

Affidavit of Ownership and Encumbrances

ACCEPTED IN OPEN SESSION

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



MAR 29 2011

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

PROJECT # 465-6028801
Parcel # E-119.2
D.P. # 4859400006

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF TENNESSEE

COUNTY OF Cumberland

BEFORE ME, the undersigned authority, this day personally appeared **Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis**, whose mailing address is 4193 Bud Tanner Road, Crossville, Tennessee, 38571-2313, who being first duly sworn, depose/s and say/s:

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

See legal description identified as Exhibit "A" attached hereto

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

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


None


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

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

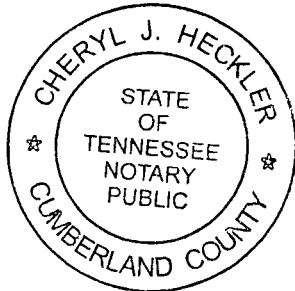
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.


Traci Lynn Roark
Printed Name


Brian R. Shultis
Printed Name


Brad E. Shultis
Printed Name

SWORN to and subscribed before me this 21st day of December, 2010 by Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, who are personally known to me or who have produced Driver's License as identification.



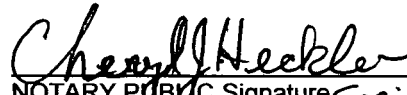
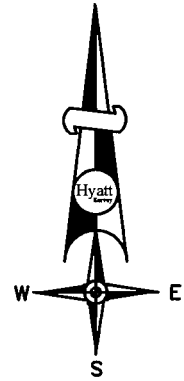

