

Temporary Construction Easement

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



PROJECT # 334-6001060  
PARCEL # 714/714A  
ID # 48101.0010/9 and 48101.0005/9

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

**TEMPORARY CONSTRUCTION EASEMENT**

For and in consideration of the benefits accruing to the Owner, **HOPE FAMILY SERVICES, Inc.**, as Grantor, whose mailing address is **P O BOX 1624, BRADENTON, FLORIDA 34206**, 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 owners land, said portion described as follows:

**See legal description identified as Exhibits "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 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 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.

(Corporate Seal)

Signed, sealed, and delivered in the presence of:

HOPE Family Services, Inc  
Corporation

[Signature]  
Witness Signature

BY: [Signature]  
President Signature

L. LYNCH  
Printed Name

Len Tabicman, EMHC  
Printed Name

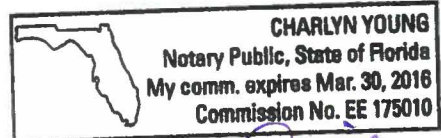
[Signature]  
Witness Signature

ATTEST: [Signature]  
Secretary Signature

L. Lynch  
Printed Name

JUDY B. SMITH  
Printed Name

(Signature of two witnesses or secretary required by law)



STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22<sup>ND</sup> day of April, 2013, by Len Tabicman, President (name and title of agent) of Hope Family Services, Inc., a Florida Non Profit corporation, on behalf of the corporation, who is personally known to me or has produced (Known) as identification.

CHARLYN YOUNG, Charlyn Young

**EXHIBIT "A"**

**Description and Sketch**

(NOT A SURVEY)

**Parcel #714 TEMPORARY CONSTRUCTION EASEMENT**

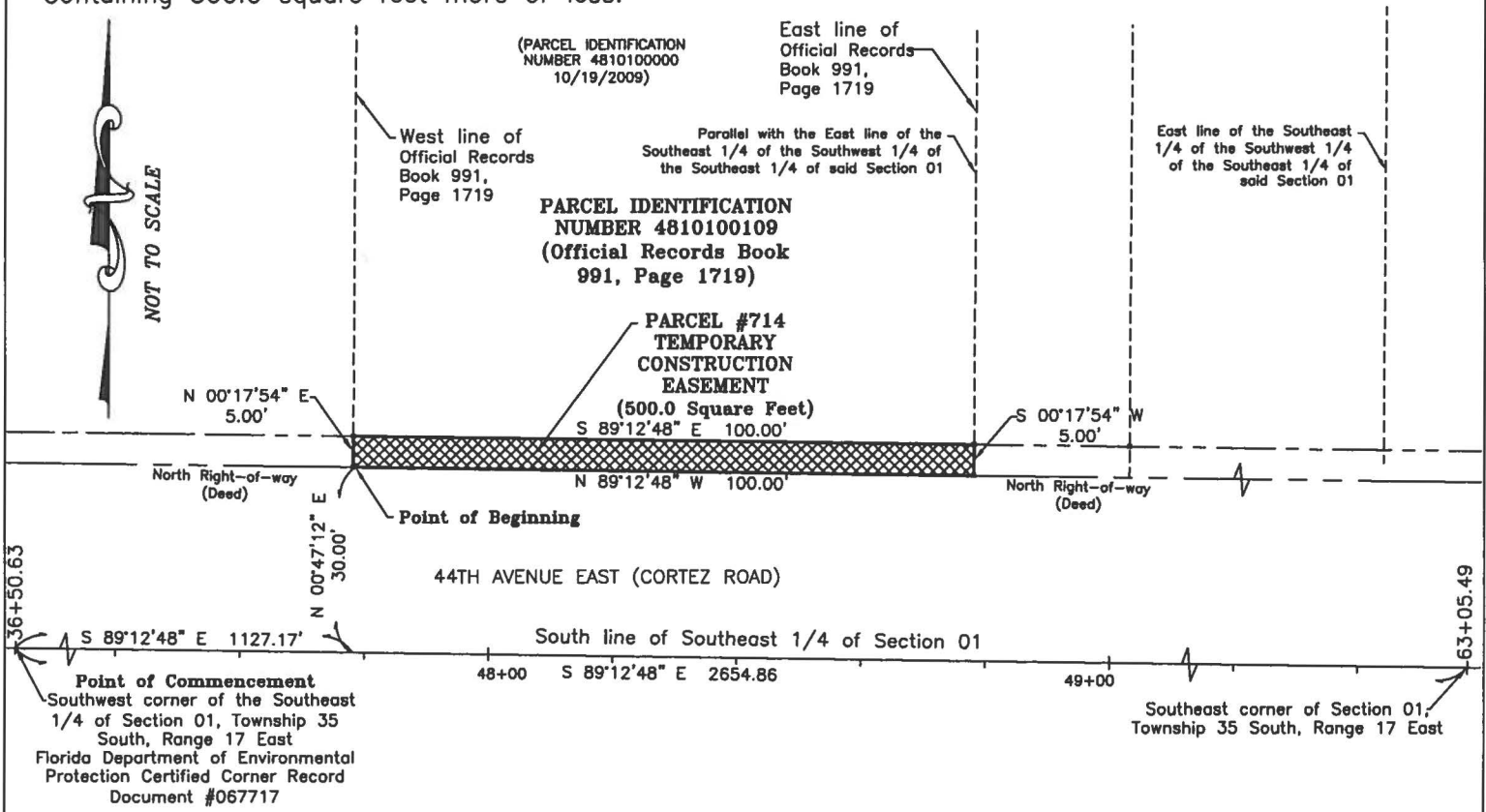
The Southerly 5 feet of the parcel described in Official Records Book 991, Page 1719, of the Public Records of Manatee County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of Section 01, Township 35 South, Range 17 East; Thence S89°12'48"E along the South line of said Southeast 1/4 of Section 01, a distance of 1127.17 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, a distance of 5.00 feet; Thence S89°12'48"E parallel with said South line of the Southeast 1/4, a distance of 100.00 feet to the East line of said parcel; Thence S00°17'54"W along the East line of said parcel, parallel with East line of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, a distance of 5.00 feet; 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 100.00 feet to the POINT OF BEGINNING.

