



THIS INSTRUMENT PREPARED BY:
Denise Escobosa, Consultant Project Manager
Independence Acquisition and Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: 44th Ave
PROJECT NO: 6086960
PARCEL NO: 131-134
PID NO: 1494215153, 1494215203, 1494215252, 1494215302

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

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made to correct the Warranty Deed recorded on June 8, 2018, as Instrument No. 201841058700 in Official Records Book 2732 at Page 3266, in the public records of Manatee County, Florida. The first page was not property dated.

THIS INDENTURE, made and entered into this 8 day of June, 2018, between **ROBERT MCLEAN AND HEATHER MCLEAN**, husband and wife whose mailing address is 5907 44th Avenue East, Bradenton, FL 32403, (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 Composite 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 2018 and subsequent years.

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

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

SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 7/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY, FL

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

GRANTOR:

Robert McLean, husband

[Signature]
First Witness Signature

Jason Veracisi
First Witness Printed Name

[Signature]
Signature

Robert McLean
Grantor Printed Name

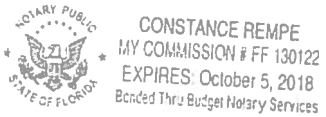
[Signature]
Second Witness Signature

HERBERT L KRONINGER
Second Witness Printed Name

STATE OF Florida
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 5th day of APRIL, 2018, by Robert McLean, husband, who is personally known to me or who has produced DRIVERS LICENSE as identification.

Affix seal below:



[Signature]
Notary Public Signature

CONSTANCE REMPE
Printed Name

FF130122
Commission Number

10-05-2018
Expiration Date

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

GRANTOR:

Heather McLean, wife

[Signature]
First Witness Signature

Jason Veraini
First Witness Printed Name

[Signature]
Signature

Heather McLean
Grantor Printed Name

[Signature]
Second Witness Signature

HERBERT L KRONINGER
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 5th day of APRIL,
2018. Heather McLean, wife, who is personally known to me or who has produced
DRIVERS LICENSE as identification.

Affix seal below:



CONSTANCE REMPE
MY COMMISSION # FF 130122
EXPIRES: October 5, 2018
Bonded Thru Budget Notary Services

