

PROJECT # 334-6001060

PARCEL # 712, 715, 716, 717, 725, 726

DP # 48099.0025/9; 48099.0035/9; 48101.1000/9; 48103.1000/5; 48103.0010/5; 55850.1005/0; 55848.0000/6

**CONTRACT FOR SALE AND PURCHASE FOR A
TEMPORARY CONSTRUCTION EASEMENT**

THIS AGREEMENT, entered into by and between **Harris Loyd Glasgow and Michael S. Glasgow**, as Grantor, whose mailing address is 1209 44th Avenue East, Bradenton, Florida 34203, as owner of the following described property, hereinafter "Seller", and the **COUNTY OF MANATEE**, a political subdivision of the State of Florida, with its principal offices located in the Manatee County Government Administration Center, 1112 Manatee Avenue West, Bradenton, Florida 34205, 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 described real property which is located in the County of Manatee, State of Florida:

See legal descriptions identified as Exhibit "A" attached hereto

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

1. The **PURCHASE PRICE** shall be **Thirteen Thousand Six Hundred and Forty and 00/100 Dollars (\$13,640.00)**. 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 **Temporary Construction 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 easement.

4. **SALE AND PURCHASE**: **This sale and purchase is made under threat of and in lieu of eminent domain proceedings.**

5. **TAXES**: N/A

6. **CLOSING**: Closing shall be held in the county where property is located, at a location agreeable to both parties.

7. **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.

8. **TEMPORARY CONSTRUCTION EASEMENT**: Seller shall deliver to the Buyer a Temporary Construction Easement for the area described in the exhibit attached hereto as a requirement of this Contract.

9. **SPECIAL PROVISIONS:**

N/A

Parcel No.	Conveyance	Settled Amount
712	Temporary Construction Easement	\$3,960
715	Temporary Construction Easement	\$1,100
716	Temporary Construction Easement	\$1,650
717	Temporary Construction Easement	\$1,540
725	Temporary Construction Easement	\$1,210
726	Temporary Construction Easement	\$4,180
Total		\$13,640

IN WITNESS WHEREOF, the parties hereto have executed this Contract for Sale and Purchase, this 30th day of July, 2013.

Signed, sealed and delivered in the presence of:

Colleen B. Rose

Witness

Colleen B. Rose

Printed Name

Wachelle Desautries

Witness

Wachelle Desautries

Printed Name

SELLER:

[Signature]

Harris Loyd Glasgow

Signed, sealed and delivered in the presence of:

Colleen B. Rose

Witness

Colleen B. Rose

Printed Name

Wachelle Desautries

Witness

Wachelle Desautries

Printed Name

SELLER:

[Signature]

Michael S. Glasgow

BUYER:

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

By Larry Burtis
Chairman

Date: 7/30/13

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

By: [Signature]
Deputy Clerk



EXHIBIT "A"

Description and Sketch

(NOT A SURVEY)

