

**MANATEE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

ACCEPTED IN OPEN SESSION

<b>SUBJECT</b>	CJ DeLaGarza Properties, LLC property purchase located at 44 <sup>th</sup> Avenue East (US 41 – 15 <sup>th</sup> Street East) Road Project	FEB 08 2011 BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	Consent
<b>DATE REQUESTED</b>	February 8, 2011	APPROVED IN OPEN SESSION FEB 08 2011 BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	<b>DATE SUBMITTED/REVISED</b> January 26, 2011
<b>BRIEFINGS? Who?</b>	N/A	FEB 08 2011 BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	<b>CONSEQUENCES IF DEFERRED</b> N/A
<b>DEPARTMENT/DIVISION</b>	Property Management Property Acquisition Division	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA	<b>AUTHORIZED BY TITLE</b> Charlie Bishop, Director, Property Management <i>CB</i>
<b>CONTACT PERSON TELEPHONE/EXTENSION</b>	Paul Johnson Extension 6284	<b>PRESENTER/TITLE TELEPHONE/EXTENSION</b>	Joaquin Servia, Division Manager, Property Acquisition/Extension 3021 <i>J Servia</i>
<b>ADMINISTRATIVE APPROVAL</b>		<i>[Signature]</i>	

**ACTION DESIRED**

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

Acceptance of, authorization to record, Permanent Easement from CJ DeLaGarza Properties, LLC required for the 44<sup>th</sup> Avenue East (US 41 – 15<sup>th</sup> Street East) Road Right of Way Improvement Project.

Authorization to record Affidavit of Ownership and Encumbrances from CJ DeLaGarza Properties, LLC.

Authorization to record Mortgage Joinder from Northern Trust Bank of Florida, 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.

**BACKGROUND/DISCUSSION**

- The original 44<sup>th</sup> Avenue East (US 41 – 15<sup>th</sup> Street East) Road Right of Way Improvement Project was approved in the FY 1994/1995 CIP on February 25, 1994 and reapproved in FY 2009/2010 CIP on September 15, 2009, Resolution R-09-219.
- Parcel 842 is located on the south side of 44th Avenue East at 1220 44<sup>th</sup> Avenue East and Parcel 841 lies to the east side of Parcel 842. Parcel 842 is improved with an office building and a separate warehouse building and Parcel 841 is vacant. Two Permanent Easements (#841, 1,750 square feet and #842, 1,549 square feet) are required along 44<sup>th</sup> Avenue East.
- On October 7, 2010, the BCC executed a Contract for Sale and Purchase of a Permanent Easement in the amount of \$27,750 and \$4,500 for attorney's fees.
- The conveyance documents are hereby submitted to the BCC for acceptance and recording.

COUNTY ATTORNEY REVIEW	
<b>Check appropriate box</b>	
<input type="checkbox"/>	<b>REVIEWED</b> Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input type="checkbox"/>	<b>NOT REVIEWED (No apparent legal issues.)</b>
<input checked="" type="checkbox"/>	<b>NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)</b>
<input type="checkbox"/>	<b>OTHER</b>

ATTACHMENTS: (List in order as attached)	INSTRUCTIONS TO BOARD RECORDS:
1) Permanent Easement 2) Affidavit 3) Joinder 4) Location Map	Notification of document acceptance and recording to Paul Johnson, ext. 6284, Property Acquisition, Property Management Department. CCC Charge Account # AR 300026 Project Management.  <div style="text-align: right; font-family: cursive;">                         mt      2/17/11                     </div>
<b>COST:</b> \$98.00 (Recording fee)	<b>SOURCE (ACCT # &amp; NAME):</b> 334-6001060-561000-6001060-0003 44 <sup>TH</sup> Avenue East (US 41 – 15 <sup>th</sup> Street East) Road Right of Way Improvement Project
<b>COMMENTS:</b> N/A	<b>AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)</b> N/A

