

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NO: Parcel 130 and Parcel 131
PID NO: 726413809 and 726413859

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, (hereinafter the **Seller**), whose mailing address is 3434 Colwell Avenue Suite 200, Tampa, Florida 33614, and **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter the **Buyer**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205,. Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Buyer is a political subdivision of the State of Florida and is authorized under Chapters 73, 74, 125 and 127, Florida Statutes, to acquire interests in privately owned lands which are necessary for public use; and

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

WHEREAS, Buyer desires to acquire fee simple title to the Property for the purpose of Intersection Improvements at US 301 North and Harrison Ranch Boulevard in Parrish, Florida.

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 **Composite 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 **TWO HUNDRED SEVENTY THOUSAND NINE HUNDRED SIXTY-ONE AND NO/100 DOLLARS (\$270,961.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. The Purchase Price is aggregate of following components: Land and Improvements: **Parcel 130 Fee Simple** Purchase Price of \$114,920.00; and Land and Improvements: **Parcel 131 Fee Simple** Purchase Price of \$140,066.00; Seller's Attorneys' Fees and Costs: \$15,975.00. All references to currency, monetary values, and dollars set forth herein shall mean United States dollars and all payments hereunder shall be made in United States dollars.

A. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Warranty Deed for Parcels 130 and Parcel 131 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 similar form as **Exhibit B**. The Purchase Price is inclusive of fees and costs for Seller's attorneys and experts.

4. **EFFECTIVE DATE**: For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is executed by Buyer.

5. **EXHIBITS**: The following Exhibits are attached, incorporated, and made a part of this Contract:

Exhibit A – Composite Legal Description and Sketch of Property
Exhibit B – Warranty Deed
Exhibit C – Affidavit of Ownership and Encumbrances

In the event of a conflict between the terms and conditions provided in the body of this Contract and any Exhibit, the provisions contained within the body of this Contract shall prevail unless the term or provision in the Exhibit specifically states that it shall prevail.

6. **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 similar form 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.

7. 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.

8. 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.

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

9. 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 pay all costs of curing title defects and all Seller's legal fees and costs pursuant to paragraph 12, below, if any.

D. Costs to be Paid by Buyer: In addition to the Purchase Price, Buyer shall pay all recording costs, all costs for an owner's title insurance policy and related title costs, all closing agent fees, and all Buyer's legal fees and costs pursuant to paragraph 12, below, if any.

E. Documentary Stamp Taxation: This Contract is made and executed under threat of and in lieu of eminent domain proceedings and is thus not subject to documentary stamp taxation.

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

11. **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 Board of County Commissioners of Manatee County, Florida (hereinafter the **Board**).

12. **LEGAL FEES AND COSTS**: Each Party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgment proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Contract.

13. **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.

14. **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 Board 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.

15. **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.

16. **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.

17. **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.

18. **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, if any.

19. **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.

20. **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.

21. **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.

22. 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, an epidemic, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a pandemic, 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.

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

24. INPUT AND INTERPRETATION: Each Party has had equal input into the drafting of this Contract. Neither this Contract nor any uncertainty or ambiguity in this Contract shall be construed against Seller or Buyer, whether under any rule of construction or otherwise. This Contract shall be construed and interpreted according to the ordinary meaning of the words used so as to accomplish fairly the purposes and intentions of the Parties. The Parties have each carefully read the terms and conditions of this Contract and know and understand the contents and effect of this Contract.

25. NO DEVELOPMENT RIGHTS CONFERRED: Nothing herein shall be construed or deemed as giving approval for any development of any property. Nothing contained in this Contract shall (a) create any development rights in favor of Seller; (b) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (c) authorize, permit, or otherwise allow any construction and/or development of or on any property unless separately approved by the Board pursuant to County Ordinances. All land use authorizations and development and construction rights and authorizations shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto. Nothing contained herein shall be deemed or construed to require Buyer, the Manatee County Planning Commission or the Board to approve any applications submitted by Seller relative to any property. Review, approval or denial of any such applications shall be performed in compliance with Florida law, the Manatee County Code of Ordinances and the Manatee County Land Development Code.

26. 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 (or such other address as either party may designate by delivery of prior notice to the other party):

If to Seller: Harrison Ranch Community Development District
3434 Colwell Avenue Suite 200
Tampa, Florida 33614

Moore Bowman, Reese, P.A.
Attention: Ryan C. Reese, Esquire
4100 West Kennedy Boulevard, Suite 221
Tampa, Florida 33609

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.

27. 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. Any personal items remaining on the Property after closing shall be deemed abandoned by Seller.

28. 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.

29. 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 or 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 not the homestead of Seller.

30. 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.

31. 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 **SEVEN (7)** above.

32. SURVIVABILITY: Unless waived in accordance with paragraph 34, any term, condition, covenant, indemnity, representation, undertaking, warranty or obligation

which requires performance by either Party set forth in this Contract shall survive delivery and recording of the deeds and relinquishment of possession of the Property and shall remain enforceable against such Party subsequent to the closing.

33. 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 **FOUR (4)** 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. All references herein to times of day shall mean Eastern Standard Time or Eastern Daylight Time, whichever is in effect in Manatee County, Florida, at the relevant time. The term "day" as used herein shall in all cases mean a consecutive 24-hour day running from midnight to midnight (also known as a calendar day).

34. 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 possesses the right to waive enforcement of same.

35. SPECIAL PROVISIONS:

A. Buyer hereby authorizes its County Administrator or his designee to take the necessary steps in furtherance of closing this transaction on behalf of Buyer, including but not limited to:

- i. Executing any documents required by Closing Agent to close the sale consistent with the Contract;
- ii. Acting as the agent for Buyer at closing.
- iii. Acceptance of the Recorded Warranty Deed.

B. 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 the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Seller's attorney, the Manatee County Clerk of Court, the Manatee County Tax Collector, and the Closing Agent.

C. Board Approval: This contract is subject to acceptance and approval by the Manatee County Board of Commissioners.

D. Eminent Domain: This Contract is made and executed under threat of and in lieu of eminent domain proceedings. Accordingly, with respect to any remainder property, and if any remainder property is rendered nonconforming, the

provisions of the Manatee County Land Development Code, Section 107.9 (Nonconformities Resulting From Exercise of Power of Eminent Domain), shall apply. Seller, through the terms of this Contract with Buyer, accepts the Purchase Price as full compensation for the property taken, severance damages, business damages, and all other damages of whatsoever nature claimed by Seller, its officers, directors, successors and assigns, now and in the future arising from the acquisition of this Property, as well as for any and all attorney's fees (including attorney's fees for both monetary and non-monetary benefits), attorney's costs, expert's fees and expert's costs due and owing.

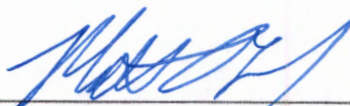
IN WITNESS WHEREOF, the Parties hereto have executed this Contract on the date written below.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S).

