

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



PROJECT # 335-6071160  
PARCEL # 114  
PID # 15289.6060/0

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

**WARRANTY DEED**

**THIS WARRANTY DEED** made this 2<sup>nd</sup> day of July, 2013, between **KENNETH L. ECKELKAMP**, a married man, whose mailing address is 4910 Sandpiper Lane, St. Petersburg, Florida, 33711-4656, as "Grantor," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "Grantee,"

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

**THAT**, the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property situated in Manatee County, State of Florida, more particularly described as Parcel 114 Exhibit "A" attached hereto and incorporated herein by this reference.

**THIS** property is not the homestead of the Grantor, nor does it adjoin the homestead of the Grantor.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject only to any restrictive covenants, reservations, building lines or setbacks, and easements of record, and any County zoning restrictions in effect and taxes accruing for the year 2013 and subsequent years.

**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 L. Allen  
Witness  
Robert L. Allen  
Printed Name  
Gail M. Cooper  
Witness  
Gail M. Cooper  
Printed Name

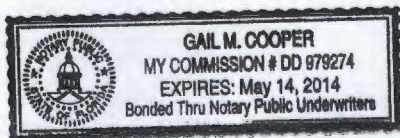
Kenneth L. Eckelkamp  
Grantor  
Kenneth L. Eckelkamp  
Printed Name

(Signature of two witnesses required by law.)

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 1 day of July, 2013, by Kenneth L. Eckelkamp, a married man, who is  personally known to me or  who has produced \_\_\_\_\_ as identification.

Notary Public Seal:



Gail M. Cooper  
NOTARY PUBLIC, State of Florida  
Gail M. Cooper  
Printed Name

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

# LEGAL DESCRIPTION AND SKETCH

**Parcel 114**

That part of Lot 31, Block 4 of Elwood Park subdivision, as recorded in Plat Book 2, Page 76, Public Records of Manatee County, Florida, being in Section 4, Township 35 South, Range 18 East more particularly described as follows:



Commence at the southwest corner said Section 4, thence along the west line of Section 9, S 00° 06' 51" W a distance of 9.41 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; being a nontangent curve concave to the southerly and having a radius of 1348.14 feet, a central angle of 12° 11' 12" and a chord bearing and distance of N 84° 22' 43" E, 286.20 feet; thence easterly along said survey base line along the arc of said curve 286.74 feet to the end of said curve; thence continue along said survey base line, S 89° 31' 41" E a distance of 51.38 feet; thence departing said survey base line, N 00° 03' 27" W a distance of 3.97 feet to the southwest corner of said Lot 31 also being the POINT OF BEGINNING; thence along the west line of said Lot 31, N 00° 03' 27" W a distance of 56.03 feet; thence departing said west line, S 89° 31' 41" E a distance of 316.25 feet to the east line of said Lot 31; thence along said east line, S 00° 02' 14" E a distance of 56.09 feet to the southeast corner of said Lot 31; thence along the south line of said Lot 31, N 89° 31' 03" W a distance of 316.23 feet to the POINT OF BEGINNING.

Containing 17729 square feet, more or less.

This legal description and sketch prepared by:

*G. Jones*  
 GREGORY V. JONES  
 No. 6368-12  
 DATE: \_\_\_\_\_  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA  
 LICENSE NUMBER LS 6368

Note: Not Valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

			 <b>MANATEE COUNTY PUBLIC WORKS</b>		PREPARED BY:  <b>MKIM &amp; CREED</b> 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917	
<b>PARCEL SKETCH - THIS IS NOT A SURVEY</b>						
			BY	DATE	<b>Parcel Number 114</b>	
			DRAWN	G. JONES 6/05/12		
REVISION	BY	DATE	CHECKED	R ABERNATHY	6/05/12	<b>Project Number: 6071160 44th Avenue East</b> SHEET 1 OF 2

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST

FND RR  
SPIKE  
NO ID  
E 1/4 COR  
OF SEC 5

- ABBREVIATIONS
- B - BASE LINE
  - CD - CHORD DISTANCE
  - CB - CHORD BEARING
  - COR - CORNER
  - D - DEGREE OF CURVATURE
  - FCIR - FOUND CAPPED IRON ROD
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CURVE 2  
PISTA 141+22.71  
DELTA = 171°26' RT  
D = 4'15"00"  
T = 204.37'  
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R = 1348.14'  
PC STA 139+18.34  
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BLOCK 4

