

This instrument prepared by:
 Mark L. Byers
 Florida Power & Light Company
 P. O. Box 1119
 Sarasota, FL 34230-1119



**SUBORDINATION OF UTILITY INTERESTS
 AND AGREEMENT FOR
 REIMBURSEMENT FOR ADDITIONAL FACILITY RELOCATIONS**

THIS AGREEMENT, entered into this 9th day of NOV, 2010 by and between the COUNTY OF MANATEE, a political subdivision of the State of Florida, hereinafter called the "County", and FLORIDA POWER & LIGHT COMPANY, a Florida Corporation, whose mailing address is P. O. Box 14000, Juno Beach, Florida 33408, hereinafter called "Utility".

WITNESETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the County; and

WHEREAS, the County is willing to pay for the initial relocation of the Utility's facilities within the public right-of-way to prevent conflict between the County's use and the Utility's use, and for the benefit of each, and

WHEREAS the County, in addition, in recognition of the Utility's interest in the certain lands, is willing to pay for any future relocation of the Utility's facilities from or within the entire width of the public right-of-way shown on Exhibit "A", attached hereto and made a part hereof,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

UTILITY subordinates any and all of its interest in its easement lands described on "**EXHIBIT A**" attached hereto and made a part hereof, to the interest of the County, or its successors, for the purpose of constructing, improving, maintaining and operating a road over, through, upon, and/or across such Lands, based on the following:

Nature of Encumbrance	Date	From	In Favor of	Recorded Book-Page
Easement	July 19, 1995	Walter A. Preston	Florida Power & Light Company	Book 1468-Page 2026

The County and the Utility further agree that:

- "Public right-of-way", as used herein, shall mean that area which is described in Exhibit "A" and which includes the Utility's easements identified above and additional lands for public right-of-way, as described in Exhibit "A", attached hereto and made a part hereof.
- The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the public right-of-way described in Exhibit "A", in accordance with the County's current minimum standards for such facilities as of the date of this agreement. Any new construction or relocation of facilities within the public right-of-way will be subject to prior approval by the County.
- The County shall pay for the relocation of existing facilities. In addition, the Utility retains the right to be reimbursed, either now or in the future, for additional relocation or adjustment of its facilities located presently or to be located on the public right-of-way described in Exhibit "A", if such relocation or adjustment is caused by present or future uses of the right-of-way by Manatee County or its assigns, including, but not limited to, the cost of acquiring replacement easements.
- The Utility shall have the right to enter upon the lands described in Exhibit "A" for the purposes outlined in Paragraph 2 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities. County shall provide and insure access to said lands by the Utility.

ACCEPTED IN OPEN SESSION

NOV 09 2010

- 5. The Utility agrees to repair any damage to County facilities and to indemnify the County against any loss or damage resulting from the Utility exercising its rights to construct, operate, maintain, improve, add to, upgrade or remove its facilities on the said public right-of-way.
- 6. This Agreement shall not be assigned by County except to the State of Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

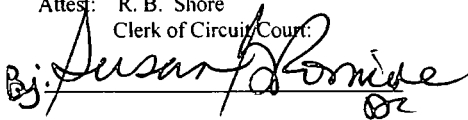
Signed, sealed and delivered
in the presence of:

COUNTY OF MANATEE, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

By: 
Chairman

11/9/10

Attest: R. B. Shore
Clerk of Circuit Court

By: 
R. B. Shore



(Execution and Acknowledgement continued on next page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLORIDA POWER & LIGHT COMPANY

By: *R. Marie Novak*
Print Name: ROSE MARIE NOVAK

By: *Mark L. Byers*
Title: West Area Real Estate Manager
Print Name: Mark L. Byers

By: *Rae Dowling*
Print Name: RAE DOWLING

(Corp. Seal)

STATE OF FLORIDA, COUNTY OF PALM BEACH

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Mark L. Byers to me known and personally known to me to be the person described in, and did not take an oath and who executed the foregoing instrument as its West Area Real Estate Manager of the Florida Power & Light Company and acknowledged before me that he executed the same as such official in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State aforesaid this 1st day of JULY, 2010

My Commission Expires:

Notary Signature: *R. Marie Novak*
Notary Public State of Florida

Printed Name: ROSE MARIE NOVAK

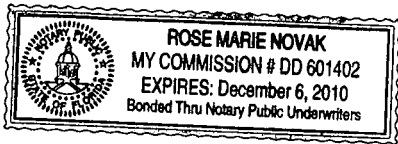


EXHIBIT "A"

EASEMENT

Work Orders No. 2758 - 3 - 527
2759 - 3 - 527

Pole No. 5 - 0878 - 6748

This Instrument Prepared By
and Recast Original to:
Thomas H. Clendon
FLORIDA POWER & LIGHT
COMPANY
P. O. Box 1119
Dunedin, FL 34620 - 1119

Sec. 18, Twp. 35 S, Rge. 17 E

Parcel ID No. 61485.0000

In consideration of the payment of \$1.00 and other valuable considerations, receipt of which is hereby acknowledged, the undersigned, successors, heirs and assigns grant and give to Florida Power & Light Company, its successors and assigns the right to install and maintain 0 guy stub(s), 4 anchor(s) and necessary guy wires for an electric transmission and distribution line on my (our) property described as follows:

The following parts of Section 18, Township 35 South, Range 17 East, Manatee County:

The E 1/2 of the NE 1/4; the NW 1/4 of the NE 1/4; the NE 1/4 of the SW 1/4 of the NE 1/4; beginning at the NE corner of land described as U.S. Lot 2, run West to the NW corner of said Lot 2, then South along the West line of said Lot 2 a distance of 888.25 feet to a point, then East a distance of 1329.2 feet more or less to a point on the East line of said Lot 2 which is 888.7 feet South of the point of beginning, then North along the East line of said Lot 2 a distance of 888.7 feet to the point of beginning; other lands described in Deed Book 270, Page 154 and Deed Book 278, Page 89, Public Records of Manatee County, Florida and less road right-of-way described in O.R. Book 698, page 153, Public Records of Manatee County, Florida,

the location of said anchors being more fully described on the Florida Power & Light Company drawing marked Exhibit "A" attached hereto and made a part hereof.

BK 1468 PG 2026 JUNE 8 1995 1 of 2

In witness whereof, the undersigned has signed and sealed this instrument on July 19, 19 95

In the presence of
Geo. H. Harrison
(Witness Signature)

Geo. H. Harrison
(Print Name)

Barbara Weddle
(Witness Signature)

Barbara Weddle
(Print Name)

MANATEE FRUIT COMPANY
By: Walter L. Preston
(Signature)

Walter L. Preston
(Print Name)

Affect: Whiting H. Preston
(Signature)

Whiting H. Preston
(Print Name)

P. O. Box 31, Bradenton, FL 34206

STATE OF FLORIDA AND COUNTY OF MANATEE The foregoing instrument was

acknowledged before me this 19th day of July, 19 95

by Walter L. Preston and Whiting H. Preston

respectively the President and Secretary of Manatee Fruit Company

a Florida corporation, on behalf of said corporation.

who are personally known to me ~~and whose~~ ~~XXXXXXXXXXXX~~ identification and who did (did not) take an oath.

