



**THIS INSTRUMENT PREPARED BY:**  
Chris Munyon, Real Property Specialist  
Property Acquisition Division  
On behalf of: Joy Leggett-Murphy, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Extension  
PROJECT NO: 380-6053913  
PARCEL NO: N/A  
PID NO: 469400055

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

**THIS CORRECTIVE WARRANTY DEED IS GIVEN TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THAT CERTAIN WARRANTY DEED, DATED OCTOBER 19, 2017, AND RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY ON DECEMBER 29, 2017, IN OFFICIAL RECORDS BOOK 2707, PAGE 6270.**

**CORRECTIVE WARRANTY DEED**

**THIS CORRECTIVE WARRANTY DEED**, made and entered into this 29<sup>th</sup> day of March, 2018, between **PATRICIA KAYE McCLAIN**, a married woman, joined by her husband **KENNETH W. McCLAIN**, whose mailing address is 11731 69<sup>th</sup> Street East, Parrish, Florida 34219 (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.**

ACCEPTED IN OPEN SESSION 4/24/18  
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

**GRANTOR:**  
**PATRICIA KAYE McCLAIN** and  
**KENNETH W. McCLAIN,**  
husband and wife

*[Handwritten Signature]*

First Witness's Signature

*Charles Meador*

First Witness's Printed Name  
As to Both

*Patricia Kaye McClain*  
Signature

*Patricia Kaye McClain*  
Grantor Printed Name

*[Handwritten Signature]*

Second Witness's Signature

*Chris Munyon*

Second Witness's Printed Name  
As to Both

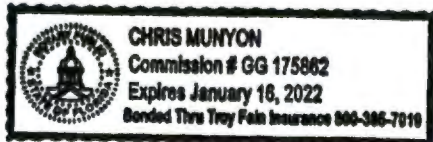
*Kenneth W. McClain*  
Signature

*Kenneth W. McClain*  
Grantor Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 29 day of March, 2018, by **PATRICIA KAYE McCLAIN**, and **KENNETH W. McCLAIN**, husband and wife who    is personally known to me or  who has produced FLORIDA DRIVERS LICENSE as identification.

Affix seal below:



*[Handwritten Signature]*  
Notary Public Signature

*Chris Munyon*  
Printed Name

#GG175862  
Commission Number

January 16, 2022  
Expiration Date

# Exhibit "A"

## Sketch of Description

(NOT A SURVEY)

**DESCRIPTION:** PER OFFICIAL RECORDS BOOK 1725, PAGE 5472, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP, 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.10 FEET TO A POINT ON THE EAST LINE OF THE WEST 186.50 FEET OF THE EAST 1/2 OF SAID SE 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S01 DEGREE 34'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1169.52 FEET TO A POINT ON THE SOUTH LINE OF SECTION 30; THENCE N89 DEGREES 44'17" EAST ALONG SAID SOUTH LINE, DISTANCE OF 197.52 FEET; THENCE N01 DEGREE 35'52"W, 1170.06 FEET TO THE POINT OF BEGINNING.

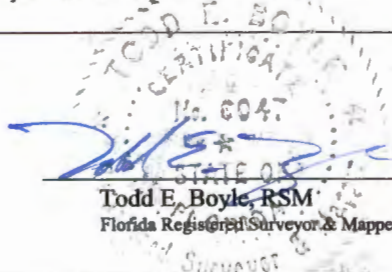
CONTAINING 5.30 ACRES MORE OR LESS.

SUBJECT TO A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE S01 DEGREE 35'52", 166.89 FEET; THENCE N89 DEGREES 34'55"E, 25.00 FEET; THENCE N01 DEGREE 35'52"W, 166.89 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. This Sketch of Description does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
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 is East line of Section 30, Township 33 South, Range 19 East which bears S01°35'52"E. (Deed)
5. The Description on page 1 is incomplete without the Sketch on Page 2.
6. This Sketch of Description utilized American Government Services Corporation Title Report 28154-2 Dated September 13, 2017 @ 8:00 am and Boundary Survey by Leo Mills and Associated job no. B1614 dated 7-21-93.