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


First Witness Signature

Lauren Gentry
First Witness Printed Name


Second Witness Signature

Matt O'Nolan
Second Witness Printed Name

SELLER:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT, a**

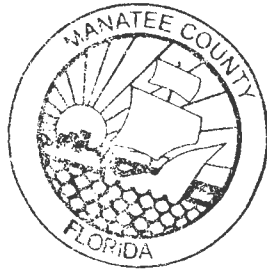
Community Development District formed
pursuant to Chapter 190 of the Florida
Statutes

By: Susan Walterick
Signature

As: Chairperson
Title

SUSAN WALTERICK
Printed Name

Date: 8/5/26



BUYER:

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

By: its Board of County Commissioners

By:
Chairperson

Date: September 1, 2026

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By:
Deputy Clerk

COMPOSITE EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

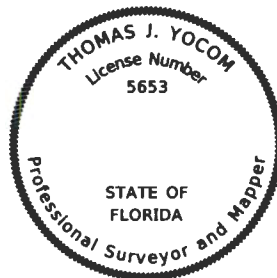
All of TRACT "LS1" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE CORPORATION AS TO SEARCH NUMBER 33347-1 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:25:46-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

SHEET 1 OF 2

EXHIBIT A

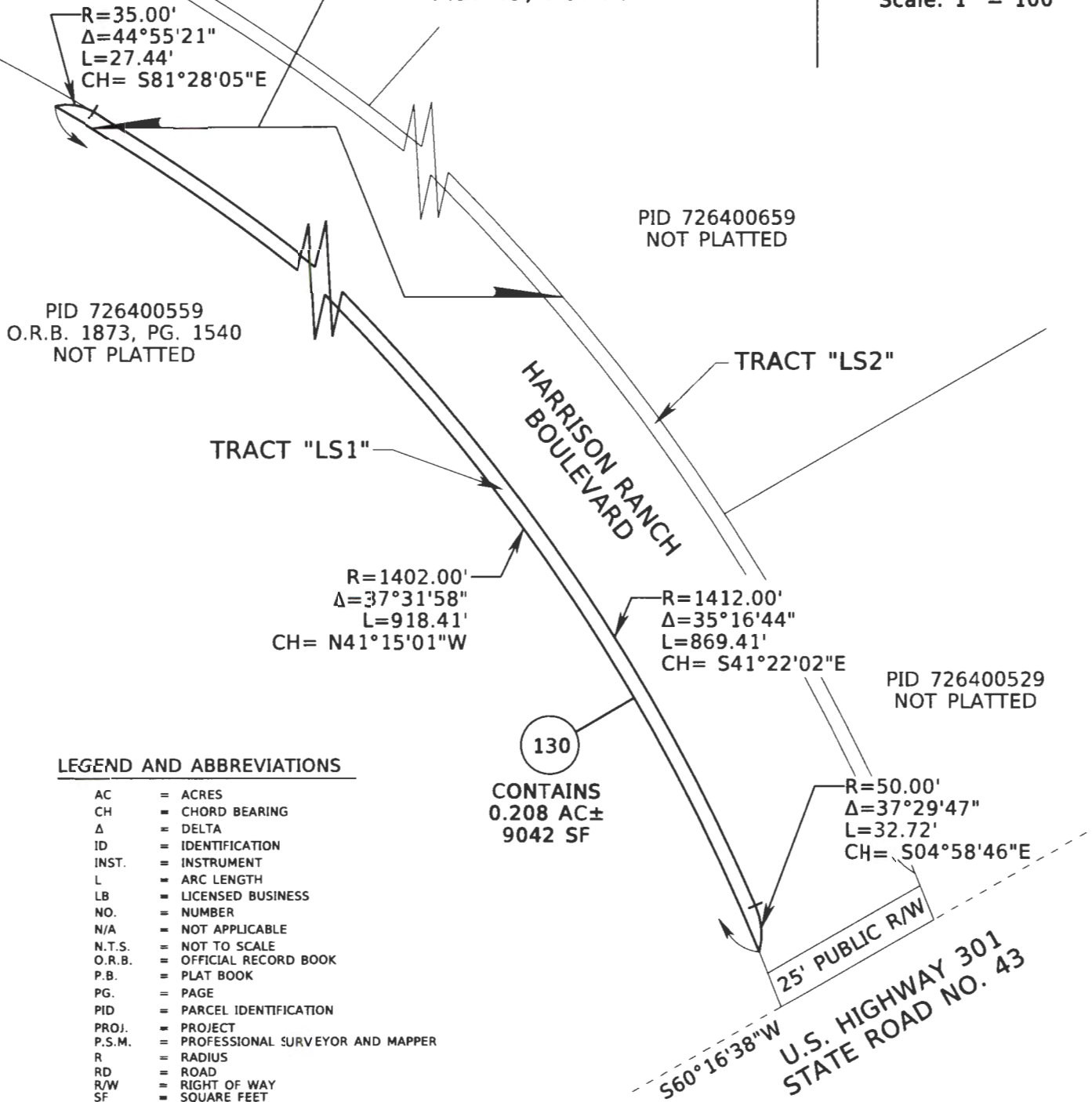
PARCEL 130

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76



Scale: 1" = 100'



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION



SKETCH PREPARED BY
DRMP
 SURVEYORS - PLANNERS - SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER

726413809

ERIE ROAD PROJ. NO. 380-6082861

MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT A

PARCEL 131

LEGAL DESCRIPTION:

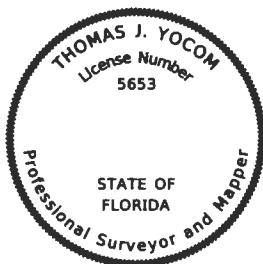
All of TRACT "LS2" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE CORPORATION AS TO SEARCH NUMBER 33347-2 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:28:14-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