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



PROJECT # 334-6001060  
PARCEL # 841 & 842  
ID # 5584701109 & 5584710106

SPACE ABOVE THIS LINE FOR RECORDING DATA

**PERMANENT EASEMENT**

**THIS INDENTURE**, made this 29th day of November, 2010, between **CJ DELAGARZA PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is 4421 12<sup>th</sup> Street Court East, Bradenton, Florida 34203, as 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 **nonexclusive easement for ingress, egress, construction and maintenance of surface and/or underground drainage and utility facilities** across the following described property situated in the County of Manatee, State of Florida, more particularly described as follows:

**See legal description identified as Exhibits "A" and attached hereto.**

This is a nonexclusive 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**, Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

CJ Delagarza Properties, LLC, a Florida  
a limited liability company

Witness

Managing Member

Printed Name

Printed Name

Witness

ACCEPTED IN OPEN SESSION

Printed Name

FEB 08 2011

(Signature of two witnesses required by law)

BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 29 day of November, 2010, by Joseph Delagarza Managing Member of CJ Delagarza Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Karen L. Calyer  
NOTARY PUBLIC Signature

Printed Name



EXHIBIT "A"

**ZNS ENGINEERING**

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 ES 002749 LS 000982 LC 000208

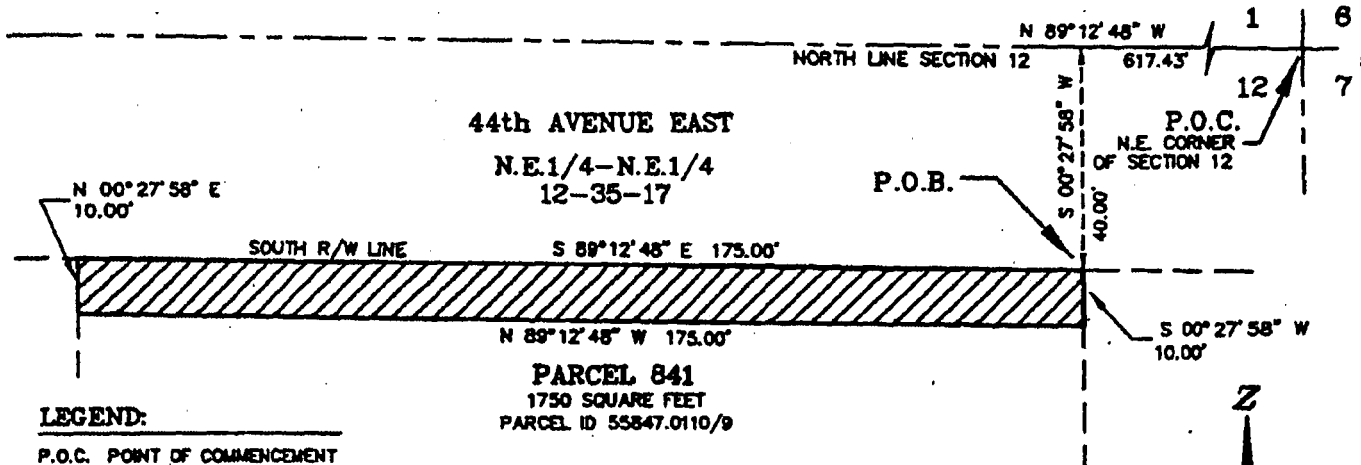
201 5th AVENUE DRIVE EAST  
 POST OFFICE BOX 8448  
 BRADENTON, FLORIDA 34208  
 (941) 748-8080  
 FAX (941) 748-3747

**DESCRIPTION:**


A PARCEL OF LAND LYING IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE N 89°12'48" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 617.43 FEET; THENCE S 00°27'58" W, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°27'58" W, A DISTANCE OF 10.00 FEET; THENCE N 89°12'48" W, A DISTANCE OF 175.00 FEET; THENCE N 00°27'58" E, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST; THENCE S 89°12'48" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.



