Subject:
Approval to Declare a Portion of County-Owned Land Surplus and Grant Authorization to Sell

Department:
Real Estate Management
Department of Public Works

Staff Member Responsible:
Paul S. Sacco, Director
Richard Coates, P.E., Director

Recommended Action:
I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) DECLARE A PORTION OF COUNTY-OWNED LAND SURPLUS, GRANT AUTHORIZATION TO CONDUCT A PRIVATE SALE, ESTABLISH A SALE PRICE OF $30,187.50, ADOPT THE ATTACHED RESOLUTION, AUTHORIZE THE CHAIRMAN TO EXECUTE AND THE CLERK TO ATTEST, THE CONTRACT FOR SALE AND PURCHASE, AND THE COUNTY DEED, RESERVING A UTILITY EASEMENT.

IT IS FURTHER RECOMMENDED THE BCC AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:
A written request was received from the adjacent property owner, MIDA Group, LLC to purchase the 30-foot wide right of way adjacent to the property lying on the west side of 49th Street, which is owned by the County.

The County's staff appraisal dated April 11, 2014, determined the value of this property to be $30,187.50. This appraisal was performed in accordance with Florida Statute §125.35, Chapter 3.3.2, "Real Estate Procedures," and BCC policy, which waives the requirements for independent appraisals on properties valued at less than $100,000.00.

A full-price Contract for the Sale and Purchase of the property was received.

County departments were queried and have no objection to the parcel being declared surplus. Additionally, appropriate staff members reviewed the subject area and determined the sale would not have an adverse effect on the remaining right-of-way network, or affect the ownership and right of convenient access of persons owning other parts of the subdivision. As required by Statute, the adjacent property owner's were notified of the impending sale and did not have an interest in the property. The official certified mail receipt for the notification was received.

The property is being sold in an "as is" condition.
Fiscal Impact/Cost/Revenue Summary:
The County will receive $29,012.50 in revenue, for the sale of this property, having collected a $350.00 deposit previous to the sale, $575.00 consideration for the retaining of an easement and $250.00 reimbursement for the sketch and legal for the easement.

Returning the property to private ownership will improve the tax base and provide increased future tax revenues.

Exhibits/Attachments Attached:
Contract Review Transmittal
Fact Sheet
Resolution
Contract for Sale and Purchase
Easement
County Deed
Waiver of Interest in Surplus Property
Location Map
CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: MIDA Group, LLC/Judy K. Humbarger
TYPE: Sale and Surplus of a portion of ROW
Date: 8/5/2014 ESTIMATED EXPENDITURE/REVENUE: $ 30,187.50
(Circle appropriate choice above.)

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-3672 at so that it can be picked up and taken to the next Review Authority on the list.

<table>
<thead>
<tr>
<th>Review Authority</th>
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Release/Termination/Amendment
- FS 177.101 - Vacation
- X FS 336.09/10/12 – ROW
- X Surplus and Sell
- Advertisement to Board Records
- X Scheduled Board Date
- X Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by, 2014.
All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.
RESOLUTION NO.: __________

RESOLUTION DECLARING A PORTION OF COUNTY-OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE SALE OF THE PROPERTY IN ACCORDANCE WITH FLORIDA LAW, RESERVING A UTILTY EASEMENT.

WHEREAS, in accordance with Section §125.35, Florida Statutes, Pinellas County (the County) can determine that County-owned property is no longer needed for County purposes and declare said property surplus; and

WHEREAS, the County has no current or foreseeable future use for the subject property described in Exhibit “A” attached hereto and

WHEREAS, the County will retain a 10 X 10” Utility Easement adjacent to the fire hydrant and an ingress/egress easement for access; and

WHEREAS, the Property was valued at, $30,187.50 by a staff appraisal with consideration for the deposit of $350.00, the utility easement for $575.00 and reimbursement for the easement sketch and legal of $250.00; and

WHEREAS, the adjacent property owner desires to purchase the Property at full price; and