SHEET 1 OF 2

EXHIBIT A

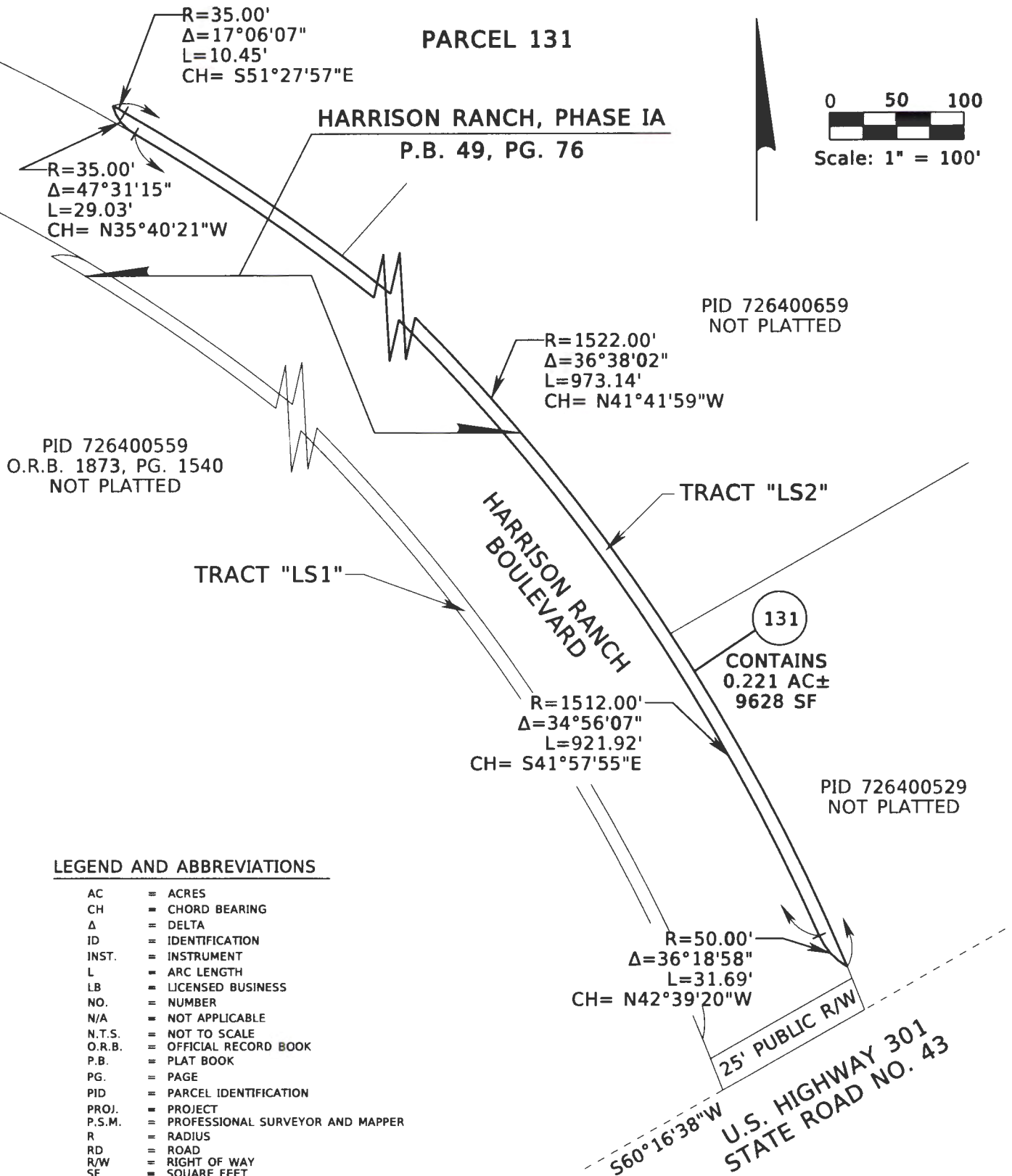
PARCEL 131

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76



Scale: 1" = 100'



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
 726413859
 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 131

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT B

FORM OF WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Tim Cristello, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NOs: Parcel 130 and Parcel 131
PID NO: 726413809 and 726413859
OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose mailing address is 3434 Colwell Avenue Suite 200, Tampa Florida 33614, (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 2026 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 caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

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

First Witness Signature

First Witness Printed Name

Address: _____

Second Witness Signature

Second Witness Printed Name

Address: _____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

☐ physical presence or

☐ online notarization

this _____ day of _____, 2026, Susan Walterick, as Chairman, of Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes, on behalf of the community development district, who

☐ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public
(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

GRANTOR:
**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT**, a
community development district formed
pursuant to Chapter 190 of the Florida
Statutes

By: _____
Signature

As: _____
Title

Printed Name

Date: _____

My Commission Expires: _____

Accepted on _____ by Peter Morrow as Property Acquisition Division Manager on behalf of Grantee.

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

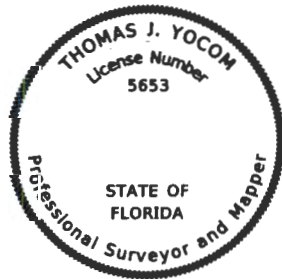
All of TRACT "LS1" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
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Thomas J Yocom
2025.07.09
10:25:46-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

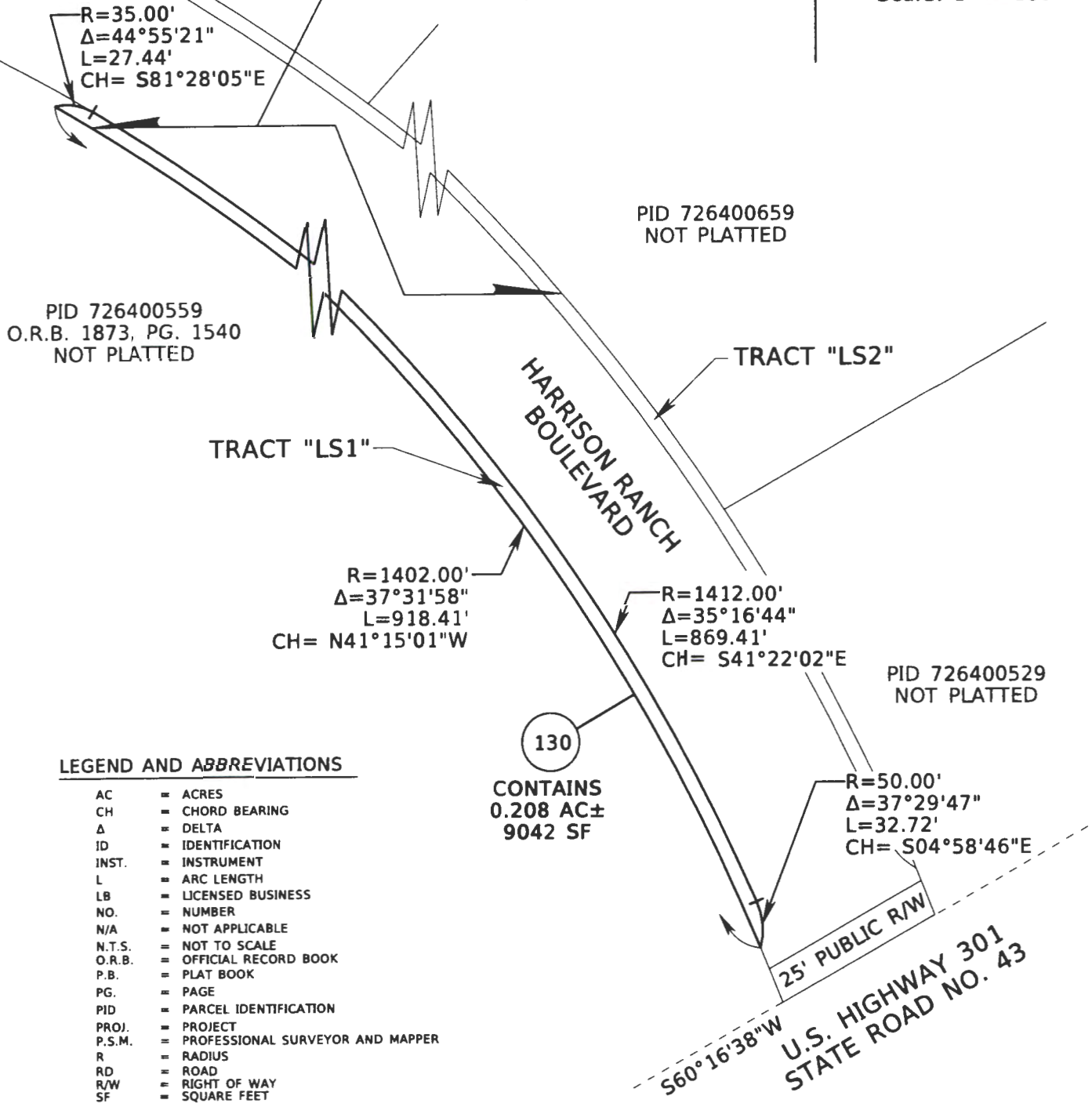
SHEET 1 OF 2

EXHIBIT A

PARCEL 130

HARRISON RANCH, PHASE 1A
P.B. 49, PG. 76

0 50 100
Scale: 1" = 100'



SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY 15310 AMBERLY DRIVE, SUITE 310 TAMPA, FLORIDA 33647 (813) 265-9800 CERTIFICATION OF AUTHORIZATION LB 2648	SKETCH OF DESCRIPTION (THIS IS NOT A BOUNDARY SURVEY)	PARCEL 130
	PROPERTY APPRAISER PARCEL ID NUMBER 726413809	SCALE: 1" = 100'
	ERIE ROAD PROJ. NO. 380-6082861 MANATEE COUNTY, FLORIDA	SHEET 2 OF 2

EXHIBIT A
PARCEL 131

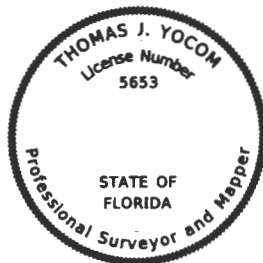
LEGAL DESCRIPTION:

All of TRACT "LS2" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

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Thomas J Yocom
2025.07.09
10:28:14-04'00'

THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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LICENSED SURVEYOR
AND MAPPER.



