

THIS INSTRUMENT PREPARED BY:  
Robert F. Greene, Esquire  
Greene Hamrick Perrey  
Quinlan & Schermer, P.A.  
601 12<sup>th</sup> Street West  
Bradenton, Florida 34205  
(941) 747-1871



**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 16 day of April, 2013, by BANK OF THE OZARKS, an Arkansas banking corporation, with a post office address of is 17901 Chenal Parkway, Little Rock, AR 72223, Grantor, in favor of the 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, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the said Grantee, the land located in Manatee County, Florida, and more particularly described in the attached Exhibit "A":

Together with all easements, appurtenances, privileges and rights thereunto belonging.

Subject to taxes and assessments for the year 2013 and subsequent years and easements, restrictions and reservations of record, however, the reference to such exceptions shall not operate to re-impose any exception not otherwise enforceable.

Grantor does hereby warrant the title to the land described above, and will defend the title to the land described above against the lawful claims of all persons claiming directly through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Nancy Counts  
Signature

NANCY COUNTS  
Printed Name

Robbie Hargrove  
Signature

Robbie Hargrove  
Printed Name

BANK OF THE OZARKS.  
an Arkansas banking corporation

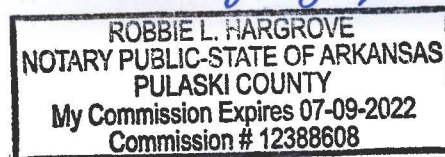
By: Melvin L. Edwards  
Name: Melvin L. Edwards  
Title: Senior Vice President

ACCEPTED IN OPEN SESSION 5/21/13  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

STATE OF Arkansas  
COUNTY OF Pulaski

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of April, 2013, by Melvin Edwards as Sr. Vice Pres of Bank of the Ozarks, an Arkansas banking corporation, on behalf of the bank, who is  personally known to me or  has produced a \_\_\_\_\_ driver's license as identification.

Robbie L. Hargrove  
NOTARY PUBLIC  
Printed Name: Robbie L. Hargrove  
Commission No. 12388608  
My Commission expires: July 9, 2022



SKETCH OF DESCRIPTION ONLY  
 ADDITIONAL RIGHT OF WAY FOR 37TH STREET EAST  
 NOT A BOUNDARY SURVEY

EXHIBIT "A"



SCALE 1" = 50'

WEST ROW LINE  
 37TH STREET EAST  
 63' PUBLIC ROW (PER O.R. BOOK 1375, PAGE 1930)

N.89°48'17"E.  
 9.00'

ADDITIONAL ROW  
 TO BE TAKEN  
 1995.4 SQ.FT.  
 0.49 ACRES±

PARCEL # 16969.0040

Curve number 1  
 -----  
 Radius= 50.00  
 Delta= 54°30'10"  
 Arc= 47.56  
 Tangent= 25.75  
 Chord= 45.79  
 Chord Brg. N.62°32'06"W.

Curve number 2  
 -----  
 Radius= 50.00  
 Delta= 34°53'15"  
 Arc= 30.45  
 Tangent= 15.71  
 Chord= 29.98  
 Chord Brg. N.17°50'24"W.

**LEGEND**

SQ.FT. = SQUARE FEET  
 SR = STATE ROAD  
 ROW = RIGHT-OF-WAY  
 O.R. = OFFICIAL RECORDS

POINT OF TANGENCY

POINT OF BEGINNING

POINT OF CURVATURE

EAST LINE OF  
 W1/2 SE1/4 SE1/4  
 SECTION 8-35-18

N.89°41'44"W. 419.13

N.89°41'44"W. 275.00'

STATE ROAD 70  
 (ONECO ROAD)  
 OPEN PUBLIC ROW VARIES

SR 70 (PER O.R. BOOK 1375, PAGE 1930)

NORTH ROW LINE

SOUTH LINE OF  
 SECTION 8-35-18

N.00°03'46"W. 73.35'

SE CORNER OF THE  
 W 1/2 OF THE  
 E 1/2 OF THE  
 SE 1/4 OF THE  
 SE 1/4 OF SECTION 8-35-18

N.89°41'44"W. 332.02'

POINT OF COMMENCEMENT  
 SE CORNER OF SECTION 8-35-18

**NOTES**

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR TO BE USED AS SUCH.
4. BEARINGS ARE BASED OF NORTH RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 1375, PAGE 1930.