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

Containing 500.0 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 (NAD83/90 Florida West Zone State Plane Coordinate System) which bears S89°12'48"E (Grid).

<p><b>TEMPORARY CONSTRUCTION EASEMENT PARCEL #714 THREE YEAR TERM LIMIT</b></p>	<p>Updated Title Block and Description: 7/12/13</p>	<p>MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>Drawn By: TRC, PC, SC</p>
	<p><b>Todd E. Boyle, RSM</b> Registered Surveyor &amp; Mapper, 6047</p>		<p>Checked By: TEB</p>
			<p>Scale: NOT TO SCALE</p>
			<p>DWG.: Parcel 714</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# 714A TEMPORARY CONSTRUCTION EASEMENT

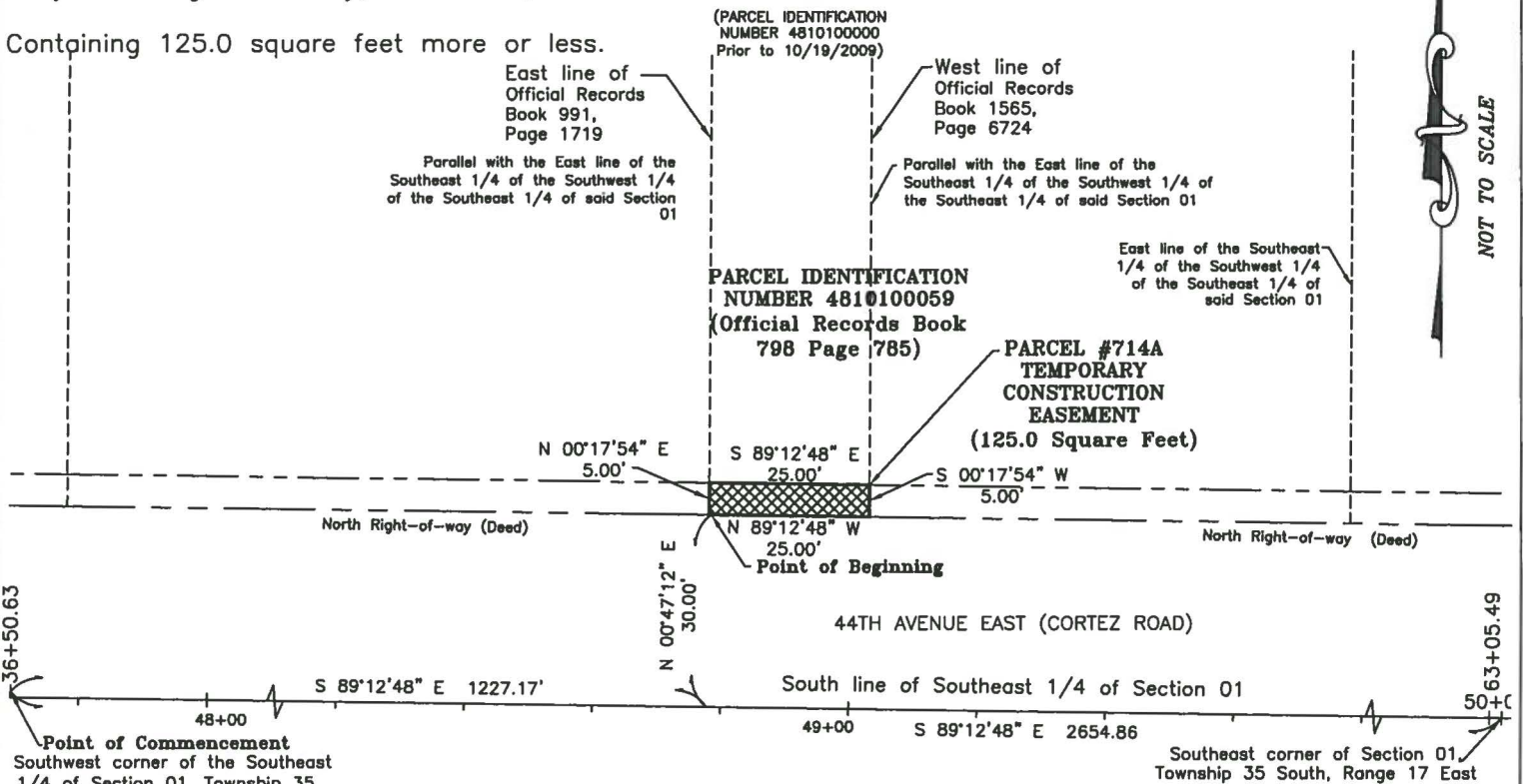
The Southerly 5 feet of a portion of the parcel described in Official Records Book 798, Page 785, of the Public Records of Manatee County, Florida.

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<p><b>TEMPORARY CONSTRUCTION EASEMENT</b>  <b>PARCEL #714A</b>  <b>THREE YEAR TERM LIMIT</b></p>	<p>Updated Title Block and Description 7/12/13</p>	<p>MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>Drawn By: TRC, PC, SC</p>
			<p>Checked By: TEB</p>
	<p>07/18/13 DATE</p>		<p>Scale: NOT TO SCALE</p>
	<p>Todd E. Boyle, RSM Registered Surveyor &amp; Mapper, 6047</p>		<p>DWG.: Parcel 714A</p>
			<p>Sheet: 1 OF 1</p>
			<p>Section 01, Township 35 South, Range 17 East</p>

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

BOARD RECORDS ATTN: VICKI JARRATT  
MAN CO PROJECT MGT

RECEIPT  
#1 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#  
DOC TYPE: EAS CALC AMOUNT: \$0.00  
PAGES: 3 FILE#  
Receipt: 475025298 8/28/13 3:51PM

By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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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:

Receipt#  
thru

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
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This instrument prepared by:  
Joaquin Servia, Manager, Property Acquisition Division  
Property Management Department  
P.O. Box 1000  
Bradenton, Florida 34206



ID #48101.0010/9 and 48101.0005/9

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 VP, Twila Averill, of **HOPE FAMILY SERVICES, INC.**, whose mailing address is **PO Box 1624, Bradenton, Florida 34206**, 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 Owner plans to convey the 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:

**N/A**

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)

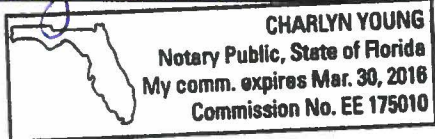
HOPE FAMILY SERVICES, INC.

