



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

PROJECT NAME: Southeastern Guide dogs
PROJECT#: N/A
PARCEL#: N/A
PID#: 668400005

-----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 Titus Herman, as CEO for **SOUTHEASTERN GUIDE DOGS, INC.**, a Florida not for profit corporation, whose mailing address is 4210 77th Street, East, Palmetto, Florida 34221, 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 in **Exhibit "A"** attached hereto and incorporated herein by this reference (hereinafter "**Property**").
2. That the Grantor plans to convey an easement 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.

SOUTHEASTERN GUIDE DOGS, INC., a Florida not for profit corporation

By: Titus Herman
Printed Name: Titus Herman
Title: C.E.O.

SWORN to (or affirmed) and subscribed before me this 2nd day of August, 2013, by Titus Herman as CEO for **SOUTHEASTERN GUIDE DOGS, INC.**, who is () personally known to me or () who has produced _____ as identification.

Notary Public Seal:

My Commission Expires: 5/12/16

Leisa L. Lewis
NOTARY PUBLIC, State of Florida
Leisa L. Lewis
Printed Name



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

EXHIBIT "A"

DESCRIPTION: SOUTHEASTERN GUIDE DOGS WATER METER EASEMENT

A 10.00 FT. WIDE UTILITY EASEMENT, LYING 5.0 FT. EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N89°42'28"W, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF THE N.W. 1/4, A DISTANCE OF 762.03 FT. TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 762.0 FT. OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4; THENCE N00°45'42"E, ALONG SAID WEST LINE, A DISTANCE OF 134.31 FT. TO THE INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF WILLIS ROAD (77TH STREET EAST), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 12 THROUGH 28, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°30'19"W, ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 199.38 FT. FOR A POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N00°16'14"E, ALONG SAID EASEMENT CENTERLINE, A DISTANCE OF 8.52 FT. TO THE TERMINUS POINT OF SAID EASEMENT CENTERLINE, BEING AND LYING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

AUGUST 5, 2013
DATE OF CERTIFICATE


KENNETH C. KOLABIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 7807.3

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



071813 Kck

SEGDWMSK

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4, BEING N89°42'28"W



NOT TO SCALE

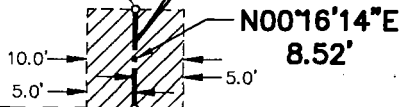
LEGEND:

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- o = ANGLE POINT ONLY, NO CORNER FOUND OR SET
- PID = PROPERTY I.D. NUMBER

Lands of Southeastern Guide Dogs, Inc. (PID 668400005)

CENTERLINE OF 10 FT. WIDE UTILITY EASEMENT

Terminus Point



P.O.B.

N89°30'19"W 199.38'

WEST LINE OF THE EAST 762.0' OF THE SOUTH 1/2 OF THE NE 1/4 OF THE NW 1/4

NORTHERLY MAINTAINED R/W (Road Plat Book 7, Pages 12-28)

Willis Road (77th Street East) (PUBLIC RIGHT-OF-WAY)

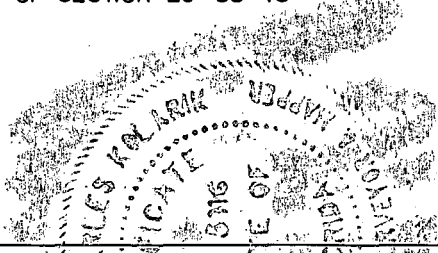
N00°45'42"E 134.31'

N89°42'28"W 762.03'

SOUTH LINE OF THE NE 1/4 OF THE NW 1/4

POINT OF COMMENCEMENT SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29-33-18

REFER TO SHEET 1 OF 2 FOR DESCRIPTION



071813 Kck
SEGDWMSK

JOB NUMBER: 7807.3 DRAWN BY: Kck SCALE: NONE SHEET NUMBER 2 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



I-275

36TH AVENUE E

UTILITY
EASEMENT

77TH STREET E

WILLIS ROAD

**SOUTHEASTERN GUIDE DOGS
UTILITY EASEMENT**

PID# 668400005

**Site Location:
North of Willis Road -77th Street E
East of 36th Avenue E
Section 29/33/18**

**District 1
COMMISSIONER LARRY BUSTLE**

Legend:Utility Easement



1 inch equals 300 feet

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 LAND ACQUISITION

RECEIPT
#1 of #1

001.133000

FL

AR PAYOR: AR700003 GOMC Book# 2498 Page# 6710

DOC TYPE: AFF CALC AMOUNT: \$0.00

PAGES: 4 FILE# 003214409

Receipt: 475030171 11/19/13 1:51PM 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#

