

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	Plantation Village Co-Op, Inc. Master Meter Improvements Utility Easement	TYPE AGENDA ITEM	Consent
DATE REQUESTED	November 21, 2011	DATE SUBMITTED/REVISED	November 8, 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>cll</i>
CONTACT PERSON TELEPHONE/ EXTENSION	Lynn Willis, Real Property Specialist Extension 6287	PRESENTER/TITLE TELEPHONE/ EXTENSION	Joaquin Servia, Division Manager Property Acquisition/Extension 3021 <i>[Signature]</i>
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED
<p>Acceptance of, authorization to record a Utility Easement from Plantation Village Co-Op, Inc.</p> <p>Authorization to record Affidavit of Ownership and Encumbrances from Plantation Village Co-Op, Inc.</p> <p>Authorization to record Joinder from BankAtlantic.</p>

ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy
Comp Plan - Policy 11.5.3 Addresses wellfields and alternate emergency sources for potable water.

BACKGROUND/DISCUSSION
<ul style="list-style-type: none"> • A Utility Easement has been dedicated to upgrade existing master meter improvements located at 211 63rd Avenue West, Bradenton. • The conveyance documents are hereby presented to the BCC for acceptance and recording.

COUNTY ATTORNEY REVIEW		APPROVED IN OPEN SESSION
Check appropriate box		NOV 21 2011
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA
<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) Utility Easement 2) Affidavit of Ownership 3) Joinder 4) 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>mmr 2/13/11</i>	
COST:	\$81.00 (recording fees)	SOURCE (ACCT # & NAME):	402-019606/5002500- Replacement of Water Meters 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

ID #4833200001

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

UTILITY EASEMENT

THIS INDENTURE, made this 8th day of Sept., 2011, between PLANTATION VILLAGE CO-OP, INC., whose mailing address is 211 W. 63RD AVE., BRADENTON, FLORIDA 34207, 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 non-exclusive access easement for ingress, egress, construction, installation, maintenance, and operation of public utility facilities** 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 nonexclusive utility 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, the 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 above written.

Signed, sealed, and delivered in the presence of:

(CORPORATE SEAL)

PLANTATION VILLAGE CO-OP, INC.

Clayde Murphy
Witness Signature
Clayde Murphy
Printed Name

BY: Step J. Wynn
CEO/President Signature
Step J. Wynn
Printed Name

Witness Signature

Printed Name

ATTEST: Ronald H. Case
Secretary Signature
Ronald H. Case
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

NOTARY PUBLIC
COUNTY COMMISSIONERS, MANATEE COUNTY
11/21/11

The foregoing instrument was acknowledged before me this 8th day of Sept., 2010, by Step J. Wynn, of Vice President, Plantation Village Co-Op Inc. on behalf of the corporation, who is personally known to me or has produced CO-OP INC identification.

LINDA PAUL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE002913
Expires 6/21/2014