WHEREAS, the Property was determined to be of insufficient size and shape to allow any structure; and

WHEREAS, given the lack of County need, this Board has determined that it is in the best interest of the County to return this Property including all mineral rights that are, or maybe in, on, or under the land, to the tax rolls; and
WHEREAS, the proceeds from this sale will be deposited to the General Fund.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF COUNTY COMMISSIONERS of Pinellas County, Florida, in regular session duly assembled on this ___ day of __________, 20___, that this Board declares the Property surplus, grant authorization to conduct the sale of same for the appraised value, execute the County Deed and authorize the Clerk to record the resolution in the Public Records of Pinellas County, Florida.

Commissioner ____________ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner ______________ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

BY ____________________
ATTORNEY
FACT SHEET

Owners: Pinellas County

VALUE:
1. Appraised Value: Fee Simple $30,187.50
2. Deposit 350.00
3. Reduction for Easement 575.00
4. Invoice for sketch 250.00

Total Deductions ($1,175.00)

Total of Check due at closing $29,012.50

PROPERTY DATA:
Zoning: Acreage M-1
Land Use: Warehouse Store/Dist
County's Appraisal:
Parent Tract: .12 acres valued at $29,612.50

• Acquisition Area: 5,250sf valued at $30,187.50 ($5.75sf) by a Comparable Market Analysis prepared by David J. DelMonte, Manager, Real Property Division.
• Easement retained at a value of $575.00, reducing purchase price to $29,012.50.
• Deposit of $350.00 paid.
• Adjustment for sketch and legal for easement $250.00
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION AND SKETCH

PORTION OF 49TH STREET NORTH TO BE VACATED

A PORTION OF 49TH STREET NORTH RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6372, PAGE 968, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THAT PORTION BEING DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE EAST 100 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 11, LESS THE SOUTH 150 FEET THEREOF, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 0.12 ACRES MORE OR LESS.

ABBREVIATIONS:

L = CENTERLINE
(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(P) = PLAT
PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT
(S) = SET

FOR: K. BARGER REALTY

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Prepared by:

JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 2

THIS IS NOT A SURVEY
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FOR: K. BARGER REALTY
CONTRACT FOR SALE AND PURCHASE

THIS AGREEMENT, made on the day of ____________, 20 ___, and entered into by and between MIDA GROUP, LLC, whose address is 3071 118th Avenue North, St. Petersburg, Florida, 33716, hereinafter referred to as “BUYER” and PINELLAS COUNTY, Attention: Department of Real Estate Management, Real Property Division, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as “SELLER.”

WITNESSETH

1. DESCRIPTION OF PROPERTY: The legal description for the Property located at 12880 49th Street North, in Pinellas County, Florida, 33716 is as follows:

Attached as Exhibit “A” hereto and made a part hereof, together with all development rights, easements, riparian and littoral rights, hereinafter referred to as the "Property."

Attached as Exhibit “B” hereto and made a part hereof a Utility Easement hereinafter referred to as the “Easement”.

2. PURCHASE PRICE: SELLER agrees to sell the Property, and in consideration of the purchase price, BUYER agrees to buy the Property at the price of Thirty Thousand One Hundred Eighty Seven Dollars and 50/100 ($30,187.50). BUYER also agrees to pay applicable closing costs. Florida Statutes, Chapter 201.01, requires that the BUYER shall be responsible for payment of documentary stamp taxes at closing, based on the Property purchase price above.

3. DEPOSIT: Seller and Buyer acknowledge and agree that the Buyer has made a bid deposit in the sum of Three Hundred and Fifty Dollars ($350.00) with Seller, which bid deposit will be applied, as a credit, to the PURCHASE PRICE at closing and constitutes the Buyer’s earnest money deposit herein (“Deposit”). The deposit amount shall not earn interest prior to the closing. Seller and Buyer also acknowledges that the Buyer has been given a consideration for a general utility easement in the amount of $575.00 and reimbursement for the payment providing the sketch and legal for the easement to be retained in the amount of $250.00 that will be applied as a credit at closing.