(Type of Identification)

My Comm. No. 1281472
My Comm. Expires June 3, 1997
Comm. No. CC 1281472

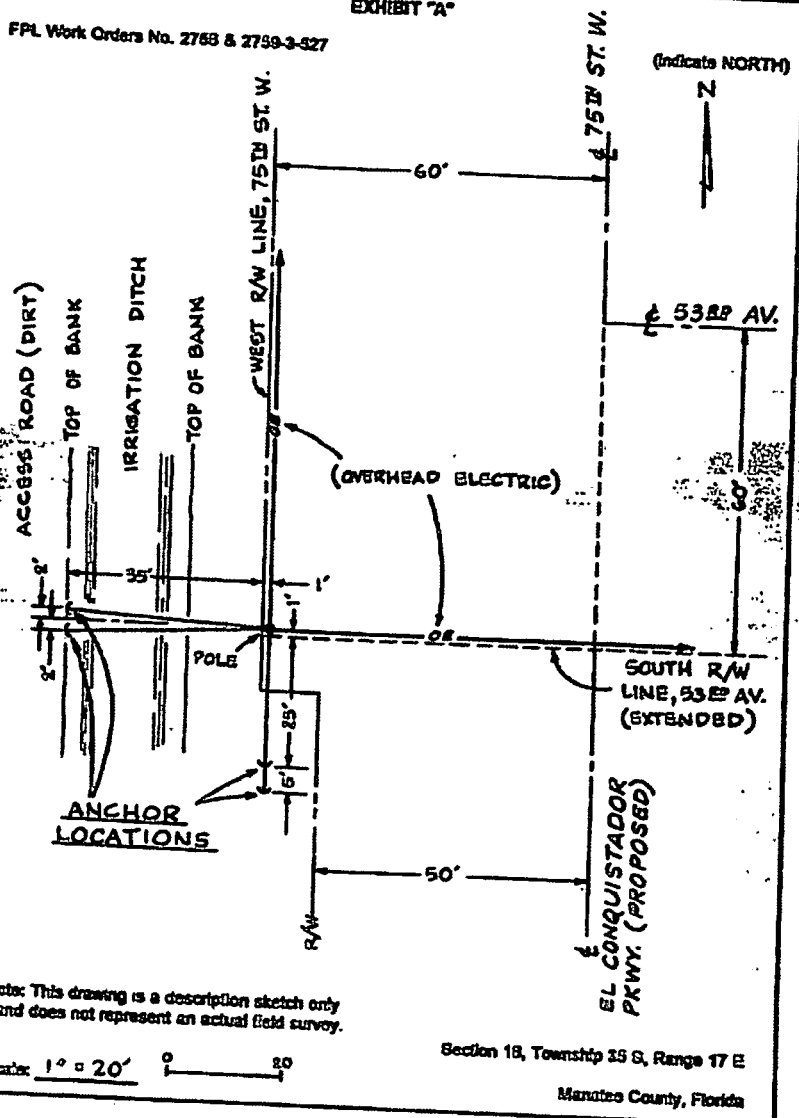
Barbara Weddle
Notary Public, Signature

Barbara Weddle
(Print Name)

EXHIBIT "A"

FPL Work Orders No. 2763 & 2759-3-527

PL 169 PG 2077 FIELD AND EXHIBIT 09/03/75 (ENCLOSURE 2 OF 2)
DATE: 09/03/75 BY: [illegible]



Note: This drawing is a description sketch only and does not represent an actual field survey.

Scale: 1" = 20'

Section 18, Township 35 S, Range 17 E
Manatee County, Florida

Clerk of the Circuit Court - Manatee County
R.B. "Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT
ATTN: VICKI TESSMER - BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2359 Page# 1993
DOC TYPE: AGR CALC AMOUNT: \$0.00
PAGES: 5 FILE# 002864361
Receipt: 420155868 11/12/10 2:22PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	3.00
R	RECORDING FEES	001	000000341100	0	21.00
R	CLERK CT TECH FUND	199	000000341160	0	9.50
R	FL ASSOC COURT CLERK	001	000000208911	0	0.50
R	BD OF COUNTY COMM	001	000000208912	0	10.00



RECEIPT TOTAL: \$44.00
GRAND TOTAL: \$44.00

Receipt#
420155868 thru 420155868

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

This instrument prepared by:
Mark L. Byers
Florida Power & Light Company
P. O. Box 1119
Sarasota, FL 34230-1119



**SUBORDINATION OF UTILITY INTERESTS
AND AGREEMENT FOR
REIMBURSEMENT FOR ADDITIONAL FACILITY RELOCATIONS**

THIS AGREEMENT, entered into this 9th day of Nov, 2010 by and between the COUNTY OF MANATEE, a political subdivision of the State of Florida, hereinafter called the "County", and FLORIDA POWER & LIGHT COMPANY, a Florida Corporation, whose mailing address is P. O. Box 14000, Juno Beach, Florida 33408, hereinafter called "Utility".

WITNESETH:

WHEREAS, the Utility presently has an interest in certain lands that have been determined necessary for highway purposes; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the County; and

WHEREAS, the County is willing to pay for the initial relocation of the Utility's facilities within the public right-of-way to prevent conflict between the County's use and the Utility's use, and for the benefit of each, and

WHEREAS the County, in addition, in recognition of the Utility's interest in the certain lands, is willing to pay for any future relocation of the Utility's facilities from or within the entire width of the public right-of-way shown on Exhibit "A", attached hereto and made a part hereof,

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Utility and County agree as follows:

UTILITY subordinates any and all of its interest in its easement lands described on "**EXHIBIT A**" attached hereto and made a part hereof, to the interest of the County, or its successors, for the purpose of constructing, improving, maintaining and operating a road over, through, upon, and/or across such Lands, based on the following:

Nature of Encumbrance	Date	From	In Favor of	Recorded Book-Page
Easement	January 4, 1989	Walter A. Preston	Florida Power & Light Company	Book 1248-Page 3804

The County and the Utility further agree that:

1. "Public right-of-way", as used herein, shall mean that area which is described in Exhibit "A" and which includes the Utility's easements identified above and additional lands for public right-of-way, as described in Exhibit "A", attached hereto and made a part hereof.
2. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove, and relocate facilities on, within, and upon the public right-of-way described in Exhibit "A", in accordance with the County's current minimum standards for such facilities as of the date of this agreement. Any new construction or relocation of facilities within the public right-of-way will be subject to prior approval by the County.
3. The County shall pay for the relocation of existing facilities. In addition, the Utility retains the right to be reimbursed, either now or in the future, for additional relocation or adjustment of its facilities located presently or to be located on the public right-of-way described in Exhibit "A", if such relocation or adjustment is caused by present or future uses of the right-of-way by Manatee County or its assigns, including, but not limited to, the cost of acquiring replacement easements.
4. The Utility shall have the right to enter upon the lands described in Exhibit "A" for the purposes outlined in Paragraph 2 above, including the right to trim such trees, brush, and growth which might endanger or interfere with such facilities. County shall provide and insure access to said lands by the Utility.

ACCEPTED IN OPEN SESSION

NOV 09 2010

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

5. The Utility agrees to repair any damage to County facilities and to indemnify the County against any loss or damage resulting from the Utility exercising its rights to construct, operate, maintain, improve, add to, upgrade or remove its facilities on the said public right-of-way.
6. This Agreement shall not be assigned by County except to the State of Florida.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.