NOTARY PUBLIC Signature Expires: 12/2/2012
Cheryl J. Heckler
Printed Name

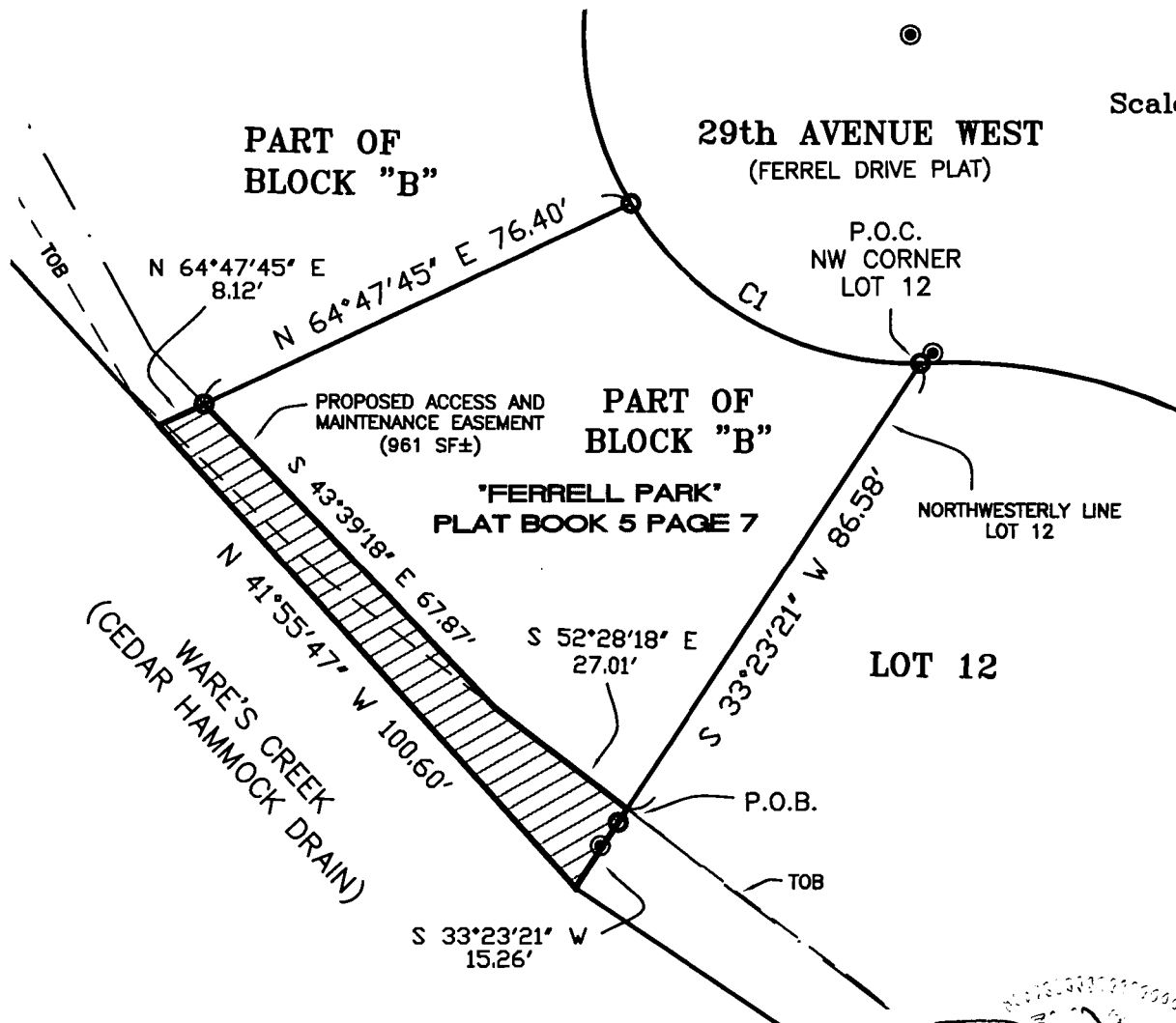
EXHIBIT A

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1 (F)	56.00	53.00	60°32'20"	S61°07'15"E	53.43



Scale: 1" = 30'



NOTE:

FOR DESCRIPTIVE PURPOSE ONLY,
THIS IS NOT A SURVEY.

REVISED: 11/6/09 EASEMENT REDEFINED

REVISED: 9/02/09 JM

REVISED: 2/6/06 TITLE BLOCK CHANGED P.H.

FOR: MANATEE COUNTY

RUSSELL P. HYATT, P.S.M.
Florida Surveyor's Reg'n. No. LS 5303
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

ACCESS AND MAINTENANCE EASEMENT
E-119.2 PARCEL 48594.00006
STATION 117+40 TO 118+47

Hyatt Survey Services, Inc.

LB No.: 7203

Geographic Data Specialists

11007 8th Avenue East Bradenton, Florida 34212

Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
03-1073	2	35 SOUTH	17 EAST	1" = 30'	1/10/05	PAH	48594-00006	1 OF 2

PARCEL E-119.2-ACCESS AND MAINTENANCE EASEMENT

THAT PART OF BLOCK "B", FERREL PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 12, FERREL PARK SUBDIVISION FOR A POINT OF COMMENCEMENT; THENCE S 33°23'21" W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 86.58 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE S 33°23'21" W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 15.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N 41°55'47" W, A DISTANCE OF 100.60 FEET; THENCE N 64°47'45" E, A DISTANCE OF 8.12 FEET; THENCE S 43°39'18" E, A DISTANCE OF 67.87 FEET; THENCE S 52°28'18" E, A DISTANCE OF 27.01 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 12 AND THE POINT OF BEGINNING.

CONTAINING 961 SQUARE FEET.

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REVISED: 9/02/09 JM

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FOR: MANATEE COUNTY

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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

BOARD RECORDS
MAN CO PROJECT MGT
RETURN TO: VICKI JARRATT, BOARD RECORDS
FL

RECEIPT
#1 of #2
001.133000

AR PAYOR: AR300026 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 4 FILE#
Receipt: 450021713 4/04/11 12:03PM By: LSABLUKOVA

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:

Receipt#
thru

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

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RECEIPT TOTAL: \$35.50
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OFFICE HOURS *****8:30 AM - 5:00 PM
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Access and Maintenance Easement Individual

This instrument prepared by:
Rodney C. Wade, Assistant County Attorney
P.O. Box 1000
Bradenton, Florida 34206-1000