Parcel #712 TEMPORARY CONSTRUCTION EASEMENT

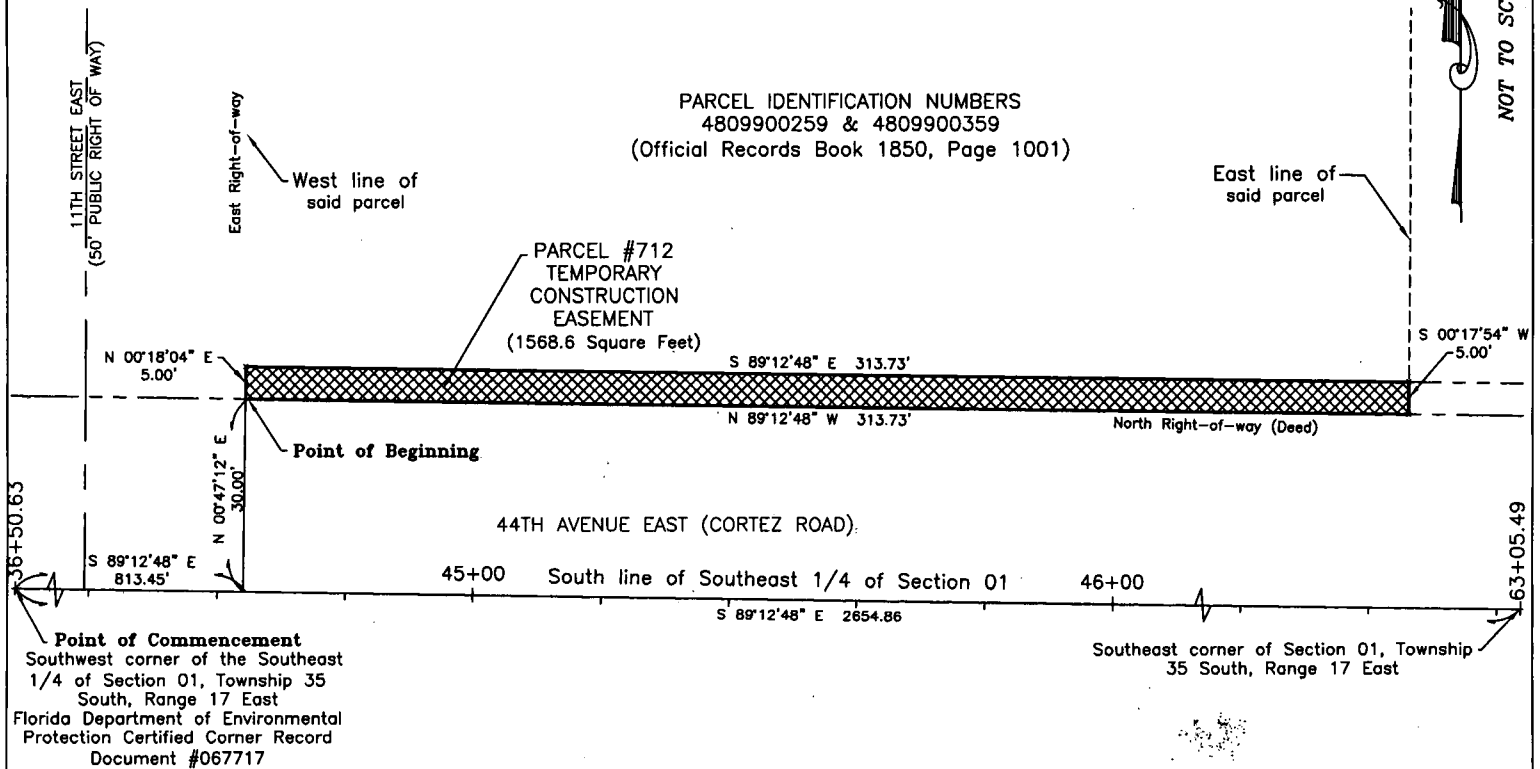
The Southerly 5 feet of the parcel described in Official Record Book 1850, Page 1001, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 1, Township 35 South, Range 17 East; Thence S89°12'48"E along the South line of said Southeast 1/4 of Section 1, a distance of 813.45 feet; Thence N00°47'12"E, a distance of 30.00 feet to the intersection of the North Right-of-Way line of 44th Avenue East (Cortez Road) and the East Right-of-Way line of 11th Street East, for a POINT OF BEGINNING; Thence N00°18'04"E along the East Right-of-Way line of 11th Street East, a distance of 5.00 feet; Thence S89°12'48"E parallel with said South line of the Southeast 1/4, a distance of 313.73 feet to the East line of said parcel; Thence S00°17'54"W along the East line of said parcel, a distance of 5.00 feet to said North Right-of-Way line of 44th Avenue East; Thence N89°12'48"W along said North Right-of-Way line of 44th Avenue East, said line being parallel with said South line of the Southeast 1/4, a distance of 313.73 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 1568.6 Square Feet more or less.



NOT TO SCALE

- Notes:**
1. This description and sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East which bears S89°12'48"E (Grid).



<p>TEMPORARY CONSTRUCTION EASEMENT PARCEL #712 THREE YEAR TERM LIMIT</p>	<p>Updated Title Block and Description 7/12/13</p>  <p>Todd E. Boyle, RSM Registered Surveyor & Mapper, 6047</p> <p>07/17/13 DATE</p>	<p>MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>  <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (811)748-4501</p>	<p>Drawn By: TRC, PC, SC</p> <p>Checked By: TEB</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 712</p> <p>Sheet: 1 OF 1</p> <p>Section 01, Township 35 South, Range 17 East</p>
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EXHIBIT "A"

Description and Sketch

(NOT A SURVEY)

