

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Aer-Flo Canvas Products, Inc. property purchase located on 44 TH Avenue East (12 th St. Ct. – 19 th St. E.) Road Project	TYPE AGENDA ITEM	Consent
DATE REQUESTED	November 21, 2011	DATE SUBMITTED/REVISED	November 7, 2011
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management Property Acquisition Division	AUTHORIZED BY TITLE	Charlie Bishop, Director <i>CMB</i> Property Management
CONTACT PERSON TELEPHONE/EXTENSION	Lynn Willis Extension 6287	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, Division Manager, Property Acquisition/Extension 3021 <i>J. Servia</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, a Warranty Deed and a Temporary Construction Easement from Aer-Flo Canvas Products Inc. for the 44th Avenue East (12th Street East to 19th Street Court East) Road Right of Way Improvement Project.

Authorization to record Affidavit of Ownership and Encumbrances from Aer-Flo Canvas Products Inc. **APPROVED IN OPEN SESSION**

Authorization to record Partial Release from The Bank of Commerce.

Authorization to record Joinder from The Bank of Commerce. NOV 21 2011

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

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

Comp Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular travel demands.

BACKGROUND/DISCUSSION

- The original 44th Avenue East (12th Street East to 19th Street Court 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.
- The subject property is located on the South side of 44th Avenue East of 44th Avenue East and is improved with a masonry building for use as office and manufacturing facility. The acquisitions of 1,000 square feet for Road Right of Way and 631 square feet for a Temporary Construction Easement are required along 44th Avenue East Improvement Project.
- On August 9, 2011, the BCC executed a Contract for Sale and Purchase of a Warranty Deed in the amount of \$8,700.
- The conveyance documents are hereby submitted to the BCC for acceptance and recording.

DA

40

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

ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	
1) Warranty Deed 2) Temporary Construction Easement 3) Affidavit of Ownership 4) Partial Release 5) Joinder 6) Location Map		Notification of document acceptance and recording to Lynn Willis, ext. 6287, Property Acquisition, Property Management Department. CCC Charge Account # AR 300026 Project Management <i>MR 12/7/11</i>	
COST:	\$135.00 (Recording fee)	SOURCE (ACCT # & NAME):	323-6045661 44 TH Avenue East (12 th Street Court East to 19 th Street Court 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
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206

PROJECT #319-6001060
PARCEL #146, 147
ID # 1619600370 & 1619600362



THIS WARRANTY DEED made and executed the 26th day of October A.D. 2011, AER-FLO CANVAS PRODUCTS, INC., a corporation existing under the laws of Florida and having its principal place of business at 4455 18th Street E., Bradenton, FL 34203, 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:

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, 2011.

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)

AER-FLO CANVAS PRODUCTS, INC.

Lynn K. Willis
Witness Signature
Lynn K. Willis
Printed Name
Tammy W. Tatman
Witness Signature
Tammy W. Tatman
Printed Name

BY: William W. Henning
President Signature
WILLIAM W. HENNING
Printed Name
ATTEST: Betsy A. Henning
Secretary Signature
BETSY A. HENNING
Printed Name

(Signature of two witnesses or secretary required by law)

ACCEPTED IN OPEN SESSION 11/21/11
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

STATE OF Florida
COUNTY OF Manatee

The foregoing Warranty Deed was acknowledged before me this 26th day of October, 2011, by William W. Henning (name and title of agent) of AER-FLO CANVAS PRODUCTS, INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced Drivers Licence as identification.

Lynn K. Willis
NOTARY PUBLIC Signature

Printed Name
LYNN K. WILLIS
Comm# DD0814945
Expires 9/25/2012
Florida Notary Assn., Inc.



