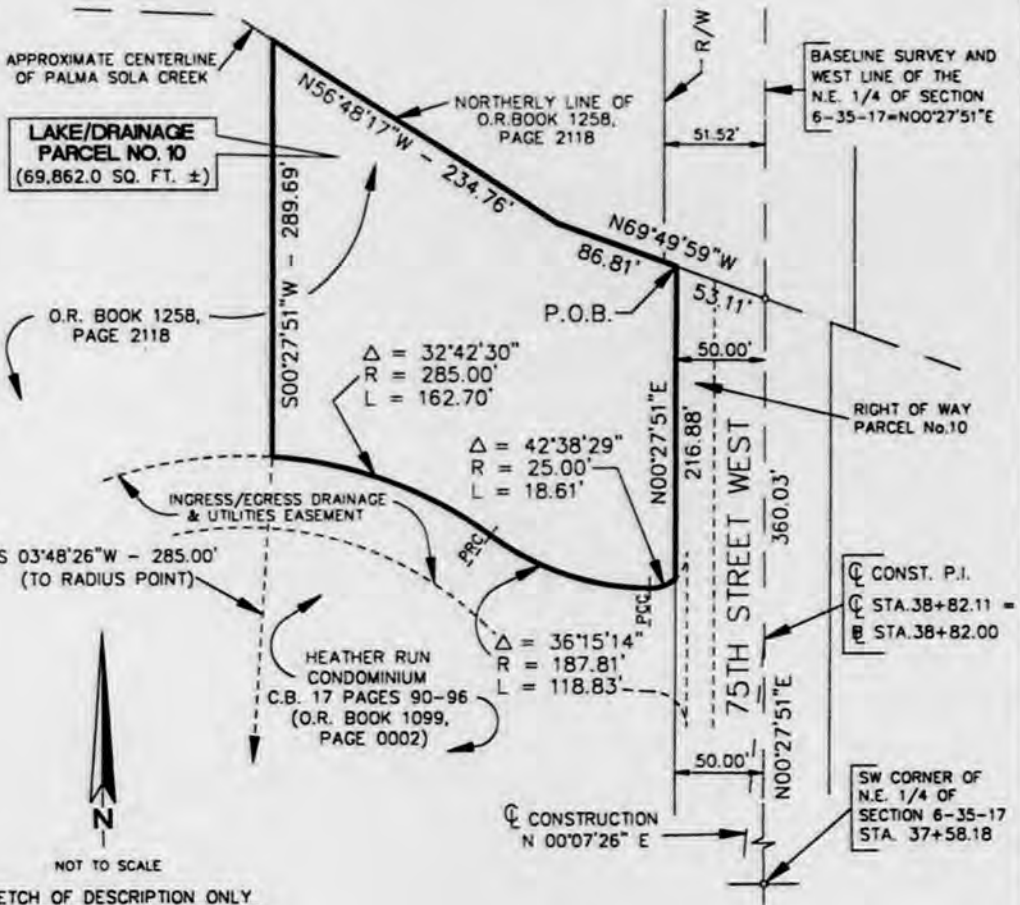
EXHIBIT "A"

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 10
(75TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA; THENCE N 00°27'51" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 360.03 FT., TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1258, PAGE 2118. PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID NORTHERLY LINE ALSO BEING THE APPROXIMATE CENTERLINE OF PALMA SOLA CREEK; THENCE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, 53.11 FT., FOR A POINT OF BEGINNING; THENCE CONTINUE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE SAID CENTERLINE OF PALMA SOLA CREEK, 86.81 FT.; THENCE N 56°48'17" W, ALONG SAID NORTHERLY LINE AND SAID CREEK CENTERLINE, 234.76 FT.; THENCE S 00°27'51" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, 289.69 FT., TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT AS DESCRIBED IN THAT CERTAIN DELARATION OF CONDOMINIUM OF HEATHER RUN AND RECORDED IN OFFICIAL RECORDS BOOK 1099, PAGE 0002, AFORESAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 03°48'26" W, A DISTANCE OF 285.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'30", A DISTANCE OF 162.70 FT., TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 187.81 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°15'14", A DISTANCE OF 118.83 FT., TO THE PCC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FT.; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°38'29", A DISTANCE OF 18.61 FT.; THENCE N 00°27'51" E, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 AND 50.0 FT. WESTERLY THEREFROM, A DISTANCE OF 216.88 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 69,862.0 SQUARE FEET (1.60 ACRES) MORE OR LESS.