Parcel #715 TEMPORARY CONSTRUCTION EASEMENT

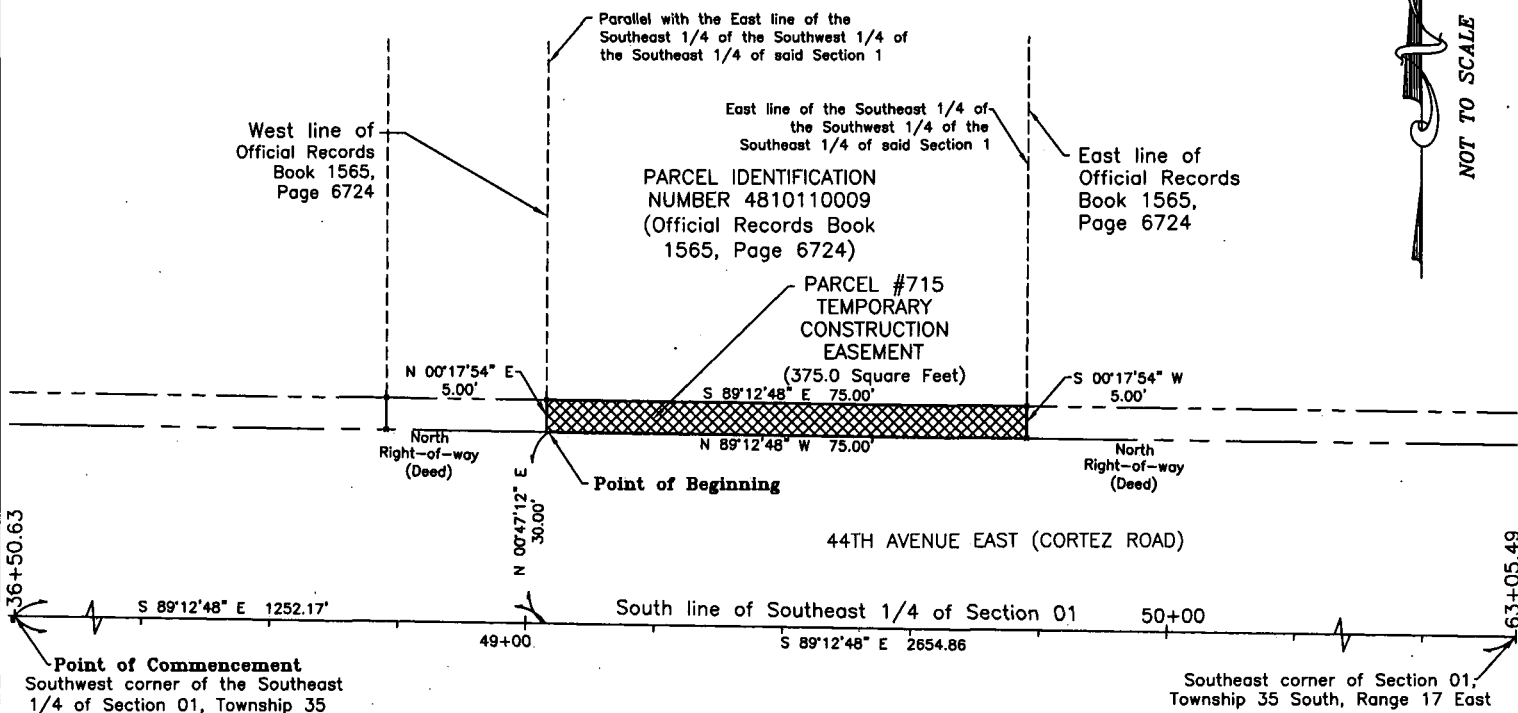
The Southerly 5 feet of the parcel described in Official Records Book 1565, Page 6724, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 1, Township 35 South, Range 17 East; Thence S89°12'48"E along the South line of said Southeast 1/4 of Section 1, a distance of 1252.17 feet; Thence N00°47'12"E, a distance of 30.00 feet to the North Right-of-Way line of 44th Avenue East (Cortez Road) for a POINT OF BEGINNING; Thence N00°17'54"E along the West line of said parcel and parallel with the East line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 1, a distance of 5.00 feet; Thence S89°12'48"E parallel with said South line of the Southeast 1/4, a distance of 75.00 feet to the East line of said parcel; Thence S00°17'54"W along the East line of said parcel, being the East line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, a distance of 5.00 feet to said North Right-of-Way line; Thence N89°12'48"W along said North Right-of-Way line, said line being parallel with said South line of the Southeast 1/4, a distance of 75.00 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 375.0 Square Feet more or less.



Point of Commencement
 Southwest corner of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East
 Florida Department of Environmental Protection Certified Corner Record Document #067717

- Notes:**
1. This description and sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East which bears S89°12'48"E (Grid).

<p align="center">TEMPORARY CONSTRUCTION EASEMENT PARCEL #715 THREE YEAR TERM LIMIT</p>	<p align="center">Updated Title Block and Description 7/12/13</p> <p align="center">DATE 07/17/13</p>	<p align="center">MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p> <p align="center">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>Drawn By: TRC, PC. SC</p> <p>Checked By: TEB</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 715</p> <p>Sheet: 1 OF 1</p> <p>Section 01, Township 35 South, Range 17 East</p>

EXHIBIT "A"

Description and Sketch

(NOT A SURVEY)

