

ITEM DEFERRED

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - March 26, 2013

March 26, 2013 - Regular Meeting
Agenda Item #32

Subject

Acquisition of property purchase, Stephen R. Olmsted, Parcel 120, 44th Avenue East (30th Street East to 45th Street East) Road Right of Way Improvement Project

Briefings

None

Contact and/or Presenter Information

Lynn Willis, Property Management, x 6287
Joaquin Servia, Division Manager, Property Acquisition, x 3021

Action Requested

Authorization for Chairman to execute Contract for Sale and Purchase for a Warranty Deed from Stephen R. Olmsted, for the 44th Avenue East (30th Street East to 45th Street East) Road Right of Way Improvement Project in the amount of \$83,600.

Enabling/Regulating Authority

Section 125 seq., Florida Statutes, County Government

Background Discussion

- The original 44th Avenue East Road Right of Way Improvement Project was approved in the FY 1994/1995 CIP on February 25, 1994, and reapproved in FY 2009/2010 CIP on September 15, 2009, Resolution R-09-219.
- Parcel 120 is improved with a single family residence located at 4311 45th Street East. The project required a partial take of 11,558 square feet.
- On September 28, 2012, Appraiser Shawn Wilson, MAI, of Compass Real Estate Consulting, Inc., determined the value of the area for acquisition at: \$8,700 for land, \$22,900 for improvements that include \$2,100 for trees and \$20,750 for 50% contributory value of house and site improvements, \$11,000 for cost to cure to demolish remnant of home and foundation, backfill, sod, and remove septic/drainfield, and shed, and \$21,000 for severance damages as a result of the acquisition. The loss in value caused by the taking, but not attributable to the part taken, represents severance damages to the remainder. Total appraised value of the parcel is \$63,600.
- The owner's attorney has made counter offer of \$100,000 plus statutory fees and costs. Negotiations have resulted in a settlement of \$83,600 inclusive of all attorney and expert fees and costs; and eliminates additional costs for litigation fees, or expert fees associated with this agreement. Please refer to the attached backup justification for more detail.
- The contract for Sale and Purchase for a Warranty Deed is hereby submitted to the BCC for execution in the amount of \$83,600.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return a copy of executed contract to Lynn Willis, Property Acquisition, Property Management Department, with a copy to Christy Cultrera in Finance

Cost and Funds Source Account Number and Name

335-6071160, 44TH Avenue East (30th Street East to 45th Street East) Road Right of Way Improvement Project

Amount and Frequency of Recurring Costs

\$83,600

Attachment: [contract olmstead 120.pdf](#)

Attachment: [backup justification olmstead 120.pdf](#)

Attachment: [44th Ave E 30th-45th St Loc Map.pdf](#)

**CONTRACT FOR PURCHASE
FOR A WARRANTY DEED**

THIS AGREEMENT, entered into by and between **STEPHEN R. OLMSTED**, a single man, whose mailing address is 4311 45th Street East, Bradenton, FL 34208-6944, as owner of the following described property, hereinafter "Seller", and the **COUNTY OF MANATEE**, a political subdivision of the State of Florida, with its principal offices located in the Manatee County Government Administration Center, 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter "Buyer":

W I T N E S S E T H:

That in consideration of the mutual covenants herein contained and other good and valuable consideration, the parties hereto agree that the Seller shall sell and the Buyer shall buy, upon the following terms and conditions, the following described real property which is located in the County of Manatee, State of Florida:

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

It is further agreed by and between the parties as follows:

1. The **PURCHASE PRICE** shall be **Eighty Three Thousand Six Hundred and no/100 \$83,600.00**. The full amount of the purchase price, subject to adjustment upon closing as hereinafter provided, shall be paid at the time of closing this transaction, same being the time at which Seller shall deliver to the Buyer a **Warranty Deed** as required by this contract.
2. **TITLE EVIDENCE**: Due to the nature of this conveyance, Seller will not be required to furnish an Abstract of Title or Title Insurance. Buyer may conduct whatever title search Buyer deems necessary. Prior to or during closing, Seller shall deliver to Buyer an Affidavit of Ownership and Encumbrances. If Buyer notifies Seller of existing title defects other than those to which the conveyance is to be made subject by the terms of this Agreement and other than those for which recordable discharges are, in accordance with local custom, to be furnished at the closing, then Seller shall promptly make a diligent effort to perfect the title to the extent called for by this Agreement.
3. **RECORDING**: Buyer shall pay for the cost of recording the deed.
4. **PURCHASE**: This purchase is made under threat of and in lieu of eminent domain proceedings.
5. **TAXES**: Seller shall, in accordance with the statutory requirements set forth 196.295, Florida Statutes, deposit in escrow with the County Tax Collector an amount equal to the current year's prorated to the date of closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the land owned by Seller.
6. **CLOSING**: This transaction shall be closed on or before _____. Closing shall be held in the county where property is located, at the following location 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205 or other location agreeable to both parties.
7. **MORTGAGES, LIENS AND OTHER ENCUMBRANCES**: Seller shall furnish to Buyer at the time of closing, releases or satisfaction of any mortgages, liens or other encumbrances, including but not limited to any leasehold interest affecting Seller's clear title to the real or personal property to be purchased.
8. **BROKER'S FEE**: Buyer will pay no commission to any broker in connection with the purchase of the above-described property, and Seller warrants that it has assumed no obligation to pay any such commission in connection therewith.

Contract for Purchase for a
Warranty Deed continued:

9. **WARRANTY DEED:** Seller shall deliver to the Buyer a good, sufficient and properly recordable Warranty Deed conveying to Buyer marketable title to the above-described property, in fee simple, free and clear of all encumbrances and subject only to any restrictive covenants, reservations, building lines or setbacks, and easements of record, and any County zoning restrictions or regulations in effect.

10. **SPECIAL PROVISIONS:**

The above quoted purchase price is a negotiated figure representing a litigation avoidance settlement which eliminates additional costs for litigation, including fees for attorneys, property appraisers, land planners, engineers and surveyors.

The County will be responsible for the demolition of the remainder of the home and foundation, removal of the septic/drainfield and will backfill and resod and the Seller will grant a Right of Entry Agreement to allow the County legal access and permission to perform said work.

The property owner will be granted rent free extended possession for a term not to exceed six (6) months from the date of closing.

The property owner will be granted permission to take any appliances or fixtures from inside the home that he may so desire, excluding windows and doors.

This Contract for Purchase is full payment for the property herein taken, inclusive of statutory interest, all claims related to real estate and all damages of any nature, inclusive of any and all attorney fees and costs, subject to any claims of appointment, if any, and subject to the payment of the Tax Collector of Manatee County for pro-rata taxes due, if any.

The full amount of the purchase shall be paid to Moore Bowman and Rix, P. A. IOTA Account.

IN WITNESS WHEREOF, the parties hereto have executed this Contract for Purchase, this 25 day of February, 2013.

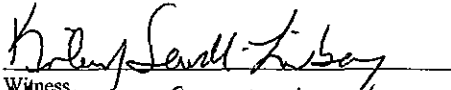
Signed, sealed and delivered
in the presence of:

SELLER:

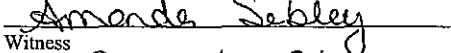
STEPHEN R. OLMSTED

 (SEAL)

Stephen R. Olmsted
Printed Name



Kimberly Sewell-Lindberg
Printed Name



Amanda Sibley
Printed Name

BUYER:

COUNTY OF MANATEE, FLORIDA,
by and through its BOARD OF
COUNTY COMMISSIONERS:

By: _____
Chairman

Date: _____

ATTEST: R. B. SHORE
Clerk of the Circuit Court

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

LEGAL DESCRIPTION AND SKETCH

Parcel 120

That part of Lot 48, Block 6 of Elwood Park subdivision, as recorded in Plat Book 2, Page 76, Public Records of Manatee County, Florida, being in Section 4, Township 35 South, Range 18 East more particularly described as follows:

Commence at the south quarter corner said Section 4, thence along the west line of the southeast quarter of said Section 4, N 00° 05' 08" E a distance of 21.45 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; thence along said survey base line, S 89° 31' 41" E a distance of 20.00 feet; thence departing said survey base line, N 00° 05' 08" E a distance of 3.55 feet to the southwest corner of said Lot 48 also being the POINT OF BEGINNING; thence along the west line of said Lot 48, N 00° 05' 08" E a distance of 85.81 feet; thence departing said west line, S 44° 31' 41" E a distance of 46.40 feet; thence S 89° 31' 16" E a distance of 175.41 feet; thence S 00° 05' 08" W a distance of 53.00 feet a point on the south line of said Lot 48; thence along the said south line, N 89° 31' 16" W a distance of 208.00 feet to the POINT OF BEGINNING.