475030171 thru 475030171

OFFICE HOURS *****8:30 AM - 5:00 PM

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



PROJECT NAME: Southeastern Guide dogs
PROJECT#: N/A
PARCEL#: N/A
PID#: 668400005

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

PERMANENT UTILITIES EASEMENT

THIS INDENTURE made this 9 day of August, 2013, between **SOUTHEASTERN GUIDE DOGS, INC.**, a Florida not for profit corporation, whose mailing address is 4210 77th Street East, Palmetto, Florida 34221, 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, construction, and maintenance of utility facilities** over, under, and across the property situate in Manatee County, State of Florida, more particularly described as in **Exhibit "A"** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

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:

SOUTHEASTERN GUIDE DOGS, INC., a Florida not for profit corporation

Cassandra Seaman
Witness
Cassandra Seaman
Printed Name

By: Titus Herman
Printed Name: TITUS HERMAN
Title: CEO

JENNIFER L. KILMURRAY
Witness
JENNIFER L. KILMURRAY
Printed Name

ATTEST: Roger C. Pettigell
Secretary Signature
Printed Name: ROGER C. PETTINGELL

(Signature of two witnesses required by law.)

(CORPORATE SEAL)

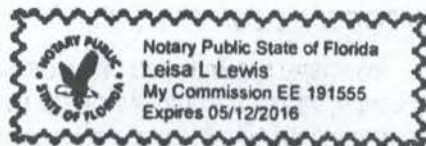
STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 9th day of August, 2013, by Titus Herman, as CEO for **SOUTHEASTERN GUIDE DOGS, INC.**, who is personally known to me or who has produced _____ as identification.

Notary Public Seal:

My Commission Expires: 5/12/16

Leisa L. Lewis
NOTARY PUBLIC, State of Florida
Leisa L. Lewis
Printed Name



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

EXHIBIT "A"

DESCRIPTION: SOUTHEASTERN GUIDE DOGS WATER METER EASEMENT

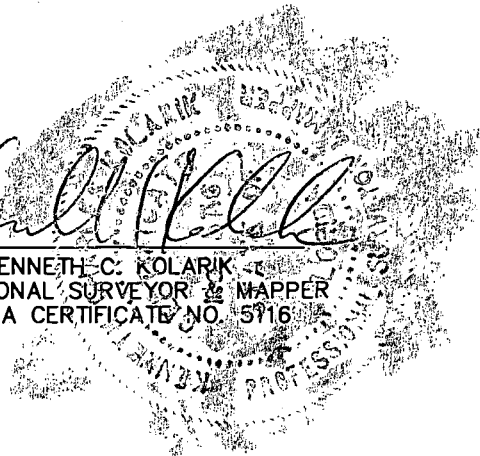
A 10.00 FT. WIDE UTILITY EASEMENT, LYING 5.0 FT. EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, TO WIT:

COMMENCE AT THE SOUTHEAST CORNER OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE N89°42'28"W, ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF THE N.W. 1/4, A DISTANCE OF 762.03 FT. TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 762.0 FT. OF THE SOUTH 1/2 OF THE N.E. 1/4 OF THE N.W. 1/4; THENCE N00°45'42"E, ALONG SAID WEST LINE, A DISTANCE OF 134.31 FT. TO THE INTERSECTION WITH THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF WILLIS ROAD (77TH STREET EAST), AS RECORDED IN ROAD PLAT BOOK 7, PAGES 12 THROUGH 28, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°30'19"W, ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 199.38 FT. FOR A POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE N00°16'14"E, ALONG SAID EASEMENT CENTERLINE, A DISTANCE OF 8.52 FT. TO THE TERMINUS POINT OF SAID EASEMENT CENTERLINE, BEING AND LYING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

AUGUST 5, 2013
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5716



FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 7807.3

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



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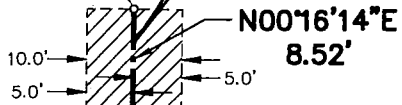
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NO CORNER FOUND OR SET
- PID = PROPERTY I.D. NUMBER

Lands of
Southeastern Guide Dogs, Inc.
(PID 668400005)

**CENTERLINE OF
10 FT. WIDE
UTILITY EASEMENT**

Terminus
Point



P.O.B.

