

**CONTRACT FOR SALE AND PURCHASE**  
**OF A PERMANENT EASEMENT**

**THIS AGREEMENT**, made this 25<sup>th</sup> day of April, 2013, by and between **NORMA KNOWLES**, an un-remarried widow, as owner of the following described property, whose mailing address is 5224 18<sup>th</sup> Avenue East, Bradenton, Florida 34208-6102, hereinafter "Seller," and **MANATEE COUNTY, by and through its Board of County Commissioners**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206, 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 real property which is located in Manatee County, State of Florida, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

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

1. **PURCHASE PRICE**: The purchase price shall be five thousand dollars and no cents (**\$5,000**). 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**: This section is not applicable to the sale and purchase of the permanent easement previously described herein.

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, Manatee County Government Administration Center, 1112 Manatee Avenue West, 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.

Contract for Sale and Purchase of a  
Permanent Easement continued:

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:**

IN WITNESS WHEREOF, the parties hereto have executed this contract, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Signed, sealed, and delivered in the presence of:

Robert M. Riggy  
Witness

Robert M. Riggy  
Printed Name

Andrea Fatkin  
Witness

ANDREA FATKIN  
Printed Name

**SELLER:**

Norma Knowles, an un-remarried widow

Norma Knowles  
Seller

Norma Knowles  
Printed Name

**BUYER:**

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

By: Larry Bustle  
Chairman

Date: 5/8/13 5/7/13 (SS)

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

By: Debi Jessman  
Deputy Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Identification No.: 1426800007

PARCEL 806 (Pedestrian Sidewalk Easement)

A Pedestrian Sidewalk Easement lying in the northwest quarter of Section 34, Township 34 South, Range 18 East, Manatee County, Florida, being over and across a portion of that certain parcel of land as described and recorded in Official Records Book 1406, Page 2438, Public Records of Manatee County, Florida, said easement being described as follows:

Commence at the northeast corner of the northwest quarter of said Section 34; thence North 89°32'24" West along the north line of the northwest quarter thereof a distance of 49.02 feet to the west maintained road right-of-way line of Morgan Johnson Road and the POINT OF BEGINNING; thence along said west maintained road right-of-way line of Morgan Johnson Road the following seven (7) courses: 1) South 13°53'50" East a distance of 23.14 feet; 2) thence South 12°00'54" East a distance of 27.64 feet; 3) thence South 08°06'21" East a distance of 11.10 feet; 4) thence South 05°35'07" East a distance of 14.60 feet; 5) thence South 03°59'43" East a distance of 19.34 feet; 6) thence South 02°56'40" East a distance of 15.62 feet; 7) thence South 00°13'22" East a distance of 55.22 feet to the south line of said parcel (being the south line of the North 165 feet of the northeast quarter of the northwest quarter of said Section 34); thence North 89°32'24" West along said south line a distance of 8.00 feet; thence North 00°13'22" West a distance of 54.93 feet; thence North 02°56'40" West a distance of 15.35 feet; thence North 03°59'43" West a distance of 19.15 feet; thence North 05°35'07" West a distance of 14.31 feet; thence North 08°06'21" West a distance of 10.65 feet; thence North 12°00'54" West a distance of 27.24 feet; thence North 13°53'50" West a distance of 22.96 feet; thence North 14°42'06" West a distance of 2.11 feet to the aforesaid north line of the northwest quarter of Section 34; thence South 89°32'24" East along said north line a distance of 8.29 feet to the POINT OF BEGINNING.

Parcel 806 as described contains 1333 square feet more or less.

SURVEYOR'S NOTES:

- 1.) This Description Sketch is not valid without this Exhibit "A" legal description and the sketch (Page 2) entitled "Description Sketch Morgan Johnson Road Parcel 806 Pedestrian Sidewalk Easement in Section 34, Township 34 South, Range 18 East, Manatee County".
2.) North and the bearings shown hereon are referenced to Grid North, West Zone of the Florida State Plane Coordinate System, North American Datum (NAD) of 1983, adjustment of 1990. For a bearing reference the bearing of North 00°13'22" West along the monumented and locally accepted east line of NW 1/4 of Section 34, Township 34 South, Range 18 East was used.
3.) Legal description was prepared by CivilSurv Design Group, Inc. per client request and is based on parent parcel deed of record as recorded in O.R. Book 1406, Page 2438.
4.) This map was prepared at the scale stated and may have been reduced in size by reproduction. This must be considered when obtaining scaled information.
5.) A Letter of Ownership prepared by Signature Title Company (File No. 10-24406.6) dated November 29, 2010 was reviewed. Additional research of the Manatee County public records was not performed by this Office. Property boundaries were determined from limited field survey, plats of record, and record title.

