

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



PROJECT#5122280
ID #5644.0000/0

=====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 JOSEPH A. ALEPPO, of BRADENTON MISSIONARY VILLAGE, INC., f/k/a THE AURORA FOUNDATION whose mailing address is P.O. Box 1848, Bradenton, Florida 34206, 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 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.

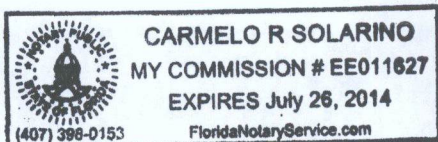
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

(Corporate Seal)

BRADENTON MISSIONARY VILLAGE, INC.

By: [Signature]
President
JOSEPH A. ALEPPO
Printed Name

SWORN to (or affirmed) and subscribed before me this 18 day of MARCH, 2013 by _____ (name and title of agent) Of **BRADENTON MISSIONARY VILLAGE, INC.**, a **Florida non profit** corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



[Signature]
NOTARY PUBLIC Signature
CARMELO R. SOLARINO
Printed Name

ACCEPTED IN OPEN SESSION 4/9/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Description and Sketch

(NOT A SURVEY)

Description: Utility Easement

A portion of the parcel described in Official Records Book 921, Page 1376 of the Pubic Records of Manatee County, Florida and a portion of the Florida Power & Light Easement recorded in Official Records Book 967, Page 792 of the Public Records of said County lying in Section 29, Township 34 South, Range 19 East, Manatee County, Florida, and being more specifically described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 29; thence N00°16'55"E, 297.71 feet along the westerly boundary line of said Southeast 1/4 to the northerly right-of-way line of State Road 64 as recorded in Official Records Book 2065, page 3564 of the Public Records of said County; thence N00°16'55"E, 84.86 feet along said westerly boundary line; thence S89°43'05"E, 50.00 feet to the easterly right-of-way line of 117th Street East per Official Record Book 2430, Page 1479 of the Public Records of said County and the POINT OF BEGINNING; thence S88°26'31"E, 35.91 feet; thence S01°40'39"W, 58.89 feet; thence N89°27'24"W, 34.47 feet to said easterly right-of-way line; thence N00°16'55"E, 59.52 feet along said easterly right-of-way line to the POINT OF BEGINNING.

Containing 2083 square feet, more or less.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

Todd E. Boyle
Todd E. Boyle, RSM

Florida Registered Professional Surveyor & Mapper, 6047

02/04/13

Date

PID = PARCEL IDENTIFICATION NUMBER
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Drawing # 201004008 H
WD 10.129
Missionary Village