PROJECT #465-6028801
PARCEL # E-119.2
D.P. # 4859400006



ACCEPTED IN OPEN SESSION

MAR 29 2011

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

SPACE ABOVE THIS LINE FOR RECORDING DATA

ACCESS AND MAINTENANCE EASEMENT

THIS INDENTURE, made this 21st day of December, 2010, between Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, whose mailing address is 4193 Bud Tanner Road, Crossville, Tennessee, 38571-2313, 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 do grant, bargain, sell and transfer unto Grantee, a *permanent access, construction and maintenance easement to the public, in perpetuity, for any and all activities relating to the ingress, egress, design & construction, and maintenance of Wares Creek and/or the Wares Creek Stormwater Improvement Project* through and 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 non-exclusive access and maintenance easement with the **Grantor** reserving unto itself, its heirs, successors or assigns, the right to 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**.

The property described herein does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Laura Delvers
Witness

Laura Delvers
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

John E. Beck
Witness

JOHN E. BECK
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

Laura Delvers
Witness

Laura Delvers
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

Printed Name

Traci Lynn Roark (Seal)

Signature
Traci Lynn Roark
Printed Name

Brian R. Shultis (Seal)

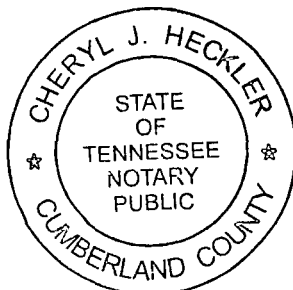
Signature
Brian R. Shultis
Printed Name

Brad E. Shultis (Seal)

Signature
Brad E. Shultis
Printed Name

STATE OF TENNESSEE
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me this 21st day of December, 2010
by Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, who are personally known to me or
who have produced Drivers License as identification.



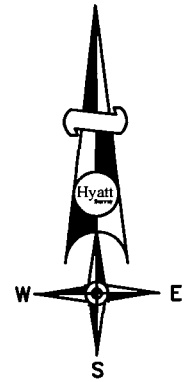
Cheryl J. Heckler
NOTARY PUBLIC Signature Expires: 12-5-2012