**LEGEND:**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- No. NUMBER
-  SITE

**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH**

OF

**PARCEL No. 841  
 DRAINAGE EASEMENT  
 44th AVENUE EAST**

LOCATED IN

**SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**

**NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°12'48" W, AND AND BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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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 N. GATOR, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295

EXHIBIT "A"

**ZNS ENGINEERING**

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 EB 002709 LS 000082 LC 000036

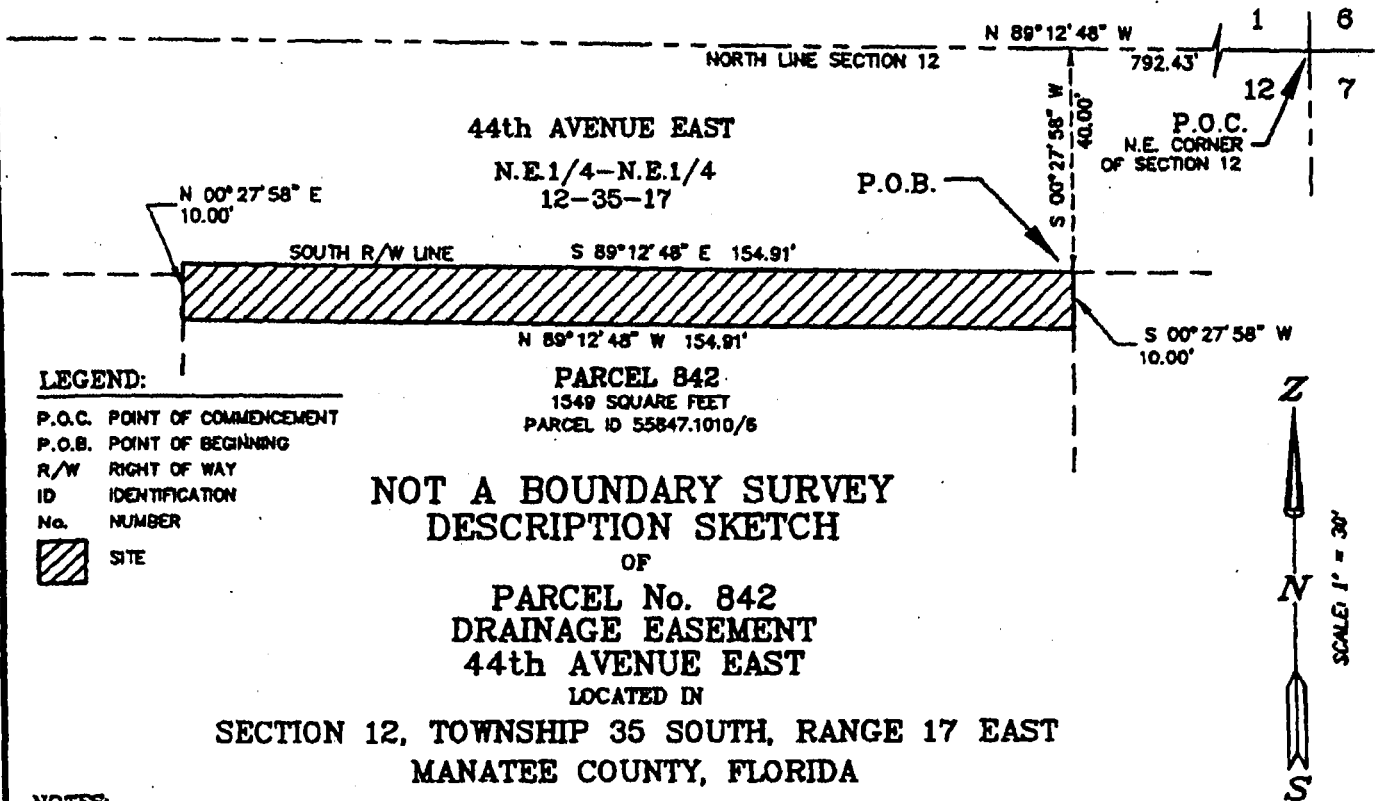
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CONTAINING 1549 SQUARE FEET, MORE OR LESS.