Constance Rempe
Notary Public Signature

CONSTANCE REMPE
Printed Name

FF 130122
Commission Number

10-05-2018
Expiration Date

SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

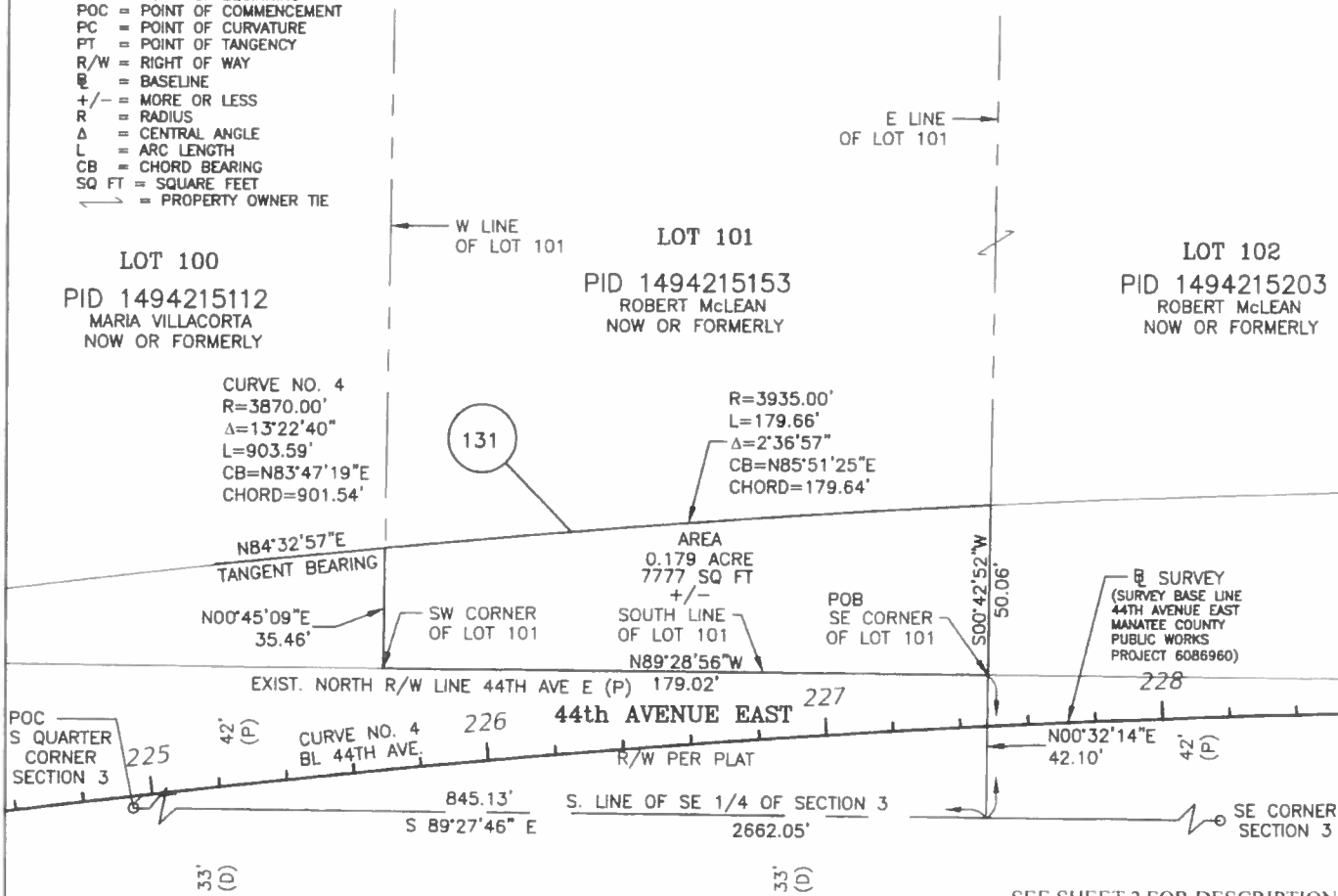
Composite Exhibit "A" Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY PUBLIC
 WORKS PROJECT NUMBER 6086960
 (NOT A SURVEY)

Scale: 1" = 50'

- LEGEND**
- (D) = DEED
 - (P) = PLAT
 - PID = PARCEL IDENTIFICATION NUMBER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - R/W = RIGHT OF WAY
 - BL = BASELINE
 - +/- = MORE OR LESS
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - SQ FT = SQUARE FEET
 - ← = PROPERTY OWNER TIE

BRADON OAKS
 (PLAT BOOK 19, PAGE 35)



SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION

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

BY:
AECOM TECHNICAL SERVICES, INC.
 7650 W Courtney Campbell Causeway, Suite 700
 Tampa Florida 33607
 Phone (813) 286-1711
 Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 3, Township 35
 South, Range 18 East

Drawing Date: 1/9/17

Composite Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Parcel Number 131

44th Avenue East

Manatee County

That part of Lot 101, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows:


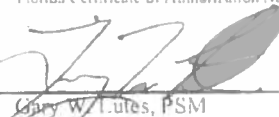

Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 845.13 feet; thence North 00° 32' 14" East, a distance of 42.10 feet to the Southeast corner of said Lot 101 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, to the POINT OF BEGINNING; thence North 89° 28' 56" West along the South line of Lot 101 and said North right-of-way line, a distance of 179.02 feet to the Southwest corner of said Lot 101; thence North 00° 45' 09" East along the West line of said Lot 101, a distance of 35.46 feet to the beginning of a non-tangent curve concaved southerly and having a radius of 3935.00 feet; thence from a tangent bearing of North 84° 32' 57" East, run Easterly 179.66 feet along the arc of said curve through a central angle of 02° 36' 57", the chord of said curve bears North 85° 51' 25" East with a chord distance of 179.64 feet to the East line of said Lot 101; thence South 00° 42' 52" West along said East line, a distance of 50.06 feet to the POINT OF BEGINNING;

Containing 0.179 acres or 7,777 square feet, more or less.

