

This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206



PROJECT #334-6001060
PARCEL # 723
ID # 55874.1005/6

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the owner, **Hajoca Corporation, a Maine Corporation**, as Grantor, whose mailing address is 127 Coulter Avenue, Ardmore, Pennsylvania 19003, does hereby give, grant, bargain and release to the COUNTY OF MANATEE, a political subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, a Temporary Construction Easement to enter upon that portion of the owner's land, said portion described as follows:

See legal description identified as Exhibit "A" attached hereto.

for the purpose of constructing the adjacent improvements and tying in and harmonizing said property and any existing improvements thereon with the construction to be undertaken by the County of Manatee.

This Temporary Construction Easement is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined above, and that all grading and/or sloping shall conform to all existing improvements on Grantor's property, and all work shall be performed in such a manner that existing improvements will be left in same or like condition.

This Temporary Construction Easement shall be for a term of three (3) years from the effective date, which is defined herein as the date of acceptance by the Manatee Board of County Commissioners.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

DAVID B. BEALE
Printed Name

William R. Mertz
Witness Signature

WILLIAM R. MERTZ
Printed Name

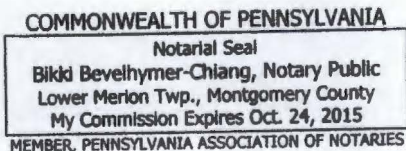
State of Pennsylvania
County of Montgomery

Hajoca Corporation, a Maine Corporation

[Signature]
Signature
Christopher Pappo, Vice President
Printed Name/Title

(Signature of two witnesses required by law)

The foregoing instrument was acknowledged before me this 27th day of March, 2013 by Christopher Pappo, in his/her respective capacity as Vice President on behalf of **Hajoca Corporation, a Maine Corporation**. He/She is () personally known to me or () produced _____ as identification.



Bikki Bevelhymmer-Chiang
NOTARY PUBLIC signature
Bikki Bevelhymmer-Chiang
Printed Name

APPROVED IN OPEN SESSION 07302013
BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY

Sketch and Description

(NOT A SURVEY)

Parcel# 723

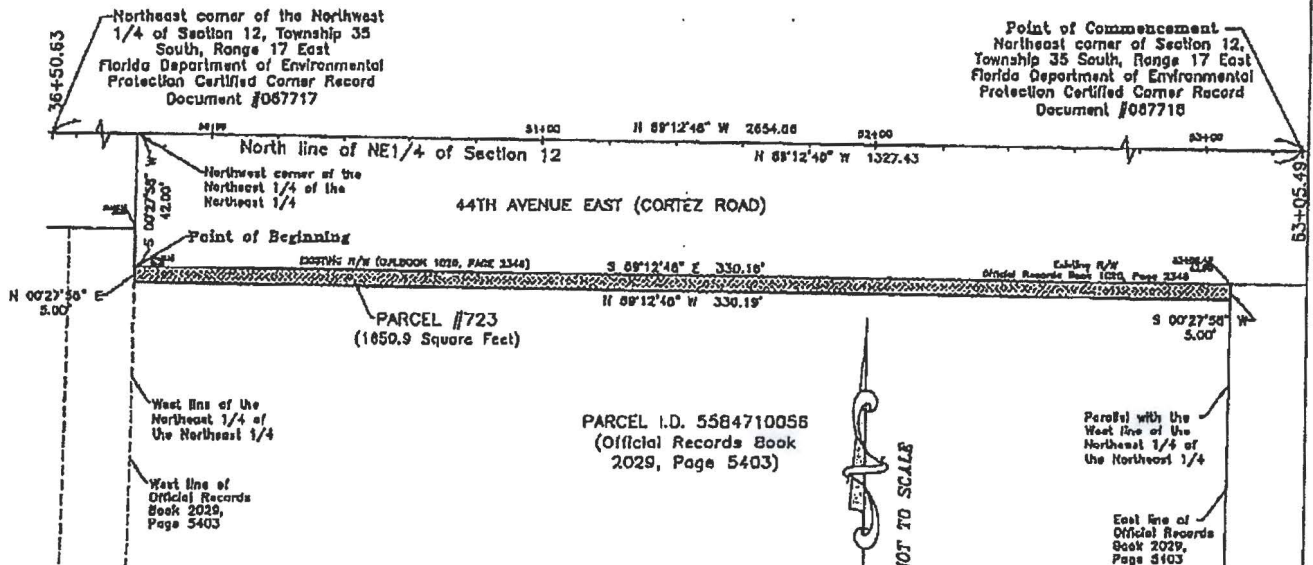
The Northerly 5 feet of the parcel described in Official Records Book 2029, Page 5403, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of Section 12, Township 35 South, Range 17 East; Thence N89°12'48"W along the North line of the Northeast 1/4 of said Section 12, a distance of 1327.43 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 12; Thence S00°27'58"W along the West line of said Northeast 1/4 of the Northeast 1/4, a distance of 42.00 feet to the South Right-of-Way line of 44th Avenue East (Cortez Road) for the Point of Beginning; Thence S89°12'48"E along said South Right-of-Way line, being parallel with the North line of said Northeast 1/4 of Section 12, a distance of 330.16 feet; Thence S00°27'58"W along the East line of said parcel, parallel with the West line of the said Northeast 1/4 of the Northeast 1/4, a distance of 5.00 feet; Thence N89°12'48"W parallel with the North line of the Northeast 1/4 of said Section 12, a distance of 330.19 feet to the West line of said parcel; Thence N00°27'58"E along the West line of said parcel, being the West line of the Northeast 1/4 of the Northeast 1/4, a distance of 5.00 feet to the Point of Beginning.