Containing 11558 square feet, more or less.

This legal description and sketch prepared by:

GREGORY V. JONES DATE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER LS 6368

Note: Not Valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



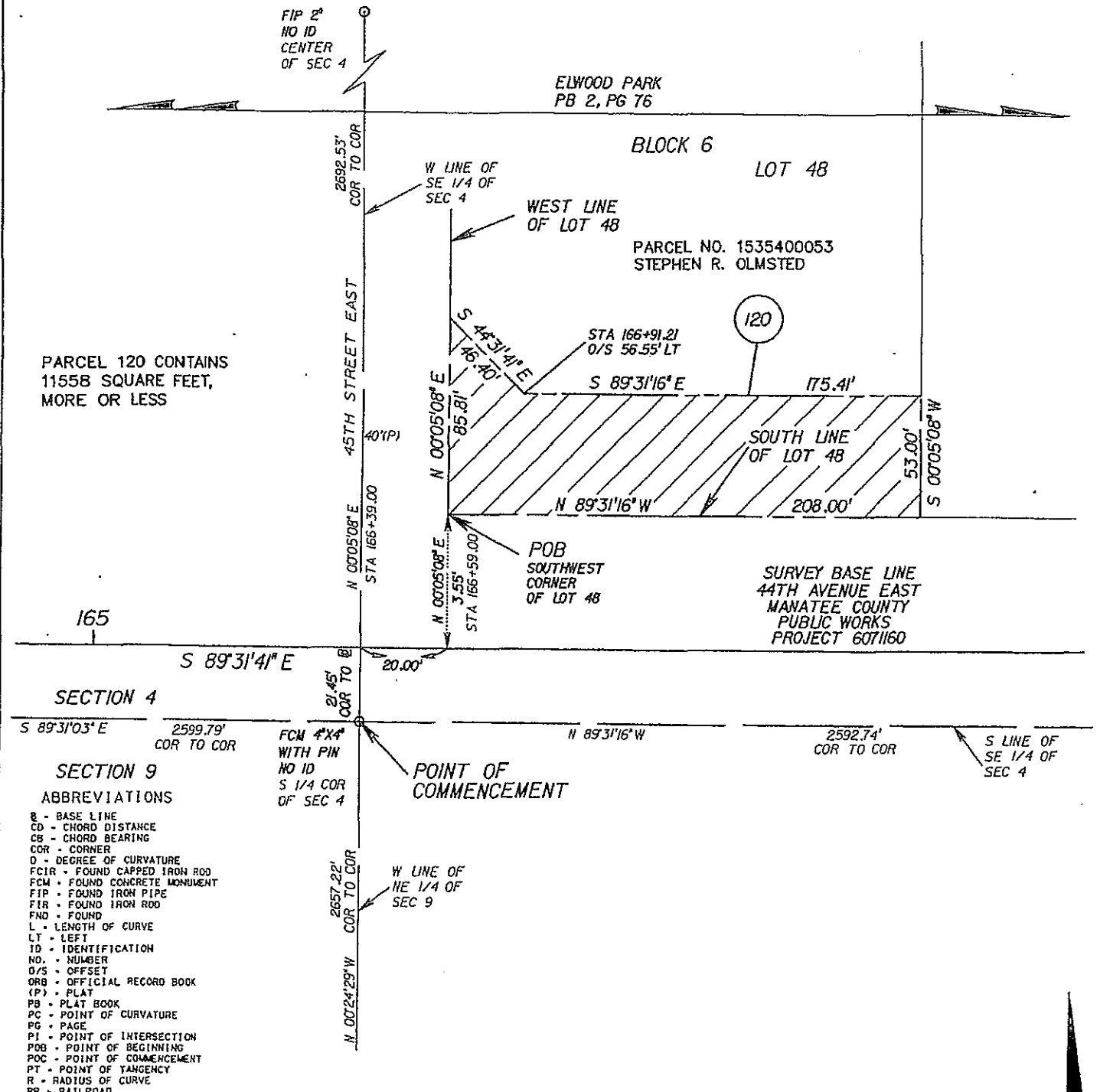
			 MANATEE COUNTY PUBLIC WORKS		PREPARED BY:  MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 6566	
PARCEL SKETCH - THIS IS NOT A SURVEY						
			BY	DATE	Parcel Number 120	
			DRAWN	G. JONES	6/08/10	
REVISION	BY	DATE	CHECKED	R ABERNATHY	4/28/12	Project Number: 6071160 44th Avenue East SHEET 1 OF 2

Exhibit "A"

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST



THE BEARINGS SHOWN ON THIS SKETCH ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 1999 ADJUSTMENT, AS ESTABLISHED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST BEING A FCIR 5/8" - "FDOT" AND A FOUND 80d NAIL WITH DISK "ILLEGIBLE" DERIVING A BEARING OF N 01°12'25" W.