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

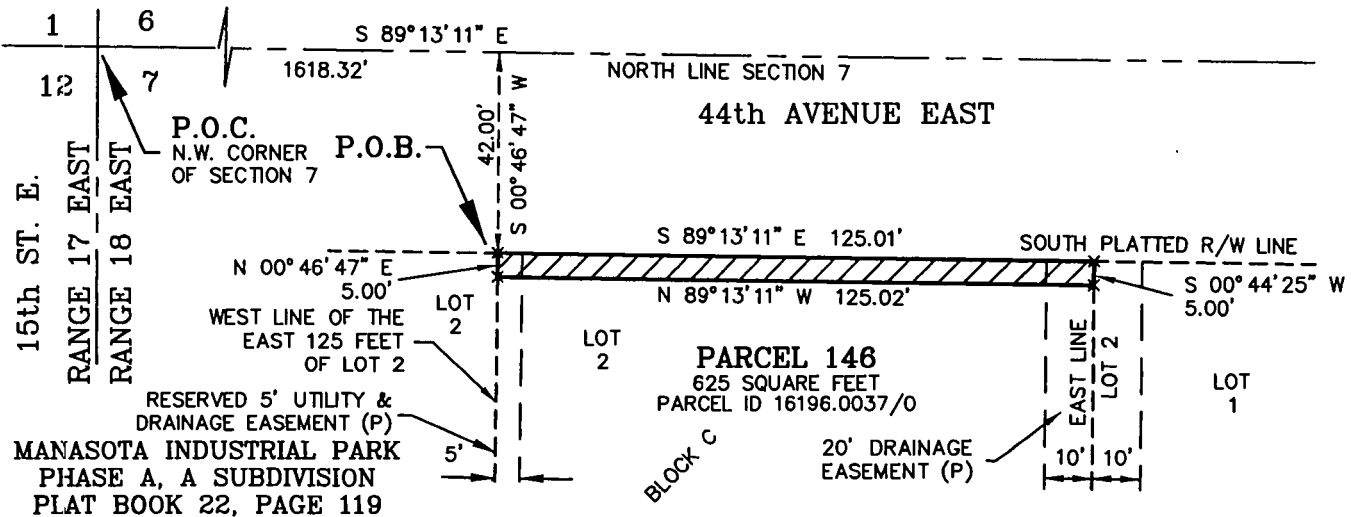
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 478-3747

DESCRIPTION

A PORTION OF LOT 2, BLOCK C, MANASOTA INDUSTRIAL PARK, PHASE "A", A SUBDIVISION IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 119 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 89°13'11" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1618.32 FEET; THENCE S 00°46'47" W, A DISTANCE OF 42.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST AND THE POINT OF BEGINNING; THENCE S 89°13'11" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE S 00°44'25" W, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE N 89°13'11" W, A DISTANCE OF 125.02 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 2; THENCE N 00°46'47" E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 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
- (P) PLAT
- ST. STREET
- No. NUMBER



NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
PARCEL No. 146
RIGHT OF WAY
44th AVENUE EAST
 LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND ARE 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 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 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: *J. N. Gatch*
JAMES N. GATCH, JR., P.S.M.
 FLORIDA CERTIFICATE NO. **LS 4295**
 DATE OF CERTIFICATION: **10/26/09**



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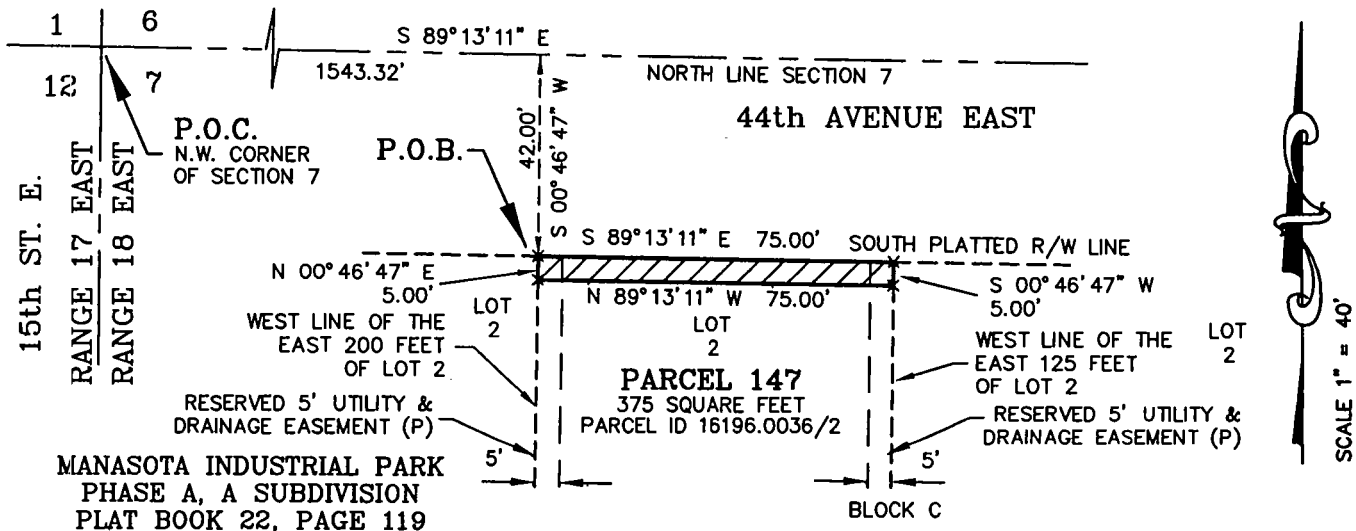
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 478-3747

DESCRIPTION

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COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 89°13'11" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1543.32 FEET; THENCE S 00°46'47" W, A DISTANCE OF 42.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST AND THE POINT OF BEGINNING; THENCE S 89°13'11" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 2; THENCE S 00°46'47" W, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET; THENCE N 89°13'11" W, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 200 FEET OF SAID LOT 2; THENCE N 00°46'47" E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 375 SQUARE FEET, MORE OR LESS.



