



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

PROJECT NAME: 117 St. E./Missionary Village
PROJECT#: 5122280
PID#: 564730509

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FL
COUNTY OF Manatee

BEFORE ME, the undersigned authority, this day personally appeared **RANDY L. GIDDENS**, as trustee of the **RANDY L. GIDDENS Trust u/a dated 05/15/06**, and **HELAINA A. GIDDENS**, as trustee of the **HELAINA A. GIDDENS Trust u/a dated 05/15/06**, each as to an undivided one-half interest as tenants in common, who, being first duly sworn, depose and say:

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 Identification Number: 564730509 in Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter "Property").
2. That the Grantor plans to convey an easement and/or 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:

Subject to mortgage held by Bank of America, N.A., dated August 3, 2005, and recorded in OR Book 2051, Page 7139, Public Records of Manatee County, Florida.

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.

THE RANDY L. GIDDENS Trust u/a dated 05/15/06

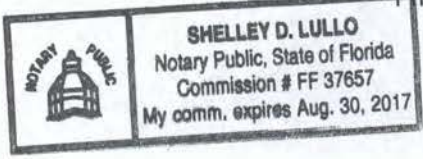
By: [Signature]
Printed Name: Randy Giddens
Title: Trustee President

SWORN to (or affirmed) and subscribed before me this 3 day of Sept, 2013, by **RANDY L. GIDDENS**, as Trustee for **THE RANDY L. GIDDENS Trust u/a dated 05/15/06**, who is () personally known to me or (X) who has produced FLDL as identification.

Notary Public Seal:

My Commission Expires: Aug 30, 2017

[Signature]
NOTARY PUBLIC, State of FL
Shelley D. Lullo
Printed Name



ACCEPTED IN OPEN SESSION 11/9/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

THE HELAINE A. GIDDENS Trust u/a dated 05/15/06

By: [Signature]

Printed Name: Helaine A. Giddens

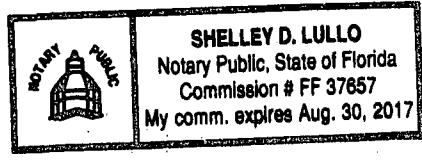
Title: Trustee

SWORN to (or affirmed) and subscribed before me this 3 day of Sept, 2013, by HELAINE A. GIDDENS, as Trustee for THE HELAINE A. GIDDENS Trust u/a dated 05/15/06, who is () personally known to me or (X) who has produced FDI as identification.

Notary Public Seal:

My Commission Expires: Aug 30, 2017

[Signature]
NOTARY PUBLIC, State of FL
Shelley D. Lullo
Printed Name



Description and Sketch

(NOT A SURVEY)

DESCRIPTION: Utility Easement

A portion of the parcel described in Official Records Book 2125, Page 6533 of the Public Records of Manatee County, Florida and a portion of the right-of-way easement recorded in Official Records Book 1048, Page 223 of the Public Records of said County, lying in Section 29, Township 34 South, Range 19 East, Manatee County, Florida, and being more specifically described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 29; thence N00°16'55"E, 297.71 feet along the easterly boundary line of said Southwest 1/4, to the northerly right-of-way of State Road 64 (Parcel 123) as recorded in Official Records Book 2092, Page 1115, of the Public Records of said County, and the POINT OF BEGINNING; thence N78°22'39"W, 5.10 feet along said northerly right-of-way line; thence N00°16'55"E, 70.00 feet; thence S89°43'05"E, 5.00 feet to the easterly boundary line of said Southwest 1/4 and said Parcel; thence S00°16'55"W, 71.00 feet along said easterly boundary line to the POINT OF BEGINNING.