Linda Paul
NOTARY PUBLIC Signature
Linda Paul
Printed Name



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

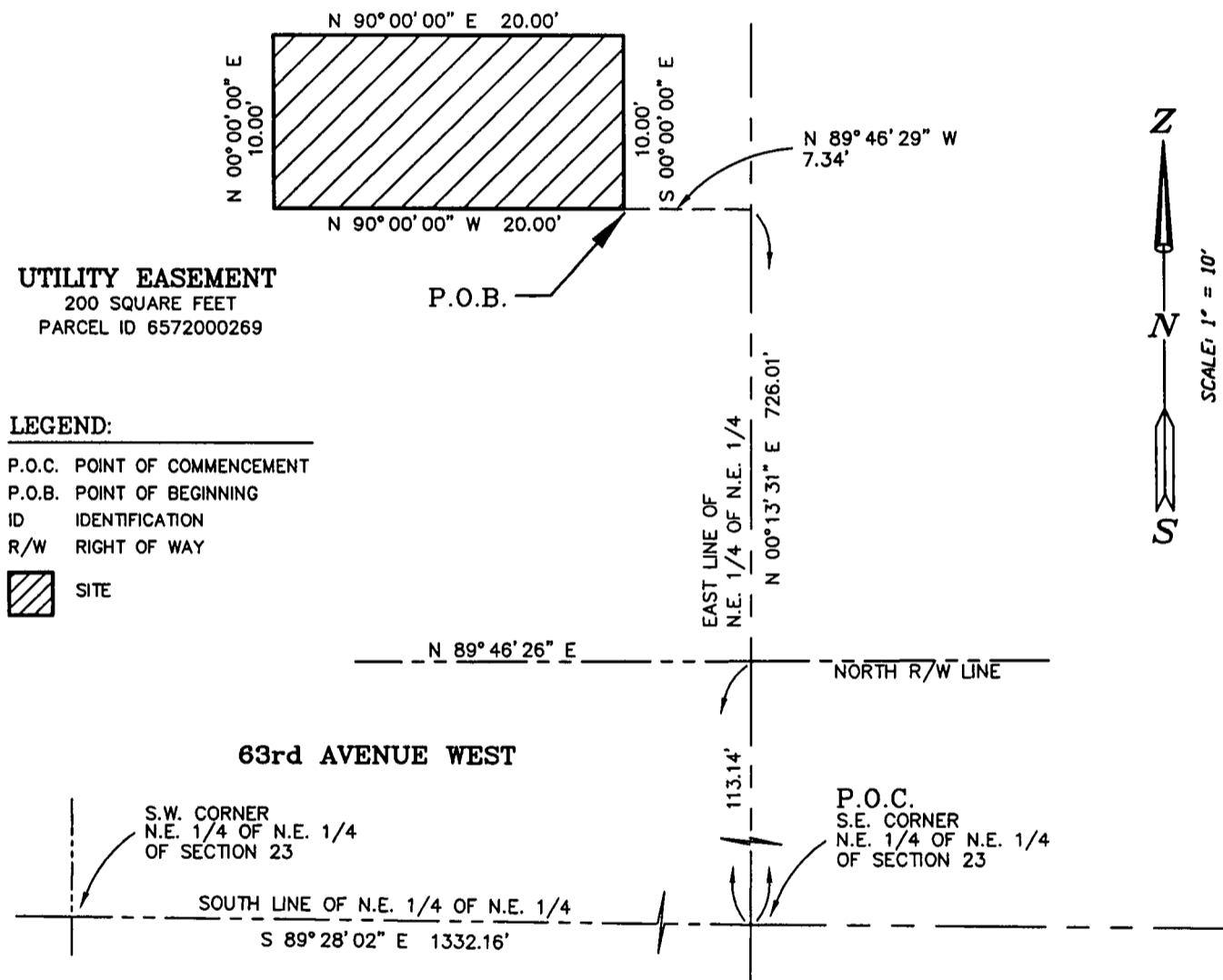
201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 23; THENCE N 00°13'31" E, ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 726.01 FEET; THENCE N 89°46'29" W, A DISTANCE OF 7.34 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" W, A DISTANCE OF 20.00 FEET; THENCE N 00°00'00" E, A DISTANCE OF 10.00 FEET; THENCE N 90°00'00" E, A DISTANCE OF 20.00 FEET; THENCE S 00°00'00" E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET, MORE OR LESS.



UTILITY EASEMENT
 200 SQUARE FEET
 PARCEL ID 6572000269

LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ID IDENTIFICATION
- R/W RIGHT OF WAY
- SITE

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF N.E. 1/4 OF N.E. 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°28'02" E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

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PERMANENT UTILITY EASEMENT PLANTATION VILLAGE

LOCATED IN

SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

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

BY:
 JAMES N. GATCH, JR., P.S.M.
 FLORIDA CERTIFICATE NO.: LS 4295
 DATE OF CERTIFICATION: 05/17/11

**PERMANENT UTILITY
 EASEMENT
 PLANTATION VILLAGE**
 PROJECT No. 401.0019608/5002500

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

RECEIPT
#1 of #1

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001.133000

AR PAYOR: AR700013 GOMC Book# 2400 Page# 277
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002974166
Receipt: 465012488 12/01/11 10:14AM By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
465012488 thru 465012488

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

PROJECT #402-019606
Sun Plaza W. Master Meter
ID # N/A



-----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 Skip J. Waymire, of PLANTATION VILLAGE CO-OP, INC., whose mailing address is 211 W. 63RD AVE., BRADENTON, FLORIDA 34207, 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").