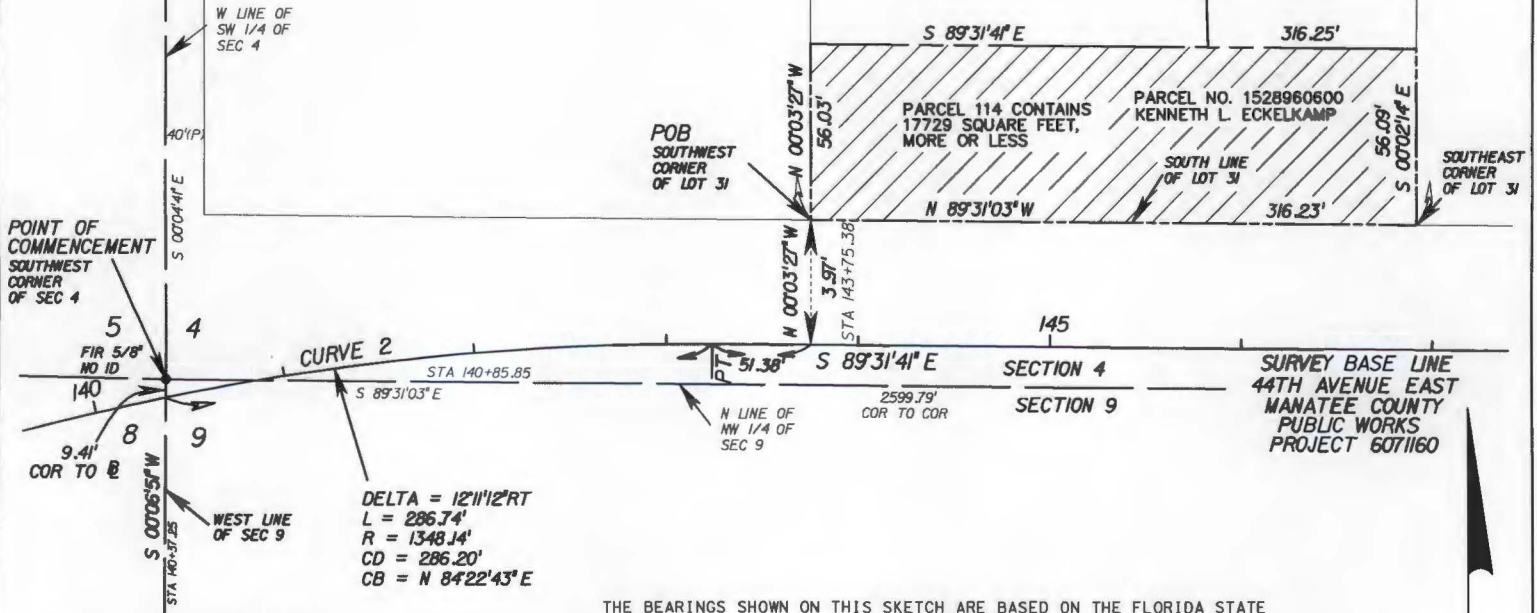
ELWOOD PARK  
PB 2, PG 76

LOT 31

STORM WATER  
MANAGEMENT FACILITY

LOT 32

LOT 30



POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF SEC 4

This legal description and sketch is incomplete without the signed and sealed legal description.

THE BEARINGS SHOWN ON THIS SKETCH ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 1999 ADJUSTMENT, AS ESTABLISHED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST BEING A FCIR 5/8" - "FDOT" AND A FOUND 80d NAIL WITH DISK "ILLEGIBLE" DERIVING A BEARING OF N 01°12'25" W.

