

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	Property acquisition for 15 th Street East @ 51 Avenue East Road Project		Consent
DATE REQUESTED	July 26, 2011	DATE SUBMITTED/REVISED	June 17, 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 <i>CMB</i>
CONTACT PERSON TELEPHONE/EXTENSION	Bill Pearce Extension 6281	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, Division Manager Property Acquisition/Extension 3021 <i>Jos</i>
ADMINISTRATIVE APPROVAL		<i>A. Windon</i>	

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

Acceptance of, authorization to record, a Warranty Deed from Robert W. Flanders and Mary F. Flanders for three vacant parcels identified as parcels 111, 112, and 113 located along the south side of 51 Avenue East for the 15th Street East @ 51st Avenue East Road Right of Way Improvement Project.

Authorization to record, Affidavit of Ownership and Encumbrances from Robert W. Flanders and Mary F. Flanders.

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 15th Street East/301 Boulevard – US 41/53rd Avenue East Road Right of Way Improvement Project was approved in the FY 1996/2000 CIP.
- On May 24, 2011, the BCC approved a Contract to the owners of parcels 111, 112, and 113 in the amount of \$45,000.
- The aforementioned documents are hereby presented to the BCC for acceptance and recording.

COUNTY ATTORNEY REVIEW	
Check appropriate box	
<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 Rodney Wade, deputy County Attorney, has reviewed and approved the negotiated settlement figures.

APPROVED IN OPEN SESSION
2 6 2011
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1) Warranty Deed 2) Affidavit 3) Location Map		Please notify Bill Pearce, Property Acquisition, Property Management Department, at extension 6281 regarding recording information. CCC Charge Account #AR300026; Project Management <i>8/2/11</i>	
COST:	\$ 72.50 Recording Fees	SOURCE (ACCT # & NAME):	323-6029960-561000-6029960-0003 15th Street East/301 Boulevard – US 41/53 rd Avenue East Road Right of Way Improvement Project
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

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

PROJECT# 323-6029960
PARCEL# 111,112,113
ID#165700.0000, 165691.0005, 165690.0006



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

THIS WARRANTY DEED made the 17th day of JUNE, A.D., 2011, by **ROBERT W. FLANDERS AND MARY F. FLANDERS**, whose mailing address is 2160 Princeton St., Sarasota, FL 34237-3435, 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms 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 any wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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, 20__.

IN WITNESS WHEREOF the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]

Witness
Richard E. Sliz
Printed Name

Witness
WILLIAM C. PEARCE
Printed Name

[Signature]

Witness
Richard E. Sliz
Printed Name

Witness
WILLIAM C. PEARCE
Printed Name

[Signature]

Grantor
ROBERT W. FLANDERS
Printed Name

[Signature]

Grantor
MARY F. FLANDERS
Printed Name

(Signature of two witnesses required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing Warranty Deed was acknowledged before me this 17th day of JUNE, 2011, by ROBERT W. FLANDERS AND MARY F. FLANDERS (name of person/s acknowledged), who is/are personally known to me or who has/have produced _____ as identification.

[Signature]

