

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 # 720
ID # 55847 0005/9
Renewal of TCE (3 years)



TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of the benefits accruing to the owner, **ONECO ASSOCIATES, L.L.C., a Florida limited liability company**, as Grantor, whose mailing address is One South School Avenue, Suite 501, Sarasota, Florida 34237, 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:

Debra L. Duffey
Witness Signature
DEBRA L. DUFFEY
Printed Name

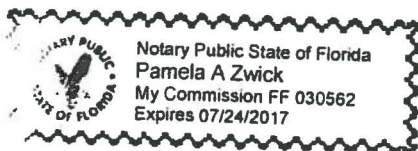
**ONECO ASSOCIATES, L.L.C.,
a Florida limited liability company**
Signature David S. Band-Manager
David S. Band-Manager

Pamela Zwick
Witness Signature
Pamela Zwick
Printed Name

(Signature of two witnesses required by law)

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 21st day of August, 2013 by David S. Band, in his/her respective capacity as Manager on behalf of **ONECO ASSOCIATES, L.L.C., a Florida limited liability company**. He/She is () personally known to me or () produced as identification.



Pamela A. Zwick
NOTARY PUBLIC signature
Pamela A. Zwick
Printed Name

Description and Sketch

(NOT A SURVEY)

Parcel #720 TEMPORARY CONSTRUCTION EASEMENT

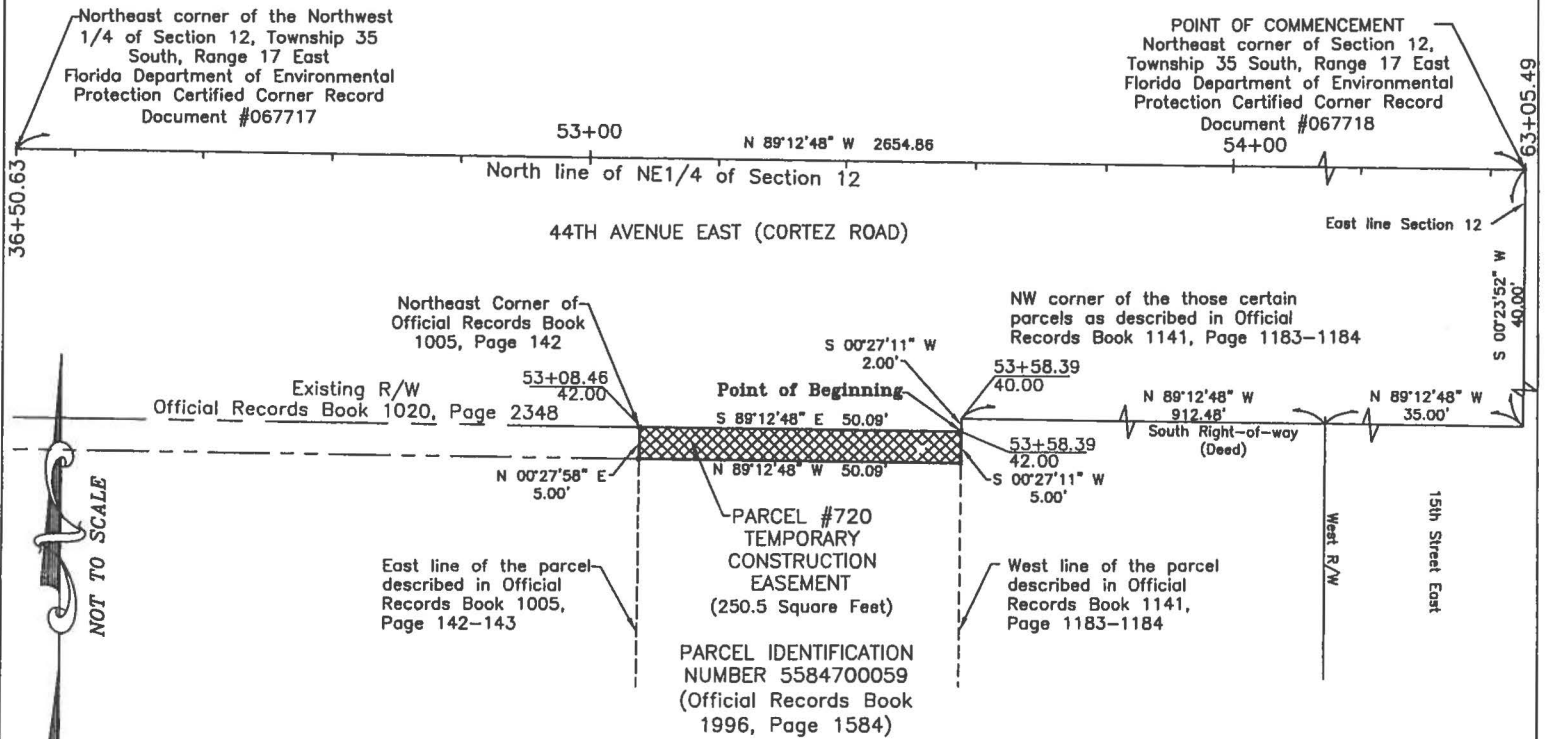
The Northerly 5 feet of the parcel described in Official Records Book 1996, Page 1584 of the Public Records of Manatee County, Florida.

