

RESOLUTION R-14-131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING REAL PROPERTY; AUTHORIZING AND APPROVING A CONVEYANCE OF REAL PROPERTY; AUTHORIZING THE EXECUTION OF DOCUMENTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

WHEREAS, The Parrish Foundation, Inc., a Florida not-for-profit corporation (hereinafter the "Buyer"), has petitioned the Board of County Commissioners of Manatee County, Florida (hereinafter the "Board"), to convey all interests in and to real property held by Manatee County, Florida (the "County") as described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, the Board is authorized pursuant to Section 125.38, Florida Statutes, to convey real property owned by the County, where such property is not needed for County purposes, to any organization not for profit which may be organized for the purposes of promoting public or community interest and welfare, to best serve the interests of the citizens of the County; and

WHEREAS, it is in the best interest of the County and public to transfer ownership in certain County properties to the existing tenants of those properties; and

WHEREAS, the Buyer is using the Property for the purpose of providing public or community interest and welfare; and

WHEREAS, the Buyer will accept the Property "as is" and will indemnify and hold harmless the County for all existing defects and damages at the Property and any act, occurrence or legal action arising out of the conveyance of the Property pursuant to a Contract for Sale and Purchase; and

WHEREAS, the real property referred to in this resolution is required for the uses sited above, and is not needed for County purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

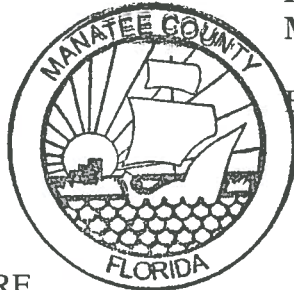
Section 1. Conveyance of Real Property. The conveyance of the Property to Buyer, in "as is" condition and subject to the terms of the documents approved pursuant to Section 2 hereof, is hereby authorized and approved pursuant to FS 125.38.

Section 2. Execution of Documents. The Board hereby approves, and the Chairman or Vice Chairman of the Board, or the County Administrator is hereby authorized to execute an unconditional statutory Deed, substantially in the form attached hereto as Exhibit "B," conveying the real property described therein.

Section 3. Severability. If any section, sentence, clause, or other provision of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.

Section 4. Effective Date. This Resolution shall become effective upon its adoption.

November DULY ADOPTED with a quorum present and voting this 18th day of _____, 2014.



BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: Larry Bustle
Larry Bustle, Chairman

ATTEST: R.B. SHORE
Clerk of the Circuit Court

By: Rubin Liberty
Deputy Clerk

Boundary Survey

Exhibit "A"

DESCRIPTION:

The West 116 feet of Lot C, Block D, W.H. Gillett's Addition to Parrish, as recorded in Plat Book 1, Page 328 in the Public Records of Manatee County, Florida.

NOTES:

1. Unless noted, locations limited to – observable, above ground improvements, no underground improvements have been located except those shown hereon. some features may be exaggerated for clarity. dimensions shown supersede scaled dimensions.
2. This survey does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
3. No instruments of record reflecting easements, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon.
4. This survey meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to Boundary Surveys.
5. This drawing is not valid without the original raised seal and signature of the Florida Registered Surveyor & Mapper shown hereon. an electronic copy of this drawing must be verified with a signed and sealed drawing of the same.
6. Any additions or deletions to this sketch of survey by other than the signing party without written consent of the signing party is prohibited.
7. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
8. This survey does not reflect or determine ownership.
9. All measurements shown hereon are ground field measured unless specifically annotated, noted or otherwise stated on this sketch of survey.
10. The bearing basis for this survey is N00°00'58"W, along the easterly right-of-way line of 122nd avenue east, as shown on this sketch of survey.
11. Parcel information shown hereon was gathered from the Manatee County Geographic Information Systems property locator web site.
12. This survey is intended to be plotted at a scale: 1"=40' on a 8.5"x11".

MANATEE COUNTY PROPERTY
MANAGEMENT DEPARTMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(811)748-4501


Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047

Date

Drawing Path:
S:\SURVEY\2008 jobs
\8_AUG 08\3036070100
- Parrish School House
Lot\CAD_DWG's