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

SHEET 1 OF 2

COMPOSITE EXHIBIT A

EXHIBIT A

PARCEL 131

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

$R=35.00'$
 $\Delta=17^{\circ}06'07''$
 $L=10.45'$
 $CH= S51^{\circ}27'57''E$

$R=35.00'$
 $\Delta=47^{\circ}31'15''$
 $L=29.03'$
 $CH= N35^{\circ}40'21''W$

PID 726400659
 NOT PLATTED

$R=1522.00'$
 $\Delta=36^{\circ}38'02''$
 $L=973.14'$
 $CH= N41^{\circ}41'59''W$

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

TRACT "LS1"

TRACT "LS2"

HARRISON RANCH
BOULEVARD

131

CONTAINS
 0.221 AC±
 9628 SF

PID 726400529
 NOT PLATTED

$R=1512.00'$
 $\Delta=34^{\circ}56'07''$
 $L=921.92'$
 $CH= S41^{\circ}57'55''E$

$R=50.00'$
 $\Delta=36^{\circ}18'58''$
 $L=31.69'$
 $CH= N42^{\circ}39'20''W$

25' PUBLIC R/W
 U.S. HIGHWAY 301
 STATE ROAD NO. 43

LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
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PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
IDRMP
 15110 A.MBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 285-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER

726413859

ERIE ROAD PROJ. NO. 38(60)82861

MANATEE COUNTY, FLORIDA

PARCEL
 131

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT C

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NO: Parcel 130 and Parcel 131
PID NO: 726413809 & 726413859 (portions of)

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **SUSAN WALTERICK**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190, of the Florida Statutes (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Chairman of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's 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.
6. No person or entity other than Grantor claims 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.
7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has 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.

9. 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 the Grantor is 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 the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. 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.

11. 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 the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor 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 the Grantor has 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.

13. 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.

14. 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 the Grantor during the past **NINETY (90)** days.

15. 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:

Title Work has been requested

16. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property to induce the issuance of a title insurance policy insuring title to the Property.

17. 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.

SUSAN WALTERICK

Signature

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of

☐ physical presence or

☐ online notarization

this _____ day of _____ 2026, by Susan Walterick, who

☐ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF
SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public

(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: _____

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

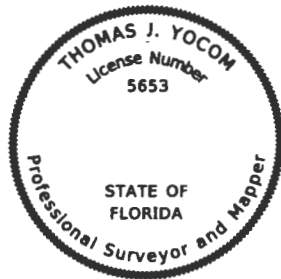
All of TRACT "LS1" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

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Thomas J Yocom
2025.07.09
10:25:46-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

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SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

SHEET 1 OF 2

EXHIBIT A

PARCEL 130

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

$R=35.00'$
 $\Delta=44^{\circ}55'21''$
 $L=27.44'$
 $CH= S81^{\circ}28'05''E$

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

PID 726400659
 NOT PLATTED

TRACT "LS1"

HARRISON RANCH
BOULEVARD

TRACT "LS2"

$R=1402.00'$
 $\Delta=37^{\circ}31'58''$
 $L=918.41'$
 $CH= N41^{\circ}15'01''W$

$R=1412.00'$
 $\Delta=35^{\circ}16'44''$
 $L=869.41'$
 $CH= S41^{\circ}22'02''E$

PID 726400529
 NOT PLATTED

130

CONTAINS
 0.208 AC±
 9042 SF

$R=50.00'$
 $\Delta=37^{\circ}29'47''$
 $L=32.72'$
 $CH= S04^{\circ}58'46''E$

LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
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INST.	=	INSTRUMENT
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SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
 SURVEYORS - DESIGNERS - PLANNERS - SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
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 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 130

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT A

PARCEL 131

LEGAL DESCRIPTION:

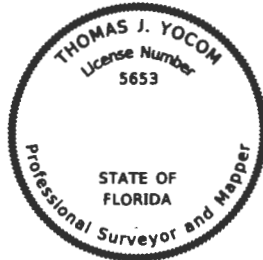
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LICENSE NUMBER 5653

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ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

SHEET 1 OF 2

COMPOSITE EXHIBIT A

EXHIBIT A

PARCEL 131

HARRISON RANCH, PHASE 1A

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

R=35.00'
 $\Delta=17^{\circ}06'07''$
 L=10.45'
 CH= S51°27'57"E

R=35.00'
 $\Delta=47^{\circ}31'15''$
 L=29.03'
 CH= N35°40'21"W

PID 726400659
 NOT PLATTED

R=1522.00'
 $\Delta=36^{\circ}38'02''$
 L=973.14'
 CH= N41°41'59"W

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

TRACT "LS1"

TRACT "LS2"

HARRISON RANCH
BOULEVARD

131
 CONTAINS
 0.221 AC±
 9628 SF

R=1512.00'
 $\Delta=34^{\circ}56'07''$
 L=921.92'
 CH= S41°57'55"E

PID 726400529
 NOT PLATTED

LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

R=50.00'
 $\Delta=36^{\circ}18'58''$
 L=31.69'
 CH= N42°39'20"W

25' PUBLIC R/W
 U.S. HIGHWAY 301
 STATE ROAD NO. 43

S60°16'38"W

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY



DRMP
 SURVEYORS • DESIGNERS • PLANNERS • SCIENTISTS

15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
 726413859

ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 131

SCALE: 1" = 100'

SHEET 2 OF 2

APPROVED in Open Session

9/1/2026

Manatee County Board of County
Commissioners



September 1, 2026 - Regular Meeting

Subject

Execution of Contract for Sale and Purchase from Harrison Ranch Community Development District, for Parcel 130 and Parcel 131, for property located at Harrison Ranch Boulevard, Parrish, Florida 34219, Peter Morrow, Property Acquisition Division Manager-District 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

- Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913
- Tim Cristello, RWP, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6284

Action Requested

- Execution of Contract for Sale and Purchase from Harrison Ranch Community Development District for the purpose of Intersection Improvements at US 301 North and Harrison Ranch Boulevard in the amount of \$270,961.00.

Enabling/Regulating Authority

- Chapter 125 and 127, Florida Statutes, County Government
- Manatee County Comprehensive Plan

Applicable Advisory Board

N/A

Background Discussion

- The right of way is required for the future intersection and right-of-way improvements along US 301 North at Harrison Ranch Boulevard Capital Improvement Project Number 6083167.
- The Property is currently owned by Harrison Ranch Community Development District and is located along Harrison Ranch Boulevard in Parrish.
- The project requires the fee simple acquisition of two parcels of land. Parcel 130 is approximately 9,042 square feet of land and Parcel 130 is approximately 9,628 square feet of land.
- The property owner retained Ryan Reese, attorney, with Moore, Bowman & Reese, P.A., for this real estate transaction.

- On May 19, 2025, Property Acquisition's in-house staff appraiser determined the value for the land and improvements for both parcels is \$201,625.00.
- Property Acquisition worked diligently with the owner's attorney to reach an agreement that is the subject of this agenda.
- A settlement was reached in the amount of \$270,961.00 as total compensation for the land and all improvements for this fee simple acquisition for both parcels, inclusive of all legal fees and experts costs incurred by the landowner.
- This settlement will eliminate eminent domain and additional litigation fees and expert costs.
- The Public Works Department has confirmed both parcels are needed for the project and recommend approval/execution of the contract that is the subject of this agenda.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please email a copy of the approved agenda to: [emailed 9/2/2026](#)

Please ensure that the Chairperson signs page 13 of the Contract for Sale and Purchase.

Tim Cristello at Tim.Cristello@mymanatee.org

Jim Shuler at Jim.Shuler@myanatee.org

Michael Sturm at Mike.Sturm@mymanatee.org

Scott May at Scott.May@mymanatee.org

Cost and Funds Source Account Number and Name

Settlement costs of \$270,961.00 to Project Numbers 380-6083167, US 301 North at Harrison Ranch Boulevard.