**CERTIFICATION :**

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES. "UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"

BY : SCOTT CRIDER, PSM #5671 SURVEY DATE : 1-14-13

SHEET 1 OF 2  
 NOT VALID WITHOUT SHEET 2 OF 2

**FLORIDA COAST SURVEYING, INC.**  
 PROFESSIONAL SURVEYOR'S, & MAPPER'S  
 CERTIFICATE NO. LB-0006938  
 P. O. BOX 20365  
 BRADENTON, FLORIDA 34204  
 941-744-9295 FAX 941-748-6751  
 TOLL FREE 1-877-531-7193

SKETCH OF DESCRIPTION ONLY  
ADDITIONAL RIGHT OF WAY FOR 37TH STREET EAST  
NOT A BOUNDARY SURVEY  
EXHIBIT "A"

LEGAL DESCRIPTION : PREPARED BY FLORIDA COAST SURVEYING, INC.

COMMENCE AT THE S.E. CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N.89°41'44"W., ALONG THE SOUTH LINE OF SAID SECTION 8, 332.02 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE N.00°03'46"W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE EAST 1/2, 73.35 FEET; THENCE N.89°41'44"W., ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD NUMBER 70 AS DESCRIBED IN OFFICIAL RECORD BOOK 1375, PAGE 1930, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 419.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°30'10", A DISTANCE OF 47.56 FEET (CHORD = 45.79, CHORD BEARING N.62°32'06"W.) FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, ALONG SAID RIGHT OF WAY LINE AS DESCRIBED IN O.R. BOOK 1375, PAGE 1930, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 34°53'15", A DISTANCE OF 30.45 FEET (CHORD = 29.98 FEET CHORD BEARING N.17°50'24"W.), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°22'06"W., 202.29 FEET; THENCE N.89°48'17"E., A DISTANCE OF 9.00 FEET; THENCE S.00°22'06"E., A DISTANCE OF 230.86 FEET TO THE POINT OF BEGINNING.  
BEING AND LYING IN SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 1993.7 SQUARE FEET±, 0.046 ACRES±

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2

NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.

FLORIDA COAST SURVEYING, INC.  
PROFESSIONAL SURVEYOR'S, & MAPPER'S  
CERTIFICATE NO. LB-0006938  
P. O. BOX 20365  
BRADENTON, FLORIDA 34204  
941-744-9295 FAX 941-748-6751  
TOLL FREE 1-877-531-7193

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 LAND ACQUISITION

RECEIPT  
#2 of #2

001.133000

ATTN: STEVIEMARIE

AR PAYOR: AR700003 GOMC BK 2473 PG 5739 through BK 2473 PG 5742  
DOC TYPE: D CALC AMOUNT: \$0.00  
PAGES: 3 FILE# 003154392  
Receipt: 475020940 5/22/13 2:53PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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: \$54.00

Receipt#  
475020939 thru 475020940

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

BOARD RECORDS  
MAN CO LAND ACQUISITION

RECEIPT  
#2 of #2

001.133000

ATTN: STEVIEMARIE

AR PAYOR: AR700003 GOMC BK 2473 PG 5739 through BK 2473 PG 5742  
DOC TYPE: D CALC AMOUNT: \$0.00  
PAGES: 3 FILE# 003154392  
Receipt: 475020940 5/22/13 2:53PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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: \$54.00

Receipt#  
475020939 thru 475020940

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

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



-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

**BEFORE ME**, the undersigned authority, this day personally appeared Melvin L. Edwards, as Senior Vice President of **BANK OF THE OZARKS**, an Arkansas banking corporation, whose mailing address is **17901 Chenal Parkway, Little Rock, Arkansas 72223**, 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:

**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)

**BANK OF THE OZARKS**  
an Arkansas banking corporation

State of Arkansas  
County of Pulaski

By: [Signature]  
Name: Melvin L. Edwards  
Title: Senior Vice President

**SWORN** to (or affirmed) and subscribed before me this 16<sup>th</sup> day of April, 2013, by Melvin Edwards as Sr. Vice Pres. of **BANK OF THE OZARKS**, an Arkansas banking corporation, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

