

MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT Upper Manatee River Road and School House Road
Right-of-way Dedication - Greenfield Plantation PDR 95-08

TYPE AGENDA ITEM Consent

DATE REQUESTED December 1, 1998

DATE SUBMITTED/REVISED November 16, 1998

BRIEFINGS?/WHO? N/A

CONSEQUENCES IF DEFERRED N/A

DEPARTMENT/DIVISION Transportation/Land Acquisition

AUTHORIZED BY TITLE Larry R. Mau, P.E.
Transportation Director

CONTACT PERSON TELEPHONE/EXTENSION Jim Staples
5007

PRESENTER/TITLE TELEPHONE/EXTENSION Jim Staples, Land Acquisition Manager
5007

ADMINISTRATIVE APPROVAL

ACTION DESIRED

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

Acceptance of, authorization to record, Warranty Deed from Bruce Williams Farm Associates, Inc., and Myakka Valley Safaris, Inc., required for dedication of rights-of-way along Upper Manatee River Road and for the northerly extension of School House Road.

Authorization to record, Affidavit of Ownership and Encumbrances from Lloyd E. Williams, Jr., President of Bruce Williams Farm Associates, Inc., and Richard E. Turner, President of Myakka Valley Safaris, Inc.

Acceptance of, authorization to record, a Partial Release of Mortgage from American Bank of Bradenton and a Partial Release from Barnett Bank, N.A.

Acceptance of, authorization to record, Utility Easement from Bruce Williams Farm Associates, Inc., and Myakka Valley Safaris, Inc., required for water and sewer lines.

Acceptance of, authorization to record, a Joinder from American Bank of Bradenton and a Joinder from Barnett Bank, N.A.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

- Comp Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular travel demands
- Goal 11.5 addresses adequate supply and treatment of potable water for all retail and wholesale customers
- Goal 11.1 addresses sanitary sewer system requirements
- Land Development Code - Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication

BACKGROUND/DISCUSSION

- The Final Site Plan for Greenfield Plantation was approved on June 27, 1997.
- As a condition of the Final Site Plan, dedication of additional rights-of-way were required; a 2-foot width along Upper Manatee River Road, and a 50-foot by 500-foot northerly extension of School House Road.
- A Utility Easement was required to be dedicated for sanitary sewer and water lines constructed outside the existing right-of-way of Greenfield Boulevard (two 10' easements).
- The conveyance documents are hereby presented for acceptance and recording

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Indicate "NO" or "YES" @ right. (If "NO," proceed to 1) below; and if "YES," proceed to 2) below) No

1) IF "NO" TO ABOVE.
A) PLEASE EXPLAIN BELOW: (see also following section 1B) re: contract, agreement, lease, etc.

Procedure previously approved by the County Attorney's Office

B) IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT WAS PREVIOUSLY APPROVED, STATE YEAR OF LAST USE @ RIGHT.

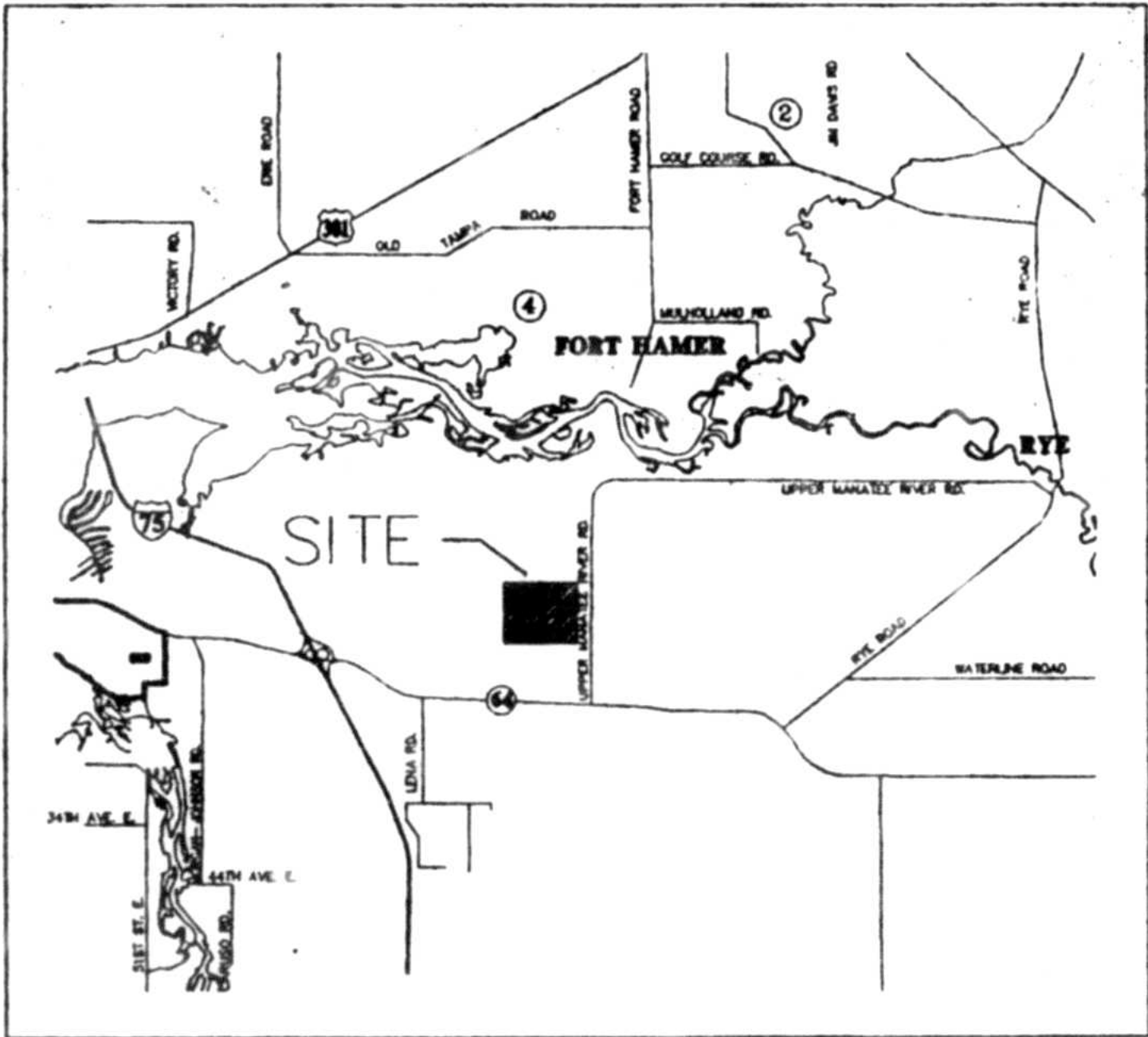
2) IF "YES" TO FIRST QUESTION IN THIS SECTION.

A) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED? IF ONLY A PORTION, WHICH PORTION?

B) HAVE ALL COMMENTS/SUGGESTIONS RAISED BY COUNTY ATTORNEY BEEN ADDRESSED/INCORPORATED; IF NOT, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER **MUST BE ATTACHED** (If comments were verbal, so indicate.)

APPROVED IN OPEN SESSION
DEC 01 1998
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

ATTACHMENTS: (List in order as attached) 1) Warranty Deed 2) Affidavit 3) Partial Releases (2) 4) Utility Easement 5) Joinders (2) 6) Florida Revenue Form 7) Location Map	INSTRUCTIONS TO BOARD RECORDS: Return accepted and recorded copies to Land Acquisition, Transportation Department CCC Charge Account #AR300005 Transportation
COST \$123 Recording Fee	SOURCE (ACCT# & NAME) 101-0011800-552000 Land Acquisition Core Funds
COMMENTS N/A	AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT) N/A



VICINITY MAP

GREENFIELD PLANTATION SUBDIVISION
 PDR-95-08
 UPPER MANATEE RIVER ROAD @
 S.R. 64

District 5
 COMMISSIONER JONATHAN BRUCE



Legend:

- 2' additional R/W on
Upper Manatee River Road
- 50' x 500' on School House Road
- 10' Water Line Easement
- 10' Sewer Line Easement

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

BK 1576 PG 4856 DKT# 1185426 1 of 5

GREENFIELD PLANTATION
Upper Manatee River Road
ID #

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF ~~FLORIDA~~ *North Carolina*
COUNTY OF ~~MANATEE~~ *Jackson*

BEFORE ME, the undersigned authority, this day personally appeared **LLOYD W. WILLIAMS, JR.** President of Bruce Williams Farm Associates, Inc., a Florida Corporation and **RICHARD E. TURNER**, President of Myakka Valley Safaris, Inc., a Florida Corporation, whose mailing address is 517 9th Street West, Bradenton, Florida 34205, who being first duly sworn, depose and say:

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" 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").

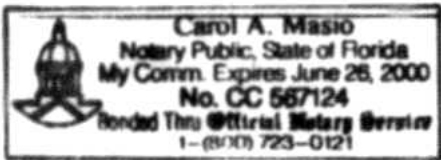
3. To the best of my knowledge the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

Mortgage held by AMERICAN BANK OF BRADENTON, recorded in Official Records Book 1509, page 923 and mortgage held by BARNETT BANK, N.A., recorded in Official Records Book 1509, page 963, Public Records of Manatee County, Florida.

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.



STATE OF FLORIDA
COUNTY OF MANATEE

SWORN TO AND SUBSCRIBED before me this 15th day of September, 1998, by **LLOYD W. WILLIAMS, JR.**, President of **BRUCE WILLIAMS FARM ASSOCIATES, INC.**, a Florida Corporation, who is (personally known or who showed _____ as identification to me and who did not take an oath.

Carol A. Masio
Notary

BRUCE WILLIAMS FARM ASSOCIATES, INC., a Florida Corporation

BY *Lloyd Williams, Jr.*
LLOYD W. WILLIAMS, JR. President of Bruce Williams Farm Associates, Inc., a Florida Corporation

MYAKKA VALLEY SAFARIS, INC., a Florida Corporation

BY *Richard E. Turner*
RICHARD E. TURNER, President of Myakka Valley Safaris, Inc., a Florida Corporation

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

SWORN to and subscribed before me this 11 day of September, 1998 by **LLOYD W. WILLIAMS, JR.** President of **Bruce Williams Farm Associates, Inc.**, a Florida Corporation and **RICHARD E. TURNER**, President of **Myakka Valley Safaris, Inc.**, a Florida Corporation, on behalf of the corporations, who are personally known to me or have produced _____ as identification.