Cheryl J. Heckler
Printed Name

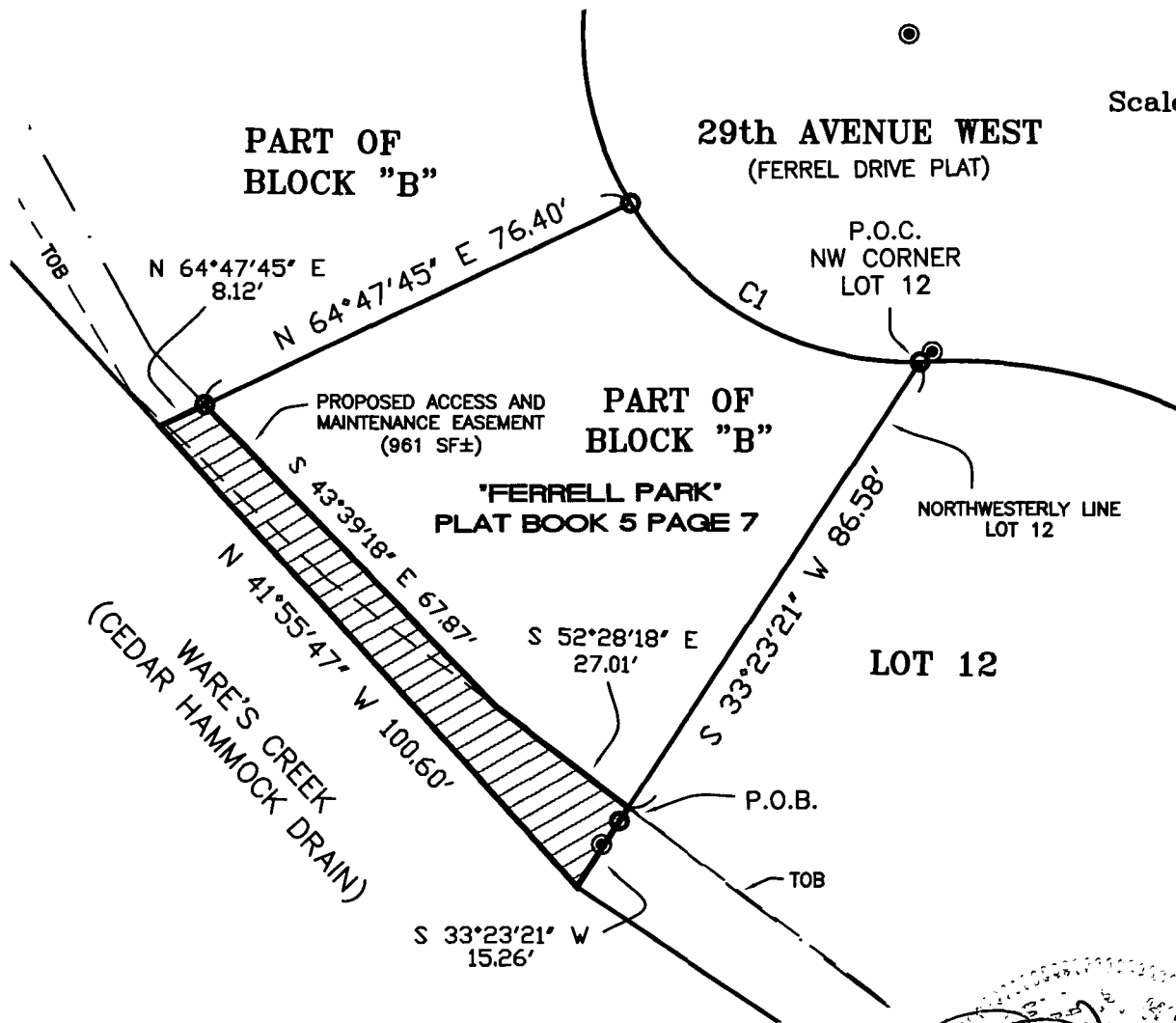
EXHIBIT A

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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Scale: 1" = 30'



NOTE:

FOR DESCRIPTIVE PURPOSE ONLY,
THIS IS NOT A SURVEY.

REVISED: 11/6/09 EASEMENT REDEFINED
REVISED: 9/02/09 JM
REVISED: 2/6/06 TITLE BLOCK CHANGED P.H.

FOR: MANATEE COUNTY

[Signature]
RUSSELL C. HYATT, P.S.M.
Florida Surveyor's Reg'n. No. LS 5303
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

ACCESS AND MAINTENANCE EASEMENT
E-119.2 PARCEL 48594.00006
STATION 117+40 TO 118+47

Hyatt Survey Services, Inc.
LB No. 7203 Geographic Data Specialists
11007 8th Avenue East Bradenton, Florida 34212
Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
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EXHIBIT A

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CONTAINING 961 SQUARE FEET.

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FOR: MANATEE COUNTY

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RECEIPT
#2 of #2
001.133000

AR PAYOR: AR300026 GOMC BK 2374 PG 7121 through BK 2374 PG 7125
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 4 FILE# 002905089
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R	BD OF COUNTY COMM	001	000000208912	0	8.00



RECEIPT TOTAL: \$35.50
GRAND TOTAL: \$71.00

Receipt#
450021713 thru 450021714

OFFICE HOURS *****8:30 AM - 5:00 PM
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This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206

MAR 29 2011

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

PROJECT # 465-6028801
Parcel # E-119.2
D.P. # 4859400006

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AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF TENNESSEE

COUNTY OF Cumberland

BEFORE ME, the undersigned authority, this day personally appeared Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, whose mailing address is 4193 Bud Tanner Road, Crossville, Tennessee, 38571-2313, who being first duly sworn, depose/s and say/s:

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

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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:


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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.

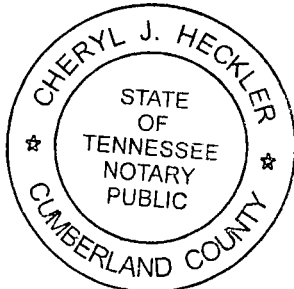
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.