  
**Todd E. Boyle, RSM**  
 Florida Registered Surveyor & Mapper, 6047  
 Date: 3/15/2018

Revised Description - 3/15/2018

Drawing Path: S:\SURVEY\2017 jobs\10_2017\2017001_ Sketch of Description/FT HAMER EXTENTION
Sheet: 1 OF 2
Section 30, Township 33 South, Range 19 East
Drawing Date: 10/20/17

# Exhibit "A"

## Sketch of Description

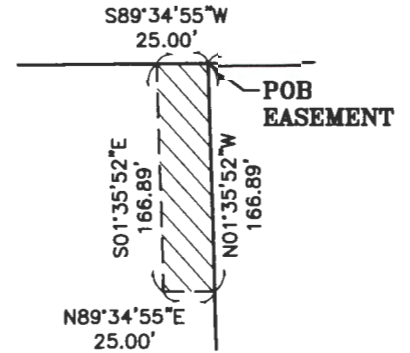
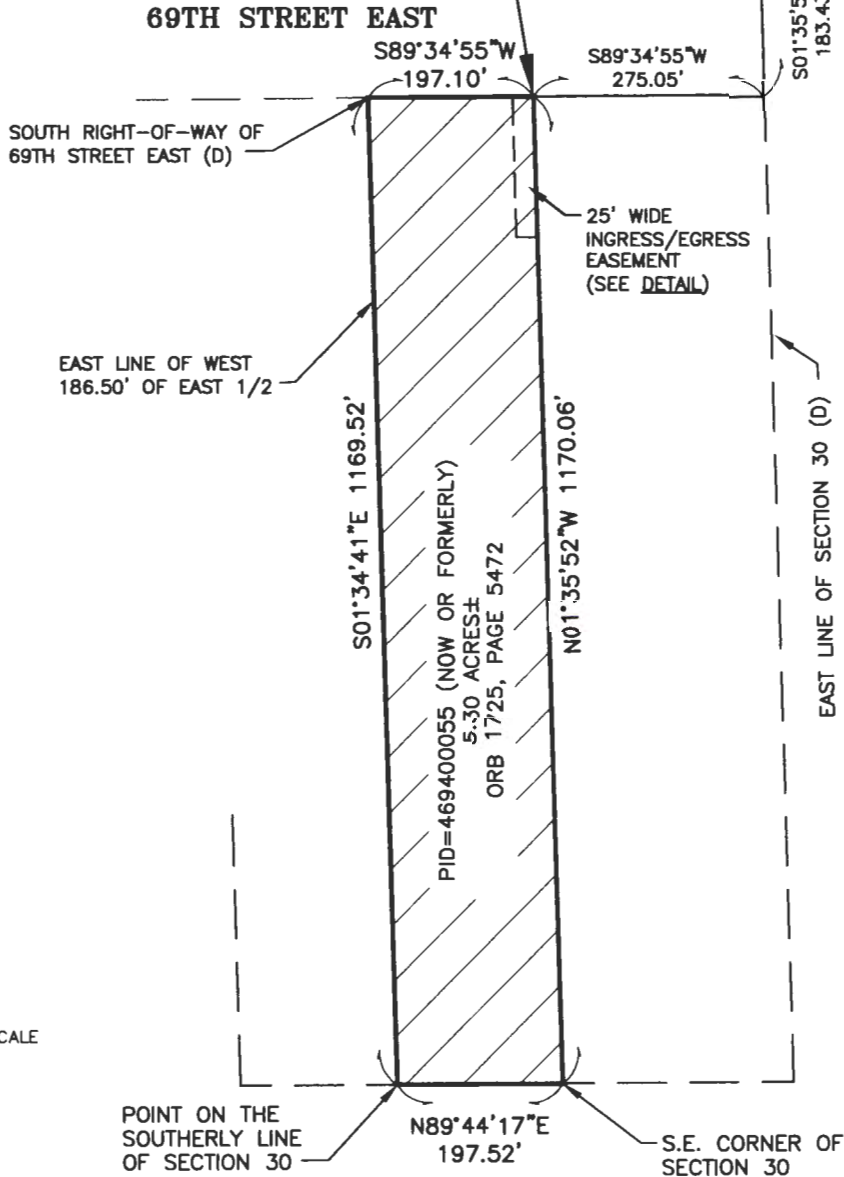
(NOT A SURVEY)