Amount and Frequency of Recurring Costs

N/A

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NO: Parcel 130 and Parcel 131
PID NO: 726413809 and 726413859

SPACE ABOVE THIS LINE FOR RECORDING DATA

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT FOR SALE AND PURCHASE (hereinafter the **Contract**) is made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, (hereinafter the **Seller**), whose mailing address is 3434 Colwell Avenue Suite 200, Tampa, Florida 33614, and **MANATEE COUNTY**, a political subdivision of the State of Florida, (hereinafter the **Buyer**), whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205,. Seller and Buyer are sometimes collectively referred to herein as **Parties** and individually as **Party**.

WHEREAS, Buyer is a political subdivision of the State of Florida and is authorized under Chapters 73, 74, 125 and 127, Florida Statutes, to acquire interests in privately owned lands which are necessary for public use; and

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

WHEREAS, Buyer desires to acquire fee simple title to the Property for the purpose of Intersection Improvements at US 301 North and Harrison Ranch Boulevard in Parrish, Florida.

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 **Composite 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 **TWO HUNDRED SEVENTY THOUSAND NINE HUNDRED SIXTY-ONE AND NO/100 DOLLARS (\$270,961.00)** (hereinafter the **Purchase Price**), subject to adjustment upon closing as hereinafter provided. The Purchase Price is aggregate of following components: Land and Improvements: **Parcel 130 Fee Simple** Purchase Price of \$114,920.00; and Land and Improvements: **Parcel 131 Fee Simple** Purchase Price of \$140,066.00; Seller's Attorneys' Fees and Costs: \$15,975.00. All references to currency, monetary values, and dollars set forth herein shall mean United States dollars and all payments hereunder shall be made in United States dollars.

A. Seller shall simultaneously deliver to Buyer a good, sufficient and properly recordable Warranty Deed for Parcels 130 and Parcel 131 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 similar form as **Exhibit B**. The Purchase Price is inclusive of fees and costs for Seller's attorneys and experts.

4. **EFFECTIVE DATE**: For purposes of this Contract, the **Effective Date** shall be the date upon which the Contract is executed by Buyer.

5. **EXHIBITS**: The following Exhibits are attached, incorporated, and made a part of this Contract:

Exhibit A – Composite Legal Description and Sketch of Property
Exhibit B – Warranty Deed
Exhibit C – Affidavit of Ownership and Encumbrances

In the event of a conflict between the terms and conditions provided in the body of this Contract and any Exhibit, the provisions contained within the body of this Contract shall prevail unless the term or provision in the Exhibit specifically states that it shall prevail.

6. **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 similar form 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.

7. **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.

8. **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.

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

9. 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 pay all costs of curing title defects and all Seller's legal fees and costs pursuant to paragraph 12, below, if any.

D. Costs to be Paid by Buyer: In addition to the Purchase Price, Buyer shall pay all recording costs, all costs for an owner's title insurance policy and related title costs, all closing agent fees, and all Buyer's legal fees and costs pursuant to paragraph 12, below, if any.

E. Documentary Stamp Taxation: This Contract is made and executed under threat of and in lieu of eminent domain proceedings and is thus not subject to documentary stamp taxation.

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

11. **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 Board of County Commissioners of Manatee County, Florida (hereinafter the **Board**).

12. **LEGAL FEES AND COSTS:** Each Party shall be solely responsible for paying its attorneys' fees and costs and paralegals' fees and costs in any dispute, litigation, trial, appeal, bankruptcy proceeding, post-judgement proceeding, dispute resolution proceeding, settlement negotiation or pre-litigation negotiation or otherwise arising under this Contract.

13. **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.

14. **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 Board 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.

15. **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.

16. **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.

17. **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.

18. **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, if any.

19. **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.

20. **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.

21. **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.

22. 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, an epidemic, a failure or disruption of utility services, a fire, a flood, a hurricane, an insurrection, a pandemic, 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.

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

24. INPUT AND INTERPRETATION: Each Party has had equal input into the drafting of this Contract. Neither this Contract nor any uncertainty or ambiguity in this Contract shall be construed against Seller or Buyer, whether under any rule of construction or otherwise. This Contract shall be construed and interpreted according to the ordinary meaning of the words used so as to accomplish fairly the purposes and intentions of the Parties. The Parties have each carefully read the terms and conditions of this Contract and know and understand the contents and effect of this Contract.

25. NO DEVELOPMENT RIGHTS CONFERRED: Nothing herein shall be construed or deemed as giving approval for any development of any property. Nothing contained in this Contract shall (a) create any development rights in favor of Seller; (b) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (c) authorize, permit, or otherwise allow any construction and/or development of or on any property unless separately approved by the Board pursuant to County Ordinances. All land use authorizations and development and construction rights and authorizations shall be obtained upon proper application and in compliance with all standards and requirements of the Manatee County Comprehensive Plan, the Manatee County Land Development Code, any approved general development plan, preliminary or final site plan, and all conditions or stipulations thereto. Nothing contained herein shall be deemed or construed to require Buyer, the Manatee County Planning Commission or the Board to approve any applications submitted by Seller relative to any property. Review, approval or denial of any such applications shall be performed in compliance with Florida law, the Manatee County Code of Ordinances and the Manatee County Land Development Code.

26. 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 (or such other address as either party may designate by delivery of prior notice to the other party):

If to Seller: Harrison Ranch Community Development District
3434 Colwell Avenue Suite 200
Tampa, Florida 33614

Moore Bowman, Reese, P.A.
Attention: Ryan C. Reese, Esquire
4100 West Kennedy Boulevard, Suite 221
Tampa, Florida 33609

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.

27. 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. Any personal items remaining on the Property after closing shall be deemed abandoned by Seller.

28. 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.

29. 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 or 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 not the homestead of Seller.

30. 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.

31. 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 **SEVEN (7)** above.

32. SURVIVABILITY: Unless waived in accordance with paragraph 34, any term, condition, covenant, indemnity, representation, undertaking, warranty or obligation

which requires performance by either Party set forth in this Contract shall survive delivery and recording of the deeds and relinquishment of possession of the Property and shall remain enforceable against such Party subsequent to the closing.

33. 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 **FOUR (4)** 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. All references herein to times of day shall mean Eastern Standard Time or Eastern Daylight Time, whichever is in effect in Manatee County, Florida, at the relevant time. The term "day" as used herein shall in all cases mean a consecutive 24-hour day running from midnight to midnight (also known as a calendar day).

34. 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 possesses the right to waive enforcement of same.

35. SPECIAL PROVISIONS:

A. Buyer hereby authorizes its County Administrator or his designee to take the necessary steps in furtherance of closing this transaction on behalf of Buyer, including but not limited to:

- i. Executing any documents required by Closing Agent to close the sale consistent with the Contract;
- ii. Acting as the agent for Buyer at closing.
- iii. Acceptance of the Recorded Warranty Deed.

B. 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 the Closing Statement for proper disbursement by the Closing Agent to any of the following, if applicable, including the Seller, the Seller's attorney, the Manatee County Clerk of Court, the Manatee County Tax Collector, and the Closing Agent.

C. Board Approval: This contract is subject to acceptance and approval by the Manatee County Board of Commissioners.

D. Eminent Domain: This Contract is made and executed under threat of and in lieu of eminent domain proceedings. Accordingly, with respect to any remainder property, and if any remainder property is rendered nonconforming, the

provisions of the Manatee County Land Development Code, Section 107.9 (Nonconformities Resulting From Exercise of Power of Eminent Domain), shall apply. Seller, through the terms of this Contract with Buyer, accepts the Purchase Price as full compensation for the property taken, severance damages, business damages, and all other damages of whatsoever nature claimed by Seller, its officers, directors, successors and assigns, now and in the future arising from the acquisition of this Property, as well as for any and all attorney's fees (including attorney's fees for both monetary and non-monetary benefits), attorney's costs, expert's fees and expert's costs due and owing.