Signed, sealed and delivered
in the presence of:

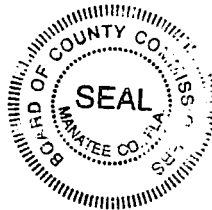
COUNTY OF MANATEE, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

By: 
Chairman

11/9/10

Attest: R. B. Shore
Clerk of Circuit Court:

By: 



(Execution and Acknowledgement continued on next page)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of:

FLORIDA POWER & LIGHT COMPANY

By: *Rose Marie Novak*
Print Name: ROSE MARIE NOVAK

By: *Mark L. Byers*
Title: West Area Real Estate Manager
Print Name: Mark L. Byers

By: *David Heiser*
Print Name: David Heiser

(Corp. Seal)

STATE OF FLORIDA, COUNTY OF PALM BEACH

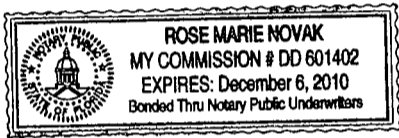
I hereby certify that on this day, before me, an officer duly authorized to take acknowledgements, personally appeared Mark L. Byers to me known and personally known to me to be the person described in, and did not take an oath and who executed the foregoing instrument as its West Area Real Estate Manager of the Florida Power & Light Company and acknowledged before me that he executed the same as such official in the name and on behalf of said Corporation.

WITNESS my hand and official seal in the County and State aforesaid this 8 day of OCT, 2009.

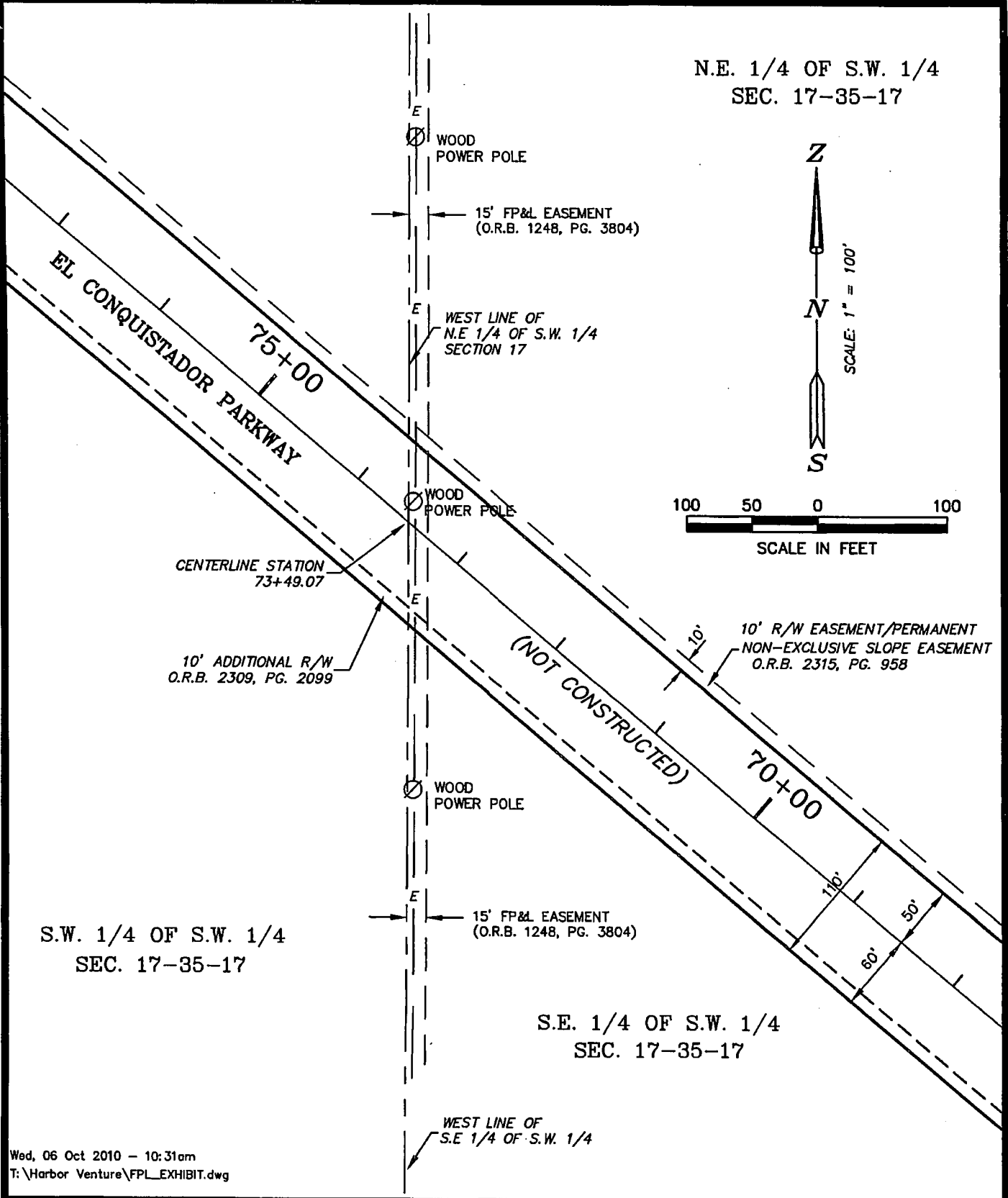
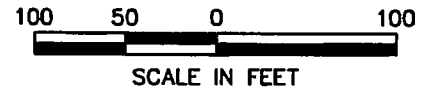
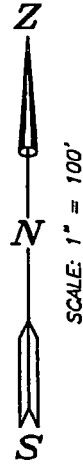
My Commission Expires:

Notary Signature: *Rose Marie Novak*
Notary Public State of Florida

Printed Name: ROSE MARIE NOVAK



N.E. 1/4 OF S.W. 1/4
SEC. 17-35-17



S.W. 1/4 OF S.W. 1/4
SEC. 17-35-17

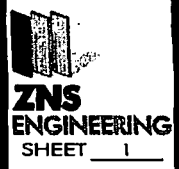
S.E. 1/4 OF S.W. 1/4
SEC. 17-35-17

Wed, 06 Oct 2010 - 10:31am
T:\Harbor Venture\FPL_EXHIBIT.dwg

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GRANTED SPECIFICALLY TO GOVERNMENTAL
AGENCIES TO REPRODUCE THIS DOCUMENT
IN COMPLIANCE WITH F.S. CHAPTER 119.

EXHIBIT
SHOWING
FLORIDA POWER & LIGHT EASEMENT
AT
EL CONQUISTADOR PARKWAY

LOCATED IN
SECTION 17, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA



Clerk of the Circuit Court - Manatee County
R.B. "Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT
ATTN: VICKI TESSMER - BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2359 Page# 2015
DOC TYPE: AGR CALC AMOUNT: \$0.00
PAGES: 4 FILE# 002864363
Receipt: 420155869 11/12/10 2:22PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	2.50
R	RECORDING FEES	001	000000341100	0	17.00
R	CLERK CT TECH FUND	199	000000341160	0	7.60
R	FL ASSOC COURT CLERK	001	000000208911	0	0.40
R	BD OF COUNTY COMM	001	000000208912	0	8.00

RECEIPT TOTAL: \$35.50
GRAND TOTAL: \$35.50

Receipt#
420155869 thru 420155869

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"



This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206
Project #6068461
ID#61465.0015/9 and 61461.0005/9



SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made and executed the 14th day of October A.D. 2010, by **Manatee Fruit Company**, a corporation existing under the laws of Florida and whose mailing address is **P.O. Box 31, Bradenton, Florida 34206**, 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 except taxes accruing subsequent to December 31, 2010.