NOT TO SCALE

			<p>MANATEE COUNTY PUBLIC WORKS</p>		<p>PREPARED BY:</p> <p>MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 6566</p>	
<p>PARCEL SKETCH - THIS IS NOT A SURVEY</p>						
			BY	DATE	<p>Parcel Number 120</p>	
			DRAWN	G. JONES		
REVISION	BY	DATE	CHECKED	R ABERNATHY	4/28/12	<p>Project Number: 6071160 44th Avenue East</p>
						SHEET 2 OF 2

COST AVOIDANCE ANALYSIS

COUNTY COSTS		County Appraisal Report		
- COUNTY Appraisal for DOD	\$7,000.00	÷	2	\$: 3,500.00
- COUNTY Survey	\$0.00			\$: 0.00
COUNTY Expert Witnesses		Hours	Rate	
- Appraiser		80	x \$190.00	\$: 15,200.00
- Engineer		40	x \$200.00	\$: 8,000.00
- Planner		0	x \$150.00	\$: 0.00
- Mediator		8	x \$225.00	\$: 1,800.00
- Fee Counsel		0	x \$190.00	\$: 0.00
Land and Improvements	<i>Owner's Counter</i>	<i>County Appraisal / Offer</i>		
Potential Jury Award	\$100,000.00	\$63,600.00	\$36,400.00 x 70.00%	\$: 25,480.00
Potential Jury Award Interest			\$25,480.00 x 9.00%	\$: 2,293.20
Court Costs (Days)		3	x \$1,000.00	\$: 3,000.00
Business Damages	<i>Owner's Report</i>	<i>County Report / Offer</i>		
Potential Jury Award	\$0.00	\$0.00	\$0.00 x 100.00%	\$: 0.00
Court Costs (Days) + \$100.00 Court Deposit Fee		0	x \$1,000.00	\$: 0.00
TOTAL COUNTY POTENTIAL COSTS				\$: 59,273.20
PROPERTY OWNER COSTS				
Owner's Potential Fees				
- Appraiser	\$10,000.00	x	125%	\$: 12,500.00
- Attorney (Statutory)	\$25,480.00	x	33.000%	\$: 8,408.40
- Engineer Report			\$5,000.00	\$: 5,000.00
- Planning Report			\$0.00	\$: 0.00
- CPA			\$0.00	\$: 0.00
Owner's Potential Expert Witness Fees		Hours	Rate	
- Appraiser		80	x \$235.00	\$: 18,800.00
- Engineer		40	x \$200.00	\$: 8,000.00
- Planner		0	x \$150.00	\$: 0.00
- CPA		0	x \$200.00	\$: 0.00
- Surveyor		0	x \$0.00	\$: 0.00
- Marketing		0	x \$0.00	\$: 0.00
- Arborist		0	x \$0.00	\$: 0.00
Depositions			\$3,000.00	\$: 3,000.00
Transcripts			\$2,000.00	\$: 2,000.00
Exhibits			\$2,500.00	\$: 2,500.00
TOTAL OF OWNER COSTS				\$: 60,208.40
TOTAL POTENTIAL COST OF COURT ACTION				\$: 119,481.60
Land and Improvements	<i>Agreement Amount</i>	<i>County Appraisal</i>		
Less Administrative Increase	\$83,600.00	-	\$63,600.00	\$20,000.00
Business Damages		<i>County Report</i>		
Less Administrative Increase	\$0.00	-	\$0.00	\$0.00
<input type="checkbox"/> NO FEES OR COSTS		<i>Total Administrative Increase</i> →		20,000.00 \$: -20,000.00
Less Appraiser and Engineer Fee			[ALL-INCLUSIVE]	\$0.00 \$: 0.00
Less Attorney Fee			[ALL-INCLUSIVE]	\$0.00 \$: 0.00
Less Other Fee - mediator			[ESTIMATED]	\$1,800.00 \$: -1,800.00
Less Other Fees				\$0.00 \$: 0.00
MINIMUM EXPOSURE AVOIDANCE				\$: 97,681.60
Plus Sale of Excess Land		<i>Rate</i>		
Commercial	0.0	x	\$0.00	\$0.00 \$: 0.00
Residential/Acreage	0.0	x	\$0.00	\$0.00 \$: 0.00
TOTAL POTENTIAL EXPOSURE AVOIDANCE				\$: 97,681.60

This administrative increase, in association with attorney fees, expert witness fees and court costs, has been reviewed with the County eminent domain fee attorney to estimate the cost avoidance.