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

Containing 1650.9 Square Feet more or less.



Note: Bearings shown hereon refer to the Florida West Zone State Plane Coordinate System 1983/1990 Adjustment for the North line of the Northeast 1/4 of Section 01, Township 35 South, Range 17 East.

THIS REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED


 <p>MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>	<p>1922 38TH AVENUE EAST ORLANDO, FLORIDA 31208 (813) 708-7400</p>	<p>LEGEND</p> <p>FCM = FOUND CONCRETE MONUMENT (4"X4") FIRC = FOUND CAPPED IRON ROD I.D. = IDENTIFICATION LB = LICENSED BUSINESS NDP = NAIL AND DISK FOUND (ID NOTED) PSM = PROFESSIONAL SURVEYOR & MAPPER RSM = REGISTERED SURVEYOR & MAPPER R/W = RIGHT OF WAY Sec = SECTION SIRC = SET IRON ROD/CAP (5/8")</p>	<p>Drawn By: TRC, PC</p>
			<p>Checked By: MSL</p> <p>Scale: NOT TO SCALE</p> <p>DWG.: Parcel 723</p> <p>Sheet: 1 OF 1</p> <p>Section 12, Township 35 South, Range 17 East</p>
<p>Michael S. LaBarr, PSM FLORIDA REGISTERED SURVEYOR & MAPPER, 5616</p>		<p>DATE</p>	

EXHIBIT "A"

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 6067 through BK 2483 PG 6069
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 003177749
Receipt: 490093418 7/30/13 3:41PM By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00

RECEIPT TOTAL: \$18.50
GRAND TOTAL: \$37.00

Receipt#
490093417 thru 490093418



OFFICE HOURS *****8:30 AM - 5:00 PM
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This instrument prepared by:
Joaquín Servia, Manager, Property Acquisition
Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206



PROJECT #334-6001060
PARCEL # 723 renewal TCE
ID # 55874.1005/6

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Pennsylvania
COUNTY OF Montgomery

BEFORE ME, the undersigned authority, this day personally appeared Christopher Pappo, of **Hajoca Corporation, a Maine Corporation**, as Grantor, whose mailing address is 127 Coulter Avenue, Ardmore, Pennsylvania 19003, 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 Grantor 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:

Mortgage in favor of Merrill Lynch Capital

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)

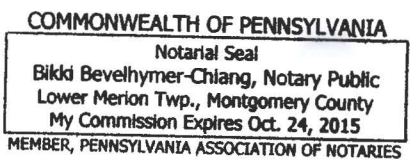
Hajoca Corporation, a Maine Corporation

Signature: [Signature]

Printed Name/Title: Christopher Pappo, Vice President

The foregoing instrument was acknowledged before me this 27th day of March, 2013 by Christopher Pappo, in his/her respective capacity as Vice President on behalf of **Hajoca Corporation, a Maine Corporation**. He/She is () personally known to me or () produced as identification.

Bikki Bevelhymmer-Chiang
NOTARY PUBLIC Signature
Bikki Bevelhymmer-Chiang
Printed Name



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

EXHIBIT "A"

Sketch and Description

(NOT A SURVEY)