LEGEND:

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

NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
PARCEL No. 147
RIGHT OF WAY
44th AVENUE EAST
 LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND ALSO 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 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 61G17, FLORIDA ADMINISTRATIVE CODE.

BY:
 JAMES N. GATCH JR., P.S.M.
 FLORIDA CERTIFICATE No. LS 4295
 DATE OF CERTIFICATION: 11/02/09

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

RECEIPT
#4 of #5

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: D CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 450023296 11/22/11 12:28PM

By: KM

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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:



Receipt#
thru

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 #319-6001060
PARCEL # 746/747
ID # 1619600370 & 1619600362



TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the owner, **Aer-Flo Canvas Products, Inc.**, whose address **P.O. Box 1356 Once, FL 34264**, does hereby give, grant, bargain and release to the COUNTY OF MANATEE, a political subdivision of the State of Florida, 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, said portion 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 County of Manatee.

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 shall be for a term of two (2) 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:

(CORPORATE SEAL)

SELLER:

Aer-Flo Canvas Products, Inc.

BY: William W. Henning
President

WILLIAM W. HENNING
Printed Name

ATTEST: Betsy A. Henning
Secretary

BETSY A. HENNING
Printed Name

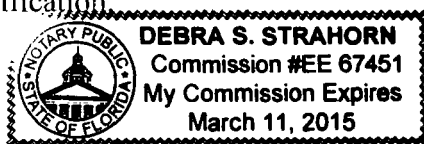
ACCEPTED IN OPEN SESSION 11/2/11
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Patricia L. Campbell
Witness
Printed Name

Tammy W. Tatman
Witness
Printed Name

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of July, 2011 by William W. Henning, President (name and title of agent) of Aer-Flo Canvas Products, Inc. (name of corporation acknowledging), a Florida (state or place of corporation) corporation, on behalf of the corporation. Who is personally known to me of has produced _____ as identification.



Debra S. Strahorn
NOTARY PUBLIC Signature
Debra S. Strahorn
Printed Name



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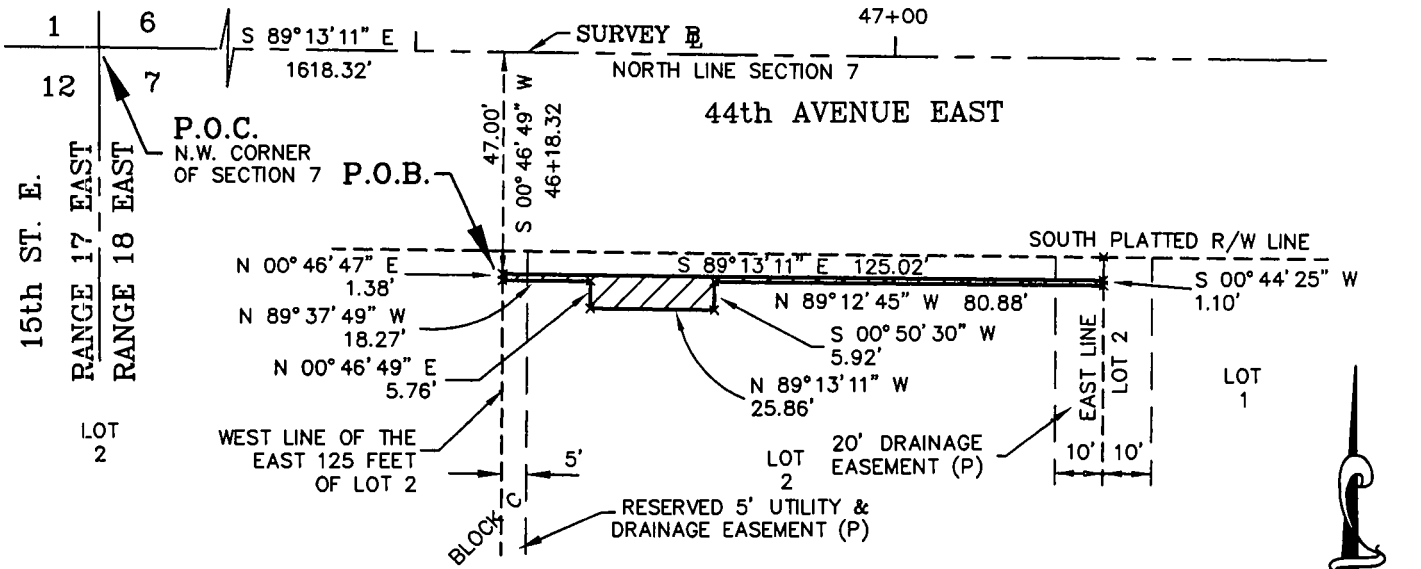
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 478-3747