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

(CORPORATE SEAL)

Donna Love
Witness Signature

DONNA LOVE
Printed Name

Nicole Maury Fortson
Witness Signature

Nicole Maury Fortson
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF Florida
COUNTY OF Manatee

MANATEE FRUIT COMPANY
Corporation

BY: *Whiting H. Preston, II*

Whiting H. Preston, II
Printed Name

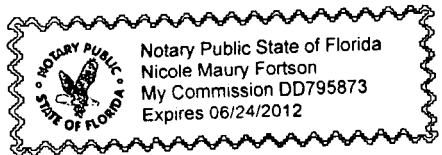
ATTEST: _____
Secretary Signature

Printed Name

The foregoing Warranty Deed was acknowledged before me this 14th day of October 2010, by Whiting H. Preston, II, President (name and title of agent) of Manatee Fruit Company (name of corporation acknowledging), a Florida corporation, on behalf of the corporation, who is personally known to me or has produced as identification.

Nicole Maury Fortson
NOTARY PUBLIC Signature

Printed Name **ACCEPTED IN OPEN SESSION**



NOV 09 2010

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
EB 0027476 LB 0006962 LC 0000365

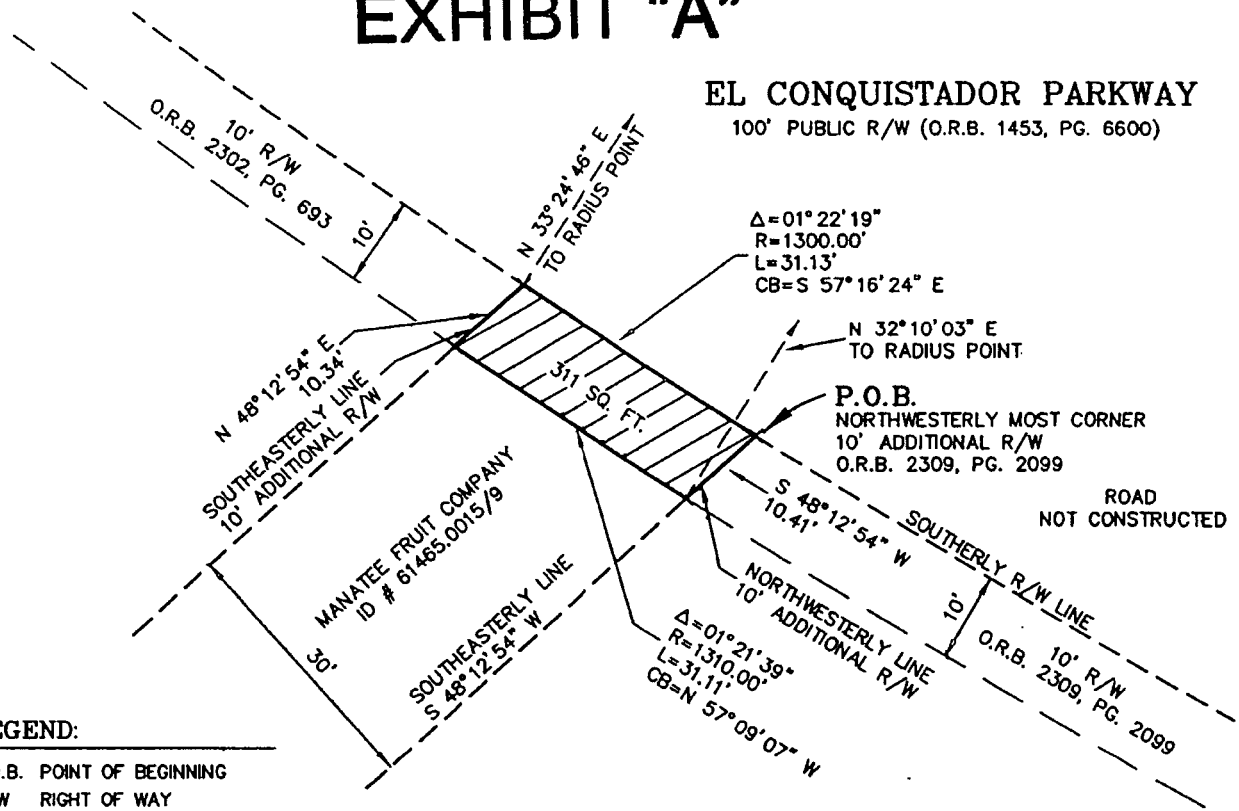
201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

EL CONQUISTADOR PARKWAY

100' PUBLIC R/W (O.R.B. 1453, PG. 6600)

SCALE 1" = 20'



LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- ID IDENTIFICATION
- SQ.FT. SQUARE FEET
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING



SITE

SEE SHEET 2 FOR DESCRIPTION NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF

PARCEL OF LAND MANATEE FRUIT COMPANY

LOCATED IN

SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DATE: 6/15/10

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T: \Harbor Venture\Descriptions\parcel1.doc

T: \Harbor Venture\Parcel1.dwg bernie Job. No. 00-42487

NOTES:

1. BEARINGS ARE BASED ON THE SOUtheASTERLY LINE OF MANATEE FRUIT COMPANY ID NUMBER 61465.0015/9, HAVING A BEARING OF S 48°12'54" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

SHEET 1 OF 2



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
EB 0027476 LB 0006882 LC 0000365

201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND IN S.W. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWESTERLY MOST CORNER OF A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2309, PAGE 2099 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 48°12'54" W, ALONG THE NORTHWESTERLY LINE OF SAID 10 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 10.41 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 32°10'03" E, AT A DISTANCE OF 1310.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'39", A DISTANCE OF 31.11 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2302, PAGE 693 OF SAID PUBLIC RECORDS; THENCE N 48°12'54" E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 10.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1453, PAGE 6600 OF SAID PUBLIC RECORDS AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 33°24'46" E, AT A DISTANCE OF 1300.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'19", A DISTANCE OF 31.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 311 SQUARE FEET, MORE OR LESS.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

OF


PARCEL OF LAND
MANATEE FRUIT COMPANY

LOCATED IN

SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTE: 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 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.