Parcel #716 TEMPORARY CONSTRUCTION EASEMENT

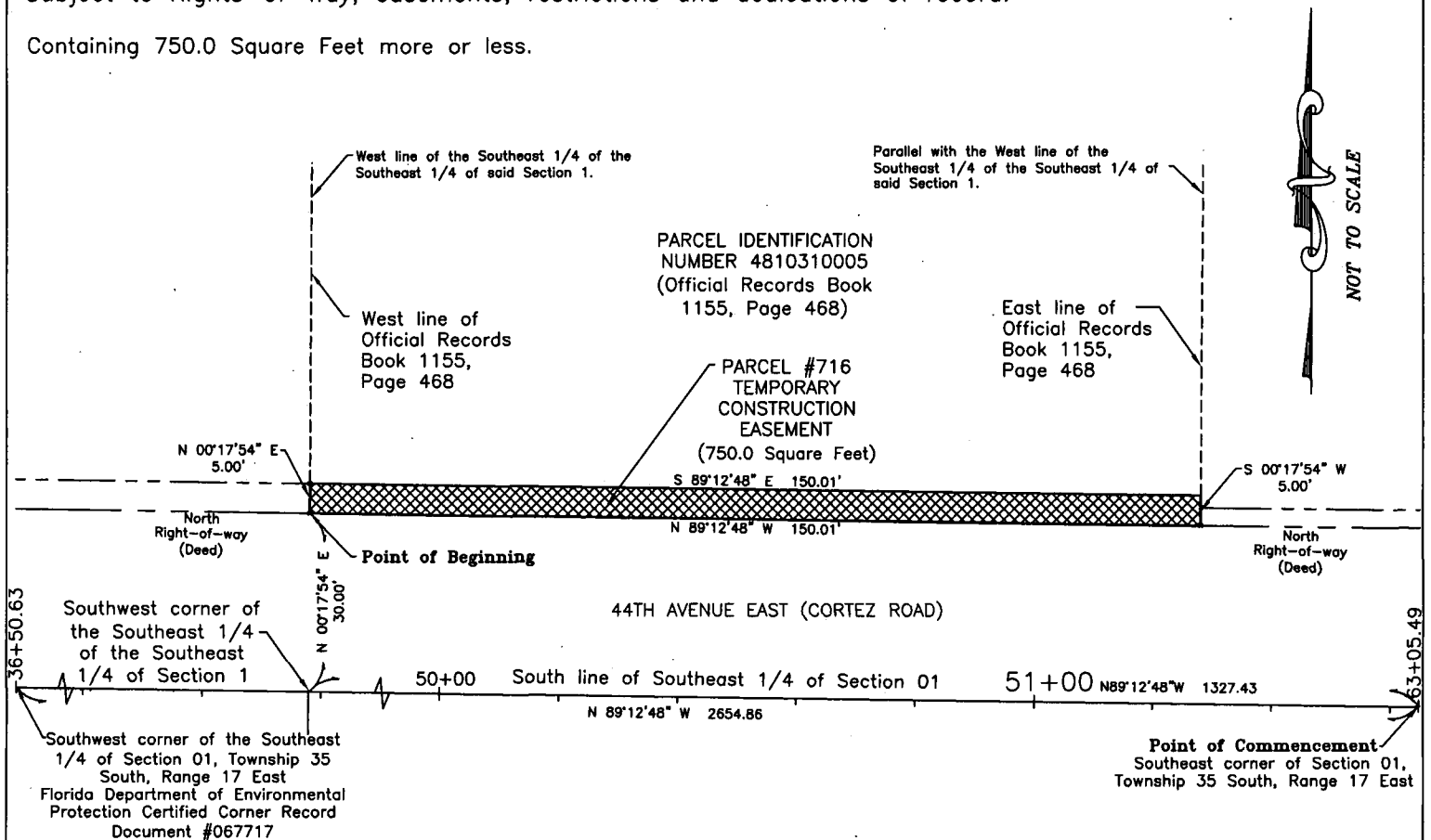
The Southerly 5 feet of the parcel described in Official Records Book 1155, Page 468, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of Section 1, Township 35 South, Range 17 East; Thence N89°12'48"W along the South line of said Southeast 1/4 of Section 1, a distance of 1327.43 to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 1; Thence N00°17'54"E along the West line of said Southeast 1/4 of the Southeast 1/4, a distance of 30.00 feet to the North Right-of-Way line of 44th Avenue East (Cortez Road) for a POINT OF BEGINNING; Thence continue N00°17'54"E along West line of said Southeast 1/4 of Southeast 1/4, a distance of 5.00 feet; Thence S89°12'48"E parallel with the said South line of the Southeast 1/4, a distance of 150.01 feet to the East line of said parcel; Thence S00°17'54"W along the East line of said parcel, parallel with the West line of said Southeast 1/4 of the Southeast 1/4, a distance of 5.00 feet to the intersection with said North Right-of-Way line; Thence N89°12'48"W along said North Right-of-Way line, said line being parallel with said South line of the Southeast 1/4, a distance of 150.01 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 750.0 Square Feet more or less.



- Notes:**
1. This description and sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East Which bears N89°12'48"W (Grid).

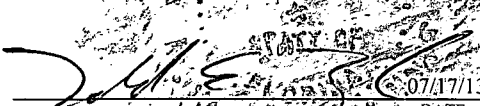

<p align="center">TEMPORARY CONSTRUCTION EASEMENT PARCEL #716 THREE YEAR TERM LIMIT</p>	<p align="center">Updated Title Block and description - 7/12/13</p>  <p align="center">DATE 07/17/13</p> <p align="center">Todd E. Boyle, RSM Registered Surveyor & Mapper 6047</p>	<p align="center">MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>  <p align="center">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>Drawn By: TRC, PC, SC</p> <p>Checked By: TEB</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 716</p> <p>Sheet: 1 OF 1</p> <p>Section 01, Township 35 South, Range 17 East</p>
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EXHIBIT "A"

Description and Sketch

(NOT A SURVEY)

