

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Road Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 484300109

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into this 10th day of October 2017, between **MATTHEW R. BEHRINGER**, a married man, whose mailing address is 6248 34th Place East, Palmetto, Florida 34221, (hereinafter the **Seller**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205, (hereinafter the **Buyer**). Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Seller is the owner of certain real property which is located in Manatee County, State of Florida, more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (hereinafter the **Property**) and all improvements thereon; and

WHEREAS, Buyer desires to acquire the Property for the purpose of the Fort Hamer Extension Project for constructing a roadway.

NOW, THEREFORE, in consideration of the aforesaid premises, the mutual covenants, promises, terms and conditions set forth herein and other good and valuable consideration, the adequacy, sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS**: The foregoing recitals are true and correct and are incorporated herein by this reference.
2. **DESCRIPTION OF PROPERTY**: Seller shall sell and Buyer shall buy, upon the terms and conditions contained herein, improved real property situated, lying and being in Manatee County, State of Florida, described in attached **Exhibit A**. The legal description and sketch of the Property is incorporated into this Contract and made a part hereof.
3. **PURCHASE PRICE AND DEED**: At closing, Buyer shall pay to Seller **ONE HUNDRED EIGHTY-SEVEN THOUSAND AND FIVE HUNDRED NO/100 DOLLARS (\$187,500.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Warranty Deed conveying to Buyer marketable, fee simple title to the Property, free and clear of all liens and encumbrances, executed and acknowledged by Seller, subject to restrictive covenants, reservations, easements of record and county zoning restrictions or regulations in effect, if any, except as hereinafter provided. The deed shall be in substantially the form attached hereto as **Exhibit B** and incorporated herein by this reference.

4. **EFFECTIVE DATE:** For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is approved by the Manatee County Board of County Commissioners.

5. **MORTGAGES, LIENS AND OTHER ENCUMBRANCES:** Unless otherwise provided for herein, prior to the date of closing, Buyer shall furnish to Seller an Affidavit of Ownership and Encumbrances, in substantially the form attached hereto as **Exhibit C** and incorporated herein by reference, attesting to the absence of any financing statements, claims of lien or potential lienors known to Seller and further attesting, if such is the case, that there have been no improvements to the Property for **NINETY (90)** days immediately preceding the date of closing. Seller shall complete said affidavit and return it to Buyer on or before the date of closing.

A. **Existing Encumbrances:** Seller shall convey the Property at closing, free and clear of all liens and encumbrances, subject to any restrictive covenants, reservations, easements of record, and county zoning restrictions or regulations in effect, if any, except those specifically consented to in writing by Buyer at closing. Seller shall be responsible for discharging any and all mortgage liens at or prior to closing.

B. **Construction Liens:** If the Property has been improved within **NINETY (90)** days immediately preceding the date of closing, Seller shall deliver releases or waivers of all construction liens executed by general contractors, subcontractors, suppliers and material men, in addition to Seller's lien affidavit setting forth the names of all such general contractors, subcontractors, suppliers and material men, and further reciting that, in fact, all bills for work on the subject Property which could serve as a basis for a construction lien have been paid or will be paid prior to closing.

6. **TITLE EVIDENCE:** During the period commencing **TEN (10)** days after the Effective Date and ending **TEN (10)** days prior to closing (hereinafter the **Inspection Period**) Buyer may conduct whatever title search Buyer deems necessary. If, during the Inspection Period, Buyer notifies Seller of existing title defects other than those to which the conveyance is to be made subject by the terms of this Contract and other than those for which recordable discharges are, in accordance with local custom, to be furnished at the closing, then Seller shall promptly make a diligent effort to perfect the title to Buyer's reasonable satisfaction and to the extent called for by this Contract within **THIRTY (30)** days (hereinafter the **Cure Period**) from the date Seller receives written notice of any title defect. In the event closing is scheduled to occur within the Cure Period, closing shall be extended to the first day following removal of the title defects or the termination of the Cure Period, whichever date occurs first. If any defect in title identified by Buyer is not cured to Buyer's reasonable satisfaction within the Cure Period, Buyer shall have the right to either waive such defect or withdraw its offer to purchase thereby releasing Buyer and Seller from all further obligations under this Contract.

7. **CLOSING:** This transaction shall be closed on or before **SIXTY (60)** days from the Effective Date, subject to the curative periods provided for herein, as well as other conditions of this Contract. The date and time of closing shall be mutually agreed upon between the Parties and shall occur at the following location: Manatee County Government Administration Building, 1112 Manatee Avenue West, Bradenton, Florida 34205, or at any other location agreeable to both

Parties or, if mutually agreed to by the Parties, via simultaneous electronic delivery of documents and funds. The closing may be extended by the Parties for a mutually agreeable period of time in order to complete any conditions of closing or other requirements of this Contract.

A. Conditions to Closing: Unless waived by Buyer in writing, the obligation of Buyer to close this transaction is expressly conditioned upon satisfaction of all conditions as contained within this Contract, by the date of closing. If such conditions are not so met, Buyer may elect either to terminate this Contract by written notice to Seller or close the transaction contemplated in this Contract and thereby waive Seller's performance of those conditions which have not been satisfied.

B. Documents for Closing: Seller shall deliver to Buyer a Warranty Deed, an Affidavit of Ownership and Encumbrances and such other documents as may reasonably be required pursuant to this Contract and any state or federal law, on or before the date of closing.

C. Insurance: Seller shall keep all existing coverage and insurance policies insuring the Seller or the Property against claims arising from property damage or liability, if any, in full force and effect pending the closing.

D. Condition of Property: Seller shall not commit, or permit anyone else to commit, any loss, destruction or damage to the Property, which has not been repaired or restored by Seller prior to the date of closing. Seller shall not permit any adverse changes in the condition of the Property from the Effective Date of this Contract to the date of closing, except for reasonable wear and tear. If Buyer so requests, a walk-through of the Property shall be scheduled and conducted prior to the closing to assure compliance with this Contract.

E. Closing Agent: American Government Services shall serve as the Closing Agent. All funds held by the Closing Agent under this Contract, if any, shall be placed in a non-interest bearing account and shall be disbursed in accordance with this Contract.

8. TAXES AND CLOSING EXPENSES:

A. The Closing Agent shall withhold from Seller's proceeds at closing an amount equal to Seller's pro rata share of real estate taxes and special assessments, if any, allocated to the Property as prorated to the date of closing, and such amounts shall be paid to the Manatee County Tax Collector.

B. If applicable, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit in escrow with the Manatee County Tax Collector an amount equal to the current year's taxes allocated to the Property prorated to the date of closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rates on the Property owned by Seller. Under either this subparagraph or subparagraph A above, where taxes are prorated based upon the preceding year's tax assessment, the Parties agree to re-prorate

taxes, with maximum discount, upon the request of either Party within **SIX (6)** months from the date the taxes for the year of closing have been certified by Manatee County.

