

THIS INSTRUMENT PREPARED BY:
Joaquin Servia, Manager, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT # 319-6049761
PARCEL # 806
PID # 14268.0000/7

=====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 **NORMA KNOWLES**, an un-remarried widow, whose mailing address is 5224 18th Avenue East, Bradenton, Florida 34208-6102 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 property situate in Manatee County, State of Florida, more particularly described as Parcel 806 in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter "**Property**").
2. That the Grantor plans to convey an easement to **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "**Grantee**").
3. That to the best of my knowledge, the only mortgages, liens, or encumbrances including, but not limited to, any leasehold interest or potential claims against the Property are:

NONE.

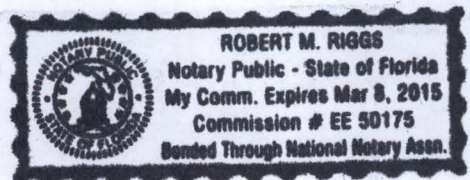
4. That there has been no labor, material, or service furnished for improvement of the Property which remains unpaid, except as set forth in paragraph 3 of this Affidavit.
5. That there are no claims, demands, liens, or judgments outstanding against the Property and that the Grantor is not indebted to 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 Property.

Norma Knowles
Grantor
Norma Knowles
Printed Name

SWORN to (or affirmed) and subscribed before me this 25th day of June, 2013, by Norma Knowles, an un-remarried widow, who is (___) personally known to me or () who has produced a Fl drivers license as identification.

Notary Public Seal:

Robert M Riggs
NOTARY PUBLIC, State of Florida
Printed Name



APPROVED IN OPEN SESSION 07302013
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

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

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:

 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

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

S89°32'24"E
8.29'-(E)

16.02'(C)

N89°32'24"W 33.00'-(C)
49.02'(C)

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)

N 00°13'22" E 165.00'-(C)(E)
SOUTH LINE OF NORTH 165' OF NE 1/4 OF NW 1/4
SOUTH LINE OF D. R. BOOK 1406, PAGE 2438
WEST 660'-(D) S 89°32'24" E 627.04'-(C)

N 89°32'24" W
8.00'-(E)

N 89°32'24" W 33.00'-(C)

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

806

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

PEDESTRIAN SIDEWALK EASEMENT

N 00°13'22" W 54.93'-(E)

NORTH 165'-(D)

33.00'-(C)(D)

N 00°13'22" W 165.00'-(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)

SURVEY ROAD PLAT BOOK 9, PAGES 120-140

MORGAN JOHNSON ROAD
(57th STREET EAST)

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

CIVILSURV
CIVILSURV DESIGN GROUP, INC.

024-002008esmt.dwg

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

MAN CO PROJECT MGT
ATTN: NITA

RECEIPT
#1 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 490093411 7/30/13 3:31PM

By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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"

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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"

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

Project # 319-6049761
ID # 14268.00007
Parcel # 806

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

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE, made this 25th day of June, 2013, between **NORMA KNOWLES**, an un-remarried widow, whose mailing address is 5224 18th Avenue East, Bradenton, Florida 34208-6102, "Grantor," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address, Post Office Box 1000, Bradenton, Florida 34206, "Grantee,"

WITNESSETH

That said Grantor, its successors and assigns, 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 said Grantee, **a permanent sidewalk easement for the purpose of constructing, using, maintaining, and replacing a public sidewalk** over and across the property situate in Manatee County, State of Florida, more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Robert M. Riggs
Witness

Robert M. Riggs
Printed Name

Andrea Fatkin
Witness

ANDREA FATKIN
Printed Name

(Signature of two witnesses required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

Norma Knowles
Grantor

Norma Knowles
Printed Name

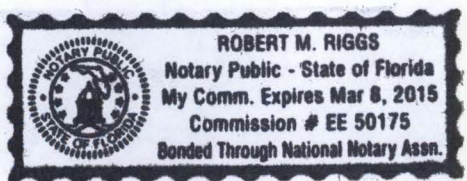


The foregoing instrument was acknowledged before me this 25th day of June, 2013, by Norma Knowles, an un-remarried widow, who is () personally known to me or () who has produced a FL drivers license as identification.