NOTARY PUBLIC Signature
Richard E. Sliz
Printed Name

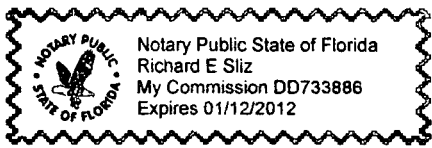
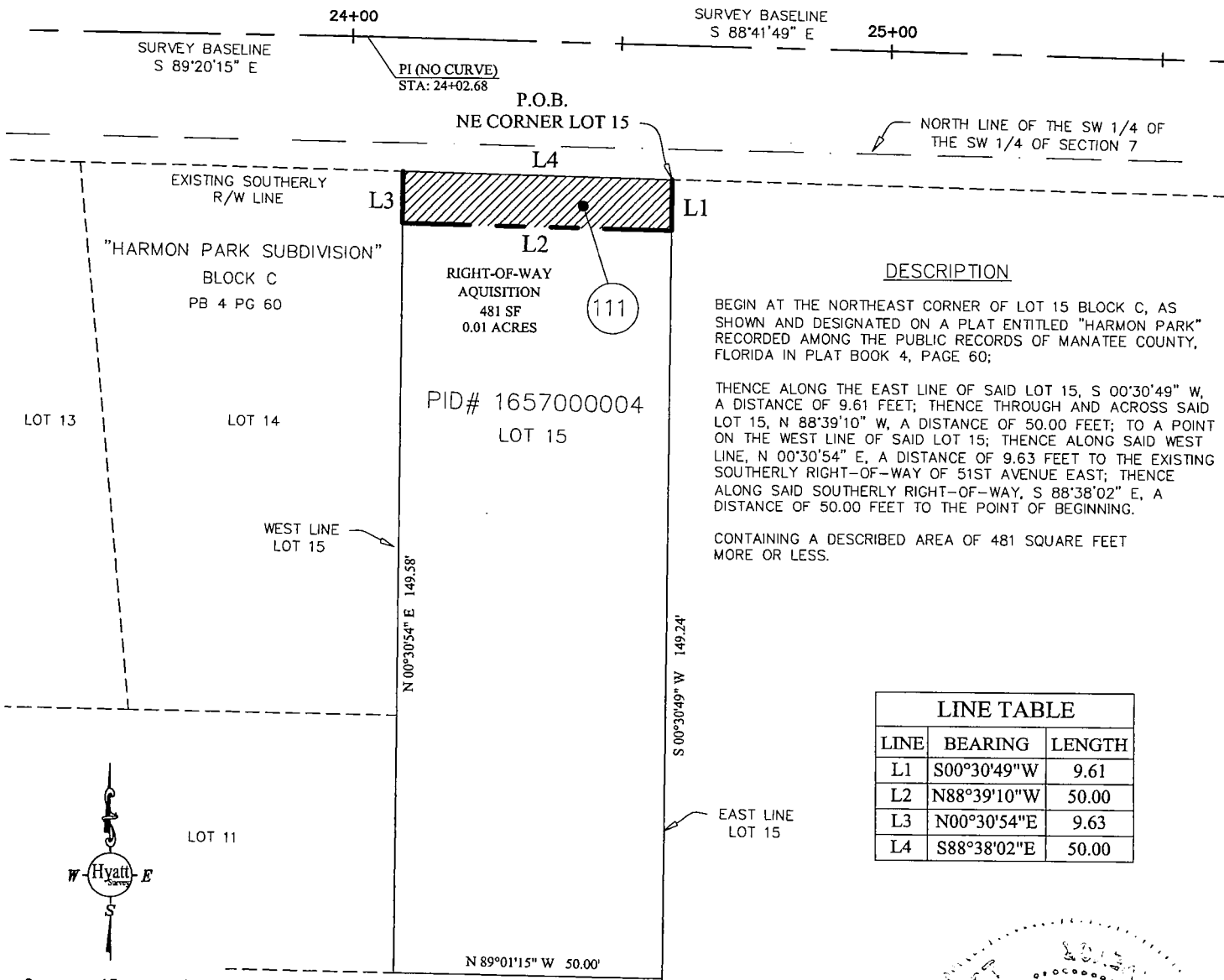


EXHIBIT "A"

P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY
 SF SQUARE FEET

EXISTING R/W LINE

51ST AVENUE EAST (50' R/W)



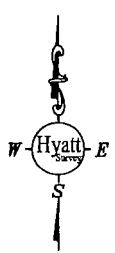
DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF LOT 15 BLOCK C, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "HARMON PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 60;

THENCE ALONG THE EAST LINE OF SAID LOT 15, S 00°30'49" W, A DISTANCE OF 9.61 FEET; THENCE THROUGH AND ACROSS SAID LOT 15, N 88°39'10" W, A DISTANCE OF 50.00 FEET; TO A POINT ON THE WEST LINE OF SAID LOT 15; THENCE ALONG SAID WEST LINE, N 00°30'54" E, A DISTANCE OF 9.63 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 88°38'02" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 481 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'49"W	9.61
L2	N88°39'10"W	50.00
L3	N00°30'54"E	9.63
L4	S88°38'02"E	50.00



0 15 30
 SCALE: 1"=30'

Bearings shown hereon are based upon the South Right-of-Way Line of 51st Ave. East as being S 88°38'02" E and are relative to the State Plane Coordinate System NAD 1983, Florida West Zone.
THIS IS NOT A BOUNDARY SURVEY

