



OFFICE OF THE COUNTY ATTORNEY

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MEMORANDUM

DATE: March 4, 2020

TO: Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department

THROUGH: Mitchell O. Palmer, County Attorney Approved by *MOP 3-6-2020*

FROM: Pamela J. D'Agostino, Assistant County Attorney Approved by *PJD 3-4-2020*

RE: **Review of FDOT Purchase Agreements for Parcel Nos. 133 & 139 (No Assigned Addresses) – Manatee County to Florida Department of Transportation; CAO Matter No. 2020-0063**

Issue Presented:

In this Request for Legal Services (RLS), you have asked the County Attorney's Office to review two proposed FDOT Purchase Agreements (Agreements) and the supporting documentation relevant to each parcel and advise whether the Agreements are legally acceptable to present to the Board of County Commissioners of Manatee County, Florida (Board).

Brief Answer:

I have reviewed the Agreements. Provided the documents are revised as recommended and staff proceeds consistent with my below advice, I have no objection from a legal

* Board Certified in Construction Law

** Board Certified in City, County & Local Government Law

standpoint to these transactions being presented to the Board for consideration. I express no opinion as to the business judgment of selling this property or licensing this land pursuant to these terms and conditions.

Recommendation:

Staff should negotiate with the FDOT to have these agreements revised consistent with past transactions.

Facts:

FDOT seeks to acquire Parcel 133 and Parcel 139 in fee in furtherance of its sidewalk, signalization and lighting improvement project to US 41 from 69th Avenue West to 63rd Avenue West and from 53rd Avenue West to Cortez Road. Additionally, the FDOT wants the County to enter into license agreements with the FDOT for Parcels 928.1 and 930.1.

Discussion:

Purchase Agreements

I recommend these agreements be revised consistent with past similar transactions with the FDOT as follows:

- "Manatee County, Florida" should be revised to "Manatee County, a political subdivision of the State of Florida" after "Seller:" at the beginning of each agreement.
- Paragraph I.(b) should be revised to "Real Property Described As: See Exhibit A, attached hereto and made a part hereof." The descriptions provided are not sufficiently specific.
- Paragraph III.(a) should be stricken and the following should be added to the FDOT's standard Addendum to Purchase Agreement for each (Addenda):
 - Purchase Agreement Paragraph III (a) is stricken as not applicable.
- Paragraph III.(b) should be stricken and the following should be added to the Addenda:
 - Purchase Agreement Paragraph III (b) is stricken and revised to read: "At closing, Seller shall deliver to Buyer a good, sufficient, and properly recordable deed, subject to the limitations of Section 125.411, Florida Statutes. The County Deed shall convey only the interest of Seller and the Board in the Property, and shall not warrant title nor represent any state of

facts concerning title.”

- Paragraph III.(g) should be stricken and the following should be added to the Addenda:

Purchase Agreement Paragraph III (g) is stricken and revised to read:
“Seller agrees that the real property described in Section I of this agreement shall be conveyed to Buyer by a conveyance instrument substantially similar to the form provided in Section 125.411, Florida Statutes.”

- Paragraph III.(j) should be stricken and the following should be added to the Addenda:

Purchase Agreement Paragraph III (j) is stricken as not applicable.

- Paragraph V. should be revised to reflect that there is an Addendum to each agreement on page 4.
- The signature blocks for the County should be revised consistent with attached past Purchase Agreements with FDOT.
- The “Additional Signature” pages should be removed.
- The following sentence should be added to the Addenda: The terms of this addendum shall survive the closing.
- Language should be added to the Addenda which references the project, its purpose, or the construction plans, and how the FDOT intends to accommodate the public water valve located within Parcel 133 and the public water gate valves within Parcel 139. Staff should consider whether attaching the most recent construction plans as an exhibit and adding language which obligates the FDOT to complete the project in substantial conformity with those plans is appropriate. Staff should also consider whether the Addenda should include language which ensures the land acquired shall be open for public use as a sidewalk upon completion of the project.

License Agreements

Although the documents provided are entitled agreements, they are not as they do not contain signature pages for both parties. They must be revised such that a signature page for the FDOT is added to each. Pursuant to these documents, the County would be granting licenses to the FDOT until the project is completed. I recommend staff negotiate a reasonable termination date with the FDOT, as has been done in the past, and revise each as follows: “...during the period beginning with the date first above written and continuing until completion of the project, but not later than [*insert date i.e., February 28, 2026*].” The County’s signature block on each should also be revised to appear as follows:

**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

Each document purports to be a three page document, but is only two pages long and neither contains Exhibit A (the area to be licensed). Staff will need to correct these discrepancies and obtain legal descriptions and sketches from the FDOT.

I trust that staff has or will research the history of Parcels 133, 139, 928.1, and 930.1, will not present any of these agreements to the Board unless (1) staff is certain that the County is permitted to divest itself of Parcels 133 and 139 and encumber Parcels 928.1 and 930.1 in the manner proposed, (2) all relevant County departments and divisions have no objection to conveying or encumbering these parcels and (3) the County Surveyor has reviewed and approved all of the legal descriptions and sketches.

Attached for staff's benefit are Resolution R-19-036 and Resolution R-19-097. By adopting these two resolutions the Board recently approved and authorized certain conveyances of land to the FDOT. Staff should use these resolutions as a guide in drafting resolutions and otherwise preparing to present these Purchase Agreements and License Agreements to the Board for consideration.

Conclusion:

Provided staff revises these agreements and otherwise proceeds consistent with my advice above, I have no objection from a legal standpoint to these transactions being

Joy Leggett-Murphy, Property Acquisition Division Manager

March 4, 2020

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presented to the Board for consideration. I express no opinion as to the business judgment of entering into these agreements. This completes my response to your RLS. Please contact me if you have any questions or if I can be of further assistance.

Copy with attachments to:

Cheri Coryea, County Administrator

John Osborne, AICP, Infrastructure and Strategic Planning Official – Deputy
County Administrator

Karen M. Stewart, CECD, Economic Development Official – Deputy County
Administrator

Charlie Bishop, Director, Property Management Department

Chad Butzow, P.E., Director, Public Works Department

Brandie Adams, Real Property Specialist, Property Acquisition Division, Property
Management Department

RESOLUTION R-19-036

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, (Board) is authorized under Section 125.38, Florida Statutes, to convey real property owned by the County to the State of Florida or any political subdivision or agency thereof when such property is not needed for County purposes, upon application to the Board of County Commissioners, provided the Board is satisfied that such property is required by the State of Florida or its agency for its intended use; and

WHEREAS, the State of Florida Department of Transportation (FDOT) has applied to the Board for conveyance of the property described in Exhibit 1, attached hereto and incorporated herein; and

WHEREAS, the FDOT desires to acquire this property for the purposes undertaking a project to improve the interchange at I-75 and U.S. 301, in Manatee County, Florida; and

WHEREAS, the Board finds and is satisfied that this property is required by the FDOT for the FDOT's intended use and that the property is not needed for County purposes; and

WHEREAS, the Board has determined it is in the best interest of Manatee County, Florida, to convey this property to the FDOT in accordance with the terms and conditions contained in the Purchase Agreement identified as Exhibit 2, attached hereto and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

1. The findings set forth in the preamble above are hereby adopted as findings of this Board and are incorporated herein by reference.
2. The Board hereby approves and authorizes the conveyance of the land described in Exhibit 1 to the FDOT for the sum of THREE MILLION ONE HUNDRED SIXTY-FIVE THOUSAND THREE HUNDRED FORTY AND 00/100 DOLLARS (\$3,165,340.00).
3. The Chairperson or Vice Chairperson of the Board is hereby authorized to execute the Purchase Agreement and County Deed, attached hereto and incorporated herein as Exhibit 3, to convey the property described in Exhibit 1 to the FDOT.
4. 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.

5. This Resolution shall become effective upon its adoption.

DULY ADOPTED with a quorum present and voting this 21st day of May, 2019.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: Stephen R. Johnson
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Wibi Jessmer
Deputy Clerk



FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

PARCEL 105.1

LIMITED ACCESS RIGHT OF WAY

A) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 9 and 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North $89^{\circ}37'06''$ West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North $19^{\circ}14'22''$ West a distance of 187.22 feet; thence South $72^{\circ}12'30''$ West a distance of 174.06 feet to an intersection with the westerly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of way line of said 19th Street East (per Section 1302-(104)202, as transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South $72^{\circ}12'30''$ West a distance of 18.63 feet to the beginning of a curve having a radius of 1,856.86 feet; thence continue along said southerly existing right of way line the arc of said curve to the left a distance of 281.82 feet through a central angle of $08^{\circ}41'45''$ with a chord bearing South $67^{\circ}44'39''$ West to the end of said curve and to the beginning of a curve having a radius of 320.75 feet; thence along the arc of said curve to the left a distance of 52.30 feet through a central angle of $09^{\circ}20'31''$ with a chord bearing North $88^{\circ}14'12''$ West to the end of said curve and to the beginning of a curve having a radius of 578.75 feet; thence along the arc of said curve to the left a distance of 125.31 feet through a central angle of $12^{\circ}24'20''$ with a chord bearing South $80^{\circ}53'23''$ West to the end of said curve; thence South $15^{\circ}48'29''$ East a distance of 10.83 feet to the beginning of a curve having a radius of 413.81 feet; thence along the arc of said curve to the left a distance of 121.03 feet through a central angle of $16^{\circ}45'29''$ with a chord bearing South $63^{\circ}16'32''$ West to the end of said curve and to the beginning of a curve having a radius of 1,912.00 feet; thence along the arc of said curve to the left a distance of 530.08 feet through a central angle of $15^{\circ}53'05''$ with a chord bearing South $46^{\circ}57'15''$ West to the end of said curve; thence South $39^{\circ}00'43''$ West a distance of 388.75 feet; thence South $33^{\circ}21'17''$ West a distance of 154.24 feet; thence North $56^{\circ}43'59''$ West a distance of 30.86 feet to the easterly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said easterly existing Limited Access right of way line the following three (3) courses: 1) North $34^{\circ}05'46''$ East a distance of 364.05 feet to the beginning of a curve having a radius of 1,811.86 feet; 2) thence along the arc of said curve to the right a distance of 1,205.22 feet through a central angle of $38^{\circ}06'44''$ with a chord bearing North $53^{\circ}09'08''$ East to the end of said curve; 3) North $72^{\circ}12'30''$ East a distance of 127.53 feet to the end of said courses; thence South $19^{\circ}14'22''$ East a distance of 84.87 feet to the POINT OF BEGINNING.

Containing 2.074 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

ALSO

LIMITED ACCESS RIGHT OF WAY

B) Those portions of Blocks 9, 10 and 11 and that portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 19th Street East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 174.06 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of line of said 19th Street East (per Section 1302-(104)202, as Transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 84.87 feet to the southerly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said southerly existing Limited Access right of way line North 72°12'30" East a distance of 1,572.20 feet; thence South 42°26'16" East a distance of 47.53 feet to the northerly existing right of way line (per Condominium Book 33, Page 75, Public Records of Manatee County, Florida and vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly existing right of way line South 72°05'45" West a distance of 505.85 feet; thence North 17°47'30" West a distance of 30.31 feet; thence South 72°13'26" West a distance of 773.15 feet; thence South 72°13'26" West a distance of 17.60 feet; thence South 72°47'42" West a distance of 96.78 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the left a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing South 33°35'53" West to the end of said curve; thence South 19°14'22" East a distance of 36.43 feet to said southerly existing right of way line of 19th Street East; thence along said southerly existing right of way line South 72°12'30" West a distance of 152.65 feet to the POINT OF BEGINNING.