DESCRIPTION

A PORTION OF LOT 2, BLOCK C, MANASOTA INDUSTRIAL PARK, PHASE "A", A SUBDIVISION IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 119 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 89°13'11" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1618.32 FEET; THENCE S 00°46'49" W, A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°13'11" E, A DISTANCE OF 125.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE S 00°44'25" W, ALONG SAID EAST LINE, A DISTANCE OF 1.10 FEET; THENCE N 89°12'45" W, A DISTANCE OF 80.88 FEET; THENCE S 0°50'30" W, A DISTANCE OF 5.92 FEET; THENCE N 89°13'11" W, A DISTANCE OF 25.86 FEET; THENCE N 00°46'49" E, A DISTANCE OF 5.76 FEET; THENCE N 89°37'49" W, A DISTANCE OF 18.27 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 2; THENCE N 00°46'47" E, ALONG SAID WEST LINE, A DISTANCE OF 1.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 294 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
- (P) PLAT
- ST. STREET
- No. NUMBER
- Ⓡ BASELINE
- SITE

PARCEL 746
 294 SQUARE FEET
 PARCEL ID 1619600370

MANASOTA INDUSTRIAL PARK
 PHASE A, A SUBDIVISION
 PLAT BOOK 22, PAGE 119

SCALE 1" = 40'

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
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PARCEL # 746
TEMPORARY CONSTRUCTION EASEMENT
44th AVENUE EAST
 LOCATED IN
SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 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: 04/18/11

TEMPORARY
CONSTRUCTION EASEMENT
PARCEL # 746
3 YEAR TERM LIMIT



ZNS ENGINEERING

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

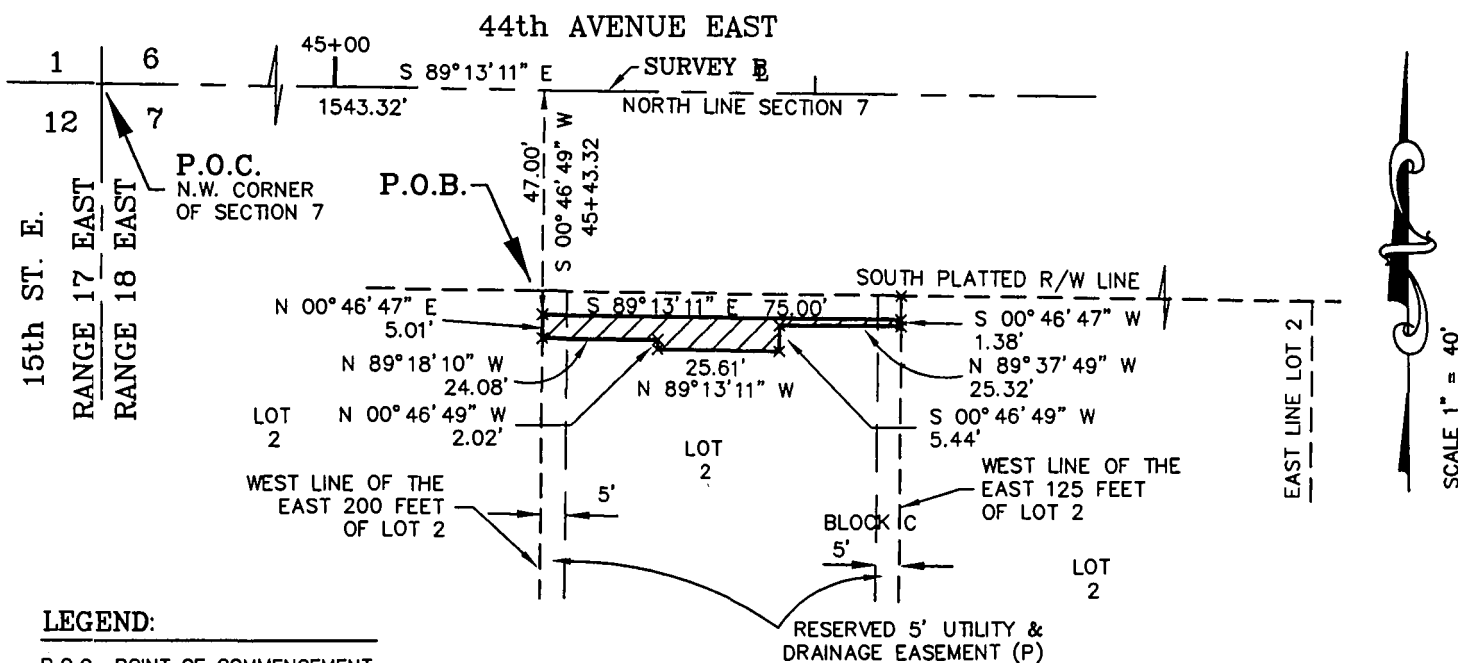
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DESCRIPTION

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CONTAINING 337 SQUARE FEET, MORE OR LESS.