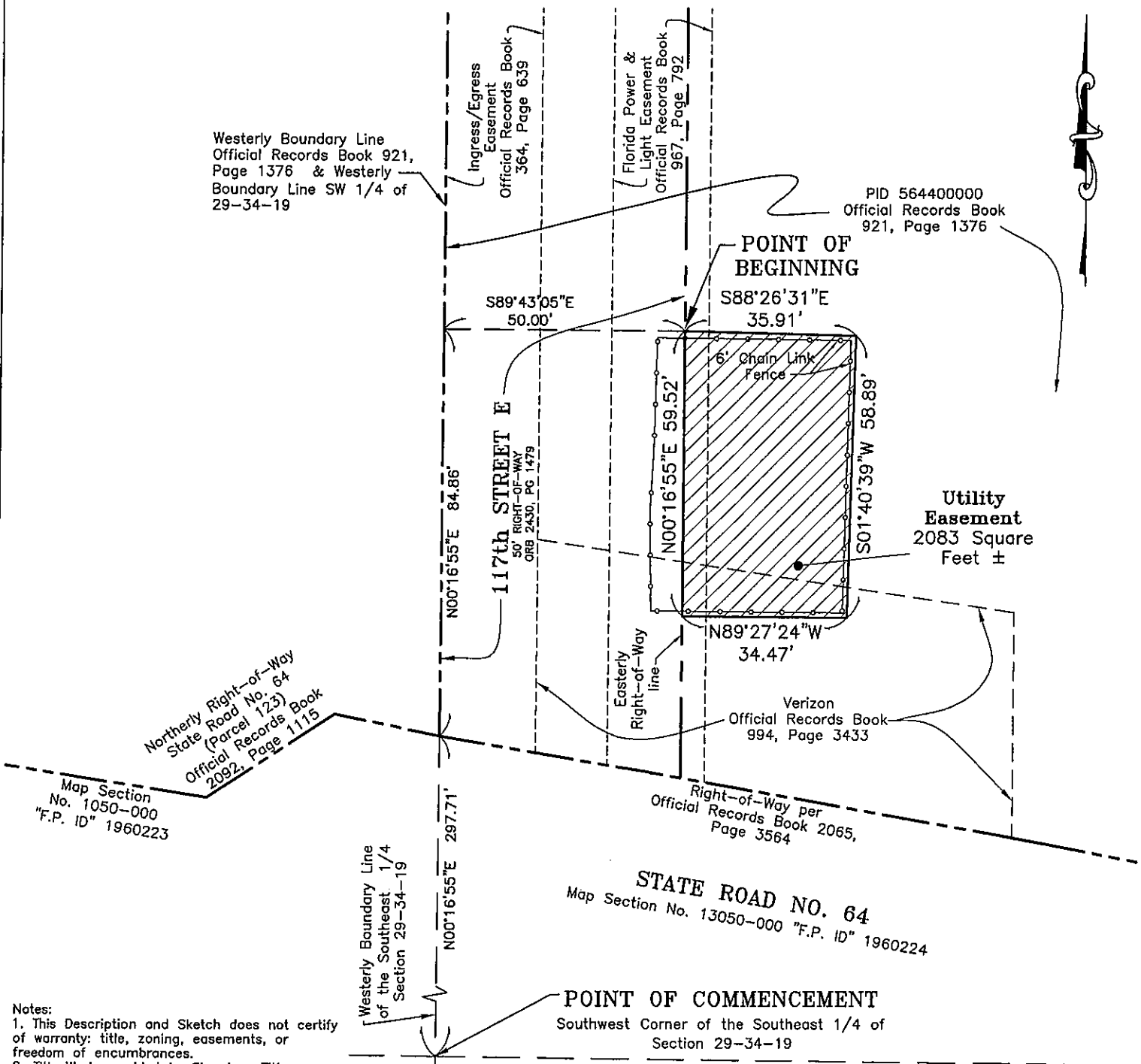
Sheet: 1 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

Description and Sketch

(NOT A SURVEY)



Westerly Boundary Line
Official Records Book 921,
Page 1376 & Westerly
Boundary Line SW 1/4 of
29-34-19

Ingress/Egress
Easement
Official Records Book
364, Page 639

Florida Power &
Light Easement
Official Records Book
967, Page 792

PID 564400000
Official Records Book
921, Page 1376

POINT OF
BEGINNING

S89°43'05"E
50.00'

S88°26'31"E
35.91'

117th STREET E
50' RIGHT-OF-WAY
ORB 2430, PG 1479

6' Chain Link
Fence

Utility
Easement
2083 Square
Feet ±

Easterly
Right-of-Way
line

N89°27'24"W
34.47'

Verizon
Official Records Book
994, Page 3433

Northerly Right-of-Way
State Road No. 64
(Parcel 123)
Official Records Book
2092, Page 1115

Map Section
No. 1050-000
"F.P. ID" 1960223

Right-of-Way per
Official Records Book 2065,
Page 3564

STATE ROAD NO. 64
Map Section No. 13050-000 "F.P. ID" 1960224

Westerly Boundary Line
of the Southeast 1/4
Section 29-34-19

N00°16'55"E 84.86'

N00°16'55"E 297.71'

POINT OF COMMENCEMENT
Southwest Corner of the Southeast 1/4 of
Section 29-34-19

- Notes:
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
 2. Title Work provided by Signature Title Company, File Number 10-24223.2, dated April 27, 2010.
 3. Not valid without the signature and original raised seal of a florida licensed surveyor & mapper. This is not a survey.
 4. The basis of bearings is the westerly boundary line of the SE 1/4 of Section 29-34-19 which bears N00°16'55"E (assumed).