Corporation

By: Twila Averill  
Vice President

Twila Sue Averill  
Printed Name

**SWORN** to (or affirmed) and subscribed before me this 22<sup>nd</sup> day of July, 2013 by Twila Averill, Vice President, Board of Directors (name and title of agent) Of Hope Family Services, Inc., a General corporation, on behalf of the corporation, who is personally known to me or has produced Personally Known as identification.



Charlyn Young  
NOTARY PUBLIC Signature

Printed Name



**EXHIBIT "A"**

**Description and Sketch**

(NOT A SURVEY)

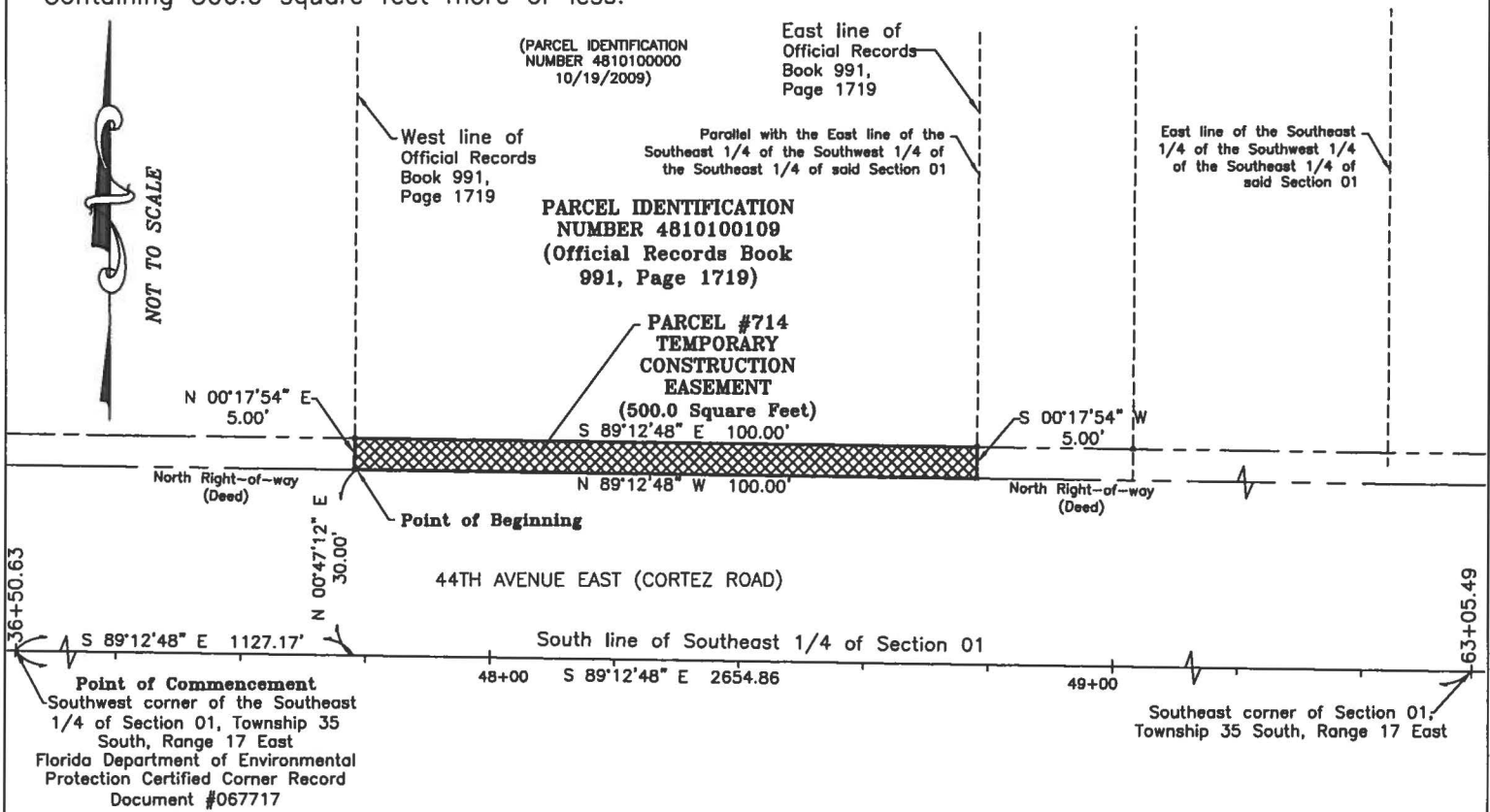
**Parcel #714 TEMPORARY CONSTRUCTION EASEMENT**

The Southerly 5 feet of the parcel described in Official Records Book 991, Page 1719, of the Public Records of Manatee County, Florida.  
Being more particularly described as follows:

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

Containing 500.0 square feet more or less.