Sheet: 1 OF 2

Section 29, Township 33
South, Range 19 East

Drawing Date: 10/10/14

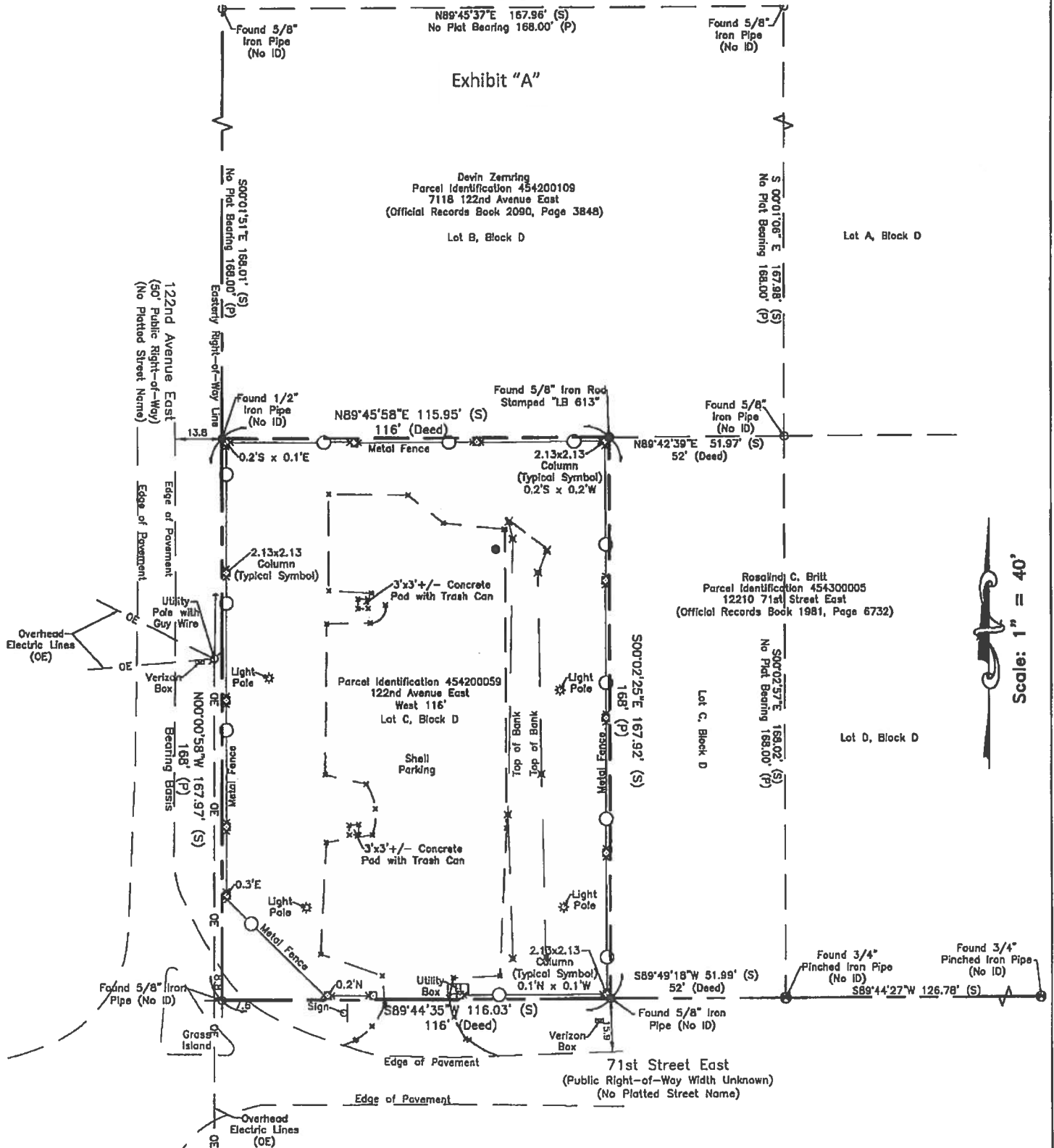
Boundary Survey

Exhibit "A"

Devin Zerning
Parcel Identification 454200109
7118 122nd Avenue East
(Official Records Book 2090, Page 3848)

Lot B, Block D

Lot A, Block D



Scale: 1" = 40'

MANATEE COUNTY PROPERTY
MANAGEMENT DEPARTMENT
SURVEY DIVISION



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

Notes:

-See Sheet 1 of 2 For
Surveyor's Notes

- ID = Identification
- PID = Parcel Identification Number
- POB = Point of Beginning
- POC = Point of Commencement
- POT = Point of Terminus
- PC = Point of Curvature
- PT = Point of Tangency
- PCC = Point of Compound Curvature
- PRC = Point of Reverse Curvature
- R/W = Right-of-Way
- (P) = Plat Data
- (S) = Survey Data

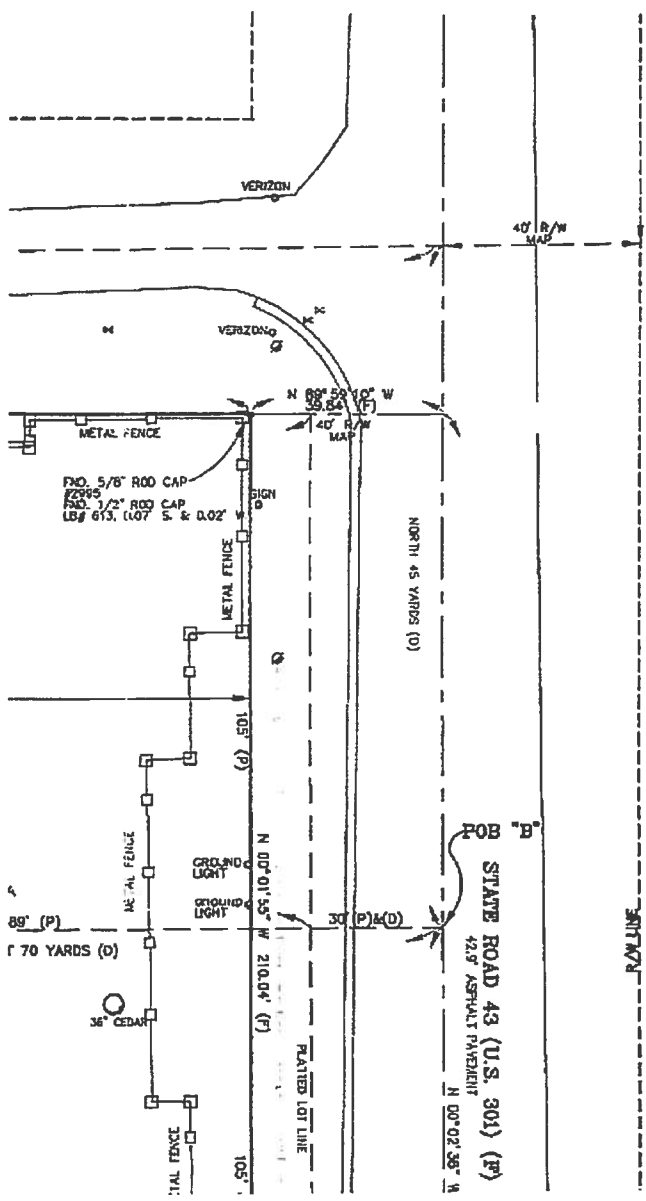
Drawing Path:
S:\SURVEY\2008 Jobs
\8_AUG 08\3038070100
- Parrish School House
Lot\CAD_DWG's

Sheet: 2 OF 2

Section 29, Township 33
South, Range 19 East

Drawing Date: 10/10/14

Exhibit "A"



DESCRIPTION: ORS 2252 - PAGE 4118

LOTS 12 AND 13, CRAWFORD PARRISH ADDITION, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 144, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH: BEGIN 70 YARDS NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST; THENCE NORTH 70 YARDS, WEST 70 YARDS, SOUTH 70 YARDS AND EAST 70 YARDS, LESS 30 FEET OF THE EAST SIDE FOR STREET, LESS THE SOUTH 1/4 THEREOF, ALSO BEGIN 130 YARDS NORTH OF THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, THENCE NORTH 45 YARDS, WEST 70 YARDS, SOUTH 45 YARDS, EAST 70 YARDS, LESS 30 FEET OFF THE EAST AND NORTH SIDES FOR STREETS, LESS HIGHWAY RIGHT-OF-WAY.