BK 1541 PG 1412 2 of 3



DATE 07-18-95

JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 5723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

LAKE/DRAINAGE PARCEL NO. 10

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159
	JOB NUMBER: 3741-4 SCALE: NONE DRAWN BY: AD SHEET NUMBER 1 OF 1

EXHIBIT "B"

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT
(PARCEL NO. 10/ 75TH. STREET WEST)

THE WEST 35.00 FT OF THE EAST 43.00 FT. OF THAT CERTAIN INGRESS/EGRESS EASEMENT AS SHOWN ON THE PLAT OF "HEATHER RUN", A CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 17, PAGES 90 THROUGH 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 2,590.5 SQUARE FEET MORE OR LESS

BK 1541 PG 1413 FILED AND RECORDED 01/15/98 2:33PM 3 OF 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

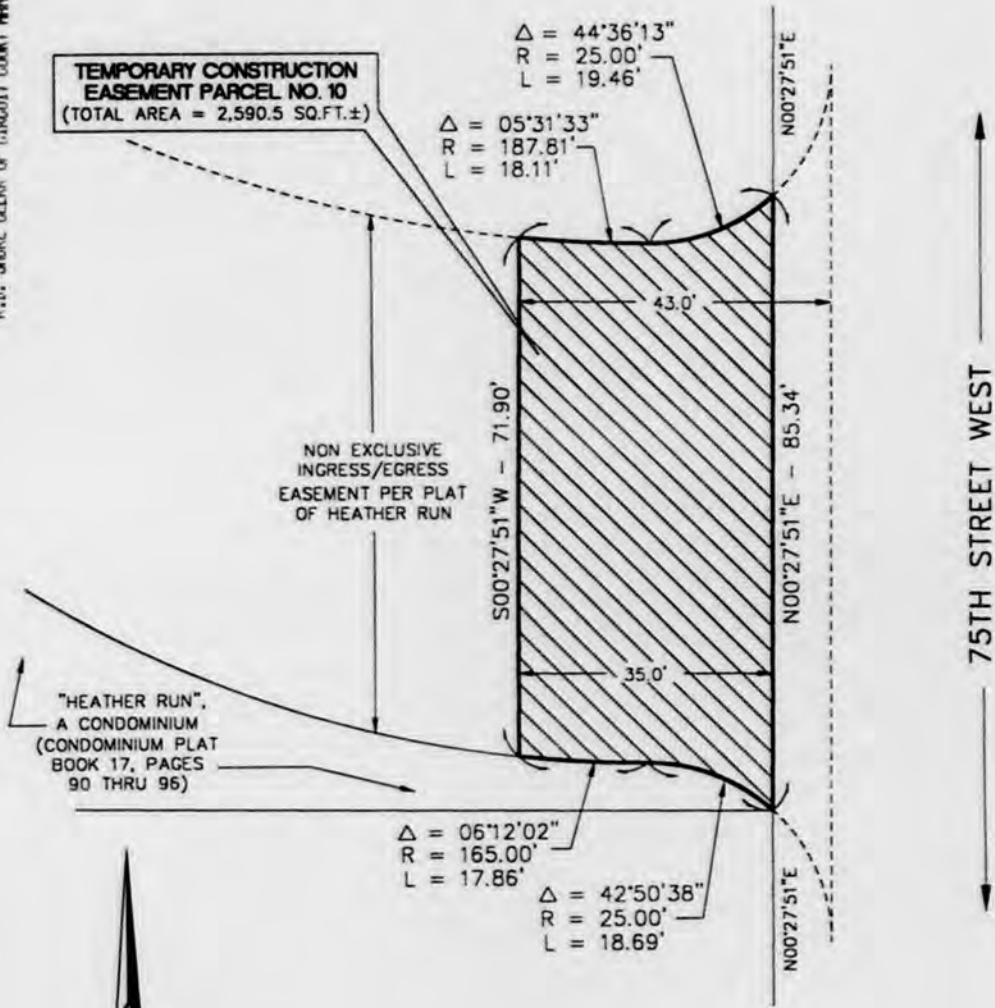
TEMPORARY CONSTRUCTION EASEMENT PARCEL NO. 10
(TOTAL AREA = 2,590.5 SQ.FT.±)