NOT TO SCALE

		<p>MANATEE COUNTY PUBLIC WORKS</p>		PREPARED BY: <p>MKIM &amp; CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917</p>	
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		BY	DATE	<p>Parcel Number 114</p>	
		DRAWN	G. JONES	6/05/12	
		CHECKED	R ABERNATHY	6/05/12	Project Number: 6071160 44th Avenue East
REVISION	BY	DATE	CHECKED	R ABERNATHY	6/05/12 SHEET 2 OF 2

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 6090 through BK 2483 PG 6093  
DOC TYPE: D CALC AMOUNT: \$0.00  
PAGES: 3 FILE# 003177766  
Receipt: 490093422 7/30/13 3:47PM 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#  
490093421 thru 490093422

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

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Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205



PROJECT # 335-6071160  
PARCEL # 114  
PID # 15289.6060/0

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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

STATE OF FLORIDA  
COUNTY OF PINELLAS

**BEFORE ME**, the undersigned authority, this day personally appeared KENNETH L. ECKELKAMP, a married man, whose mailing address is 4910 Sandpiper Lane, St. Petersburg, Florida 33711-4656, 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 114 in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Property").

2. That the Grantor plans to convey property 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.

Kenneth L. Eckelkamp  
Grantor  
Kenneth L. Eckelkamp  
Printed Name

**SWORN** to (or affirmed) and subscribed before me this 1 day of July, 2013, by Kenneth L. Eckelkamp, a married man, who is () personally known to me or () who has produced \_\_\_\_\_ as identification.

Notary Public Seal:



Gail M. Cooper  
NOTARY PUBLIC, State of Florida  
Gail M. Cooper  
Printed Name

APPROVED IN OPEN SESSION 07302013  
BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY

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6-7-12

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			BY		DATE	
			DRAWN G. JONES		6/05/12	
			CHECKED R ABERNATHY		6/05/12	
REVISION			BY		DATE	
					<b>Parcel Number 114</b>	
					<b>Project Number: 6071160 44th Avenue East</b>	
<b>SHEET 1 OF 2</b>						

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST

FND RR SPIKE NO ID E 1/4 COR OF SEC 5

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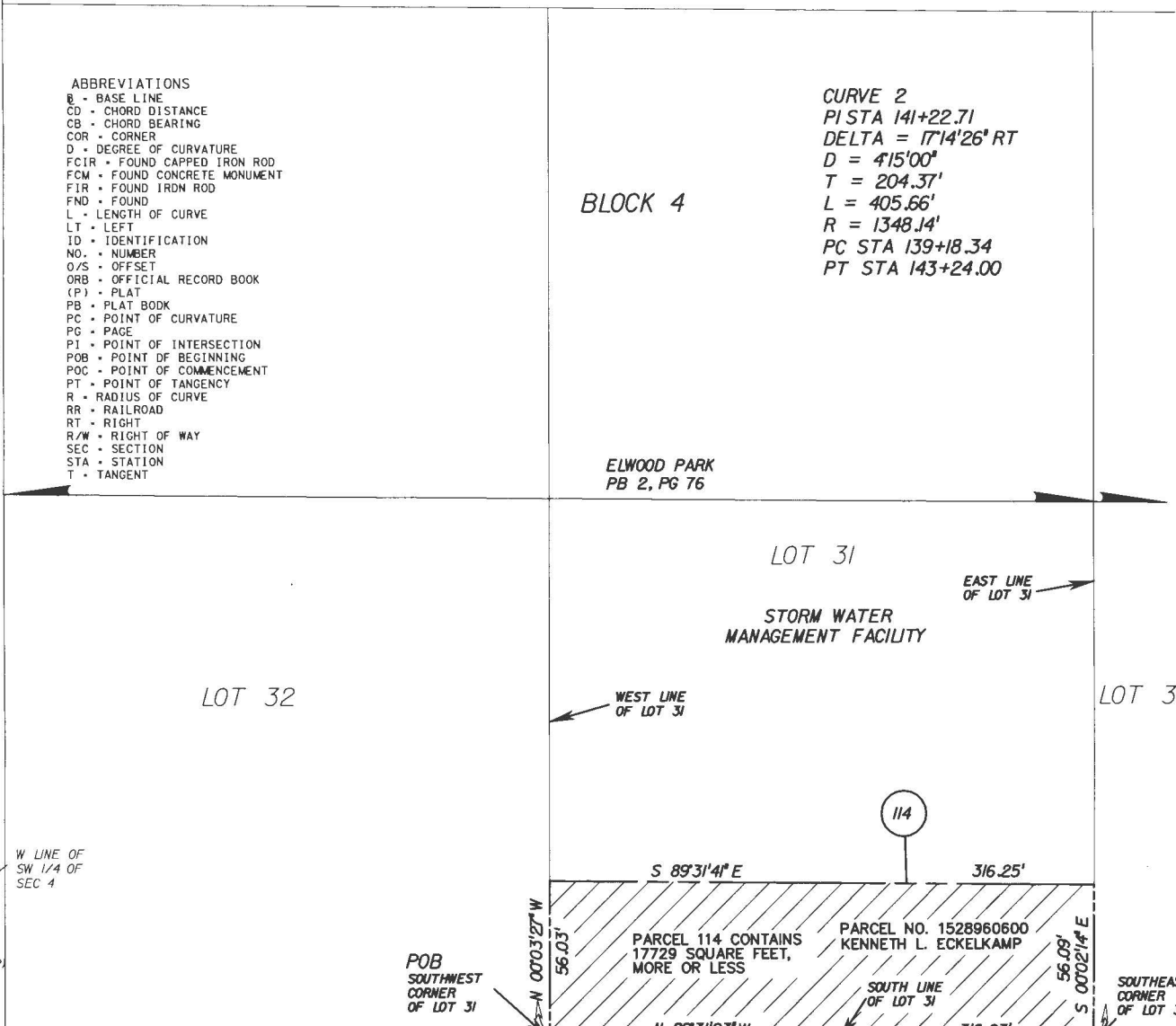
BLOCK 4