Parcel #717 TEMPORARY CONSTRUCTION EASEMENT

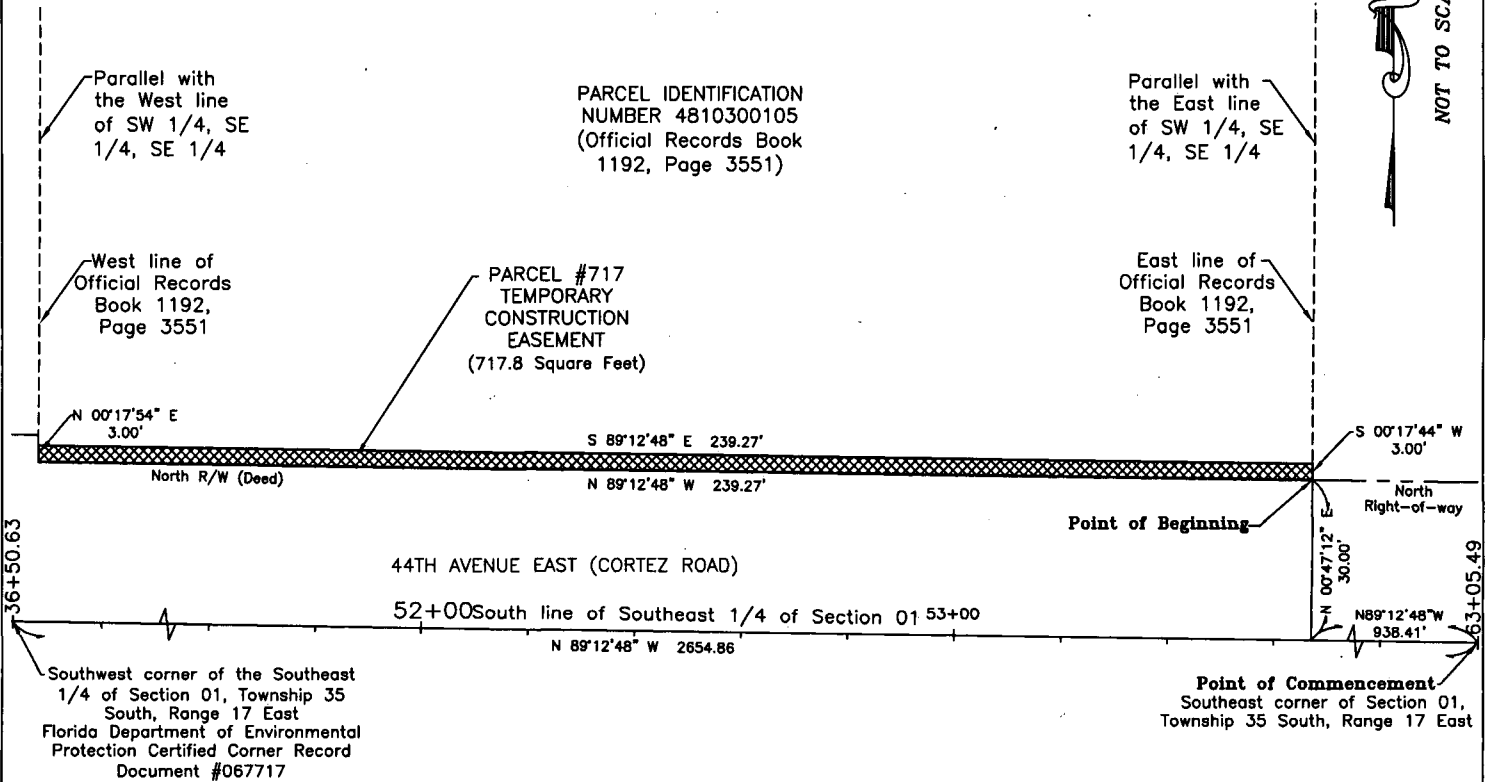
The Southerly 3.00 feet of the parcel described in Official Records Book 1192, Page 3551, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of Section 1, Township 35 South, Range 17 East; Thence N89°12'48"W along the South line of the Southeast 1/4 of said Section 1, a distance of 938.41 feet; Thence N00°47'12"E, a distance of 30.00 feet to the North Right-of-Way line of 44th Avenue East (Cortez Road) for a POINT OF BEGINNING; Thence N89°12'48"W along said North Right-of-Way line, said line being parallel with said South line of the Southeast 1/4, a distance of 239.27 feet to the West line of said parcel; Thence N00°17'54"E along the West line of said parcel, being parallel with the West line of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 3.00 feet; Thence S89°12'48"E parallel with said South line of the Southeast 1/4, a distance of 239.27 feet to the East line of said parcel; Thence S00°17'44"W along the East line of said parcel, parallel with the East line of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 3.00 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 717.8 Square Feet more or less.



- Notes:**
1. This description and sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East which bears N89°12'48"W (Grid).

**TEMPORARY
CONSTRUCTION EASEMENT
PARCEL #717
THREE YEAR TERM LIMIT**

Updated Title, Block and Description 7/12/13

Todd E. Boyle, R.S.M.
Registered Surveyor & Mapper, 6047

DATE 07/17/13

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION

1112 MANATEE AVENUE
WEST BRADENTON,
FLORIDA, 34205,
(841)748-4501

Drawn By: TRC, PC, SC
Checked By: TEB
Scale: NOT TO SCALE
DWG.: Parcel 717
Sheet: 1 OF 1
Section 01, Township 35
South, Range 17 East

EXHIBIT "A"

Description and Sketch

(NOT A SURVEY)