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- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
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-  SITE

**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH**

**OF  
 PARCEL No. 842  
 DRAINAGE EASEMENT  
 44th AVENUE EAST**

**LOCATED IN  
 SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**


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BY:   
 JAMES N. GATOR, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295

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 PROJECT MGT  
ATTN: BILLIE MC LEOD EXT 5086

RECEIPT  
#1 of #1

001.133000

FL

AR PAYOR: AR300026 GOMC Book# 2369 Page# 972  
DOC TYPE: EAS CALC AMOUNT: \$0.00  
PAGES: 3 FILE# 002889596  
Receipt: 410161293 2/10/11 9:21AM

By: HHOOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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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#  
410161293 thru 410161293

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

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



ID #5584701109 & 5584710106

=====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 Joseph DeLaGarza, Managing Member of CJ DELAGARZA PROPERTIES, LLC, whose mailing address is 4421 12<sup>th</sup> Street Court East, Bradenton, Florida 34203, 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 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:


*see attached exhibit "B"*

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.

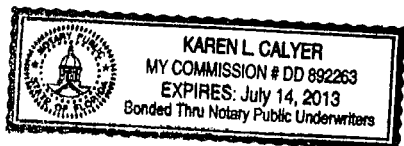
5. That there are no claims, demands, liens, or judgments outstanding against the above-described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

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

CJ DELAGARZA PROPERTIES, LLC

By:   
Managing Member  
Joseph DeLaGarza  
Printed Name

**SWORN** to or affirmed and subscribed before me this 29 day of November, 2010, by Joseph DeLaGarza Managing Member of CJ DELAGARZA PROPERTIES, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.



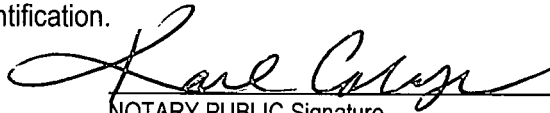
  
NOTARY PUBLIC Signature  
Karen L. Calyer  
Printed Name

EXHIBIT "A"

**ZNS ENGINEERING**

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 EB 0027476 LS 0009882 LC 0000388

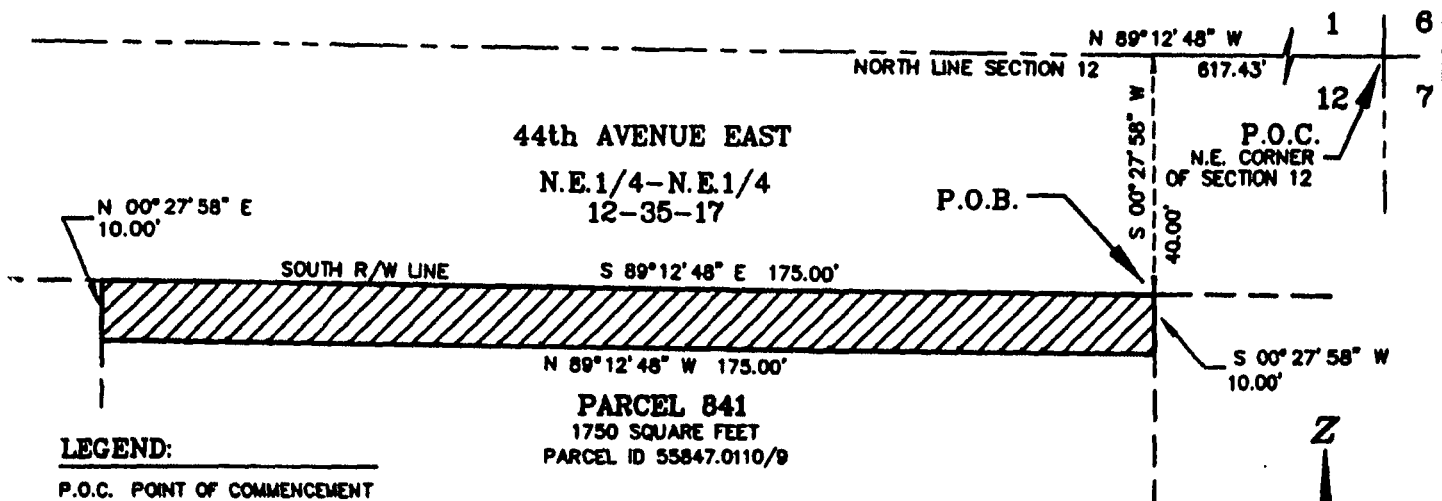
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**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH  
 OF**