4. ACCEPTANCE; EFFECTIVE DATE: The date of Contract (“Effective Date”) shall be the date when the contract is approved by the BCC.
5. **CLOSING DATE:** The “Closing Date” will occur on or before ninety (90) days from approval and acceptance by the Board of County Commissioners. The SELLER agrees to grant and convey to BUYER by County Deed.

6. **CLOSING LOCATION AND DOCUMENTS:** Closing will be held at the Real Property Division, 509 East Avenue South, Clearwater, Florida 33756, at a mutually convenient date and time. Closing documents shall be available to the parties for review ten (10) days prior to closing, including the County Deed to be executed by SELLER.

7. **CONTRACT NOT RECORDABLE:** Neither this contract nor any notice thereof shall be recorded in the public records at the time of closing.

8. **EXPENSES:** Buyer will pay for State documentary stamps which are required to be affixed to the deed, and the cost of recording same, together with the cost of recording any corrective instruments, and such other expenses assigned to Buyer in this Contract.

9. **ENVIRONMENTAL OBLIGATIONS:** The SELLER represents and warrants that to the best of their knowledge and belief, the Property is not in violation of any federal, state or local law, rule, ordinance or regulation relating to hazardous substances or hazardous waste, or to environmental conditions on, under or about the Property, including, but not limited to soil, groundwater or other conditions.

10. **DISCLAIMER, REPRESENTATIONS AND WARRANTIES OF SELLER:** Seller and Buyer agree that the Property to be conveyed pursuant to this Contract is being purchased “as is,” in its condition as of the Effective Date of this Contract. Seller makes no warranties or representations of any kind or nature concerning the condition of the Property, including any structures or improvements thereon, the development rights available for the Property, the zoning or land use designation for the Property, the suitability of the Property for Buyer’s intended use, or the subsurface soil conditions, except as otherwise set out herein.

11. **FISCAL FUNDING:** In the event that funds are not appropriated by the BUYER in any succeeding fiscal year for purposes described herein, then this contract shall be deemed to terminate at the expiration of the fiscal year for which funds were appropriated and expended, without penalty to the BUYER.
IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand the day and year first above written.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

MIDA GROUP, LLC

WITNESSES:

Cynthia Shawlan

By: Judy K. Humbarger, Manager

Print Name: Kim Manger

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13th day of August, 2014, by Judy Humbarger of MIDA Group, LLC, a Florida Limited Liability Company, on behalf of the Company. She is personally known to me or has produced Florida Driver's License as identification and who did (did not) take an oath.

NOTARY
SEAL

My Commission Expires:__________

CYNTHIA P. SHAVLAN
MY COMMISSION # FF 072322
EXPIRES: December 16, 2017
Bonded thru Notary Public Underwriters

APPROVED AS TO FORM

By ___ County Attorney
IN WITNESS WHEREOF, the parties herein have executed this Agreement as of the day and year first written above.

ATTEST: KEN BURKE
Clerk of the Circuit Court

By: __________________________
Deputy Clerk

PINELLAS COUNTY, by and through
its Board of County Commissioners

By: __________________________
Chairman

APPROVED AS TO FORM:
OFFICE OF COUNTY ATTORNEY

By:__________________________
4
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST
LEGAL DESCRIPTION AND SKETCH
PORTION OF 49TH STREET NORTH TO BE VACATED

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CONTAINING 0.12 ACRES MORE OR LESS.