Parcel #725 TEMPORARY CONSTRUCTION EASEMENT

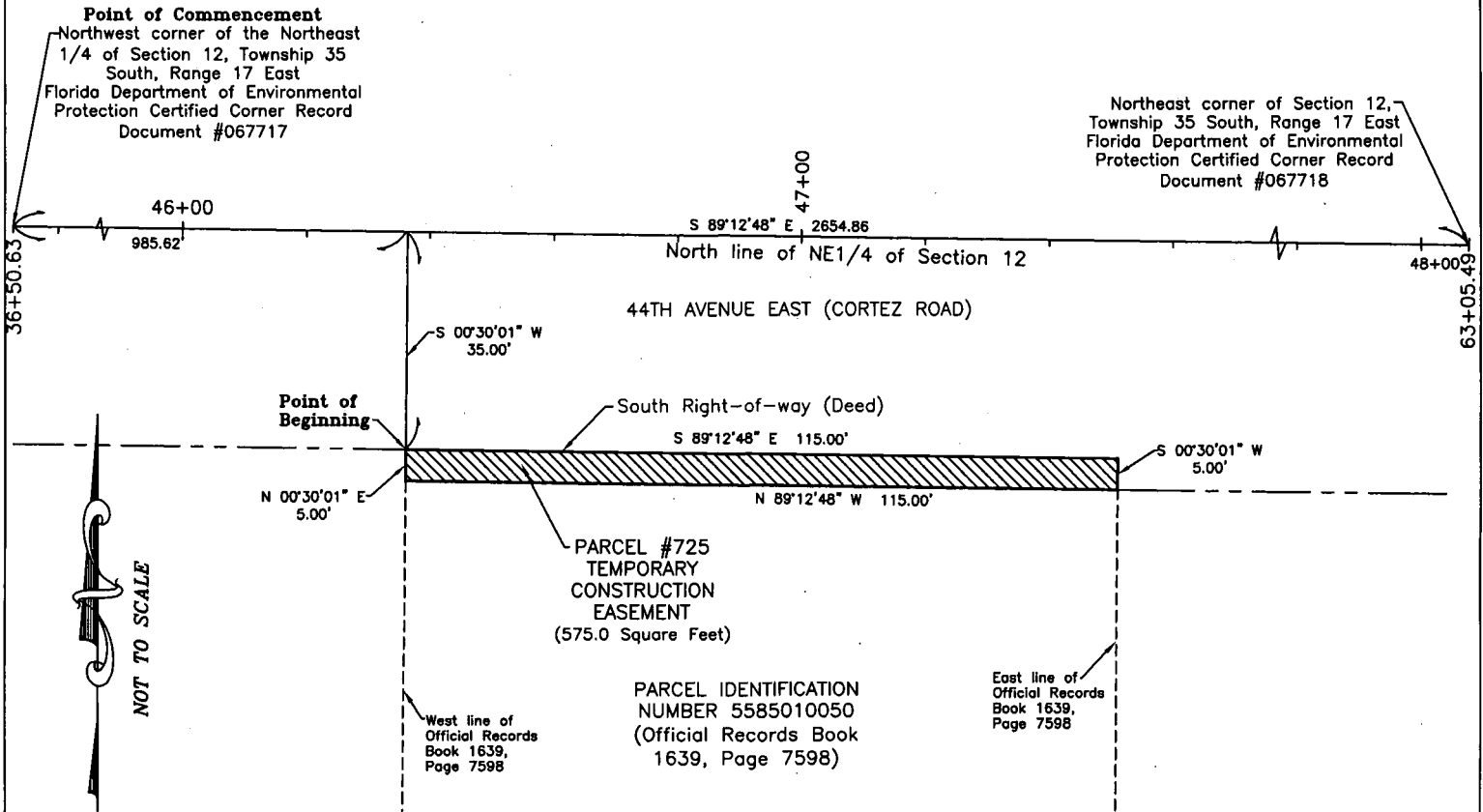
A portion of the parcel described in Official Records Book 1639, Page 7598, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:


COMMENCE at the Northwest corner of the Northeast 1/4 of Section 12, Township 35 South, Range 17 East; Thence S89°12'48"E along the North line of the Northeast 1/4 of said Section 12, a distance of 985.62 feet; Thence S00°30'01"W, a distance of 35.00 feet to the South Right-of-Way line of 44th Avenue East (Cortez Road); and the POINT OF BEGINNING; Thence S89°12'48"E parallel with said North line of the Northeast 1/4 of Section 12 and parallel with said South Right-of-Way line, a distance of 115.00 feet to the East line of said parcel; Thence S00°30'01"W along the East line of said parcel, a distance of 5.00 feet; Thence N89°12'48"W parallel with said North line of the Northeast 1/4, a distance of 115.00 feet to the West line of said parcel; Thence N00°30'01"E along West line of said parcel, a distance of 5.00 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 575.0 Square Feet more or less.



- Notes:**
1. This description and sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East which bears S89°12'48"E (Grid).