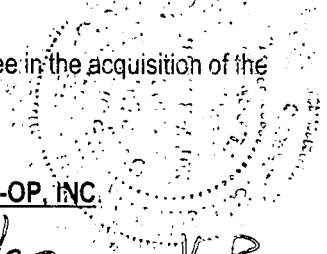
3. To the best of my knowledge, the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

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.

(Corporate Seal)



PLANTATION VILLAGE CO-OP, INC.

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

By: Skip J. Waymire V.P.
President
Skip J. Waymire
Printed Name

Skip J. Waymire **SWORN** to (or affirmed) and subscribed before me this 8th day of Sept., 2011, by Skip J. Waymire (name and title of agent) of **PLANTATION VILLAGE CO-OP, INC.** on behalf of the corporation who is personally known to me or has produced _____ as identification.



LINDA PAUL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE002913
Expires 6/21/2014

Linda Paul
NOTARY PUBLIC Signature
Linda Paul
Printed Name

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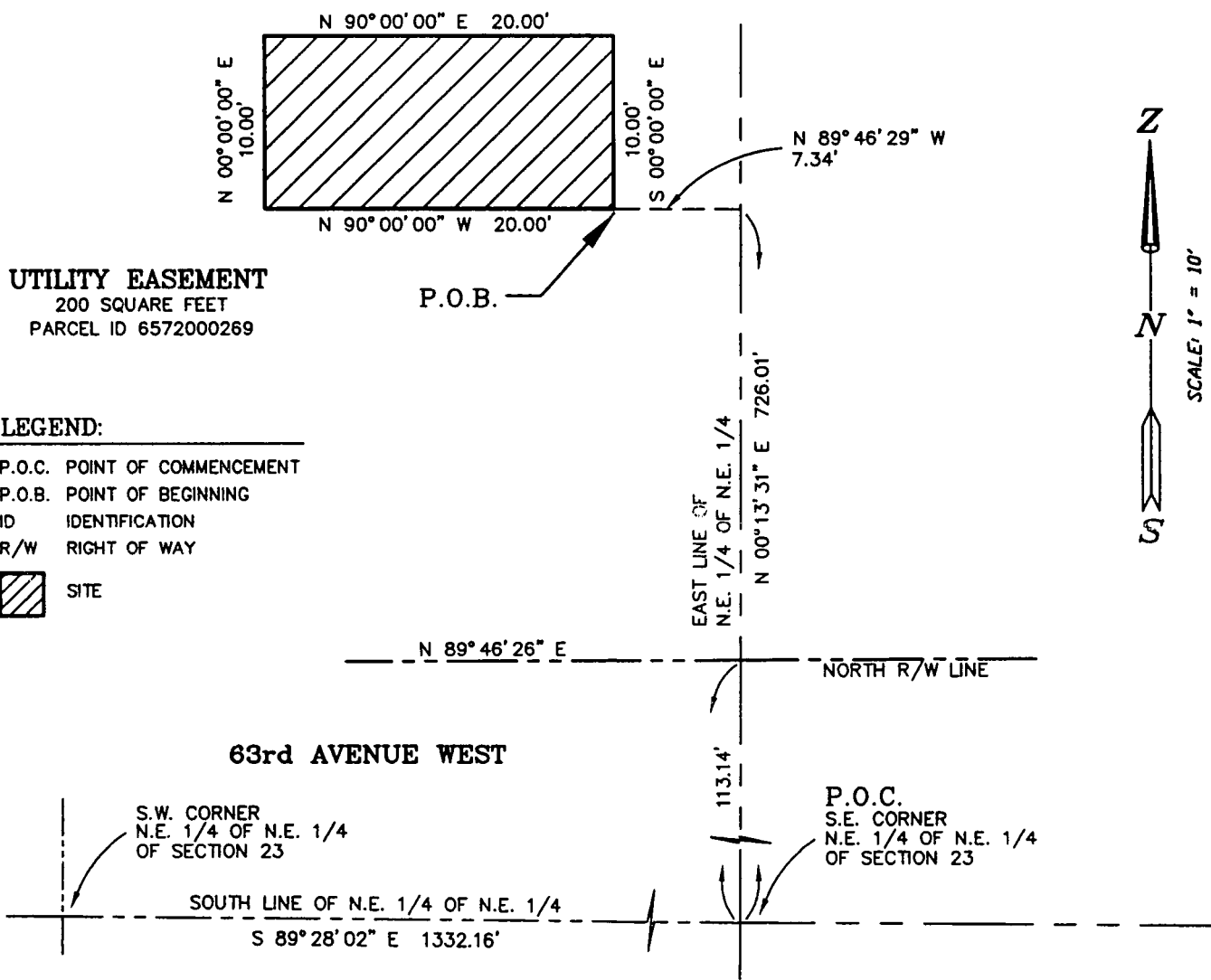
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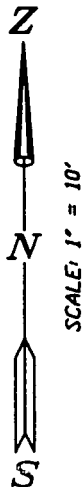
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UTILITY EASEMENT
 200 SQUARE FEET
 PARCEL ID 6572000269