General Notes:

- 1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East
- 2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering.
- 3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
 NOT A BOUNDARY SURVEY
 PARCEL ID NO. 1494215153

 <p>MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON FLORIDA, 34205 (841)748 4501</p>	<p>AFCOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. L 7660</p>  <p>Gary W. Lutes, PSM Florida Professional Surveyor & Mapper . L.S.4367</p> <p>7650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462 Telephone No (813)296-1711</p> <p style="text-align: right;">Date: 8/7/17</p> <p style="text-align: right; font-size: small;">Drawn By: E. Matco Checked By: G. Lutes</p>		<p>Sheet 2 OF 2</p> <hr/> <p>Section 3, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

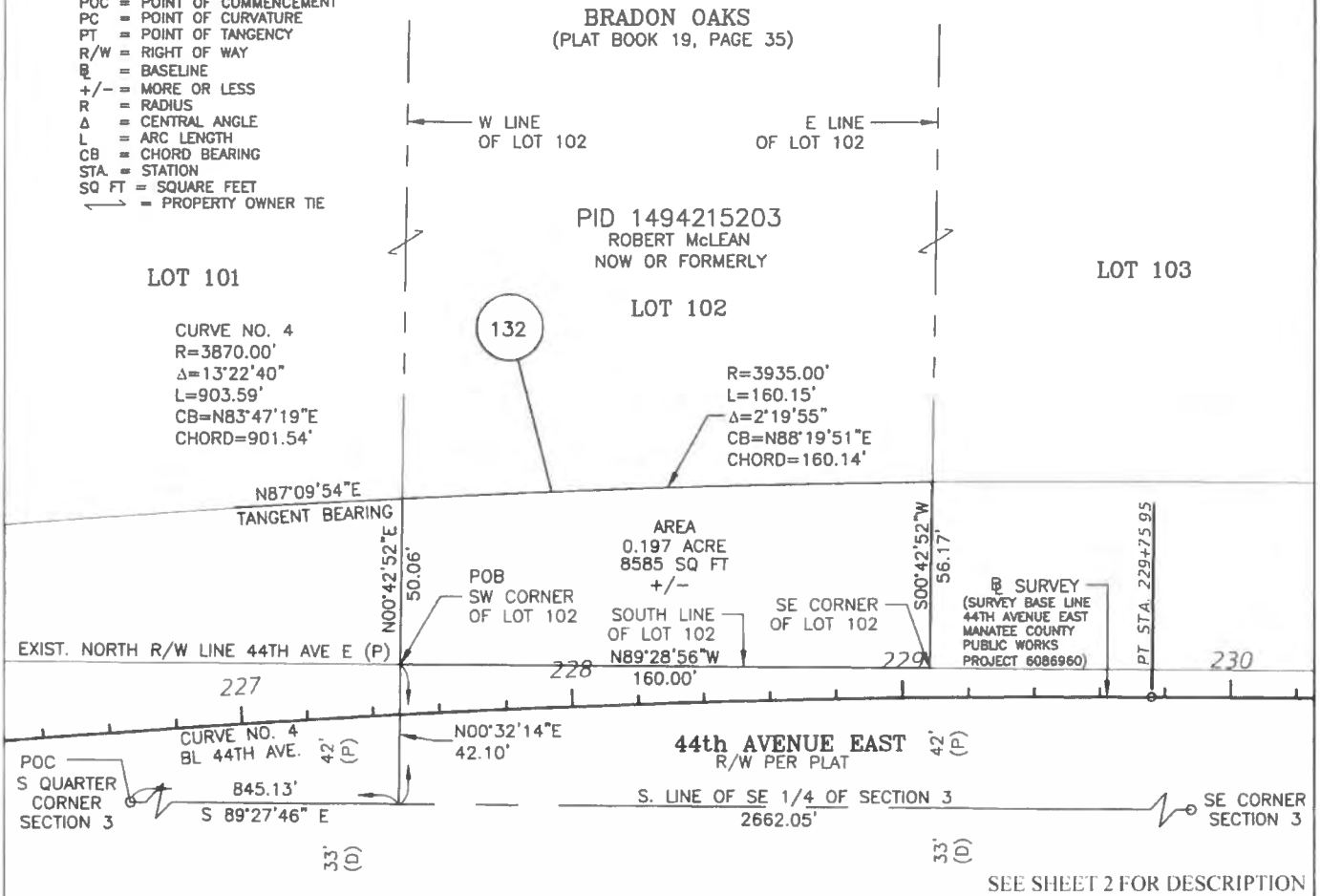
Composite Exhibit "A" Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY PUBLIC
 WORKS PROJECT NUMBER 6086960
 (NOT A SURVEY)