BY: JAMES N. GATCH, JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 6/15/10

SHEET 2 OF 2

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T:\Harbor Venture\Parcel1.dwg bernie Job. No. 00-42487



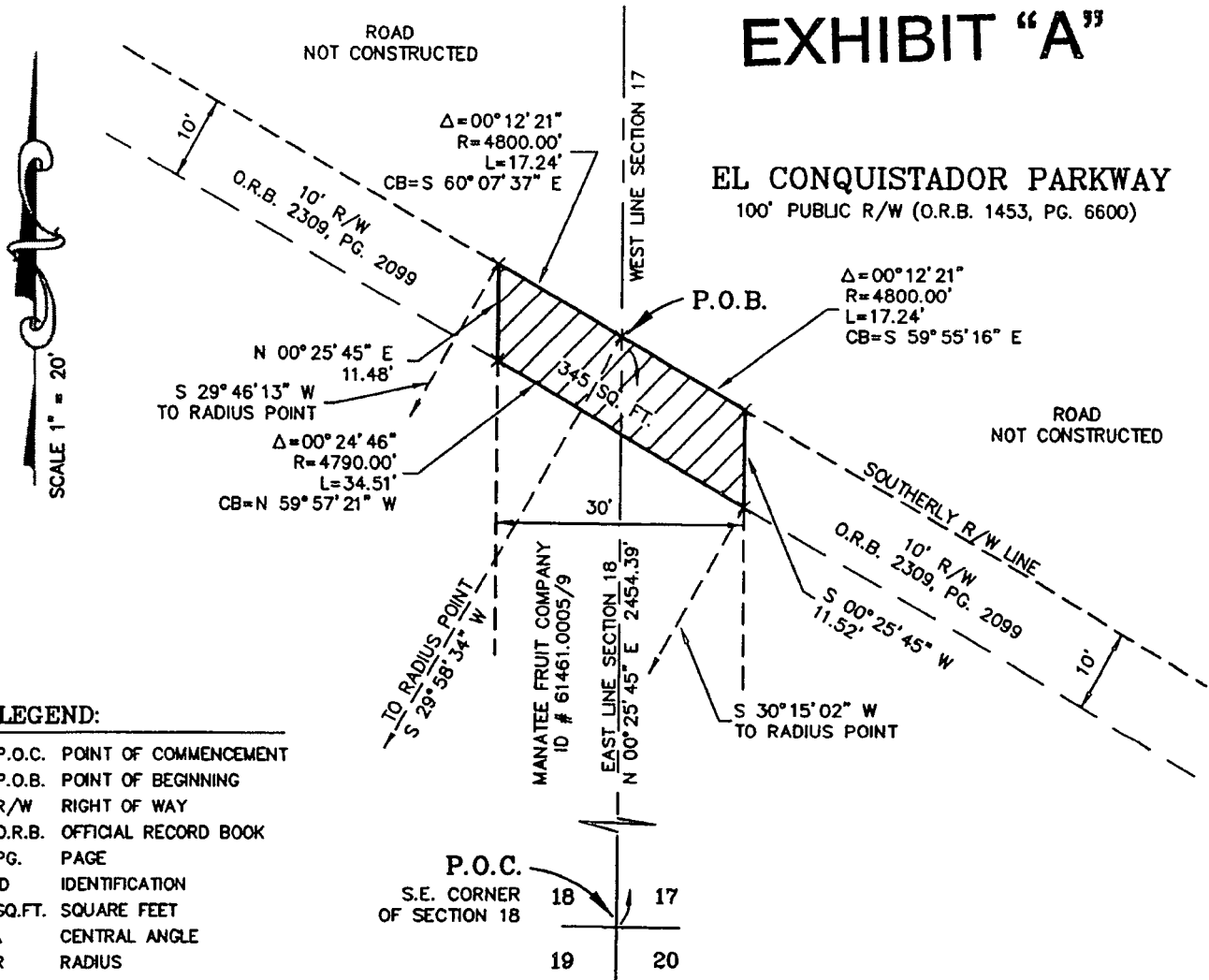
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BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

EL CONQUISTADOR PARKWAY
100' PUBLIC R/W (O.R.B. 1453, PG. 6600)



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- ID IDENTIFICATION
- SQ.FT. SQUARE FEET
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING



SITE

SEE SHEET 2 FOR DESCRIPTION
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF

**PARCEL OF LAND
MANATEE FRUIT COMPANY**

LOCATED IN

**SECTIONS 17 & 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA**

DATE: 6/15/10

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T: \Harbor Venture\Descriptions\parcel2.doc

T: \Harbor Venture\Parcel2.dwg bernie Job. No. 00-42487

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF $N 00^\circ 25' 45'' E$.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

SHEET 1 OF 2



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POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND IN THE S.W. 1/4 OF SECTION 17 AND THE S.E. 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 00°25'45" E, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 2454.39 FEET TO THE POINT OF BEGINNING AND AN INTERSECTION WITH THE SOUTHERLY LINE OF A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1453, PAGE 6600 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO BEING A POINT ON THE ARC OF A CURVE TO THE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°58'34" W, AT A DISTANCE OF 4800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'21", A DISTANCE OF 17.24 FEET TO AN INTERSECTION WITH A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2309, PAGE 2099 OF SAID PUBLIC RECORDS; THENCE S 00°25'45" W, ALONG SAID 10 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 11.52 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 30°15'02" W, AT A DISTANCE OF 4790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'46", A DISTANCE OF 34.51 FEET TO AN INTERSECTION WITH SAID 10 FOOT WIDE RIGHT OF WAY; THENCE N 00°25'45" E, ALONG SAID LINE, A DISTANCE OF 11.48 FEET TO AN INTERSECTION WITH AFORESAID SOUTHERLY LINE AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°46'13" W, AT A DISTANCE OF 4800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'21", A DISTANCE OF 17.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 345 SQUARE FEET, MORE OR LESS.

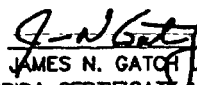
SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH
OF

PARCEL OF LAND
MANATEE FRUIT COMPANY
LOCATED IN

SECTIONS 17 & 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTE: 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 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY:  JAMES N. GATCH JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 6/15/10

SHEET 2 OF 2

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Clerk of the Circuit Court - Manatee County
R.B. "Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT

~~1112 MANATEE AVE W STE 803~~

ATTN: VICKI TESSMER

~~BRADENTON FL 34205~~

BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2359 Page# 2150
DOC TYPE: D CALC AMOUNT: \$10.00
PAGES: 5 FILE# 002864398
Receipt: 420155874 11/12/10 2:41PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
RD	RECORDING TRUST	199	000000341150	0	3.00
RD	DOCUMENTARY STAMPS	001	000000208901	0	0.70
RD	RECORDING FEES	001	000000341100	0	21.00
RD	CLERK CT TECH FUND	199	000000341160	0	9.50
RD	FL ASSOC COURT CLERK	001	000000208911	0	0.50
RD	BD OF COUNTY COMM	001	000000208912	0	10.00



RECEIPT TOTAL: \$44.70
GRAND TOTAL: \$44.70

Receipt#
420155874 thru 420155874

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

This instrument prepared by:

Joaquin Servia, Manager, Property Acquisition
Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206



PROJECT: El Conquistador
Owner: Manatee Fruit Company
ID # 6146500159

CORRECTED TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the owner, **Manatee Fruit Company**, as Grantor, with its mailing address being PO Box 31, Bradenton, Florida 34206, does hereby give, grant, bargain and release to the **County of Manatee**, a political subdivision of the State of Florida, as Grantee, 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 described as follows:

See legal description identified as Exhibit "A" attached hereto

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

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 corrects the legal description attached to, and replaces in whole, the Temporary Construction Easement previously granted by Grantor to Grantee and recorded in the Official Records of such County at Book 2315, Page 961, such that the prior easement is extinguished upon the granting of this Easement.