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PERMANENT UTILITY EASEMENT PLANTATION VILLAGE

LOCATED IN
**SECTION 23, TOWNSHIP 35 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA**

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BY:
 JAMES N. GATCH, JR., P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION : 05/17/11

**PERMANENT UTILITY
 EASEMENT
 PLANTATION VILLAGE**
 PROJECT No. 401.0019608/5002500

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MAN CO PROJECT MGT
ATTN: MAGGIE

RECEIPT
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DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002974164
Receipt: 465012486 12/01/11 10:12AM By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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GRAND TOTAL: \$18.50

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



Plantation Master Meter Improvements
PROJECT# 402-5124680
ID # 17672206905

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JOINDER

WHEREAS, BANKATLANTIC whose mailing address is 2100 WEST CYPRESS CREEK ROAD FT. LAUDERDALE FL 33309, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain Mortgage dated the 1st day of August 2005, and recorded in Official Records Book 2045, Page 2798, 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 Utility Easement (executed by Plantation Village Co-Op, Inc., on September 8th, 2011, to be recorded upon acceptance by Manatee County) 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 3 day of November, 2011.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Janice Daniels
Printed Name

BANKATLANTIC
BY: [Signature]
Signature of Authorized Officer
William J. Horton
Printed Name

[Signature]
Witness Signature
Sheila R. Cypke
Printed Name

ATTEST: [Signature]
Secretary Signature

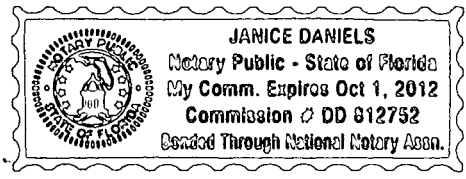
(Signature of two witnesses or secretary required by law)

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

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 3 day of November 2011 by William Horton (name and title of agent) on behalf of **BANKATLANTIC**, who is personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC Signature
Janice Daniels
Printed Name