10/09/12 - REVISE FROM PARCEL 106 TO PARCEL 806

024-002008esmt.dwg

DESCRIPTION SKETCH
MORGAN JOHNSON ROAD
PARCEL 806-PEDESTRIAN SIDEWALK EASEMENT
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PREPARED UNDER THE DIRECTION OF CIVILSURV DESIGN GROUP, INC., LB 7805 BY:

Prepared By: CIVILSURV CIVILSURV DESIGN GROUP, INC. 2525 Drane Field Road Suite 7 Lakeland, FL 33811 Tel: 863-646-4771

DATE: 6/15/11
SCALE: 1" = 20'
DRAWN BY: G.L.A.
PROJECT NO.: 024:002:008

GARY L. ALLEN, P.L.S. 6/15/11
FLORIDA REGISTRATION No. 4756 DATE:
CIVILSURV DESIGN GROUP, INC.
FLORIDA REGISTRATION No. LB 7805 PAGE 1 OF 2

**NOT A SURVEY**

**POINT OF BEGINNING PARCEL 806**

WEST MAINTAINED ROAD R/W LINE  
OF MORGAN JOHNSON ROAD

WEST 660'-(D) N 89°32'24" W 611.02'-(C)  
NORTH LINE OF NW 1/4 OF SECTION 34-(C)

16.02'(C) N89°32'24"W 33.00'-(C)  
49.02'(C)

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
THE NORTHWEST 1/4 OF  
SECTION 34, TOWNSHIP 34  
SOUTH, RANGE 18 EAST

**EXHIBIT "A"**

MAINTAINED R/W LINE TABLE-(C)

LINE	BEARING	DISTANCE
L1	S 00° 13' 22" E	55.22'
L2	S 02° 56' 40" E	15.62'
L3	S 03° 59' 43" E	19.34'
L4	S 05° 35' 07" E	14.60'
L5	S 08° 06' 21" E	11.10'
L6	S 12° 00' 54" E	27.64'
L7	S 13° 53' 50" E	23.14'

LINE TABLE-(C)(E)

LINE	BEARING	DISTANCE
L15	N 02° 56' 40" W	15.35'
L16	N 03° 59' 43" W	19.15'
L17	N 05° 35' 07" W	14.31'
L18	N 08° 06' 21" W	10.65'
L19	N 12° 00' 54" W	27.24'
L20	N 13° 53' 50" W	22.96'
L21	N 14° 42' 06" W	2.11'

TAX PARCEL ID: 1426800007  
D. R. BOOK 1406, PAGE 2438

**LEGEND:**

- P PROPERTY LINE
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- NO. NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- C/L CENTERLINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- (C) CALCULATED DIMENSION
- (E) CALCULATED DIMENSION FOR PURPOSES OF THIS DESCRIPTION SKETCH
- (D) RECORD DEED DIMENSION
- (P) RECORD PLAT DIMENSION
- B BASELINE

SOUTH 165'-(D)  
S 00°13'22" E 165.00'-(C)

SOUTH LINE OF NORTH 165' OF NE 1/4 OF NW 1/4 8.00'-(E)  
SOUTH LINE OF D. R. BOOK 1406, PAGE 2438

WEST 660'-(D) S 89°32'24" E 627.04'-(C)

N89°32'24"W  
8.00'-(E)

BEGIN WEST MAINTAINED R/W LINE  
(AVERAGE 33' FROM PHYSICAL CENTERLINE)

N 00°13'22" W 54.93'-(E)

PEDESTRIAN SIDEWALK EASEMENT

L1

NORTH 165'-(D)

N 00°13'22" W 165.00'-(C)

33.00'-(C)(D)

S 00°13'22" E 165.00'-(C)(E)

N 00°13'22" W @ SURVEY

N 03°16'11" E-(P)

EAST LINE OF NW 1/4 OF SECTION 34-(C)(D)

@ SURVEY ROAD PLAT BOOK 9, PAGES 120-140

**MORGAN JOHNSON ROAD**  
(57th STREET EAST)

10/09/12 - REVISE FROM  
PARCEL 106 TO PARCEL 806

**DESCRIPTION SKETCH**

**MORGAN JOHNSON ROAD**

**PARCEL 806-PEDESTRIAN SIDEWALK EASEMENT  
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY**

Prepared By:

2525 Drane Field Road  
Suite 7  
Lakeland, FL 33811  
Tel: 863-646-4771

DATE: 6/15/11  
SCALE: 1" = 20'  
DRAWN BY: G.L.A.  
PROJECT NO.: 024:002:008



1" = 20'

REFER TO PAGE 1 FOR LEGAL DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION

024-002008esmt.dwg



REVISED May 7, 2013 - Regular Meeting  
Agenda Item #31

Subject

Morgan Johnson Road Sidewalk Project Purchase Contract, Knowles Parcel #806

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

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

**APPROVED** in Open Session

Manatee County Board of County  
Commissioners

Action Requested

Authorization for Chairman to execute Contract for Purchase of a Permanent Easement from Norma Knowles for the Morgan Johnson Sidewalk Project in the amount of \$5,000. Also, request BCC to authorize the acceptance and recording of final instruments, subsequent or concurrent with the closing of property.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statute. Comp Plan - Goal 5.3 Addresses bikeway and pedestrian systems.

Background Discussion

The Morgan Johnson Road sidewalk is a Manatee County requested sidewalk which involves the construction of 2,950 linear feet of sidewalk and 250 feet of reinforced concrete pipe from the 1500 block of Morgan Johnson Road northward to State Road 64.

The property is located at 1006 East 57th Street, Bradenton, Florida, on the west side of Morgan Johnson Road and south of State Road 64. A Permanent Easement is required on this property, identified as Parcel #806.

An appraisal by Philip R. Hobby of Independence Acquisition, LLC, on January 12, 2013, for parcel #806, valued the land at \$2,600, and improvements including landscaping and grass at \$1,400, for a parcel total of \$4,000.

A settlement was reached at \$5,000. The settlement is a negotiated figure representing a litigation avoidance settlement which eliminates additional costs for litigation fees for attorneys, property appraisers, land planners, engineers and surveyors.

The Contract for Sale and Purchase of a Permanent Easement is hereby submitted to the BCC for execution in the amount of \$5,000.

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 Andrea Adibe, Assistant County Attorney, [andrea.adibe@mymanatee.org](mailto:andrea.adibe@mymanatee.org), Paul Johnson, Property Management, [paul.johnson@mymanatee.org](mailto:paul.johnson@mymanatee.org), Johnnie Yetter, Project Management, [johnnie.yetter@mymanatee.org](mailto:johnnie.yetter@mymanatee.org), and Christy Cultrera, Finance, [christy.cultrera@manateeclerk.com](mailto:christy.cultrera@manateeclerk.com). - Snt copies to above mentioned via email - 5/9/13 SS

Cost and Funds Source Account Number and Name

\$5,000 (Contract Price) Funding Source: 414-6054770

Amount and Frequency of Recurring Costs

N/A

Attachment: [MJ #806 Purchase Contract .pdf](#)

Attachment: [MJ #806 Negotiated settlelement justification .pdf](#)

Attachment: [M J 806 Project Map .pdf](#)

ADMINISTRATIVE ADJUSTMENT  CONDEMNATION REVIEW FORM

PARCEL: Knowles PARCEL #: 806  
 PROJECT DESCRIPTION: Morgan Johnson Road Pedestrian Sidewalk Project COUNTY: Manatee  
 AGENT: Riggs OFFER DATE: 2/13/13

NUMBER OF NEGOTIATING CONTACTS: >3 DATE OF LAST CONTACT 4/25/13

TOTAL LAND AREA: 2.5 AC. DUE: AC. TCE AC.  
 FEE TAKE: AC. PUE: 1,333 SF AC. TDE AC.  
 REMAINDER: 2.5 AC. AUE: AC. PDE AC.