C. Costs to be Paid by Seller: Seller shall also pay costs of curing title defects and Seller's attorney's fees, if any.

D. Costs to be Paid by Buyer: Buyer shall pay the deed documentary stamp taxes due on this transfer, totaling **ONE-THOUSAND THREE-HUNDRED TWELVE AND 50/100 DOLLARS (\$1312.50)**. Buyer shall pay the cost of recording the deed, totaling **TWENTY-SEVEN AND 00/100 DOLLARS (\$27.00)**. Buyer shall also pay for an owner's title insurance policy and related title costs, closing agent fees and Buyer's attorney's fees, if any.

9. ASSIGNABILITY: The Parties may not assign this Contract or any right or obligation of this Contract without prior written consent of the other Party.

10. AMENDMENTS: This Contract may not be amended, canceled, changed, discharged, modified, rescinded, supplemented or terminated other than as expressly provided herein, except by an instrument in writing executed by all Parties hereto. All amendments are subject to acceptance and approval by the Manatee County Board of County Commissioners.

11. ATTORNEYS' FEES AND COSTS: Each Party shall be solely responsible for paying its attorneys' fees and costs in any dispute, litigation, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation arising under this Contract.

12. AUTHORIZATION: Each Party represents to the other that such Party has the requisite power and authority under all applicable laws to enter into this Contract, that all of the procedural requirements imposed by law upon each Party for the approval and authorization of this Contract have been properly completed, and that the persons who have executed the Contract on behalf of each Party are authorized and empowered to execute said Contract.

13. AVAILABILITY OF FUNDING: The obligations of the Buyer under this Contract are subject to the availability of funds lawfully appropriated annually for its purposes by the Manatee County Board of County Commissioners and the availability of funds through contract or grant programs. In the event that such funds are, in good faith, not appropriated or are terminated during the term of this Contract, Buyer shall have the option of terminating this Contract and all covenants and obligations hereunder by providing **THIRTY (30)** days' written notice to the Seller. If Buyer terminates this Contract due to a lack of funding pursuant to this provision, all rights and liabilities of the Parties arising under this Contract shall terminate.

14. BINDING EFFECT: This Contract shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and permitted assigns. The covenants, warranties, representations, indemnities and undertakings of Seller as set forth in this Contract will survive delivery and recording of the deed and possession.

15. **BROKER'S FEES:** Neither Party will pay a commission to any broker in connection with the sale and purchase of the Property. Both Parties warrant that they have assumed no obligation to pay any such commission in connection therewith. Buyer will pay no commission to any broker in connection with the sale and purchase of the Property. Seller shall indemnify, defend and hold harmless Buyer from and against all claim for any commissions, fees or other form of compensation by any broker real estate brokerage firm in connection with the sale and purchase of the Property.

16. **DEFAULT AND REMEDIES:** Except as otherwise provided herein, if Seller is not in default pursuant to any of the terms of this Contract and Buyer fails to purchase the Property or to perform any of the covenants, conditions or warranties of this Contract, Seller, at Seller's option, may proceed at law or in equity to enforce Seller's legal rights under this Contract. If Seller for any reason fails to perform any of the covenants, conditions or warranties of this Contract, Buyer shall, at Buyer's option, (a) terminate this Contract by written notice to Seller or (b) waive the nonperformance and proceed with closing or (c) have the remedy of specific performance of this Contract.

17. **DOCUMENTS AND REPORTS:** Within TEN (10) days after the Effective Date of this Contract, Seller shall provide to Buyer copies of all written reports in Seller's possession relating to the environmental condition of the Property; all boundary surveys of the Property; any existing title policy or commitment pertaining to the Property.

18. **ENTIRE CONTRACT:** This Contract and the Exhibits attached hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations or agreements, both written and oral. Buyer and Seller shall not be bound by any terms, conditions, statements, warranties or representations, written or oral, not contained herein. No change or modification of this Contract shall be valid unless the same is in writing and signed by the Parties hereto.

19. **ENVIRONMENTAL SITE ASSESSMENT:** During the Inspection Period, Seller will permit representatives of Buyer to access all of Seller's records relating to the Property, and to enter upon the Property for the purposes of conducting tests, inspections or examinations that Buyer desires in regard to the environmental conditions of the Property, including, but not limited to, tests, borings, percolation tests and other tests, inspections or examinations that Buyer may order, at its expense, to determine subsurface or topographic conditions of the Property. If Buyer, in its sole and absolute discretion, concludes from the results of the tests or for any other reason or factor that the Property is not feasible or desirable for Buyer's intended purpose, Buyer shall notify Seller in writing of Buyer's conclusion on or before the end of the Inspection Period and this Contract shall then be deemed terminated and of no further force and effect, and no Party shall have any rights or claims against one another which might otherwise result from this Contract, unless Buyer and Seller negotiate and enter into a mutually acceptable amendment to this Contract to address such concern.

20. **FLORIDA LAW AND MANATEE COUNTY VENUE:** This Contract shall be governed, construed and enforced in accordance with the laws of the State of Florida. Venue for

resolution of all disputes, whether by mediation, arbitration or litigation, shall lie in Manatee County, Florida.

21. **FORCE MAJEURE**: No Party shall be required to perform any obligation under this Contract or be liable to the other for any delay or failure to perform or damages for said delay or failure so long as performance or non-performance of the obligation is delayed, caused or prevented by an act of God, an act of terrorism, a civil commotion, an earthquake, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a sinkhole, a tornado, an unusual transportation delay, or other like cause, and which by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome (hereinafter **Force Majeure Event**). All time periods shall toll for the period that the Force Majeure Event prevents performance under this Contract, provided, however, if such Force Majeure Event continues to prevent performance under this Contract more than **FOURTEEN (14)** days beyond the date of closing, then either party may terminate this Contract by delivering written notice to the other, thereby releasing Buyer and Seller from all further obligations under this Contract.

22. **HEADINGS**: The headings contained in this Contract are for convenience and reference and shall not affect the meaning or interpretation of this Contract.

23. **NOTICE**: Any and all notices, approvals, claims, consents, demands, requests or other communications between the Parties (hereinafter **Notices**) shall be in writing. All Notices shall be given by hand delivery in person or by registered or certified mail, postage prepaid to the following addresses:

If to Seller: Mathew R. Behringer
6248 34th Place East
Palmetto, Florida 34221

If to Buyer: Manatee County Government
Attention: Property Acquisition Division Manager
Property Management Department
1112 Manatee Avenue West, 8th Floor
Bradenton, Florida 34205

and Manatee County Government
Attention: County Attorney
County Attorney's Office
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205

All Notices shall be deemed effective and received upon actual receipt by the Party to which such notice is given or **FIVE (5)** days after mailing, whichever occurs first.