Being more particularly described as follows:


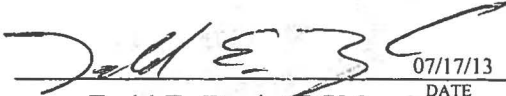
COMMENCE at the Northeast corner of Section 12, Township 35 South, Range 17 East; Thence S00°23'52"W along the East line of said Section 12, a distance of 40.00 feet; Thence N89°12'48"W parallel with the North line of said Section 12, 35.00 feet to the intersection of the South Right-of-Way line of 44th Avenue East (Cortez Road) and the West Right-of-Way line of 15th Street East; Thence continue N89°12'48"W along the South Right-of-Way line of said 44th Avenue East, said line being parallel with North line of the Northeast 1/4 of Section 12, a distance of 912.48 feet to the Northwest corner of those certain parcels described in Official Records Book 1141, Pages 1183 and 1184, of the Public Records of Manatee County, Florida; Thence S00°27'58"W along the West line of said parcels described in Official Records Book 1141, Pages 1183 and 1184, a distance of 2.00 feet to the POINT OF BEGINNING; Thence continue S00°27'11"W, a distance of 5.00 feet; Thence N89°12'48"W, parallel with said North line of the Northeast 1/4, a distance of 50.09 feet to the East line of the parcel described in Official Records Book 1005, Pages 142 and 143 of said Public Records; Thence N00°27'58"E along the East line of the parcel described in Official Records Book 1005, Pages 142 and 143, a distance of 5.00 feet to the Northeast corner of the parcel described in Official Records Book 1005, Pages 142 and 143, and is a point on the South Right-of-Way line of 44th Avenue East; Thence S89°12'48"E along said South Right-of-Way, said line being parallel with said North line of the Northeast 1/4, a distance of 50.09 feet to the POINT OF BEGINNING.

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

Containing 250.5 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>TEMPORARY CONSTRUCTION EASEMENT PARCEL #720 THREE YEAR TERM LIMIT</p>	<p>Updated Title Block and Description 7/12/13</p>	 <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>Drawn By: TRC, PC, SC</p>
	 <p>Todd E. Boyle, RSM Registered Surveyor & Mapper, 6047</p>		<p>Checked By: TEB</p>
			<p>Scale: NOT TO SCALE</p>
			<p>DWG.: Parcel 720</p>
			<p>Sheet: 1 OF 1</p>
<p>Section 12, Township 35 South, Range 17 East</p>			<p>DATE 07/17/13</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