This Easement shall be for a term of 3 years from the effective date, which is defined herein as the date of acceptance by the Manatee Board of County Commissioners.

Signed, sealed and delivered in the presence of:

Donna Love
Witness Signature
DONNA LOVE
Printed Name

Nicole Maury Fortson
Witness Signature
Nicole Maury Fortson
Printed Name

(Signature of two witnesses or secretary required by law)

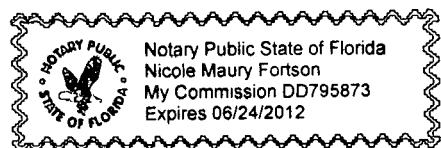
STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 14th day of October, 2010, by Whitley Preston Resick (name and title of agent) of Manatee Fruit Company, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(CORPORATE SEAL)
Manatee Fruit Company
BY: Whitley Preston Resick
President Signature
WHITLEY PRESTON
Printed Name

ATTEST: _____
Secretary Signature
ACCEPTED IN OPEN SESSION
Printed Name
NOV 09 2010

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA



Nicole Maury Fortson
NOTARY PUBLIC Signature
Printed Name

Description and Sketch

(not a Boundary Survey)

EXHIBIT "A"

DESCRIPTION: A 40 foot wide Temporary Construction Easement lying and being in Sections 17 and 18, Township 35 South, Range 17 East, Manatee County, Florida being more specifically described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of said Section 18; thence S01°05'02"W, 86.00 feet along the westerly boundary line of said Northwest 1/4, also being the centerline of EL CONQUISTADOR PARKWAY as recorded in Official Record Book 2277, Page 4330, of the Public Records of said County; thence S89°26'28"E, 113.38 feet to a point on the southerly right-of-way line of 53rd Avenue West as recorded in Official Records Book 848, Page 766 of Public Records of said County; thence along the easterly right-of-way of said EL CONQUISTADOR PARKWAY the following (2) courses and (1) curve: S45°49'15"W, 75.83 feet; thence S01°05'02"W, 864.33 feet to the beginning of a curve concave to the Northeast having a radius of 1190.00 feet; thence 1,197.87 feet along said curve through a central angle of 57°40'29" to the easternmost corner of the right-of-way of said EL CONQUISTADOR PARKWAY and the POINT OF BEGINNING; thence N33°24'33"E, 40.00 feet to the beginning of a non-tangent curve concave to the Northeast whose radius point lies N33°24'33"E, 1150.00 feet; thence along the following three (3) curves and one (1) course being 50 feet northeasterly and parallel with the northeasterly right-of-way line of EL CONQUISTADOR PARKWAY as recorded in Official Record Book 1453, Page 6600 of the Public Records of said County: thence 451.34 feet along said curve through a central angle of 22°29'12" to the beginning of a curve concave to the Southwest having a radius of 4950.00 feet; thence 2675.06 feet along said curve through a central angle of 30°57'49" to a point of tangency; thence S49°36'00"E, 2175.00 feet to the beginning of a curve concave to the Southwest having a radius of 1875.00 feet; thence 318.12 feet along said curve through a central angle of 09°43'16"; thence S50°06'32"W, 40.00 feet to the northernmost corner of the right-of-way for EL CONQUISTADOR PARKWAY as recorded in Official Records Book 2272, Page 68 of the Public Records of said County; also being the beginning of a non-tangent curve concave to the Southwest whose radius point lies S50°06'32"W 1835.00 feet; thence northwesterly the following three (3) curves and one (1) course and being 10 feet northeasterly and parallel with the northeasterly right-of-way line of EL CONQUISTADOR PARKWAY as recorded in Official Record Book 1453, Page 6600 of the Public Records of said County; continue along said non-tangent curve 311.33 feet through a central angle of 09°43'16" to a point of tangency; thence N49°36'00"W, 2175.00 feet to the beginning of a curve concave to the Southwest having a radius of 4910.00 feet; thence 2653.44 feet along said curve through and a central angle of 30°57'49" to the beginning of a curve concave to the Northeast having a radius of 1190.00; thence 467.03 feet along said curve through a central angle of 22°29'12" to the Easternmost corner of the right-of-way for EL CONQUISTADOR PARKWAY as recorded in Official Record Book 2277, Page 4330 of Public Records of said County and the POINT OF BEGINNING.

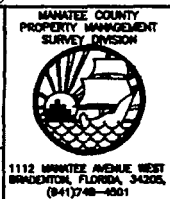
Containing 394,165 square feet, or 9.1 acres more or less.

SKETCH OR REPORT NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED

05/17/10

Todd E. Boyle

Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047



LEGEND	
C#	= CURVE DATA NUMBER
L#	= LINE DATA NUMBER)
#	= NUMBER
ORB	= OFFICIAL RECORD BOOK
PG	= PAGE
R/W	= RIGHT-OF-WAY
LB	= LICENSED BUSINESS
PLS	= PROFESSIONAL LAND SURVEYOR
RSM	= REGISTERED SURVEYOR & MAPPER
Sec	= SECTION

Scale: NOT TO SCALE
DWG. No:
Sheet: 1 OF 2
Section 17,18, Township 35 South, Range 17 East

Clerk of the Circuit Court - Manatee County
R.B. "Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT
ATTN: VICKI TESSMER - BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2359 Page# 2379

DOC TYPE: EAS CALC AMOUNT: \$0.00

PAGES: 3 FILE# 002864464

Receipt: 420155878 11/12/10 3:20PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00



RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$27.00

Receipt#
420155878 thru 420155878

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"

This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206



ID #61465.0015/9 and 61461.0005/9

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Manatee

BEFORE ME, the undersigned authority, this day personally appeared Whiting Preston, III, of Manatee Fruit Company, whose mailing address is P.O. Box 31, Bradenton, Florida 34205, 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" attached hereto.

2. That the Owner plans to convey an easement and/or 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.

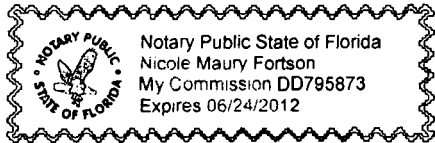
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

(Corporate Seal)

MANATEE FRUIT COMPANY
Corporation
By: [Signature]
President
Whiting Preston, II
Printed Name

SWORN to (or affirmed) and subscribed before me this 14th day of October, 2010, by Whiting Preston, II (name and title of agent) of Manatee Fruit Company, a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC Signature
Printed Name