Containing 1.103 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

ALSO

C) INTENTIONALLY OMITTED

ALSO

RIGHT OF WAY

D) That portion of Block 11, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of 19th Street East, Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 326.71 feet to a point on the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 36.43 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the right a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing North 33°35'53" East to the end of said curve; thence North 72°47'42" East a distance of 96.78 feet; thence North 72°13'26" East a distance of 17.60 feet; thence South 17°47'30" East a distance of 43.56 feet to the southerly existing right of way line of said 19th Street East (per Official Records Book 2458, Page 5673, Public Records of Manatee County, Florida); thence along said southerly existing right of way line the following three courses: 1) South 72°12'30" West a distance of 75.00 feet; 2) South 72°12'30" West a distance of 75.58 feet; 3) South 17°47'30" East a distance of 27.62 feet to said southerly existing right of way line of 19th Street East (per Section 1302-(104)202) and end said courses; thence along said southerly existing right of way line South 72°12'30" West a distance of 7.65 feet to the POINT OF BEGINNING.

Containing 6,580 square feet.

ALSO

LIMITED ACCESS RIGHT OF WAY

E) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 184.39 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence along said easterly existing Limited Access right of way line North 19°14'22" West a distance of 17.78 feet to the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida); thence along said southerly existing right of way line North 72°12'30" East a distance of 152.65 feet; thence South 19°14'22" East a distance of 67.45 feet to said southerly existing right of way line of 18th Street East; thence along said southerly existing right of way line North 89°54'38" West a distance of 161.71 feet to the POINT OF BEGINNING.

Containing 6,503 square feet.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

ALSO

RIGHT OF WAY

F) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 60th Avenue East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line North 72°12'30" East a distance of 2,015.61 feet; thence South 17°47'30" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South 17°47'30" East a distance of 84.85 feet to the southerly existing right of way line of said State Road 43 (per Section 1302-(104)202 and per said Transfer to Manatee County); thence along said southerly existing right of way line South 72°12'30" West a distance of 246.99 feet to the northerly right of way line (vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly right of way line North 17°53'09" West a distance of 41.65 feet; thence North 42°26'16" West a distance of 47.53 feet to said southerly existing right of way line (per said Transfer to Manatee County); thence along said southerly existing right of way line North 72°12'30" East a distance of 266.87 feet to the POINT OF BEGINNING.

Containing 21,389 square feet.

ALSO

RIGHT OF WAY

G) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of Section 9, Township 34 South, Range 18 East; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line of State Road 43 the following three (3) courses: 1) South 72°12'30" West a distance of 299.10 feet to the beginning of a curve having a radius of 1,909.86 feet; 2) thence along the arc of said curve to the left a distance of 1,270.41 feet through a central angle of 38°06'44" with a chord bearing South 53°09'08" West to the end of said curve; 3) South 34°05'46" West a distance of 464.78 feet to the end of said courses; thence South 55°54'14" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line North 34°05'46" East a distance of 100.73 feet to an intersection with the southerly Limited Access right of way line (per Section 13075-2404); thence South 56°43'59" East a distance of 30.86 feet; thence South 55°54'14" East a distance of 12.04 feet; thence South 34°05'46" West a distance of 101.18 feet to the

southwesterly existing right of way line (per said Transfer to Manatee County); thence along said southwesterly existing right of way line North 55°54'14" West a distance of 42.89 feet to the POINT OF BEGINNING.

Containing 4,333 square feet.

ALSO

RIGHT OF WAY

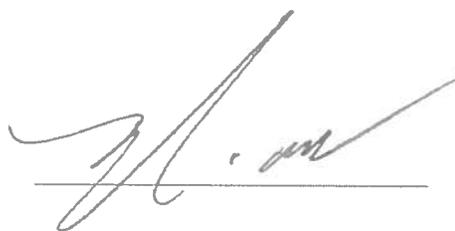
H) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 346.10 feet to a point on the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 67.45 feet to the northerly existing right of way line of 18th Street East [per Section 1302-(104)202]; thence along said northerly existing right of way line North 72°12'30" East a distance of 7.65 feet to an intersection with the northerly existing right of way of 18th Street East (per said plat); thence along said northerly existing right of way line South 89°54'38" East a distance of 134.51 feet; thence South 00°05'22" West a distance of 66.00 feet to said southerly existing right of way line; thence along said southerly existing right of way line North 89°54'38" West a distance of 119.47 feet to the POINT OF BEGINNING.

Containing 8,639 square feet.

Legal Description Approved by:



Date:

4-23-19

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-030-07a
 RIGHT OF WAY
 OGC - 10/16
 Page 1 of 4



ITEM SEGMENT NO.: 2010325
 DISTRICT: 1
 FEDERAL PROJECT NO.: N/A
 STATE ROAD NO.: 93 (I-75)
 COUNTY: Manatee
 PARCEL NO.: 105A, B, D-H

Seller: Manatee County, a political subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) Estate Being Purchased: Fee Simple Permanent Easement Temporary Easement Leasehold

(b) Real Property Described As: See Exhibit "A", attached hereto and made part hereof.

(c) Personal Property: None

(d) Outdoor Advertising Structure(s) Permit Number(s): None

Buildings, Structures, Fixtures and Other Improvements Owned By Others: None

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property		
	Land	1.	\$ <u>2,790,345.00</u>
	Improvements	2.	\$ <u>372,810.00</u>
	Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ <u>0.00</u>
	Total Real Property	4.	\$ <u>3,163,155.00</u>
(b)	Total Personal Property	5.	\$ <u>0.00</u>
(c)	Fees and Costs		
	Attorney Fees	6.	\$ <u>0.00</u>
	Appraiser Fees	7.	\$ <u>2,185.00</u>
	<u>N/A</u>		
	<u>N/A</u>		
	<u>N/A</u> Fee(s)	8.	\$ <u>0.00</u>
	Total Fees and Costs	9.	\$ <u>2,185.00</u>
(d)	Total Business Damages	10.	\$ <u>0.00</u>
(e)	Total of Other Costs	11.	\$ <u>0.00</u>
	List: <u>N/A</u>		
	<u>N/A</u>		

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 3,165,340.00

Total Global Settlement Amount

(f) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing \$ 3,165,340.00

(g) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or N/A \$ 0.00

III. Conditions and Limitations

- (a) ~~Seller is responsible for all taxes due on the property up to, but not including, the day of closing.~~
- (b) ~~Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.~~
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) ~~Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.~~
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: Buyer and Seller agree that all fees and costs, or business damage claims associated with this settlement are included in the agreement. Closing is contingent upon the disposal or release of any interests, claims or potential claims related to purchase, whatsoever and from whomever, to the satisfaction of the Buyer.
- (j) ~~Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes.~~

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page 4 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

~~Seller(s)

Signature Date

Type or Print Name

Signature Date

Type or Print Name~~

Buyer
State of Florida Department of Transportation

BY: _____
Signature Date
Gregory C. Bowne, District R/W Manager
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this ____ day of _____, _____.

BY: _____
Signature Gregory C. Bowne, District R/W Manager
Type or Print Name and Title

Legal Review: _____
Date

Type or Print Name and Title

Seller

MANATEE COUNTY,
a political subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

Attest:
Angelina Colonnese
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
ADDENDUM TO PURCHASE AGREEMENT

This Addendum to Purchase Agreement (Addendum) is made and entered into by and between Manatee County, a political subdivision of the State of Florida, as "Seller" and the State of Florida Department of Transportation as "Buyer", for the acquisition of the real property identified as Parcel 105A-H and more particularly described in Exhibit "A" of the Agreement to which this Addendum is attached ("the Property").

For good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties hereto agree to the following terms and conditions:

- 1) Purchase Agreement Paragraph III (a) is stricken as not applicable.
- 2) Purchase Agreement Paragraph III (b) is stricken and revised to read;
"At closing, Seller shall deliver to Buyer a good, sufficient, and properly recordable deed, subject to the limitations of Section 125.411, Florida Statutes. The County Deed shall convey only the interest of Seller and the Board in the Property, and shall not warrant title nor represent any state of facts concerning title."
- 3) Purchase Agreement Paragraph III (g) is stricken and revised to read;
"Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by a conveyance instrument substantially in the form provided in Section 125.411, Florida Statutes.
- 4) Purchase Agreement Paragraph III (j) is stricken as not applicable.
- 5) Buyer's project shall be constructed in substantial conformance with the construction plans existing on this date, the relevant portions of which are attached and incorporated into this Purchase Agreement as Exhibit "B". It is agreed by the parties that (1) all existing drainage conveyance through swales and storm sewer pipes shall be accommodated to existing outfall points, (2) existing drainage flow patterns and existing conveyance capability shall be maintained with stormwater flowing south into the Manatee River, (3) positive flow shall be provided at tie-ins to 19th Street through swales along the south side of the proposed 19th Street realignment along both sides of the interchange, and (4) neither Seller's remaining property, if any, nor adjacent properties shall suffer any adverse drainage impacts as a result of Buyer's project. If changes to the drainage plans or patterns are necessary due to unforeseen conditions on or around the property, the Buyer will get consent from the Seller before implementing said changes.
- 6) The terms of this addendum shall survive the closing.

<p>Seller MANATEE COUNTY, a political subdivision of the State of Florida</p> <p>By: its Board of County Commissioners</p> <p>By: _____ Chairperson</p> <p>Date: _____</p> <p>Attest: Angelina Coloneso Clerk of the Circuit Court and Comptroller</p> <p>By: _____ Deputy Clerk</p>	<p>Buyer STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION</p> <p>By: _____ Gregory C. Bowne, District R/W Manager</p> <p>Date _____</p>
---	---

Approved as to form and legality by:

District One General Counsel's Office

Date

EXHIBIT "A"

FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

PARCEL 105.1

LIMITED ACCESS RIGHT OF WAY

A) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 9 and 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence South 72°12'30" West a distance of 174.06 feet to an intersection with the westerly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of way line of said 19th Street East (per Section 1302-(104)202, as transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South 72°12'30" West a distance of 18.63 feet to the beginning of a curve having a radius of 1,856.86 feet; thence continue along said southerly existing right of way line the arc of said curve to the left a distance of 281.82 feet through a central angle of 08°41'45" with a chord bearing South 67°44'39" West to the end of said curve and to the beginning of a curve having a radius of 320.75 feet; thence along the arc of said curve to the left a distance of 52.30 feet through a central angle of 09°20'31" with a chord bearing North 88°14'12" West to the end of said curve and to the beginning of a curve having a radius of 578.75 feet; thence along the arc of said curve to the left a distance of 125.31 feet through a central angle of 12°24'20" with a chord bearing South 80°53'23" West to the end of said curve; thence South 15°48'29" East a distance of 10.83 feet to the beginning of a curve having a radius of 413.81 feet; thence along the arc of said curve to the left a distance of 121.03 feet through a central angle of 16°45'29" with a chord bearing South 63°16'32" West to the end of said curve and to the beginning of a curve having a radius of 1,912.00 feet; thence along the arc of said curve to the left a distance of 530.08 feet through a central angle of 15°53'05" with a chord bearing South 46°57'15" West to the end of said curve; thence South 39°00'43" West a distance of 388.75 feet; thence South 33°21'17" West a distance of 154.24 feet; thence North 56°43'59" West a distance of 30.86 feet to the easterly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said easterly existing Limited Access right of way line the following three (3) courses: 1) North 34°05'46" East a distance of 364.05 feet to the beginning of a curve having a radius of 1,811.86 feet; 2) thence along the arc of said curve to the right a distance of 1,205.22 feet through a central angle of 38°06'44" with a chord bearing North 53°09'08" East to the end of said curve; 3) North 72°12'30" East a distance of 127.53 feet to the end of said courses; thence South 19°14'22" East a distance of 84.87 feet to the POINT OF BEGINNING.