Scale: 1" = 50'

LEGEND

- (D) = DEED
- (P) = PLAT
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- CB = CHORD BEARING
- STA = STATION
- SQ FT = SQUARE FEET
- ← = PROPERTY OWNER TIE



SEE SHEET 2 FOR DESCRIPTION



FOR: MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

BY:
AECOM TECHNICAL SERVICES, INC.
 7650 W Courtney Campbell Causeway, Suite 700
 Tampa Florida 33607
 Phone (813) 286-1711
 Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 3, Township 35 South, Range 18 East

Drawing Date: 1/9/17

Composite Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Parcel Number 132

44th Avenue East

Manatee County

That part of Lot 102, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows:




Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 845.13 feet; thence North 00° 32' 14" East, a distance of 42.10 feet to the Southwest corner of Lot 102 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; to the POINT OF BEGINNING; thence North 00° 42' 52" East along the West line of said Lot 102, a distance of 50.06 feet to the beginning of a non-tangent curve concaved southerly and having a radius of 3935.00 feet; thence from a tangent bearing of North 87° 09' 54" East, run Easterly 160.15 feet along the arc of said curve through a central angle of 02° 19' 55", the chord of said curve bears North 88° 19' 51" East with a chord distance of 160.14 feet to the East line of said Lot 102; thence South 00° 42' 52" West along said East line, a distance of 56.17 feet to the Southeast corner of said Lot 102 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; thence North 89° 28' 56" West along the South line of Lot 102 and said North right-of-way line, a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 0.197 acres or 8,585 square feet, more or less.

General Notes:

- 1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East.
- 2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Surveyor and Mapper Number 4292 of ZNS Engineering.
- 3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
 NOT A BOUNDARY SURVEY
 PARCEL ID NO. 1494215203.

 <p>MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON FLORIDA, 34205 (813)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC Florida Certificate of Authorization No. 1B7860</p> <div style="text-align: center;">  Gary W. Autes, PSM Florida Professional Surveyor & Mapper: LS4367 </div> <p>8/7/17 Date</p> <p>650 West Courtney Campbell Causeway Tampa, FL 33607-1462 Telephone No. (813)286-1711</p> <p style="font-size: small;">Drawn By: E. Metcalf Checked By: G. Liles</p>		<p>Sheet 2 OF 2</p> <hr/> <p>Section 3, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