<p align="center">TEMPORARY CONSTRUCTION EASEMENT PARCEL #725 THREE YEAR TERM LIMIT</p>	<p align="center">Updated Title Block, Revised Description & Sketch 7/12/13</p> <p align="center"><i>Todd E. Boyle</i></p> <p align="center">DATE 07/17/13</p> <p align="center">Todd E. Boyle, RSM Registered Surveyor & Mapper, No. 6047</p>	<p align="center">MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>  <p align="center">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (813)748-4501</p>	<p>Drawn By: TRC, PC, SC</p> <p>Checked By: TEB</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 725</p> <p>Sheet: 1 OF 1</p> <p>Section 12, Township 35 South, Range 17 East</p>
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Description and Sketch

(NOT A SURVEY)

Parcel #726 TEMPORARY CONSTRUCTION EASEMENT

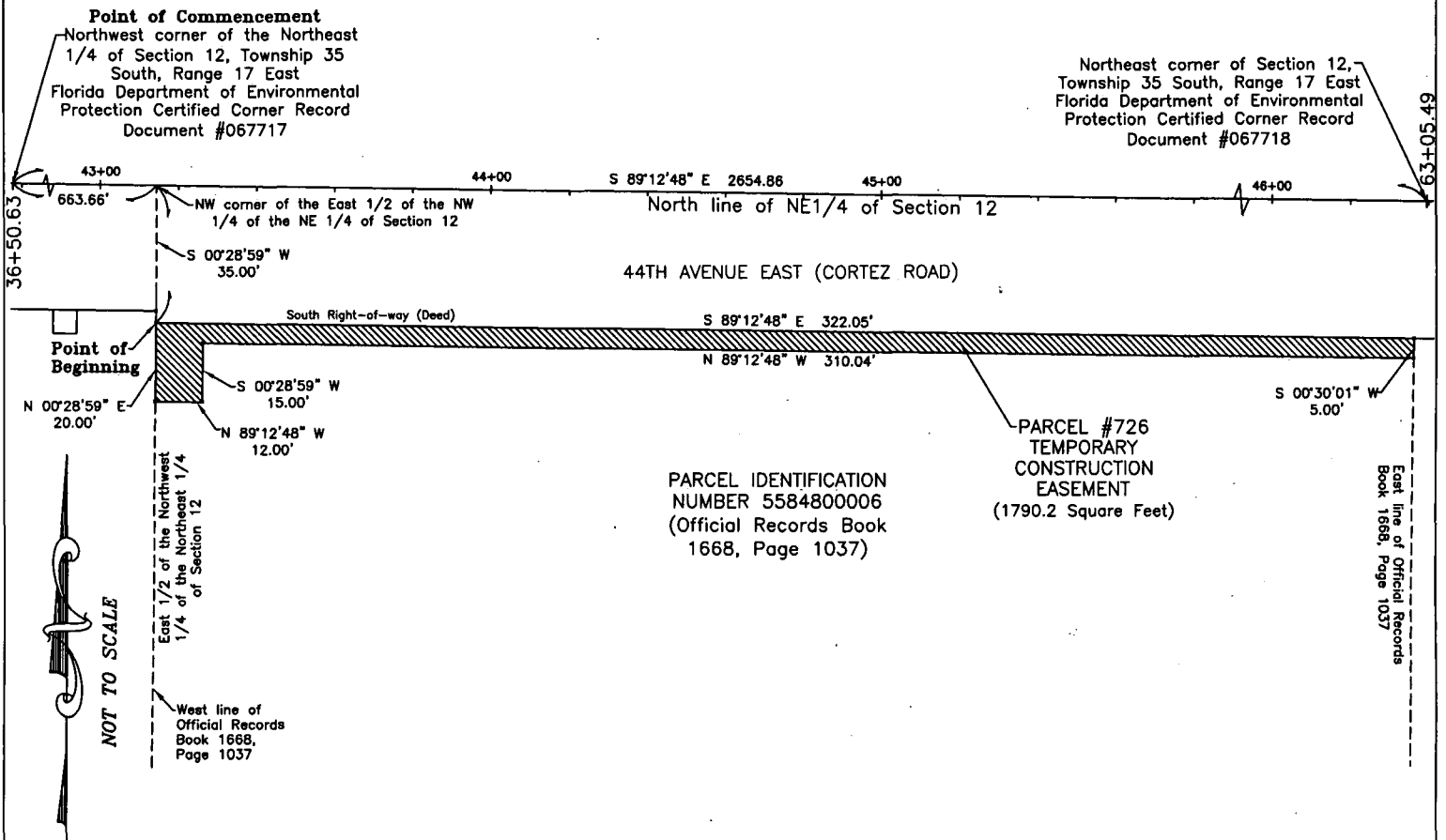
A portion of the parcel described in Official Records Book 1668. Page 1037, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:


COMMENCE at the Northwest corner of the Northeast 1/4 of Section 12, Township 35 South, Range 17 East; Thence S89°12'48"E along the North line of the Northeast 1/4 of said Section 12, a distance of 663.66 feet to the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 12; Thence S00°28'59"W, a distance of 35.00 feet to the South Right-of-Way line of 44th Avenue East (Cortez Road) and the POINT OF BEGINNING; Thence S89°12'48"E parallel with the South Right-of-Way line, said line being parallel with the North line of the NE 1/4 of Section 12, a distance of 322.05 feet to the East line of said parcel; Thence S00°30'01"W along the East line of said parcel, a distance of 5.00 feet; Thence N89°12'48"W parallel with the North line of the Northeast 1/4 of Section 12, a distance of 310.04 feet; Thence S00°28'59"W, 15.00 feet; Thence N89°12'48"W, a distance of 12.00 feet to the West line of said parcel; Thence N00°28'59"E along the West line of said parcel, a distance of 20.00 feet to the POINT OF BEGINNING.

Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 1790.2 Square Feet more or less.



- Notes:**
1. This description and sketch does not certify or warranty; title, zoning, easements, or freedom of encumbrances.
 2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 3. The basis of bearing is the South line of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East which bears S89°12'48"E (grid).

<p align="center">TEMPORARY CONSTRUCTION EASEMENT PARCEL #726 THREE YEAR TERM LIMIT</p>	<p align="center">Updated Title Block, Revised Description & Sketch 7/12/13</p> <p align="center"><i>Todd E. Boyle</i> 07/17/13 DATE</p> <p align="center">Todd E. Boyle, RSM Registered Surveyor & Mapper, 6047</p>	<p align="center">MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>  <p align="center">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (841)748-4501</p>	<p>Drawn By: TRC, PC, SC</p> <p>Checked By: TEB</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 726</p> <p>Sheet: 1 OF 1</p> <p>Section 01, Township 35 South, Range 17 East</p>
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Item Author : View Agenda Item

Agenda

July 30, 2013 - Regular Meeting

July 30, 2013

Category

B. CONSENT AGENDA

APPROVED IN OPEN SESSION

BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Sub-Category

Property Management

Approval Path

PM (1)

Subject

Contract for Sale and Purchase for a Temporary Construction Easement, Parcels 712, 715, 716, 717, 725, and 726, from Harris Loyd Glasgow and Michael S. Glasgow, 44TH Avenue East (US41 - 15TH Street East) Road Project.

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

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

Action Requested

Execution of Contract for Sale and Purchase for a Temporary Construction Easement from Harris Loyd Glasgow and Michael S. Glasgow in the amount of \$13,640.00.

Please note the previous Temporary Construction Easements (O.R. Book 2343, Pages 2503, 2505, 2507, and 2509) expired on May 28, 2012 and (O.R. Book 2343, Pages 2511, and 2513) expired on May 28, 2013, and this contract is for the extension of a Temporary Construction Easement for (3) three years.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee County Comprehensive Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

The original 44th Avenue East (US 41 - 15th Street East) Road Right of Way Improvement Project was approved in the FY 1994/1995 CIP on February 25, 1994 and reapproved in FY 2009/2010 CIP on September 15, 2009 Resolution R-09-219.

The subject properties are identified as Parcel 712, located at 1201 44th Avenue East, and contains 1568.6 square feet, Parcel 715, located at 1207 44th Avenue East, and contains 375.0 square feet, Parcel 716, located at 1209 44th Avenue East, and contains 750.0 square feet, Parcel 717 located at 1209 44th Avenue East, and contains 717.8 square feet, Parcel 725, located at 1204 44th Avenue East, and contains 575.0 square feet, and Parcel 726, located at 1100 44th Avenue East, and contains 1790.2 square feet.

On June 22, 2010, the BCC accepted and authorized to record Temporary Construction Easements for Parcels 712, 715, 716, 717, 725, and 726. The current Temporary Construction Easements have expired and a (3) three year extension is required for the 44th Avenue East Project.

Using the land value provided in the appraisal by Dan K. Richardson, for the Temporary Construction Easements along the 44th Avenue East Road Project, it is determined that the land value for the Temporary Construction

Easements for (3) three years, is \$12,400.00.

A settlement was reached at \$13,640.00, for (3) three year Temporary Construction Easements.

The above quoted purchase price 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 owners have executed the contract for the negotiated amount.

The contract is hereby presented to the BCC for execution.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Contract reviewed by Andrea Adibe, Assistant County Attorney.

Reviewing Attorney

N/A

Instructions to Board Records

Emailed 7/30/2013

Please return a copy of the executed contract to Paul Johnson, Property Management, paul.johnson@mymanatee.org, Johnnie Yetter, Project Management, johnnie.yetter@mymanatee.org, and Tracie Dill, tracie.dill@manateeclerk.com, CCC Charge Account #AR700013, Project Management

Cost and Funds Source Account Number and Name

\$13,640.00: 334-6001060/44th Avenue East (US 41 to 15th Street East)

Amount and Frequency of Recurring Costs

N/A

Attachments: (list)



Glasgow original Contract for Sale and Purchase .pdf 44TH.ppt map glasgow.pdf

Close Move Edit Delete

Paul Johnson - ()
Role : Item Author

log out

Version: 1.2.1.3 - 1.2.7.5

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SOUTHEAST HIGH SCHOOL



GLASGOW PARCELS
712, 715, 716, 717, 725,
and 726

44th Avenue East
U.S. 41 to 15th Street East
44th Avenue East

DP#48099.0025/9; 48099.0035/9; 48101.1000/9;
48103.0010/5;;55850.10050;55848.0000/6

Section 1, Township 35 S, Range 17 E
Commissioner: Michael Gallen