Marrita J. Torres
NOTARY PUBLIC Signature
Marrita J. Torres

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747
CERTIFICATE OF AUTHORIZATION No. LB 2230

BK 1576 PG 4857 2 of 5

DESCRIPTION:

A 2-FOOT WIDE RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89°47'15" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 43.72 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 107, PAGE 437 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF PARCEL A; THENCE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,828.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 89°17'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,827.98 FEET TO AFORESAID NORTH LINE OF SECTION 30; THENCE SOUTH 89°47'15" EAST, ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF PARCEL A; THENCE FROM HEREINABOVE DESCRIBED "POINT A", RUN SOUTH 00°42'02" WEST, ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID GREENFIELD BOULEVARD, FOR THE POINT OF BEGINNING OF PARCEL B; THENCE CONTINUE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,772.40 FEET; THENCE NORTH 89°25'58" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,772.41 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD; THENCE SOUTH 89°17'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET TO AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING OF PARCEL B. LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7,201 SQUARE FEET, MORE OR LESS. (3,656 SQUARE FEET, MORE OR LESS, IN PARCEL A, 3,545 SQUARE FEET, MORE OR LESS, IN PARCEL B)

NOT A BOUNDARY SURVEY

EXHIBIT "A" PAGE 1 OF 4

APPROVED IN OPEN MEETING OF THE BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

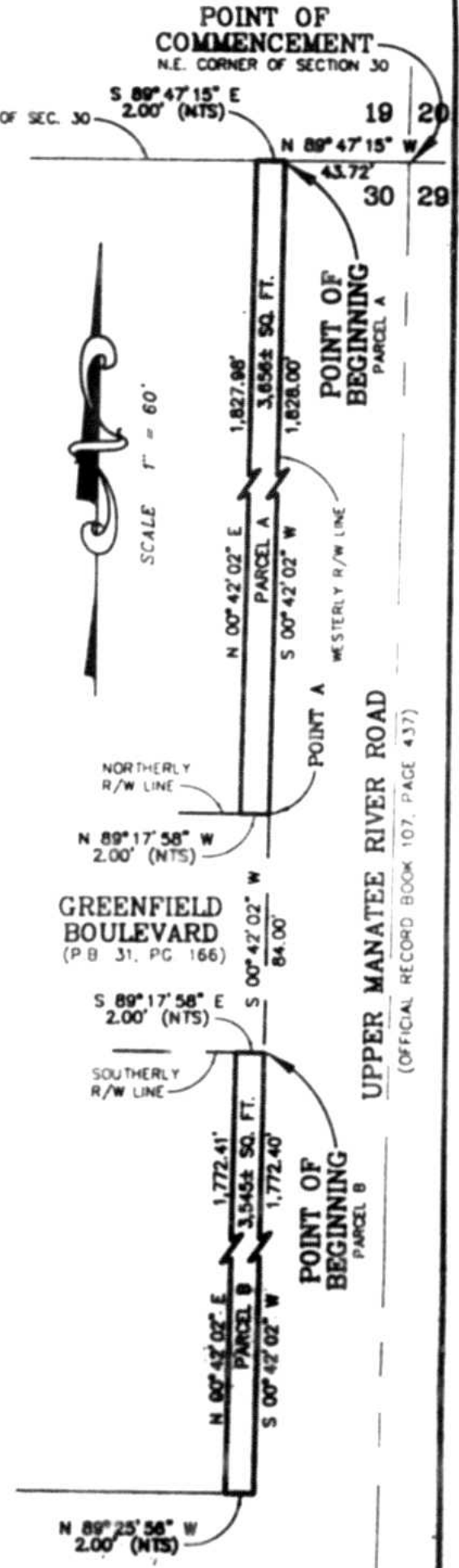
LEGEND

R/W	RIGHT OF WAY
SEC.	SECTION
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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DESCRIPTION SKETCH

OF
2' WIDE RIGHT-OF-WAY DEDICATION
LOCATED IN
SECTION 30, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

NOTE: THIS DESCRIPTION SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G07, FLORIDA ADMINISTRATIVE CODE.

BY: James D. Greer
JAMES D. GREER, P.S.M.
FLORIDA CERTIFICATE No. LS 5189
DATE OF CERTIFICATION: 4/29/98

SEPTEMBER 17, 1997

GREENFIELD PLANTATION PHASE I SUBDIVISION
 10 FOOT WATER LINE UTILITY EASEMENT
 CLUB HOUSE

EXHIBIT "A"
 Page 3 of 4

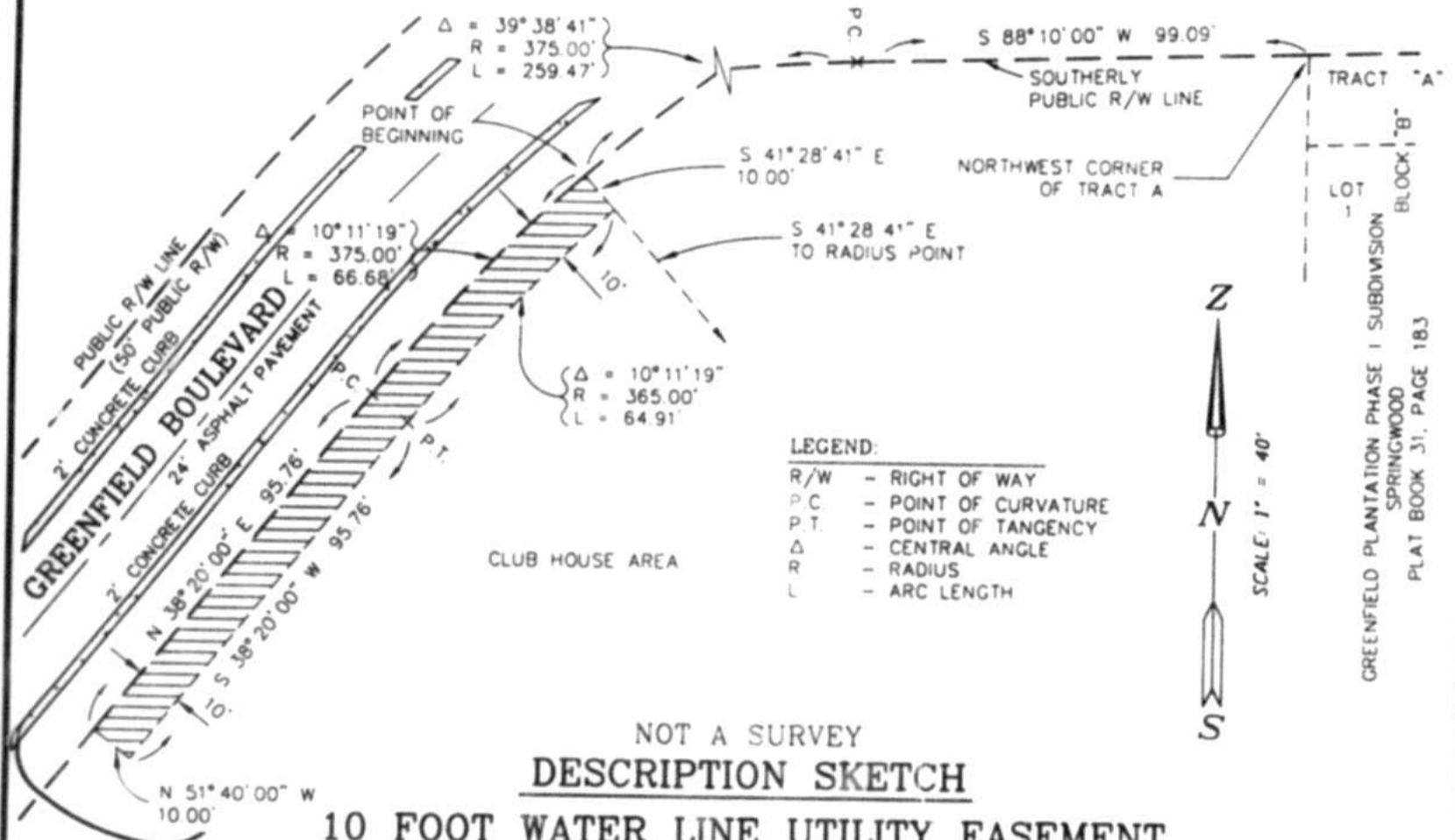
BK 1576 PG 4859 4 of 5

DESCRIPTION:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) S 88°10'00" W, A DISTANCE OF 99.09 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°38'41", A DISTANCE OF 259.47 FEET TO THE POINT OF BEGINNING; THENCE S 41°28'41" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 41°28'41" E, AT A DISTANCE OF 365.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 64.91 FEET TO THE P.T. OF SAID CURVE; THENCE S 38°20'00" W, A DISTANCE OF 95.76 FEET; THENCE N 51°40'00" W, A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 38°20'00" E, A DISTANCE OF 95.76 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 1616 SQUARE FEET, MORE OR LESS.



NOT A SURVEY
DESCRIPTION SKETCH
10 FOOT WATER LINE UTILITY EASEMENT
CLUB HOUSE AREA AT
GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

ACCEPTED IN OPEN SESSION 12/1/98
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

NOTES:
 1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH

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 61G17, FLORIDA ADMINISTRATIVE CODE

BY: *[Signature]*
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. 55189
 DATE OF CERTIFICATION 9/17/97

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BK 1576 PG 4860 FILED AND RECORDED 12/04/98 8:24AM 5 of 5
 R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