ACCEPTED IN OPEN SESSION 5/21/13  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

[Signature]  
NOTARY PUBLIC Signature  
Robbie L. Hargrove  
Printed Name

My commission expires  
July 9, 2022

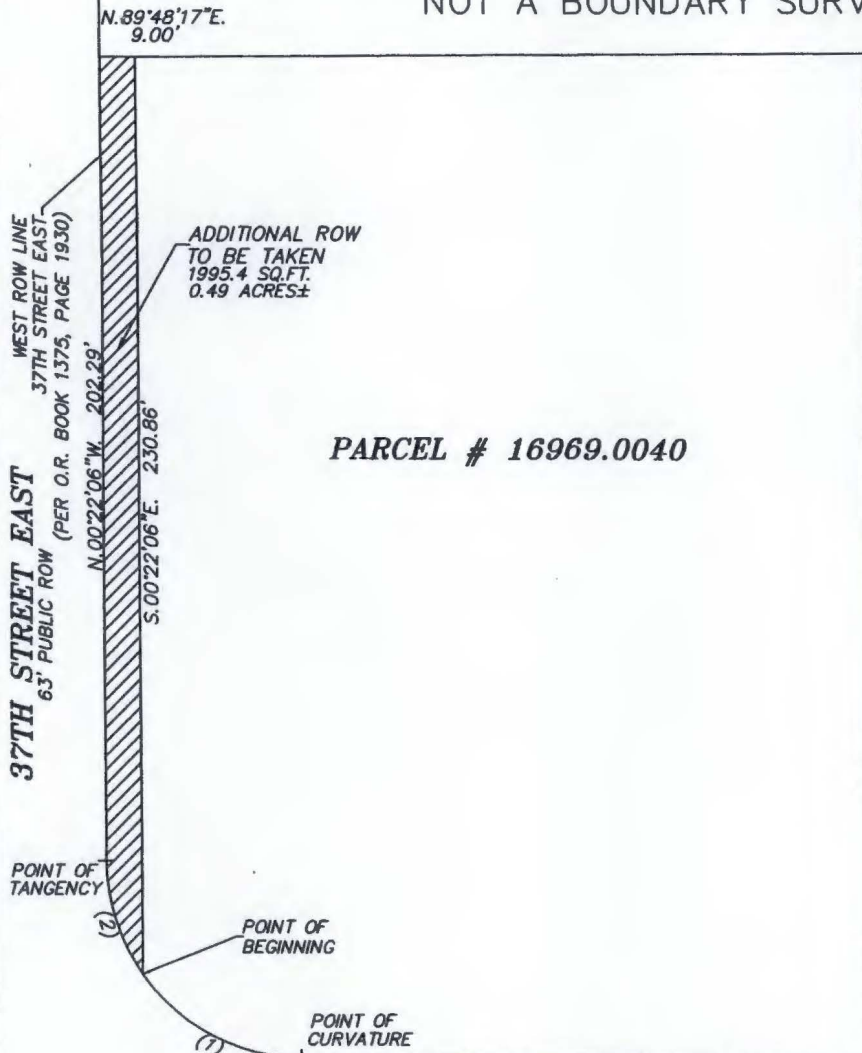
**ROBBIE L. HARGROVE**  
NOTARY PUBLIC-STATE OF ARKANSAS  
PULASKI COUNTY  
My Commission Expires 07-09-2022  
Commission # 12388608

SKETCH OF DESCRIPTION ONLY  
 ADDITIONAL RIGHT OF WAY FOR 37TH STREET EAST  
 NOT A BOUNDARY SURVEY

EXHIBIT "A"



SCALE 1" = 50'