**PARCEL No. 841  
 DRAINAGE EASEMENT  
 44th AVENUE EAST  
 LOCATED IN**

**SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
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BY:   
 JAMES N. GATOR, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295  
 DATE OF CERTIFICATION . 11/02/09



EXHIBIT "A"

**ZNS ENGINEERING**

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 EB 0027478 LS 0009882 LC 0000385

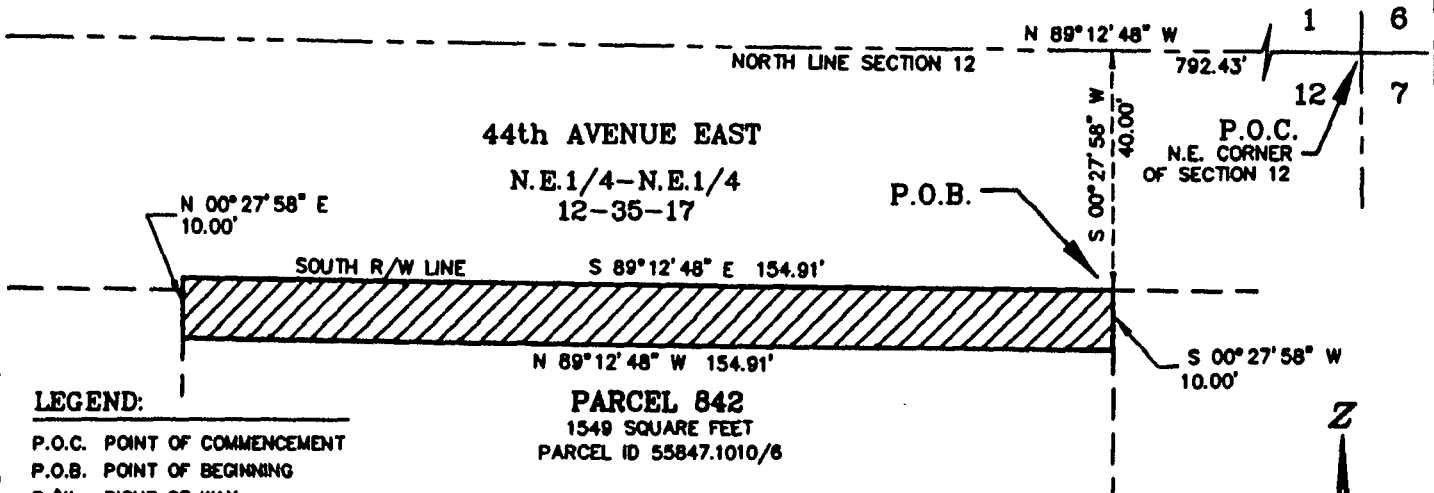
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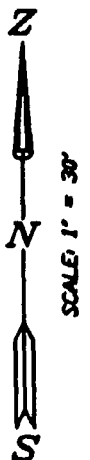
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-  SITE

**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH**

OF  
**PARCEL No. 842  
 DRAINAGE EASEMENT  
 44th AVENUE EAST**  
 LOCATED IN

**SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**



**NOTES:**

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BY:   
 JAMES N. GATCH, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4285  
 DATE OF CERTIFICATION : 11/02/09

Exhibit "B"

Those certain mortgages held by Northern Trust, NA as follows: Real Estate Mortgage and Security Agreement dated January 31, 2005, recorded in Official Records Book 1992, Page 2776, of the Public Records of Manatee County, Florida, and that certain Real Estate Mortgage and Security Agreement dated February 28, 2006, recorded in Official Records Book 2105, Page 7244, of the Public Records of Manatee County, Florida, and that certain Real Estate Mortgage and Security Agreement dated April 20, 2006, recorded in Official Records Book 2119, Page 5974, of the Public Records of 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 PROJECT MGT  
ATTN: BILLIE MC LEOD EXT 5086  
  