Containing 2.074 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

EXHIBIT "A"

ALSO

LIMITED ACCESS RIGHT OF WAY

B) Those portions of Blocks 9, 10 and 11 and that portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 19th Street East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 174.06 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of line of said 19th Street East (per Section 1302-(104)202, as Transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 84.87 feet to the southerly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said southerly existing Limited Access right of way line North 72°12'30" East a distance of 1,572.20 feet; thence South 42°26'16" East a distance of 47.53 feet to the northerly existing right of way line (per Condominium Book 33, Page 75, Public Records of Manatee County, Florida and vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly existing right of way line South 72°05'45" West a distance of 505.85 feet; thence North 17°47'30" West a distance of 30.31 feet; thence South 72°13'26" West a distance of 773.15 feet; thence South 72°13'26" West a distance of 17.60 feet; thence South 72°47'42" West a distance of 96.78 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the left a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing South 33°35'53" West to the end of said curve; thence South 19°14'22" East a distance of 36.43 feet to said southerly existing right of way line of 19th Street East; thence along said southerly existing right of way line South 72°12'30" West a distance of 152.65 feet to the POINT OF BEGINNING.

Containing 1.103 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

ALSO

C) INTENTIONALLY OMITTED

ALSO

RIGHT OF WAY

D) That portion of Block 11, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of 19th Street East, Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

EXHIBIT "A"

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 326.71 feet to a point on the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 36.43 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the right a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing North 33°35'53" East to the end of said curve; thence North 72°47'42" East a distance of 96.78 feet; thence North 72°13'26" East a distance of 17.60 feet; thence South 17°47'30" East a distance of 43.56 feet to the southerly existing right of way line of said 19th Street East (per Official Records Book 2458, Page 5673, Public Records of Manatee County, Florida); thence along said southerly existing right of way line the following three courses: 1) South 72°12'30" West a distance of 75.00 feet; 2) South 72°12'30" West a distance of 75.58 feet; 3) South 17°47'30" East a distance of 27.62 feet to said southerly existing right of way line of 19th Street East (per Section 1302-(104)202) and end said courses; thence along said southerly existing right of way line South 72°12'30" West a distance of 7.65 feet to the POINT OF BEGINNING.

Containing 6,580 square feet.

ALSO

LIMITED ACCESS RIGHT OF WAY

E) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 184.39 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence along said easterly existing Limited Access right of way line North 19°14'22" West a distance of 17.78 feet to the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida); thence along said southerly existing right of way line North 72°12'30" East a distance of 152.65 feet; thence South 19°14'22" East a distance of 67.45 feet to said southerly existing right of way line of 18th Street East; thence along said southerly existing right of way line North 89°54'38" West a distance of 161.71 feet to the POINT OF BEGINNING.

Containing 6,503 square feet.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

EXHIBIT "A"

ALSO

RIGHT OF WAY

F) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 60th Avenue East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line North 72°12'30" East a distance of 2,015.61 feet; thence South 17°47'30" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South 17°47'30" East a distance of 84.85 feet to the southerly existing right of way line of said State Road 43 (per Section 1302-(104)202 and per said Transfer to Manatee County); thence along said southerly existing right of way line South 72°12'30" West a distance of 246.99 feet to the northerly right of way line (vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly right of way line North 17°53'09" West a distance of 41.65 feet; thence North 42°26'16" West a distance of 47.53 feet to said southerly existing right of way line (per said Transfer to Manatee County); thence along said southerly existing right of way line North 72°12'30" East a distance of 266.87 feet to the POINT OF BEGINNING.

Containing 21,389 square feet.

ALSO

RIGHT OF WAY

G) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of Section 9, Township 34 South, Range 18 East; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line of State Road 43 the following three (3) courses: 1) South 72°12'30" West a distance of 299.10 feet to the beginning of a curve having a radius of 1,909.86 feet; 2) thence along the arc of said curve to the left a distance of 1,270.41 feet through a central angle of 38°06'44" with a chord bearing South 53°09'08" West to the end of said curve; 3) South 34°05'46" West a distance of 464.78 feet to the end of said courses; thence South 55°54'14" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line North 34°05'46" East a distance of 100.73 feet to an intersection with the southerly Limited Access right of way line (per Section 13075-2404); thence South 56°43'59" East a distance of 30.86 feet; thence South 55°54'14" East a distance of 12.04 feet; thence South 34°05'46" West a distance of 101.18 feet to the

EXHIBIT "A"

southwesterly existing right of way line (per said Transfer to Manatee County); thence along said southwesterly existing right of way line North 55°54'14" West a distance of 42.89 feet to the POINT OF BEGINNING.

Containing 4,333 square feet.

ALSO

RIGHT OF WAY

H) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

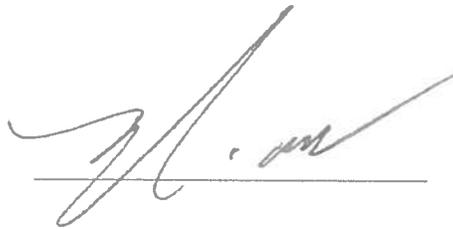
Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 346.10 feet to a point on the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 67.45 feet to the northerly existing right of way line of 18th Street East [per Section 1302-(104)202]; thence along said northerly existing right of way line North 72°12'30" East a distance of 7.65 feet to an intersection with the northerly existing right of way of 18th Street East (per said plat); thence along said northerly existing right of way line South 89°54'38" East a distance of 134.51 feet; thence South 00°05'22" West a distance of 66.00 feet to said southerly existing right of way line; thence along said southerly existing right of way line North 89°54'38" West a distance of 119.47 feet to the POINT OF BEGINNING.

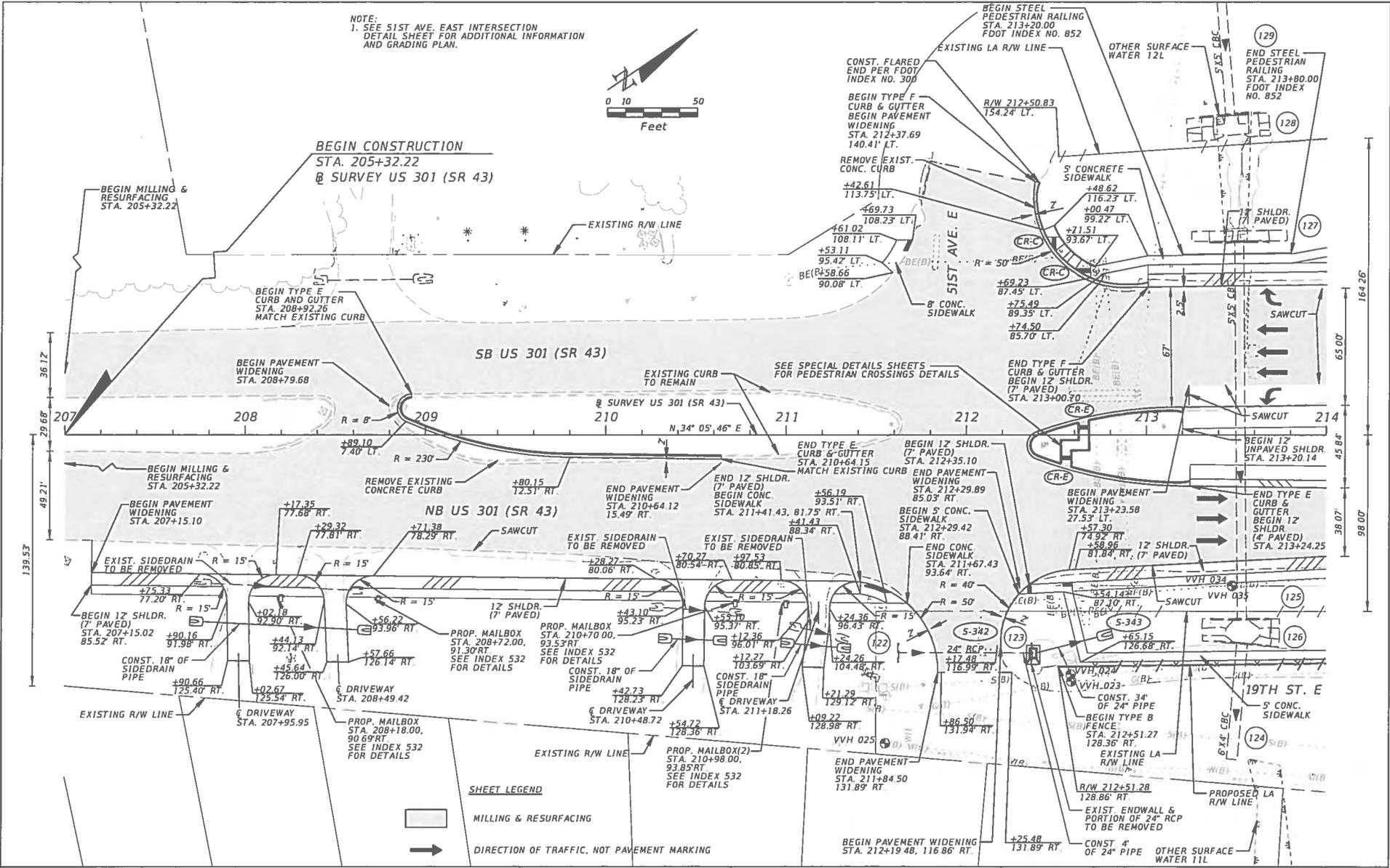
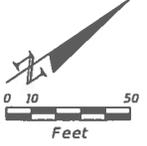
Containing 8,639 square feet.

Legal Description Approved by: _____

Date: 4-23-14

A handwritten signature in black ink, appearing to be "J.A. [unclear]", written over a horizontal line.

NOTE:
1. SEE 51ST AVE. EAST INTERSECTION
DETAIL SHEET FOR ADDITIONAL INFORMATION
AND GRADING PLAN.



SHEET LEGEND

MILLING & RESURFACING
 DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING

REVISIONS	
DATE	DESCRIPTION
EXHIBIT "B"	
Page 1 of 11	

Kisinger Campo & Associates Corp
201 N Franklin Street, Suite 400
Tampa, Florida 33602
Florida Certificate of Authorization No. 02317
Engineer of Record: Paul G. Foley, P.E.
P.E. No. 40978