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ST. STREET
- ID IDENTIFICATION
- (P) PLAT
- No. NUMBER
- Ⓜ BASELINE
- SITE

PARCEL 747
 337 SQUARE FEET
 PARCEL ID 1619600362

MANASOTA INDUSTRIAL PARK
 PHASE A, A SUBDIVISION
 PLAT BOOK 22, PAGE 119

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND AND BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
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PARCEL # 747 TEMPORARY CONSTRUCTION EASEMENT 44th AVENUE EAST LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 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, § 950, FLORIDA ADMINISTRATIVE CODE.

BY: OF
 JAMES N. GATCH JR., P.S.M.
 FLORIDA CERTIFICATE NO. LS. 4295
 DATE OF CERTIFICATION: 04/18/11

**TEMPORARY
 CONSTRUCTION EASEMENT
 PARCEL # 747
 3 YEAR TERM LIMIT**

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

RECEIPT
#5 of #5

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AR PAYOR: AR700013 GOMC BK 2399 PG 1825 through BK 2399 PG 1837
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 002972075
Receipt: 450023297 11/22/11 12:28PM By: KM

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: \$135.00

Receipt#
450023293 thru 450023297

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 #319-6001060
PARCEL # 146/147
ID # 1619600370 & 1619600362



-----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 William W. Henning, of Aer-Flo Canvas Products, Inc. whose mailing address is: 4455 18th Street E., Bradenton, FL 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 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:

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.

ACCEPTED IN OPEN SESSION 11/2/11
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

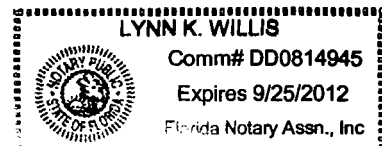
(Corporate Seal)

Aer-Flo Canvas Products, Inc.

By: William W. Henning
President
WILLIAM W. HENNING
Printed Name

SWORN to (or affirmed) and subscribed before me this 26th day of October, 2011, by William W. Henning (name and title of agent) of Aer-Flo Canvas Products, Inc. on behalf of the corporation, who is personally known to me or has produced Drivers Lic. as identification.

Lynn K. Willis
NOTARY PUBLIC Signature
Printed Name





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

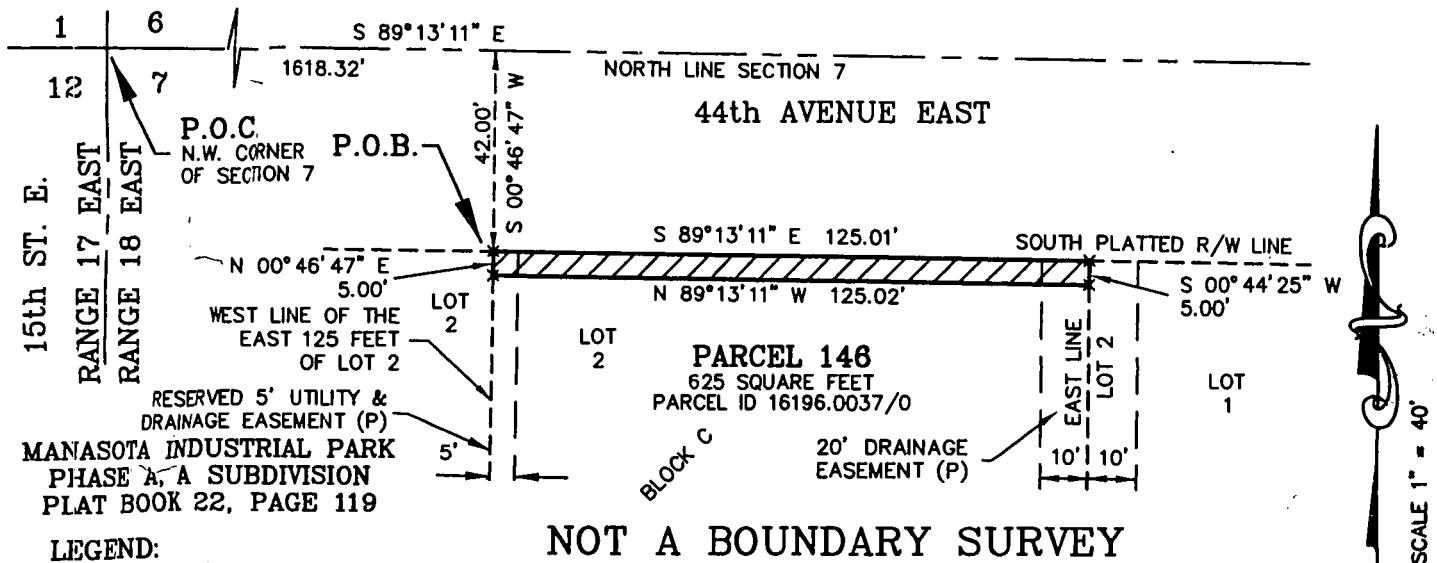
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 478-3747