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

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE(S).

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



First Witness Signature

Lauren Gentry

First Witness Printed Name



Second Witness Signature

Matt O'Nolan

Second Witness Printed Name

SELLER:

**HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT, a**

Community Development District formed
pursuant to Chapter 190 of the Florida
Statutes

By: 
Signature

As: Chairperson
Title

SUSAN WALTERICK
Printed Name

Date: 8/5/26

BUYER:

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

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

COMPOSITE EXHIBIT A

LEGAL DESCRIPTION AND SKETCH OF PROPERTY

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

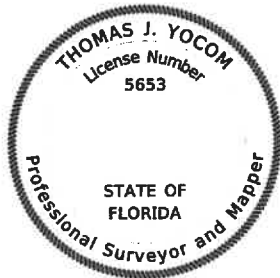
All of TRACT "LS1" of the Harrison Ranch, Phase IA Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE CORPORATION AS TO SEARCH NUMBER 33347-1 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:25:46-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

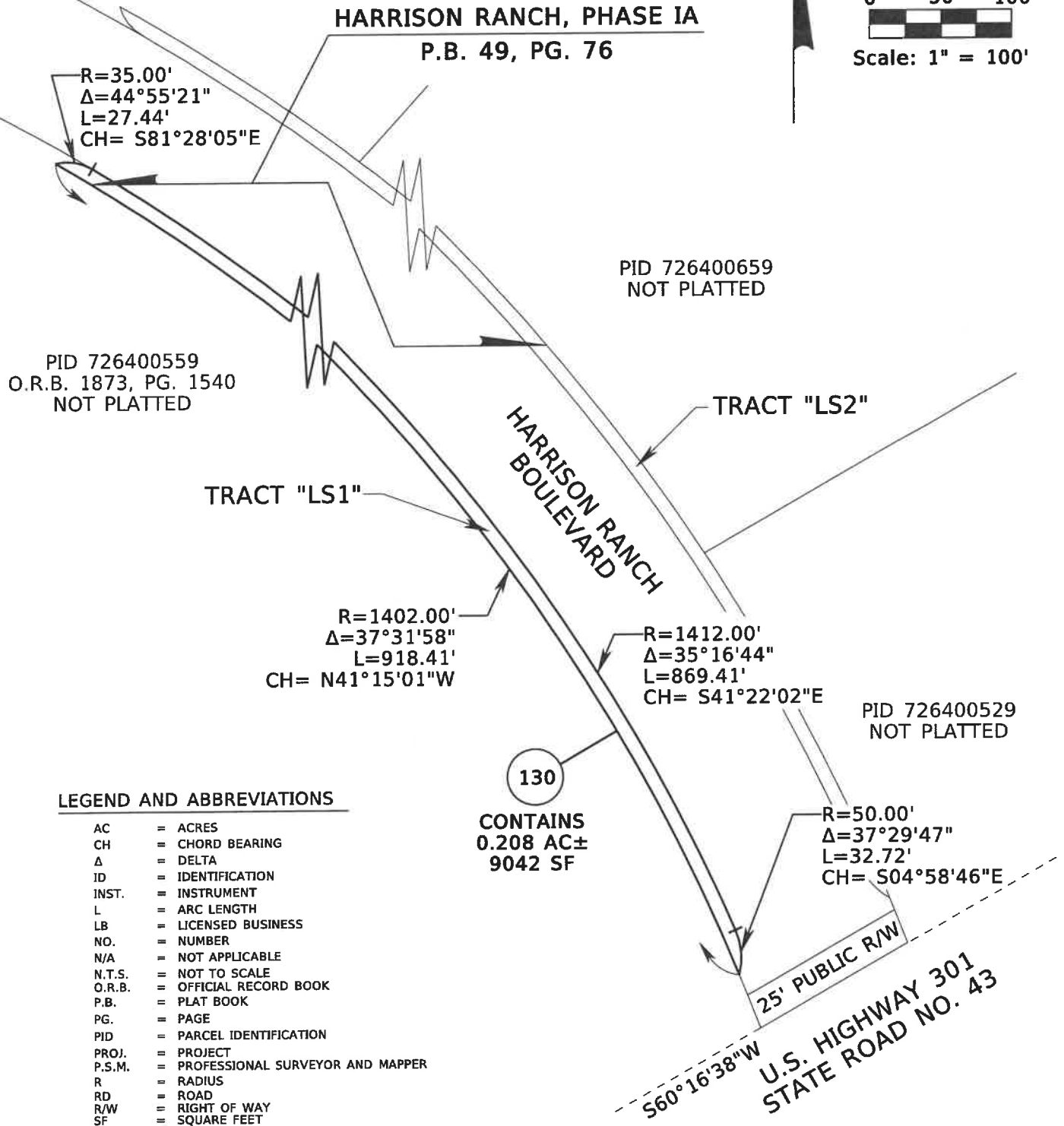
SHEET 1 OF 2

EXHIBIT A

PARCEL 130

0 50 100

Scale: 1" = 100'



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT A

PARCEL 131

LEGAL DESCRIPTION:

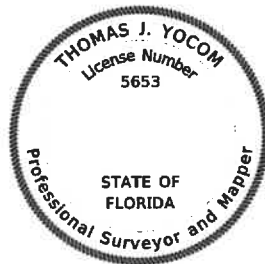
All of TRACT "LS2" of the Harrison Ranch, Phase IA Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
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5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE CORPORATION AS TO SEARCH NUMBER 33347-2 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:28:14-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

SHEET 1 OF 2

COMPOSITE EXHIBIT A

EXHIBIT A

PARCEL 131

HARRISON RANCH, PHASE 1A

P.B. 49, PG. 76



Scale: 1" = 100'

R=35.00'
 $\Delta=17^{\circ}06'07''$
 L=10.45'
 CH= S51°27'57"E

R=35.00'
 $\Delta=47^{\circ}31'15''$
 L=29.03'
 CH= N35°40'21"W

PID 726400659
 NOT PLATTED

R=1522.00'
 $\Delta=36^{\circ}38'02''$
 L=973.14'
 CH= N41°41'59"W

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

TRACT "LS1"

TRACT "LS2"

HARRISON RANCH
BOULEVARD

131

CONTAINS
 0.221 AC±
 9628 SF

R=1512.00'
 $\Delta=34^{\circ}56'07''$
 L=921.92'
 CH= S41°57'55"E

PID 726400529
 NOT PLATTED

LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
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INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

R=50.00'
 $\Delta=36^{\circ}18'58''$
 L=31.69'
 CH= N42°39'20"W

25' PUBLIC R/W
 U.S. HIGHWAY 301
 STATE ROAD NO. 43

S60°16'38"W

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
 726413859
 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 131

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT B

FORM OF WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Tim Cristello, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NOs: Parcel 130 and Parcel 131
PID NO: 726413809 and 726413859
OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT**, a community development district formed pursuant to Chapter 190 of the Florida Statutes, whose mailing address is 3434 Colwell Avenue Suite 200, Tampa Florida 33614, (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 2026 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 caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first below written.