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

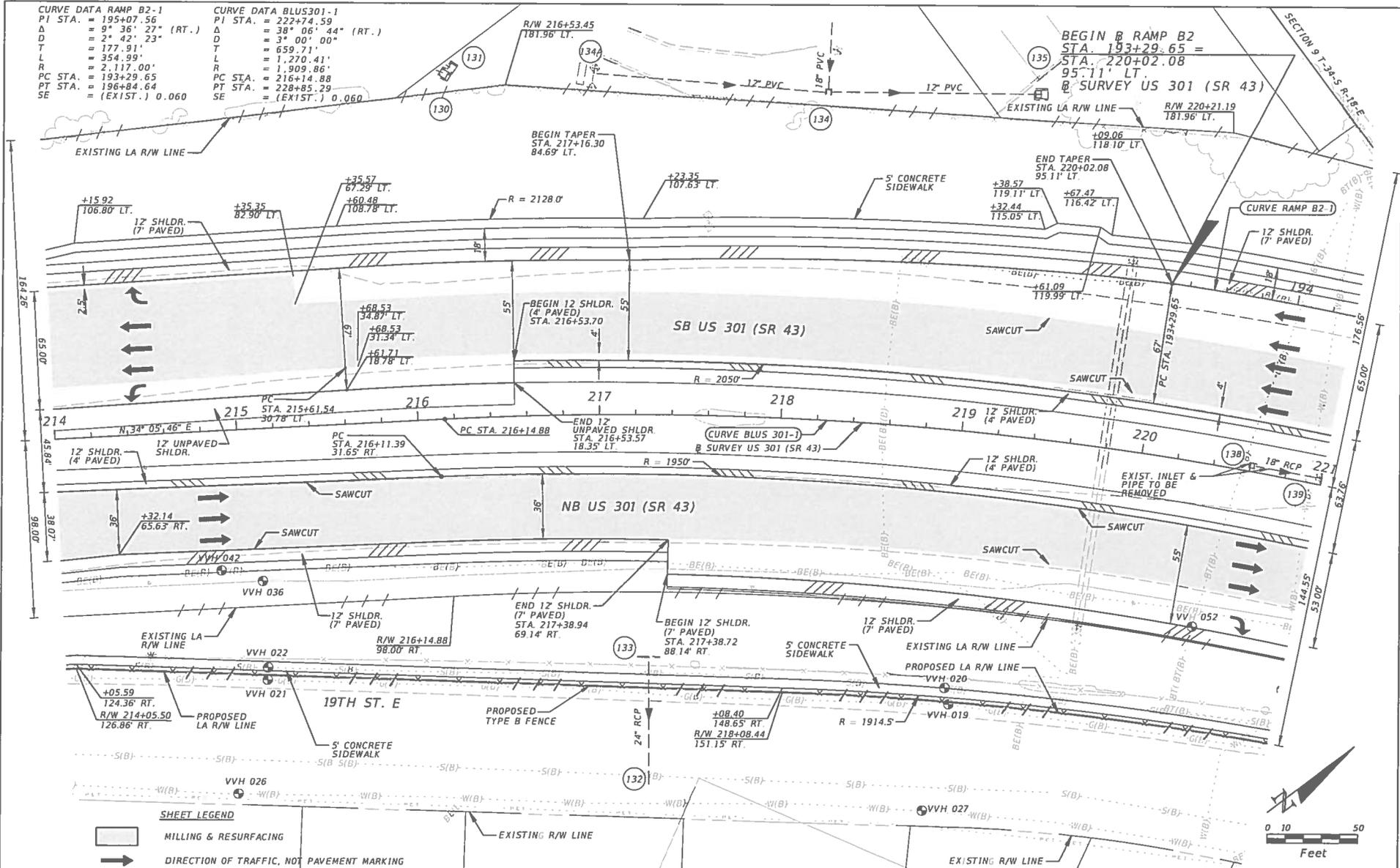
ROADWAY PLAN (22)
207+00 TO 214+00

SHEET NO.
103

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

CURVE DATA RAMP B2-1
 PI STA. = 195+07.56
 Δ = 9° 36' 27" (RT.)
 D = 2° 42' 23"
 L = 177.91'
 T = 354.99'
 R = 2,117.00'
 PC STA. = 193+29.65
 PT STA. = 196+84.64
 SE = (EXIST.) 0.060

CURVE DATA BLUS301-1
 PI STA. = 222+74.59
 Δ = 38° 06' 44" (RT.)
 D = 3° 00' 00"
 L = 659.71'
 T = 1,270.41'
 R = 1,909.86'
 PC STA. = 216+14.88
 PT STA. = 228+85.29
 SE = (EXIST.) 0.060



SHEET LEGEND

-  MILLING & RESURFACING
-  DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING
-  EXISTING R/W LINE

REVISIONS

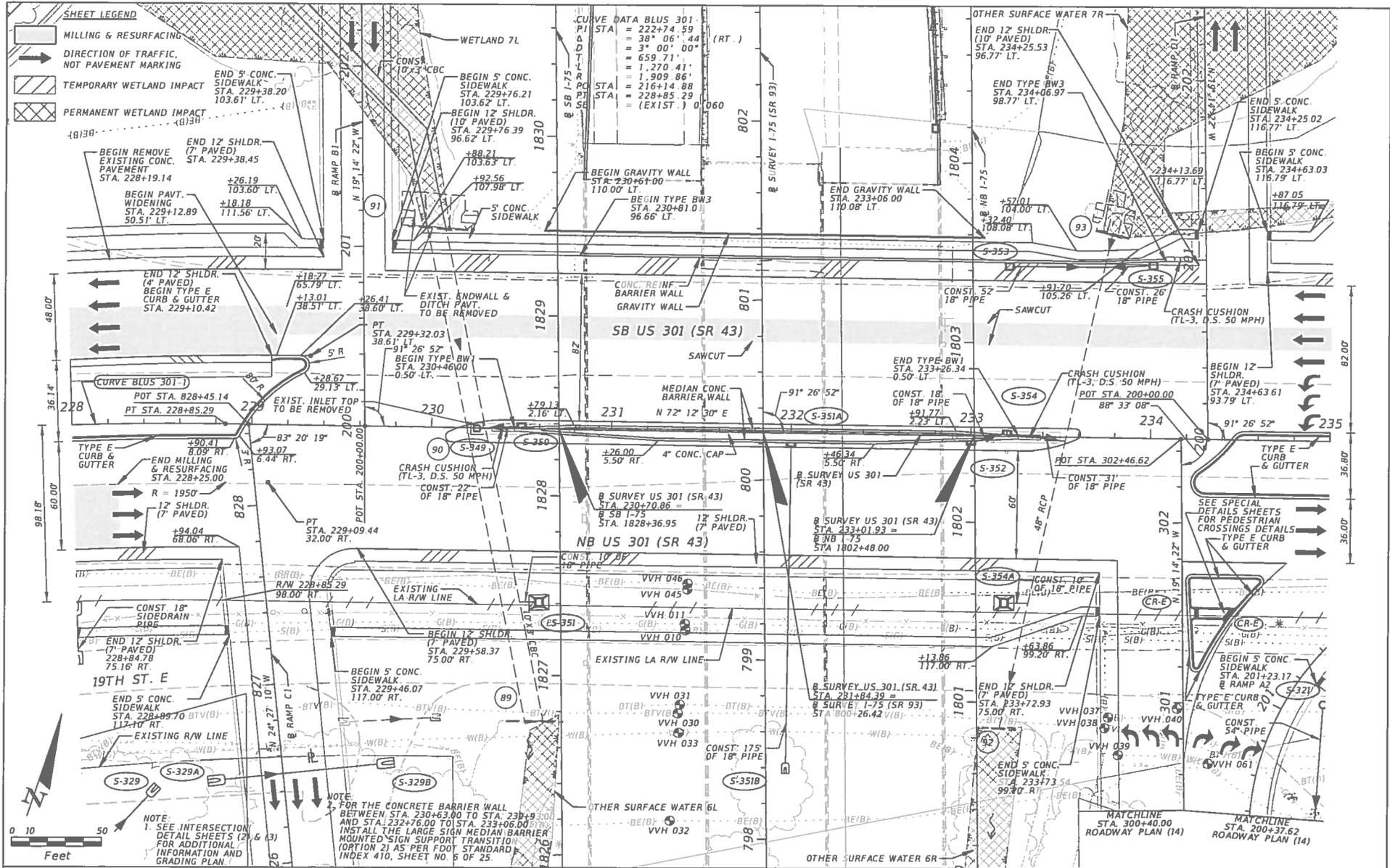
DATE	DESCRIPTION	DATE	DESCRIPTION
EXHIBIT "B"			
Page 2 of 11			

Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40978

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

ROADWAY PLAN (23) 214+00 TO 221+00		SHEET NO.
		104

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61015-23.004, F.A.C.



DATE	DESCRIPTION	DATE	DESCRIPTION

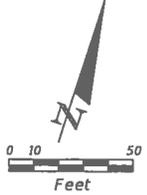
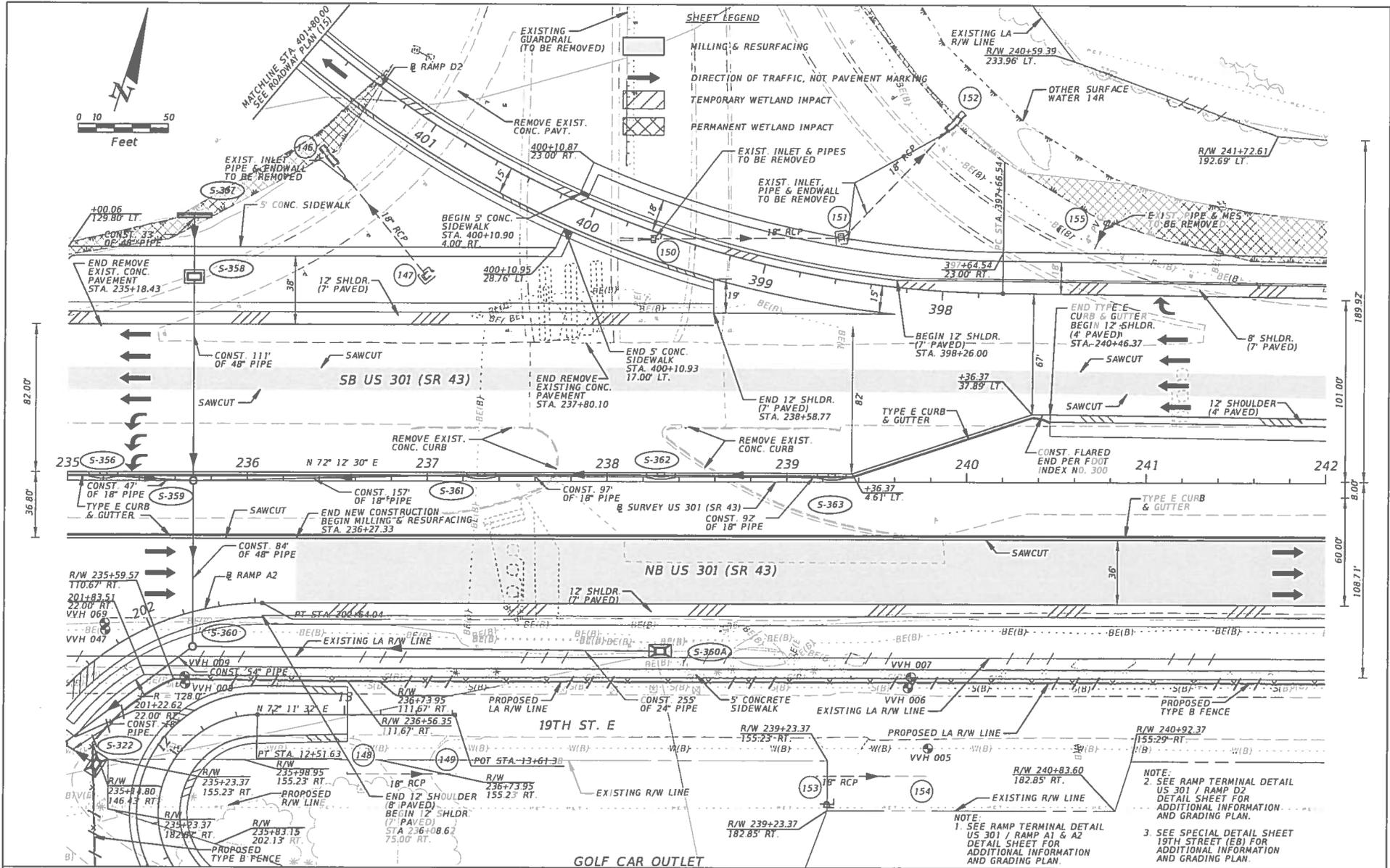
Kisinger Campo & Associates Corp
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40678

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

ROADWAY PLAN (25) 228+00 TO 235+00		SHEET NO.
		106

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

EXHIBIT "B"
 Page 4 of 11



SHEET LEGEND

- [Symbol] MILLING & RESURFACING
- [Symbol] DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING
- [Symbol] TEMPORARY WETLAND IMPACT
- [Symbol] PERMANENT WETLAND IMPACT

- NOTE:**
1. SEE RAMP TERMINAL DETAIL US 301 / RAMP A1 & A2 DETAIL SHEET FOR ADDITIONAL INFORMATION AND GRADING PLAN.
 2. SEE RAMP TERMINAL DETAIL US 301 / RAMP D2 DETAIL SHEET FOR ADDITIONAL INFORMATION AND GRADING PLAN.
 3. SEE SPECIAL DETAIL SHEET 19TH STREET (EB) FOR ADDITIONAL INFORMATION AND GRADING PLAN.