SEPTEMBER 17, 1997

EXHIBIT "A"
 Page 4 of 4

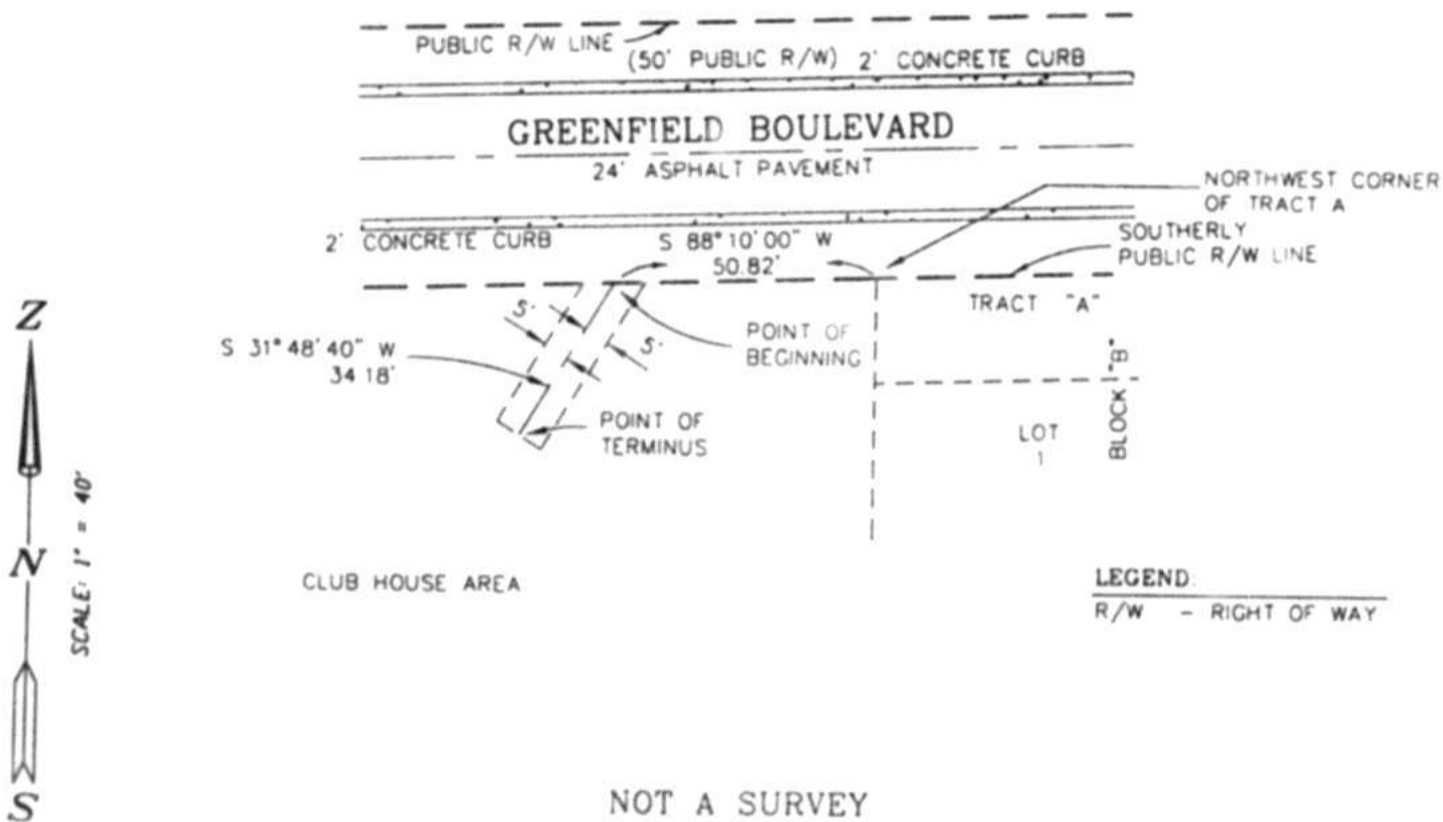
GREENFIELD PLANTATION PHASE I SUBDIVISION
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE

A PARCEL OF LAND LYING 5 FEET EACH SIDE OF THE FOLLOWING ALIGNMENT, AND LYING WITHIN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°10'00" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT, A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING; THENCE S 31°48'40" W, A DISTANCE OF 34.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

TRACT "A", BLOCK "A"
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 OLD GROVE
 PLAT BOOK 31, PAGE 183



LEGEND:
 R/W - RIGHT OF WAY

NOT A SURVEY
DESCRIPTION SKETCH
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE AREA AT
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

ACCEPTED IN OPEN SESSION 12/1/98
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

NOTES
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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 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: [Signature]
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. 155189
 DATE OF CERTIFICATION: 9/17/97

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Joinder Corporate

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

BK 1576 PG 4861 DKT# 1185427 1 of 3

GREENFIELD PLANTATION
ID #5668.0090/0

SPACE ABOVE THIS LINE FOR RECORDING DATA

JOINDER

WHEREAS, AMERICAN BANK OF BRADENTON, whose mailing address is 4702 Cortez Road West, Bradenton, Florida 34210, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the 3d day of February, 1997, and recorded in Official Records Book 1509, Page 923 of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

WHEREAS, Mortgagee hereby joins in the conveyance to **MANATEE COUNTY**, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206 of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

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

IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 1st day of October, 1998.

Signed, sealed and delivered
in the presence of

(CORPORATE SEAL)

AMERICAN BANK OF BRADENTON
a Florida corporation

BY: [Signature]
President Signature
Christopher W. Maxwell Vice President
Printed Name

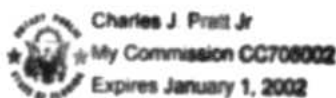
ATTEST: [Signature]
Secretary Signature
JUAN NASH SVP
Printed Name

[Signature]
Witness Signature
Vicki S. Getman
Printed Name
[Signature]
Witness Signature
Vicki S. Getman
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 1st day of October, 1998 by Christopher W. Maxwell, Vice President (name and title of agent) Of **AMERICAN BANK OF BRADENTON**, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification



[Signature]
NOTARY PUBLIC Signature
Charles J. Pratt, Jr.
Printed Name

SEPTEMBER 17, 1997

GREENFIELD PLANTATION PHASE I SUBDIVISION
 10 FOOT WATER LINE UTILITY EASEMENT
 CLUB HOUSE

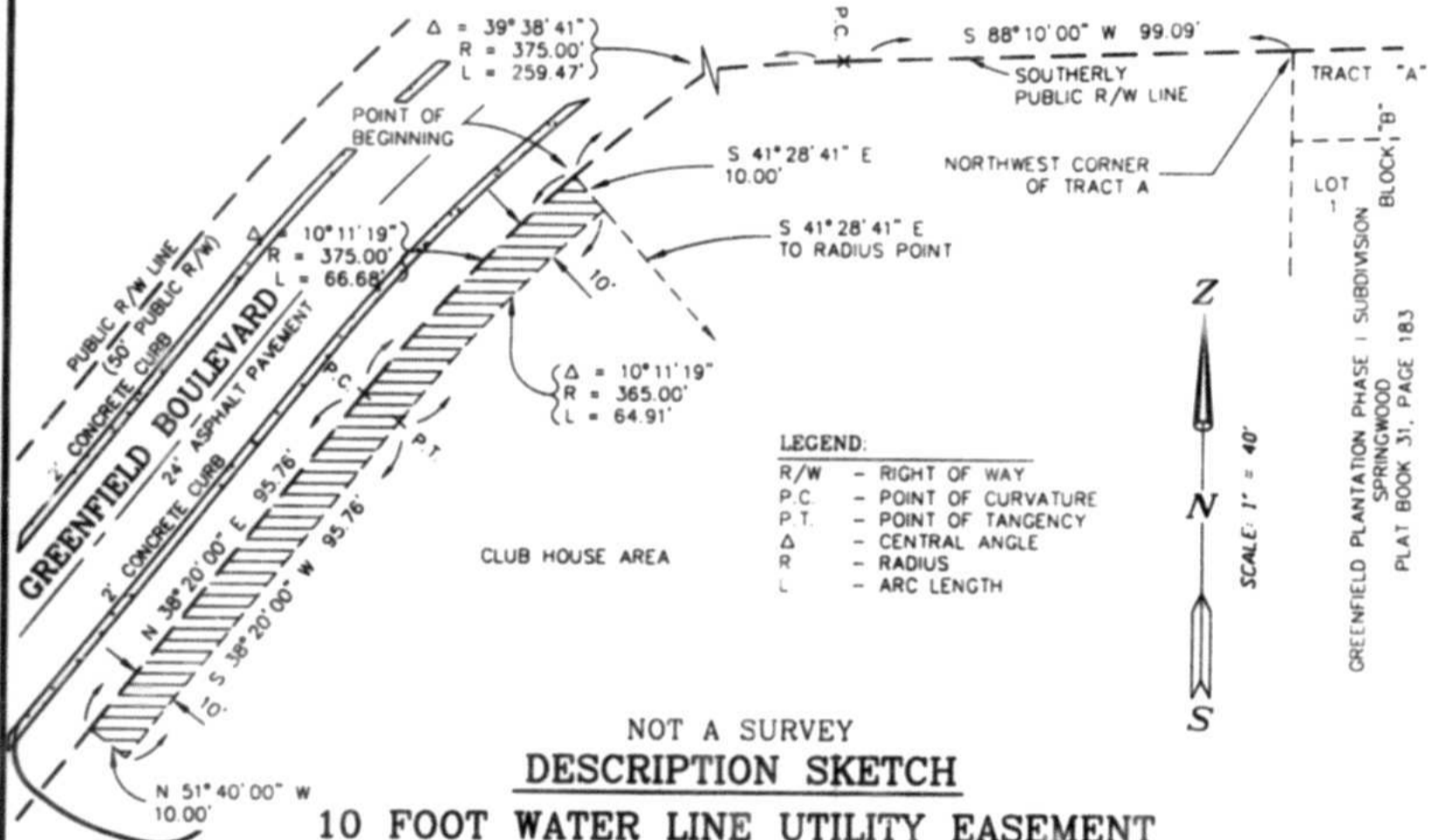
BK 1576 PG 4862 of 3

DESCRIPTION:

EXHIBIT "A"
 Page 1 of 2

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) S 88°10'00" W, A DISTANCE OF 99.09 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°38'41", A DISTANCE OF 259.47 FEET TO THE POINT OF BEGINNING; THENCE S 41°28'41" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 41°28'41" E, AT A DISTANCE OF 365.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 64.91 FEET TO THE P.T. OF SAID CURVE; THENCE S 38°20'00" W, A DISTANCE OF 95.76 FEET; THENCE N 51°40'00" W, A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 38°20'00" E, A DISTANCE OF 95.76 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
 CONTAINING 1616 SQUARE FEET, MORE OR LESS.



NOT A SURVEY
DESCRIPTION SKETCH
10 FOOT WATER LINE UTILITY EASEMENT
CLUB HOUSE AREA AT
GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

ACCEPTED IN OPEN SESSION 12/1/98
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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BY: *[Signature]*
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. LS5189
 DATE OF CERTIFICATION: 9/17/97

- NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH

© COPYRIGHT 1997 BY ZOLLER, NAJJAR AND SHROYER, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, INC.