24. **OCCUPANCY AND POSSESSION**: Seller shall, at closing, deliver occupancy and possession of the Property to Buyer free of tenants, occupants and future tenancies. Also, at closing, Seller shall have removed all personal items, trash and waste materials from the Property

including, but not limited to, all automotive accessories and parts, batteries, chemicals, equipment, fluorescent lighting, oil and paint cans, petroleum products and tires, and shall deliver all keys, garage door openers, access devices and codes, as applicable, to Buyer.

25. **RADON GAS:** Pursuant to the requirements of Section 404.056(5), Florida Statutes, the following statement shall appear within the provisions of this Contract:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to person who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

26. **REPRESENTATIONS AND WARRANTIES OF SELLER:** Seller hereby covenants, represents and warrants now and through the date of closing that:

A. Seller shall not enter into any new lease agreements, occupancy agreements, parking agreements, or any brokerage, maintenance, management, service or similar contracts, or amend, modify or renew any such existing agreements or contracts which will extend beyond the closing without the prior written consent of Buyer.

B. During the time of Seller's ownership of the Property, Seller warrants that, to the best of Seller's knowledge and belief, no hazardous wastes, hazardous substances, pollutants, and/or contaminants were buried, disposed, dumped, placed, released or stored on the Property.

C. Seller has no knowledge of any aboveground, buried or partially buried containers, drums, storage vessels or tanks in, on or under the Property.

D. Seller has no knowledge of any material defects relating to the Property of improvements located thereon, if any, including, but not limited to archaeological sites, sinkholes, structural defects, termite infestation or unstable soil conditions.

E. The Property is the not the homestead of Seller.

27. **SEVERABILITY:** If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

28. **SURVEY**: During the Inspection Period, Buyer may, at Buyer's expense, survey the Property. If the survey discloses, reveals or shows any encroachment on the Property or that improvements located thereon encroach on setback lines, easements, or lands of others, or violate any restrictions, covenants, or applicable governmental regulations, Buyer may deliver written notice of such matters, together with a copy of the survey, to Seller. Upon receipt of notice by Seller of same, any such encroachments or violations shall be treated as a title defect and shall be governed by the terms of numbered paragraph SIX (6) above.

29. **SURVIVABILITY**: Any term, condition, covenant, or obligation which requires performance by either Party subsequent to the closing shall remain enforceable against such Party subsequent to the closing.

30. **TIME OF THE ESSENCE**: Time is of the essence with regard to all dates and times set forth in this Contract. Any reference herein to time periods of SEVEN (7) days or less shall, in the computation thereof, exclude Saturdays, Sundays, and legal holidays under the laws of the State of Florida or the United States of America. Any time period provided for herein which shall end on a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America, shall extend to FIVE (5) P.M. of the next day that is not a Saturday, Sunday or legal holiday under the laws of the State of Florida or the United States of America. The terms "days" as used herein shall in all cases mean calendar days.

31. **WAIVER**: The failure or neglect by any Party to enforce any right under this Contract shall not be deemed to be a waiver of that Party's rights. A waiver shall not be effective unless it is in writing and signed by the Party who possess the right to waive enforcement of same.

32. **SPECIAL PROVISIONS**:

A. This Contract serves as authorization for the Manatee County Clerk of the Circuit Court Finance Department to issue a check made payable to the Closing Agent for the amount indicated on line 303 of the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Manatee County Clerk of Court, the Manatee County Tax Collector and the Closing Agent.

B. This Contract is subject to acceptance and approval by the Manatee County Board of County Commissioners.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date first above written.

Signed, sealed and delivered in the presence of:

SELLER:

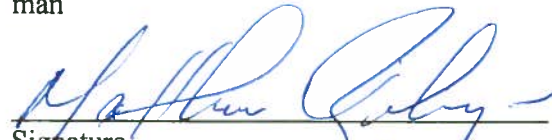
MATTHEW R. BEHRINGER, a married man



First Witness's Signature

Tim Cristello

First Witness's Printed Name



Signature

Matthew Behringer

Seller Printed Name



Second Witness's Signature

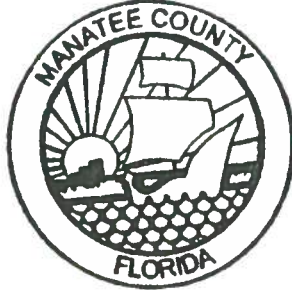
Matthew S. Farmer

Second Witness Printed Name

Signature

Seller Printed Name

BUYER:
**MANATEE COUNTY, a political
subdivision of the State of Florida**



By: its Board of County Commissioners

By: 
Chairperson

Date: 10/10/17

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

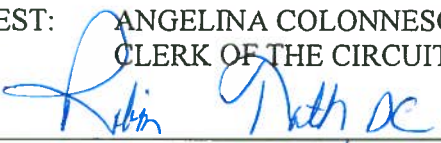
By: 
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
PARCEL (#484300109)

See Attached.



Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

LEO MILLS - PSM 1735 (RETIRED)
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

BOUNDARY SURVEY

(SHEET 1 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

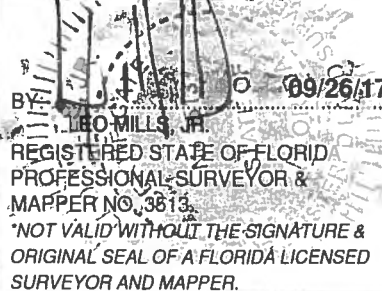
DATE: 09/15/17

SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID CORNER BEING IN A DRAINAGE CANAL AND 20 FEET NORTH OF A CONCRETE MONUMENT; THENCE S00°19'03"E, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 730.58 FEET; THENCE S87°44'46"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 122.50 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE S87°44'46"E, ALONG SAID SOUTH LINE, A DISTANCE OF 475.49 FEET; THENCE N00°23'30"E, 715.51 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE N86°21'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 485.19 FEET; THENCE S00°19'51"E, 727.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

BY:  09/26/17
LEO MILLS, JR.
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3813.
*NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THE FOLLOWING DESCRIBED LANDS:

A DESCRIPTION FOR A 30 FOOT PRIVATE ROAD LYING AND BEING IN SECTIONS 32 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE CENTERLINE OF OLD TAMPA ROAD (2ND AVENUE); THENCE S0°34'45"E, ALONG SAID CENTERLINE OF OLD TAMPA ROAD; 684.18 FEET; THENCE N87°44'46"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, 25.04 FEET TO A **POINT OF BEGINNING** OF SAID PRIVATE ROAD; THENCE CONTINUE N87°44'46"W, ALONG THE SOUTH LINE, 1895.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE N88°03'26"W, ALONG SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, 660.84 FEET TO THE END OF SAID 30 FOOT PRIVATE ROAD.