N89°30'19"W
199.38'

WEST LINE OF THE EAST
762.0' OF THE SOUTH 1/2 OF
THE NE 1/4 OF THE NW 1/4

NORTHERLY MAINTAINED RW
(Road Plat Book 7, Pages 12-28)

**Willis Road
(77th Street East)**
(PUBLIC RIGHT-OF-WAY)

N00°45'42"E
134.31'

N89°42'28"W 762.03'

SOUTH LINE OF
THE NE 1/4 OF
THE NW 1/4

POINT OF
COMMENCEMENT
SE CORNER OF THE
NE 1/4 OF THE NW 1/4
OF SECTION 29-33-18

REFER TO SHEET 1 OF 2 FOR DESCRIPTION

071813 Kck

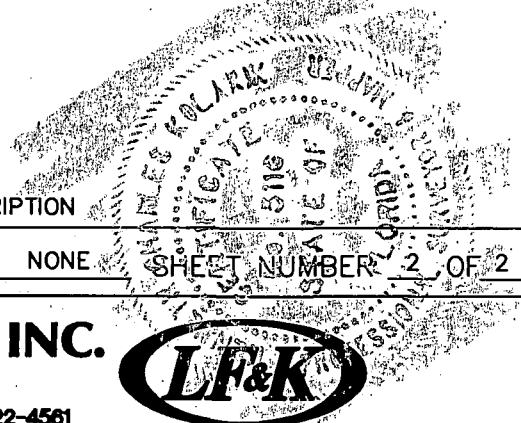
SEGDWMSK

JOB NUMBER: 7807.3 DRAWN BY: Kck SCALE: NONE SHEET NUMBER: 2 OF 2

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MAN CO LAND ACQUISITION

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FL

AR PAYOR: AR700003 GOMC Book# 2498 Page# 6717
DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003214411
Receipt: 475030172 11/19/13 1:53PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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R	RECORDING FEES	001	00000341100	0	13.00
R	CLERK CT TECH FUND	199	00000341160	0	5.70
R	FL ASSOC COURT CLERK	001	00000208911	0	0.30
R	BD OF COUNTY COMM	001	00000208912	0	6.00

RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$27.00

Receipt#
475030172 thru 475030172

OFFICE HOURS *****8:30 AM - 5:00 PM
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475030172 thru 475030172

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

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

November 19, 2013 - Regular Meeting
Agenda Item #24

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

Subject

Southeastern Guide Dogs, Inc., Permanent Utilities Easement for Parcel located at 77th Street East, Palmetto, Manatee County, Florida.

Briefings

None

Contact and/or Presenter Information

Moonlin Johnson, Property Acquisition, Manatee County Property Management Department, Ext. 6289.

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

Action Requested

Accept and Record Permanent Utilities Easement from SOUTHEASTERN GUIDE DOGS, INC., for property located at 3610 77th Street East, Palmetto, Manatee County, Florida for utility facilities; Record Affidavit of Ownership and Encumbrances from SOUTHEASTERN GUIDE DOGS, INC.

Enabling/Regulating Authority

Chapter 125, Florida Statutes. Manatee County Comprehensive Plan Goals 11.5-11.7 Addresses the potable water system.

Background Discussion

As a condition of the final site plan approval, a Utility Easement was required for ingress, egress, construction, installation, and maintenance of utility facilities.

The area for this dedication contains 100 square feet, more or less.

The subject property is located north of 77th Street East and east of 36th Avenue East.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

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

Please email Moonlin Johnson, Property Acquisition Division, Property Management Department at moonlin.johnson@mymanatee.org for a copy of the recorded documents. **Emailed 11/19/13, RLL**

CCC Charge Account #AR700003, Property Management

Cost and Funds Source Account Number and Name

\$ 54.00 Recording Fee. 001-0020505 Property Acquisition Core Funds.