Containing 353 square feet, more or less.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



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

Revision: Updated Easement Limits 02/04/13
Revision: Updated PID# 08/28/13

Todd E. Boyle
Todd E. Boyle, RSM

08/28/13

Date

Florida Registered Professional Surveyor & Mapper, 6047

PID = PARCEL IDENTIFICATION NUMBER
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R/W = RIGHT OF WAY
= CHAIN LINK FENCE

(May 2010)
Drawing # 201004008 G
WD 10.129
Missionary Village

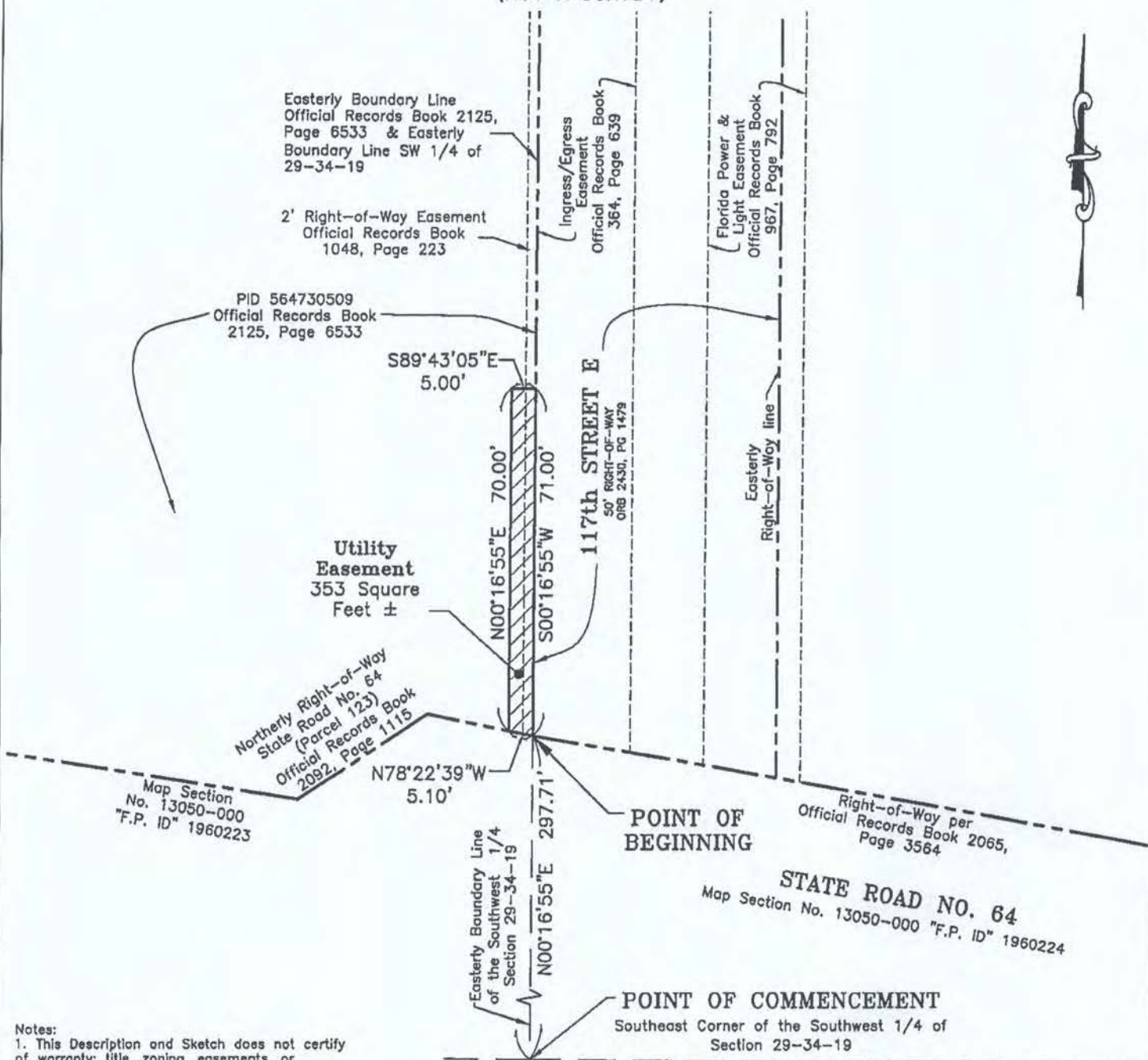
Sheet: 1 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

Description and Sketch

(NOT A SURVEY)



- Notes:
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
 2. Title Work provided by Signature Title Company, File Number 10-24223.2, dated April 27, 2010.
 3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
 4. The basis of bearings is the easterly boundary line of the SW 1/4 of Section 29-34-19 which bears N00°16'55"E (assumed).