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF SECTION 32 BEING S00°19'03"E AS PER DEED DESCRIPTION OF PARENT PARCEL.
- UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
- THE SUBJECT LAND LIES IN ZONE "AE & X" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12081C0183E (FIRM INDEX DATED 3/17/14). SUBJECT TO VERIFICATION.
- THIS SURVEY HAS BEEN PREPARED PURSUANT TO A TITLE SEARCH REPORT, PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS FILE #28154-4, DATE AUGUST 08, 2017 AT 8:00 A.M.
- THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM THE TITLE REPORT AS REFERENCED IN NOTE #4.
- SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
- INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- THE SUBJECT LAND AS SURVEYED CONTAINS 346,112 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.
- THE MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS 4843.0010/9.
- THIS SURVEY CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH ONE ANOTHER. THIS SURVEY IS NOT COMPLETE WITHOUT ALL 2 SHEETS.
- ALL MONUMENTS SHOWN HEREON ARE IDENTIFIED AS SET OR FOUND IN FIELD, THOSE FOUND WITHOUT IDENTIFYING NUMBERS ARE NOTED BY SIZE AND MATERIAL ONLY.

JOB NO.E0253.....

SCALE:N/A..... FILE INDEX NO.



Leo Mills & Associates, Inc.

EXHIBIT "A"

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
PHONE: (941)722-2460 FAX: (941)722-9640

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

LEO MILLS - PSM 1735 (RETIRED)
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

BOUNDARY SURVEY

(SHEET 2 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

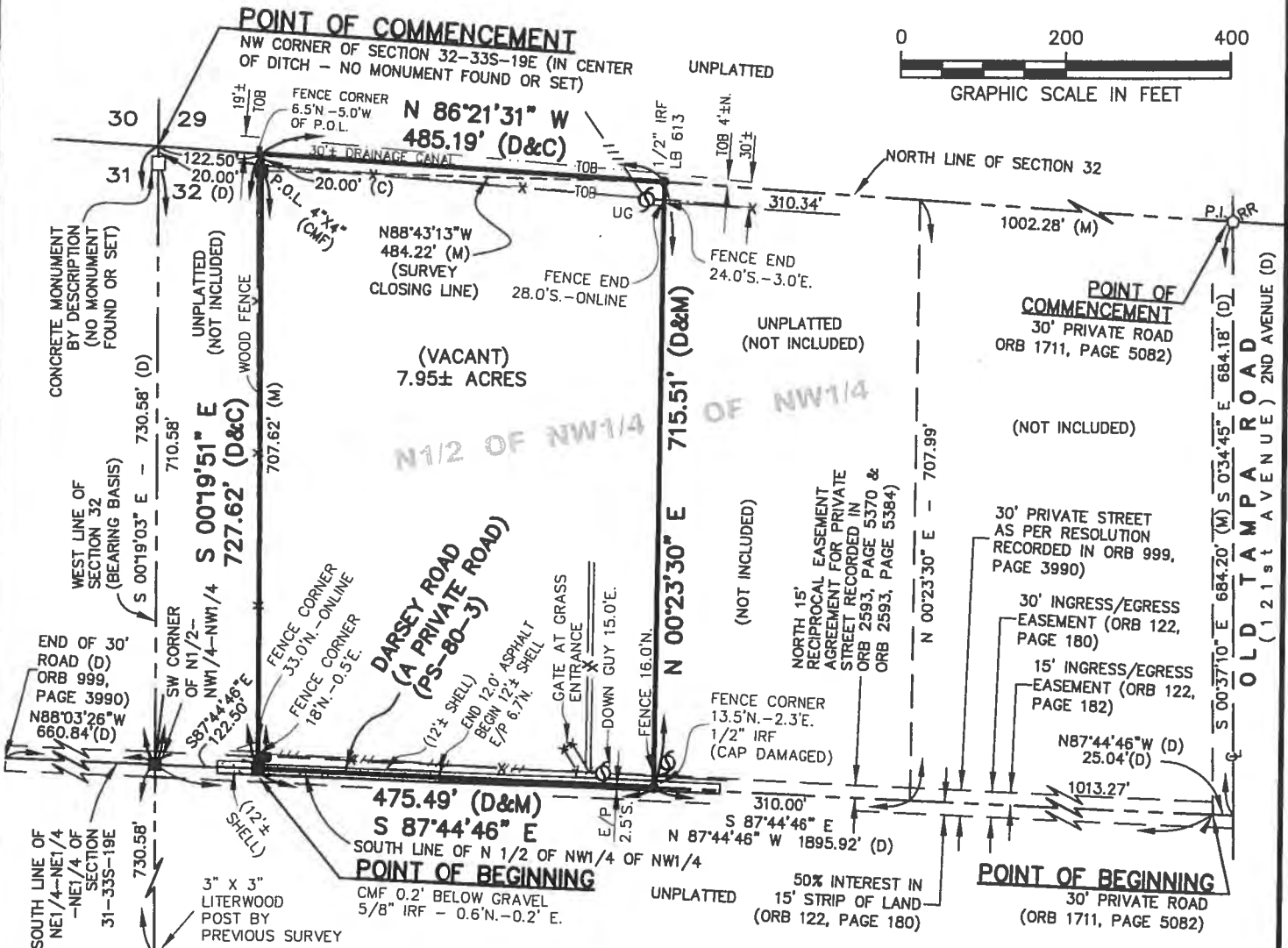
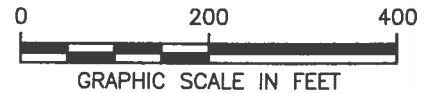
DATE: 09/15/17

SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

LEGEND

- RR◇ = RAILROAD SPIKE FOUND
- = IRON ROD FOUND (IRF) AS NOTED
- = 4"x4" CONCRETE MONUMENT FOUND (CMF)
- LB# = LICENSED BUSINESS NUMBER
- R/W = RIGHT-OF-WAY
- P.I. = POINT OF INTERSECTION
- P.O.L. = POINT ON LINE
- ORB = OFFICIAL RECORD BOOK
- (D) = DEED = DESCRIPTION
- (M) = MEASURED
- (C) = CALCULATED
- UG = UNDERGROUND UTILITY SERVICE
- ℄ = CENTERLINE
- x- = WIRE FENCE-UNLESS NOTED
- ///- = OVERHEAD UTILITY LINES
- ⊕ = UTILITY POLE
- TOB = TOP OF BANK
- E/P = EDGE OF PAVEMENT
- [] = ASPHALT
- PS-80-3 = MANATEE COUNTY PRIVATE STREET APPROVAL NUMBER

CERTIFIED TO:
MANATEE COUNTY



JOB NO.E0253.....