FL

RECEIPT  
#1 of #1  
  
001.133000

AR PAYOR: AR300026 GOMC Book# 2369 Page# 964  
DOC TYPE: AFF CALC AMOUNT: \$0.00  
PAGES: 4 FILE# 002889594  
Receipt: 410161291 2/10/11 9:18AM

By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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#  
410161291 thru 410161291

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

This Instrument Prepared By:  
Leslie Horton Gladfelter, Attorney  
Grimes Goebel Grimes Hawkins  
Gladfelter & Galvano, P.L.

PROJECT# 334-6001060  
PARCEL# 841 & 842  
ID# 5584701109 & 5584710106



### MORTGAGEE JOINDER

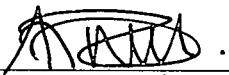
**WHEREAS**, Northern Trust, NA as successor to Northern Trust Bank of Florida, N.A., whose mailing address is 6320 Venture Drive, Suite 100, Bradenton, Florida 34202, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain Real Estate Mortgage and Security Agreement dated January 31, 2005, recorded in Official Records Book 1992, Page 2776, of the Public Records of Manatee County, Florida, and that certain Real Estate Mortgage and Security Agreement dated February 28, 2006, recorded in Official Records Book 2105, Page 7244, of the Public Records of Manatee County, Florida, and that certain Real Estate Mortgage and Security Agreement dated April 20, 2006, recorded in Official Records Book 2119, Page 5974, of the Public Records of Manatee County, Florida, covering property that includes the hereinafter-described real property, and

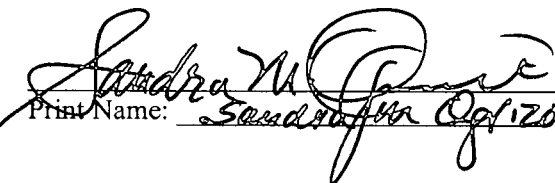
**WHEREAS**, Mortgagee hereby consents to the conveyance to **COUNTY OF MANATEE**, a Political subdivision of the State of Florida, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206, of the Permanent Easement to which this Mortgagee Joinder is attached of the following described real property located in Manatee County, Florida and hereby subordinates its mortgage lien as above-described thereto.


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

**IN WITNESS WHEREOF**, the Mortgagee has caused this Mortgagee Joinder to be duly executed this 25 day of October, 2010.

Signed, sealed, and delivered  
in the presence of:

  
Print Name: A. O'Connell

  
Print Name: Sandra M. Galizalier

Northern Trust, N.A.  
  
By: \_\_\_\_\_  
Print Name: Christopher N. Romine  
As its: Vice President

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 25 day of October, 2010, by Christopher N. Romine, as Vice President, of Northern Trust, N.A., a national banking association on behalf of the national banking association. He/she is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Lisa K. Coblentz  
Signature of Notary Public

**Lisa K. Coblentz**

Print Name of Notary Public

I am a Notary Public of the State of FLORIDA,  
and my commission expires on 09-10-12.

(Notary Seal)



EXHIBIT "A"

**ZNS ENGINEERING**

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 ES 0027478 LS 000982 LC 000088