LEGAL DESCRIPTION AND SKETCH

Parcel 120

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This legal description and sketch prepared by:

GREGORY V. JONES DATE:
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER LS 6369

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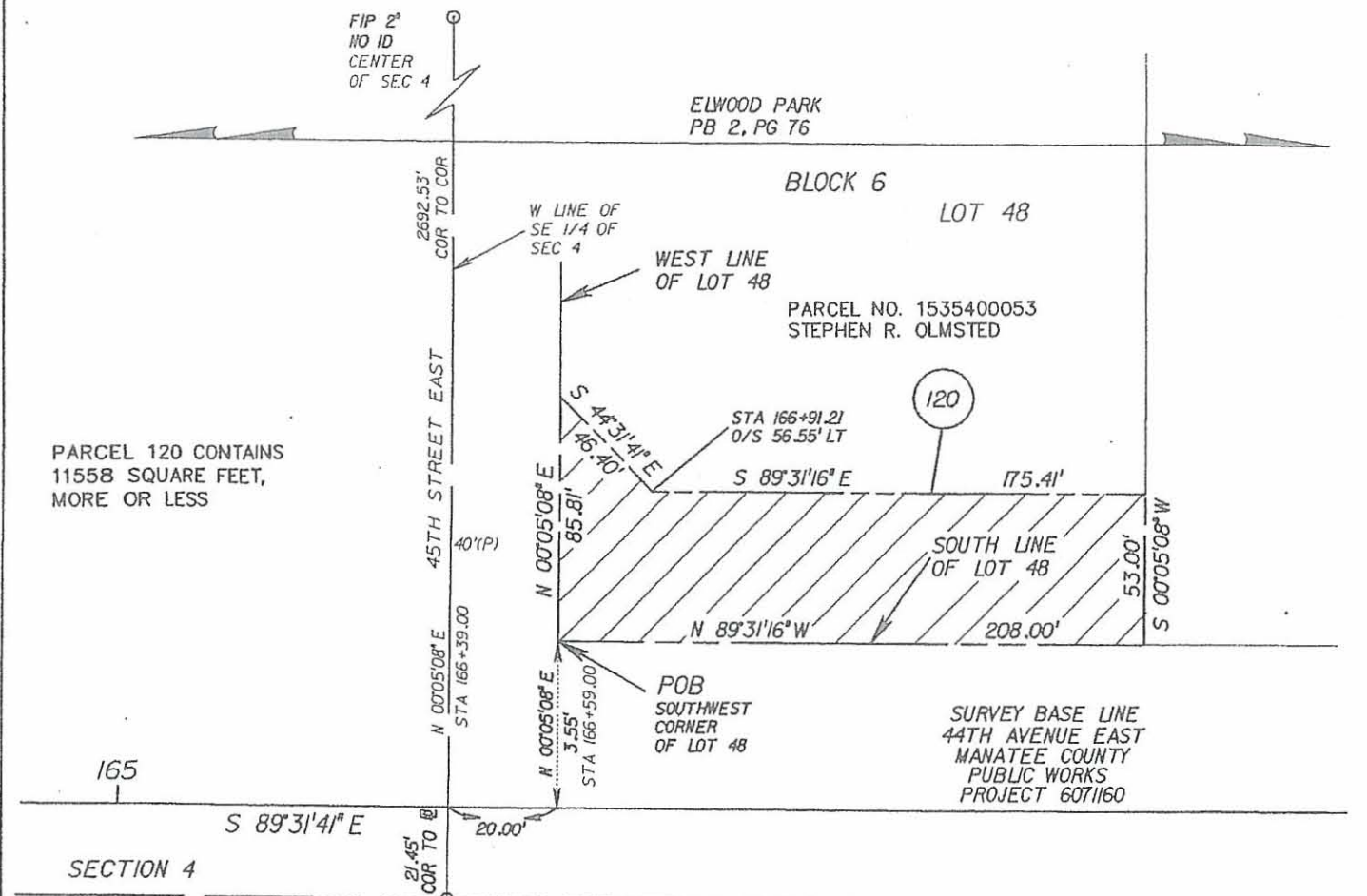
			 MANATEE COUNTY PUBLIC WORKS		PREPARED BY:  MFKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 6566	
			PARCEL SKETCH - THIS IS NOT A SURVEY			
					Parcel Number 120	
			BY	DATE		
			DRAWN	G. JONES	6/08/10	
			CHECKED	R ABERNATHY	4/28/12	
REVISION	BY	DATE	Project Number: 6071160		44th Avenue East	SHEET 1 OF 2