**POINT OF BEGINNING,  
PARCEL, AND EASEMENT**

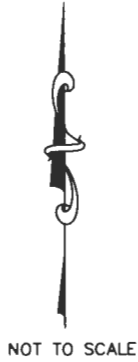
THE NE CORNER OF THE SE 1/4 OF SECTION  
30, TOWNSHIP 33 SOUTH, RANGE 19 EAST

**POINT OF  
COMMENCEMENT**

THE NE CORNER OF THE SE 1/4  
OF THE SE 1/4 OF SECTION 30,  
TOWNSHIP 33 SOUTH, RANGE 19  
EAST



**25' WIDE  
INGRESS/EGRESS  
EASEMENT  
DETAIL  
N.T.S.**



MANATEE COUNTY  
PROPERTY MANAGEMENT  
SURVEY DIVISION



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

See Page 1 of 2 for Description,  
Signature & Seal

- (D) = DEED
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- N.T.S. = NOT TO SCALE
- PT = POINT OF TANGENCY
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- ± = MORE OR LESS

Drawing Path:  
S:\SURVEY\2017  
jobs\10\_2017\2017001\_  
Sketch of Description/FT  
HAMER EXTENSION

Sheet: 2 OF 2

Section 30, Township 33  
South, Range 19 East

Drawing Date: 10/20/17

# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: AStevens

Changed By: AStevens

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**Receipt#:** 900125634      **Payee Name:** MANATEE COUNTY PROJECT MANAGEMENT AR700013  
**Receipt Date:** 04/25/2018      1112 MANATEE AVE WEST  
BRADENTON, FL 34205  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument:** 201841041369 - BK2724/PG7524 DEED

001000000341100	RECORDING FEE \$5/\$4	\$17.00
199000000341150	PRMTF \$1/\$.50	\$2.50
001000000208911	PRMTF FACC \$.10	\$0.40
199000000341160	PRMTF CLERK \$1.90	\$7.60
001000000208912	PRMTF BCC \$2	\$8.00
001000000208901	DEED DOC STAMPS \$.70	\$0.00
001000000341400	INDEXING NAMES	\$0.00

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**Instrument Total: \$35.50**

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**Receipt Total:** \$35.50  
**Amount Tendered:** \$0.00  
**Overage:** \$0.00

**Amount Paid:**

4 / 24 / 18

April 24, 2018 - Regular Meeting  
Agenda Item #28

Subject

Corrective Warranty Deed from Patricia Kaye McClain and Kenneth W. McClain for the property located at 11731 69th Street East, Parrish, Florida; PID 469400055

Briefings

None

Contact and/or Presenter Information

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

Chris Munyon, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6285

Action Requested

- Accept and Record Corrective Warranty Deed from Patricia McClain and Kenneth W. McClain.

Enabling/Regulating Authority

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

Background Discussion

- On March 6, 2018, the Board of County Commissioners accepted and recorded a Warranty Deed in Board Records from Patricia Kaye McClain and Kenneth W. McClain.
- On March 12, 2018, the Property Appraiser's Office sent notice to Property Acquisition that the legal description contained an error.
- This Corrective Warranty Deed is given to correct a scrivener's error in the legal description of that certain warranty deed, dated October 19, 2017, and recorded in public records of Manatee County, Florida on December 29, 2017, in Official Records Book 2707, Page 6270.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
9:00 a.m. - April 24, 2018

Reviewing Attorney

N/A

Emailed 4/25/18

Instructions to Board Records

Please notify Chris Munyon at [chris.munyon@mymanatee.org](mailto:chris.munyon@mymanatee.org), Sia Mollanazar at [sia.mollanazar@mymanatee.org](mailto:sia.mollanazar@mymanatee.org), and Johnnie Yetter at [johnnie.yetter@mymanatee.org](mailto:johnnie.yetter@mymanatee.org).