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**TEMPORARY  
CONSTRUCTION EASEMENT  
PARCEL #714  
THREE YEAR TERM LIMIT**

Updated Title Block and Description 7/12/13

*Todd E. Boyle*  
 Todd E. Boyle RSM  
 Registered Surveyor & Mapper, 6047  
 07/17/13  
 DATE

MANATEE COUNTY  
PROPERTY MANAGEMENT  
SURVEY DIVISION



1112 MANATEE AVENUE  
WEST BRADENTON,  
FLORIDA, 34205,  
(941)748-4501

Drawn By: TRC, PC, SC
Checked By: TEB
Scale: NOT TO SCALE
DWG.: Parcel 714
Sheet: 1 OF 1
Section 01, Township 35 South, Range 17 East

**EXHIBIT "A"**

# Description and Sketch

(NOT A SURVEY)

Parcel# 714A TEMPORARY CONSTRUCTION EASEMENT

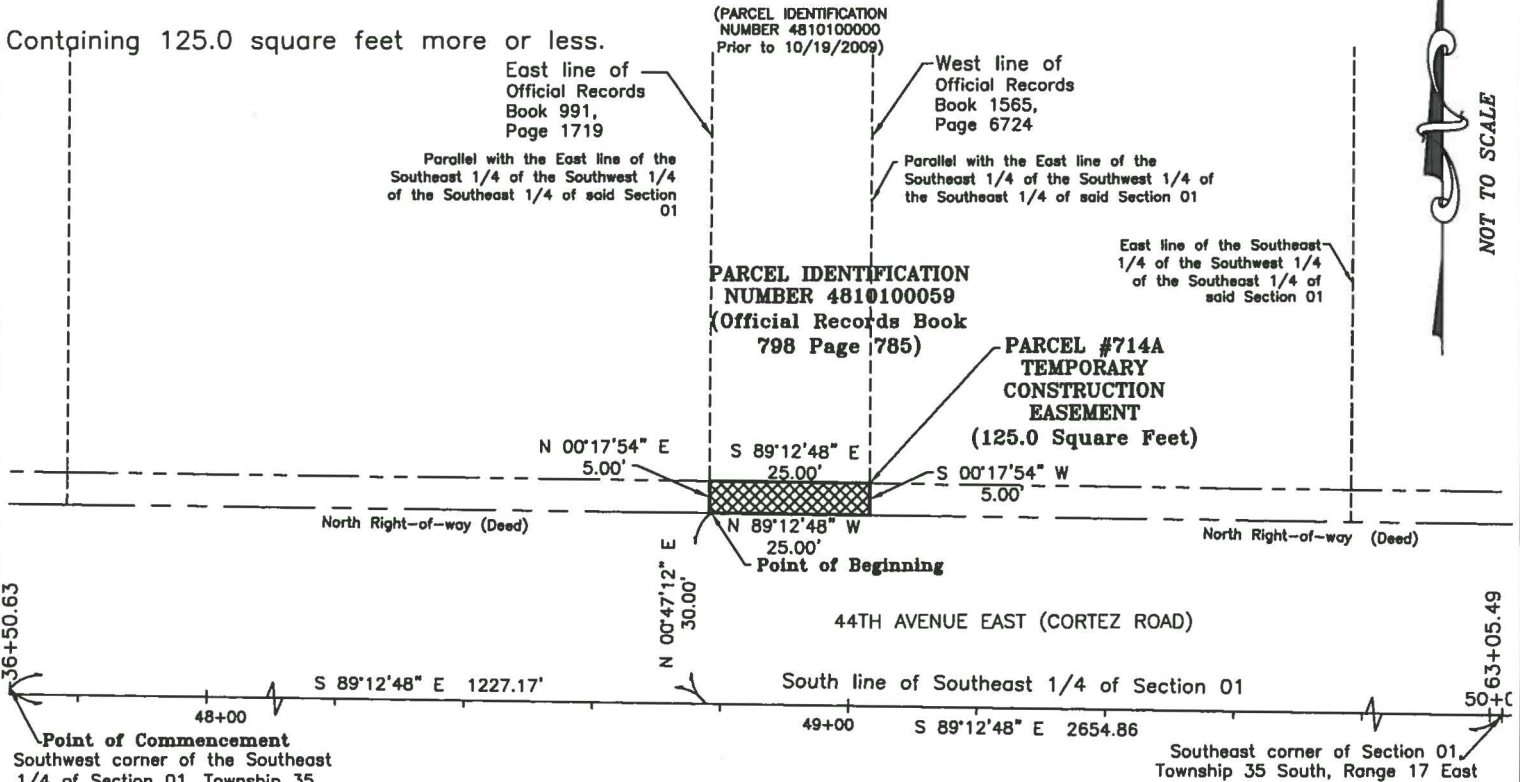
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Florida Department of Environmental Protection Certified Corner Record Document #067717