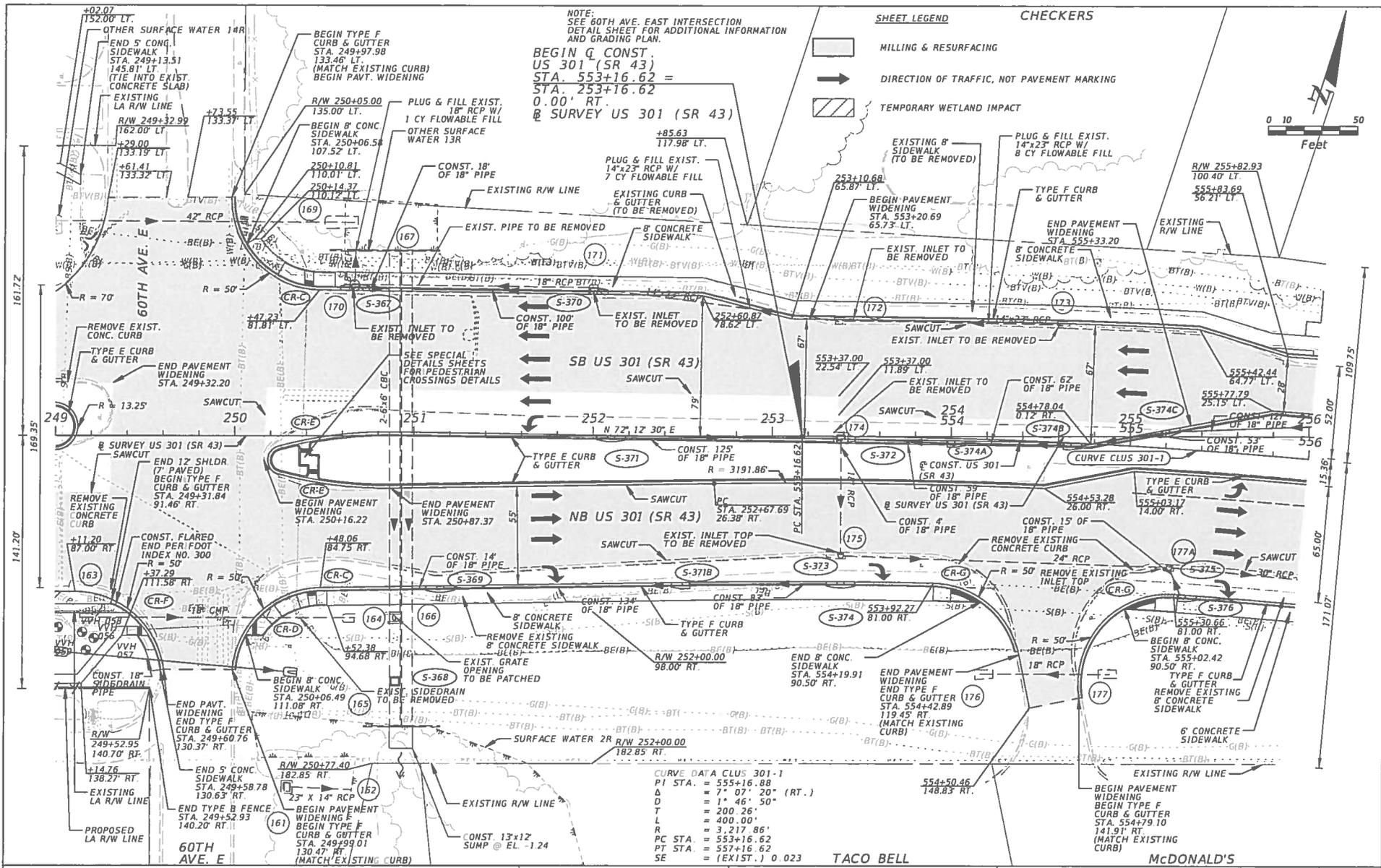
DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION
EXHIBIT "B"				
Page 5 of 11				

Klinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40978

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

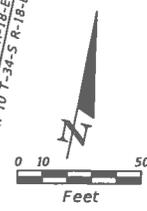
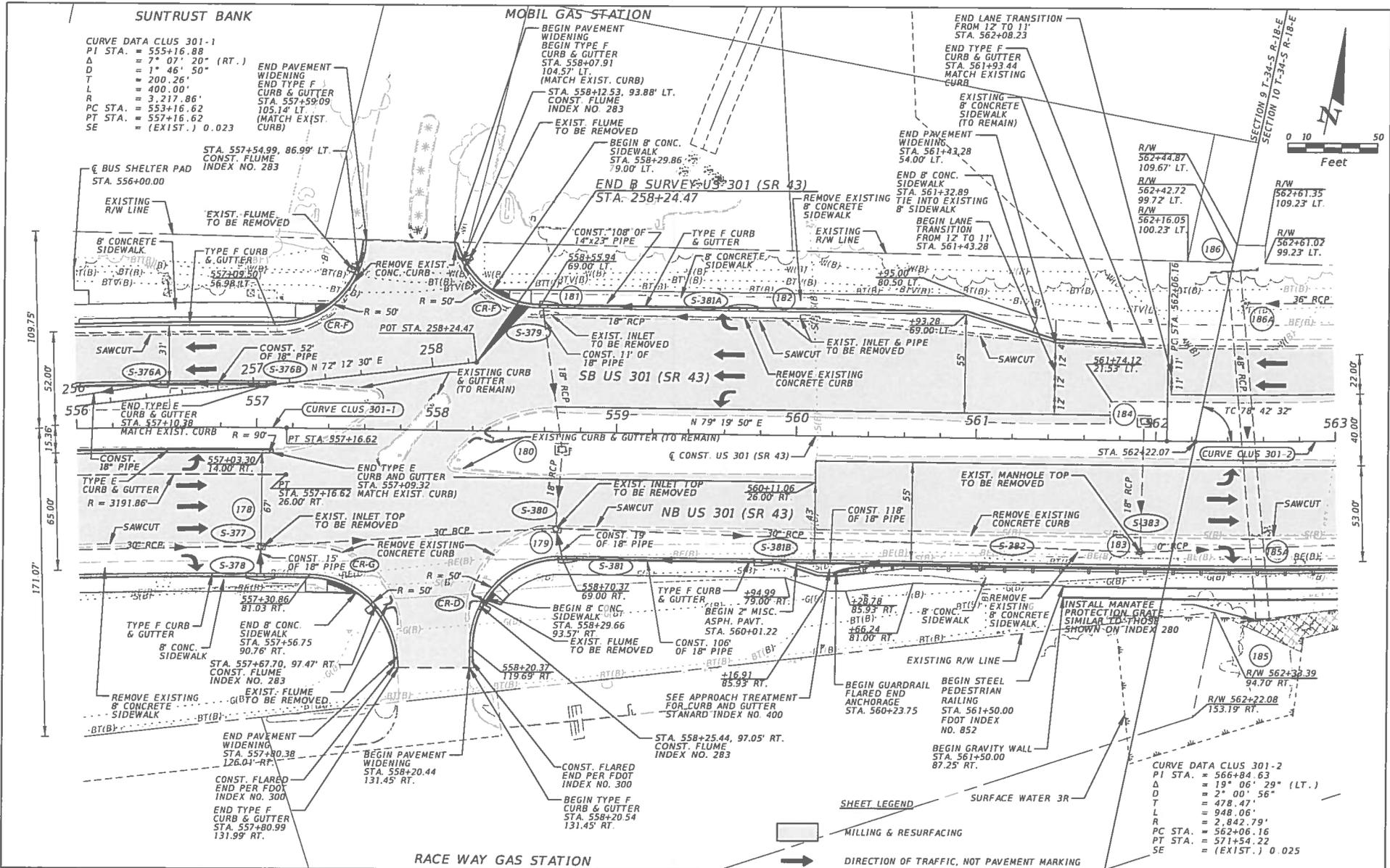
ROADWAY PLAN (26) 235+00 TO 242+00		SHEET NO.
		107

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

EXHIBIT "B" Page 7 of 11		Kisinger Campo & Associates Corp. 201 N. Franklin Street, Suite 400 Tampa, Florida 33602 Florida Certificate of Authorization No. 02317 Engineer of Record: Paul G. Foley, P.E. P.E. No.: 40978	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		ROADWAY PLAN (28) 249+00 TO 556+00	SHEET NO. 109
			ROAD NO. 93	COUNTY MANATEE		



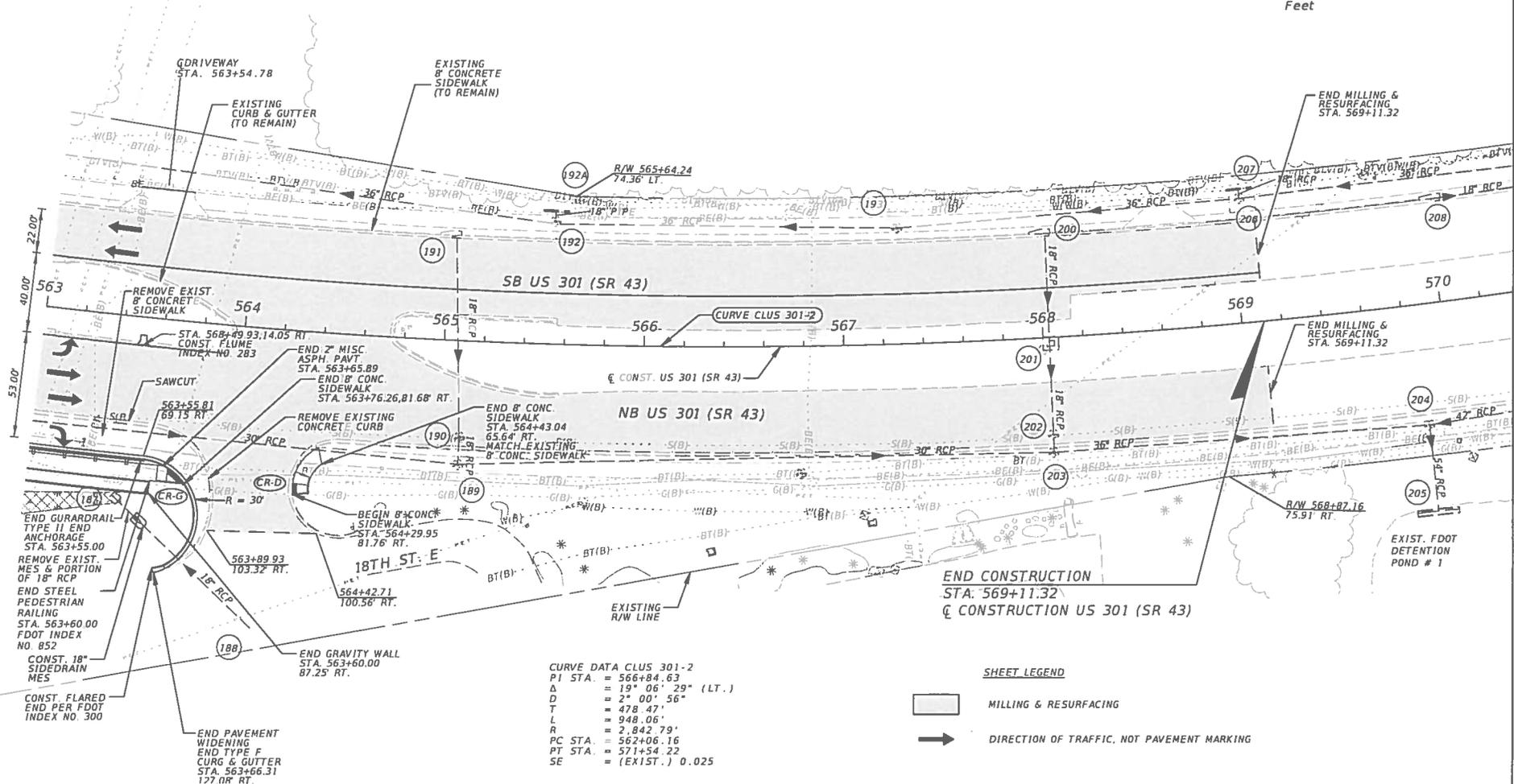
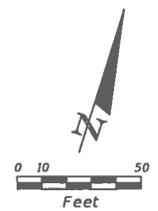
REVISIONS	
DATE	DESCRIPTION
EXHIBIT "B"	
Page 8 of 11	

Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No. 40678

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

ROADWAY PLAN (29) 556+00 TO 563+00		SHEET NO.
		110

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61015-23.004, F.A.C.