SCALE: 1" = 200' FILE INDEX NO.

EXHIBIT "B"

FORM OF WARRANTY DEED

See Attached.

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Road Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 484300109

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

WARRANTY DEED

THIS INDENTURE, made and entered into this _____ day of _____, 2017, between **MATTHEW R. BEHRINGER**, a married man, whose mailing address is 6248 34th Place East, Palmetto, Florida 34221, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

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

AND the Grantor does hereby covenant 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 fully 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, except taxes accruing for the year 2017 and subsequent years.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
MATTHEW R. BEHRINGER,
a married man

First Witness's Signature

Signature

First Witness's Printed Name

Grantor Printed Name

Second Witness's Signature

Signature

Second Witness's Printed Name

Grantor Printed Name

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Matthew R. Behringer, a married man who _____ is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date



Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

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LEO MILLS - PSM 1735 (RETIRED)
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

BOUNDARY SURVEY

(SHEET 1 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

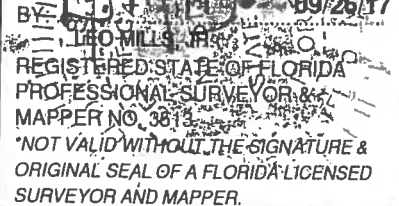
DATE: 09/15/17

SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID CORNER BEING IN A DRAINAGE CANAL AND 20 FEET NORTH OF A CONCRETE MONUMENT; THENCE S00°19'03"E, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 730.58 FEET; THENCE S87°44'46"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 122.50 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE S87°44'46"E, ALONG SAID SOUTH LINE, A DISTANCE OF 475.49 FEET; THENCE N00°23'30"E, 715.51 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE N86°21'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 485.19 FEET; THENCE S00°19'51"E, 727.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

BY:  09/26/17
LEO MILLS, JR.
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3613
*NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS THE FOLLOWING DESCRIBED LANDS:

A DESCRIPTION FOR A 30 FOOT PRIVATE ROAD LYING AND BEING IN SECTIONS 32 AND 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE CENTERLINE OF OLD TAMPA ROAD (2ND AVENUE); THENCE S0°34'45"E, ALONG SAID CENTERLINE OF OLD TAMPA ROAD; 684.18 FEET; THENCE N87°44'46"W, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, 25.04 FEET TO A **POINT OF BEGINNING** OF SAID PRIVATE ROAD; THENCE CONTINUE N87°44'46"W, ALONG THE SOUTH LINE, 1895.92 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, THENCE N88°03'26"W, ALONG SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 33 SOUTH, RANGE 19 EAST, 660.84 FEET TO THE END OF SAID 30 FOOT PRIVATE ROAD.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF SECTION 32 BEING S00°19'03"E AS PER DEED DESCRIPTION OF PARENT PARCEL.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "AE & X" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12081C0183E (FIRM INDEX DATED 3/17/14). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED PURSUANT TO A TITLE SEARCH REPORT, PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS FILE #28154-4, DATE AUGUST 08, 2017 AT 8:00 A.M.
5. THE DESCRIPTION SHOWN HEREON WAS TAKEN FROM THE TITLE REPORT AS REFERENCED IN NOTE #4.
6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
7. INTERIOR IMPROVEMENTS OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
8. THE SUBJECT LAND AS SURVEYED CONTAINS 346,112 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.
9. THE MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS 4843.0010/9.
10. THIS SURVEY CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH ONE ANOTHER. THIS SURVEY IS NOT COMPLETE WITHOUT ALL 2 SHEETS.
11. ALL MONUMENTS SHOWN HEREON ARE IDENTIFIED AS SET OR FOUND IN FIELD, THOSE FOUND WITHOUT IDENTIFYING NUMBERS ARE NOTED BY SIZE AND MATERIAL ONLY.

JOB NO.E0253.....

SCALE:N/A..... FILE INDEX NO.



Leo Mills & Associates, Inc.

EXHIBIT "A"

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221
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MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

BOUNDARY SURVEY

(SHEET 2 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

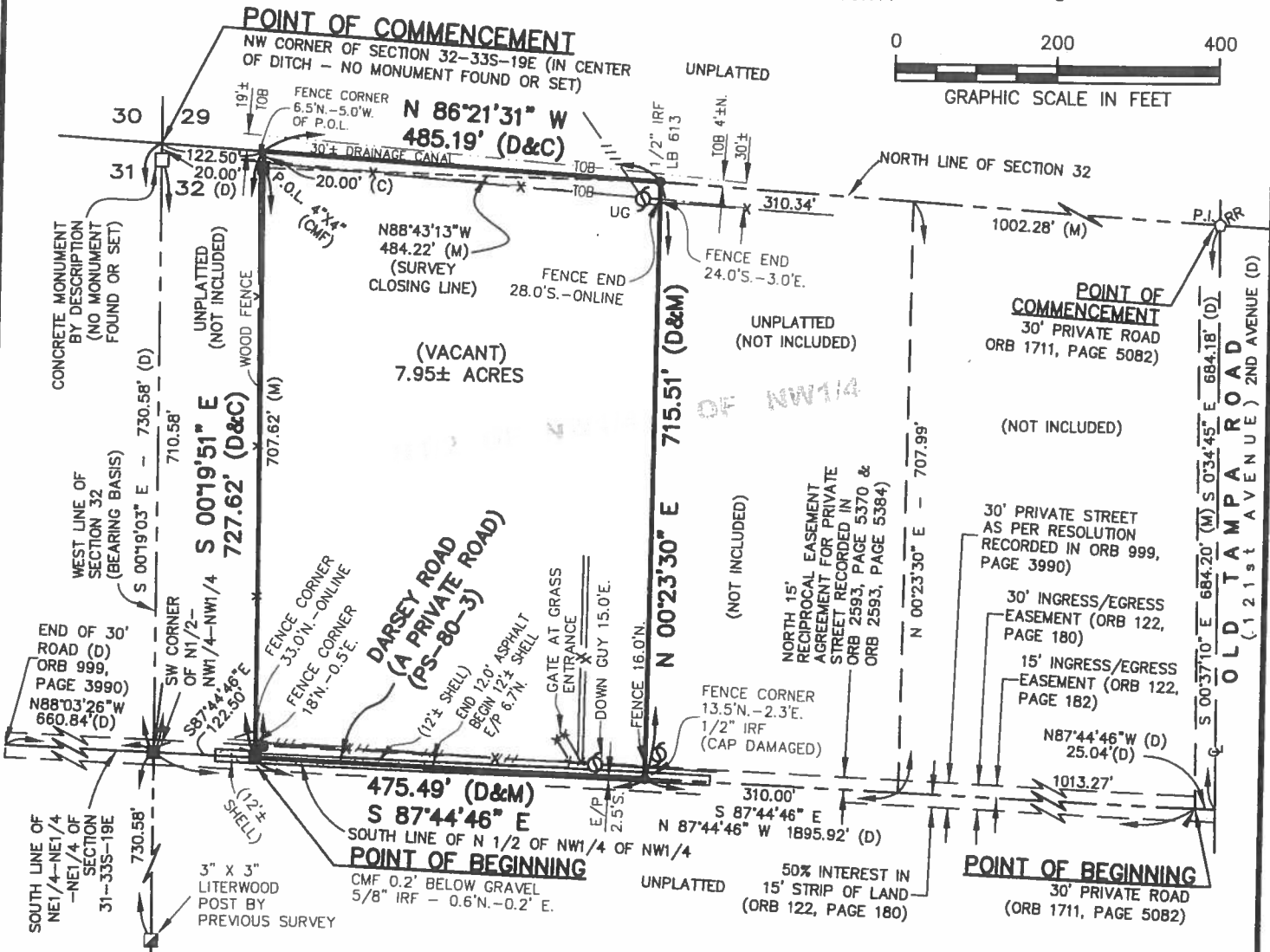
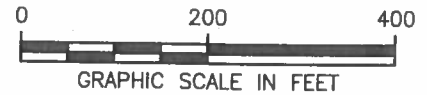
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SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