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

GRANTOR:
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT, a community development district formed pursuant to Chapter 190 of the Florida Statutes

First Witness Signature

First Witness Printed Name

Address: _____

Second Witness Signature

Second Witness Printed Name

Address: _____

By: _____
Signature

As: _____
Title

Printed Name

Date: _____

STATE OF _____
COUNTY OF _____

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
☐ physical presence or
☐ online notarization

this _____ day of _____, 2026, Susan Walterick, as Chairman, of Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190 of the Florida Statutes, on behalf of the community development district, who

☐ is personally known to me or
☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public
(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: _____

Accepted on _____ by Peter Morrow as Property Acquisition Division Manager on behalf of Grantee.

EXHIBIT A

PARCEL 130

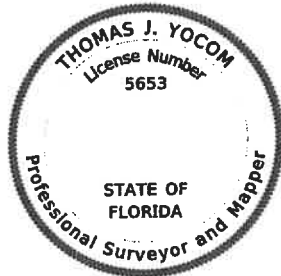
LEGAL DESCRIPTION:

All of TRACT "LS1" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9042 square feet or 0.208 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
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5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COOPERATION AS TO SEARCH NUMBER 33347-1 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.



Thomas J Yocom
2025.07.09
10:25:46-04'00'

THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

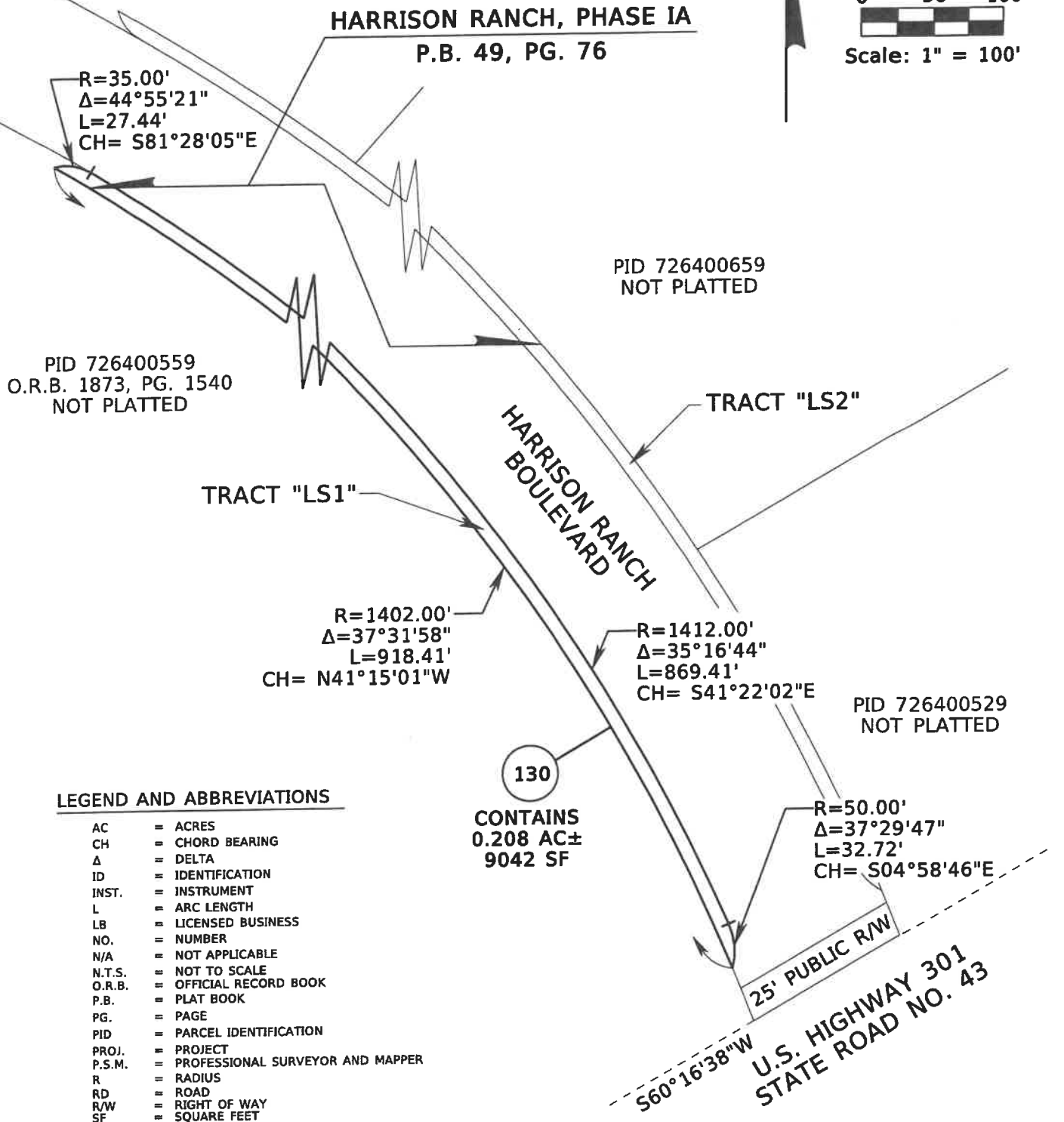
PARCEL
130

SCALE: N.T.S.

SHEET 1 OF 2

EXHIBIT A

PARCEL 130



LEGEND AND ABBREVIATIONS

AC	=	ACRES
CH	=	CHORD BEARING
Δ	=	DELTA
ID	=	IDENTIFICATION
INST.	=	INSTRUMENT
L	=	ARC LENGTH
LB	=	LICENSED BUSINESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
PID	=	PARCEL IDENTIFICATION
PROJ.	=	PROJECT
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER
R	=	RADIUS
RD	=	ROAD
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
15310 AMBERLY DRIVE, SUITE 310
TAMPA, FLORIDA 33647
(813) 265-9800
CERTIFICATION OF
AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)
PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT A

PARCEL 131

LEGAL DESCRIPTION:

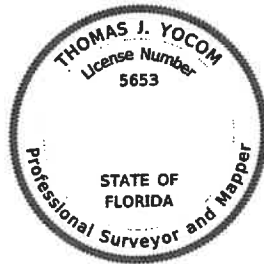
All of TRACT "LS2" of the Harrison Ranch, Phase 1A Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
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5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COORPORATION AS TO SEARCH NUMBER 33347-2 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:28:14-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: N.T.S.

SHEET 1 OF 2

COMPOSITE EXHIBIT A

EXHIBIT A

PARCEL 131

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

$R=35.00'$
 $\Delta=17^{\circ}06'07''$
 $L=10.45'$
 $CH= S51^{\circ}27'57''E$

$R=35.00'$
 $\Delta=47^{\circ}31'15''$
 $L=29.03'$
 $CH= N35^{\circ}40'21''W$

PID 726400659
 NOT PLATTED

$R=1522.00'$
 $\Delta=36^{\circ}38'02''$
 $L=973.14'$
 $CH= N41^{\circ}41'59''W$

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

TRACT "LS1"

HARRISON RANCH
BOULEVARD

TRACT "LS2"

131

CONTAINS
 0.221 AC±
 9628 SF

$R=1512.00'$
 $\Delta=34^{\circ}56'07''$
 $L=921.92'$
 $CH= S41^{\circ}57'55''E$

PID 726400529
 NOT PLATTED

LEGEND AND ABBREVIATIONS

AC	= ACRES
CH	= CHORD BEARING
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ID	= IDENTIFICATION
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NO.	= NUMBER
N/A	= NOT APPLICABLE
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PROJ.	= PROJECT
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R	= RADIUS
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R/W	= RIGHT OF WAY
SF	= SQUARE FEET

$R=50.00'$
 $\Delta=36^{\circ}18'58''$
 $L=31.69'$
 $CH= N42^{\circ}39'20''W$

25' PUBLIC R/W
 U.S. HIGHWAY 301
 STATE ROAD NO. 43

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
 ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
 726413859
 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 131

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT C

FORM OF AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

THIS INSTRUMENT PREPARED BY:

Tim Cristello, RWP, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: Harrison Ranch Blvd at US 301 North Intersection Improvements
PROJECT NO: 6083167
PARCEL NO: Parcel 130 and Parcel 131
PID NO: 726413809 & 726413859 (portions of)

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **SUSAN WALTERICK**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Harrison Ranch Community Development District, a community development district formed pursuant to Chapter 190, of the Florida Statutes (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Composite Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Chairman of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's 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.
6. No person or entity other than Grantor claims 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.
7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has 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.