CONTAINING 1.45 ACRES.

NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/90 AND ARE DERIVED FROM FOUND MONUMENTATION ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 43 (US 301) SECTION 13020-1523 LYING ADJACENT TO THIS PARCEL AND HAVING A BEARING OF N 00° 01' 55" W. THIS BEARING ORIENTATION IS DERIVED FROM FOUND EVIDENCE ESTABLISHED DURING THE MANATEE COUNTY GEOGRAPHIC INFORMATION CONTROL SURVEY OF 1988, LOCATED AT THE NW AND SE CORNERS OF SECTION 29-3-19.
2. THERE MAY BE PORTIONS OF THIS PROPERTY WHICH MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES. THESE POSSIBLE JURISDICTIONAL AREAS HAVE NOT BEEN DEALT WITH AS PART OF THIS SURVEY.
3. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE RB OPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON POSITIONS ESTABLISHED DURING THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM CONTROL SURVEY OF 1988. REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR (4) WAS IN EFFECT.
4. TITLE INFORMATION IS DERIVED FROM TITLE COMMITMENT NUMBER _____ BY _____ DATED _____
5. PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE 500 YEAR FLOOD

LEGEND:

- IRON ROD SET (5/8" LB # 6982)
- IRON NAIL FOUND (5/8" LB#6982, UNLESS OTHERWISE NOTED)
- NAIL & DISK (LB #6982, UNLESS OTHERWISE NOTED)
- 4" X 4" CONCRETE MONUMENT SET (LB #6982)
- 4" X4" CONCRETE MONUMENT FOUND (LB#6982 UNLESS OTHERWISE NOTED)
- 3/8" IRON ROD FOUND STAMPED FOOT
- IR IRON ROD
- CM CONCRETE MONUMENT
- FM FOUND
- P IRON PIPE
- N&D NAIL & DISK
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCO POINT OF COMPOUND CURVATURE
- POC POINT ON CURVE
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- (A) CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CI CHORD DISTANCE
- LI LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- CR CORNER
- (P) PLAT DATA
- (F) FIELD DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- ORB OFFICIAL REDDOR BOOK
- D.D. DEED BOOK
- PB PLAT BOOK
- PAGE PAGE
- R/W RIGHT OF WAY LINE
- WD WOOD
- CONC CONCRETE
- RR RAILROAD
- ESMT EASEMENT
- POB POINT OF BEGINNING
- ⊕ BENCHMARK