CURVE DATA CLUS 301-2
 PI STA. = 566+84.63
 Δ = 19° 06' 29" (LT.)
 D = 2° 00' 56"
 T = 478.47'
 L = 948.06'
 R = 2,842.79'
 PC STA. = 562+06.16
 PT STA. = 571+54.22
 SE = (EXIST.) 0.025

SHEET LEGEND

MILLING & RESURFACING

DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
EXHIBIT "B"			
Page 9 of 11			

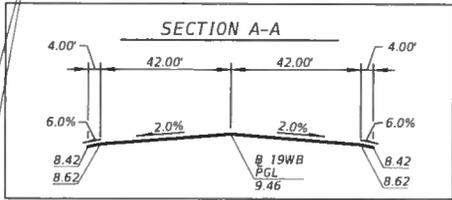
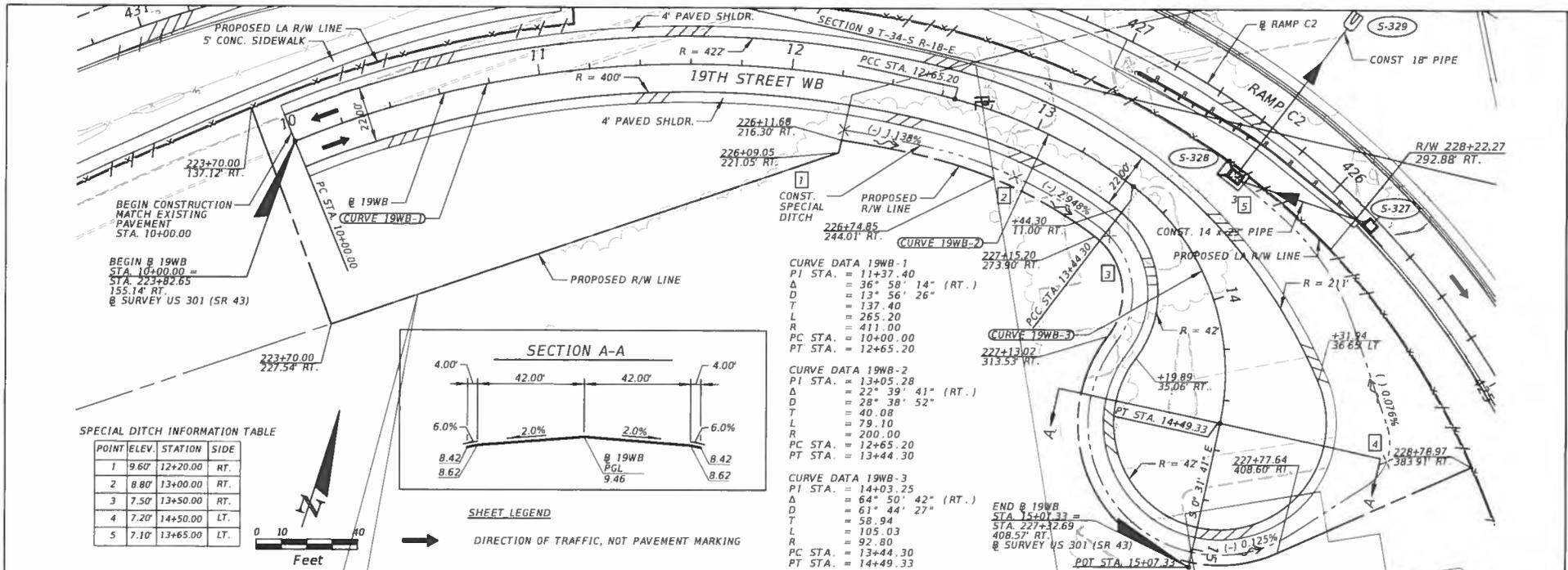
Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40678

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-S-52-01

ROADWAY PLAN (30)
563+00 TO 570+00

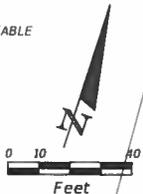
SHEET NO.
 111

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



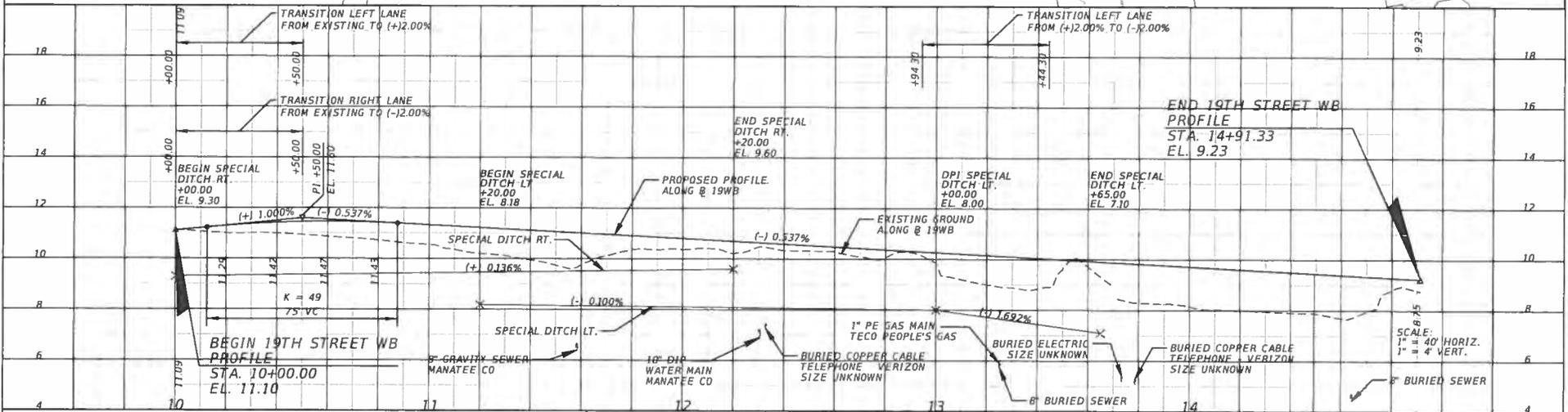
SPECIAL DITCH INFORMATION TABLE

POINT	ELEV.	STATION	SIDE
1	9.60	12+20.00	RT.
2	8.80	13+00.00	RT.
3	7.50	13+50.00	RT.
4	7.20	14+50.00	LT.
5	7.10	13+65.00	LT.



SHEET LEGEND

DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING



DATE	DESCRIPTION	DATE	DESCRIPTION
EXHIBIT "B"			
Page 10 of 11			

Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida CeRTIFICATE of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40878

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

SPECIAL DETAIL 19TH STREET (WB)		SHEET NO.
		188

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THIS INSTRUMENT PREPARED BY:
Pamela J. D'Agostino, Assistant County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West
Bradenton, Florida 34205

Item Segment No. 2010325
District 1
State Road No. 93 (I-75)
County: Manatee
Parcel No. 105A, B, D-H

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS COUNTY DEED is made this 21st day of May, 2019, by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205 (**Grantor**), and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose mailing address is Post Office Box 1249, Bartow, Florida 33831-1249 (**Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **ONE AND 00/100 DOLLAR (\$1.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

See legal description in Exhibit A, attached to and incorporated in this County Deed by reference.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the month, day, and year above.

GRANTOR:
BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

EXHIBIT "A"

FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

PARCEL 105.1

LIMITED ACCESS RIGHT OF WAY

A) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 9 and 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence South 72°12'30" West a distance of 174.06 feet to an intersection with the westerly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of way line of said 19th Street East (per Section 1302-(104)202, as transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South 72°12'30" West a distance of 18.63 feet to the beginning of a curve having a radius of 1,856.86 feet; thence continue along said southerly existing right of way line the arc of said curve to the left a distance of 281.82 feet through a central angle of 08°41'45" with a chord bearing South 67°44'39" West to the end of said curve and to the beginning of a curve having a radius of 320.75 feet; thence along the arc of said curve to the left a distance of 52.30 feet through a central angle of 09°20'31" with a chord bearing North 88°14'12" West to the end of said curve and to the beginning of a curve having a radius of 578.75 feet; thence along the arc of said curve to the left a distance of 125.31 feet through a central angle of 12°24'20" with a chord bearing South 80°53'23" West to the end of said curve; thence South 15°48'29" East a distance of 10.83 feet to the beginning of a curve having a radius of 413.81 feet; thence along the arc of said curve to the left a distance of 121.03 feet through a central angle of 16°45'29" with a chord bearing South 63°16'32" West to the end of said curve and to the beginning of a curve having a radius of 1,912.00 feet; thence along the arc of said curve to the left a distance of 530.08 feet through a central angle of 15°53'05" with a chord bearing South 46°57'15" West to the end of said curve; thence South 39°00'43" West a distance of 388.75 feet; thence South 33°21'17" West a distance of 154.24 feet; thence North 56°43'59" West a distance of 30.86 feet to the easterly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said easterly existing Limited Access right of way line the following three (3) courses: 1) North 34°05'46" East a distance of 364.05 feet to the beginning of a curve having a radius of 1,811.86 feet; 2) thence along the arc of said curve to the right a distance of 1,205.22 feet through a central angle of 38°06'44" with a chord bearing North 53°09'08" East to the end of said curve; 3) North 72°12'30" East a distance of 127.53 feet to the end of said courses; thence South 19°14'22" East a distance of 84.87 feet to the POINT OF BEGINNING.

Containing 2.074 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

EXHIBIT "A"

ALSO

LIMITED ACCESS RIGHT OF WAY

B) Those portions of Blocks 9, 10 and 11 and that portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 19th Street East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 174.06 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and to the southerly existing right of line of said 19th Street East (per Section 1302-(104)202, as Transferred to Manatee County, per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 84.87 feet to the southerly existing Limited Access right of way line of State Road 43 [(U.S. 301) per Section 13075-2404]; thence along said southerly existing Limited Access right of way line North 72°12'30" East a distance of 1,572.20 feet; thence South 42°26'16" East a distance of 47.53 feet to the northerly existing right of way line (per Condominium Book 33, Page 75, Public Records of Manatee County, Florida and vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly existing right of way line South 72°05'45" West a distance of 505.85 feet; thence North 17°47'30" West a distance of 30.31 feet; thence South 72°13'26" West a distance of 773.15 feet; thence South 72°13'26" West a distance of 17.60 feet; thence South 72°47'42" West a distance of 96.78 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the left a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing South 33°35'53" West to the end of said curve; thence South 19°14'22" East a distance of 36.43 feet to said southerly existing right of way line of 19th Street East; thence along said southerly existing right of way line South 72°12'30" West a distance of 152.65 feet to the POINT OF BEGINNING.

Containing 1.103 acres.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

ALSO

C) INTENTIONALLY OMITTED

ALSO

RIGHT OF WAY

D) That portion of Block 11, Phillips & Allen's Re-subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida and that portion of 19th Street East, Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

EXHIBIT "A"

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 187.22 feet; thence North 72°12'30" East a distance of 326.71 feet to a point on the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 36.43 feet to the beginning of a curve having a radius of 118.00 feet; thence along the arc of said curve to the right a distance of 57.88 feet through a central angle of 28°06'15" with a chord bearing North 33°35'53" East to the end of said curve; thence North 72°47'42" East a distance of 96.78 feet; thence North 72°13'26" East a distance of 17.60 feet; thence South 17°47'30" East a distance of 43.56 feet to the southerly existing right of way line of said 19th Street East (per Official Records Book 2458, Page 5673, Public Records of Manatee County, Florida); thence along said southerly existing right of way line the following three courses: 1) South 72°12'30" West a distance of 75.00 feet; 2) South 72°12'30" West a distance of 75.58 feet; 3) South 17°47'30" East a distance of 27.62 feet to said southerly existing right of way line of 19th Street East (per Section 1302-(104)202) and end said courses; thence along said southerly existing right of way line South 72°12'30" West a distance of 7.65 feet to the POINT OF BEGINNING.

Containing 6,580 square feet.