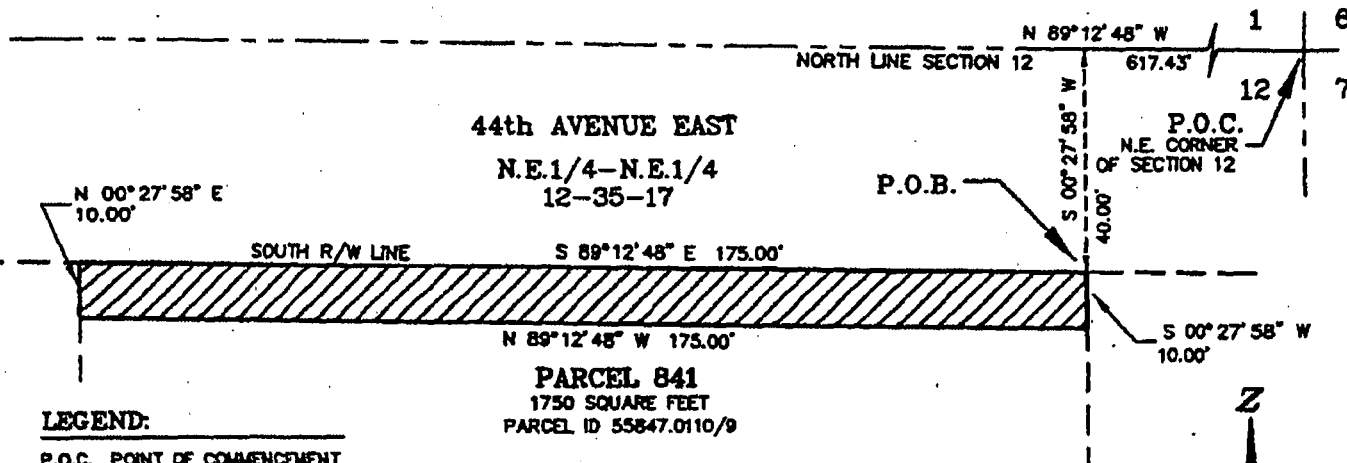
201 5th AVENUE DRIVE EAST  
 POST OFFICE BOX 8448  
 BRADENTON, FLORIDA 34208  
 (941) 748-8080  
 FAX (941) 748-3747

**DESCRIPTION:**


A PARCEL OF LAND LYING IN THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE N 89°12'48" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 617.43 FEET; THENCE S 00°27'58" W, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°27'58" W, A DISTANCE OF 10.00 FEET; THENCE N 89°12'48" W, A DISTANCE OF 175.00 FEET; THENCE N 00°27'58" E, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST; THENCE S 89°12'48" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1750 SQUARE FEET, MORE OR LESS.



**LEGEND:**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- No. NUMBER
-  SITE

**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH**

OF  
**PARCEL No. 841  
 DRAINAGE EASEMENT  
 44th AVENUE EAST**

**LOCATED IN  
 SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**

**NOTES:**

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89°12'48" W, AND AND BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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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 N. GATCH, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295

EXHIBIT "A"

**ZNS ENGINEERING**

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS  
 EB 002706 LS 000982 LC 000036

