

**CONTRACT FOR PURCHASE
OF A PERMANENT EASEMENT**

THIS AGREEMENT, entered into by and between **Shirley H. Bradbury**, an un-remarried widow, as owner of the following described property, whose mailing address is 2004 Ft. Hamer Road, Parrish, Florida 34219-8442, 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 Six thousand and no/100 **\$6,000**. 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 **Permanent Easement** 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 Encumbrance. 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. **SALE AND PURCHASE**: **This sale and purchase is made under threat of and in lieu of eminent domain proceedings.**

5. **TAXES**: N/A

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, FL 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 and sale of the above-described property, and Seller warrants that it has assumed no obligation to pay any such commission in connection therewith.

9. **PERMANENT EASEMENT:** Seller shall deliver to the Buyer a good, sufficient and properly recordable Permanent Easement conveying to Buyer marketable title to the above-described property, 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:** At all times during the construction phase of the project the integrity of the barbed wire fencing must be maintained throughout the property in order to provide safety and security to the livestock in which it protects.

IN WITNESS WHEREOF, the parties hereto have executed this Contract for Sale and Purchase, this 27th day of February, 2013.

Signed, sealed and delivered
in the presence of:

SELLER:
Shirley H. Bradbury

[Signature]
Witness

Wesley Albritton
Printed Name

Marshall Schrimsher
Witness

Marshall Schrimsher
Printed Name

[Signature] (SEAL)

Shirley H. Bradbury
Printed Name

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

BY: [Signature]
Chairman

Date: MARCH 26, 2013

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

By [Signature]



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



ZNS ENGINEERING

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

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747

DESCRIPTION:

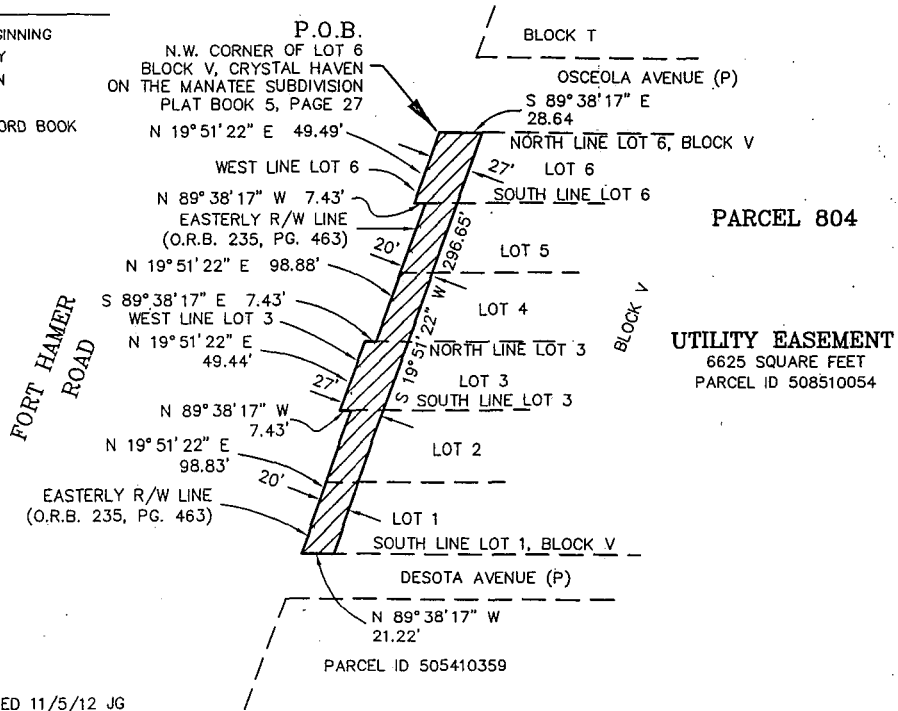
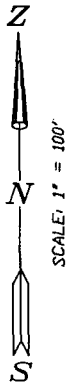
A PORTION OF LOTS 1 THROUGH 6, BLOCK V, CRYSTAL HAVEN ON THE MANATEE, A SUBDIVISION IN SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 89°38'17" E, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 28.64 FEET; THENCE S 19°51'22" W, A DISTANCE OF 296.65 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE N 89°38'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 21.22 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF FORT HAMER ROAD AS RECORDED IN OFFICIAL RECORD BOOK 235, PAGE 463 OF SAID PUBLIC RECORDS; THENCE N 19°51'22" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 98.83 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 3; THENCE N 89°38'17" W, A DISTANCE OF 7.43 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 3; THENCE N 19°51'22" E, ALONG SAID WEST LINE, A DISTANCE OF 49.44 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE S 89°38'17" E, ALONG SAID NORTH LINE, A DISTANCE OF 7.43 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE N 19°51'22" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 98.88 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE N 89°38'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 7.43 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 6; THENCE N 19°51'22" E, ALONG SAID WEST LINE, A DISTANCE OF 49.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 6625 SQUARE FEET, MORE OR LESS.

LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- No. NUMBER
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (P) PLAT DATA
- SITE



PARCEL NUMBER ADDED 11/5/12 JG

NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF FT. HAMER ROAD, HAVING A BEARING OF N 19°51'22" E, AND 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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PARCEL 804
PERMANENT UTILITY EASEMENT
FORT HAMER ROAD
 LOCATED IN
SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 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: 05/08/12

PARCEL 804
PERMANENT UTILITY
EASEMENT
 PROJECT No. 6054770



ZNS ENGINEERING

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

CERTIFICATE OF AUTHORIZATION # LB 6982
 201 5th AVENUE DRIVE EAST
 POST OFFICE BOX 9448
 BRADENTON, FLORIDA 34206
 (941) 748-8080
 FAX (941) 748-3747


DESCRIPTION:

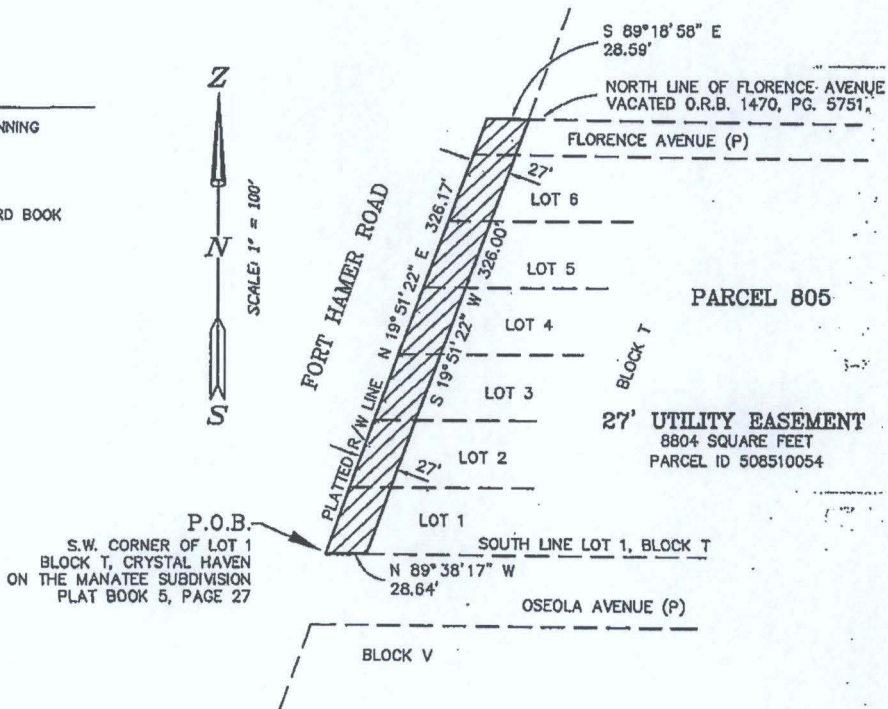
A PORTION OF LOTS 1 THROUGH 6, BLOCK T AND FLORENCE AVENUE, CRYSTAL HAVEN ON THE MANATEE, A SUBDIVISION IN SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 27 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 19°51'22" E, ALONG THE PLATTED RIGHT OF WAY LINE OF FORT HAMER ROAD, A DISTANCE OF 326.17 FEET TO AN INTERSECTION OF THE NORTH LINE OF SAID FLORENCE AVENUE VACATED BY OFFICIAL RECORDS BOOK 1470, PAGE 5751 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 89°18'58" E, ALONG SAID NORTH LINE, A DISTANCE OF 28.59 FEET; THENCE S 19°51'22" W, A DISTANCE OF 326.00 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 1; THENCE N 89°38'17" W, ALONG SAID SOUTH LINE, A DISTANCE OF 28.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 8804 SQUARE FEET, MORE OR LESS.

LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- No. NUMBER
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (P) PLAT DATA
-  SITE



PARCEL NUMBER ADDED 11/5/12 JG

NOTES:

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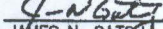
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**PARCEL 805
 PERMANENT UTILITY EASEMENT
 FORT HAMER ROAD
 LOCATED IN
 SECTION 8, TOWNSHIP 34 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

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. GATOR, JR., P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION: 05/08/12

**PARCEL 805
 PERMANENT UTILITY
 EASEMENT
 PROJECT No. 6054770**

March 26, 2013 - Regular Meeting
Agenda Item #27

March 26, 2013

APPROVED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Subject

Shirley H. Bradbury Permanent Easement Purchase at 2004 Ft. Hamer Road

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

Joaquin Servia, Division Manager, Property Management, Ext. 3021

Action Requested

Authorization for Chairman to execute Contract for Purchase of a Permanent Easement from Shirley H. Bradbury for the Ft. Hamer Road waterline project in the amount of \$6,000.

Enabling/Regulating Authority

Florida Statute 125

Background Discussion

The Ft. Hamer Road waterline project was approved in the FY 11-15 CIP on September 16, 2010, Resolution R-10-180. The Project is for the purpose of installing a subaqueous waterline to connect the area north of the Manatee River to the south side of the river to enhance the North County water service to create a loop back-up system.

The property is located at 2004 Ft. Hamer Road on the east side of Ft. Hamer Road and north of the Manatee River. Two Permanent Easements are required on this property, numbered 804 and 805.

An appraisal by Burl Wilson of Wilson Real Estate, Inc., on December 7, 2012, for parcel #804 valued the land at \$2,350, improvements including barbed wire fencing at \$50, and cost to cure including permits and fees at \$175, for a parcel total of \$2,575. In addition, parcel #805 valued the land at \$3,100, improvements including barbed wire fencing at \$150, and cost to cure including permits and fees at \$175, for a parcel total of \$3,425, for a total of parcels #804 and #805 of \$6,000.

A settlement was reached at the appraisal value of \$6,000. There are no attorney fees or related fees and costs.

The Contract for Purchase of a Permanent Easement is hereby submitted to the BCC for execution in the amount of \$6,000.

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return a copy of the executed contract to Paul Johnson, ext. 6284, Property Acquisition, Property Management, with a copy to Christy Cultrera in Finance. Sent via email 3/27/13 vj

Cost and Funds Source Account Number and Name

414-6054770 Ft. Hamer Waterline Project

Amount and Frequency of Recurring Costs

N/A

Attachment: [Ft. Hamer Parcels 804 & 805 executed contract .pdf](#)

Attachment: [Parcels #804 & #805 Location Map Ft. Hamer waterline project .pdf](#)

**Parcels 804, & 805
Shirley H.
Bradbury
Utility Easements**

**Ft. Hamer Waterline Project
Parcels #804 & #805: ID#508510054
Section 8, Township 34S, Range 19E
Commissioner: Larry Bustle**



26 AVE E