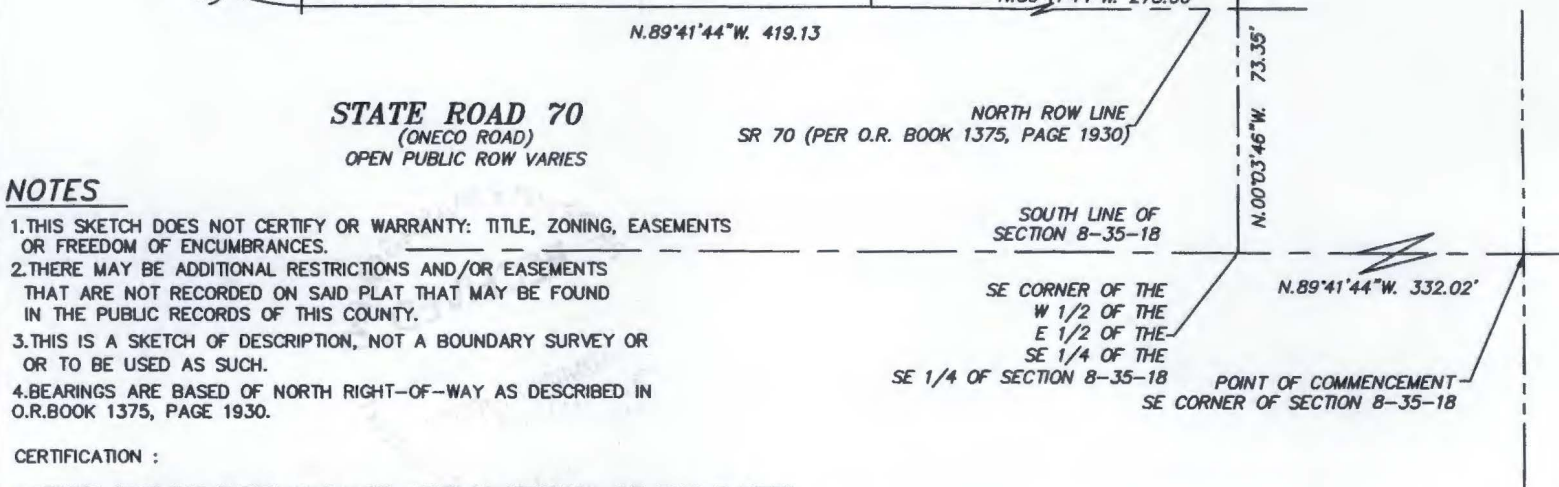


Curve number 1  
 Radius= 50.00  
 Delta= 54°30'10"  
 Arc= 47.56  
 Tangent= 25.75  
 Chord= 45.79  
 Chord Brg. N.62°32'06"W.

Curve number 2  
 Radius= 50.00  
 Delta= 34°53'15"  
 Arc= 30.45  
 Tangent= 15.71  
 Chord= 29.98  
 Chord Brg. N.17°50'24"W.

**LEGEND**

SQ.FT. = SQUARE FEET  
 SR = STATE ROAD  
 ROW = RIGHT-OF-WAY  
 O.R. = OFFICIAL RECORDS



**NOTES**

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR TO BE USED AS SUCH.
4. BEARINGS ARE BASED OF NORTH RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 1375, PAGE 1930.

**CERTIFICATION :**

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE; ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.  
 "UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"

BY : SCOTT CRIDER, PSM #5671 SURVEY DATE : 1-14-13

SHEET 1 OF 2  
 NOT VALID WITHOUT SHEET 2 OF 2

**FLORIDA COAST SURVEYING, INC.**  
 PROFESSIONAL SURVEYOR'S, & MAPPER'S  
 CERTIFICATE NO. LB-0006938  
 P. O. BOX 20365  
 BRADENTON, FLORIDA 34204  
 941-744-9295 FAX 941-748-6751  
 TOLL FREE 1-877-531-7193

SKETCH OF DESCRIPTION ONLY  
ADDITIONAL RIGHT OF WAY FOR 37TH STREET EAST  
NOT A BOUNDARY SURVEY  
EXHIBIT "A"

LEGAL DESCRIPTION : PREPARED BY FLORIDA COAST SURVEYING, INC.