Exhibit "A"

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST



- SECTION 9
ABBREVIATIONS
- B - BASE LINE
 - CD - CHORD DISTANCE
 - CB - CHORD BEARING
 - COR - CORNER
 - D - DEGREE OF CURVATURE
 - FCIR - FOUND CAPPED IRON ROD
 - FCM - FOUND CONCRETE MONUMENT
 - FIP - FOUND IRON PIPE
 - FIR - FOUND IRON ROD
 - FND - FOUND
 - L - LENGTH OF CURVE
 - LT - LEFT
 - ID - IDENTIFICATION
 - NO. - NUMBER
 - O/S - OFFSET
 - ORB - OFFICIAL RECORD BOOK
 - (P) - PLAT
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PG - PAGE
 - PI - POINT OF INTERSECTION
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PT - POINT OF TANGENCY
 - R - RADIUS OF CURVE
 - RR - RAILROAD
 - RT - RIGHT
 - R/W - RIGHT OF WAY
 - SEC - SECTION
 - STA - STATION
 - T - TANGENT

This legal description and sketch is incomplete without the signed and sealed legal description.

THE BEARINGS SHOWN ON THIS SKETCH ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 1999 ADJUSTMENT, AS ESTABLISHED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST BEING A FCIR 5/8" - "FDOOT" AND A FOUND 800 NAIL WITH DISK "ILLEGIBLE" DERIVING A BEARING OF N 01°12'25" W.

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			BT	DATE	Parcel Number 120	
			DRAWN	G. JONES	6/08/10	
REVISION	BY	DATE	CHECKED	R ABERNATHY	4/28/12	Project Number: 6071160 44th Avenue East SHEET 2 OF 2

ADMINISTRATIVE ADJUSTMENT CONDEMNATION REVIEW FORM

PARCEL: Olmsted PARCEL #: 120
 PROJECT DESCRIPTION: 44th Avenue East (30th - 45th Street East) COUNTY: Manatee
 AGENT: Riggs OFFER DATE: 12/13/12

NUMBER OF NEGOTIATING CONTACTS: >3 DATE OF LAST CONTACT 2/1/13

TOTAL LAND AREA: .9932 AC. DUE: _____ AC. TCE _____ AC.
 FEE TAKE: 11,558 sf AC. PUE: _____ AC. TDE _____ AC.
 REMAINDER: 31,706 sf AC. AUE: _____ AC. PDE _____ AC.

IMPROVEMENTS IN RIGHT OF WAY: Portion of single family residence, portion of the septic/drainfield, portion of the shell/gravel driveway, 21 various trees, a shrub and sod.

ALLOCATION OF PART TAKEN: LAND: \$ 8,700.00 AMOUNT OF RHP: \$ 0 %
 IMPROVEMENTS: \$ 22,900 TYPE OF ZONING: A-1; RES-3 FLU
 DAMAGES: \$ 31,000.00 HIGHEST AND BEST USE Residential
 BENEFITS: \$ 0
 AMOUNT OF APPROVED APPRAISAL: \$ 63,600.00 RESIDUE VALUE, IF ANY n/a

LIST OF ALL APPRAISALS, INCLUDING RED-LINE, ADJUSTMENT LETTER, AND PROPERTY OWNER APPRAISALS'

NAME OF APPRAISER	DATE OF APPRAISAL	STAFF, FEE, AGENT, REVIEWER	TYPE OF APPRAISAL	BEFORE VALUE \$	AFTER VALUE \$	DIFFERENCE + COST TO CURE \$
Wilson	9/28/12	Fee	Summary	\$74,000	\$21,400	\$52,600 + 11,000