9. 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 the Grantor is 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 the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. 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.

11. 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 the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor 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 the Grantor has 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.

13. 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.

14. 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 the Grantor during the past **NINETY (90)** days.

15. 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:

Title Work has been requested

16. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property to induce the issuance of a title insurance policy insuring title to the Property.

17. 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.

SUSAN WALTERICK

Signature

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me, a Notary Public, by means of

☐ physical presence or

☐ online notarization

this _____ day of _____ 2026, by Susan Walterick, who

☐ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF
SECTION 117.05, FLORIDA STATUTES]

Signature of Notary Public

(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: _____

EXHIBIT A

PARCEL 130

LEGAL DESCRIPTION:

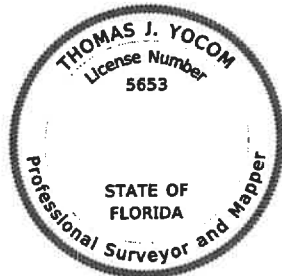
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3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COORPORATION AS TO SEARCH NUMBER 33347-1 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:25:46-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413809
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

PARCEL
130

SCALE: N.T.S.

SHEET 1 OF 2

EXHIBIT A

PARCEL 130

HARRISON RANCH, PHASE 1A

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

$R=35.00'$
 $\Delta=44^\circ55'21''$
 $L=27.44'$
 $CH= S81^\circ28'05''E$

PID 726400559
 O.R.B. 1873, PG. 1540
 NOT PLATTED

PID 726400659
 NOT PLATTED

TRACT "LS1"

HARRISON RANCH BOULEVARD

TRACT "LS2"

$R=1402.00'$
 $\Delta=37^\circ31'58''$
 $L=918.41'$
 $CH= N41^\circ15'01''W$

$R=1412.00'$
 $\Delta=35^\circ16'44''$
 $L=869.41'$
 $CH= S41^\circ22'02''E$

PID 726400529
 NOT PLATTED

130

CONTAINS
 0.208 AC±
 9042 SF

$R=50.00'$
 $\Delta=37^\circ29'47''$
 $L=32.72'$
 $CH= S04^\circ58'46''E$

25' PUBLIC R/W

U.S. HIGHWAY 301
 STATE ROAD NO. 43

$S60^\circ16'38''W$

LEGEND AND ABBREVIATIONS

AC	= ACRES
CH	= CHORD BEARING
Δ	= DELTA
ID	= IDENTIFICATION
INST.	= INSTRUMENT
L	= ARC LENGTH
LB	= LICENSED BUSINESS
NO.	= NUMBER
N/A	= NOT APPLICABLE
N.T.S.	= NOT TO SCALE
O.R.B.	= OFFICIAL RECORD BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
PID	= PARCEL IDENTIFICATION
PROJ.	= PROJECT
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS
RD	= ROAD
R/W	= RIGHT OF WAY
SF	= SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 15310 AMBERLY DRIVE, SUITE 310
 TAMPA, FLORIDA 33647
 (813) 265-9800
 CERTIFICATION OF
 AUTHORIZATION LB 2648

SKETCH OF DESCRIPTION
 (THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
 726413809
 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
 130

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT A
PARCEL 131**LEGAL DESCRIPTION:**

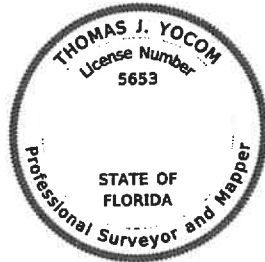
All of TRACT "LS2" of the Harrison Ranch, Phase IA Subdivision per Plat Book 49, Page 76, as recorded in the Public Records of Manatee County, Florida.

CONTAINING 9628 square feet or 0.221 acres, more or less.

GENERAL NOTES:

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING ALONG THE NORTH LINE OF U.S. 301 (STATE ROAD NO. 43), OF S60°16'38"W (BASIS OF BEARINGS).
2. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
3. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS SKETCH OF DESCRIPTION IS CERTIFIED TO MANATEE COUNTY, FLORIDA.
5. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF TITLE INFORMATION PREPARED BY AMERICAN GOVERNMENT SERVICE COORPORATION AS TO SEARCH NUMBER 33347-2 DATED 09/30/2024. ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT DEPICTED ON THIS SKETCH MAY EXIST.

Thomas J Yocom
2025.07.09
10:28:14-04'00'



THOMAS J. YOCOM, P.S.M.
LICENSE NUMBER 5653

SEE SHEET 2 LEGEND AND ABBREVIATIONS
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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



SKETCH OF DESCRIPTION
(THIS IS NOT A BOUNDARY SURVEY)

PROPERTY APPRAISER PARCEL ID NUMBER
726413859
ERIE ROAD PROJ. NO. 380-6082861
MANATEE COUNTY, FLORIDA

**PARCEL
131**

SCALE: N.T.S.

SHEET 1 OF 2

COMPOSITE EXHIBIT A

EXHIBIT A

PARCEL 131

HARRISON RANCH, PHASE IA

P.B. 49, PG. 76

0 50 100

Scale: 1" = 100'

 $R=35.00'$
 $\Delta=17^{\circ}06'07''$
 $L=10.45'$
 $CH= S51^{\circ}27'57''E$
 $R=35.00'$
 $\Delta=47^{\circ}31'15''$
 $L=29.03'$
 $CH= N35^{\circ}40'21''W$
PID 726400659
NOT PLATTED
 $R=1522.00'$
 $\Delta=36^{\circ}38'02''$
 $L=973.14'$
 $CH= N41^{\circ}41'59''W$
PID 726400559
O.R.B. 1873, PG. 1540
NOT PLATTED

TRACT "LS1"

HARRISON RANCH
BOULEVARD

TRACT "LS2"

131

CONTAINS
0.221 AC±
9628 SF
 $R=1512.00'$
 $\Delta=34^{\circ}56'07''$
 $L=921.92'$
 $CH= S41^{\circ}57'55''E$
PID 726400529
NOT PLATTED
 $R=50.00'$
 $\Delta=36^{\circ}18'58''$
 $L=31.69'$
 $CH= N42^{\circ}39'20''W$
25' PUBLIC R/W
U.S. HIGHWAY 301
STATE ROAD NO. 43

LEGEND AND ABBREVIATIONS

AC	= ACRES
CH	= CHORD BEARING
Δ	= DELTA
ID	= IDENTIFICATION
INST.	= INSTRUMENT
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SF	= SQUARE FEET

SEE SHEET 1 FOR GENERAL NOTES
SEE SHEET 1 FOR LEGAL DESCRIPTION

SKETCH PREPARED BY
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 CERTIFICATION OF
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SKETCH OF DESCRIPTION
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PROPERTY APPRAISER PARCEL ID NUMBER
 726413859
 ERIE ROAD PROJ. NO. 380-6082861
 MANATEE COUNTY, FLORIDA

PARCEL
131

SCALE: 1" = 100'

SHEET 2 OF 2



FEE SIMPLE ACQUISITION OF PARCELS 130 AND 131



HARRISON RANCH COMMUNITY
DEVELOPMENT DISTRICT
HARRISON RANCH BOULEVARD
PARRISH, FLORIDA 34219
PID 726413809 AND 726413859

DISTRICT 1 - VACANT