COMMENCE AT THE S.E. CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE N.89°41'44"W., ALONG THE SOUTH LINE OF SAID SECTION 8, 332.02 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE N.00°03'46"W., ALONG THE EAST LINE OF SAID WEST 1/2 OF THE EAST 1/2, 73.35 FEET; THENCE N.89°41'44"W., ALONG THE NORTH RIGHT-OF-WAY OF STATE ROAD NUMBER 70 AS DESCRIBED IN OFFICIAL RECORD BOOK 1375, PAGE 1930, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 419.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH EAST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°30'10", A DISTANCE OF 47.56 FEET (CHORD = 45.79, CHORD BEARING N.62°32'06"W.) FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST, ALONG SAID RIGHT OF WAY LINE AS DESCRIBED IN O.R. BOOK 1375, PAGE 1930, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 34°53'15", A DISTANCE OF 30.45 FEET (CHORD = 29.98 FEET CHORD BEARING N.17°50'24"W.), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°22'06"W., 202.29 FEET; THENCE N.89°48'17"E., A DISTANCE OF 9.00 FEET; THENCE S.00°22'06"E., A DISTANCE OF 230.86 FEET TO THE POINT OF BEGINNING.  
BEING AND LYING IN SECTION 8, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 1993.7 SQUARE FEET±, 0.046 ACRES±

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.

SHEET 2 OF 2  
NOT VALID WITHOUT SHEET 1 OF 2

NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.

FLORIDA COAST SURVEYING, INC.  
PROFESSIONAL SURVEYOR'S, & MAPPER'S  
CERTIFICATE NO. LB-0006938  
P. O. BOX 20365  
BRADENTON, FLORIDA 34204  
941-744-9295 FAX 941-748-6751  
TOLL FREE 1-877-531-7193

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 LAND ACQUISITION

RECEIPT  
#1 of #2

001.133000

ATTN: STEVIEMARIE

AR PAYOR: AR700003 GOMC Book# Page#  
DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 3 FILE#  
Receipt: 475020939 5/22/13 2:52PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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  
"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

BOARD RECORDS  
MAN CO LAND ACQUISITION

RECEIPT  
#1 of #2

001.133000

ATTN: STEVIEMARIE

AR PAYOR: AR700003 GOMC Book# Page#  
DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 3 FILE#  
Receipt: 475020939 5/22/13 2:52PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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  
"Pride in Service with a Vision to the Future"



REVISED May 21, 2013 - Regular Meeting  
Agenda Item #32

Subject

BANK OF THE OZARKS - Right-of-Way Dedication

Briefings

None

Contact and/or Presenter Information

Moonlin Johnson  
Ext. 6289

Joaquin Servia, Manager  
Property Acquisition/Ext. 3021

**APPROVED** in Open Session

Manatee County Board of County  
Commissioners

Action Requested

Acceptance of, authorization to record, Special Warranty Deed from Bank of the Ozarks, an Arkansas banking corporation.

Authorization to record an Affidavit of Ownership and Encumbrances from Melvin L. Edwards, Senior Vice President of Bank of the Ozarks.

Enabling/Regulating Authority

Chapter 125, Florida Statutes - Manatee County Comprehensive Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

The Manatee County Right-Of-Way Needs Map designates 37th Street East as a 2-Lane Collector road that requires 84 feet of right-of-way (42' half width). The existing right-of-way in this location is 66 feet (33 feet half width). The owner has agreed to dedicate an additional 9' of right-of-way creating a 42' half width roadway.

The subject property is located on the northeast corner of State Road 70 and 37th Street East.

The conveyance documents are hereby presented for acceptance and/or recording.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Notification of document acceptance and recording to Moonlin Johnson/MCG  
([moonlin.johnson@mymanatee.org](mailto:moonlin.johnson@mymanatee.org)), Property Acquisition Division, Property Management Department.  
CCC Charge Account #AR700003 Property Management - Emailed MJ - 5/23/13 - SS