BK 1576 PG 4863 FILED AND RECORDED 12/04/98 8:24AM 3 of 3
 R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

SEPTEMBER 17, 1997

EXHIBIT "A"
 Page 2 of 2

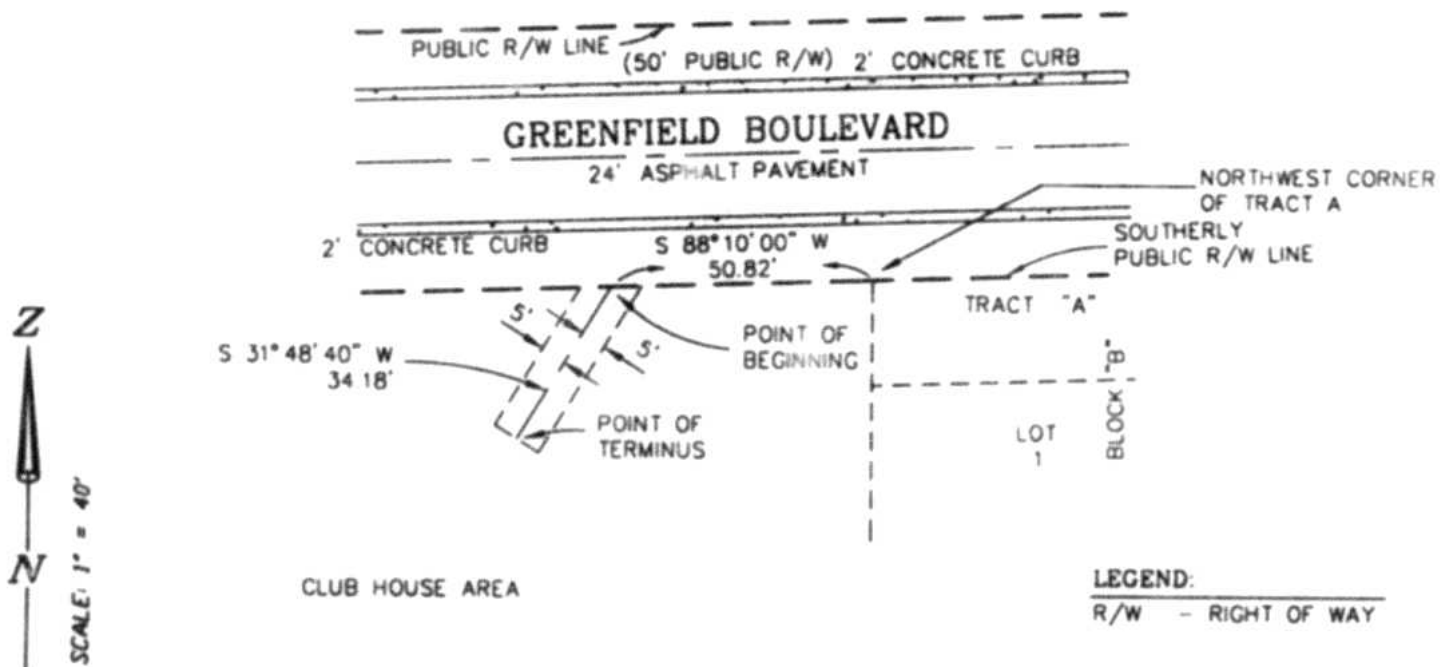
GREENFIELD PLANTATION PHASE I SUBDIVISION
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE

A PARCEL OF LAND LYING 5 FEET EACH SIDE OF THE FOLLOWING ALIGNMENT, AND LYING WITHIN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°10'00" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT, A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING; THENCE S 31°48'40" W, A DISTANCE OF 34.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

TRACT "A", BLOCK "A"
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 OLD GROVE
 PLAT BOOK 31, PAGE 183



NOT A SURVEY
DESCRIPTION SKETCH

**CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE AREA AT
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

ACCEPTED IN OPEN SESSION 12/1/98
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: [Signature]
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. LS5189
 DATE OF CERTIFICATION: 9/17/97

- NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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Joinder Corporate

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

BK 1576 PG 4864 DKT# 1185428 1 of 3

GREENFIELD PLANTATION
ID #5668 0090/0

SPACE ABOVE THIS LINE FOR RECORDING DATA

JOINDER

WHEREAS, BARNETT BANK, N.A., a Florida corporation whose mailing address is P O. Box 9390, Bradenton, Florida 34206, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the 3rd day of February, 1997, and recorded in Official Records Book 1509, Page 963 of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

WHEREAS, Mortgagee hereby joins in the conveyance to **MANATEE COUNTY**, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206 of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

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

IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 1st day of October, 1998.

Signed, sealed and delivered
in the presence of.

(CORPORATE SEAL)

BARNETT BANK, N.A., a Florida corporation

BY: David W. Pearson
President Signature David W. Pearson
Senior Vice President


Printed Name
ATTEST: Peggy L. Meek
Secretary Signature Peggy L. Meek
Assistant Vice President
Printed Name

Jane E. Schwanz
Witness Signature
Jane E. Schwanz
Printed Name
Donna B. Carpenter
Witness Signature
Donna B. Carpenter
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 1 day of October, 1998
by David W. Pearson, Senior Vice President (name and title of agent) of **BARNETT BANK, N.A.**, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

 Charles J. Pratt Jr
My Commission OC708002
Expires January 1, 2002

Charles J. Pratt Jr
NOTARY PUBLIC Signature
Charles J Pratt Jr
Printed Name

ACCEPTED IN OPEN SESSION 12/1/98
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

SEPTEMBER 17, 1997

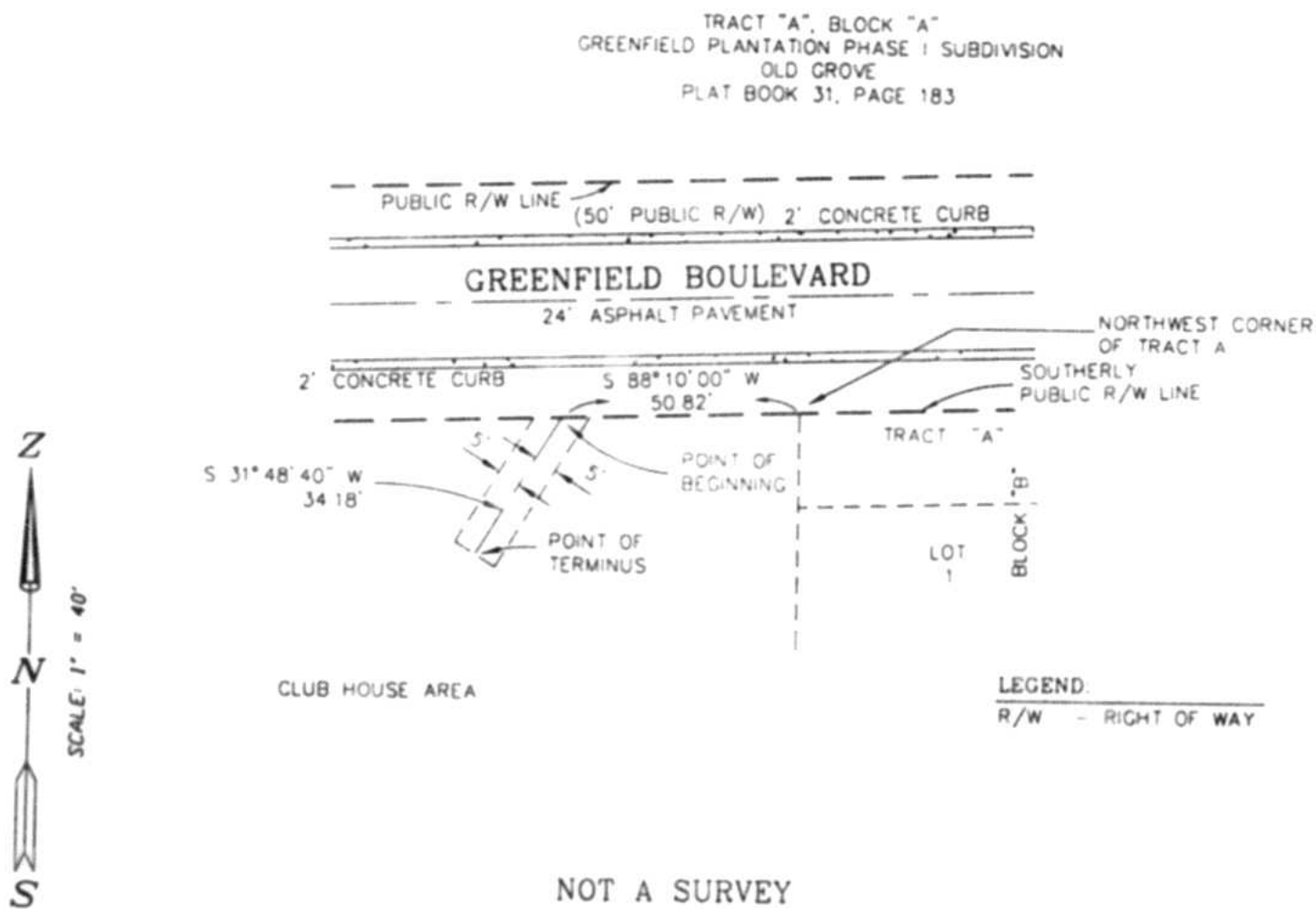
BK 1576 PG 4865 2 of 3

GREENFIELD PLANTATION PHASE I SUBDIVISION
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE

A PARCEL OF LAND LYING 5 FEET EACH SIDE OF THE FOLLOWING ALIGNMENT, AND LYING WITHIN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE S 88°10'00" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT, A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING; THENCE S 31°48'40" W, A DISTANCE OF 34.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.



NOT A SURVEY
DESCRIPTION SKETCH
CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
CLUB HOUSE AREA AT
GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH

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 61G17, FLORIDA ADMINISTRATIVE CODE

BY: James D. Greer
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. LS5189
 DATE OF CERTIFICATION: 9/17/97

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SEPTEMBER 17, 1997

PAGE 2 OF 2 OF EXHIBIT "A"