LEGEND

- RR Ⓞ = RAILROAD SPIKE FOUND
- = IRON ROD FOUND (IRF) AS NOTED
- = 4"x4" CONCRETE MONUMENT FOUND (CMF)
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- TOB = TOP OF BANK
- E/P = EDGE OF PAVEMENT
- [] = ASPHALT
- PS-80-3 = MANATEE COUNTY PRIVATE STREET APPROVAL NUMBER

CERTIFIED TO:
MANATEE COUNTY



JOB NO.E0253.....

SCALE: ...1" = 200'... FILE INDEX NO.

DWG. FILE: E0253.DWG TLM COGO FILE: E0253 GHM

REVISION: PER TODD BOYLE 9-26-17

EXHIBIT "C"

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

See Attached.

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Road Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 484300109

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned notary public, personally appeared **MATTHEW R. BEHRINGER**, a married man, who being first duly sworn, deposes and says that, to the best of their knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. I am the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and have full authority to sell or encumber the Property.
3. I have sole and exclusive possession of the Property.
4. Neither my title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
5. No person or entity other than myself claim or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
6. There are no disputes concerning the location of the boundary lines of the Property.
7. I have not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.
8. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which I am responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or

could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of my possession, I shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

9. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

10. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against me in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against us that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and I have not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

12. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

13. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by me during the past **NINETY (90)** days.

14. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

Non-Exclusive Easement for Ingress and Egress as set forth in Deed from H.A. Gillett, joined by his wife, Esto Gillett and Lewin Gillett, a single women, to W.A. Gillett and Marjorie G. Britt dated July 5, 1962 and recorded July 5, 1962 in Official Records Book 122, Page 180.

Resolution Approving Private Easement dated February 12, 1981 and recorded February 13, 1981 in Official Records Book 999, Page 3990.

Easement Agreement between June W. Mears and Michael C. Mears, husband and wife, individually and as Trustee of the June W. Mears Revocable Living Trust Dated November 26, 1991; Susan O. Beazley, un-remarried surviving spouse and devisee of Ronald E. Beazley, deceased; Cecil Miller Darsey and Carolyn Darsey, husband and

wife, dated November 9, 2001 and recorded November 13, 2001 in Official Records Book 1711, Page 5070.

Mortgage executed by Matthew Behringer and Francine Behringer, husband and wife, in favor of June W. Mears, as Trustee of The June W. Mears Living Trust Dated November 26, 1991, instrument dated July 1, 2011 and recorded June 20, 2013 in Official Records Book 2384, Page 5384.

Reciprocal Easement Agreement for Private Street, Darsey Road, recorded November 3, 2015 in Official Records Book 2593, Page 5370; as affected by Affidavit Acknowledgement and Agreement for Access by Private Street recorded November 3, 2015 in Official Records Book 2593, Page 5384.

15. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property for the purpose of Fort Hamer Road Extension Project.

16. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Matthew R. Behringer, a married man

Signature

Printed Name

Signature

Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this ____ day of _____, 2017, by Matthew R. Behringer, a married man, who ____ is personally known to me or ____ who has produced _____ as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date



Leo Mills & Associates, Inc.

EXHIBIT "A"

LICENSED BUSINESS NO. 813 • SURVEYING • LAND PLANNING

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PHONE: (941)722-2460 FAX: (941)722-9640

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LEO MILLS - PSM 1735 (RETIRED)
LEO MILLS, JR. - PSM 3513
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

BOUNDARY SURVEY

(SHEET 1 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

DATE: 09/15/17

SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, SAID CORNER BEING IN A DRAINAGE CANAL AND 20 FEET NORTH OF A CONCRETE MONUMENT; THENCE S00°19'03"E, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 730.58 FEET; THENCE S87°44'46"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 122.50 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE S87°44'46"E, ALONG SAID SOUTH LINE, A DISTANCE OF 475.49 FEET; THENCE N00°23'30"E, 715.51 FEET TO THE NORTH LINE OF SAID SECTION 32; THENCE N86°21'31"W, ALONG SAID NORTH LINE, A DISTANCE OF 485.19 FEET; THENCE S00°19'51"E, 727.62 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

BY: LEO MILLS, JR. 09/26/17
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3813
*NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

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NOTES:

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JOB NO.E0253.....

SCALE:N/A..... FILE INDEX NO.