Traci Lynn Roark
Printed Name


Brian R. Shultis
Printed Name


Brad E. Shultis
Printed Name

SWORN to and subscribed before me this 21st day of December, 2010 by Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, who are personally known to me or who have produced Driver's License as identification.




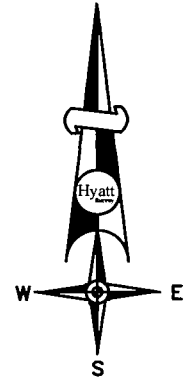

NOTARY PUBLIC Signature Expires: 12/2/2012
Cheryl J. Heckler
Printed Name

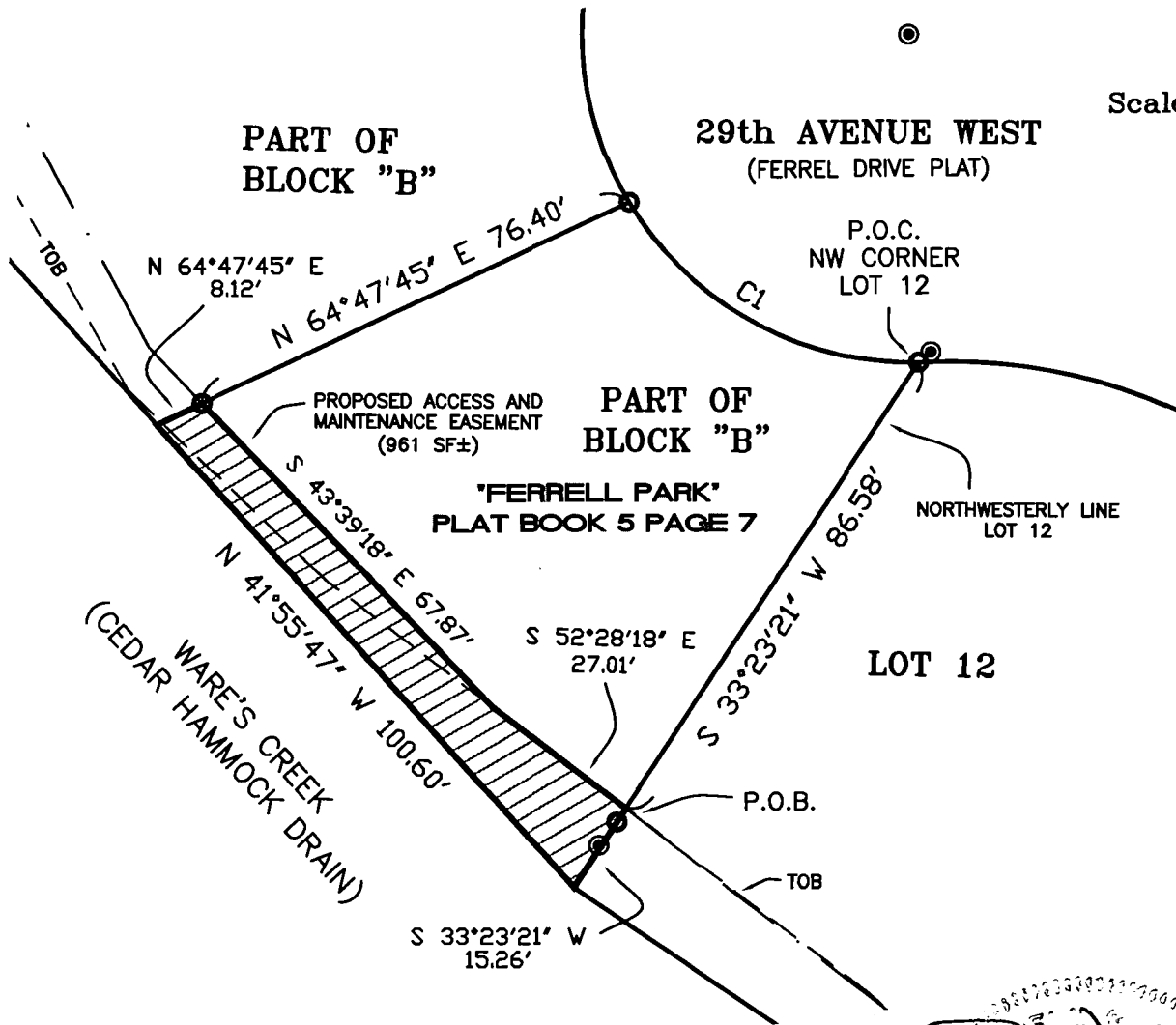
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FOR: MANATEE COUNTY