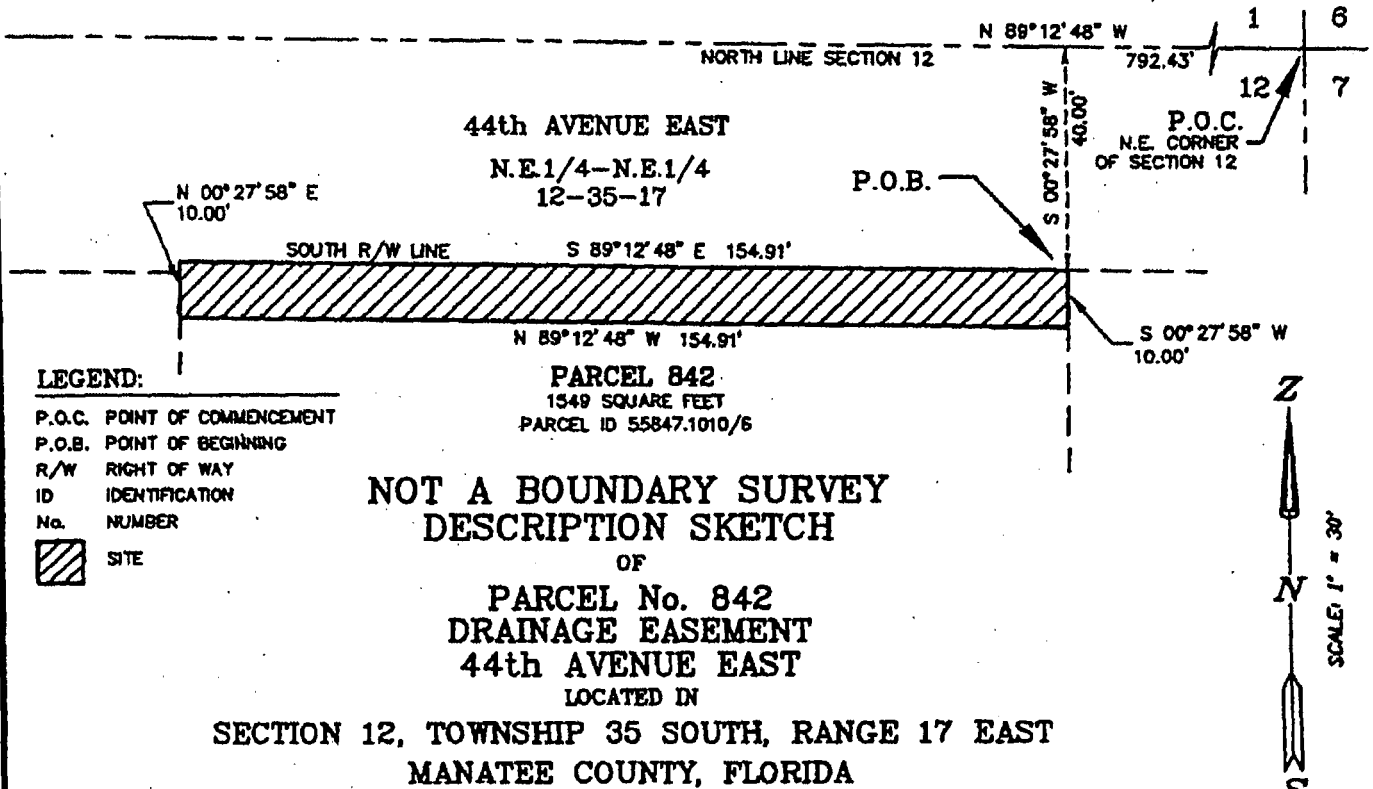
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COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE N 89°12'48" W, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 792.43 FEET; THENCE S 00°27'58" W, A DISTANCE OF 40.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°27'58" W, A DISTANCE OF 10.00 FEET; THENCE N 89°12'48" W, A DISTANCE OF 154.91 FEET; THENCE N 00°27'58" E, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST; THENCE S 89°12'48" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 154.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1549 SQUARE FEET, MORE OR LESS.



**LEGEND:**

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- No. NUMBER
-  SITE

**NOT A BOUNDARY SURVEY  
 DESCRIPTION SKETCH**

OF  
**PARCEL No. 842  
 DRAINAGE EASEMENT  
 44th AVENUE EAST  
 LOCATED IN**

**SECTION 12, TOWNSHIP 35 SOUTH, RANGE 17 EAST  
 MANATEE COUNTY, FLORIDA**

**NOTES:**

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BY:   
 JAMES N. GATCH, JR., P.S.M.  
 FLORIDA CERTIFICATE NO. LS 4295

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 PROJECT MGT  
ATTN: BILLIE MC LEOD EXT 5086

RECEIPT  
#1 of #1

001.133000

FL

AR PAYOR: AR300026 GOMC Book# 2369 Page# 968  
DOC TYPE: NOT CALC AMOUNT: \$0.00  
PAGES: 4 FILE# 002889595  
Receipt: 410161292 2/10/11 9:20AM

By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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Receipt#  
410161292 thru 410161292

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



Parcel #842

Parcel #841

44<sup>th</sup> Avenue East  
U.S. 41 to 15<sup>th</sup> Street East  
1220 44<sup>th</sup> Avenue East  
ID #5584701109 & ID #5584710106  
Section 12, Township 35 S, Range 17 E  
Commissioner: Michael Gallen