GREENFIELD PLANTATION PHASE I SUBDIVISION
10 FOOT WATER LINE UTILITY EASEMENT
CLUB HOUSE

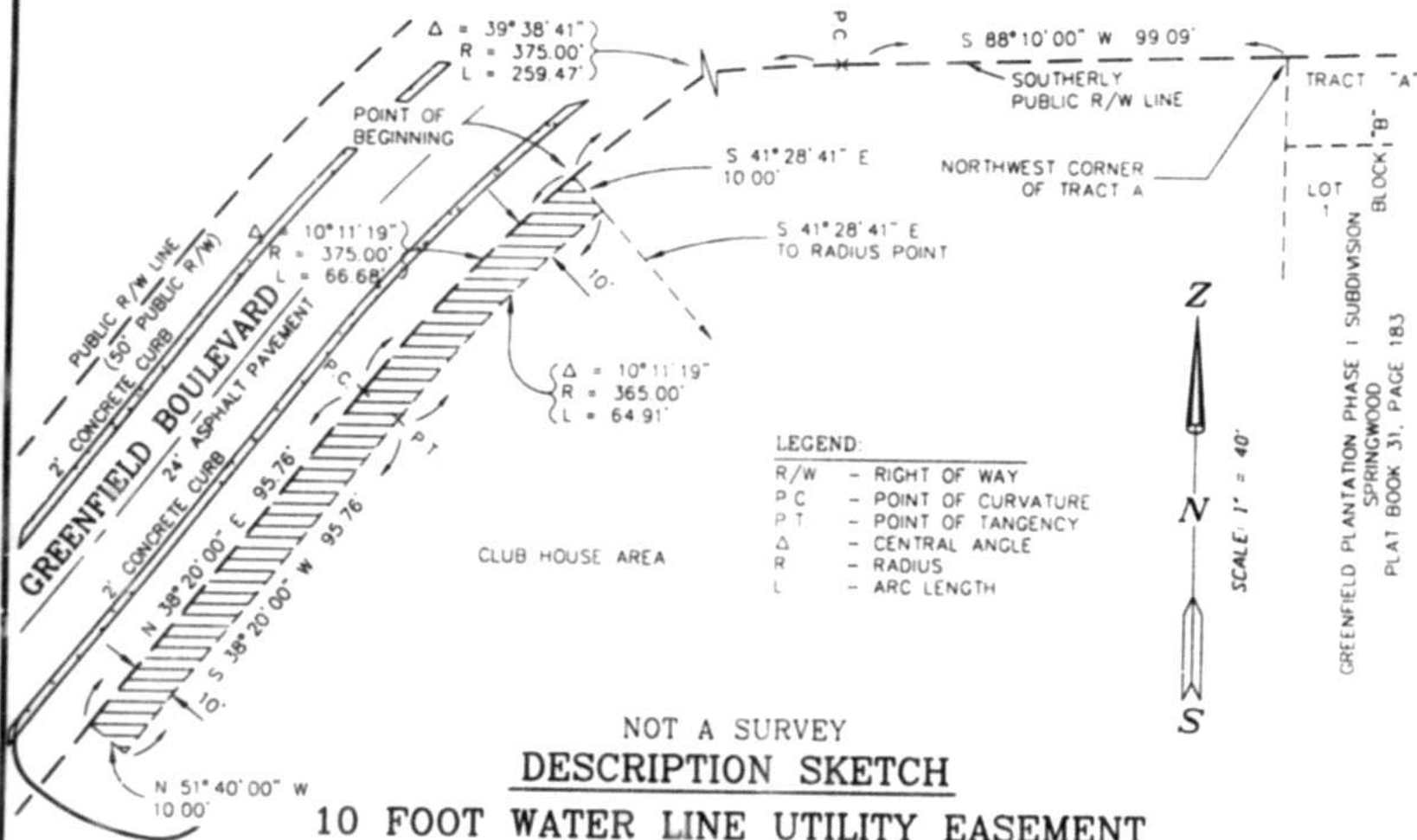
BK 1576 PG 4866 FILED AND RECORDED 12/04/98 8:24AM 3 of 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

DESCRIPTION:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) S 88°10'00" W, A DISTANCE OF 99.09 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°38'41", A DISTANCE OF 259.47 FEET TO THE POINT OF BEGINNING; THENCE S 41°28'41" E, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 41°28'41" E, AT A DISTANCE OF 365.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 64.91 FEET TO THE P.T. OF SAID CURVE, THENCE S 38°20'00" W, A DISTANCE OF 95.76 FEET; THENCE N 51°40'00" W, A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE, THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 38°20'00" E, A DISTANCE OF 95.76 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET; (2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°11'19", A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 1616 SQUARE FEET, MORE OR LESS.



NOT A SURVEY
DESCRIPTION SKETCH
10 FOOT WATER LINE UTILITY EASEMENT
CLUB HOUSE AREA AT
GREENFIELD PLANTATION PHASE I SUBDIVISION
IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 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 61G17, FLORIDA ADMINISTRATIVE CODE

BY: James D. Greer
JAMES D. GREER, P.S.M.
FLORIDA CERTIFICATE NO. LS5189
DATE OF CERTIFICATION: 9/17/97

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH

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

BK 1576 PG 4867 DKT# 1185429 1 of 3

Greenfield Plantation
PDR-5-08
ID.#5668 0005/8

PLACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE

WHEREAS, AMERICAN BANK OF BRADENTON, a Florida corporation ("ENCUMBRANCER"), whose mailing address is 4702 Corker Rd W Bradenton FL 34210, is the holder of certain rights and interest in the real property described herein or attached hereto as Exhibit "A" (the "Property"), as well as other real property by virtue of a Mortgage (the "Instrument"), dated the _____ day of _____, 19____, and recorded in Official Records Book 1509, Page 923 of the Public Records of Manatee County, Florida, and

WHEREAS, the COUNTY OF MANATEE, a Political Subdivision of the State of Florida, with its mailing address being P O Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid county and public purpose has requested the Encumbrancer to release the Property from the operation and effect of the Instrument

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Encumbrancer in hand paid, the receipt of which is hereby acknowledged, the Encumbrancer does hereby release from the operation and effect of the Instrument and disclaim all right, title and interest in the following described real property located in Manatee County, Florida, to wit:

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

Provided this partial release shall not impair the effect of the Instrument on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Encumbrancer, or any subsequent holder or holders thereof.

IN WITNESS WHEREOF, the Encumbrancer has caused this Partial Release to be duly executed this the 17 day of November, 1997

Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL)

AMERICAN BANK OF BRADENTON, a Florida corporation

BY [Signature]
Vice President Signature

Christopher W Maxwell
Printed Name

ATTEST [Signature]
Secretary Signature

Gwendolyn Hale, V.P.
Printed Name

[Signature]

Witness Signature
Barbara A Walls

Printed Name
Diane Soper

Witness Signature
Diane Soper

Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 17 day of November, 1997 by Christopher W Maxwell VP (name and title of agent) of **AMERICAN BANK OF BRADENTON**, a Florida corporation, on behalf of the corporation Who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC Signature
Julia Casto-Pauley
Printed Name

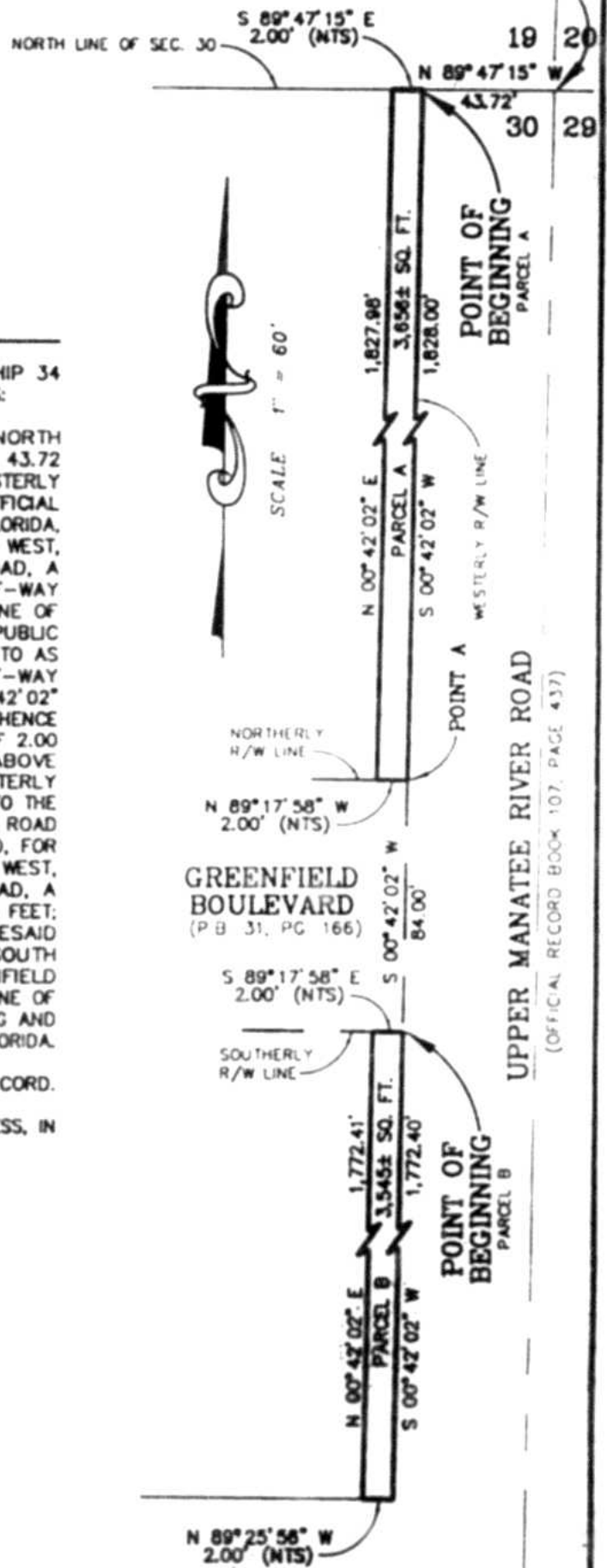


ACCEPTED IN OPEN SESSION 12/1/98
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206. (941)748-8080, FAX (941)748-3747
CERTIFICATE OF AUTHORIZATION No. LB 2230

BK 1576 PG 486B 2 of 3

POINT OF COMMENCEMENT
N.E. CORNER OF SECTION 30



DESCRIPTION:

A 2-FOOT WIDE RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89°47'15" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 43.72 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 107, PAGE 437 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF PARCEL A; THENCE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,828.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 89°17'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,827.98 FEET TO AFORESAID NORTH LINE OF SECTION 30; THENCE SOUTH 89°47'15" EAST, ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF PARCEL A; THENCE FROM HEREINABOVE DESCRIBED "POINT A", RUN SOUTH 00°42'02" WEST, ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID GREENFIELD BOULEVARD, FOR THE POINT OF BEGINNING OF PARCEL B; THENCE CONTINUE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,772.40 FEET; THENCE NORTH 89°25'56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,772.41 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD; THENCE SOUTH 89°17'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET TO AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING OF PARCEL B. LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7,201 SQUARE FEET, MORE OR LESS. (3,656 SQUARE FEET, MORE OR LESS, IN PARCEL A, 3,545 SQUARE FEET, MORE OR LESS, IN PARCEL B)

NOT A BOUNDARY SURVEY

EXHIBIT "A" PAGE 1 OF 2

LEGEND

R/W	RIGHT OF WAY
SEC.	SECTION
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

ACCEPTED IN OPEN SESSION *12/1/98*
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

DESCRIPTION SKETCH

OF
2' WIDE RIGHT-OF-WAY DEDICATION
LOCATED IN
SECTION 30, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G07, FLORIDA ADMINISTRATIVE CODE.

BY: *[Signature]*
JAMES D. GREER, P.S.M.

FLORIDA CERTIFICATE No. LS 5189
DATE OF CERTIFICATION: *4/29/98*

EXHIBIT "A"
 Page 2 of 2

OCTOBER 6, 1997

ADDITIONAL RIGHT OF WAY
 SCHOOL HOUSE ROAD
 GREENFIELD PLANTATION, PHASE I SUBDIVISION

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF SCHOOL HOUSE ROAD AS SHOWN AND DESCRIBED ON SHEET 8 OF THE PLAT OF GREENFIELD PLANTATION, PHASE I SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°41'32" E, ALONG THE NORTHERLY EXTENSION OF WEST RIGHT OF WAY LINE OF SAID SCHOOL HOUSE ROAD, A DISTANCE OF 500.17 FEET, THENCE S 89°18'28" E, A DISTANCE OF 50.00 FEET, THENCE S 00°41'32" W, A DISTANCE OF 500.17 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY LINE; THENCE N 89°18'28" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.57 ACRES, MORE OR LESS.

BK 1576 PG 4869 FILED AND RECORDED 12/04/98 8:24AM 3 of 3
 R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

P.O.B.

N.W. CORNER OF WEST RIGHT OF WAY LINE

N 0°41'32" E 500.17'

0.57 ± ACRES

S 0°41'32" W 500.17'

SCHOOL HOUSE ROAD

N 89°18'28" W 50.00'

N.E. CORNER OF EAST RIGHT OF WAY LINE

GREENFIELD PLANTATION, PHASE I SUBDIVISION
 PLAT BOOK 31, PAGE 166

SCHOOL HOUSE ROAD

LEGEND

P.O.B. - POINT OF BEGINNING

NOT A SURVEY
 DESCRIPTION SKETCH

ADDITIONAL RIGHT OF WAY
 GREENFIELD PLANTATION, PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

STATE ROAD # 64

EXHIBIT "A" PAGE 2 OF 2


ACCEPTED IN OPEN SESSION
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY, FLORIDA

NOTES

1 BEARINGS ARE BASED ON THE EAST LINE OF N.E. 1/4 OF SECTION 30 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 01°05'31" E.
 2 THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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 WERE 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 617, FLORIDA ADMINISTRATIVE CODE

BY 
 JAMES D. GREER, P.S.M.

FLORIDA CERTIFICATE NO. 155189
 DATE OF CERTIFICATION 10/6/97

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

BK 1576 PG 4870 DKT# 1185430 1 of 3

Greenfield Plantation
PDR-5-08
ID #5668.0005/8

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE

WHEREAS, BARNETT BANK, N.A., a Florida corporation ("ENCUMBRANCER"), whose mailing address is P O Box 9390, Bradenton, FL 34206, is the holder of certain rights and interest in the real property described herein or attached hereto as Exhibit "A" (the "Property"), as well as other real property by virtue of a Mortgage (the "Instrument"), dated the 3rd day of February, 1997, and recorded in Official Records Book 1509, Page 963 of the Public Records of Manatee County, Florida, and

WHEREAS, the COUNTY OF MANATEE, a Political Subdivision of the State of Florida, with its mailing address being P O. Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid county and public purpose has requested the Encumbrancer to release the Property from the operation and effect of the Instrument.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Encumbrancer in hand paid, the receipt of which is hereby acknowledged, the Encumbrancer does hereby release from the operation and effect of the Instrument and disclaim all right, title and interest in the following described real property located in Manatee County, Florida, to wit:

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

Provided this partial release shall not impair the effect of the Instrument on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Encumbrancer, or any subsequent holder or holders thereof.

IN WITNESS WHEREOF, the Encumbrancer has caused this Partial Release to be duly executed this the 3rd day of December, 1997

Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL)

BARNETT BANK, N.A., a Florida corporation

BY David W Pearson
President Signature
DAVID W. PEARSON SVP
Printed Name

ATTEST Randall J White
Secretary Signature
RANDALL J. WHITE, VP
Printed Name

Helen M. Bennett
Witness Signature
Helen M. Bennett
Printed Name
Charles J. Pratt, Jr.
Witness Signature
Charles J. Pratt, Jr.
Printed Name

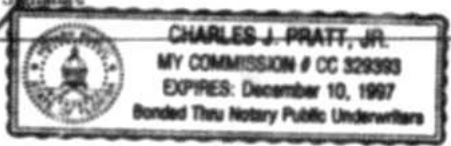
(Signature of two witnesses or secretary required by law)

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 3 day of December, 1997 by David W Pearson, Senior Vice President (name and title of agent) of **BARNETT BANK, N.A.**, a Florida corporation, on behalf of the corporation. Who is personally known to me or has produced _____ as identification.

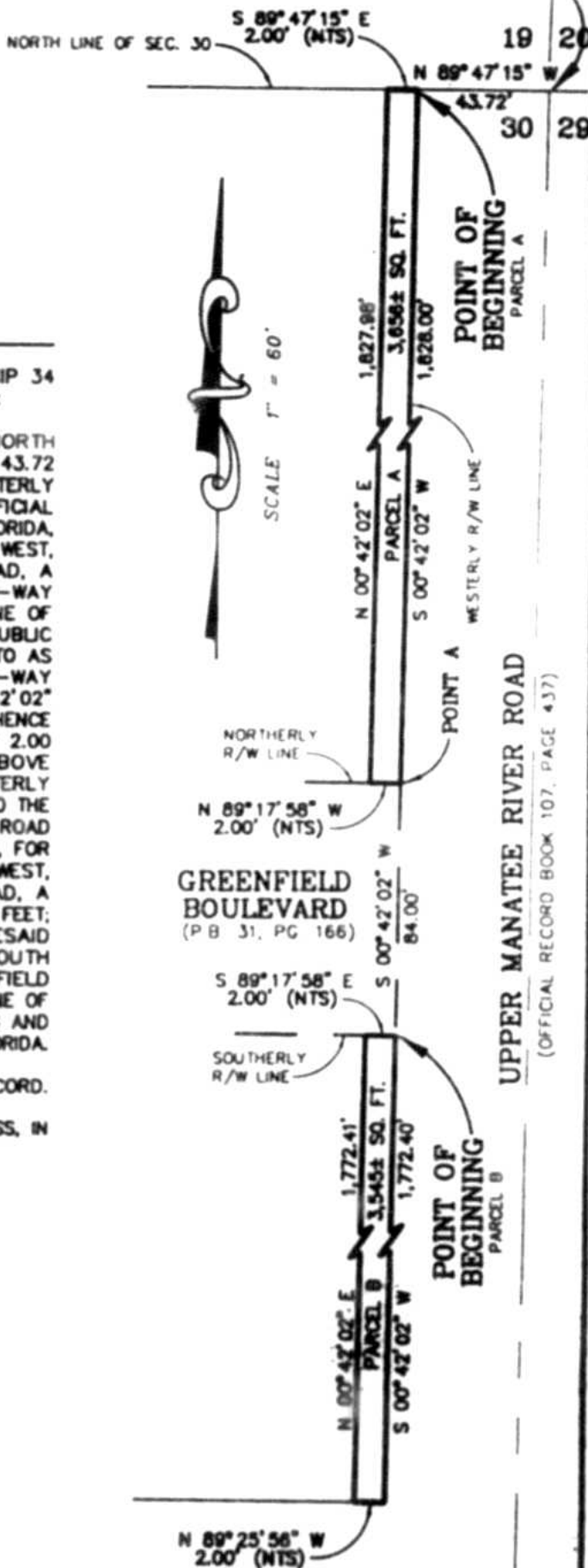
Charles J. Pratt, Jr.
NOTARY PUBLIC Signature
Printed Name

ACCEPTED IN OPEN SESSION 12/1/98
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY



BK 1576 PG 4871 2 of 3

POINT OF COMMENCEMENT
 N.E. CORNER OF SECTION 30



DESCRIPTION:

A 2-FOOT WIDE RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89° 47' 15" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 43.72 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 107, PAGE 437 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF PARCEL A; THENCE SOUTH 00° 42' 02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,828.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO A POINT HEREINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 89° 17' 58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET; THENCE NORTH 00° 42' 02" EAST, A DISTANCE OF 1,827.98 FEET TO AFORESAID NORTH LINE OF SECTION 30; THENCE SOUTH 89° 47' 15" EAST, ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF PARCEL A; THENCE FROM HEREINABOVE DESCRIBED "POINT A", RUN SOUTH 00° 42' 02" WEST, ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID GREENFIELD BOULEVARD, FOR THE POINT OF BEGINNING OF PARCEL B; THENCE CONTINUE SOUTH 00° 42' 02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,772.40 FEET; THENCE NORTH 89° 25' 56" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00° 42' 02" EAST, A DISTANCE OF 1,772.41 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD; THENCE SOUTH 89° 17' 58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET TO AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING OF PARCEL B. LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7,201 SQUARE FEET, MORE OR LESS. (3,656 SQUARE FEET, MORE OR LESS, IN PARCEL A, 3,545 SQUARE FEET, MORE OR LESS, IN PARCEL B)

NOT A BOUNDARY SURVEY

EXHIBIT "A" PAGE 1 OF 2

LEGEND

R/W	RIGHT OF WAY
SEC.	SECTION
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

ACCEPTED IN OPEN SESSION OF THE BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY, FLORIDA, ON 12/1/98

DESCRIPTION SKETCH

OF
2' WIDE RIGHT-OF-WAY DEDICATION
 LOCATED IN
SECTION 30, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89° 47' 15" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G07, FLORIDA ADMINISTRATIVE CODE.

BY: *J. D. Greer*
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE No. LS 5189
 DATE OF CERTIFICATION: 4/29/98

EXHIBIT "A"
Page 2 of 2

OCTOBER 6, 1997

ADDITIONAL RIGHT OF WAY
SCHOOL HOUSE ROAD
GREENFIELD PLANTATION, PHASE I SUBDIVISION

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF SCHOOL HOUSE ROAD AS SHOWN AND DESCRIBED ON SHEET 8 OF THE PLAT OF GREENFIELD PLANTATION, PHASE I SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00° 41' 32" E, ALONG THE NORTHERLY EXTENSION OF WEST RIGHT OF WAY LINE OF SAID SCHOOL HOUSE ROAD, A DISTANCE OF 500.17 FEET; THENCE S 89° 18' 28" E, A DISTANCE OF 50.00 FEET; THENCE S 00° 41' 32" W, A DISTANCE OF 500.17 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY LINE; THENCE N 89° 18' 28" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.57 ACRES, MORE OR LESS.

BK 1576 PG 4872 FILED AND RECORDED 12/04/98 8:24AM 3 of 3
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL

GREENFIELD PLANTATION, PHASE I SUBDIVISION
PLAT BOOK 31, PAGE 166

LEGEND

P.O.B. - POINT OF BEGINNING

NOT A SURVEY
DESCRIPTION SKETCH

ADDITIONAL RIGHT OF WAY
GREENFIELD PLANTATION, PHASE I SUBDIVISION

IN
SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

STATE ROAD # 64

EXHIBIT "A" PAGE 2 OF 2

ACCEPTED IN OPEN SESSION *12/1/98*
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

NOTES

- 1. BEARINGS ARE BASED ON THE EAST LINE OF N.E. 1/4 OF SECTION 30 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 01° 05' 31" E.
- 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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 6G17, FLORIDA ADMINISTRATIVE CODE

BY *[Signature]*
JAMES D. GREER, P.S.M.