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

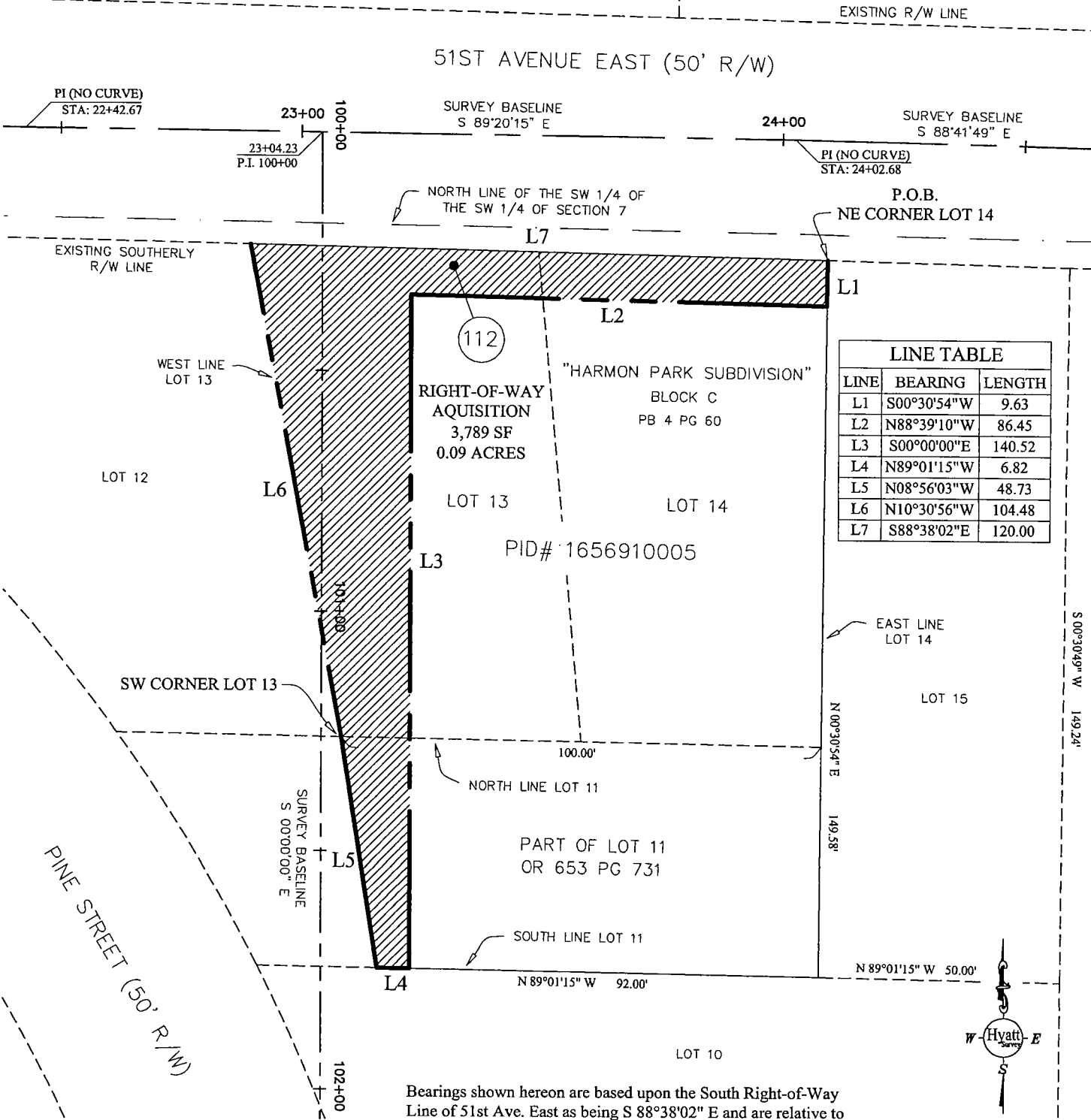
RIGHT-OF-WAY TAKING #111
 PARCEL ID#1657000004
 MANATEE COUNTY, FLORIDA

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

JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_111.dwg	SHEET 1 OF 1
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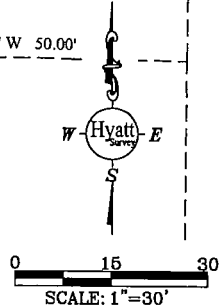
EXHIBIT "A"

P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY
 SF SQUARE FEET



Not valid unless accompanied by Sheet 2 of 2
 See Sheet 2 of 2 for Description

Bearings shown hereon are based upon the South Right-of-Way Line of 51st Ave. East as being S 88°38'02" E and are relative to the State Plane Coordinate System NAD 1983, Florida West Zone.
THIS IS NOT A BOUNDARY SURVEY



RIGHT-OF-WAY TAKING #112
 PARCEL ID#1656910005
 MANATEE COUNTY, FLORIDA

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

JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_112.dwg	SHEET 1 OF 2
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EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT 14 BLOCK C, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "HARMON PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 60;

THENCE ALONG THE EAST LINE OF SAID LOT 14, S 00°30'54" W, A DISTANCE OF 9.63 FEET; THENCE THROUGH AND ACROSS LOTS 14 AND 13 OF AFORESAID PLAT, N 88°39'10" W, A DISTANCE OF 86.45 FEET; THENCE CONTINUING ACROSS SAID LOT 13 AND PART OF LOT 11, S 00°00'00" E, A DISTANCE OF 140.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE, N 89°01'15" W, A DISTANCE OF 6.82 FEET; THENCE THROUGH AND ACROSS SAID LOT 11, N 08°56'03" W, A DISTANCE OF 48.73 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID "HARMON PARK"; THENCE ALONG THE WEST LINE OF SAID LOT 13, N 10°30'56" W, A DISTANCE OF 104.48 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 88°38'02" E, DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 3,789 SQUARE FEET MORE OR LESS.

Not valid unless accompanied by Sheet 1 of 2
See Sheet 1 of 2 for Sketch



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

RIGHT-OF-WAY TAKING #112
PARCEL ID#1656910005
MANATEE COUNTY, FLORIDA

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

JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_112.dwg	SHEET 2 OF 2
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P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT-BOOK
 PG PAGE
 SF SQUARE FEET
 R/W RIGHT-OF-WAY

EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	209.41	365.00	32°52'18"	N43°07'25"W	206.55

EXISTING R/W LINE

51ST AVENUE EAST (50' R/W)

SURVEY BASELINE
 S 88°30'04" E

22+00

PI (NO CURVE)
 STA: 22+42.67

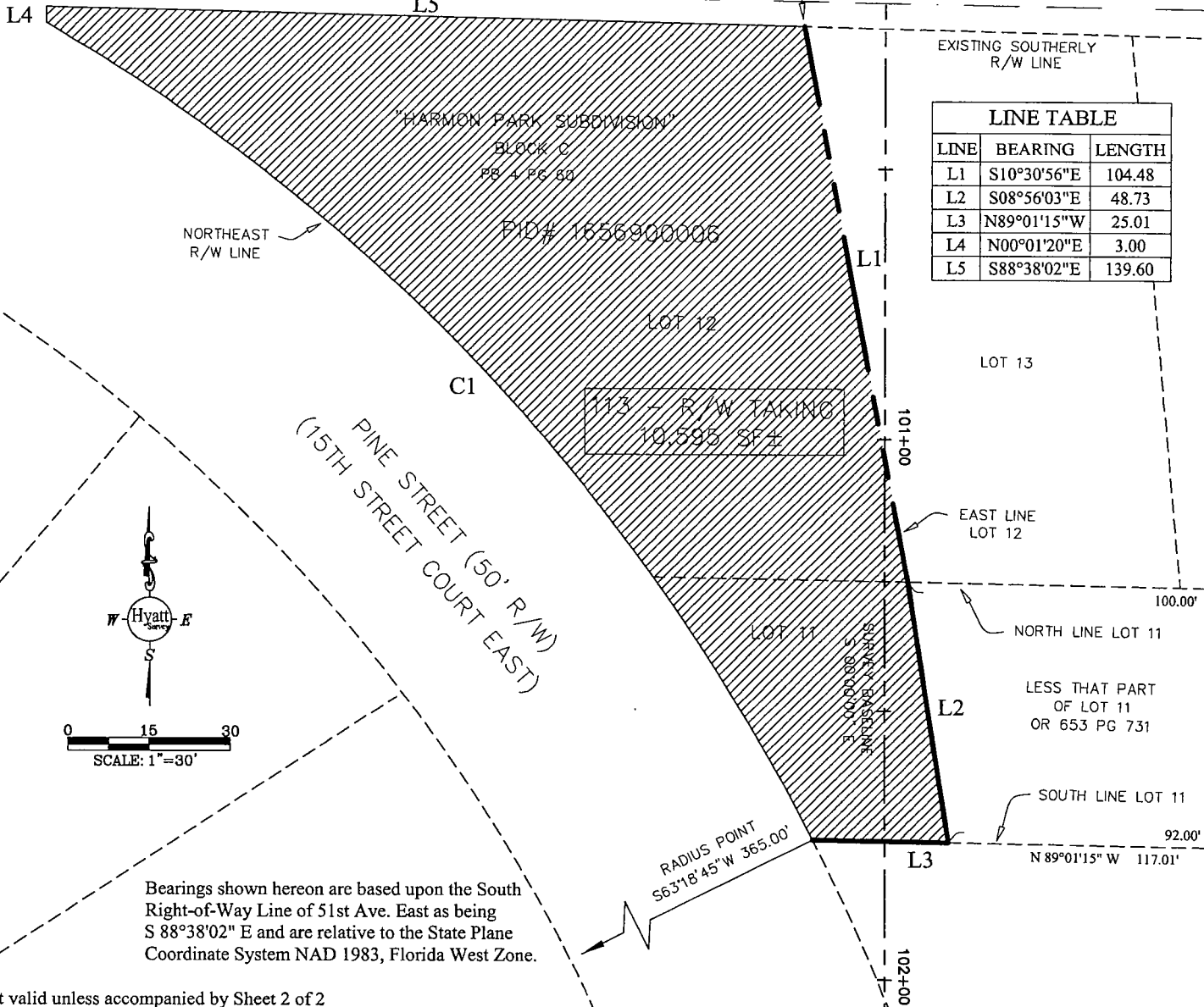
23+00

SURVEY BASELINE
 S 89°20'15" E

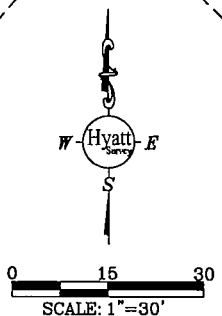
23+04.23
 P.I. 100+00

P.O.B.
 NE CORNER LOT 12

NORTH LINE OF THE SW 1/4 OF
 THE SW 1/4 OF SECTION 7



LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°30'56"E	104.48
L2	S08°56'03"E	48.73
L3	N89°01'15"W	25.01
L4	N00°01'20"E	3.00
L5	S88°38'02"E	139.60



Bearings shown hereon are based upon the South Right-of-Way Line of 51st Ave. East as being S 88°38'02" E and are relative to the State Plane Coordinate System NAD 1983, Florida West Zone.

Not valid unless accompanied by Sheet 2 of 2
 See Sheet 2 of 2 for Description

THIS IS NOT A BOUNDARY SURVEY

RIGHT-OF-WAY TAKING #113 PARCEL ID#1656900006 MANATEE COUNTY, FLORIDA	Hyatt Survey Services, Inc. Geographic Data Specialists LB No.: 7203 11007 8th Avenue East Bradenton, Florida 34212 Phone (941) 748-4693 Fax (941) 744-1643
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JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_113.dwg	SHEET 1 OF 2
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EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT 12 BLOCK C, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "HARMON PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 60;

THENCE ALONG THE EAST LINE OF SAID LOT 12, S 10°30'56" E, A DISTANCE OF 104.48 FEET TO A POINT ON THE NORTH LINE OF LOT 11 OF AFORESAID PLAT; THENCE THROUGH AND ACROSS SAID LOT 11, S 08°56'03" E, A DISTANCE OF 48.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11;

THENCE ALONG SAID SOUTH LINE, N 89°01'15" W, A DISTANCE OF 25.01 FEET TO A NON-TANGENT POINT OF CURVATURE; SAID POINT ALSO BEING ON THE NORTHEAST RIGHT-OF-WAY OF PINE STREET (ALSO KNOWN AS 15TH STREET COURT EAST);

THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BY A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 63°18'45" W 365.00' AND HAS A CHORD OF N 43°07'25" W 206.55, AN ARC DISTANCE OF 209.41 FEET TO A POINT OF NON-TANGENCY;

THENCE N 00°01'20" E, A DISTANCE OF 3.00 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 88°38'02" E, A DISTANCE OF 139.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 10,595 SQUARE FEET MORE OR LESS.

Not valid unless accompanied by Sheet 1 of 2
See Sheet 1 of 2 for Sketch

RUSSELL P. HYATT, P.S.M.
Florida Surveyor's Reg. No. LS 5393
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

RIGHT-OF-WAY TAKING #113
PARCEL ID#1656900006
MANATEE COUNTY, FLORIDA

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

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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 PROJECT MGT
ATTN: MAGGIE - BOARD RECORDS

RECEIPT
#1 of #1

15TH ST E/51ST AVE

001.133000

AR PAYOR: AR300026 GOMC Book# 2386 Page# 7807
DOC TYPE: D CALC AMOUNT: \$0.00

PAGES: 6 FILE# 002938788
Receipt: 490072993 7/27/11 12:40PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
R	RECORDING TRUST	199	000000341150	0	3.50
R	RECORDING FEES	001	000000341100	0	25.00
R	CLERK CT TECH FUND	199	000000341160	0	11.40
R	FL ASSOC COURT CLERK	001	000000208911	0	0.60
R	BD OF COUNTY COMM	001	000000208912	0	12.00

RECEIPT TOTAL: \$52.50
GRAND TOTAL: \$52.50

Receipt#
490072993 thru 490072993

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

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: MAGGIE - BOARD RECORDS

RECEIPT
#1 of #1

15TH ST E/51ST AVE

001.133000

AR PAYOR: AR300026 GOMC Book# 2386 Page# 7807
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This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, FL 34206



PROJECT # 323-6029960
PARCEL # 111,112,113
ID # 165700.0000, 165691.005, 165690.0006

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned authority, this day personally appeared **ROBERT W. FLANDERS AND MARY F. FLANDERS** whose mailing address is 2160 Princeton St., Sarasota, Florida 34237-3435, 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.

Robert W. Flanders

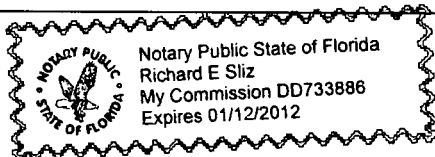
Grantor
ROBERT W. FLANDERS
Printed Name

Mary F. Flanders

Grantor
MARY F. FLANDERS
Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

SWORN to and subscribed before me this 17th, day of JUNE, 2011 by ROBERT W. FLANDERS AND MARY F. Flanders, who are personally known to me or who have produced _____ as identification.



Richard E. Sliz

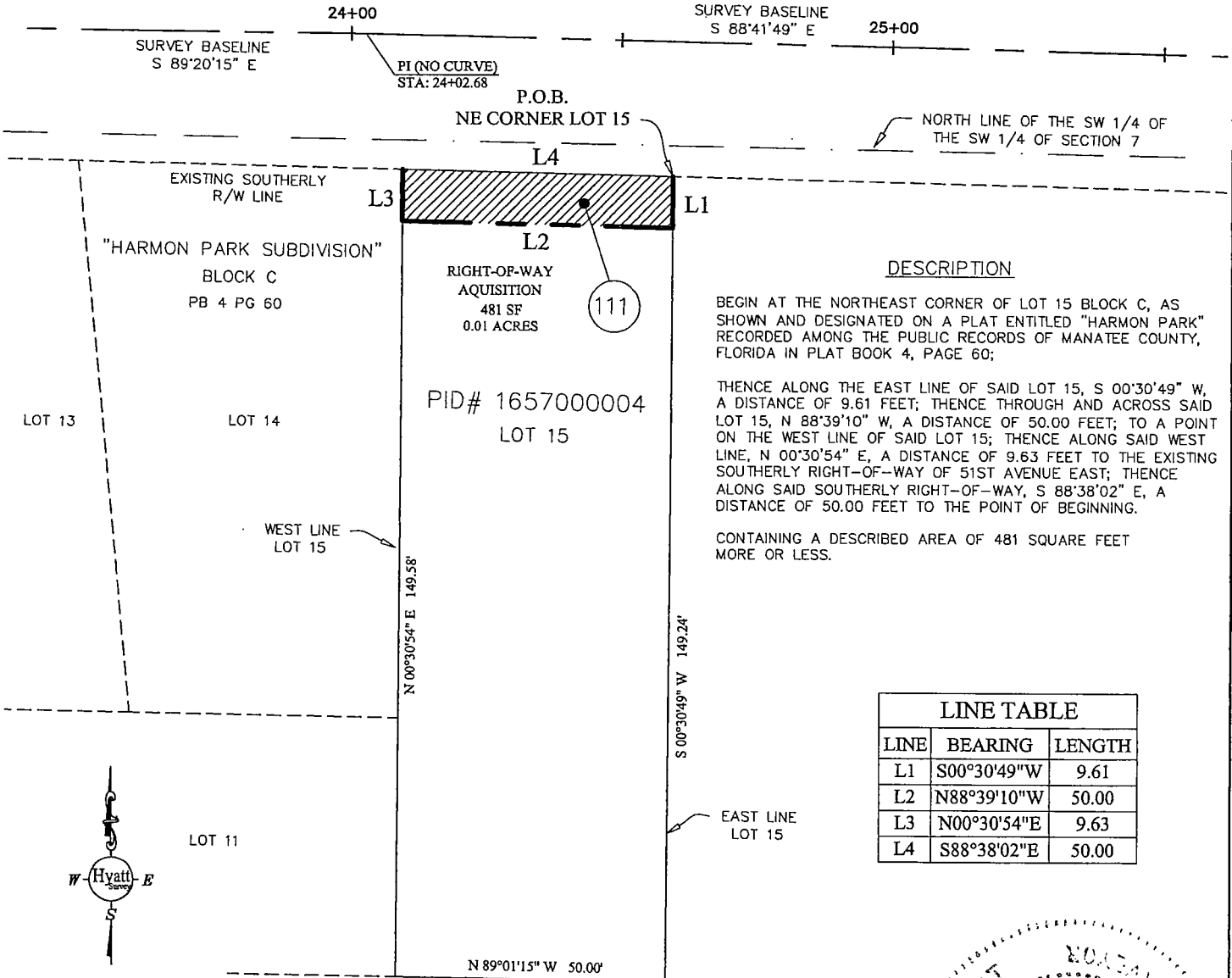
NOTARY PUBLIC Signature
Richard E. Sliz

EXHIBIT "A"

P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY
 SF SQUARE FEET

EXISTING R/W LINE

51ST AVENUE EAST (50' R/W)



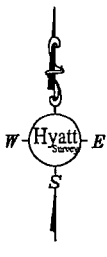
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CONTAINING A DESCRIBED AREA OF 481 SQUARE FEET MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'49"W	9.61
L2	N88°39'10"W	50.00
L3	N00°30'54"E	9.63
L4	S88°38'02"E	50.00



0 15 30
 SCALE: 1"=30'

Bearings shown hereon are based upon the South Right-of-Way Line of 51st Ave. East as being S 88°38'02" E and are relative to the State Plane Coordinate System NAD 1983, Florida West Zone.
THIS IS NOT A BOUNDARY SURVEY

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.

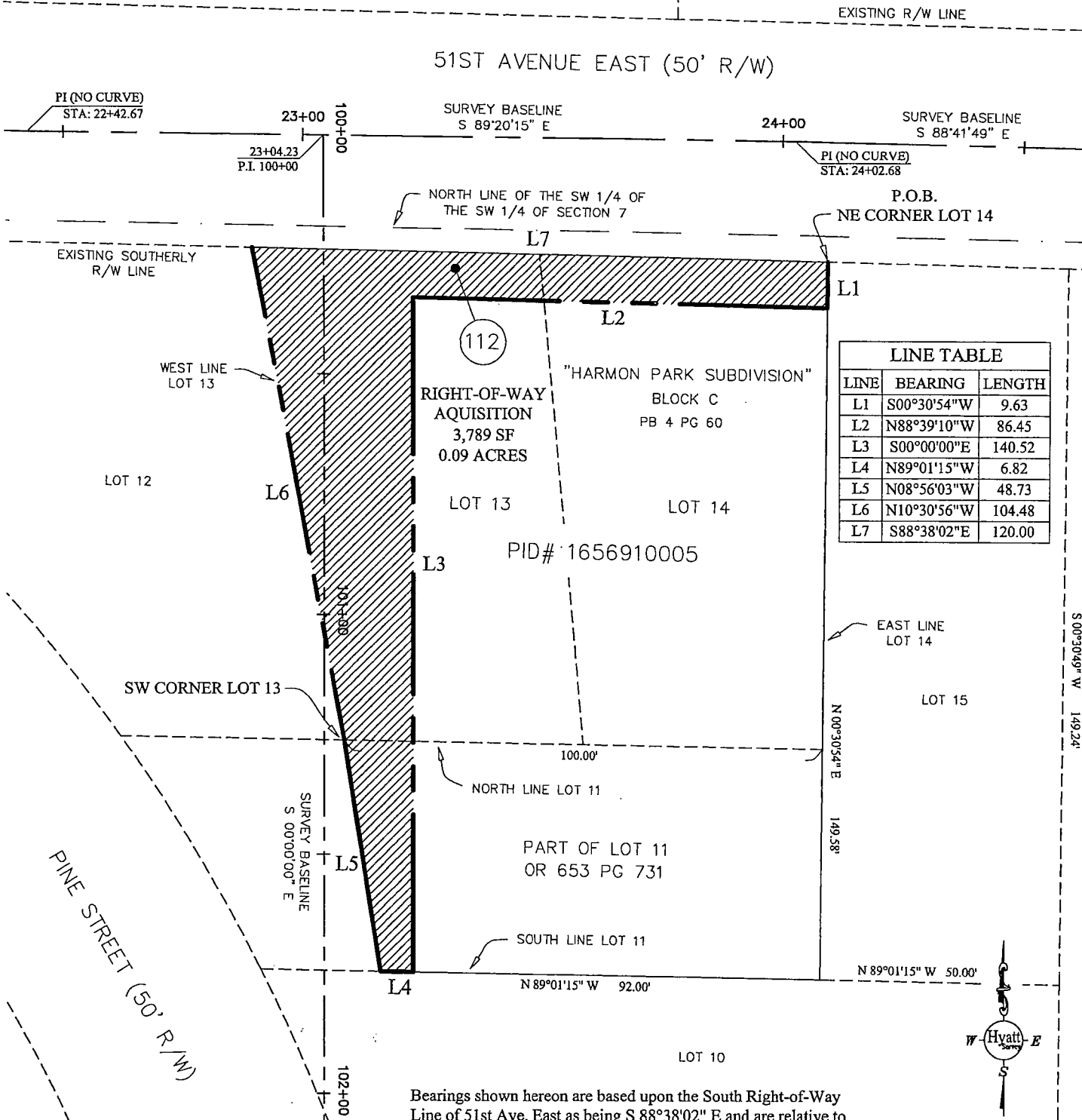
RIGHT-OF-WAY TAKING #111
 PARCEL ID#1657000004
 MANATEE COUNTY, FLORIDA

Hyatt Survey Services, Inc.
 Geographic Data Specialists
 11007 8th Avenue East Bradenton, Florida 34212
 Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_111.dwg	SHEET 1 OF 1
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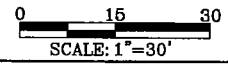
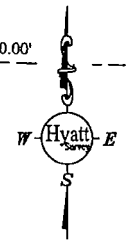
EXHIBIT "A"

P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY
 SF SQUARE FEET



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°30'54"W	9.63
L2	N88°39'10"W	86.45
L3	S00°00'00"E	140.52
L4	N89°01'15"W	6.82
L5	N08°56'03"W	48.73
L6	N10°30'56"W	104.48
L7	S88°38'02"E	120.00

Bearings shown hereon are based upon the South Right-of-Way Line of 51st Ave. East as being S 88°38'02" E and are relative to the State Plane Coordinate System NAD 1983, Florida West Zone.
THIS IS NOT A BOUNDARY SURVEY



Not valid unless accompanied by Sheet 2 of 2
 See Sheet 2 of 2 for Description

RIGHT-OF-WAY TAKING #112 PARCEL ID#1656910005 MANATEE COUNTY, FLORIDA	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 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_112.dwg	SHEET 1 OF 2
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EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT 14 BLOCK C, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "HARMON PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 60;

THENCE ALONG THE EAST LINE OF SAID LOT 14, S 00°30'54" W, A DISTANCE OF 9.63 FEET; THENCE THROUGH AND ACROSS LOTS 14 AND 13 OF AFORESAID PLAT, N 88°39'10" W, A DISTANCE OF 86.45 FEET; THENCE CONTINUING ACROSS SAID LOT 13 AND PART OF LOT 11, S 00°00'00" E, A DISTANCE OF 140.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11; THENCE ALONG SAID SOUTH LINE, N 89°01'15" W, A DISTANCE OF 6.82 FEET; THENCE THROUGH AND ACROSS SAID LOT 11, N 08°56'03" W, A DISTANCE OF 48.73 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID "HARMON PARK"; THENCE ALONG THE WEST LINE OF SAID LOT 13, N 10°30'56" W, A DISTANCE OF 104.48 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 88°38'02" E, DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 3,789 SQUARE FEET MORE OR LESS.

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

Not valid unless accompanied by Sheet 1 of 2
 See Sheet 1 of 2 for Sketch

RIGHT-OF-WAY TAKING #112
 PARCEL ID#1656910005
 MANATEE COUNTY, FLORIDA

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

JOB NUMBER 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_112.dwg	SHEET 2 OF 2
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P.O.B. POINT OF BEGINNING
 OR OFFICIAL RECORDS
 PB PLAT BOOK
 PG PAGE
 SF SQUARE FEET
 R/W RIGHT-OF-WAY

EXHIBIT "A"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	209.41	365.00	32°52'18"	N43°07'25"W	206.55

EXISTING R/W LINE

51ST AVENUE EAST (50' R/W)

SURVEY BASELINE
 S 88°30'04" E

22+00

PI (NO CURVE)
 STA: 22+42.67

23+00

SURVEY BASELINE
 S 89°20'15" E

100+00

23+04.23
 P.I. 100+00

P.O.B.
 NE CORNER LOT 12

NORTH LINE OF THE SW 1/4 OF
 THE SW 1/4 OF SECTION 7

L4

L5

EXISTING SOUTHERLY
 R/W LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°30'56"E	104.48
L2	S08°56'03"E	48.73
L3	N89°01'15"W	25.01
L4	N00°01'20"E	3.00
L5	S88°38'02"E	139.60

NORTHEAST
 R/W LINE

PID# 1656900006

LOT 12

L1

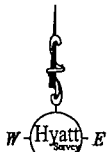
LOT 13

#113 - R/W TAKING
 10,595 SF±

101+00

EAST LINE
 LOT 12

100.00'



0 15 30
 SCALE: 1"=30'

PINE STREET (50' R/W)
 (15TH STREET COURT EAST)

LOT 11

NORTH LINE LOT 11

LESS THAT PART
 OF LOT 11
 OR 653 PG 731

L2

SOUTH LINE LOT 11

92.00'

RADIUS POINT
 S63°18'45"W 365.00'

L3

N 89°01'15" W 117.01'

Bearings shown hereon are based upon the South
 Right-of-Way Line of 51st Ave. East as being
 S 88°38'02" E and are relative to the State Plane
 Coordinate System NAD 1983, Florida West Zone.

Not valid unless accompanied by Sheet 2 of 2
 See Sheet 2 of 2 for Description

THIS IS NOT A BOUNDARY SURVEY

RIGHT-OF-WAY TAKING #113
 PARCEL ID#1656900006
 MANATEE COUNTY, FLORIDA

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
 09-1461

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST

SCALE
 1"=30'

DATE
 08/26/10

DRAWN BY
 CBW

FILE NAME
 RW S&D_113.dwg

SHEET
 1 OF 2

EXHIBIT "A"

BEGIN AT THE NORTHEAST CORNER OF LOT 12 BLOCK C, AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "HARMON PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 4, PAGE 60;

THENCE ALONG THE EAST LINE OF SAID LOT 12, S 10°30'56" E, A DISTANCE OF 104.48 FEET TO A POINT ON THE NORTH LINE OF LOT 11 OF AFORESAID PLAT; THENCE THROUGH AND ACROSS SAID LOT 11, S 08°56'03" E, A DISTANCE OF 48.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11;

THENCE ALONG SAID SOUTH LINE, N 89°01'15" W, A DISTANCE OF 25.01 FEET TO A NON-TANGENT POINT OF CURVATURE; SAID POINT ALSO BEING ON THE NORTHEAST RIGHT-OF-WAY OF PINE STREET (ALSO KNOWN AS 15TH STREET COURT EAST);

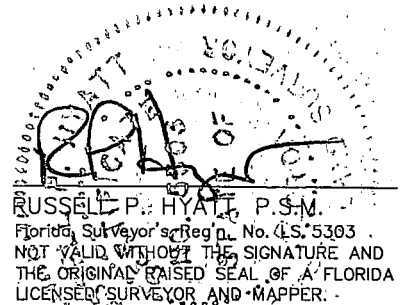
THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY BY A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT LIES S 63°18'45" W 365.00' AND HAS A CHORD OF N 43°07'25" W 206.55, AN ARC DISTANCE OF 209.41 FEET TO A POINT OF NON-TANGENCY;

THENCE N 00°01'20" E, A DISTANCE OF 3.00 FEET TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF 51ST AVENUE EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 88°38'02" E, A DISTANCE OF 139.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 10,595 SQUARE FEET MORE OR LESS.

Not valid unless accompanied by Sheet 1 of 2
See Sheet 1 of 2 for Sketch



RIGHT-OF-WAY TAKING #113
PARCEL ID#1656900006
MANATEE COUNTY, FLORIDA

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 09-1461	SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST	SCALE 1"=30'	DATE 08/26/10	DRAWN BY CBW	FILE NAME RW S&D_113.dwg	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 PROJECT MGT
ATTN: MAGGIE - BOARD RECORDS

RECEIPT
#1 of #1

15TH ST E/51ST AVE

001.133000

AR PAYOR: AR300026 GOMC Book# 2386 Page# 7813
DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 6 FILE# 002938789
Receipt: 490072994 7/27/11 12:40PM

By: FGERNs

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEs
R	RECORDING TRUST	199	000000341150	0	3.50
R	RECORDING FEES	001	000000341100	0	25.00
R	CLERK CT TECH FUND	199	000000341160	0	11.40
R	FL ASSOC COURT CLERK	001	000000208911	0	0.60
R	BD OF COUNTY COMM	001	000000208912	0	12.00



RECEIPT TOTAL: \$52.50
GRAND TOTAL: \$52.50

Receipt#
490072994 thru 490072994

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

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

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RECEIPT
#1 of #1

15TH ST E/51ST AVE

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RECEIPT TOTAL: \$52.50
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Receipt#
490072994 thru 490072994

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

Robert & Mary Flanders
165700004
1514 51st Ave. E.

51st Avenue East

Robert & Mary Flanders
165690006
1508 51st Ave. E.

Robert & Mary Flanders
165691005
1510 51st Ave. E.

Project No. 323-6029960
15th Street East at 51st Avenue East
Intersection Improvement

DISTRICT 4
COMMISSIONER
ROBIN DISABATINO