Cost and Funds Source Account Number and Name

\$ 54.00 Recording Fee - 001-0020505 Property Acquisition Core Funds

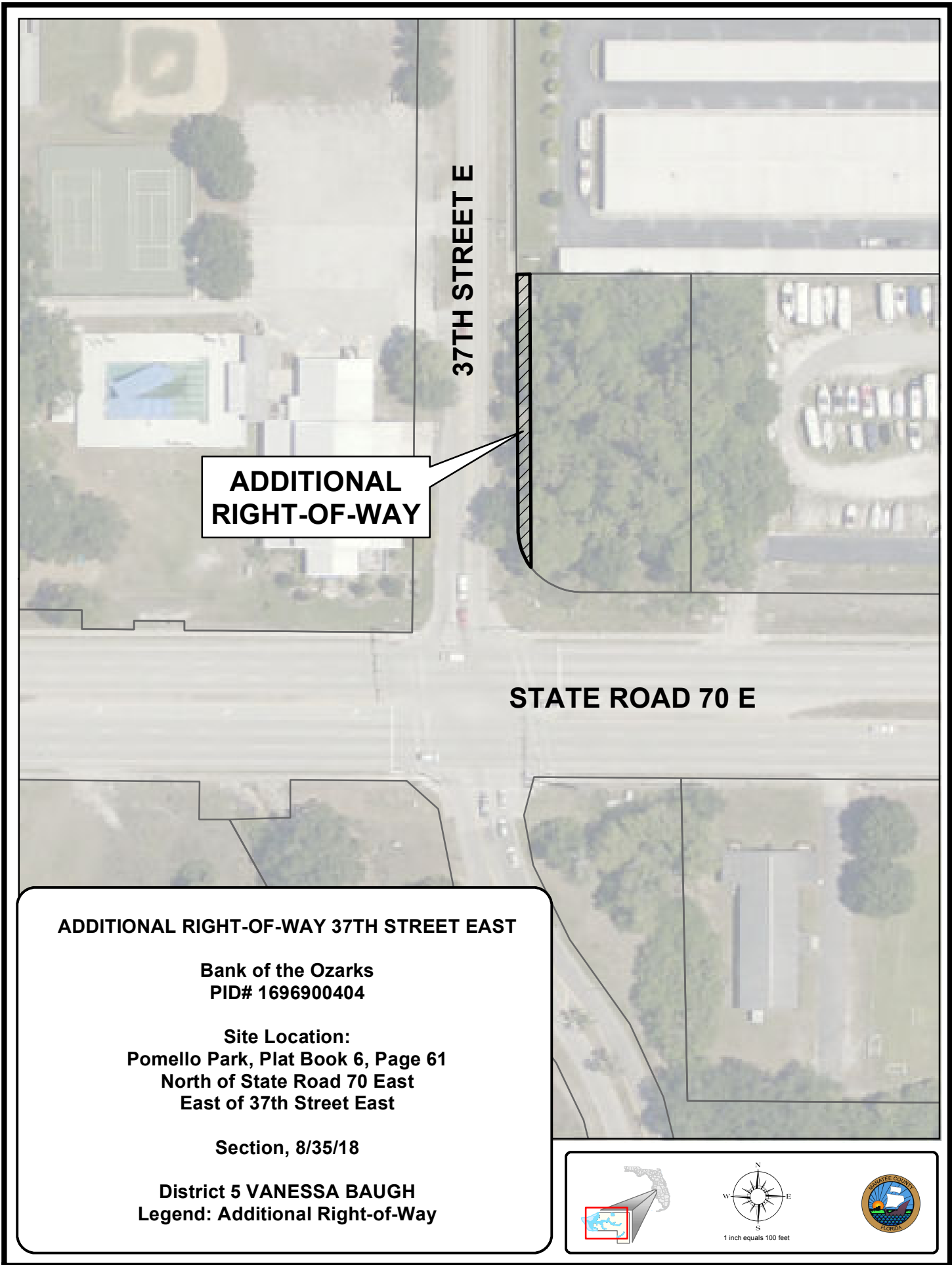
Amount and Frequency of Recurring Costs

N/A

Attachment: [Affidavit - Bank of the Ozarks w Exhibit A.pdf](#)

Attachment: [Special Warrant Deed - Bank of the Ozarks w Exhibit A.pdf](#)

Attachment: [SR70 & 37thStE Bank Ozarks RW dedication Loc Map.pdf](#)



**37TH STREET E**

**ADDITIONAL  
RIGHT-OF-WAY**

**STATE ROAD 70 E**

**ADDITIONAL RIGHT-OF-WAY 37TH STREET EAST**

**Bank of the Ozarks  
PID# 1696900404**

**Site Location:  
Pomello Park, Plat Book 6, Page 61  
North of State Road 70 East  
East of 37th Street East**

**Section, 8/35/18**

**District 5 VANESSA BAUGH  
Legend: Additional Right-of-Way**

Map navigation and scale elements including a locator map of Florida, a compass rose, and the text "1 inch equals 100 feet".

