

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 # 805
PID # 14271.0000/1

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Ohio
COUNTY OF Trumbull

BEFORE ME, the undersigned authority, this day personally appeared **RICHARD L. HUDSON and CAROLYN J. HUDSON**, husband and wife, whose mailing address is 1008 57th Street East, Bradenton, Florida 34208, 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 805 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.

Richard L. Hudson
Grantor

RICHARD L HUDSON
Printed Name

Carolyn J. Hudson
Grantor

CAROLYN J HUDSON
Printed Name

SWORN to (or affirmed) and subscribed before me this 11 day of July, 2013, Richard L. Hudson and Carolyn J. Hudson, husband and wife, who are () personally known to me or (X) who have produced Drivers License Picture ID as identification.

Notary Public Seal:

Wendy Farkas
Notary Public
My Commission Expires 8-11-2013

Wendy Farkas
NOTARY PUBLIC

Wendy FARKAS
Printed Name

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

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Identification No.: 1427100001

PARCEL 805 (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 528, Page 751, Public Records of Manatee County, Florida, said easement being 8.00 feet in width (measured perpendicular) and lying immediately west of and contiguous with the west right of line of Morgan Johnson Road.

Parcel 805 as described contains 1355 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 805 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 528, Page 751.
- 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. 10-24406.5) 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 105 TO PARCEL 805

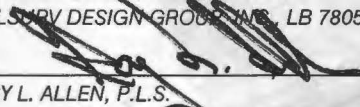
024-002008esmt.dwg

DESCRIPTION SKETCH
MORGAN JOHNSON ROAD
PARCEL 805-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

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

WEST 660'-(D) N 89°32'24" W 660.00'-(C)
NORTH LINE OF O. R. BOOK 528, PAGE 751



33.00'-(C)(D)

WEST R/W LINE

N 00°13'22" W @ SURVEYN 03°16'11" E-(P)
@ SURVEY ROAD PLAT BOOK 9, PAGES 120-140

MORGAN JOHNSON ROAD
(57th STREET EAST)

8.00'

S 00°13'22" E 169.40'-(E)

N 00°13'22" W 169.41'-(E)
NORTH 169.41'-(D)

33.00'-(C)(D)

PEDESTRIAN SIDEWALK EASEMENT



TAX PARCEL ID: 1427100001
O. R. BOOK 528, PAGE 751

LINE TABLE-(C)(E)

LINE	BEARING	DISTANCE
L1	S 89°29'35" E	8.00'
L2	N 89°32'24" W	8.00'

LEGEND:

- 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

LEGEND:

- (C) CALCULATED DIMENSION
- (E) CALCULATED DIMENSION FOR PURPOSES OF THIS DESCRIPTION SKETCH
- (D) RECORD DEED DIMENSION
- (P) RECORD PLAT DIMENSION
- BASELINE

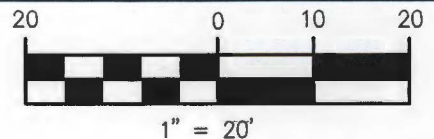
SOUTH LINE OF O. R. BOOK 528, PAGE 751
EAST 660'-(D) S 89°29'35" E 660.01'-(C)

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

10/09/12 - REVISE FROM
PARCEL 105 TO PARCEL 805

DESCRIPTION SKETCH

MORGAN JOHNSON ROAD
PARCEL 805-PEDESTRIAN SIDEWALK EASEMENT
IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY



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

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.
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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

FL

001.133000

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 490093413 7/30/13 3:33PM

By: AS

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"

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GRAND TOTAL:



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

Project # 319-6049761
ID # 14271.0000/1
Parcel # 805

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

PERMANENT SIDEWALK EASEMENT

THIS INDENTURE, made this 11 day of July, 2013, between **RICHARD L. HUDSON and CAROLYN J. HUDSON**, husband and wife, whose mailing address is 1008 57th Street East, Bradenton, Florida 34208, "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:

Lori L. Perticone
Witness

Lori L. Perticone
Printed Name

Cheryl French
Witness

Cheryl French
Printed Name

Lori L. Perticone
Witness

Lori L. Perticone
Printed Name

Cheryl French
Witness

Cheryl French
Printed Name

(Signature of two witnesses required by law)

STATE OF Ohio
COUNTY OF Trumbull

Richard L. Hudson
Grantor

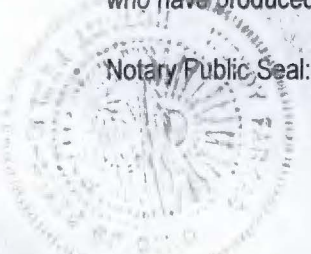
RICHARD L HUDSON
Printed Name

Carolyn J. Hudson
Grantor

Carolyn J. Hudson
Printed Name



The foregoing instrument was acknowledged before me this 11 day of July, 2013, by **Richard L. Hudson and Carolyn J. Hudson**, husband and wife, who are () personally known to me or (x) who have produced Drivers License as identification.