CCC: AR700013

Cost and Funds Source Account Number and Name

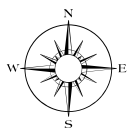
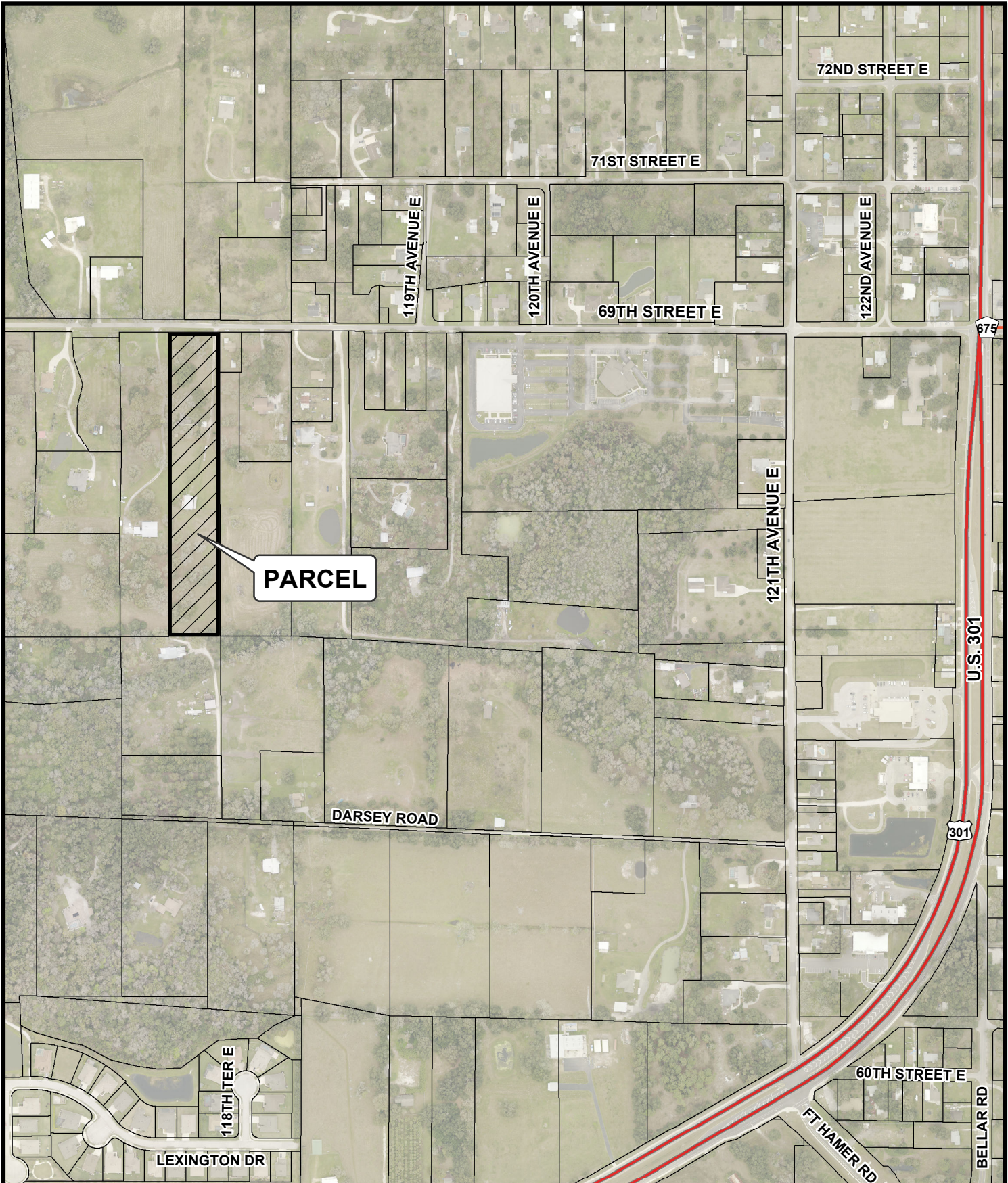
Recording Costs of \$35.50 to 380-6053913, Fort Hamer Extension U.S. 301 to Erie Road Alignment

Amount and Frequency of Recurring Costs

N/A

Attachment: [Corrective Warranty Deed - McClain.pdf](#)

Attachment: [Location Map.pdf](#)



1 inch equals 500 feet

**69TH STREET EAST & U.S. 301  
FT HAMER EXTENSION  
ADDRESS - 11731 69TH STREET EAST**

**DISTRICT 1 - COMMISSIONER PRISCILLA WHISENANT TRACE**