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
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See Sheet 1 of 2 for
Signature, Date and Seal

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Scale: Not to Scale

(May 2010)
Drawing # 201004008 G
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Missionary Village

Sheet: 2 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

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 ROBIN
MAN CO PROJECT MGT

RECEIPT
#1 of #1

001.133000

FL

AR PAYOR: AR700013 GOMC Book# 2498 Page# 6434

DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 4 FILE# 003214344

Receipt: 475030163 11/19/13 12:40PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.50
R	RECORDING FEES	001	000000341100	0	17.00
R	CLERK CT TECH FUND	199	000000341160	0	7.60
R	FL ASSOC COURT CLERK	001	000000208911	0	0.40
R	BD OF COUNTY COMM	001	000000208912	0	8.00

RECEIPT TOTAL: \$35.50

GRAND TOTAL: \$35.50

Receipt#

475030163 thru 475030163

OFFICE HOURS *****8:30 AM - 5:00 PM
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THIS INSTRUMENT PREPARED BY:
Joaquin Servia, Manager, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: 117 St. E./Missionary Village
PROJECT#: 5122280
PID#: 564730509

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

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 3 day of Sept, 2013, between **RANDY L. GIDDENS**, as trustee of the **RANDY L. GIDDENS Trust u/a dated 05/15/06**, and **HELAINA A. GIDDENS**, as trustee of the **HELAINA A. GIDDENS Trust u/a dated 05/15/06**, each as to an undivided one-half interest as tenants in common, whose mailing address is 1220 117th Street East, Bradenton, Florida 34212, 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,"

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a **nonexclusive, permanent easement for ingress, egress, and maintenance of underground utility facilities** under and across the property situate in Manatee County, State of Florida, more particularly described as **Parcel Identification Number: 564730509 in Exhibit "A"** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

THIS PERMANENT EASEMENT is made and executed under threat of and in lieu of eminent domain proceedings, and it is thus not subject to documentary stamp taxation.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

THE RANDY L. GIDDENS Trust u/a dated 05/15/06

Witness
Michael Faulkner
Printed Name
Witness
Erica Davis
Printed Name

By: [Signature]
Printed Name: Randy Giddens
Title: Trustee President

(Signature of two witnesses required by law.)

STATE OF FL
COUNTY OF Manatee

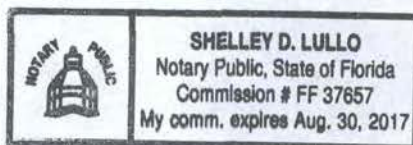
ACCEPTED IN OPEN SESSION 11/19/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

The foregoing instrument was acknowledged before me this 3 day of Sept, 2013 by **RANDY L. GIDDENS**, as Trustee for **THE RANDY L. GIDDENS Trust u/a dated 05/15/06**, who is () personally known to me or () who has produced FLDI as identification.

Notary Public Seal:

My Commission Expires: Aug 30, 2017

[Signature]
NOTARY PUBLIC, State of FL
Shelley D. Lullo
Printed Name



Signed, sealed, and delivered in the presence of:

THE HELAINE A. GIDDENS Trust u/a dated 05/15/06

By: _____

Printed Name: Helaine A. Giddens

Title: Trustee

Witness

Michael Faulconer

Printed Name

Witness

Erica Davis

Printed Name

(Signature of two witnesses required by law.)

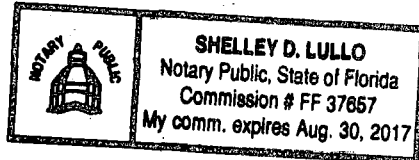
STATE OF FL
COUNTY OF manatee

The foregoing instrument was acknowledged before me this 3 day of Sept, 2013, by HELAINE A. GIDDENS, as Trustee for THE HELAINE A. GIDDENS Trust u/a dated 05/15/06, who is () personally known to me or () who has produced _____ FD as identification.