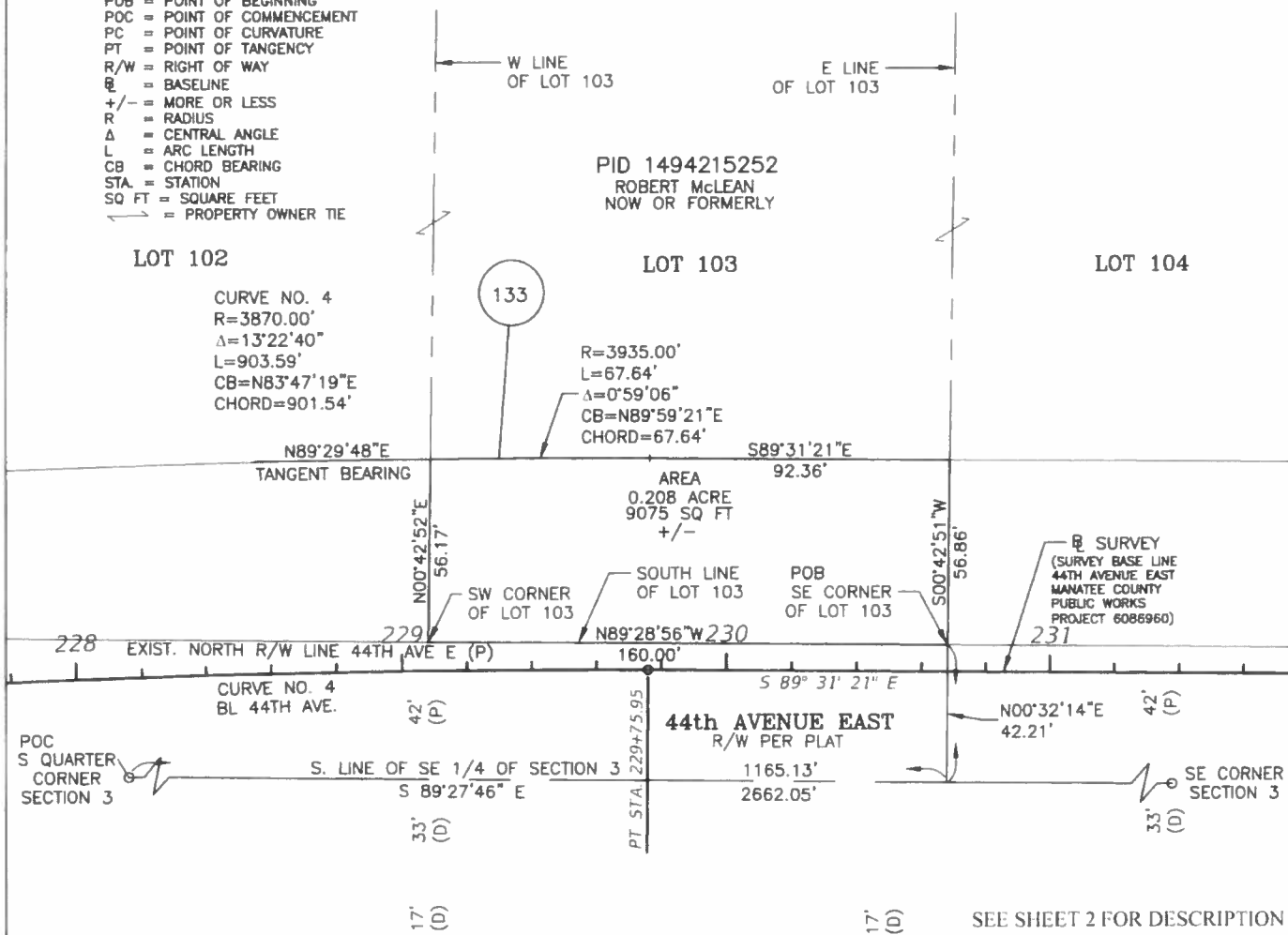
Composite Exhibit "A" Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY
 PUBLIC WORKS PROJECT NUMBER 6086960
 (NOT A SURVEY)

Scale: 1" = 50'

BRADON OAKS
 (PLAT BOOK 19, PAGE 35)

- LEGEND**
- (D) = DEED
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FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION



1112 MANATEE AVENUE WEST
 BRADENTON, FLORIDA, 34205.
 (813)748-4501

BY:

AECOM TECHNICAL SERVICES, INC.
 7650 W Courtney Campbell Causeway, Suite 700
 Tampa Florida 33607
 Phone (813) 286-1711
 Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 3, Township 35
 South, Range 18 East

Drawing Date: 1/9/17

SEE SHEET 2 FOR DESCRIPTION

Composite Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Parcel Number 133

44th Avenue East

Manatee County

That part of Lot 103, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows




Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 1165.13 feet; thence North 00° 32' 14" East, a distance of 42.21 feet to the Southeast corner of said Lot 103 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, to the POINT OF BEGINNING; thence North 89° 28' 56" West along the South line of said Lot 103 and said North right-of-way line, a distance of 160.00 feet to the Southwest corner of said Lot 103; thence North 00° 42' 52" East along the West line of said Lot 103, a distance of 56.17 feet to the beginning of a non-tangent curve concaved southerly and having a radius of 3935.00 feet; thence from a tangent bearing of North 89° 29' 48" East, run Easterly 67.64 feet along the arc of said curve through a central angle of 00° 59' 06", the chord of said curve bears North 89° 59' 21" East with a chord distance of 67.64 feet; thence South 89° 31' 21" East, a distance of 92.36 feet to the East line of said Lot 103; thence South 00° 42' 51" West along said East line, a distance of 56.86 feet to the POINT OF BEGINNING.

Containing 0.208 acres or 9,075 square feet, more or less.

General Notes:

- 1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East.
- 2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering
- 3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
 NOT A BOUNDARY SURVEY
 PARCEL ID NO 1494215252.