DESCRIPTION

A PORTION OF LOT 2, BLOCK C, MANASOTA INDUSTRIAL PARK, PHASE "A", A SUBDIVISION IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGE 119 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE S 89°13'11" E, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1618.32 FEET; THENCE S 00°46'47" W, A DISTANCE OF 42.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 44th AVENUE EAST AND THE POINT OF BEGINNING; THENCE S 89°13'11" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 125.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE S 00°44'25" W, ALONG SAID EAST LINE, A DISTANCE OF 5.00 FEET; THENCE N 89°13'11" W, A DISTANCE OF 125.02 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 125 FEET OF SAID LOT 2; THENCE N 00°46'47" E, ALONG SAID WEST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 625 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
- (P) PLAT
- ST. STREET
- No. NUMBER
- SITE

NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
PARCEL No. 146
RIGHT OF WAY
44th AVENUE EAST
 LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND ARE 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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BY:
 JAMES N. GATCH JR., P.S.M.
 FLORIDA CERTIFICATE No. LS 4295
 DATE OF CERTIFICATION : 10/26/09



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 EB 0027476 LS 0006982 LC 0000365

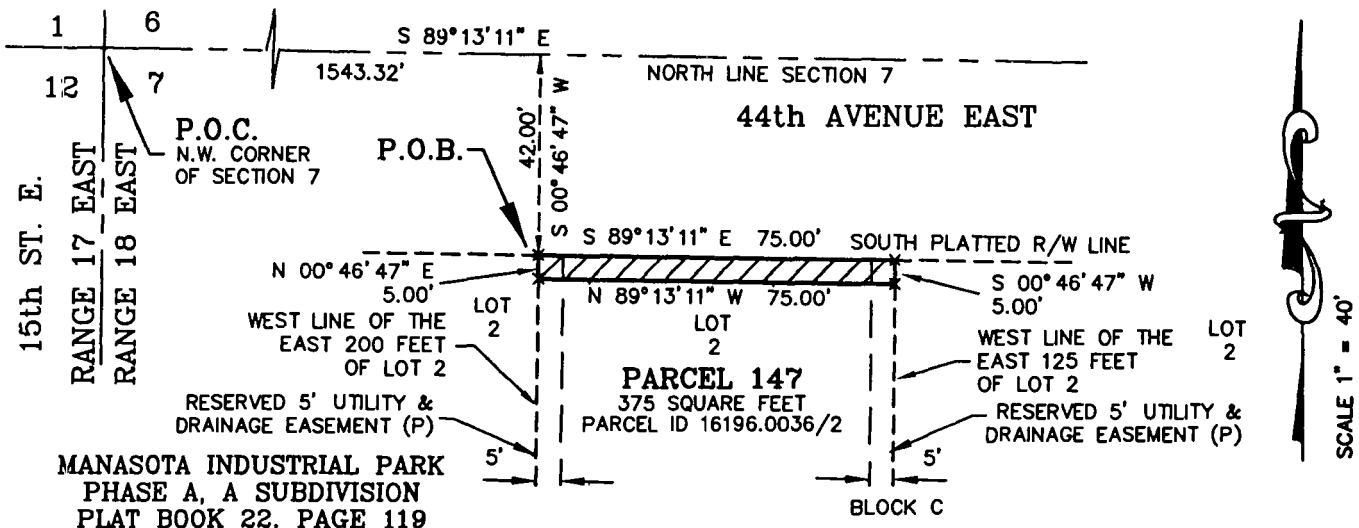
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 BRADENTON, FLORIDA 34206
 (941) 748-8080
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CONTAINING 375 SQUARE FEET, MORE OR LESS.



LEGEND:

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- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ST. STREET
- ID IDENTIFICATION
- (P) PLAT
- No. NUMBER
- SITE

NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
PARCEL No. 147
RIGHT OF WAY
44th AVENUE EAST
 LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND AND BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
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BY:
 JAMES N. GATCH JR., P.S.M.
 FLORIDA CERTIFICATE No. LS 4295
 DATE OF CERTIFICATION : 11/02/09

SCALE 1" = 40'

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

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RECEIPT
#1 of #5

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AR PAYOR: AR700013 GOMC Book# Page#
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By: KM

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RECEIPT TOTAL: \$27.00
GRAND TOTAL:

Receipt#
thru

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 #319-6001060
PARCEL #146, 147
ID # 1619600370 & 1619600362



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

PARTIAL RELEASE

WHEREAS, THE BANK OF COMMERCE ("ENCUMBRANCER"), whose mailing address is 1858 Ringling Blvd., Sarasota, FL 34236, is the holder of certain rights and interest in the real property described herein or attached hereto as Exhibit "A" (the "Property"), as well as other real property by virtue of a Mortgage (the "Instrument"), dated the 18th day of April, 2007, and recorded in Official Records Book 2198, Page 5895, of the Public Records of Manatee County, Florida; and

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

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

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

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

IN WITNESS WHEREOF, the Encumbrancer has caused this Partial Release to be duly executed this the 29th day of September, 2011.

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

ACCEPTED IN OPEN SESSION 11/21/11
BOARD OF COUNTY COMMISSIONERS, MANATEE COU

THE BANK OF COMMERCE

Tina Cooper
Witness Signature

Tina Cooper
Printed Name

Amy C. Hunt
Witness Signature

Amy C. Hunt
Printed Name

(Signature of two witnesses or secretary required by law)

BY: [Signature]
President Signature

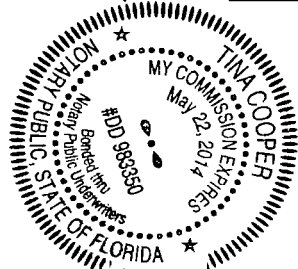
Printed Name

ATTEST: [Signature]
Secretary Signature

DAVID S. DILLON SVP CFO
Printed Name

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 29th day of September, 2011, by Jeffrey A. Burke SVP (name and title of agent) Of **THE BANK OF COMMERCE**, a FL (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me or has produced 1 as identification.



Tina Cooper
NOTARY PUBLIC Signature

Tina Cooper
Printed Name



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 EB 0027478 LS 0006982 LC 0000365

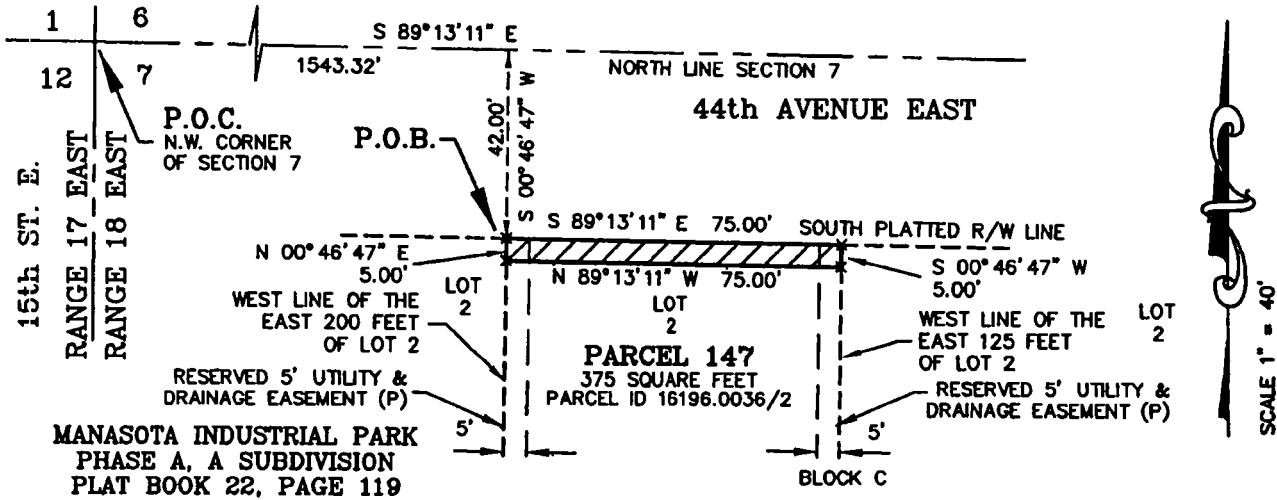
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LEGEND:

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- R/W RIGHT OF WAY
- ST. STREET
- ID IDENTIFICATION
- (P) PLAT
- No. NUMBER
- SITE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH**