Notary Public Seal:

My Commission Expires: Aug 30 2013

Shelley D. Lullo
NOTARY PUBLIC, State of FL
Shelley D. Lullo
Printed Name



Description and Sketch

(NOT A SURVEY)

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
Revision: Updated Easement Limits 02/04/13
Revision: Updated PID# 08/28/13

Todd E. Boyle

Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047

08/28/13

Date

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(May 2010)
Drawing # 201004006 G
WD 10.129
Missionary Village

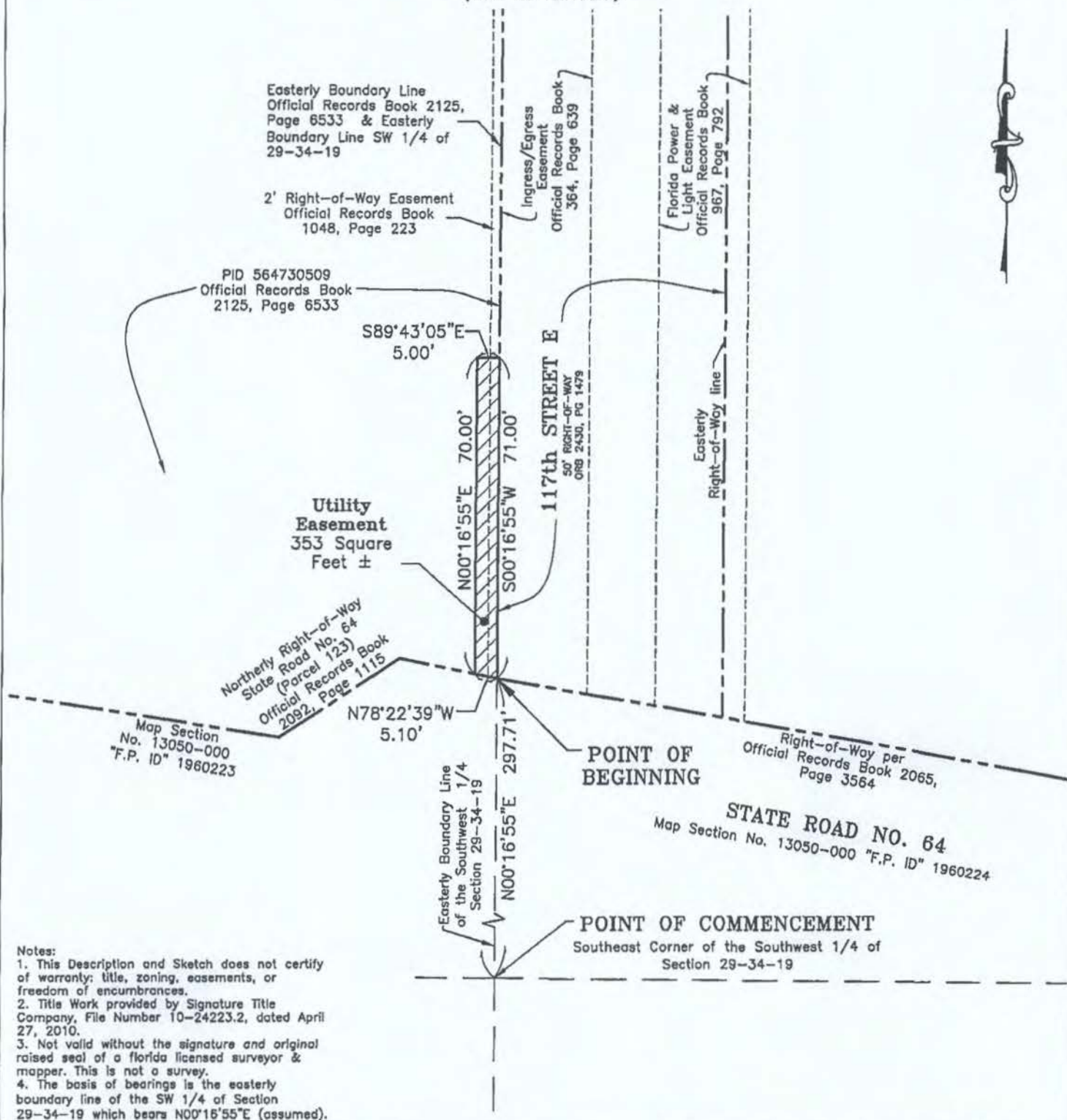
Sheet: 1 OF 2

Section 29, Township 34
South, Range 19 East

Drawing Date: 06/21/10

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Notes:

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3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
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PROPERTY MANAGEMENT
SURVEY DIVISION



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See Sheet 1 of 2 for
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INVOICE

BOARD RECORDS ATTN ROBIN
MAN CO PROJECT MGT

RECEIPT
#1 of #1

001.133000

FL

AR PAYOR: AR700013 GOMC Book# 2498 Page# 6438

DOC TYPE: EAS CALC AMOUNT: \$0.00

PAGES: 4 FILE# 003214345

Receipt: 475030164 11/19/13 12:40PM By: FGERNS

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RECEIPT TOTAL: \$35.50
GRAND TOTAL: \$35.50

Receipt#
475030164 thru 475030164

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

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Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - November 19, 2013

November 19, 2013 - Regular Meeting
Agenda Item #21

Approved in Open Session 11/19/13,
Manatee Board of County Commissioners

Subject

Missionary Village Satellite Lift Station, Project #5122280. Parcel is owned by Randy L. Giddens Trust and Helaine A. Giddens Trust and located at 1220 117th Avenue East, Bradenton, Florida.

Briefings

None

Contact and/or Presenter Information

Bill Pearce, Property Acquisition Division, Manatee County Property Management Department, Extension 6281.

Property Acquisition Division, Property Management Department, Extension 6286.

Action Requested

Accept and Record Permanent Utilities Easement from Randy L. Giddens, as Trustee of the Randy L. Giddens Trust u/a dated 05/15/06, and Helaine A. Giddens, as Trustee of the Helaine A. Giddens Trust u/a dated 05/15/06, for property located at 1220 117th Street East, Bradenton, Florida for maintenance of a reclaimed water line; Record Affidavit of Ownership and Encumbrances from Randy L. Giddens, as Trustee of the Randy L. Giddens Trust u/a dated 5/15/06, and Helaine A. Giddens, as Trustee of the Helaine A. Giddens Trust u/a dated 05/15/06.

Enabling/Regulating Authority

Chapters 125 and 127 Eminent Domain, Florida Statutes.

Comprehensive Plan - Goal 11.5-11.7 addresses the potable water system.

Background Discussion

A Permanent Utilities Easement is required to maintain an existing reclaimed water line, since no easement exists.

On September 10, 2013, the BCC executed a Contract for Purchase of a Permanent Utilities Easement in the amount of \$5,000.00.

County Attorney Review

Other (Requires explanation in field below)

Explanation of Other

Contract was reviewed by Andrea A. Adibe, Assistant County Attorney.

Reviewing Attorney

N/A

Instructions to Board Records

Please return a copy of the approved Agenda Memo to Bill Pearce (bill.pearce@mymanatee.org), Property Acquisition Division, Property Management Department, and Sandra Murphy, County Attorney's Office (Sandra.Murphy@mymanatee.org). **Emailed 11/19/13, RLL**

CCC Charge Account # AR700013, Project Management .

Cost and Funds Source Account Number and Name

Code Cost of \$71 to Project #5122280 (402-0019707 job ledger 5001301); Missionary Village Satellite Lift Station

Amount and Frequency of Recurring Costs

N/A

Attachment: [giddensPUE.pdf](#)

Attachment: [giddensAOE.pdf](#)

Attachment: [giddenslocationmap.pdf](#)



1220 117TH STREET E

UPPER MANATEE RIVER RD

117TH STREET E

STATE ROAD 64 E

64

RANDY GIDDENS & HELAINE GIDDENS
1220 117th Street East.
PID 564730509

Site Location:
North of State Road 64 East
East of Interstate 75

Section 29/34/19

District 1
COMMISSIONER LARRY BUSTLE

Map navigation and scale information including a locator map of Florida, a compass rose, and the text "1 inch equals 500 feet".