FLORIDA CERTIFICATE NO. 655189
DATE OF CERTIFICATION 10/6/97

Return to:
Name
Address:

BK 1576 PG 4877 DKT# 1185432 1 of 4

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

Greenfield Plantation
Upper Manatee River Road
Property Appraisers ID#:
Grantee(s) S.S.#(s)

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made and executed the 15th day of September A.D. 1998 by **BRUCE WILLIAMS FARM ASSOCIATES, INC.**, a Florida Corporation, and **MYAKKA VALLEY SAFARIS, INC.**, a Florida Corporation, having its principal place of business at 517 9th Street West, Bradenton, Florida 34205, hereinafter collectively 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 said 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:

[Signature]
Witness Signature
BRITTON H. WILLIAMS
Printed Name
[Signature]
Witness Signature
CAROL A. MASIO
Printed Name

BRUCE WILLIAMS FARM ASSOCIATES, INC.,
a Florida Corporation
By [Signature]
LLOYD E. WILLIAMS, JR., President
ATTEST [Signature]
Secretary Signature
BRITTON H. WILLIAMS
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 15th day of September, 1998, by **LLOYD E. WILLIAMS, JR.** as President of **BRUCE WILLIAMS FARM ASSOCIATES**, A Florida Corporation, who is personally known to me or has produced _____ as identification

[Signature]
NOTARY PUBLIC Signature
CAROL A. MASIO
Printed Name

ATTESTED IN AND BEFORE ME
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY
12/1/98

Signed, sealed and delivered in the presence of

MYAKKA VALLEY SAFARIS, INC.,
a Florida Corporation

By: *Richard E. Turner*
RICHARD E. TURNER, President

Jean Doughty
Witness Signature

JEAN Doughty
Printed Name

Durham J. Austin
Witness Signature

DURHAM J. AUSTIN
Printed Name

ATTEST _____
Secretary Signature

Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF ~~FLORIDA~~ North Carolina
COUNTY OF ~~MANATEE~~ Jackson

The foregoing instrument was acknowledged before me this 11th day of September, 1998, by RICHARD E. TURNER, as President of MYAKKA VALLEY SAFARIS, INC., a Florida Corporation, who is personally known to me or has produced _____ as identification.

Marcita J. Norris
NOTARY PUBLIC Signature

Marcita J. Norris
Printed Name

Commission Expires July 15, 2002

ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS & ENVIRONMENTAL CONSULTANTS
201 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34206, (941)748-8080, FAX: (941)748-3747
CERTIFICATE OF AUTHORIZATION No. LB 2230

EXHIBIT "A"
Page 1 of 2

BK 1576 PG 4879 3 of 4

DESCRIPTION:

A 2-FOOT WIDE RIGHT-OF-WAY DEDICATION LOCATED IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89°47'15" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 43.72 FEET TO THE INTERSECTION OF SAID NORTH LINE OF SECTION 30 AND THE WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 107, PAGE 437 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING OF PARCEL A; THENCE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,828.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO A POINT HERINAFTER REFERRED TO AS "POINT A"; THENCE NORTH 89°17'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,827.98 FEET TO AFORESAID NORTH LINE OF SECTION 30; THENCE SOUTH 89°47'15" EAST, ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING OF PARCEL A; THENCE FROM HEREINABOVE DESCRIBED "POINT A", RUN SOUTH 00°42'02" WEST, ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 84.00 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID GREENFIELD BOULEVARD, FOR THE POINT OF BEGINNING OF PARCEL B; THENCE CONTINUE SOUTH 00°42'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD, A DISTANCE OF 1,772.40 FEET; THENCE NORTH 89°25'58" WEST, A DISTANCE OF 2.00 FEET; THENCE NORTH 00°42'02" EAST, A DISTANCE OF 1,772.41 FEET TO AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD; THENCE SOUTH 89°17'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF GREENFIELD BOULEVARD, A DISTANCE OF 2.00 FEET TO AFORESAID WESTERLY RIGHT-OF-WAY LINE OF UPPER MANATEE RIVER ROAD AND THE POINT OF BEGINNING OF PARCEL B. LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 7,201 SQUARE FEET, MORE OR LESS. (3,856 SQUARE FEET, MORE OR LESS, IN PARCEL A, 3,545 SQUARE FEET, MORE OR LESS, IN PARCEL B)

NOT A BOUNDARY SURVEY

EXHIBIT "A" PAGE 1 of 2

LEGEND

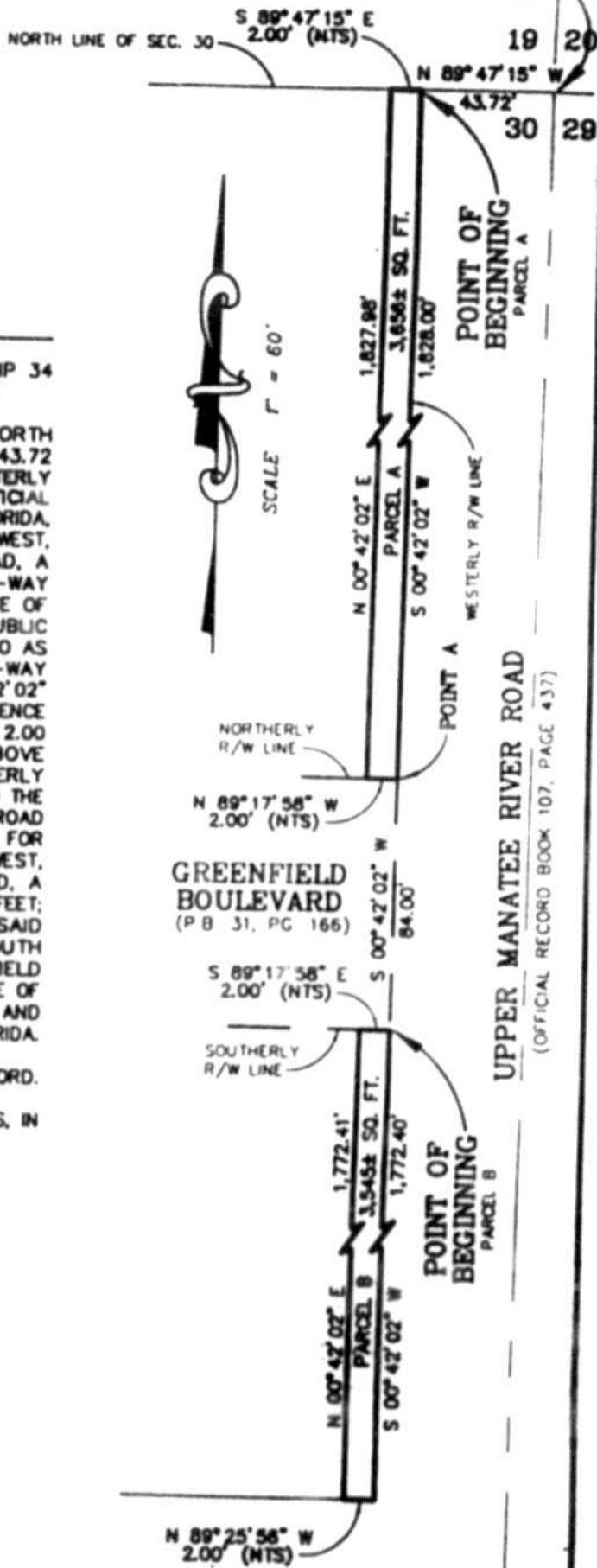
R/W	RIGHT OF WAY
SEC.	SECTION
P.B.	PLAT BOOK
PG.	PAGE
SQ. FT.	SQUARE FEET
NTS	NOT TO SCALE

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

© COPYRIGHT 1998 BY ZOLLER, NAJJAR AND SHROYER, INC THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, INC.

POINT OF COMMENCEMENT
N.E. CORNER OF SECTION 30



DESCRIPTION SKETCH

OF
2' WIDE RIGHT-OF-WAY DEDICATION
LOCATED IN
SECTION 30, TOWNSHIP 34 S., RANGE 19 E.
MANATEE COUNTY, FLORIDA

NOTE THIS DESCRIPTION SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61007, FLORIDA ADMINISTRATIVE CODE.

BY: James D. Greer
JAMES D. GREER, P.S.M.
FLORIDA CERTIFICATE No. LS 5189
DATE OF CERTIFICATION: 4/29/98

UPPER MANATEE RIVER ROAD
(OFFICIAL RECORD BOOK 107, PAGE 437)

EXHIBIT "A"
 Page 2 of 2

OCTOBER 6, 1997

ADDITIONAL RIGHT OF WAY
 SCHOOL HOUSE ROAD
 GREENFIELD PLANTATION, PHASE I SUBDIVISION

DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF SCHOOL HOUSE ROAD AS SHOWN AND DESCRIBED ON SHEET 8 OF THE PLAT OF GREENFIELD PLANTATION, PHASE I SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00° 41' 32" E, ALONG THE NORTHERLY EXTENSION OF WEST RIGHT OF WAY LINE OF SAID SCHOOL HOUSE ROAD, A DISTANCE OF 500.17 FEET; THENCE S 89° 18' 28" E, A DISTANCE OF 50.00 FEET; THENCE S 00° 41' 32" W, A DISTANCE OF 500.17 FEET TO THE NORTHEAST CORNER OF SAID RIGHT OF WAY LINE; THENCE N 89° 18' 28" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING 0.57 ACRES, MORE OR LESS.

EX 1576 PG 4800 FILED AND RECORDED 10/06/98 BY JAMES D. GREER, P.S.M. CLERK OF CIRCUIT COURT MANATEE COUNTY FL

GREENFIELD PLANTATION, PHASE I SUBDIVISION
 PLAT BOOK 31, PAGE 166

LEGEND

P.O.B. - POINT OF BEGINNING

NOT A SURVEY
DESCRIPTION SKETCH

ADDITIONAL RIGHT OF WAY
 GREENFIELD PLANTATION, PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

STATE ROAD # 64

EXHIBIT "A" PAGE 2 OF 2

APPROVED IN OFFICE OF THE BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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 6G17, FLORIDA ADMINISTRATIVE CODE