$\Delta = 44^{\circ}36'13''$
 $R = 25.00'$
 $L = 19.46'$

$\Delta = 05^{\circ}31'33''$
 $R = 187.81'$
 $L = 18.11'$

$\Delta = 06^{\circ}12'02''$
 $R = 165.00'$
 $L = 17.86'$

$\Delta = 42^{\circ}50'38''$
 $R = 25.00'$
 $L = 18.69'$



"HEATHER RUN",
A CONDOMINIUM
(CONDOMINIUM PLAT
BOOK 17, PAGES
90 THRU 96)

NON EXCLUSIVE
INGRESS/EGRESS
EASEMENT PER PLAT
OF HEATHER RUN



NOT TO SCALE
SKETCH OF DESCRIPTION ONLY
NOT A SURVEY

04/18/1995
DATE

W. Lanier Mathews, II
WILMER LANIER MATHEWS, II, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4783
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

TEMPORARY CONSTRUCTION EASEMENT
(PARCEL NO. 10)

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159	
	JOB NUMBER: 3741	SCALE NONE
	DRAWN BY: AD	SHEET NUMBER 1 OF 1

Notary Deed From Corporation

Return to:
Name:
Address:

DK 1541 PG 1419 DKTW 1080387 1 of 2

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

Property Appraisers ID#: 51483, 1500/4
Grantee(s) S.S.#(s):

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made and executed the 24th day of NOV. A.D. 1997 by **HOMESTEAD HOMES, INC.**, a corporation existing under the laws of Florida, and having its principal place of business at **P.O. Box 14011, Bradenton, Florida 34208**, hereinafter called the grantor, to **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:

(Whenever 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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Manatee County, State of Florida**, viz:

See Exhibit "A", 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully 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.

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

Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL)

HOMESTEAD HOMES, INC.
Corporation

James J. Staples
Witness Signature
JAMES J. STAPLES
Printed Name

BY: Edward J. Gulash
President Signature
Edward J. Gulash
Printed Name

Helen C. Zepers
Witness Signature
HELEN C. ZEPERS
Printed Name

ATTEST: _____
Secretary Signature
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing **WARRANTY DEED** was acknowledged before me this 24th day of NOV, 1997 by EDWARD J. GULASH, PRES (name and title of agent) of HOMESTEAD HOMES, INC. (name of corporation acknowledging), a FLORIDA (state or place of corporation) corporation, on behalf of the corporation. Who is personally known to me or has produced _____ as identification.

JAMES J. STAPLES
COMMISSION # CC 542204
EXPIRES MAY 15, 2000
BONDED THRU
ATLANTIC BONDING CO., INC.