DWG. FILE: E0253.DWG TIM

COGO FILE: E0253 GHM

REVISION: PER TODD BOYLE 9-26-17



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(SHEET 2 OF 2)

FOR: MANATEE COUNTY; PROJECT No. 380-6053913

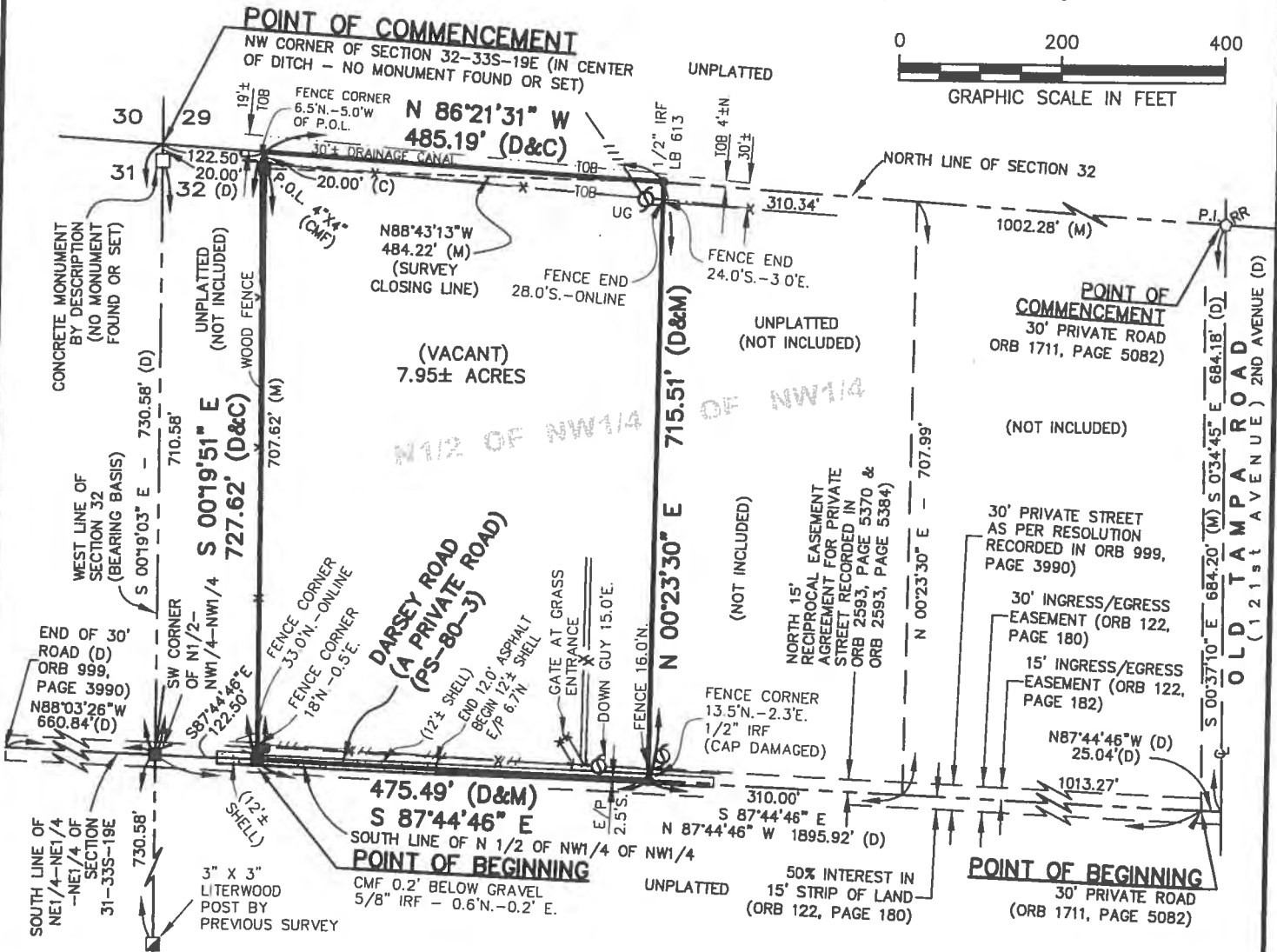
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SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

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CERTIFIED TO:
MANATEE COUNTY



JOB NO.E0253.....

SCALE: ...1" = 200'... FILE INDEX NO.

DWG. FILE: E0253.DWG TLM COGO FILE: E0253 GHM

REVISION: PER TODD BOYLE 9-26-17

REVISED October 10, 2017 - Regular Meeting

Agenda Item #36

Approved in Open Session 10/10/17,
Manatee County
Board of County Commissioners

Subject

Execution of Contract for Sale and Purchase from Matthew R. Behringer for property located at 11868 Darsey Road, Parrish, Florida; PID 484300109

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6284

Action Requested

- Execution of Contract for Sale and Purchase with Matthew R. Behringer for the purpose of the Fort Hamer Extension U.S. 301 North to Erie Road Alignment in the amount of \$187,500.00.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee Comprehensive Plan Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

- The right-of-way is required for future improvements and alignment at Fort Hamer Road from Erie Road to U.S. 301 North.
- The acquisition is for the entire parcel consisting of approximately 7.94 acres of vacant land located at 11868 Darsey Road.
- Property Acquisition performed an in-house value analysis for the parcel formulating a land value of \$160,000.00 on August 10, 2017.
- A settlement was reached in the amount of \$187,500.00 for the total acquisition eliminating additional costs for litigation fees, attorney fees or expert fees.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return a copy of the executed contract to Tim Cristello, Property Acquisition Division, at Tim.Cristello@mymanatee.org.

Please email a copy of the executed contract to Sia Mollanazar at Sia.Mollanazar@mymanatee.org and Johnnie Yetter at Johnnie.Yetter@mymanatee.org.

Distributed 10/12/17, RT

Cost and Funds Source Account Number and Name

Settlement costs of \$187,500.00 to 380-6053913, Fort Hamer Extension U.S. 301 to Erie Road Alignment

Amount and Frequency of Recurring Costs

N/A

Attachment: [Contract for Sale and Purchase Matthew Behringer.pdf](#)

Attachment: [Cost Avoidance Analysis Behringer.pdf](#)

Attachment: [Location Map Behringer Parcel.pdf](#)

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - October 10, 2017

October 10, 2017 - Regular Meeting
Agenda Item #32

Subject

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Briefings

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Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439

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Amount and Frequency of Recurring Costs

N/A

Attachment: [Contract for Sale and Purchase Matthew Behringer.pdf](#)