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

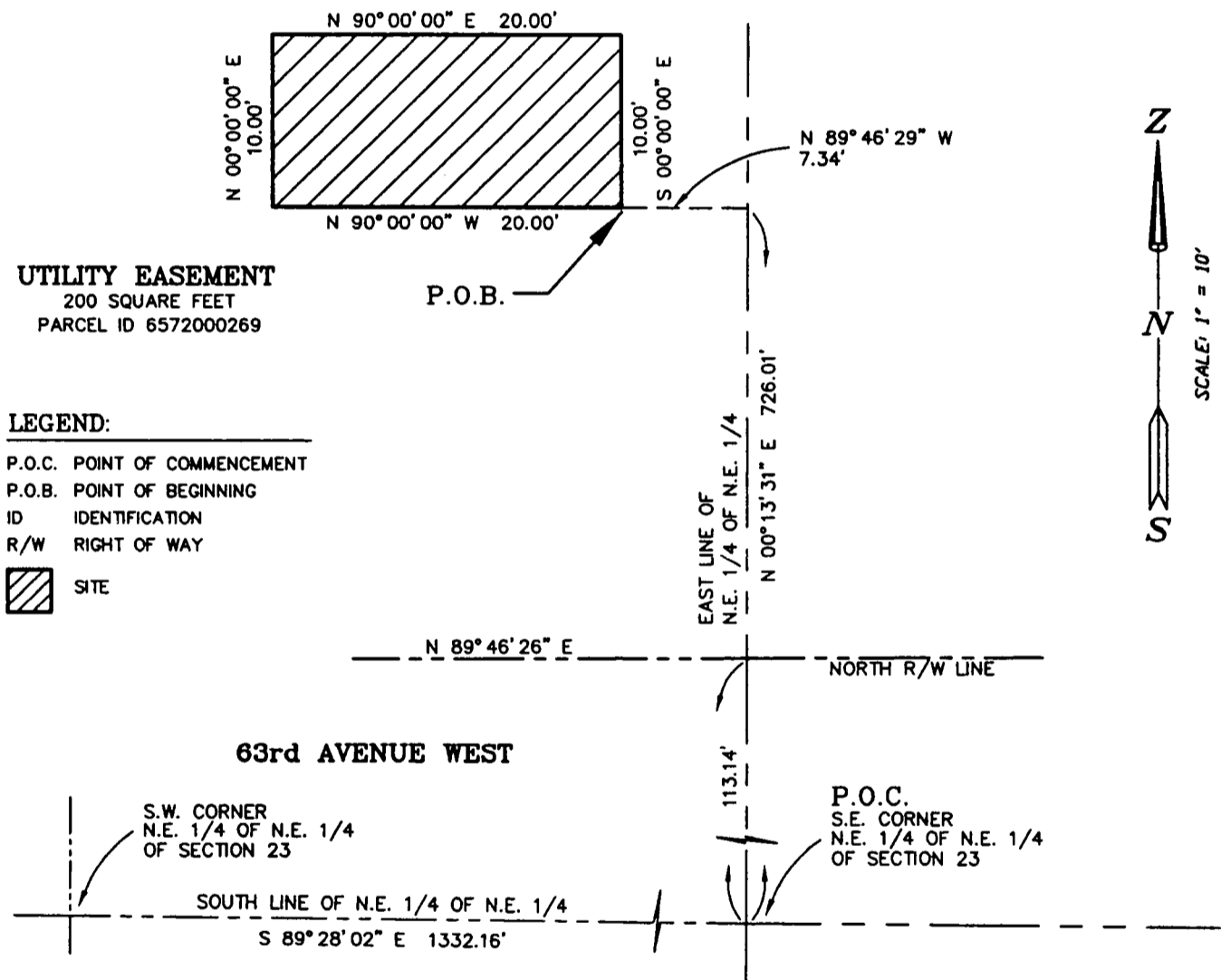
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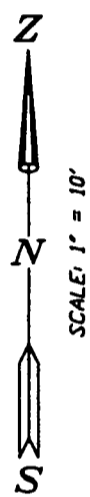
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UTILITY EASEMENT
 200 SQUARE FEET
 PARCEL ID 6572000269

LEGEND:

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BY: James N. Gatch, Jr.
 JAMES N. GATCH, JR., P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION : 05/17/11

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PROJECT No. 401.0019608/5002500

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ATTN: MAGGIE

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001.133000

AR PAYOR: AR700013 GOMC Book# 2400 Page# 275
DOC TYPE: NOT CALC AMOUNT: \$0.00
PAGES: 2 FILE# 002974165
Receipt: 465012487 12/01/11 10:13AM By: HHOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$18.50