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Access and Maintenance Easement Individual

This instrument prepared by:
Rodney C. Wade, Assistant County Attorney
P.O. Box 1000
Bradenton, Florida 34206-1000

ACCEPTED IN OPEN SESSION

MAR 29 2011

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

PROJECT #465-6028801
PARCEL # E-119.2
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The property described herein does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

Laura Delvers
Witness

Laura Delvers
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

John E. Beck
Witness

JOHN E. BECK
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

Laura Delvers
Witness

Laura Delvers
Printed Name

Kim Nealey
Witness

Kim Nealey
Printed Name

Traci Lynn Roark (Seal)

Signature
Traci Lynn Roark
Printed Name

Brian R. Shultis (Seal)

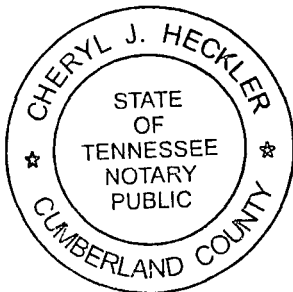
Signature
Brian R. Shultis
Printed Name

Brad E. Shultis (Seal)

Signature
Brad E. Shultis
Printed Name

STATE OF TENNESSEE
COUNTY OF Cumberland

The foregoing instrument was acknowledged before me this 21st day of December, 2010
by Traci Lynn Roark and Brian R. Shultis and Brad E. Shultis, who are personally known to me or
who have produced Drivers License as identification.



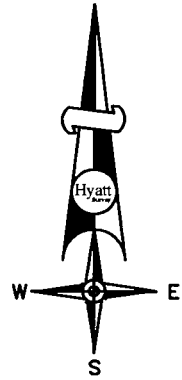
Cheryl J. Heckler
NOTARY PUBLIC Signature Expires: 12-5-2012