TYPE OF ACCESS CONTROL: FULL _____ PARTIAL _____ NONE x ACRES ISOLATED BY PROJECT: 0

HIGHEST AMT. NEGOTIATED \$: \$83,600 COUNTER-OFFER BY PROPERTY OWNER: \$ \$100,000

ARE THERE LEASES INVOLVED? n/a WAS OFFER MADE TO LESSEE? n/a

IF OWNER REPRESENTED BY ATTORNEY, GIVE NAME OF ATTORNEY (OR N/A) Gregory S. Rix, 300 West Platt Street, Suite 100, Tampa, FL 33606; 813.318.9000; grix@mbrfirm.com

DOES OWNER HAVE A COPY OF AGENCY'S APPRAISAL YES NO ANY OTHER CLAIMS ON THIS PROJECT WITH THIS OWNER? YES NO
 ARE YOU AWARE OF PREVIOUS CLAIMS WITH THIS OWNER? YES NO

CONDEMNATION SUIT PACK Tbd ORDER OF TAKING Tbd R/W COMP. DATE: Tbd
 DUE: _____ DATE: _____

REMARKS/COMMENTS: Indicate counteroffers and negotiations efforts and owner's justification of counteroffers, and any and all unusual aspects of the claim; Explain damages (proximity, cost to cure, isolation, partial control of access, etc.); Explain proximity damages (how much, distance of R/W from structure before and after, % of damages.); Indicate current and/or previous claims with owner and results if known;

The subject property is located on the south side of 44th Avenue East at 45th Street East in Manatee County. Address is 4311 45th Street East, Bradenton, Florida. Property is improved with a 1,126 square single family residence and a portion of the parent tract and residence is impacted by the project for 44th Avenue East extension project. Highest and Best Use according to appraiser Wilson is residential.

Proposed acquisition is along 44th Avenue East which is currently a non-marked 2 lane rural roadway dead ending just to the east of the subject property. The proposed taking is for road right of way to widen 44th Avenue East and construction of asphalt pavement, curb and gutter, drainage structure, ditch and embankment for a total of 11,558 square feet. Appraiser Wilson opines to \$0.75/s.f for land (range of \$0.67/sf to \$0.94/sf unadjusted), and as improved opines at \$65.00/SF (\$59.02/SF to \$68.33/SF) and 50% in severance damages to the residence and remaining site improvements. A cost to cure is required to preserve the remainder land and remnants of the home and site improvements must be removed.

Owner's attorney has made counter offer of \$100,000 PLUS statutory fees and costs utilizing land value of \$1.22/sf for land, \$125-\$159/s.f for improvements and 70% damages to the remainder land.

Negotiations have resulted in potential settlement of \$83,600 INCLUSIVE of all attorney and expert fees and costs. Support of this settlement is based on the following:

1. **Information Contained in All Appraisal Reports:**

County appraiser Shawn Wilson valued the land at \$0.75/s.f for land and improvements using the Cost Approach where the cost new of the improvement was valued at \$80/s.f. and depreciated 55% for current condition. Both unit values are conservative compared to market data and compensation paid for land on this project. It is reasonable for cost new of the improvement to be \$100/sf based upon support of General Contractors and Marshall Swift Valuation Service. Applying Ms. Wilson's estimate of depreciation at 55% plus land at \$1.09/sf (compensation paid for land previously on this project and within the realm of reasonableness for residential land in Manatee County), plus Ms. Wilson's cost to cure would equate to \$85,600. The proposed settlement INCLUSIVE of statutory attorney and expert fees, are less than this exposure to Manatee County, and is less than a split of the difference between owner's opinion of value and the County's opinion of value according to Ms. Wilson. Typically, an equal division of the divide between opinions is the optimal expectancy of the condemning agency in a jury trial, plus the statutory burden of all litigation costs for both sides. Those costs alone exceed the increase represented in this settlement. See item 2 below.

2. **Cost Avoidance -** see attached cost avoidance analysis for potential exposure avoidance of approximately \$90,000 considering a jury award of 70% of the spread. Potential exposure is for 100% of the difference.