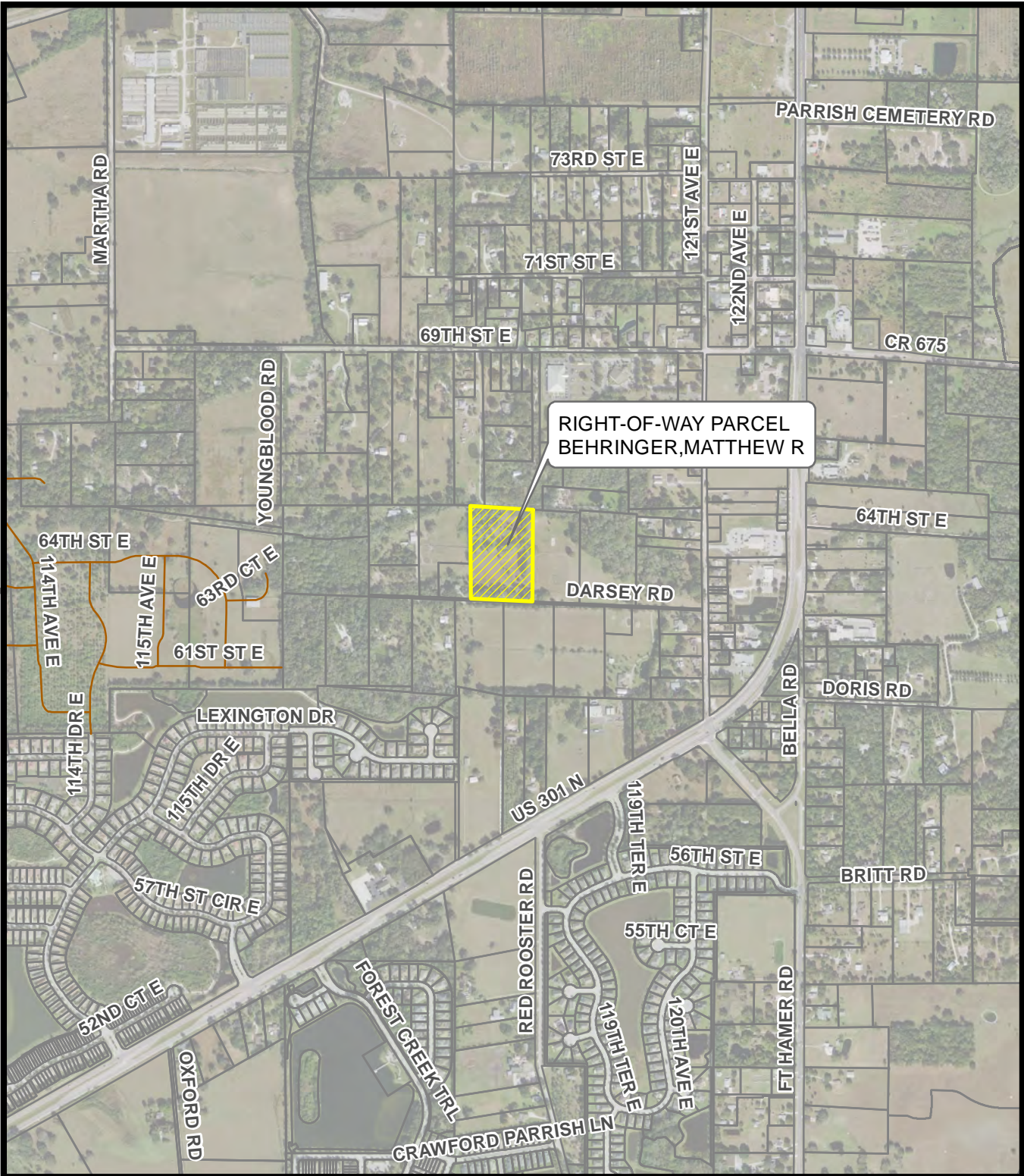
Attachment: [Cost Avoidance Analysis Behringer.pdf](#)

Attachment: [Location Map Behringer Parcel.pdf](#)

REPLACED

COST AVOIDANCE ANALYSIS

COUNTY COSTS		County Appraisal Report			
- COUNTY Appraisal for DOD		\$ 4,500.00	÷	2	\$ 2,250.00
-COUNTY Survey				100.00	\$ 100.00
COUNTY Expert Witnesses		Hours		Rate	
- Appraiser		12.00	X	\$ 185.00	\$ 2,220.00
-Engineer		4.00	X	\$ 225.00	\$ 900.00
-Planner		4.00	X	\$ 95.00	\$ 380.00
-Mediator		12.00	X	\$ 70.00	\$ 840.00
-Fee Counsel		0.00	X	\$ 60.00	\$ -
LAND AND IMPROVEMENTS	Owner's Counter	County Appraisal/Offer			
Potential Jury Award	\$ 200,000.00	\$ 160,000.00		\$ 40,000.00	X 50% \$ 20,000.00
Potential Jury Award Interest				\$ 40,000.00	X 9.00% \$ 3,600.00
Court Costs (Days)				2	X 500 \$ 1,000.00
BUSINESS DAMAGES	Owner's Report	County Report/Offer			
Potential Jury Award				\$ -	X
Court Costs (Days) + \$100.0 Court Deposit Fee					X
TOTAL COUNTY POTENTIAL COSTS					\$ 31,290.00
PROPERTY OWNER COSTS					
Owner's Potential Fees					
-Appraiser		\$ 3,000.00	X	125%	\$ 3,750.00
-Attorney (Statutory)		\$ 40,000.00	X	33%	\$ 13,200.00
-Engineer Report				\$ 3,000.00	\$ 3,000.00
-Planning Report				\$ 1,500.00	\$ 1,500.00
				\$ -	
Owner's Potential Expert Witness Fees					
		Hours		Rate	
-Appraiser		40	X	\$ 200.00	\$ 8,000.00
-Engineer		12	X	\$ 225.00	\$ 2,700.00
-Planner		12	X	\$ 95.00	\$ 1,140.00
		6	X	\$ 325.00	\$ 1,950.00
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
		0	X	\$ -	\$ -
Depositions				\$ 3,000.00	\$ 3,000.00
Transcripts				\$ 2,000.00	\$ 2,000.00
Exhibits				\$ 2,500.00	\$ 2,500.00
TOTAL OF OWNER COSTS					\$ 42,740.00
TOTAL POTENTIAL COST OF COURT ACTION					\$ 74,030.00
Land and Improvements	Agreement Amount	County Appraisal			
Less Administrative Increase	\$ 187,500.00	-	\$ 160,000.00	\$ 27,500.00	\$ 27,500.00
Business Damages					
Less Administrative Increase	\$ -	-	\$ -	\$ -	
No Fees or Costs	Total Administrative Increase			\$ 27,500.00	
Less Appraiser Engineer Planner			[ACTUAL]	\$ -	
Less Attorney Fee			[STATUTORY]		
Less Other Fee-			[ACTUAL]		
Less Other Fee-					\$ -
MINIMUM EXPOSURE AVOIDANCE					\$ 74,030.00
Plus Sale of Excess Land			Rate		
Commercial		X		\$ -	\$ -
Residential / Acreage		X		\$ -	\$ -
TOTAL POTENTIAL EXPOSURE AVOIDANCE					\$ 74,030.00



**RIGHT-OF-WAY PARCEL BEHRINGER, MATTHEW R
FORT HAMER ROAD EXTENSION**



**11868 DARSEY ROAD
PARRISH 34219**

DISTRICT 1 - PRISCILLA WHISENANT TRACE