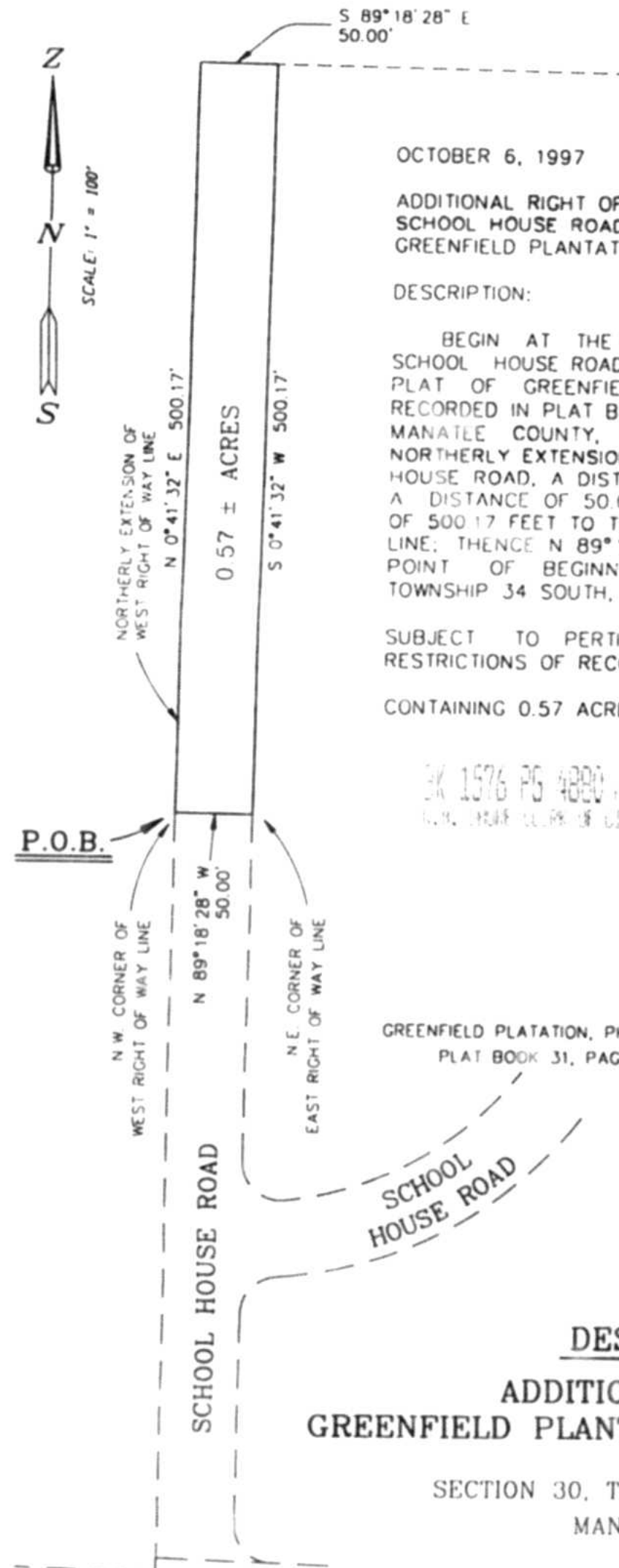
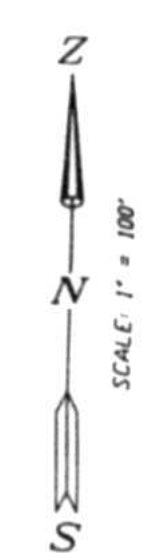
BY JAMES D. GREER, P.S.M.

FLORIDA CERTIFICATE NO. LS5189
 DATE OF CERTIFICATION 10/6/97

NOTES
 1. BEARINGS ARE BASED ON THE EAST LINE OF NE 1/4 OF SECTION 30 TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 01° 05' 31" E.
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

© COPYRIGHT 1997 BY ZOLLER, NAJJAR AND SHROYER, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, INC.

12/1/98



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

BK 12876 PG 4073 www.1186431

Greenfield Plantation

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

UTILITY EASEMENT

THIS INDENTURE, made this 13th day of October, 1928, between **BRUCE WILLIAMS FARM ASSOCIATES, INC.**, a Florida Corporation, and **MYAKKA VALLEY SAFARIS, INC.**, a Florida corporation, whose mailing address is 517 9th Street West, Bradenton, Florida 34205, hereinafter collectively called the Grantor, and **COUNTY OF MANATEE**, a Political Subdivision of the State of Florida, with its mailing address being P O Box 1000, Bradenton, Florida 34206, as Grantee,

WITNESSETH

That said Grantor, for and in consideration of the sum of \$1 00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, **a non-exclusive access easement for ingress, egress, construction, installation, maintenance and operation of public utility facilities** across the following described property situate in the County of Manatee, State of Florida, more particularly described as follows

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

This is a nonexclusive utility easement with the Grantor reserving unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee

IN WITNESS WHEREOF, 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 above written

Signed, sealed and delivered in the presence of:

BRUCE WILLIAMS FARM ASSOCIATES, INC.,
a Florida Corporation

[Signature]

Witness Signature

Bruce C Reid

Printed Name

[Signature]

Witness Signature

LLOYD LEVIN

Printed Name

(Signature of two witnesses or secretary required by law)

By [Signature]

LLOYD E. WILLIAMS, JR., President

[Signature]

ATTEST

Secretary Signature Britton H. Williams

Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 13th day of October, 1928, by **LLOYD E. WILLIAMS, JR.** as President of **BRUCE WILLIAMS FARM ASSOCIATES, INC.**, a Florida corporation, who is personally known to me, or has produced _____ as identification



[Signature]

NOTARY PUBLIC Signature
Dawn P. Vollmer

Printed Name

12/1/28

Signed, sealed and delivered in the presence of

MYAKKA VALLEY SAFARIS, INC.,
a Florida corporation

[Handwritten Signature]

By: *[Handwritten Signature]*
RICHARD E. TURNER, President

Witness Signature
[Handwritten Signature]

Printed Name
Robert E. Caber

Witness Signature
[Handwritten Signature]

Printed Name
Michelle Norris

ATTEST
Secretary Signature

Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF *North Carolina*
COUNTY OF *Saunder*

The foregoing instrument was acknowledged before me this 5th day of October, 1998, by RICHARD E. TURNER, as President of MYAKKA VALLEY SAFARIS, INC., a Florida corporation, who is personally known to me or has produced _____ as identification.

[Handwritten Signature]

NOTARY PUBLIC Signature
[Handwritten Signature]

Printed Name

Commission Expires:
My Commission Expires March 10, 2002

BK 1576 PG 4875 3 of 4

SEPTEMBER 17, 1997

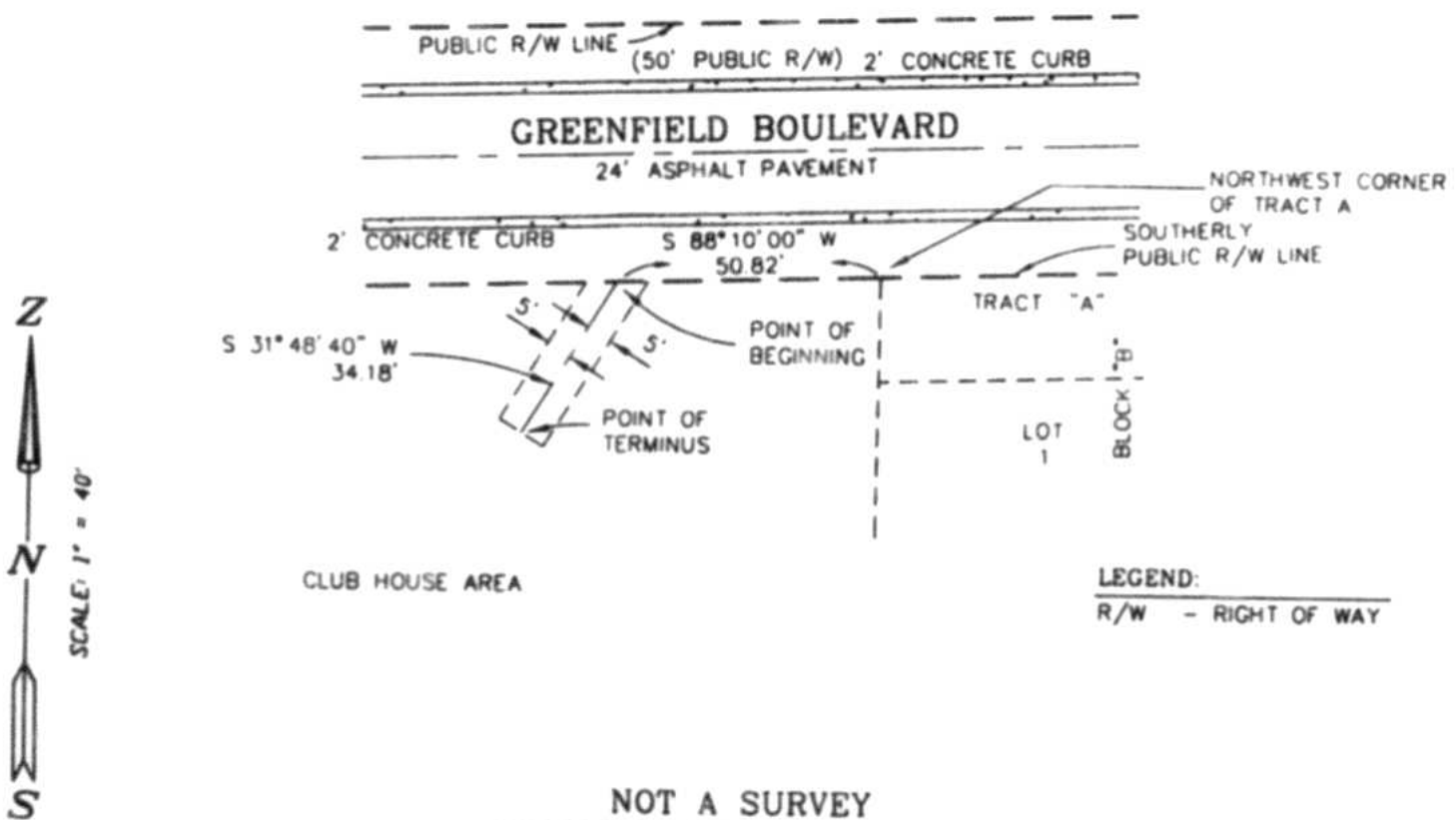
GREENFIELD PLANTATION PHASE I SUBDIVISION
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE

A PARCEL OF LAND LYING 5 FEET EACH SIDE OF THE FOLLOWING ALIGNMENT, AND LYING WITHIN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF TRACT A, BLOCK A, SPRINGWOOD AS SHOWN ON THE PLAT OF GREENFIELD PLANTATION PHASE I SUBDIVISION PER PLAT BOOK 31, PAGE 175 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 88°10'00" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF GREENFIELD BOULEVARD OF SAID PLAT, A DISTANCE OF 50.82 FEET TO THE POINT OF BEGINNING; THENCE S 31°48'40" W, A DISTANCE OF 34.18 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT ARE TO BE EXTENDED OR SHORTENED TO THEIR POINTS OF INTERSECTION.

TRACT "A", BLOCK "A"
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 OLD GROVE
 PLAT BOOK 31, PAGE 183



NOT A SURVEY
DESCRIPTION SKETCH
 CENTERLINE 10 FOOT SANITARY UTILITY EASEMENT
 CLUB HOUSE AREA AT
 GREENFIELD PLANTATION PHASE I SUBDIVISION
 IN
 SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA

ACCEPTED IN OPEN SESSION 12/1/98
 BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

- NOTES:
1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 30, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°47'15" W.
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: James D. Greer
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. LS5189
 DATE OF CERTIFICATION: 9/17/97