Cheryl J. Heckler
Printed Name

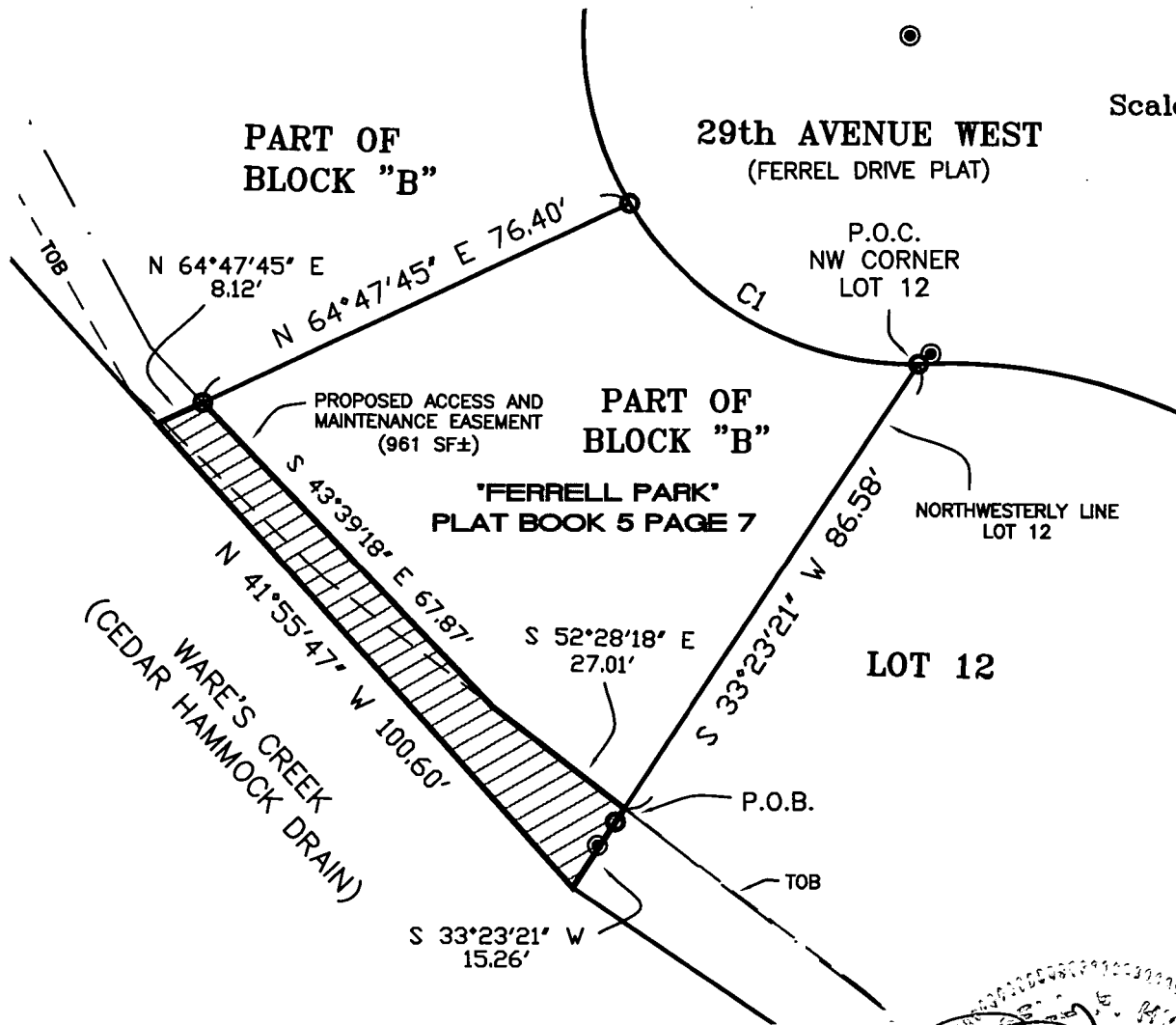
EXHIBIT A

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1 (F)	56.00	53.00	60°32'20"	S61°07'15"E	53.43



Scale: 1" = 30'



NOTE:

FOR DESCRIPTIVE PURPOSE ONLY,
THIS IS NOT A SURVEY.

REVISED: 11/6/09 EASEMENT REDEFINED

REVISED: 9/02/09 JM

REVISED: 2/6/06 TITLE BLOCK CHANGED P.H.

FOR: MANATEE COUNTY

[Signature]
RUSSELL P. HYATT, P.S.M.
 Florida Surveyor's Reg'n. No. **LS 5303**
 NOT VALID WITHOUT THE SIGNATURE AND THE
 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.

ACCESS AND MAINTENANCE EASEMENT
E-119.2 PARCEL 48594.00006
STATION 117+40 TO 118+47

Hyatt Survey Services, Inc.

LB No. 7203

Geographic Data Specialists

11007 8th Avenue East Bradenton, Florida 34212

Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
03-1073	2	35 SOUTH	17 EAST	1" = 30'	1/10/05	PAH	48594-00006	1 OF 2

EXHIBIT A

PARCEL E-119.2-ACCESS AND MAINTENANCE EASEMENT

THAT PART OF BLOCK "B", FERREL PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 12, FERREL PARK SUBDIVISION FOR A POINT OF COMMENCEMENT; THENCE S 33°23'21" W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 86.58 FEET FOR A POINT OF BEGINNING;

THENCE CONTINUE S 33°23'21" W, ALONG THE NORTHWESTERLY LINE OF SAID LOT 12, A DISTANCE OF 15.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N 41°55'47" W, A DISTANCE OF 100.60 FEET; THENCE N 64°47'45" E, A DISTANCE OF 8.12 FEET; THENCE S 43°39'18" E, A DISTANCE OF 67.87 FEET; THENCE S 52°28'18" E, A DISTANCE OF 27.01 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID LOT 12 AND THE POINT OF BEGINNING.