Parcel # 723

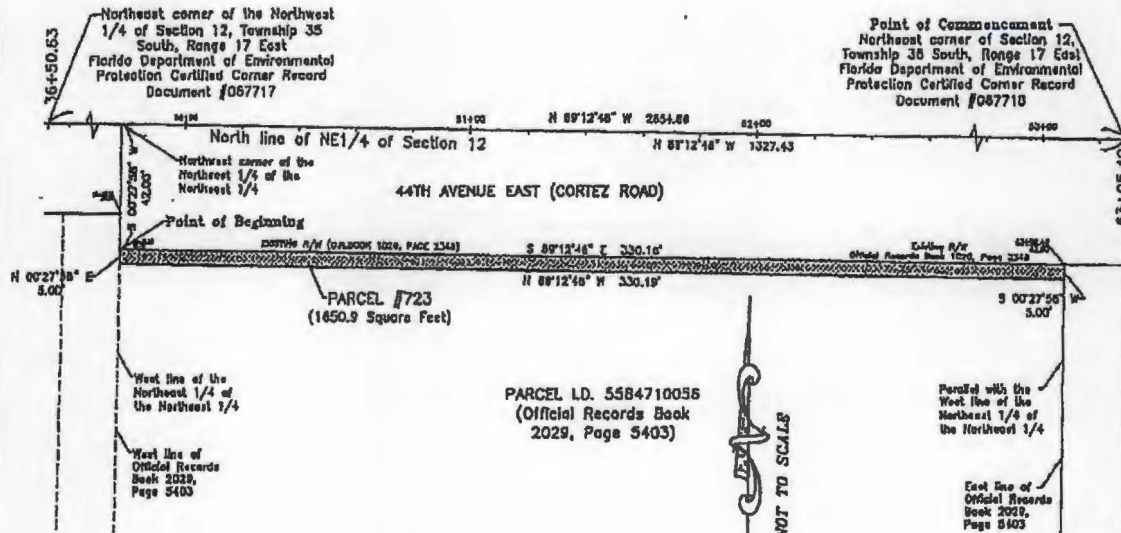
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Subject to Rights-of-Way, easements, restrictions and dedications of record.

Containing 1850.9 Square Feet more or less.



Notes:
Bearings shown hereon refer to the Florida West Zone State Plane Coordinate System 1983/1990 Adjustment for the North line of the Northeast 1/4 of Section 01, Township 35 South, Range 17 East.

SKETCH OR REPORT NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER FOR INFORMATIONAL PURPOSES ONLY UNLESS SIGNED AND SEALED.

<p>Michael S. LaBarr, PSM FLORIDA REGISTERED SURVEYOR & MAPPER, 5616</p>	<p>DATE</p>	<p>MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p> <p>1023 38TH AVENUE EAST SMITHSON, FLORIDA 34208 (813) 708-7480</p>
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LEGEND	
FCH	= FOUND CONCRETE MONUMENT (4"X4")
PIRG	= FOUND CAPPED IRON ROD
I.D.	= IDENTIFICATION
LB	= LICENSED BUSINESS
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R/W	= RIGHT OF WAY
Sec	= SECTION
SIRC	= SET IRON ROD/CAP (5/8")

Drawn By: TRC, PC
Checked By: MSL
Scale: NOT TO SCALE
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Sheet: 1 OF 1
Section 12, Township 35 South, Range 17 East

Clerk of the Circuit Court - Manatee County
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MAN CO PROJECT MGT
ATTN: NITA

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FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE#
Receipt: 490093417 7/30/13 3:40PM

By: AS

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RECEIPT TOTAL: \$18.50
GRAND TOTAL:

Receipt#
thru



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REVISED July 30, 2013 - Regular Meeting
Agenda Item #41

Subject

44th Avenue East (U.S. 41 to 15th Street East) Road Right-Of-Way Improvement Project, Parcel 723 (Hajoca Corporation).

Briefings

None

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

Contact and/or Presenter Information

Joaquin Servia, Manager, Property Acquisition Division, ext. 3021

Lynn Willis, Real Property Specialist, Property Acquisition Division, ext. 6287

Action Requested

Accept and Record Temporary Construction Easement from Hajoca Corporation, Parcel 723, for road improvements.

Record Affidavit of Ownership and Encumbrances from Hajoca Corporation.

Enabling/Regulating Authority

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

Background Discussion

On June 4, 2013, the Board of County Commissioners executed the Contract for a Temporary Construction Easement with Hajoca Corporation and the Closing of this transaction was held July 17, 2013.

Conveyance documents are hereby presented to the Board of County Commissioners for acceptance and recording.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Andrea A. Adibe, Assistant County Attorney, reviewed the conveyance documents.

Reviewing Attorney

N/A

Instructions to Board Records

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - July 30, 2013

Record Temporary Construction Easement and Affidavit of Ownership and Encumbrances- Charge CCC
#AR700013, Property Management, for Recording Fees.

After recording, return original Temporary Construction Easement and Affidavit of Ownership and
Encumbrances to Joaquin Servia, Manager, Property Acquisitions Division.

Please e-mail a copy of this approved Agenda Item to: **07/30/13/jr**
Lynn Willis, Real Property Specialist, Property Acquisition Division (lynn.willis@mymanatee.org), and Sandi
Murphy, Legal Assistant, County Attorney's Office (sandra.murphy@mymanatee.org).

Cost and Funds Source Account Number and Name

\$45.50 - Recording Fees / 334-6071160 (Road Impact Fees Dist. D.)

Amount and Frequency of Recurring Costs

none

Attachment: [Hajoca TCE.pdf](#)

Attachment: [AOE Hajoca.pdf](#)