ACCEPTED IN OPEN SESSION

NOV 09 2010

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



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
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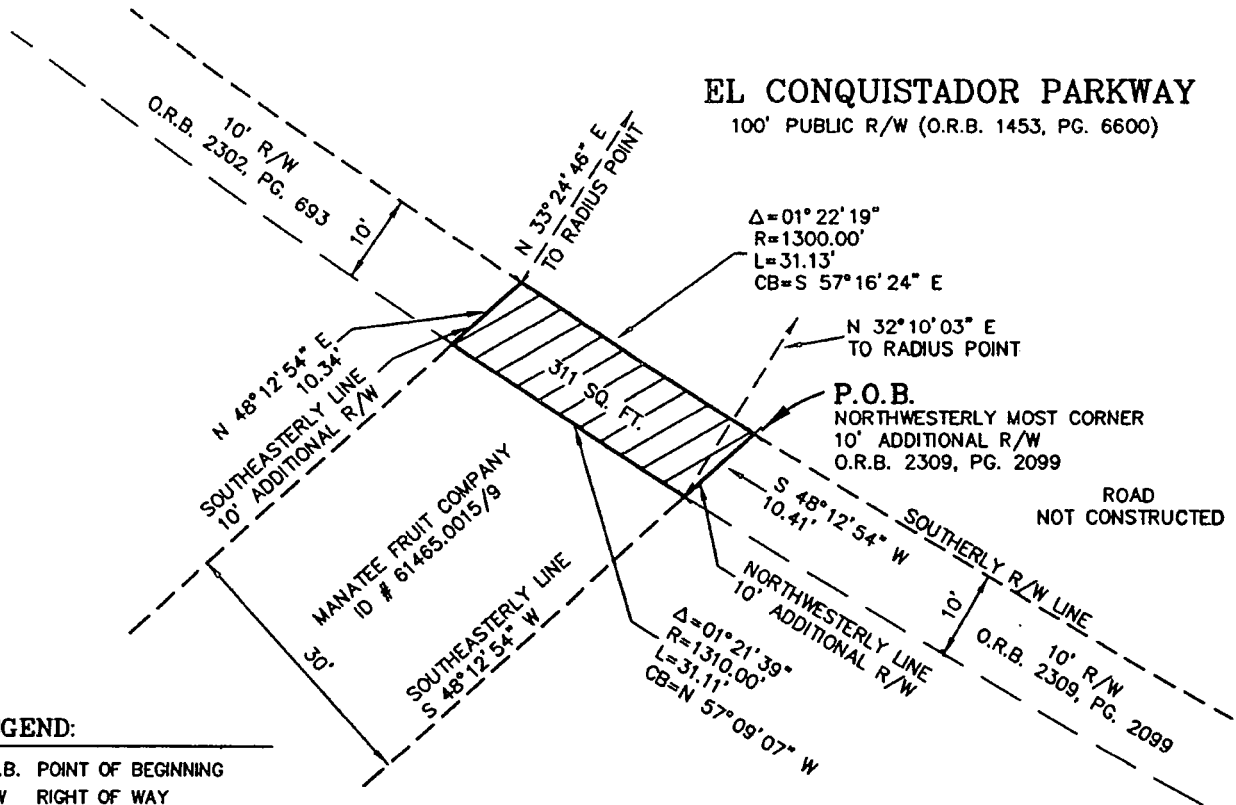
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(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

EL CONQUISTADOR PARKWAY

100' PUBLIC R/W (O.R.B. 1453, PG. 6600)

SCALE 1" = 20'



LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- ID IDENTIFICATION
- SQ.FT. SQUARE FEET
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING



SITE

SEE SHEET 2 FOR DESCRIPTION NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF

PARCEL OF LAND MANATEE FRUIT COMPANY

LOCATED IN

SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DATE: 6/15/10

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NOTES:

1. BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF MANATEE FRUIT COMPANY ID NUMBER 61465.0015/9, HAVING A BEARING OF $S 48^\circ 12' 54'' W$.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

SHEET 1 OF 2



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BRADENTON, FLORIDA 34206
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FAX (941) 478-3747

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND IN S.W. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWESTERLY MOST CORNER OF A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2309, PAGE 2099 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 48°12'54" W, ALONG THE NORTHWESTERLY LINE OF SAID 10 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 10.41 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 32°10'03" E, AT A DISTANCE OF 1310.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'39", A DISTANCE OF 31.11 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2302, PAGE 693 OF SAID PUBLIC RECORDS; THENCE N 48°12'54" E, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 10.34 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1453, PAGE 6600 OF SAID PUBLIC RECORDS AND A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 33°24'46" E, AT A DISTANCE OF 1300.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'19", A DISTANCE OF 31.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 311 SQUARE FEET, MORE OR LESS.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

OF

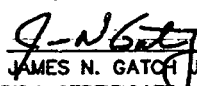
PARCEL OF LAND
MANATEE FRUIT COMPANY

LOCATED IN

SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTE: 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 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY:  J. N. GATCH JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 6/15/10

SHEET 2 OF 2

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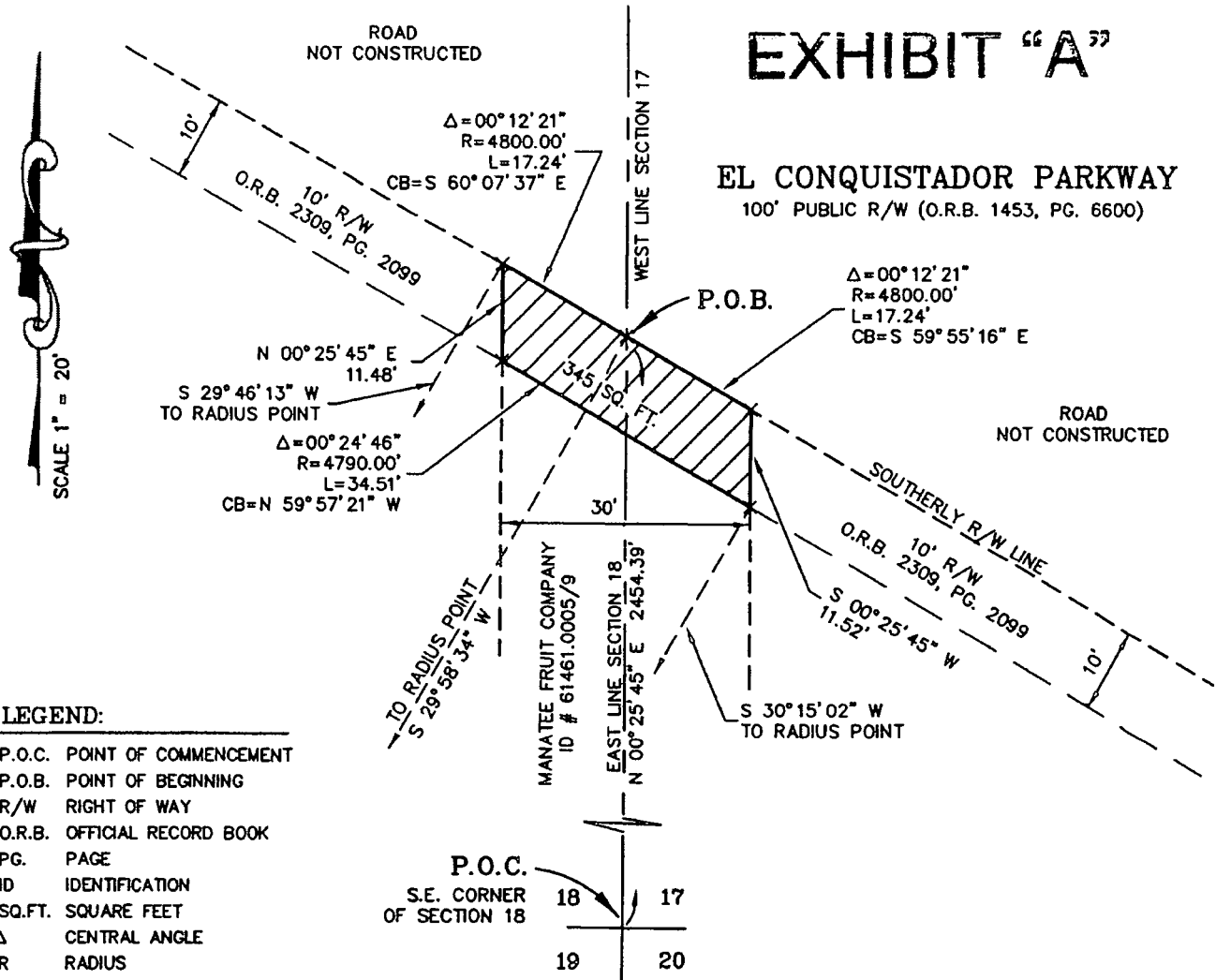
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EXHIBIT "A"