CONTAINING 961 SQUARE FEET.

REVISED: 11/6/09 EASEMENT REDEFINED

REVISED: 9/02/09 JM

REVISED: 2/6/06 TITLE BLOCK CHANGED P.H.

FOR: MANATEE COUNTY

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MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM

38

SUBJECT	Wares Creek Stormwater Improvement Project - Parcel E119	TYPE AGENDA ITEM	Consent
DATE REQUESTED	March 29, 2011	DATE SUBMITTED/REVISED	March 11, 2011
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management/Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director, Property Management Department <i>clb</i>
CONTACT PERSON TELEPHONE/EXTENSION	Barbara Carter/Extension 3009	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, 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
Acceptance of, authorization to record, Access and Maintenance Easement from Traci Lynn Roark, Brian R. Shultis and Brad E. Shultis required for the Wares Creek Stormwater Improvement project., Authorization to record Affidavit of Ownership and Encumbrances from Traci Lynn Roark, Brian R. Shultis and Brad E. Shultis.

ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Comp Plan - Goal 11.3 - Reduces flooding and improves surface water quality.

BACKGROUND/DISCUSSION
<ul style="list-style-type: none"> The original Wares Creek project was approved in the FY 1990-FY 1995 CIP, with funding scheduled to begin in FY 1995. The first costs associated with the project were for cost sharing with the Army Corp of Engineers for a study of the Wares Creek project. In later CIPs, funding was scheduled for design costs and limited land acquisition costs. The subject property is located at 1533 29th Avenue West and is improved with a single family 2 bedroom, 1 ½ bathroom residence on a 6,523 square foot lot. On January 25, 2011, the BCC executed the contract for the purchase of the required 961 square foot Access and Maintenance Easement in the amount of \$4,650. Conveyance documents are hereby presented to the BCC for acceptance and recording.

COUNTY ATTORNEY REVIEW		APPROVED IN OPEN SESSION MAR 29 2011 BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
Check appropriate box	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	

ATTACHMENTS: (List in order as attached) 1) Easement 2) Affidavit 3) Location Map	INSTRUCTIONS TO BOARD RECORDS: Please notify Barbara Carter, Property Acquisition of recording information. CCC Charge Account # AR 300026 Project Management <i>Via Email 3/30/11 v9</i>
---	--

COST:	\$71 (Recording Fee)	SOURCE (ACCT # & NAME):	465-6028801-561000-6028801-0003 Stormwater Capital Improvement/Wares Creek Stormwater Improvement Project
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

WARES CREEK STORMWATER IMPROVEMENT PROJECT

Bradenton

PARCEL E119
1533 29TH AVENUE WEST

DISTRICT #2
COMMISSIONER MICHAEL GALLEN



Manatee County Geographic Information Systems

39TH AVE W 0.034 mi

From: Vicki Jarratt
Sent: Wednesday, March 30, 2011 8:20 AM
To: 'barbara.carter@mymanatee.org'
Subject: Wares Creek Stormwater Improvement Project - Parcel E119
Attachments: BC20110329DOCA38.PDF

Per your request attached are the documents accepted by the BCC on 3/29/11 pertaining to the Wares Creek Stormwater Improvement Project - Parcel E119.

Best regards,

Vicki Jarratt

Board Records

For R.B. "Chips" Shore

Manatee County Clerk of Circuit Court & Comptroller

www.ManateeClerk.com

vicki.jarratt@manateeclerk.com

941-749-1800 Ext. 4181

"Pride in Service with a Vision to the Future"

From: Vicki Jarratt
Sent: Thursday, April 14, 2011 3:09 PM
To: 'barbara.carter@mymanatee.org'
Subject: 3/29/11 BCC - Agenda Item 38 - Wares Creek Stormwater - Parcel E119
Attachments: BC20110329DOC380.PDF

Attached is a copy of the "recorded" documents pertaining to the 3/29/11 BCC - Agenda Item 38 - Wares Creek Stormwater - Parcel E119.

Best regards,

Vicki Jarratt

Board Records

For R.B. "Chips" Shore

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