Wendy Farkas
Notary Public
My Commission Expires 8-11-2013

Wendy Farkas
NOTARY PUBLIC

Wendy FARKAS
Printed Name

APPROVED IN OPEN SESSION 0730203
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

(revised 4/1/13)

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Identification No.: 1427100001

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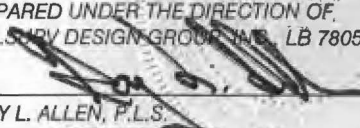
024-002008esmt.dwg

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MORGAN JOHNSON ROAD
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IN SECTION 34, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY

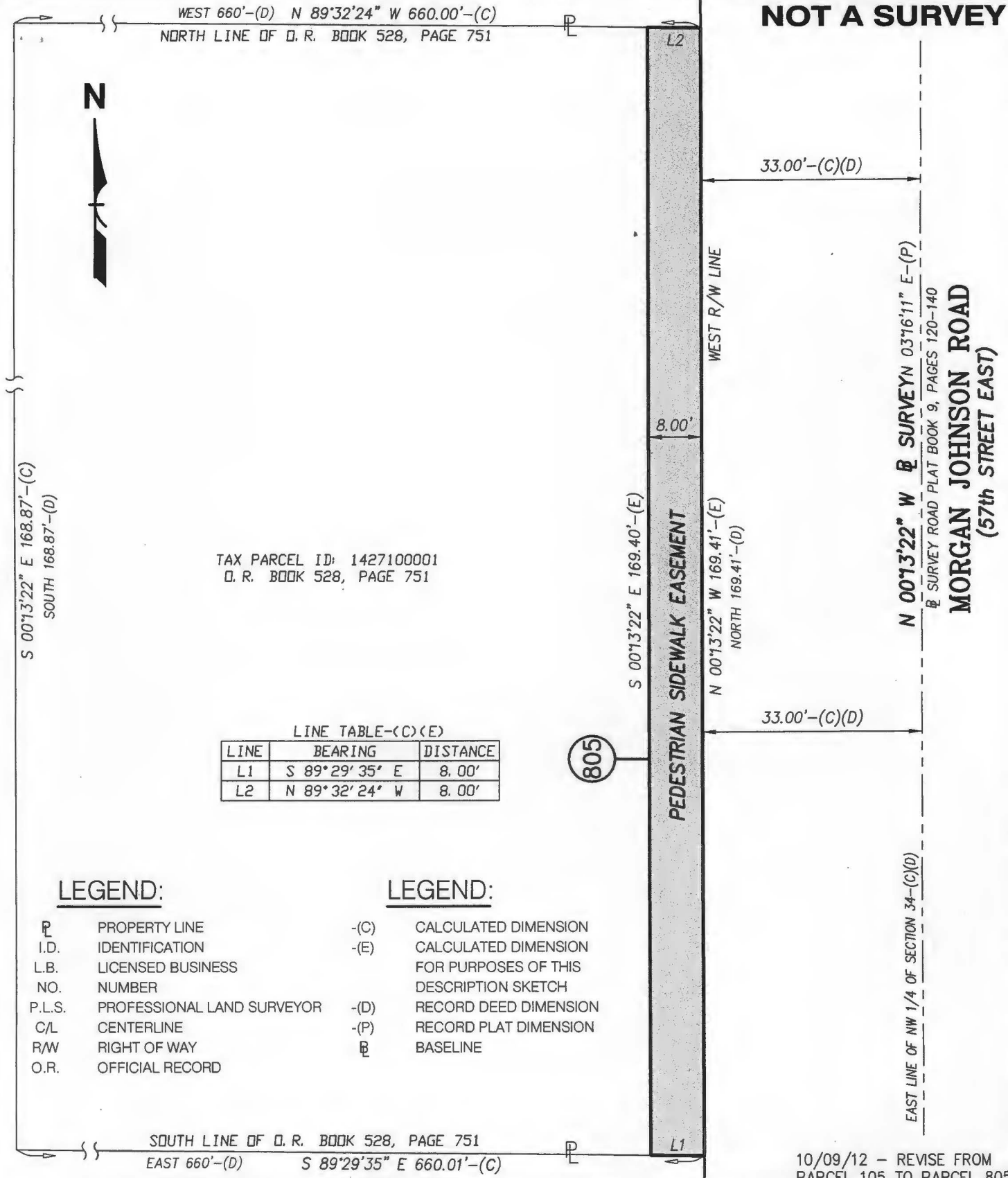
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PREPARED UNDER THE DIRECTION OF CIVILSURV DESIGN GROUP, INC. LB 7805 BY:

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

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



TAX PARCEL ID: 1427100001
D. R. BOOK 528, PAGE 751

LINE TABLE-(C)(E)

LINE	BEARING	DISTANCE
L1	S 89°29'35" E	8.00'
L2	N 89°32'24" W	8.00'

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
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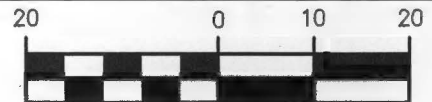
LEGEND:

- (C) CALCULATED DIMENSION
- (E) CALCULATED DIMENSION FOR PURPOSES OF THIS DESCRIPTION SKETCH
- (D) RECORD DEED DIMENSION
- (P) RECORD PLAT DIMENSION
- ⊔ BASELINE

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MORGAN JOHNSON ROAD
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1" = 20'

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

024-002008esmt.dwg

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

N 00°13'22" W ⊔ SURVEYN 03°16'11" E-(P)
⊔ SURVEY ROAD PLAT BOOK 9, PAGES 120-140
MORGAN JOHNSON ROAD
(57th STREET EAST)

WEST R/W LINE

PEDESTRIAN SIDEWALK EASEMENT

805

10/09/12 - REVISE FROM
PARCEL 105 TO PARCEL 805

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 6050 through BK 2483 PG 6053
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003177743
Receipt: 490093414 7/30/13 3:33PM 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#
490093413 thru 490093414

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

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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

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DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003177743
Receipt: 490093414 7/30/13 3:33PM By: AS

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RECEIPT TOTAL: \$27.00
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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 #36

Subject

Richard L. Hudson and Carolyn J. Hudson, Parcel 805, Permanent Sidewalk Easement for Morgan Johnson Sidewalk Project.

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 Richard L. Hudson and Carolyn J. Hudson for the Morgan Johnson Sidewalk Project.
- Authorization to record Affidavit of Ownership and Encumbrances from Richard L. Hudson and Carolyn J. Hudson.

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 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 1008 57th Street East, Bradenton, Florida on the west side of Morgan Johnson Road and south of State Road 64. The parcel is numbered #805.

On May 7, 2013, the BCC executed a Contract for Sale and Purchase of a Permanent Easement in the amount of \$3,500.00.

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 8/5/13/jr**

Notification of document 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

\$54.00 319-6049761 Morgan Johnson Road Sidewalk Project


Amount and Frequency of Recurring Costs

N/A

Attachment: [MJ executed parcel 805 Hudson Permanent Sidewalk Easement .pdf](#)

Attachment: [MJ executed parcel 805 Hudson AOE .pdf](#)

Attachment: [Morgan Johnson Project Map Parcel #805 .pdf](#)

An aerial photograph of a residential development. A white callout box with a pointer is positioned over a specific parcel. The map shows various streets, including 'MORGAN RD' running vertically and '50 STE' running horizontally. Other streets like '49 ST CT', '51 ST', '52 ST', '53 ST', '54 ST', '55 ST', '56 ST', '57 ST', '58 ST', '59 ST', '60 ST', '61 ST', '62 ST', '63 ST', '64 ST', '65 ST', '66 ST', '67 ST', '68 ST', '69 ST', '70 ST', '71 ST', '72 ST', '73 ST', '74 ST', '75 ST', '76 ST', '77 ST', '78 ST', '79 ST', '80 ST', '81 ST', '82 ST', '83 ST', '84 ST', '85 ST', '86 ST', '87 ST', '88 ST', '89 ST', '90 ST', '91 ST', '92 ST', '93 ST', '94 ST', '95 ST', '96 ST', '97 ST', '98 ST', '99 ST', '100 ST' are visible. A compass rose is located in the bottom left corner.

**MORGAN JOHNSON
SIDEWALK PROJECT
Parcel: 805**

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