 <p style="font-size: small;">MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p style="font-size: x-small;">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA 34205 (813)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB7166</p> <div style="text-align: center;">  8/7/17 Date </div> <p>Gary W. Estes, PSM Florida Professional Surveyor & Mapper: LS4367 76 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1452 telephone No (813)286-1711</p>		<p>Sheet: 2 OF 2</p> <hr/> <p>Section 3, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

Composite Exhibit "A" Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY
 PUBLIC WORKS PROJECT 6086960
 (NOT A SURVEY)

Scale: 1" = 50'

LEGEND

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BRADON OAKS
 (PLAT BOOK 19, PAGE 35)

PID 1494215302
 ROBERT McLEAN
 NOW OR FORMERLY

LOT 103

LOT 104

LOT 87

134

E LINE OF
 LOT 104

55' DRAINAGE EASEMENT (P)

S89°31'21"E
 214.72'
 AREA
 0.281 ACRE
 12225 SQ FT
 +/-

⊠ SURVEY
 (SURVEY BASE LINE
 44TH AVENUE EAST
 MANATEE COUNTY
 PUBLIC WORKS
 PROJECT 6086960)

POB
 SW CORNER
 OF LOT 104

SE CORNER
 OF LOT 104

EXIST. NORTH R/W LINE
 OF 44TH AVE E (P)

230

N00°42'52"E
 56.86'

231

SOUTH LINE
 OF LOT 104
 N89°28'56"W 232
 214.72'

S00°42'52"W
 57.01'

POC
 S QUARTER
 CORNER
 SECTION 3

S 89°27'46" E
 1165.13'

S. LINE OF SE 1/4 OF SECTION 3
 2662.05'

END STA. 925+76.56 @ OLD CARUSO RD. =
 STA. 232+31.20 @ SURVEY 44TH AVE.

SE CORNER
 SECTION 3

33' (D)

42' (P)

N 00° 39' 19" W

42' (P)

25' (P)

SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION

BY:

AECOM TECHNICAL SERVICES, INC.
 7650 W Courtney Campbell Causeway, Suite 700
 Tampa Florida 33607
 Phone (813) 286-1711
 Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 3, Township 35
 South, Range 18 East

Drawing Date: 1/9/17



July 24, 2018 - Regular Meeting
Agenda Item #33

Approved in Open Session 7/24/18,
Manatee County
Board of County Commissioners

Subject

Corrective Warranty Deed from Robert McLean and Heather McLean for property located on 44th Avenue East, Bradenton, Florida 34203; PID's 1494215153, 1494215203, 1494215252, 1494215302

Briefings

None

Contact and/or Presenter Information

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

Charles Meador, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

previously recorded

- Accept Corrective Warranty Deed from Robert McLean and Heather McLean.

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 April 24, 2018, the Board of County Commissioners executed a Contract for Sale and Purchase from Robert McLean and Heather McLean for \$500,000.00.
- This agenda item includes the acquisition of Parcels 131-134, including the homestead parcel, all owned by Robert and Heather McLean. This partial acquisition is 37,662 square feet and required for the 44th Avenue East Road Improvement Project from 45th Street East to 44th Avenue Plaza East (Project Number 6086960).
- Independence Acquisition and Appraisal, LLC, was assigned to handle and negotiate with the owner's attorney to reach an agreement for the acquisition of these parcels.
- The real estate transaction has closed. This agenda item is to accept and record the Corrective Warranty Deed in Board Records.
- This Corrective Warranty Deed is made to correct the Warranty Deed recorded in Official Records Book

2732 Page 3266 that was not properly dated.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify Charles Meador at Charles.meador@mymanatee.org and Eric Shroyer at eric.shroyer@mymanatee.org of this approved agenda item.

This agenda item is for Board Records only. The corrective warranty deed has been recorded in Official Records.

Distributed 7/26/18, RT

Cost and Funds Source Account Number and Name

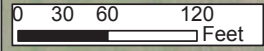
N/A

Amount and Frequency of Recurring Costs

N/A

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

Attachment: [Location Map.pdf](#)



Parcel #131
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh





132

44TH AVE E

44TH AVE E

44TH AVE E

44TH AVE

CARUSO RD

CARUSO RD

0 30 60 120 Feet



Parcel #132
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh





133

44TH AVE E

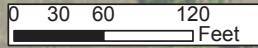
44TH AVE E

44TH AVE E

44TH AVE E

CARUSO RD

CARUSO RD



Parcel #133
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh





Parcel #134
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh