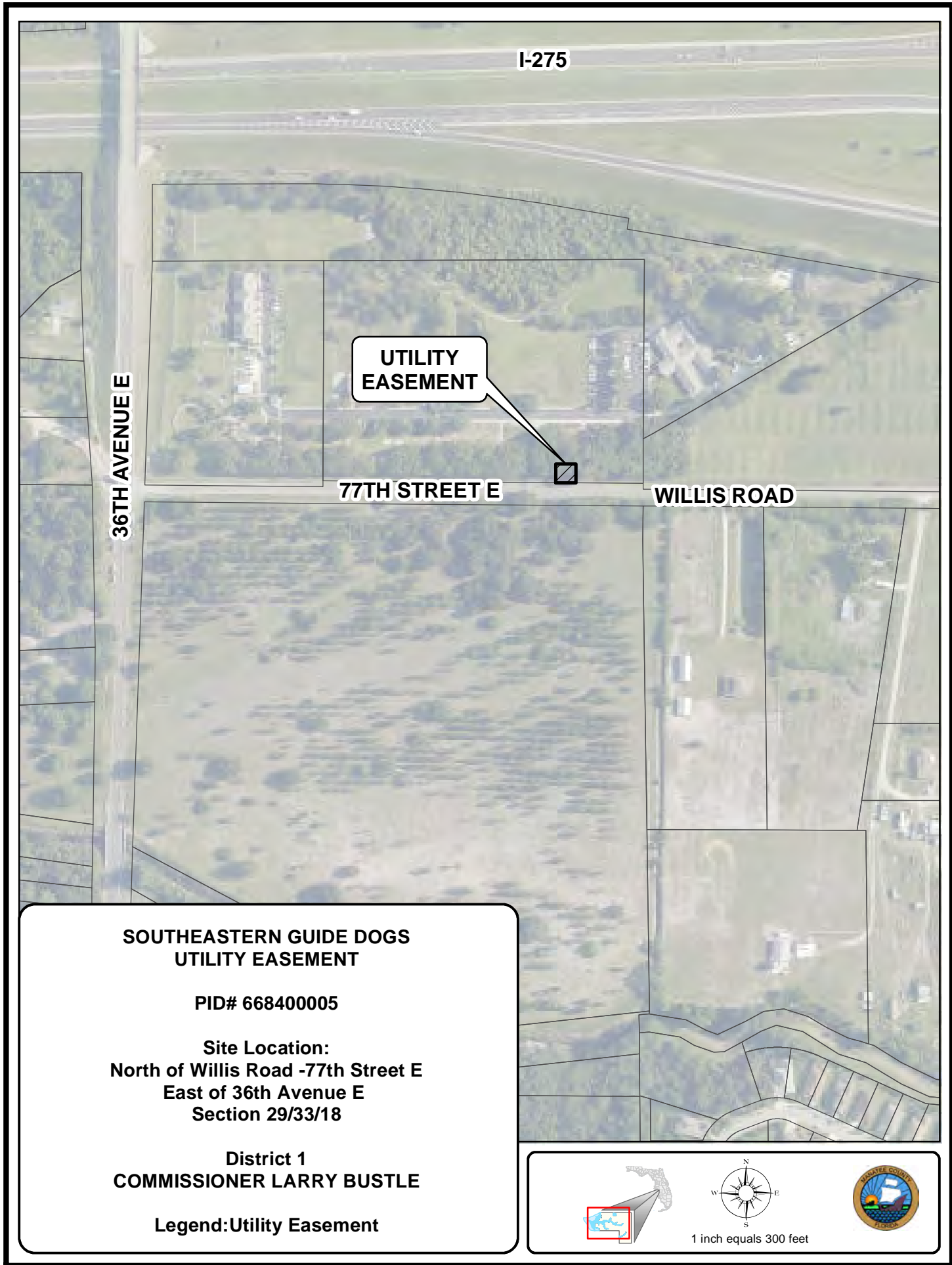
Amount and Frequency of Recurring Costs

N/A

Attachment: [Permanent Utilities Easement.pdf](#)

Attachment: [Affidavit.pdf](#)

Attachment: [Southeastern Guide Dogs Willis St- Loc Map.pdf](#)



I-275

36TH AVENUE E

UTILITY
EASEMENT

77TH STREET E

WILLIS ROAD

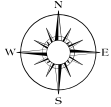
**SOUTHEASTERN GUIDE DOGS
UTILITY EASEMENT**

PID# 668400005

**Site Location:
North of Willis Road -77th Street E
East of 36th Avenue E
Section 29/33/18**

**District 1
COMMISSIONER LARRY BUSTLE**

Legend:Utility Easement



1 inch equals 300 feet