RECOMMENDATION APPROVAL OF ADMINISTRATIVE ADJUSTMENT

CONSULTANT PROJECT MANAGER

Date: 2/28/13

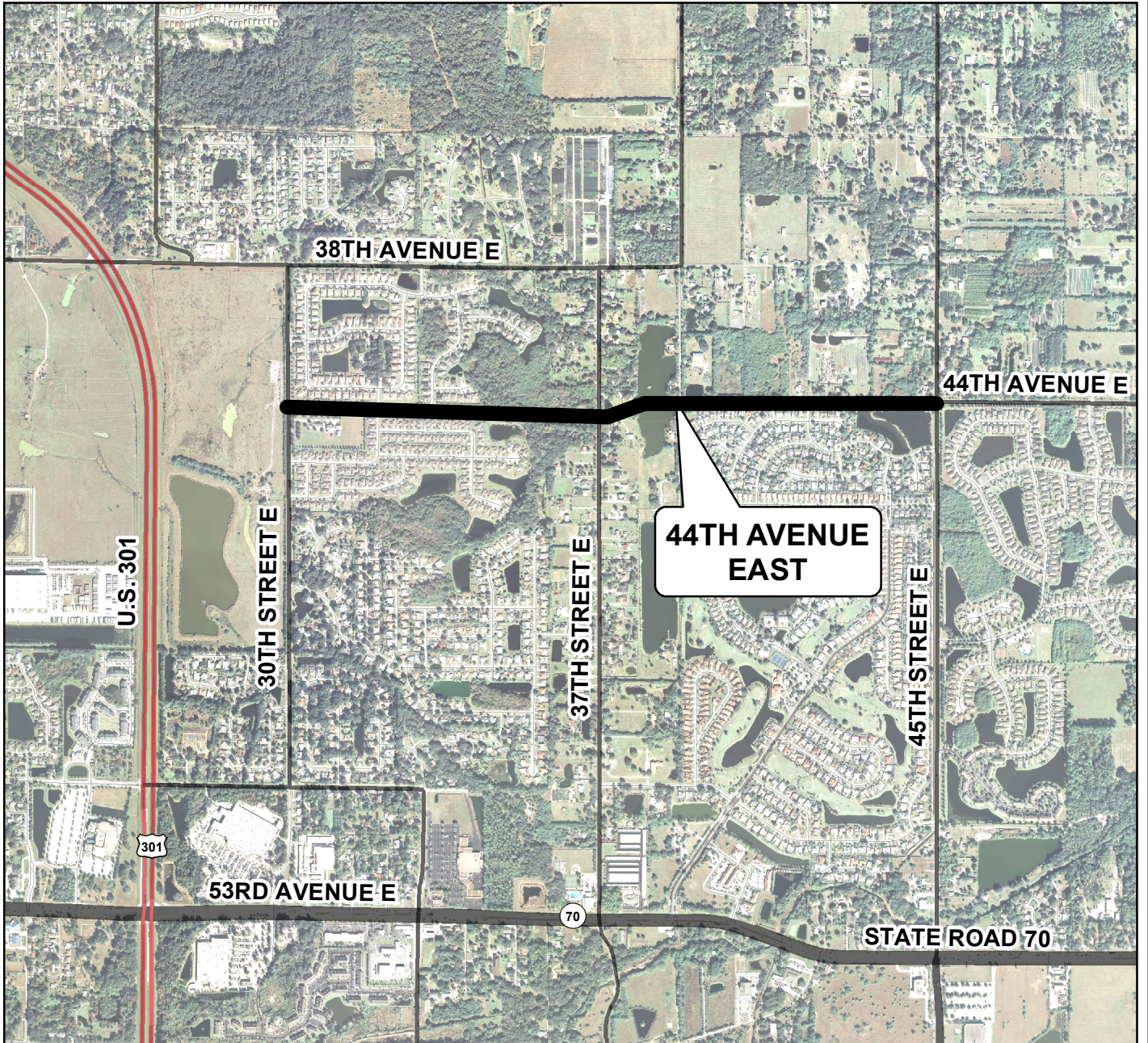
REQUESTED ACTION FOR CONDEMNATION:

- NEGOTIATE UP TO \$ 83,600.00 BEFORE FILING
 - FILE CONDEMNATION IF REASONABLE COUNTEROFFER NOT RECEIVED
 - OTHER ACTION/REMARKS: _____
-

ADMINISTRATIVE ADJUSTMENT/CONDEMNATION REVIEWED AND APPROVED:

AGENCY ADMINISTRATOR / PROJECT MANAGER

Date: _____



44TH AVENUE EAST

**44TH AVENUE EAST
RIGHT-OF-WAY**
From 30th Street East to 45th Street East

Site Location:
North of 53rd Avenue East, State Road 70
East of U.S. 301

Sections 4&5/35/18

District 4
COMMISSIONER ROBIN DISABATINO
and
District 5
COMMISSIONER VANESSA BAUGH

Legend: 44th Avenue East Right-of-way

1 inch equals 0.3 miles