OF
**PARCEL No. 147
 RIGHT OF WAY
 44th AVENUE EAST
 LOCATED IN**

**SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA**

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°13'11" E, AND ALSO BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 DERIVED FROM MANATEE COUNTY GIS CONTROL SURVEY (1988) MONUMENTATION.
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BY:
 JAMES N. GATCH, P.S.M.
 FLORIDA CERTIFICATE No. LS 4295
 DATE OF CERTIFICATION : 11/02/09



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ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
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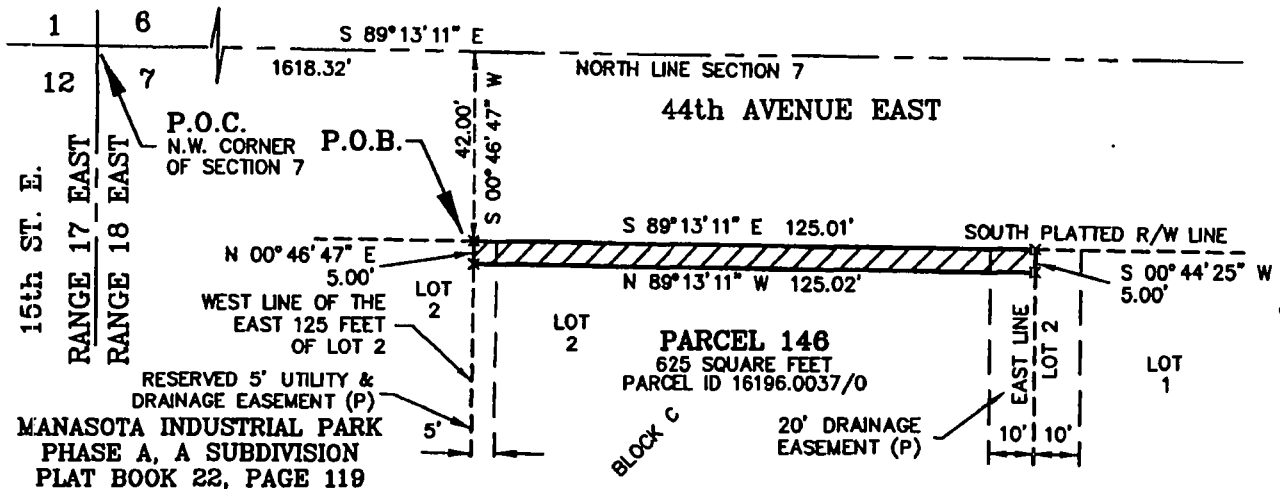
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NOT A BOUNDARY SURVEY DESCRIPTION SKETCH

OF
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RIGHT OF WAY
44th AVENUE EAST
 LOCATED IN

SECTION 7, TOWNSHIP 35 SOUTH, RANGE 18 EAST
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 FLORIDA CERTIFICATE No. LS 4295
 DATE OF CERTIFICATION: 10/26/09

Clerk of the Circuit Court - Manatee County
R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
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Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206

PROJECT #319-6001060
PARCEL #746, 747
ID # 1619600370 & 1619600362



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

JOINDER

WHEREAS, THE BANK OF COMMERCE ("ENCUMBRANCER"), whose mailing address is 1858 Ringling Blvd., Sarasota, FL 34236, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the 18th day of April, 2007, and recorded in Official Records Book 2798, Page 5895, of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

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

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

IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 31 day of October, 2011.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

THE BANK OF COMMERCE

Tina Cooper
Witness Signature
Tina Cooper
Printed Name

BY [Signature]
President Signature
Jeffrey A. Burkee
Printed Name

Kerry Cheesman
Witness Signature
Kerry Cheesman
Printed Name

ATTEST: _____
Secretary Signature

Printed Name

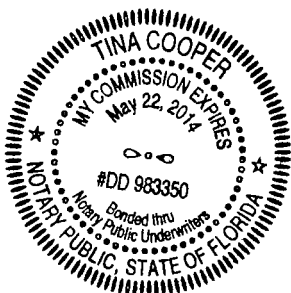
(Signature of two witnesses or secretary required by law)

ACCEPTED IN OPEN SESSION 11/21/11
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 31st day of October, 2011, by Jeffrey A. Burkee SVP (name and title of agent) of THE BANK OF COMMERCE (name of corporation acknowledging), a SVP (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

Tina Cooper
NOTARY PUBLIC Signature
Tina Cooper
Printed Name



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

RECEIPT
#2 of #5

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: NOT CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 450023294 11/22/11 12:28PM

By: KM

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:

Receipt#
thru

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

44th Avenue East
12th Street East to 19th Street Court East
44th Avenue East
ID#1619600370 & 1619600362
Section 7, Township 35 S, Range 18 E
Commissioner: Robin DiSabatino

Parcel #146 & 147
Aer Flo Canvas
Products Inc.



18th St E

44th Ave E