ALSO

LIMITED ACCESS RIGHT OF WAY

E) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 184.39 feet to an intersection with the easterly existing Limited Access right of way line of said State Road 93 (per Section 13075-2404) and the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence along said easterly existing Limited Access right of way line North 19°14'22" West a distance of 17.78 feet to the southerly existing right of way line of 19th Street East (per Section 1302-(104)202 and Transferred to Manatee County per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida); thence along said southerly existing right of way line North 72°12'30" East a distance of 152.65 feet; thence South 19°14'22" East a distance of 67.45 feet to said southerly existing right of way line of 18th Street East; thence along said southerly existing right of way line North 89°54'38" West a distance of 161.71 feet to the POINT OF BEGINNING.

Containing 6,503 square feet.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property, if any and any facility constructed on the above described property.

EXHIBIT "A"

ALSO

RIGHT OF WAY

F) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), and that portion of 60th Avenue East, all being in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line North 72°12'30" East a distance of 2,015.61 feet; thence South 17°47'30" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line continue South 17°47'30" East a distance of 84.85 feet to the southerly existing right of way line of said State Road 43 (per Section 1302-(104)202 and per said Transfer to Manatee County); thence along said southerly existing right of way line South 72°12'30" West a distance of 246.99 feet to the northerly right of way line (vacated per Official Records Book 1656, Page 2632, Public Records of Manatee County, Florida); thence along said northerly right of way line North 17°53'09" West a distance of 41.65 feet; thence North 42°26'16" West a distance of 47.53 feet to said southerly existing right of way line (per said Transfer to Manatee County); thence along said southerly existing right of way line North 72°12'30" East a distance of 266.87 feet to the POINT OF BEGINNING.

Containing 21,389 square feet.

ALSO

RIGHT OF WAY

G) That portion of right of way Transferred to Manatee County (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida), also being a portion of 19th Street East lying in Sections 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

Commence at the southeast corner of the southwest 1/4 of Section 9, Township 34 South, Range 18 East; thence along the south line of said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 370.13 feet to the survey base line of State Road 43 (U.S. 301); thence along said survey base line of State Road 43 the following three (3) courses: 1) South 72°12'30" West a distance of 299.10 feet to the beginning of a curve having a radius of 1,909.86 feet; 2) thence along the arc of said curve to the left a distance of 1,270.41 feet through a central angle of 38°06'44" with a chord bearing South 53°09'08" West to the end of said curve; 3) South 34°05'46" West a distance of 464.78 feet to the end of said courses; thence South 55°54'14" East a distance of 98.00 feet to the southerly existing right of way line of said State Road 43 (per said Transfer to Manatee County) for a POINT OF BEGINNING; thence along said southerly existing right of way line North 34°05'46" East a distance of 100.73 feet to an intersection with the southerly Limited Access right of way line (per Section 13075-2404); thence South 56°43'59" East a distance of 30.86 feet; thence South 55°54'14" East a distance of 12.04 feet; thence South 34°05'46" West a distance of 101.18 feet to the

EXHIBIT "A"

southwesterly existing right of way line (per said Transfer to Manatee County); thence along said southwesterly existing right of way line North 55°54'14" West a distance of 42.89 feet to the POINT OF BEGINNING.

Containing 4,333 square feet.

ALSO

RIGHT OF WAY

H) That portion of 18th Street East, also known as Hard Road, Phillips & Allen's Re-Subdivision of W. H. Vanderipe Subdivision, a subdivision, as per plat thereof recorded in Plat Book 1, Page 308, Public Records of Manatee County, Florida, all lying in Section 9, Township 34 South, Range 18 East, Manatee County, Florida.

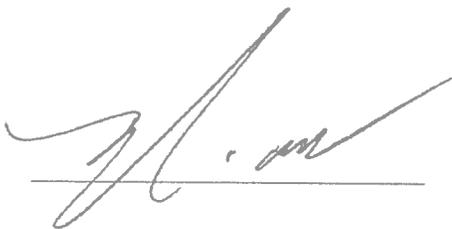
Being described as follows:

Commence at the southeast corner of the southwest 1/4 of said Section 9; thence along the south line said southwest 1/4, North 89°37'06" West a distance of 109.49 feet to the survey base line of State Road 93 (I-75); thence along said survey base line North 19°14'22" West a distance of 226.08 feet; thence South 89°54'38" East a distance of 346.10 feet to a point on the southerly existing right of way line of said 18th Street East (per said plat) for a POINT OF BEGINNING; thence North 19°14'22" West a distance of 67.45 feet to the northerly existing right of way line of 18th Street East [per Section 1302-(104)202]; thence along said northerly existing right of way line North 72°12'30" East a distance of 7.65 feet to an intersection with the northerly existing right of way of 18th Street East (per said plat); thence along said northerly existing right of way line South 89°54'38" East a distance of 134.51 feet; thence South 00°05'22" West a distance of 66.00 feet to said southerly existing right of way line; thence along said southerly existing right of way line North 89°54'38" West a distance of 119.47 feet to the POINT OF BEGINNING.

Containing 8,639 square feet.

Legal Description Approved by: _____

Date: 4-23-19

A handwritten signature in black ink, appearing to be "J. A. ...", written over a horizontal line.

RESOLUTION R-19-097

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING CONVEYANCE OF COUNTY PROPERTY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, (Board) is authorized under Section 125.38, Florida Statutes, to convey real property owned by the County to the State of Florida or any political subdivision or agency thereof when such property is not needed for County purposes, upon application to the Board of County Commissioners, provided the Board is satisfied that such property is required by the State of Florida or its agency for its intended use; and

WHEREAS, the State of Florida Department of Transportation (FDOT) has applied to the Board for conveyance of the property described in Exhibit 1, attached hereto and incorporated herein; and

WHEREAS, the FDOT desires to acquire this property for the purposes undertaking a project to improve the interchange at I-75 and U.S. 301, in Manatee County, Florida; and

WHEREAS, the Board finds and is satisfied that this property is required by the FDOT for the FDOT's intended use and that the property is not needed for County purposes; and

WHEREAS, the Board has determined it is in the best interest of Manatee County, Florida, to convey this property to the FDOT in accordance with the terms and conditions contained in the Purchase Agreement identified as Exhibit 2, attached hereto and incorporated herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:

1. The findings set forth in the preamble above are hereby adopted as findings of this Board and are incorporated herein by reference.
2. The Board hereby approves and authorizes the conveyance of the land described in Exhibit 1 to the FDOT for the sum of TWO HUNDRED FIFTY-ONE THOUSAND SIX HUNDRED FIFTY DOLLARS (\$251,650).
3. The Chairperson or Vice Chairperson of the Board is hereby authorized to execute the Purchase Agreement and County Deed, attached hereto and incorporated herein as Exhibit 3, to convey the property described in Exhibit 1 to the FDOT.
4. 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.

5. This Resolution shall become effective upon its adoption.

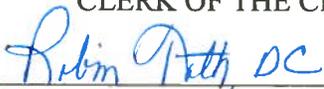
DULY ADOPTED with a quorum present and voting this 23rd day of July, 2019.



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: 
Deputy Clerk

FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

PARCEL 110.1

RIGHT OF WAY

That portion of 19th Street East, Transferred to Manatee County, (per Road Plat Book 10, Page 135, Public Records of Manatee County, Florida) lying in Sections 9 and 16, Township 34 South, Range 18 East, Manatee County, Florida.

Being described as follows:

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Containing 14,630 square feet.

Legal Description Approved by:

Date:

4-23-19



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PURCHASE AGREEMENT

575-030-07a
RIGHT OF WAY
OGC - 10/16
Page 1 of 4

ITEM SEGMENT NO.: 2010325
DISTRICT: 1
FEDERAL PROJECT NO.: N/A
STATE ROAD NO.: 93 (I-75)
COUNTY: Manatee
PARCEL NO.: 110

Seller: Manatee County, a political subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property:

(a) **Estate Being Purchased:** Fee Simple Permanent Easement Temporary Easement Leasehold

(b) **Real Property Described As:** See Exhibit "A", attached hereto and made part hereof.

(c) **Personal Property:** None

(d) **Outdoor Advertising Structure(s) Permit Number(s):** None

Buildings, Structures, Fixtures and Other Improvements Owned By Others: None

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) **Real Property**

Land	1. \$	<u>219,450.00</u>
Improvements	2. \$	<u>32,200.00</u>
Real Estate Damages (Severance/Cost-to-Cure)	3. \$	<u>0.00</u>

Total Real Property 4. \$ 251,650.00

(b) **Total Personal Property** 5. \$ 0.00

(c) **Fees and Costs**

Attorney Fees	6. \$	<u>0.00</u>
Appraiser Fees	7. \$	<u>0.00</u>
<u>N/A</u>		
<u>N/A</u>		
<u>N/A</u> Fee(s)	8. \$	<u>0.00</u>

Total Fees and Costs 9. \$ 0.00

(d) **Total Business Damages** 10. \$ 0.00

(e) **Total of Other Costs** 11. \$ 0.00

List: N/A

N/A

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 251,650.00

Total Global Settlement Amount

(f) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer at Closing \$ 251,650.00

(g) Portion of Total Purchase Price or Global Settlement Amount to be paid to Seller by Buyer upon surrender of possession or N/A \$ 0.00

EXHIBIT

2

III. Conditions and Limitations

- (a) ~~Seller is responsible for all taxes due on the property up to, but not including, the day of closing.~~
- (b) ~~Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.~~
- (c) Seller shall maintain the property described in **Section I** of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Section I** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Section I** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to **Rule 14-10.004, Florida Administrative Code**, Seller shall deliver completed **Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12**, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in **Section I** of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) ~~Seller agrees that the real property described in **Section I** of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.~~
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: Buyer and Seller agree that all fees and costs, or business damage claims associated with this settlement are included in the agreement. Closing is contingent upon the disposal or release of any interests, claims or potential claims related to purchase, whatsoever and from whomever, to the satisfaction of the Buyer.
- (j) ~~Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure Affidavit in accordance with Section 286.23, Florida Statutes.~~

IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page 4 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in **Section VII** of this agreement.

~~**Seller(s)**

Signature Date

Type or Print Name

Signature Date

Type or Print Name~~

Buyer
State of Florida Department of Transportation
BY: _____
Signature Date
Gregory C. Bowne, District R/W Manager
Type or Print Name and Title

VII. FINAL AGENCY ACCEPTANCE

The Buyer has granted Final Agency Acceptance this ____ day of _____, _____.