MAN CO PROJECT MGT
ATTN: BOARD RECORDS

RECEIPT
#2 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2497 PG 2474 through BK 2497 PG 2476
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 003210500
Receipt: 490095988 11/06/13 9:08AM By: HHOOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
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#
490095987 thru 490095988

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

This instrument prepared by: 7252013
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206
PROJECT # 323-6045661
PARCEL #720
ID # 55847.00005/9



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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Sarasota

BEFORE ME, the undersigned authority, this day personally appeared David S. Band, as Manager of ONECO ASSOCIATES, L.L.C., a Florida limited liability company, as Grantor, whose mailing address is: One South School Avenue, Suite 501, Sarasota, FL 34237, 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:

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 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.

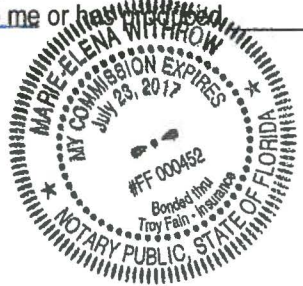
6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

ONECO ASSOCIATES, L.L.C.,
a Florida limited liability company

By: *David S. Band* Manager

David S. Band, Manager
Printed Name/Title

SWORN to (or affirmed) and subscribed before me this 15th day of August, 2013, by David S. Band as Manager of Oneco Associates, L.L.C., a Florida limited liability company, on behalf of the company, who is personally known to me or has been identified as identification.



Marie-Elena Withrow
NOTARY PUBLIC Signature

Printed Name

Description and Sketch

(NOT A SURVEY)

Parcel #720 TEMPORARY CONSTRUCTION EASEMENT

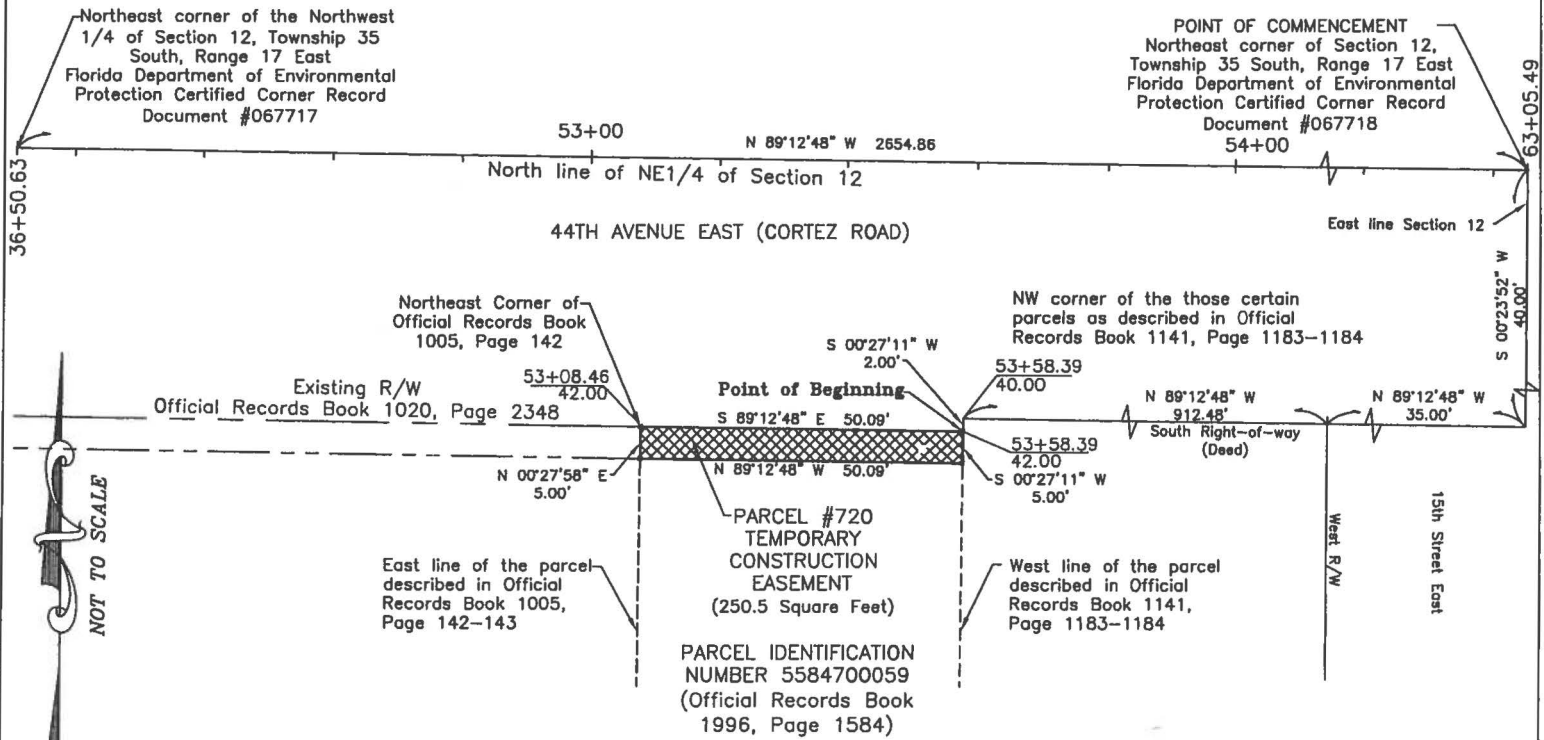
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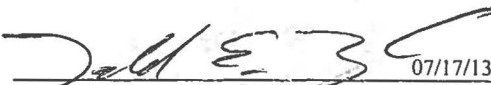