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<p style="text-align: center;"><b>TEMPORARY CONSTRUCTION EASEMENT PARCEL #714A THREE YEAR TERM LIMIT</b></p>	<p>Updated: Title Block and Description 7/12/13</p> <p style="text-align: right;">07/18/13 DATE</p> <p style="text-align: center;">Todd E. Boyle, RSM Registered Surveyor &amp; Mapper, 6047</p>	<p style="text-align: center;">MANATEE COUNTY PROPERTY MANAGEMENT SURVEY DIVISION</p>  <p style="text-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 714A</p> <p>Sheet: 1 OF 1</p> <p>Section 01, Township 35 South, Range 17 East</p>
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Clerk of the Circuit Court - Manatee County  
R.B."Chips" Shore  
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Visit our website: "www.manateeclerk.com"

INVOICE

BOARD RECORDS ATTN: VICKI JARRATT  
MAN CO PROJECT MGT

RECEIPT  
#2 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2488 PG 244 through BK 2488 PG 247  
DOC TYPE: AFF CALC AMOUNT: \$0.00  
PAGES: 3 FILE# 003187963  
Receipt: 475025299 8/28/13 3:52PM By: FGERNS

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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#  
475025298 thru 475025299

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REVISED August 27, 2013 - Regular Meeting  
Agenda Item #22

**APPROVED IN OPEN SESSION** August 27, 2013  
**BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY**

Subject

44th Avenue East (US 41 to 15th Street) CIP Project #6001060. Parcels 714 & 714A, Temporary Construction Easement located at 1205 44th Avenue East, Bradenton, Florida.

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

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

Action Requested

Accept and Record Temporary Construction Easement for property located at 1205 44th Avenue East, Bradenton, Florida for tying in and harmonizing construction improvements; Record Affidavit of Ownership and Encumbrances.

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 (US41 - 15th Street East) Road Right of Way Improvement Project was approved in FY 1994/1995 CIP on February 25, 1994, and reapproved in FY 2009/2010 CIP on September 1, 2009, Resolution R-09-219.

On July 30, 2013, the BCC executed a Contract for Sale and Purchase for a Temporary Construction Easement in the amount of \$1,500.00.

The conveyance documents are hereby presented to the BOCC for acceptance and recording.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please Notify document acceptance and recording to Paul Johnson, Property Management,  
[paul.johnson@mymanatee.org](mailto:paul.johnson@mymanatee.org). Sent via email 8/29/13 (vj)

CCC Charge account #AR700013, Project Management.

Cost and Funds Source Account Number and Name

Code the cost of \$54.00 to 334-6001060, 44th Avenue East (US 41 to 15th Street East)

Amount and Frequency of Recurring Costs

N/A

Attachment: [Parcels 714 & 714A executed TCE.pdf](#)

Attachment: [Parcels 714 & 714A executed Affidavit.pdf](#)

Attachment: [Parcels 714 & 714A Map.pdf](#)

42nd Ter E

11th St E

Hope Family  
Services, Inc.  
Parcel #714 A

Hope Family  
Services, Inc.  
Parcel #714

44th Ave E



**44<sup>th</sup> Avenue East**  
**U.S. 41 to 15<sup>th</sup> Street East**  
**ID#48101.0010/9 & 48101.0005/9`**  
**Section 1, Township 35 S, Range 17 E**  
**Commissioner: Michael Gallen**