EL CONQUISTADOR PARKWAY

100' PUBLIC R/W (O.R.B. 1453, PG. 6600)



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
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SEE SHEET 2 FOR DESCRIPTION
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

OF

PARCEL OF LAND
MANATEE FRUIT COMPANY

LOCATED IN

SECTIONS 17 & 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DATE: 6/15/10

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NOTES:

1. BEARINGS ARE BASED ON THE EAST-LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF $N 00^\circ 25' 45'' E$.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

SHEET 1 OF 2



ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
EB 0027476 LB 0006982 LC 0000365

201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND IN THE S.W. 1/4 OF SECTION 17 AND THE S.E. 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 00°25'45" E, ALONG THE EAST LINE OF SAID SECTION 18, A DISTANCE OF 2454.39 FEET TO THE POINT OF BEGINNING AND AN INTERSECTION WITH THE SOUTHERLY LINE OF A 100 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1453, PAGE 6600 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO BEING A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°58'34" W, AT A DISTANCE OF 4800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'21", A DISTANCE OF 17.24 FEET TO AN INTERSECTION WITH A 10 FOOT WIDE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 2309, PAGE 2099 OF SAID PUBLIC RECORDS; THENCE S 00°25'45" W, ALONG SAID 10 FOOT WIDE RIGHT OF WAY, A DISTANCE OF 11.52 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 30°15'02" W, AT A DISTANCE OF 4790.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°24'46", A DISTANCE OF 34.51 FEET TO AN INTERSECTION WITH SAID 10 FOOT WIDE RIGHT OF WAY; THENCE N 00°25'45" E, ALONG SAID LINE, A DISTANCE OF 11.48 FEET TO AN INTERSECTION WITH AFORESAID SOUTHERLY LINE AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 29°46'13" W, AT A DISTANCE OF 4800.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'21", A DISTANCE OF 17.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 345 SQUARE FEET, MORE OR LESS.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH

OF


PARCEL OF LAND
MANATEE FRUIT COMPANY

LOCATED IN

SECTIONS 17 & 18, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

NOTE: 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 5J-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY:  JAMES N. GATCH JR., P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION : 6/15/10

SHEET 2 OF 2

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Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 23400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT
ATTN: VICKI TRESSMER - BOARD RECORDS

RECEIPT
#1 of #1

001.133000

AR PAYOR: AR300005 GOMC Book# 2359 Page# 1988
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 5 FILE# 002864360
Receipt: 420155867 11/12/10 2:21PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEs
R	RECORDING TRUST	199	000000341150	0	3.00
R	RECORDING FEES	001	000000341100	0	21.00
R	CLERK CT TECH FUND	199	000000341160	0	9.50
R	FL ASSOC COURT CLERK	001	000000208911	0	0.50
R	BD OF COUNTY COMM	001	000000208912	0	10.00

RECEIPT TOTAL: \$44.00
GRAND TOTAL: \$44.00

Receipt#
420155867 thru 420155867

OFFICE HOURS *****8:30 AM - 5:00 PM
"Pride in Service with a Vision to the Future"



MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

27

SUBJECT	El Conquistador Parkway Right of Way Documents	TYPE AGENDA ITEM	Consent
DATE REQUESTED	November 9, 2010	DATE SUBMITTED/REVISED	October 21, 2010
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director, Property Management <i>CHB</i>
CONTACT PERSON TELEPHONE/ EXTENSION	Lynn Willis Extension 6287	PRESENTER/TITLE TELEPHONE/ EXTENSION	Joaquin Servia, Division Manager, Property Acquisition/Extension 3021 <i>[Signature]</i>
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

ACTION DESIRED
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Authorization for Chairman to execute, authorization to record, two Subordinations of Utility Interest and Agreement for Reimbursement for Additional Facility Relocations to Florida Power & Light Company.

Acceptance of, authorization to record, a Warranty Deed, an Affidavit of Ownership and Encumbrances, and a Corrected Temporary Construction Easement from Manatee Fruit Company.

Authorization to record an Affidavit of Ownership and Encumbrances from Manatee Fruit Company.

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 11.3 Addresses flooding and surface water quality.
Land Development Code – Section 722.1.2 through 722.1.3.2 Standard and Design Criteria, and Section 909.1 Dedication.

BACKGROUND/DISCUSSION

Manatee County's Long Range Thoroughfare Plan designates El Conquistador Parkway from 75th Street West to 34th Street West as a 4 Lane Arterial requiring 120' of right of way.

The two Subordinations of Utility Interest and Agreement for Reimbursement for Additional Facility Relocations is required because Florida Power & Light Company have utility lines within the right of way.

The 10 foot right of way Warranty Deed and 40 foot right of way Corrected Temporary Construction Easement were acquired by donation as required for El Conquistador Parkway right of way from Manatee Fruit Company.

The conveyance documents are hereby presented for execution, acceptance and/or recording.

APPROVED IN OPEN SESSION

COUNTY ATTORNEY REVIEW		NOV 09 2010
Check appropriate box	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)	
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)	
<input checked="" type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)	
<input type="checkbox"/>	OTHER-Contract verbiage reviewed by Rodney Wade	

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ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1) Two Subordinations 2) Warranty Deed 3) Corrected TCE 4) Affidavit of O&E		Please send copy of document execution, acceptance and recording copies to Lynn Willis, Property Management, Property Acquisition Division. CCC Charge Account #AR300005 Property Management	
COST:	\$194.50	SOURCE (ACCT # & NAME):	001-0020505 Property Acquisition Core Funds
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

From: Vicki Tessmer
Sent: Wednesday, November 24, 2010 8:02 AM
To: 'lynn.willis@mymanatee.org'
Subject: Agenda Item 27

Attachments: bc20101109doc035.pdf

Please Find attached agenda item 27, El Conquistador Parkway Docs from Manatee Fruit, which was approved at the 11/9/10 BCC meeting. Please let me know if you have any trouble opening the document. Book and Page number can be found on the Receipt following the document.

Thank you,

Vicki Tessmer
Board Records
For R.B. "Chips" Shore
Manatee County Clerk of the Circuit Court and Comptroller
www.manateeclerk.com
vicki.tessmer@manateeclerk.com
941-749-1800 ext 4183
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