Receipt#
465012487 thru 465012487

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

RECEIPT
#1 of #1

FL

001.133000

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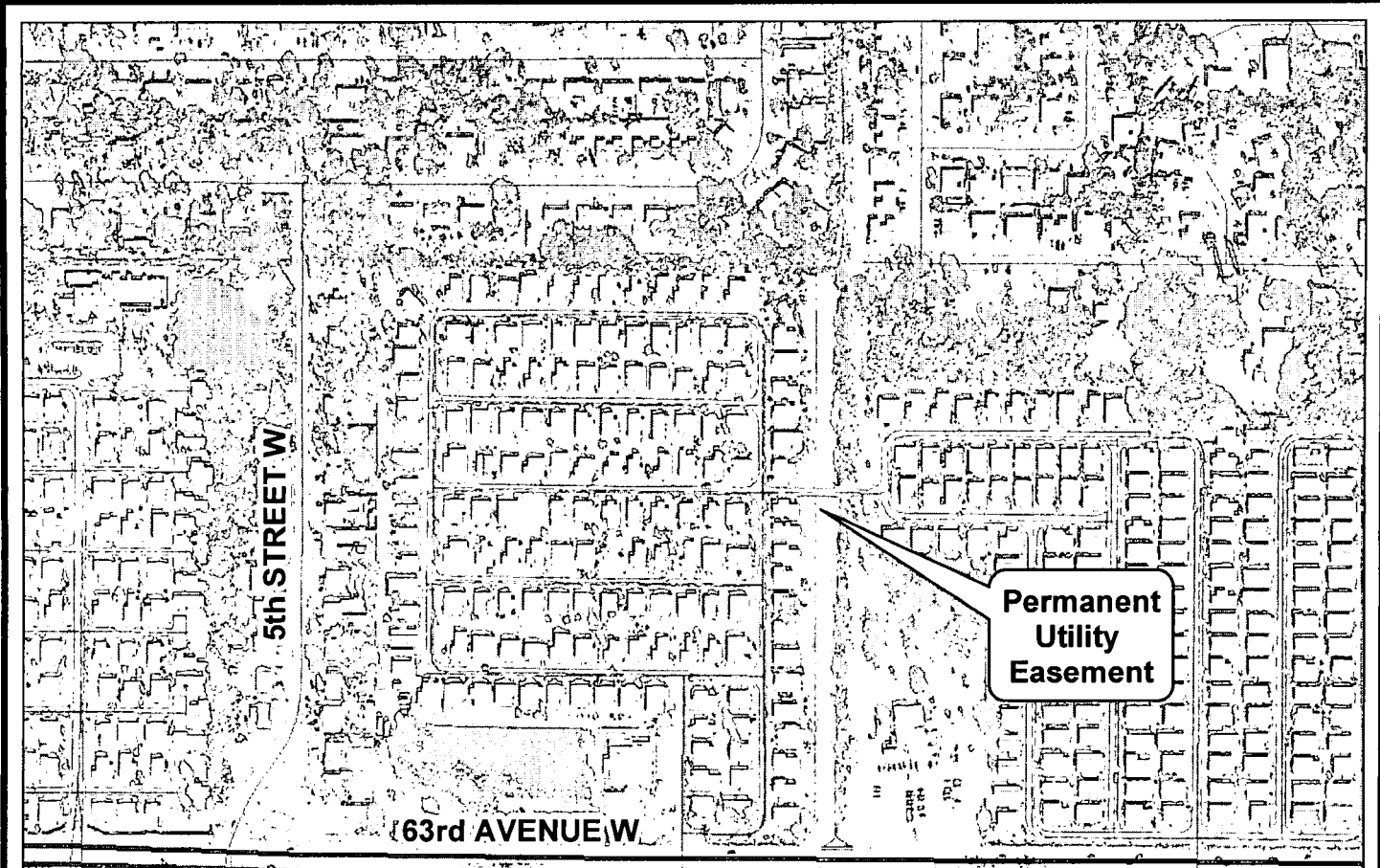
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**Permanent
Utility
Easement**

PLANTATION VILLAGE

**Site Location:
North of 63rd Avenue West
East of 6th Street West**

Section, 23/35/17

**District 4
COMMISSIONER ROBIN DISABATINO**

Legend: Permanent Utility Easement

1 inch equals 400 feet

Projection: State Plane Florida West (U.S. Feet)
 Coordinate System: Transverse Mercator
 Datum: North American 1983
 Prime Meridian: 85° 15' 00" W
 False Northing: 0 000000
 Central Meridian: -82 000000
 Scale Factor: 0.999941
 Latitude of Origin: 24 333333