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Clerk of the Circuit Court - Manatee County
R.B. "Chips", Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROJECT MGT
ATTN: BOARD RECORDS

RECEIPT
#1 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE#
Receipt: 490095987 11/06/13 9:08AM By: HHOEY

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RECEIPT TOTAL: \$18.50
GRAND TOTAL:

Receipt#
thru

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

REVISED November 5, 2013 - Regular Meeting
Agenda Item #26

Subject

44th Avenue East, U.S. 41 to 15th Street East, CIP Project #6001060. Parcel 720 owned by Oneco Associates, LLC., Temporary Construction Easement located at 44th Avenue East and 12th Street Court East, Bradenton, Florida.

Briefings

None

Contact and/or Presenter Information

Lynn Willis, Real Property Specialist, Property Acquisition Division, Manatee County Property Management Department, Ext. 6287

Property Acquisition Division , Manatee County Property Management Department, Ext. 6286

APPROVED in Open Session

Manatee County Board of County
Commissioners

Action Requested

Accept and Record Temporary Construction Easement from Oneco Associates, LLC for constructing the adjacent improvements, tying in and harmonizing to 44th Avenue East and 12th Street Court East, Bradenton, Florida; Record Affidavit of Ownership and Encumbrances from Oneco Associates, LLC.

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

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

On September 24, 2013 the Board of County Commissioners executed the Contract for Sale and Purchase for a Temporary Construction Easement with Oneco Associates, LLC and the closing of this transaction was held October 15, 2013.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

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

Please e-mail a copy of this approved Agenda Item to Lynn Willis, Property Acquisition Division (lynn.willis@mymanatee.org), and Sandra Murphy, County Attorney's Office (sandra.murphy@mymanatee.org). - Snt cpy via email to LW/SM - SS 11/6

Cost and Funds Source Account Number and Name

Code recording cost of \$37.00 to 334-6001060 for 44th Avenue East (US 41 to 15th Street East) Road Right of Way Improvement Project.

Amount and Frequency of Recurring Costs

None

Attachment: [TCE renewal Oneco 720.pdf](#)

Attachment: [AOE Oneco 720.pdf](#)

Attachment: [44th Ave E Parcel 720 loc map 10232013.pdf](#)