ELWOOD PARK  
 PB 2, PG 76

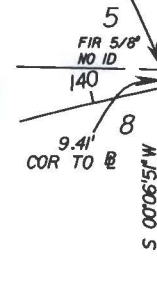
SECTION 5

2700.13'  
 COR TO COR

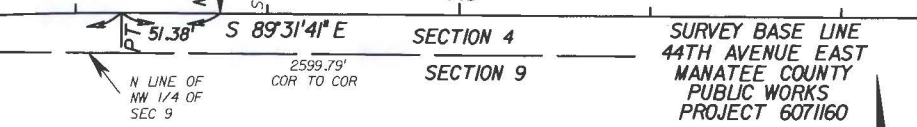
40' P  
 S 00°04'41" E



POINT OF COMMENCEMENT SOUTHWEST CORNER OF SEC 4



CURVE 2  
 STA 140+85.85  
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	BY	DATE	Parcel Number 114
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	CHECKED	R ABERNATHY	6/05/12
REVISION	BY	DATE	Project Number: 6071160    44th Avenue East    SHEET 2 OF 2

Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
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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: 490093421 7/30/13 3:46PM

By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
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RECEIPT TOTAL: \$27.00  
GRAND TOTAL:



Receipt#  
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REVISED July 30, 2013 - Regular Meeting  
Agenda Item #42

Subject

44th Avenue East (30th Street East to 45th Street East) Road Right-Of-Way Improvement Project, Parcel 114 (Eckelkamp)

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 Warranty Deed from Kenneth L. Eckelkamp for Parcel 114 for road improvements.
- Record Affidavit from Kenneth L. Eckelkamp.

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 18, 2013 the Board of County Commissioners executed the Contract for Purchase for a Warranty Deed with Kenneth L. Eckelkamp, and the Closing of this transaction was held July 1, 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, assisted in negotiating and finalizing this transaction.

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 Warranty Deed and Affidavit - Charge CCC #AR700013, Project Management, for Recording Fees.

After recording, return original Warranty Deed and original Affidavit to Joaquin Servia, Manager, Property Acquisitions Division.

Please e-mail a copy of this approved Agenda Item to: **emailed 8/5/2013/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

\$54.00 - Recording Fees / 335-6071160 (Road Impact Fees Dist. D.)

Amount and Frequency of Recurring Costs

None

Attachment: [Eckelkamp warranty deed.pdf](#)

Attachment: [Eckelkamp AOE.pdf](#)

Attachment: [44th Ave E 30th-45th Parcel 114.pdf](#)