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

See Sheet 1 of 2 for
Signature, Date and Seal

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- CL = CHAIN LINK FENCE

Scale: Not to Scale

Drawing # 201004008 H
WD 10.129
Missionary Village

Sheet: 2 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

**Bradenton Missionary Village, Inc.
Lift Station
No assigned address
ID#5644.0000/0**



**Project #5122280
BRADENTON MISSIONARY VILLAGE, INC.**

**Site Location:
North of State Road 64 East
East of 117th Street East
PID 5644.0000/0**

Section 29/34/19

District 1 COMMISSIONER LARRY BUSTLE

1 inch equals 500 feet

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
#1 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 475019057 4/12/13 1:48PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
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
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This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206



PROJECT #5122280
ID #5644.0000/0

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

UTILITY EASEMENT

THIS INDENTURE, made this 18th day of MARCH, 2013, between **BRADENTON MISSIONARY VILLAGE, INC. f/k/a THE AURORA FOUNDATION**, a Florida non profit corporation, whose mailing address is **P.O. Box 1848, Bradenton, Florida 34206**, 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)

BRADENTON MISSIONARY VILLAGE, INC.
Corporation

Lois Mattson
Witness Signature

BY: [Signature]
President Signature

Lois Mattson
Printed Name

JOSEPH A. ALEPPO
Printed Name

Carol Harris
Witness Signature

ATTEST: [Signature]
Secretary Signature

Carol Harris
Printed Name

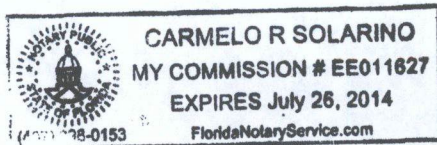
SHARON K. WEAVER
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

ACCEPTED IN OPEN SESSION 4/9/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

The foregoing instrument was acknowledged before me this 18 day of MARCH, 2013, by JOSEPH A. ALEPPO - PRESIDENT (name and title of agent) of **BRADENTON MISSIONARY VILLAGE, INC.**, a Florida **nonprofit** corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



[Signature]
NOTARY PUBLIC Signature
CARMELO R. SOLARINO
Printed Name

Description and Sketch

(NOT A SURVEY)

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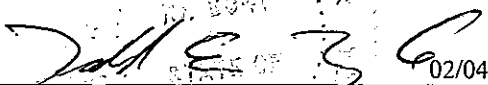
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MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION




1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501


Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047

Date

02/04/13

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WD 10.129
Missionary Village

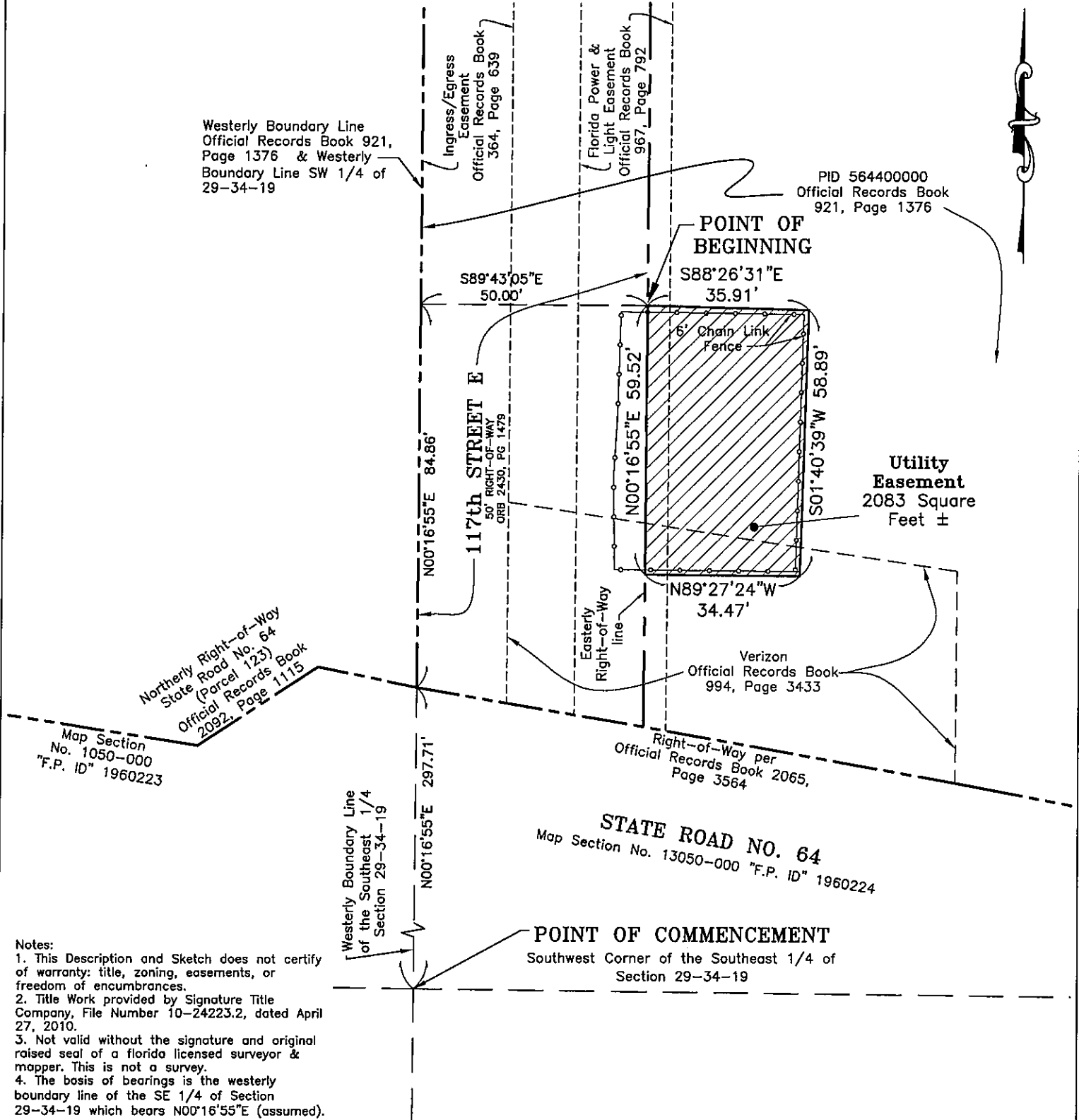
Sheet: 1 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