IMPROVEMENTS IN RIGHT OF WAY: 7 trees, gravel drive and 1,190 SF sod

ALLOCATION OF PART TAKEN: LAND: \$ 2,600 AMOUNT OF RHP: \$ 0 %  
 IMPROVEMENTS: \$ 1,400 TYPE OF ZONING: A-1; Agricultural  
 DAMAGES: \$ 0 HIGHEST AND BEST USE Residential  
 BENEFITS: \$ 0  
 AMOUNT OF APPROVED APPRAISAL: \$ 4,000 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 \$
Hobby	1/12/13	Fee	Summary	\$219,200	\$215,200	\$0

TYPE OF ACCESS CONTROL: FULL \_\_\_ PARTIAL \_\_\_ NONE  ACRES ISOLATED BY PROJECT: 0

HIGHEST AMT. NEGOTIATED \$: \$5,000 COUNTER-OFFER BY PROPERTY OWNER: \$ 7,500

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) N/A

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 along the west side of Morgan Johnson Road in central Manatee County. The parent tract contains land of 108,900SF with an address of 1006 East 57<sup>th</sup> Street, Bradenton, Florida. Property is improved with a 1,812 square foot single family residence. Highest and Best Use according to appraiser Hobby is residential. Proposed acquisition is consists of 1,333 SF portion of the parent track proposed for a permanent easement o be used for the construction of the Morgan Johnson Pedestrian Sidewalk Project.

Appraised value offer of \$4,000 was countered by the owner at \$7,500. Negotiations have resulted in proposed settlement of \$5,000. Support of this settlement is based on the following:

1. **Cost Avoidance:** see attached cost avoidance analysis for potential exposure avoidance of approximately \$31,000 considering a jury award of 70% of the spread. Potential exposure is for 100% of the difference.

RECOMMENDATION  APPROVAL OF ADMINISTRATIVE ADJUSTMENT

*R. Matthew Lynn*

CONSULTANT ACQUISITION AGENT

Date: 4/26/2013

**REQUESTED ACTION FOR CONDEMNATION:**

- NEGOTIATE UP TO \$ 5,000.00 BEFORE FILING  
 FILE CONDEMNATION IF REASONABLE COUNTEROFFER NOT RECEIVED  
 OTHER ACTION/REMARKS: \_\_\_\_\_

**ADMINISTRATIVE ADJUSTMENT/CONDEMNATION REVIEWED AND APPROVED:**

AGENCY ADMINISTRATOR / PROJECT MANAGER

Date: \_\_\_\_\_



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Identification No.: 1426800007

PARCEL 806 (Pedestrian Sidewalk Easement)

A Pedestrian Sidewalk Easement lying in the northwest quarter of Section 34, Township 34 South, Range 18 East, Manatee County, Florida, being over and across a portion of that certain parcel of land as described and recorded in Official Records Book 1406, Page 2438, Public Records of Manatee County, Florida, said easement being described as follows:

Commence at the northeast corner of the northwest quarter of said Section 34; thence North 89°32'24" West along the north line of the northwest quarter thereof a distance of 49.02 feet to the west maintained road right-of-way line of Morgan Johnson Road and the POINT OF BEGINNING; thence along said west maintained road right-of-way line of Morgan Johnson Road the following seven (7) courses: 1) South 13°53'50" East a distance of 23.14 feet; 2) thence South 12°00'54" East a distance of 27.64 feet; 3) thence South 08°06'21" East a distance of 11.10 feet; 4) thence South 05°35'07" East a distance of 14.60 feet; 5) thence South 03°59'43" East a distance of 19.34 feet; 6) thence South 02°56'40" East a distance of 15.62 feet; 7) thence South 00°13'22" East a distance of 55.22 feet to the south line of said parcel (being the south line of the North 165 feet of the northeast quarter of the northwest quarter of said Section 34); thence North 89°32'24" West along said south line a distance of 8.00 feet; thence North 00°13'22" West a distance of 54.93 feet; thence North 02°56'40" West a distance of 15.35 feet; thence North 03°59'43" West a distance of 19.15 feet; thence North 05°35'07" West a distance of 14.31 feet; thence North 08°06'21" West a distance of 10.65 feet; thence North 12°00'54" West a distance of 27.24 feet; thence North 13°53'50" West a distance of 22.96 feet; thence North 14°42'06" West a distance of 2.11 feet to the aforesaid north line of the northwest quarter of Section 34; thence South 89°32'24" East along said north line a distance of 8.29 feet to the POINT OF BEGINNING.

Parcel 806 as described contains 1333 square feet more or less.

SURVEYOR'S NOTES:

- 1.) This Description Sketch is not valid without this Exhibit "A" legal description and the sketch (Page 2) entitled "Description Sketch Morgan Johnson Road Parcel 806 Pedestrian Sidewalk Easement in Section 34, Township 34 South, Range 18 East, Manatee County".
2.) North and the bearings shown hereon are referenced to Grid North, West Zone of the Florida State Plane Coordinate System, North American Datum (NAD) of 1983, adjustment of 1990. For a bearing reference the bearing of North 00°13'22" West along the monumented and locally accepted east line of NW 1/4 of Section 34, Township 34 South, Range 18 East was used.
3.) Legal description was prepared by CivilSurv Design Group, Inc. per client request and is based on parent parcel deed of record as recorded in O.R. Book 1406, Page 2438.
4.) This map was prepared at the scale stated and may have been reduced in size by reproduction. This must be considered when obtaining scaled information.
5.) A Letter of Ownership prepared by Signature Title Company (File No. 10-24406.6) dated November 29, 2010 was reviewed. Additional research of the Manatee County public records was not performed by this Office. Property boundaries were determined from limited field survey, plats of record, and record title.

10/09/12 - REVISE FROM PARCEL 106 TO PARCEL 806

024-002008esmt.dwg

DESCRIPTION SKETCH
MORGAN JOHNSON ROAD
PARCEL 806-PEDESTRIAN SIDEWALK EASEMENT
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PREPARED UNDER THE DIRECTION OF CIVIL SURV DESIGN GROUP, INC., LB 7805 BY:

Prepared By: CIVILSURV CIVILSURV DESIGN GROUP, INC. 2525 Drane Field Road Suite 7 Lakeland, FL 33811 Tel: 863-646-4771

DATE: 6/15/11
SCALE: 1" = 20'
DRAWN BY: G.L.A.
PROJECT NO.: 024:002:008

GARY L. ALLEN, P.L.S. 6/15/11
FLORIDA REGISTRATION No. 4756 DATE:
CIVILSURV DESIGN GROUP, INC.
FLORIDA REGISTRATION No. LB 7805 PAGE 1 OF 2

# NOT A SURVEY

POINT OF BEGINNING PARCEL 806

WEST MAINTAINED ROAD R/W LINE  
OF MORGAN JOHNSON ROAD

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF  
THE NORTHWEST 1/4 OF  
SECTION 34, TOWNSHIP 34  
SOUTH, RANGE 18 EAST

## EXHIBIT "A"

MAINTAINED R/W LINE TABLE-(C)

LINE	BEARING	DISTANCE
L1	S 00°13'22" E	55.22'
L2	S 02°56'40" E	15.62'
L3	S 03°59'43" E	19.34'
L4	S 05°35'07" E	14.60'
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L6	S 12°00'54" E	27.64'
L7	S 13°53'50" E	23.14'

LINE TABLE-(C)(E)

LINE	BEARING	DISTANCE
L15	N 02°56'40" W	15.35'
L16	N 03°59'43" W	19.15'
L17	N 05°35'07" W	14.31'
L18	N 08°06'21" W	10.65'
L19	N 12°00'54" W	27.24'
L20	N 13°53'50" W	22.96'
L21	N 14°42'06" W	2.11'

TAX PARCEL ID: 1426800007  
D. R. BOOK 1406, PAGE 2438



### LEGEND:

- P PROPERTY LINE
- I.D. IDENTIFICATION
- L.B. LICENSED BUSINESS
- NO. NUMBER
- P.L.S. PROFESSIONAL LAND SURVEYOR
- C/L CENTERLINE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORD
- (C) CALCULATED DIMENSION
- (E) CALCULATED DIMENSION FOR PURPOSES OF THIS DESCRIPTION SKETCH
- (D) RECORD DEED DIMENSION
- (P) RECORD PLAT DIMENSION
- B BASELINE

SOUTH 165'-(D)  
S 00°13'22" E 165.00'-(C)

SOUTH LINE OF NORTH 165' OF NE 1/4 OF NW 1/4 8.00'-(E)  
SOUTH LINE OF D. R. BOOK 1406, PAGE 2438  
WEST 660'-(D) S 89°32'24" E 627.04'-(C)

806

BEGIN WEST MAINTAINED R/W LINE  
(AVERAGE 33' FROM PHYSICAL CENTERLINE)

PEDESTRIAN SIDEWALK EASEMENT

N 00°13'22" W 165.00'-(C)

N89°32'24"W 33.00'-(C)

S 00°13'22" E 165.00'-(C)(E)

N 00°13'22" W SURVEY

EAST LINE OF NW 1/4 OF SECTION 34-(C)(D)

MORGAN JOHNSON ROAD  
(57th STREET EAST)

10/09/12 - REVISE FROM  
PARCEL 106 TO PARCEL 806

## DESCRIPTION SKETCH

MORGAN JOHNSON ROAD  
PARCEL 806-PEDESTRIAN SIDEWALK EASEMENT  
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18-EAST, MANATEE COUNTY



1" = 20'

REFER TO PAGE 1 FOR LEGAL DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION

Prepared By:  
**CIVILSURV**  
CIVILSURV DESIGN GROUP, INC.