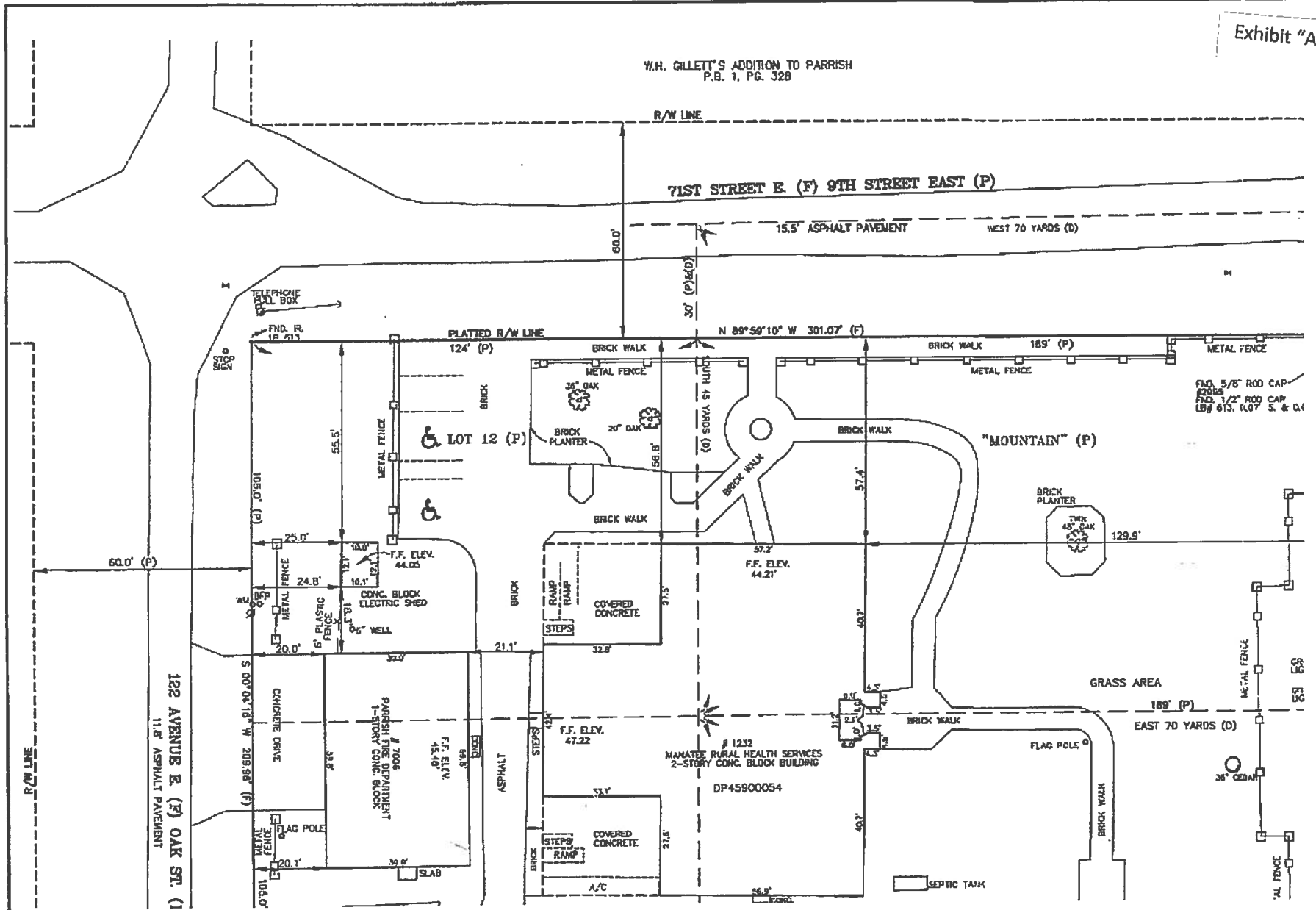


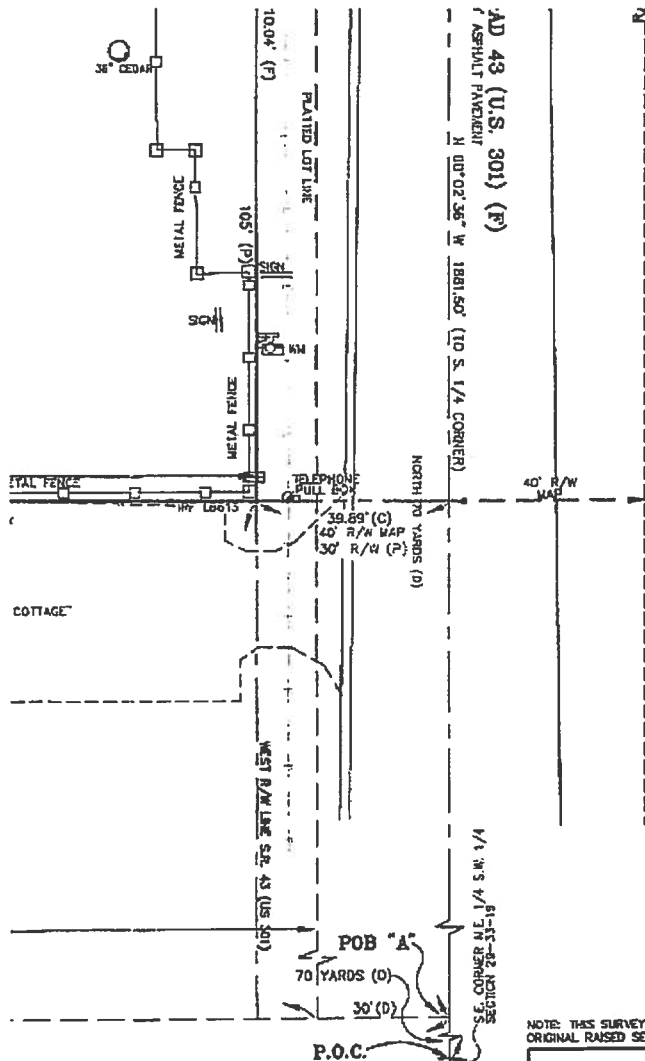
SCALE 1" = 20'

NW

Exhibit "A"

W.H. GILLET'S ADDITION TO PARRISH
P.B. 1, PG. 328





- JURISDICTIONAL AREAS HAVE NOT BEEN DEALT WITH AS PART OF THIS SURVEY.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE RB GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON POSITIONS ESTABLISHED DURING THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM CONTROL SURVEY OF 1998. REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR (4) WAS IN EFFECT.
 - TITLE INFORMATION IS DERIVED FROM TITLE COMMITMENT NUMBER _____ BY _____ DATED _____.
 - PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE 500 YEAR FLOOD PLAN) PER FIRM PANEL NO. 120153-0210-C WITH AN EFFECTIVE DATE OF JUNE 30, 1999.
 - BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
 - ELEVATIONS ARE BASED ON NGVD 1929 AND ARE DERIVED FROM FDOT BENCHMARK #35 (SR 43 - US 301, SECTION 13020-1925) HAVING AN ELEVATION OF 41.251 AND ALSO FDP MONUMENT Y559 HAVING AN ELEVATION OF 43.615.
 - THIS PARCEL IS ZONED "VL" WITH SETBACKS OF FRONT 25 FEET, SIDES 10 FEET (25 FEET IF ABUTTING A RESIDENCE), REAR 15 FEET (25 FEET IF ABUTTING A RESIDENCE). THE MAXIMUM HEIGHT OF 35 FEET. THIS INFORMATION IS PER THE MANATEE COUNTY LAND DEVELOPMENT CODE.
 - THERE ARE NO STORM OR SANITARY SEWERS PRESENT IN THE AREA OF THIS PARCEL. WATER SERVICE IS AVAILABLE VIA A 6" (SIX INCH) WATERLINE, AS NOTED ON THE SURVEY.
 - THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS ORIGINALLY PERFORMED SEPTEMBER 25, 1996 BY ZOLLER, NAJJAR & SHORYER, INC. AND HAS BEEN UPDATED ON JUNE 30, 2008, AND FURTHER UPDATED ON JULY 2014.

- LS LICENSED SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- CM CORNER
- (P) PLAT DATA
- (F) FIELD DATA
- (D) DEED DATA
- (C) CALCULATED DATA
- ORB OFFICIAL RECORD BOOK
- D.B. DEED BOOK
- PB PLAT BOOK
- PA PAGE
- R/W RIGHT OF WAY LINE
- WO WOOD
- CONC CONCRETE
- RR RAILROAD
- ESMT EASEMENT
- POB POINT OF BEGINNING
- ⊕ BENCHMARK
- ⊕-B UTILITY POLE W/ GUY ANCHOR
- STC STORAGE
- BLDG BUILDING
- P.O.L. POINT ON LINE
- OVERHEAD UTILITY LINES
- FENCE LINE
- LIMITED ACCESS RIGHT OF WAY LINE
- F.F. FINISHED FLOOR ELEVATION
- COR. CORNER
- OSW OTHER SURFACE WATERS
- FH FIRE HYDRANT
- WM WATER METER
- BFP BACK FLOW PREVENTER
- C/O CLEAN OUT
- GV GATE VALVE
- FM-GV FORCE MAIN GATE VALVE
- ⊙ SANITARY MANHOLE
- ⊙ CATCH BASIN
- ⊙ JUNCTION BOX
- ⊙ GATE VALE
- FH FIRE HYDRANT
- TEL. PHONE PEDESTAL
- CATV CABLE TV PEDESTAL
- WM WATER METER
- C/O CLEAN OUT
- FOC FIBER OPTIC CABLE
- +25.0 TYPICAL SPOT ELEVATION
- UNDERGROUND WATER PAINT MARK
- UNDERGROUND GAS PAINT MARK
- WM WATER METER
- PINE TREE



Exhibit "A"

BOUNDARY SURVEY
OF
RURAL HEALTH SERVICES
LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

K:\WPFILES\LEGAL\2008\PARRISH\SCHOOLHOUSE-REME-JOA.doc
K:\WPFILES\notes\2008\VEDCERTON\PARRISH\SCHOOLHOUSE-ZNSJOB41492-JOA.doc
K:\Plot Files\Projects\Parrish School\Farrish-BS2014.plt
(OLD JOB # 00-41492)

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.


SURVEYOR CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER HEREBY, CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

No. 4292

DATE OF FIELD SURVEY: 08/18/14 BY: R.E.M. EDERTON, P.S.M.

DATE OF CERTIFICATION: 09/03/14 FLORIDA CERTIFICATE NO. 2292



ZNS ENGINEERING

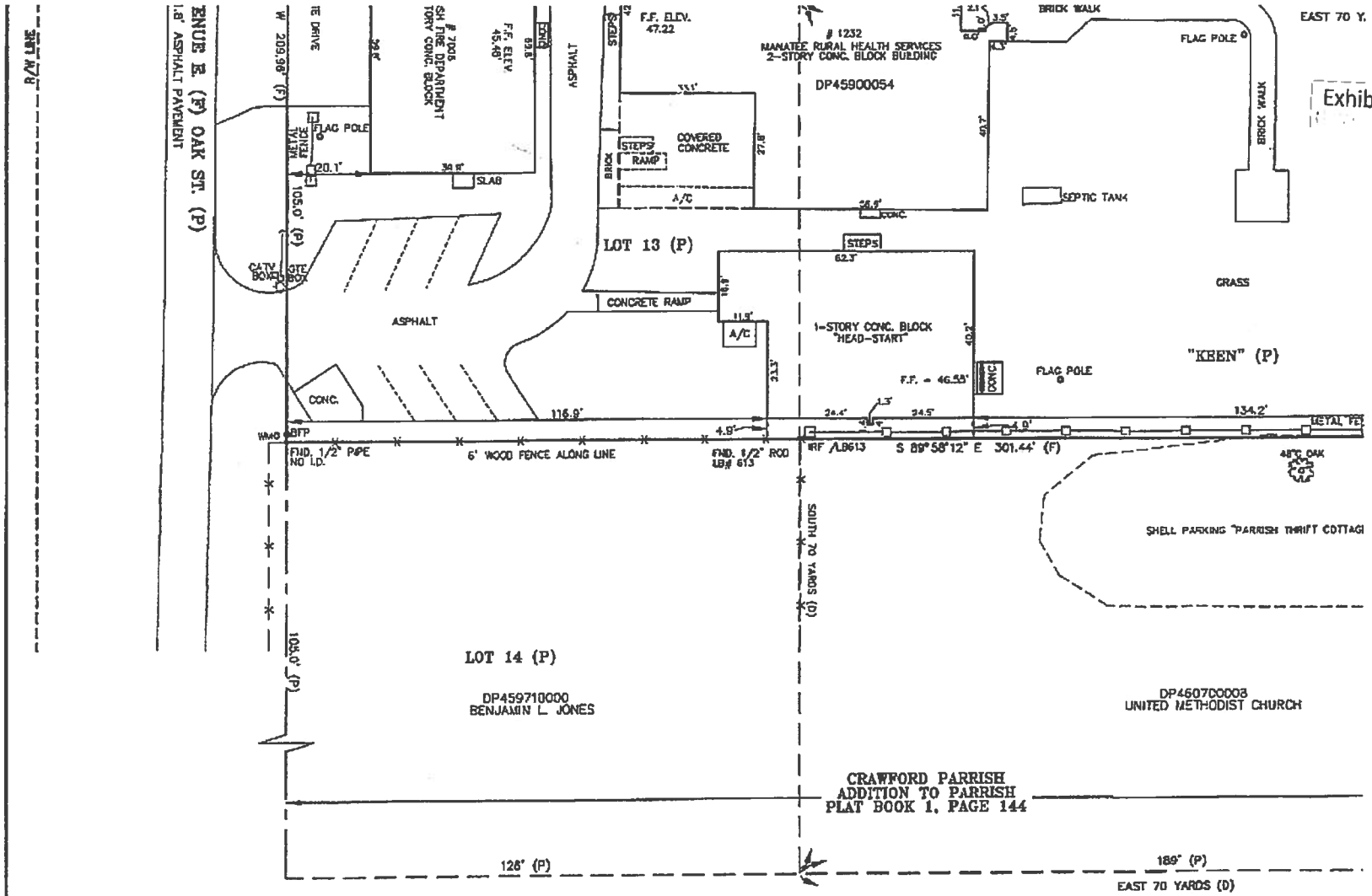
ENGINEERS | MANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS

303 36 ASPH/2 DRIVE EAST BRACHPARK, FL 34709
SMALL BUSINESS OWNED | TELEPHONE (813) 748-8200 | FAX (813) 748-3316

DRAWING: T:\PARRISH SCHOOLS\PARRISH-BS2014.dwg DATE: 09/03/14 SCALE: 1" = 20'

DRAWN: JCC - Beville JOB NO. 43771 FIELD BOOK PAGE SHEET 1 OF 1

SE



© ZNS ENGINEERING, L.C.
 THIS DOCUMENT IS PROTECTED BY SECTION 106 OF THE "UNITED STATES
 COPYRIGHT ACT". REPRODUCTION OR ALTERATION OF THIS DOCUMENT OR
 THE INFORMATION CONTAINED HEREIN BY ANY MEANS WHATSOEVER IS
 STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF ZNS
 ENGINEERING, L.C. CONSENT IS HEREBY GRANTED SPECIFICALLY TO
 GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE
 WITH F.S. CHAPTER 119.

SW

THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist, Property Acquisition Division
On Behalf of: John Agostinelli, Property Acquisition Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Old Parrish Schoolhouse
PROJECT#: N/A
PARCEL#: N/A
PID# 459500054, 454200059

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

COUNTY DEED

(Pursuant to Section 125.411, Florida Statutes)

THIS DEED made this _____ day of _____, 2014, by **MANATEE COUNTY**, a political subdivision of the State of Florida, party of the first part, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, and **THE PARRISH FOUNDATION, INC.**, a Florida not-for-profit corporation, party of the second part, whose mailing address is Post Office Box 794, Parrish, Florida 34219.

WITNESSETH that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, its heirs and assigns forever, the following described land, lying and being in Manatee County, Florida, more particularly described in **Parcel Identification Number 459500054, 454200059**, in **Composite Exhibit "A"** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Chairman thereunto duly authorized as the day and year first written above.

MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

Witness Signature

By: _____
Larry Bustle, Chairman

Printed Name

Date: _____

Witness Signature

Attest: R.B. SHORE
CLERK OF THE CIRCUIT COURT

Printed Name

By: _____
Deputy Clerk

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Larry Bustle, as Chairman of Manatee County Florida, a political subdivision of the State of Florida, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC Signature

Printed Name

EXHIBIT "B"

Boundary Survey

Composite Exhibit "A"

DESCRIPTION:

The West 116 feet of Lot C, Block D, W.H. Gillett's Addition to Parrish, as recorded in Plat Book 1, Page 328 in the Public Records of Manatee County, Florida.

NOTES:

1. Unless noted, locations limited to — observable, above ground improvements, no underground improvements have been located except those shown hereon. some features may be exaggerated for clarity. dimensions shown supersede scaled dimensions.
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Todd E. Boyle, RSM,
Florida Registered Professional Surveyor & Mapper, 6047

Date

10/10/2014

Drawing Path:
S:\SURVEY\2008 jobs
\8_AUG 08\3036070100
- Parrish School House
Lot\CAD_DWG's

Sheet: 1 OF 2

Section 29, Township 33
South, Range 19 East

Drawing Date: 10/10/14

Boundary Survey

Composite Exhibit "A"

Devin Zemring
Parcel Identification 454200109
7118 122nd Avenue East
(Official Records Book 2090, Page 3848)

Lot B, Block D

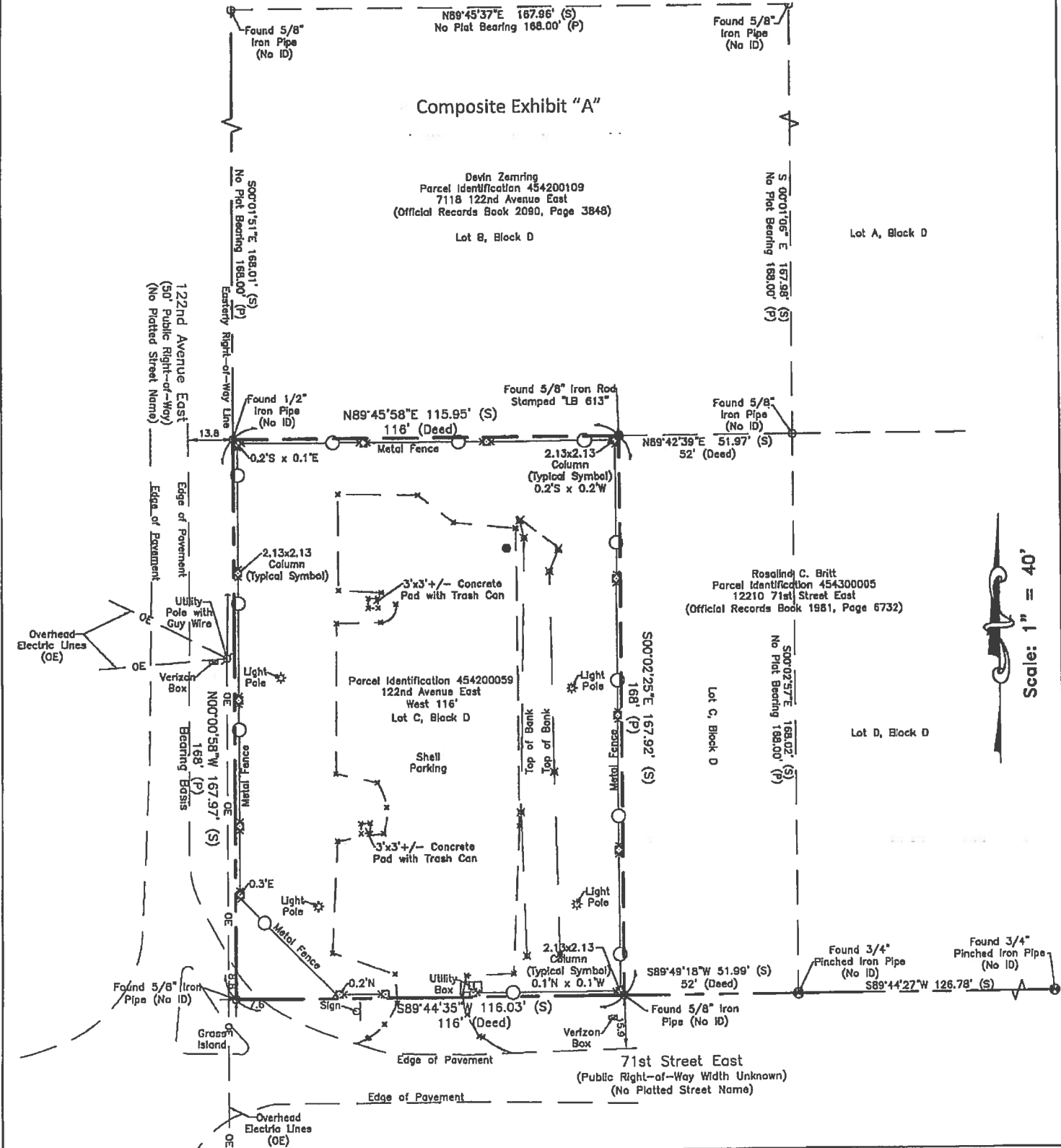
Lot A, Block D

Rosalind C. Britt
Parcel Identification 454300005
12210 71st Street East
(Official Records Book 1981, Page 6732)

Lot C, Block D

Lot D, Block D

Scale: 1" = 40'



MANATEE COUNTY PROPERTY
MANAGEMENT DEPARTMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205
(841)7748-4501

Notes:

- See Sheet 1 of 2 For
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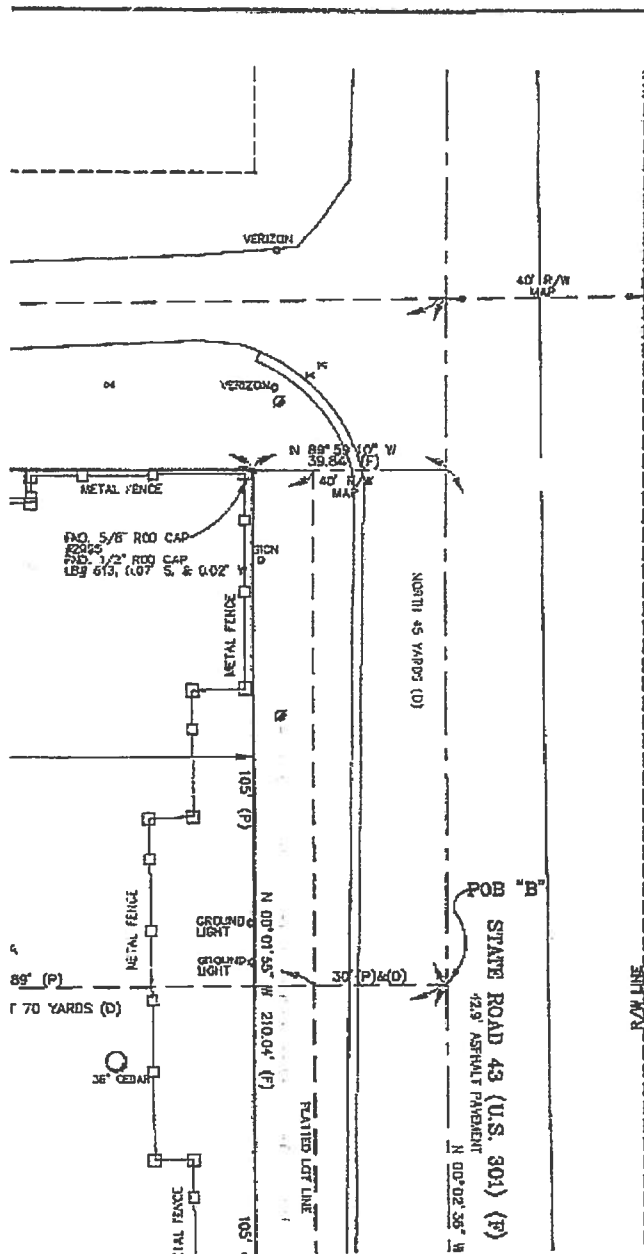
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Lot\CAD_DWG's

Sheet: 2 OF 2

Section 29, Township 33
South, Range 19 East

Drawing Date: 10/10/14

NE



Composite Exhibit "A"

DESCRIPTION: ORB 2252 - PAGE 4119

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CONTAINING 1.45 ACRES.

NOTES:

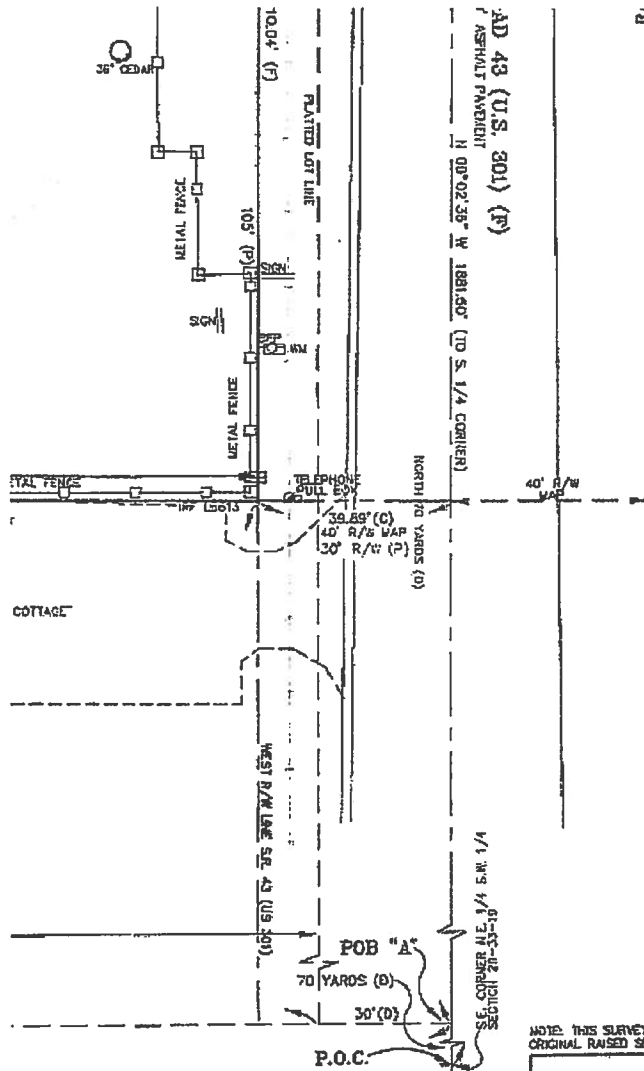
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4. TITLE INFORMATION IS DERIVED FROM TITLE COMMITMENT NUMBER _____ DATED _____ BY _____
5. PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE 500 YEAR FLOOD)

LEGEND:

- IRON ROD SET
- (5/8" LB # 6882)
- IRON MARKER FOUND
- (5/8" LB#6882, UNLESS OTHERWISE NOTED)
- NAIL & DISK
- (LB #682, UNLESS OTHERWISE NOTED)
- 4" X 4" CONCRETE MONUMENT SET
- (LB #682)
- 4" X 4" CONCRETE MONUMENT FOUND
- (LB#682 UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD FOUND STAMPED FOOT
- IR IRON ROD
- CM CONCRETE MONUMENT
- FND FOUND
- IP IRON PIPE
- N&D NAIL & DISK
- PRM PERMANENT REFERENCE MONUMENT
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- PCO POINT OF COMPOUND CURVATURE
- POC POINT ON CURVE
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- COR CORNER
- (F) FIELD DATA
- (C) CALCULATED DATA
- ORB OFFICIAL RECORD BOOK
- D.B. DEED BOOK
- PB PLAY BOOK
- PD PAGE
- R/W RIGHT OF WAY LINE
- RD ROAD
- CONC CONCRETE
- RR RAILROAD
- ESMT EASEMENT
- POS POINT OF BEGINNING
- BENCHMARK



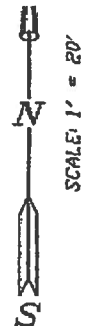
SCALE: 1" = 20'



- JURISDICTIONAL AREAS HAVE NOT BEEN DEALT WITH AS PART OF THIS SURVEY.
- PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R8 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON POSITIONS ESTABLISHED DURING THE MANATEE COUNTY GEOGRAPHIC INFORMATION SYSTEM CONTROL SURVEY OF 1988. REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR (4) WAS IN EFFECT.
 - TITLE INFORMATION IS DERIVED FROM TITLE COMMITMENT NUMBER _____ BY _____ DATED _____
 - PROPERTY IS LOCATED IN FLOOD ZONE X (OUTSIDE 500 YEAR FLOOD PLAIN) PER FIRM PANEL NO. 120153-0210-C WITH AN EFFECTIVE DATE OF JUNE 30, 1999.
 - BEARINGS AND DISTANCES ARE FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.
 - ELEVATIONS ARE BASED ON NGVD 1929 AND ARE DERIVED FROM FDOT BENCHMARK #35 (SR 43 - US 301, SECTION 13020-1325) HAVING AN ELEVATION OF 41.251 AND ALSO FDEP MONUMENT Y559 HAVING AN ELEVATION OF 43.615.
 - THIS PARCEL IS ZONED "VL" WITH SETBACKS OF FRONT 25 FEET, SIDES 10 FEET (25 FEET IF ABUTTING A RESIDENCE), REAR 15 FEET (25 FEET IF ABUTTING A RESIDENCE). THE MAXIMUM HEIGHT OF 35 FEET. THIS INFORMATION IS PER THE MANATEE COUNTY LAND DEVELOPMENT CODE.
 - THERE ARE NO STORM OR SANITARY SEWERS PRESENT IN THE AREA OF THIS PARCEL. WATER SERVICE IS AVAILABLE VIA A 6" (SIX INCH) WATERLINE, AS NOTED ON THE SURVEY.
 - THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS ORIGINALLY PERFORMED SEPTEMBER 25, 1998 BY ZOLLER, NAJJAR & SHORYER, INC. AND HAS BEEN UPDATED ON JUNE 30, 2006, AND FURTHER UPDATED ON JULY 2014.

Composite Exhibit "A"

- LS LICENSED SURVEYOR
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- COR CORNER
- (D) PLAT DATA
- (F) FIELD DATA
- (O) DEED DATA
- (C) CALCULATED DATA
- ORB OFFICIAL RECORD BOOK
- D.B. DEED BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT OF WAY LINE
- WO WOOD
- CONC CONCRETE
- RR RAILROAD
- ESMT EASEMENT
- POB POINT OF BEGINNING
- ⊕ BENCHMARK
- ⊕-⊕ UTILITY POLE W/ GUY ANCHOR
- STC STORAGE
- BLDG BUILDING
- P.O.L. POINT ON LINE
- E— OVERHEAD UTILITY LINES
- X— FENCE LINE
- A— LIMITED ACCESS RIGHT OF WAY LINE
- F.F. FINISHED FLOOR ELEVATION
- COR. CORNER
- OSW OTHER SURFACE WATERS
- FH FIRE HYDRANT
- WM WATER METER
- BFP BACKFLOW PREVENTER
- C/O CLEAN OUT
- GV GATE VALVE
- FM-GV FORCE MAIN GATE VALVE
- ⊙ SANITARY MANHOLE
- CB CATCH BASIN
- JB JUNCTION BOX
- GV GATE VALVE
- FH FIRE HYDRANT
- TEL PHONE PEDESTAL
- CATV CABLE TV PEDESTAL
- WM WATER METER
- C/O CLEAN OUT
- FOC FIBER OPTIC CABLE
- +25.0 TYPICAL SPOT ELEVATION
- W— "UNDERGROUND WATER" PAINT MARK
- G— "UNDERGROUND GAS" PAINT MARK
- WM WATER METER
- ⊙ PINE TREE



BOUNDARY SURVEY
OF
RURAL HEALTH SERVICES
LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

K:\WPFILES\LEGALS2008\PARRISHSCHOOLHOUSE-REME-JOA.dwg
K:\WPFILES\nOTES2006\EDGERTON\PARRISHSCHOOLHOUSE-ZNSJOB41492-JOA.dwg

(OLD JOB # 00-41492) K:\Plot Files\Projects\Parrish School\Parrish-BS2014.pt

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEFS, A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 08/18/14 BY: R.E.M. EDGERTON, P.S.M.

DATE OF CERTIFICATION: 09/02/14 FLORIDA CERTIFICATE NO. 4282

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS

701 98 AVENUE EAST SUITE 200A, L1 31008
DALLAS, TEXAS 75246-3004 | TEL: (214) 748-4600 | FAX: (214) 748-3014

DRAWING: P:\PARRISH SCHOOLS\PARRISH-BS2014.dwg DATE: 09/02/14 SCALE: 1" = 20'

DRAWN: JOC - bmrhs JOB NO. 45771 FIELD BOOK PAGE SHEET 1 OF 1

SE