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Scale: Not to Scale
Drawing # 201004008 H WD 10.129 Missionary Village
Sheet: 2 OF 2
Section 29, Township 34 South, Range 19 East
Drawing Date: 06/21/10

April 9, 2013 - Regular Meeting
Agenda Item #32

Subject

Bradenton Missionary Village, Inc. Lift Station Upgrade

Briefings

None

Contact and/or Presenter Information

Bill Pearce / extension 6281

Joaquin Servia, Division Manager, Property Acquisition / extension 3021

APPROVED in Open Session

Manatee County Board of County
Commissioners

Action Requested

Acceptance of, authorization to record, a Utility Easement from Bradenton Missionary Village, Inc.

Authorization to record, Affidavit of Ownership and Encumbrances from Bradenton Missionary Village, Inc.

Enabling/Regulating Authority

Florida Statute 125.35 - County Government

Background Discussion

- Manatee County constructed a Satellite Lift Station at the southwest corner of the Bradenton Missionary Village Inc. property sometime between March 1986 and August 1987 without an easement.
- The County now wants to upgrade said lift station.
- On March 18, 2013, Bradenton Missionary Village, Inc., conveyed a Utility Easement for the same Satellite Lift Station by donation.
- The aforementioned documents are hereby presented to the BCC for acceptance and recording.

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 notify Bill Pearce, Property Acquisition Division, Property Management Department, at extension 6281, regarding recording information.

Cost and Funds Source Account Number and Name

CCC Charge Account#700013; \$54 (Recording Fees);Project#5122280-561000-5122280-0003; Bradenton Missionary Village, Inc. Utility Easement

Amount and Frequency of Recurring Costs

N/A

Attachment: [bradmissvlgUE.pdf](#)

Attachment: [bradmissvlgAOE.pdf](#)

Attachment: [bradmissvlglocationmap.pdf](#)

April 11, 2013

1. RECORD DOCUMENT(S) 2
2. PLEASE CHARGE ACCOUNT: AR700013 - Project Mgmt
3. PLEASE RETURN RECORDED DOCUMENT(S) TO **Steviemarie Snyder**
IN BOARD RECORDS.
4. Please call with any questions. 4181.

THANK YOU!

Documents:

1. Affidavit of Ownership and Encumbrances
2. Utility Easement

Recording Fees: \$54.00

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 #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2467 PG 4815 through BK 2467 PG 4818
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003139166
Receipt: 475019058 4/12/13 1:48PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
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RECEIPT TOTAL: \$27.00
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