BY: _____ Gregory C. Bowne, District R/W Manager
Signature Type or Print Name and Title

Legal Review: _____

Type or Print Name and Title

Seller

MANATEE COUNTY,
a political subdivision of the State of Florida

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

Attest:
Angelina Colonnese
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

EXHIBIT "A"

FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

PARCEL 110.1

RIGHT OF WAY

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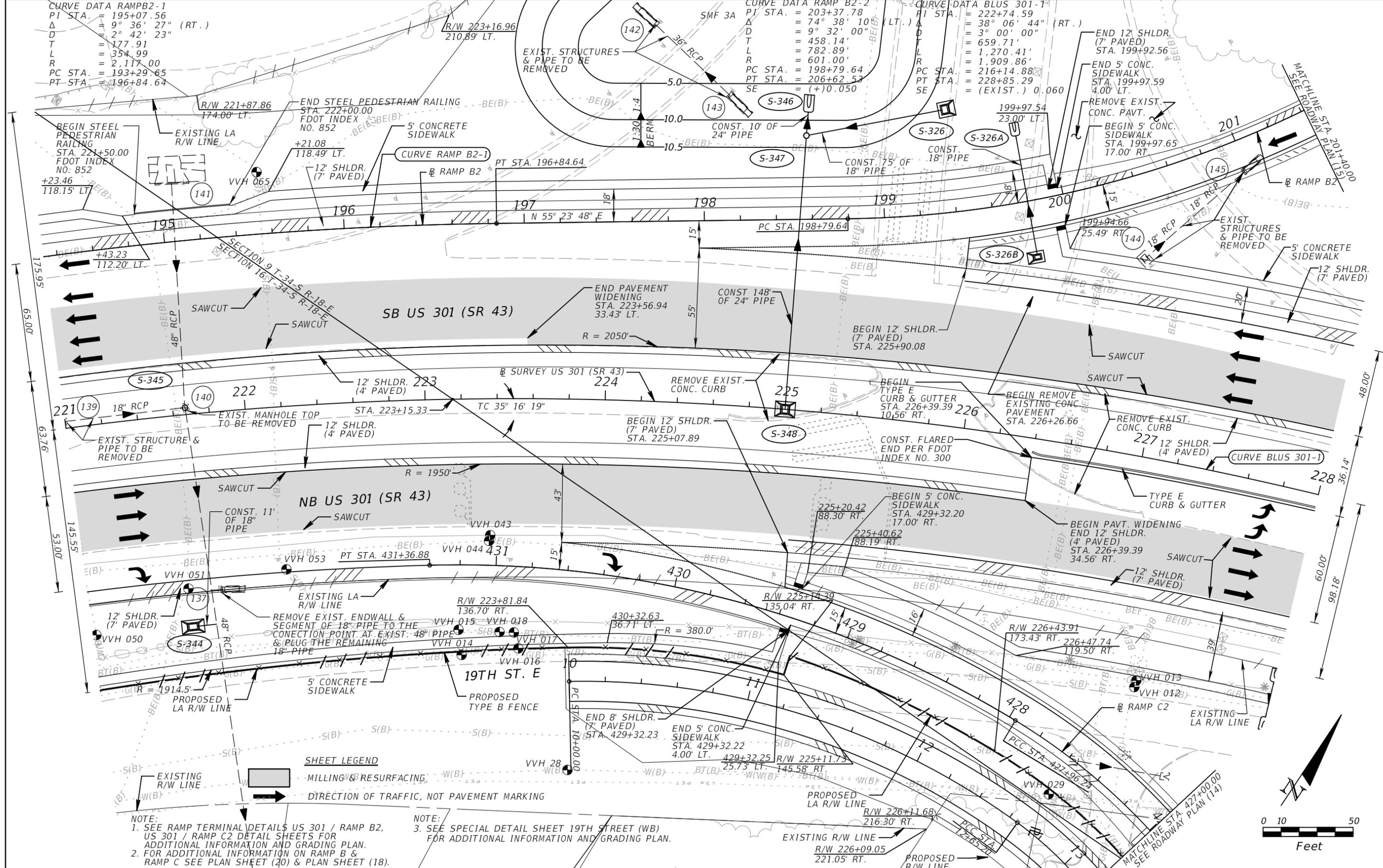
Containing 14,630 square feet.

Legal Description Approved by:

Date:

4-23-14





SHEET LEGEND

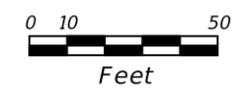
- MILLING & RESURFACING
 - DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING

NOTE:

1. SEE RAMP TERMINAL DETAILS US 301 / RAMP B2, US 301 / RAMP C2 DETAIL SHEETS FOR ADDITIONAL INFORMATION AND GRADING PLAN.

2. FOR ADDITIONAL INFORMATION ON RAMP B & RAMP C SEE PLAN SHEET (20) & PLAN SHEET (18).

3. SEE SPECIAL DETAIL SHEET 19TH STREET (WB) FOR ADDITIONAL INFORMATION AND GRADING PLAN.



REVISIONS	
DATE	DESCRIPTION

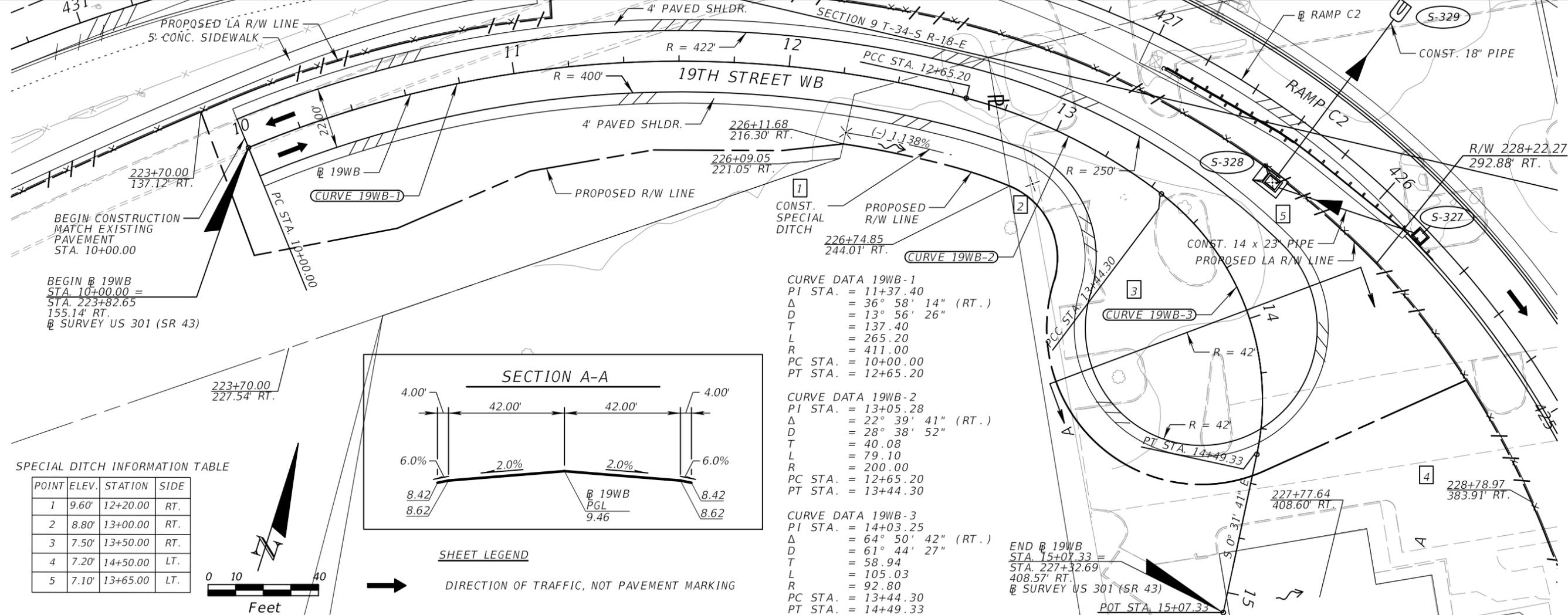
Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
 P.E. No.: 40978

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

ROADWAY PLAN (24)
221+00 TO 228+00

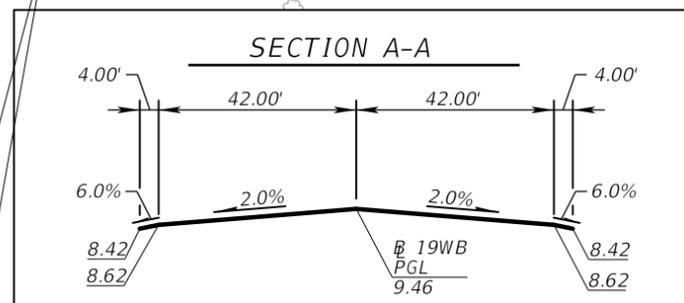
SHEET NO.
 105

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



SPECIAL DITCH INFORMATION TABLE

POINT	ELEV.	STATION	SIDE
1	9.60'	12+20.00	RT.
2	8.80'	13+00.00	RT.
3	7.50'	13+50.00	RT.
4	7.20'	14+50.00	LT.
5	7.10'	13+65.00	LT.



SHEET LEGEND
DIRECTION OF TRAFFIC, NOT PAVEMENT MARKING

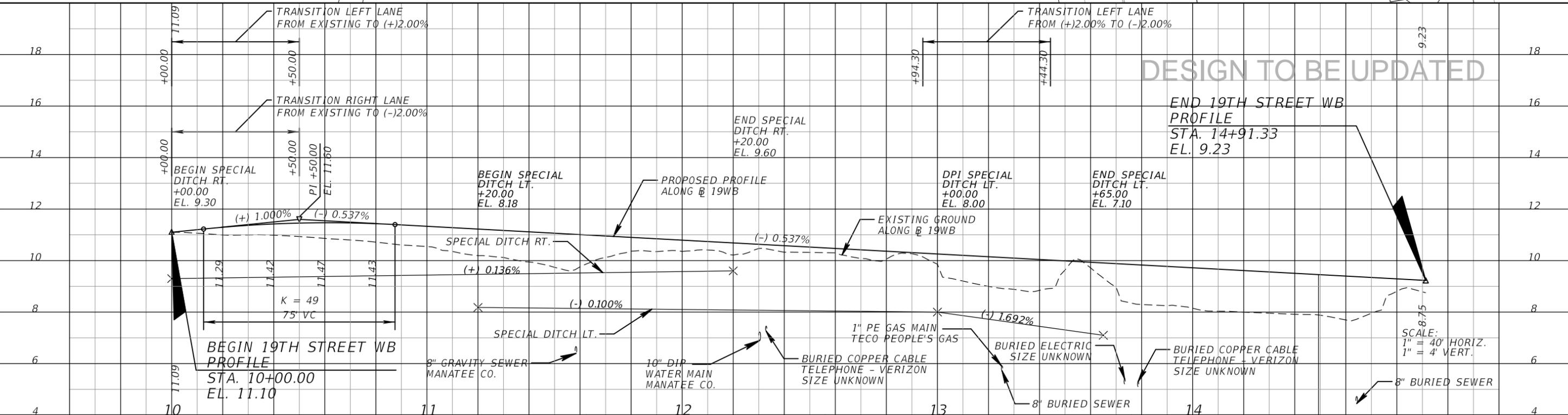
CURVE DATA 19WB-1
 PI STA. = 11+37.40
 Δ = 36° 58' 14" (RT.)
 D = 13° 56' 26"
 T = 137.40
 L = 265.20
 R = 411.00
 PC STA. = 10+00.00
 PT STA. = 12+65.20

CURVE DATA 19WB-2
 PI STA. = 13+05.28
 Δ = 22° 39' 41" (RT.)
 D = 28° 38' 52"
 T = 40.08
 L = 79.10
 R = 200.00
 PC STA. = 12+65.20
 PT STA. = 13+44.30

CURVE DATA 19WB-3
 PI STA. = 14+03.25
 Δ = 64° 50' 42" (RT.)
 D = 61° 44' 27"
 T = 58.94
 L = 105.03
 R = 92.80
 PC STA. = 13+44.30
 PT STA. = 14+49.33

DESIGN TO BE UPDATED

END 19TH STREET WB
 PROFILE
 STA. 14+91.33
 EL. 9.23



REVISIONS	
DATE	DESCRIPTION

Kisinger Campo & Associates Corp.
 201 N. Franklin Street, Suite 400
 Tampa, Florida 33602
 Florida Certificate of Authorization No. 02317
 Engineer of Record: Paul G. Foley, P.E.
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
93	MANATEE	201032-5-52-01

SPECIAL DETAIL
19TH STREET (WB)

SHEET NO. 188

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

THIS INSTRUMENT PREPARED BY:
Pamela J. D'Agostino, Assistant County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West
Bradenton, Florida 34205

Item Segment No. 2010325
District 1
State Road No. 93 (I-75)
County: Manatee
Parcel No. 110

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS COUNTY DEED is made this 23rd day of July, 2019, by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205 (**Grantor**), and **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose mailing address is Post Office Box 1249, Bartow, Florida 33831-1249 (**Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description in Exhibit "A", attached to
and incorporated in this County Deed by reference.**

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the month, day, and year above.

GRANTOR:
BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk



EXHIBIT "A"

FP NO. 2010325 SECTION 13075-000 STATE ROAD NO. 93(I-75) COUNTY Manatee

DESCRIPTION

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Containing 14,630 square feet.

Legal Description Approved by: _____

Date: 4-23-14