Robert M. Riggs
NOTARY PUBLIC, STATE OF FLORIDA

Printed Name

(revised 4/1/13)



APPROVED IN OPEN SESSION 0730 2013
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

**EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel Identification No.: 1426800007

PARCEL 806 (Pedestrian Sidewalk Easement)

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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:

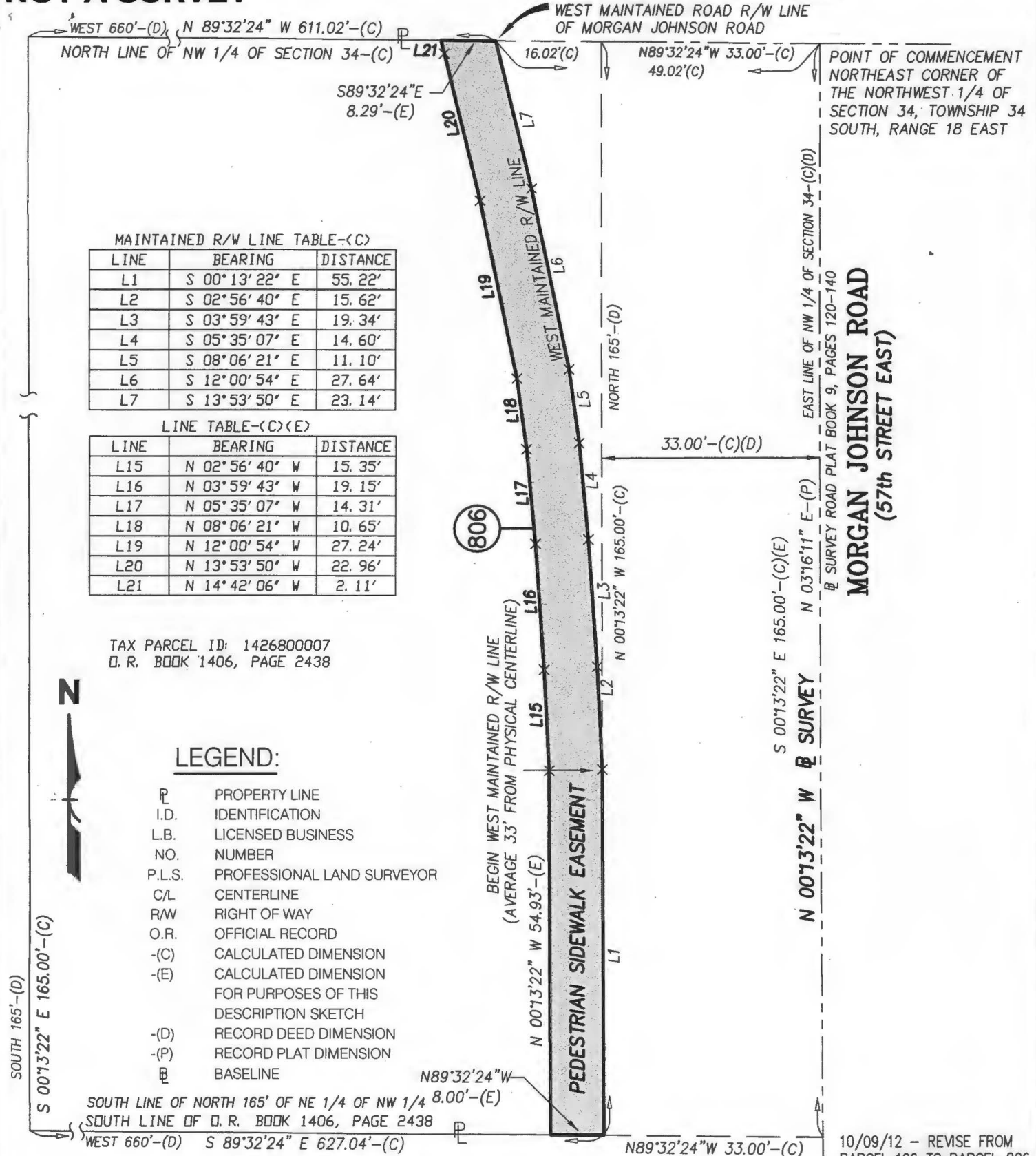
Prepared By:  2525 Drane Field Road Suite 7 Lakeland, FL 33811 Tel: 863-646-4771
CIVILSURV
CIVILSURV DESIGN GROUP, INC.