2525 Drane Field Road  
Suite 7  
Lakeland, FL 33811  
Tel: 863-646-4771

DATE: 6/15/11  
SCALE: 1" = 20'  
DRAWN BY: G.L.A.  
PROJECT NO.: 024:002:008


024-002008esmt.dwg

**COST AVOIDANCE ANALYSIS**

**Exhibit "B"**

<b>COUNTY COSTS</b>		<i>County Appraisal Report</i>			
- COUNTY Appraisal for DOD		\$4,000.00	÷	2	\$ 2,000.00
- COUNTY Survey				\$0.00	\$ 0.00
<b>COUNTY Expert Witnesses</b>		<i>Hours</i>		<i>Rate</i>	
- Appraiser		8	x	\$190.00	\$ 1,520.00
- Engineer		8	x	\$200.00	\$ 1,600.00
- Planner		0	x	\$150.00	\$ 0.00
- Mediator		0	x	\$225.00	\$ 0.00
- Fee Counsel		0	x	\$190.00	\$ 0.00
<b>Land and Improvements</b>	<i>Owner's Counter</i>	<i>County Appraisal / Offer</i>			
Potential Jury Award	\$7,500.00	\$4,000.00		\$3,500.00 x 70.00%	\$ 2,450.00
Potential Jury Award Interest				\$2,450.00 x 9.00%	\$ 220.50
Court Costs (Days)				3 x \$1,000.00	\$ 3,000.00
<b>Business Damages</b>	<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
<b>TOTAL COUNTY POTENTIAL COSTS</b>					<b>\$ 10,790.50</b>
<b>PROPERTY OWNER COSTS</b>					
<b>Owner's Potential Fees</b>					
- Appraiser		\$5,000.00	x	125%	\$ 6,250.00
- Attorney (Statutory)		\$2,450.00	x	33.000%	\$ 808.50
- Engineer Report				\$4,000.00	\$ 4,000.00
- Planning Report				\$0.00	\$ 0.00
- CPA				\$0.00	\$ 0.00
<b>Owner's Potential Expert Witness Fees</b>					
- Appraiser		8	x	\$235.00	\$ 1,880.00
- Engineer		4	x	\$200.00	\$ 800.00
- 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
<b>TOTAL OF OWNER COSTS</b>					<b>\$ 21,238.50</b>
<b>TOTAL POTENTIAL COST OF COURT ACTION</b>					<b>\$ 32,029.00</b>
<b>Land and Improvements</b>	<i>Agreement Amount</i>	<i>County Appraisal</i>			
Less Administrative Increase	\$5,000.00	\$4,000.00		\$1,000.00	
<b>Business Damages</b>	<i>County Report</i>				
Less Administrative Increase	\$0.00	\$0.00		\$0.00	
<input checked="" type="checkbox"/> NO FEES OR COSTS	<b>Total Administrative Increase --&gt;</b>			<b>1,000.00</b>	\$ -1,000.00
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	\$ 0.00
Less Other Fees				\$0.00	\$ 0.00
<b>MINIMUM EXPOSURE AVOIDANCE</b>					<b>\$ 31,029.00</b>
<b>Plus Sale of Excess Land</b>		<i>Rate</i>			
Commercial	▼ 0.0	x	\$0.00	\$0.00	\$ 0.00
Residential/Acreage	▼ 0.0	x	\$0.00	\$0.00	\$ 0.00
<b>TOTAL POTENTIAL EXPOSURE AVOIDANCE</b>					<b>\$ 31,029.00</b>

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.

An aerial photograph of a residential neighborhood. A white callout box with a pointer is positioned over a specific parcel. The map shows various streets, including 'MORGAN RD' and '18 AVE E'. A compass rose is located in the bottom left corner.

**MORGAN JOHNSON  
SIDEWALK PROJECT  
Parcel: 806**

**Morgan Johnson Sidewalk Project  
Section 5, Township 35 S, Range 18 E  
Commissioners: Vanessa Baugh, Robin DiSabatino**