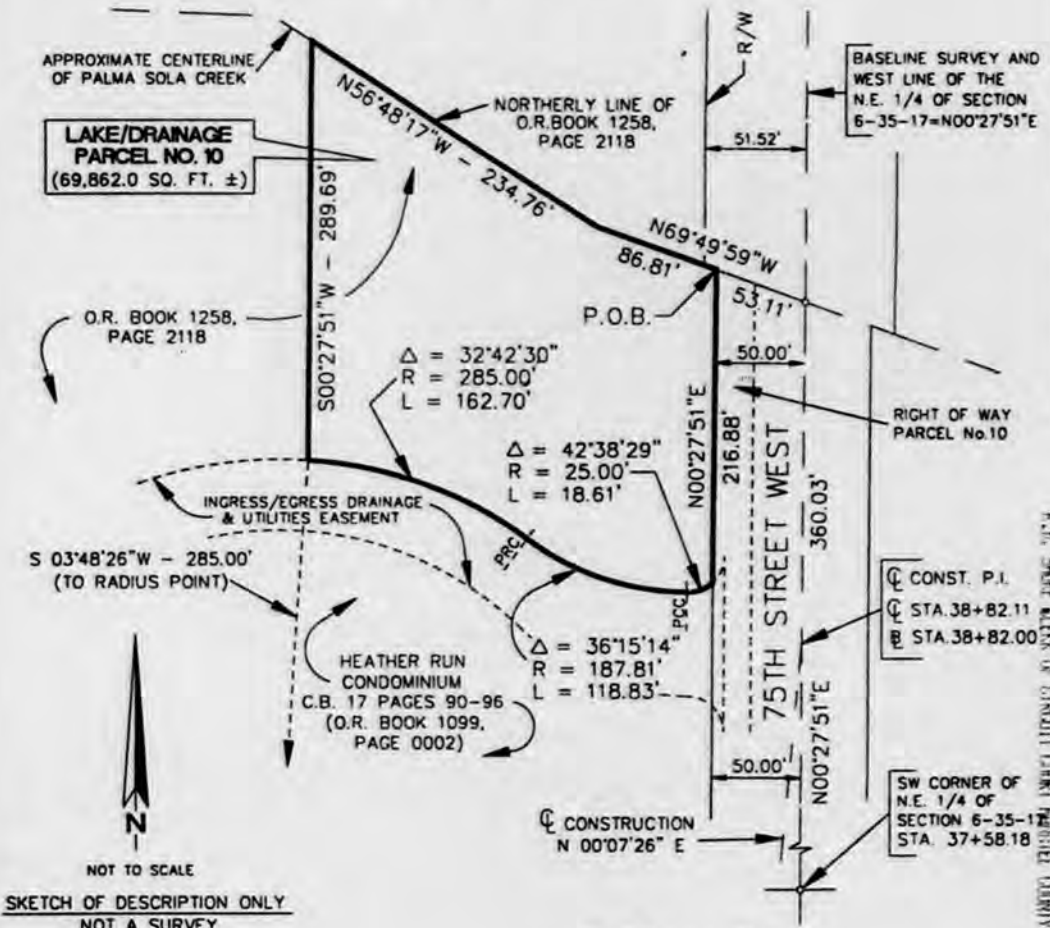
James J. Staples
NOTARY PUBLIC Signature
JAMES J. STAPLES
Printed Name

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

DESCRIPTION: LAKE/DRAINAGE PARCEL NO. 10
(75TH STREET WEST)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA; THENCE N 00°27'51" E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 360.03 FT., TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1258, PAGE 2118, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID NORTHERLY LINE ALSO BEING THE APPROXIMATE CENTERLINE OF PALMA SOLA CREEK; THENCE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, 53.11 FT., FOR A POINT OF BEGINNING; THENCE CONTINUE N 69°49'59" W, ALONG SAID NORTHERLY LINE AND THE SAID CENTERLINE OF PALMA SOLA CREEK, 86.81 FT.; THENCE N 56°48'17" W, ALONG SAID NORTHERLY LINE AND SAID CREEK CENTERLINE, 234.76 FT.; THENCE S 00°27'51" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4, 289.69 FT., TO THE INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN INGRESS/EGRESS, DRAINAGE AND UTILITIES EASEMENT AS DESCRIBED IN THAT CERTAIN DELARATION OF CONDOMINIUM OF HEATHER RUN AND RECORDED IN OFFICIAL RECORDS BOOK 1099, PAGE 0002, AFORESAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S 03°48'26" W, A DISTANCE OF 285.00 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°42'30", A DISTANCE OF 162.70 FT., TO THE P.R.C. OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 187.81 FT.; THENCE RUN SOUTHEASTERLY, ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°15'14", A DISTANCE OF 118.83 FT., TO THE P.C. OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FT.; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°38'29", A DISTANCE OF 18.61 FT.; THENCE N 00°27'51" E, PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 AND 50.0 FT. WESTERLY THEREFROM, A DISTANCE OF 216.88 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 69,862.0 SQUARE FEET (1.60 ACRES) MORE OR LESS.



FILED AND RECORDED AT THE OFFICE OF THE COUNTY CLERK
 MANATEE COUNTY, FLORIDA
 JAN 15 1995

NOT TO SCALE
 SKETCH OF DESCRIPTION ONLY
 NOT A SURVEY
 07-18-95
 DATE

[Signature]
 JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 5723
 (NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

LAKE/DRAINAGE PARCEL NO. 10

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159
	JOB NUMBER: <u>3741-4</u> SCALE <u>NONE</u> DRAWN BY: <u>AD</u> SHEET NUMBER <u>1</u> OF <u>1</u>