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



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

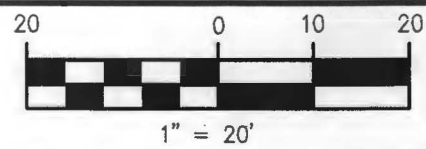
LEGEND:

- 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

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

MORGAN JOHNSON ROAD
 (57th STREET EAST)

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



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

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

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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

MAN CO PROJECT MGT
ATTN: NITA

RECEIPT
#2 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2483 PG 6032 through BK 2483 PG 6035
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003177729
Receipt: 490093412 7/30/13 3:31PM By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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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#
490093411 thru 490093412

OFFICE HOURS *****8:30 AM - 5:00 PM
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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

MAN CO PROJECT MGT
ATTN: NITA

RECEIPT
#2 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2483 PG 6032 through BK 2483 PG 6035
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003177729
Receipt: 490093412 7/30/13 3:31PM By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
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R	BD OF COUNTY COMM	001	000000208912	0	6.00



RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$54.00

Receipt#
490093411 thru 490093412

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

REVISED July 30, 2013 - Regular Meeting
Agenda Item #33

Subject

Morgan Johnson Road Sidewalk Project Norma Knowles, Parcel #806, Permanent Sidewalk Easement at 1006 East 57th Street.

Briefings

None

APPROVED IN OPEN SESSION July 30, 2013
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

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

Action Requested

Acceptance of, authorization to record, a Permanent Sidewalk Easement from Norma Knowles for the Morgan Johnson Sidewalk Project.

Authorization to record Affidavit of Ownership and Encumbrances from Norma Knowles.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee County Comprehensive 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. The parcel is numbered #806.

On May 7, 2013 the BCC executed a Contract for Sale and Purchase of a Permanent Easement in the amount of \$5,000.

The conveyance 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 **Emailed 7/30/13/jr**

Notification of acceptance and recording to Paul Johnson, ext. 6284 or paul.johnson@mymanatee.org,
Property Acquisition, Property Management Department. CCC charge account AR #700013 Project
Management.

Cost and Funds Source Account Number and Name

\$54.00 414-319-6049761 Morgan Johnson Road Sidewalk Project


Amount and Frequency of Recurring Costs

N/A

Attachment: [MJ 806 Knowles Permanent Sidewalk Easement .pdf](#)

Attachment: [MJ 806 Knowles Affidavit of Ownership and Encumbrances .pdf](#)

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

An aerial photograph of a residential neighborhood. A white callout box with a pointer is located in the upper left quadrant, pointing to a specific parcel. The map shows various streets, including '49 STE', '50 STE', '51 STE', '52 STE', '53 STE', '54 STE', '55 STE', '56 STE', '57 STE', '58 STE', '59 STE', '60 STE', '61 STE', '62 STE', '63 STE', '64 STE', '65 STE', '66 STE', '67 STE', '68 STE', '69 STE', '70 STE', '71 STE', '72 STE', '73 STE', '74 STE', '75 STE', '76 STE', '77 STE', '78 STE', '79 STE', '80 STE', '81 STE', '82 STE', '83 STE', '84 STE', '85 STE', '86 STE', '87 STE', '88 STE', '89 STE', '90 STE', '91 STE', '92 STE', '93 STE', '94 STE', '95 STE', '96 STE', '97 STE', '98 STE', '99 STE', '100 STE'.

**MORGAN JOHNSON
SIDEWALK PROJECT
Parcel: 806**

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