ABBREVIATIONS:

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FOR: K. BARGER REALTY

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NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 B2nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7548 ~ fax (727) 577-9932

SHEET 1 OF 2
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FOR: K. BARGER REALTY

126TH AVENUE NORTH
THIS IS NOT A SURVEY

Basis of Bearings:

EAST LINE OF LOT 11 IN THE NE 1/4 OF SECTION 9-30-16 AS BEING S00°04'52"W., PER PINELLAS COUNTY ENGINEERING DEPARTMENT COORDINATE DATUM. (NO PLAT BEARINGS)

FOR: K. BARGER REALTY
A PORTION OF THE WEST 30 FEET OF THE EAST 100 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 11, LESS THE SOUTH 150 FEET THEREOF, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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CONTAINING 62 SQUARE FEET MORE OR LESS.

**LINE DATA TABLE**

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NOTE: THIS PREPARED UTILITY EASEMENT IS BASED UPON LOCATION OF EXISTING FIRE HYDRANT AND WATER GATE VALVE AS SURVEYED IN THE FIELD ON 9/12/13 BY THIS OFFICE.

PREPARED: 7/14/14

FOR: K. BARGER REALTY

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

I hereby certify that the Legal Description and Sketch represented herein meet the requirements of Chapter 52, Florida Administrative Code.

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

This is not a Survey

Prepared by:
JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 18 EAST
SKETCH OF DESCRIPTION

126TH AVENUE NORTH

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FOR: K. BARGER REALTY

EXHIBIT B
GENERAL UTILITY EASEMENT

THIS INDENTURE, made this _______ day of ______________, 20__, by MIDA GROUP, LLC, whose address is 3071 118TH Avenue North, St. Petersburg, Florida, 33716, hereinafter referred to as “Grantor,” to PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as “Grantee.”

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, and the Grantee’s successors, a perpetual general utility easement over and across the following described property, together with reasonable access for the Grantor’s employees and contractors to install, inspect, maintain, and repair the Grantee’s facilities and the right to authorize use of this easement by other public and private utilities as needed to provide power, telecommunications and other utilities as deemed necessary or appropriate by the Grantee; located in Pinellas County, Florida, to wit:

Lands described in legal description attached as Exhibit “A” hereto and made a part hereof, hereinafter referred to as the "Easement."

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

MIDA GROUP, LLC

WITNESSES:

Print Names:  

By:  

Attest:  

Print Name:  

Secretary
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13th day of August, 2014, by Judy K. Humbarger. The individual is personally known to me and/or has produced a Florida Driver's License as identification.

NOTARY SEAL
My Commission Expires: ________

Print Name: ________
Commission Number: ________
Expiry Date: December 16, 2017
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION AND SKETCH

UTILITY EASEMENT

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PREPARED: 7/14/14

FOR: K. BARGER REALTY

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phone (727) 576-7546 ~ fax (727) 577-9932

SHEET 1 OF 2
This Legal Description and Sketch was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

Prepared by:

JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Sheet 2 of 2
COUNTY DEED

THIS DEED, made this _____ day of ________________, 20__, by PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, FL 33756, a political subdivision of the State of Florida, hereinafter referred to as “Grantor”, and MIDA GROUP, LLC, whose address is 3071 118th Avenue North, St. Petersburg, Florida, 33716, hereinafter referred to as “Grantee.”

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has released, granted, bargained and sold to the Grantee, its heirs and assigns forever, the following described land lying and being in Pinellas County, Florida:

Lands described in Exhibit “A” attached hereto and by this reference made a part hereof, subject to any and all easements of record; and

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

ATTEST:  KEN BURKE
         Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA
by and through its Board of
County Commissioners

By: ____________________________  By: ____________________________
     Deputy Clerk                Chairman

(Official Seal)
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION AND SKETCH

UTILITY EASEMENT

A PORTION OF THE WEST 30 FEET OF THE EAST 100 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF LOT 11, LESS THE SOUTH 150 FEET THEREOF, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 11 WITH THE WEST RIGHT-OF-WAY LINE OF 49TH STREET NORTH AS SHOWN ON PINELLAS COUNTY 49TH STREET NORTH RIGHT-OF-WAY MAP, SHEET 9 OF 14, DATED APRIL 30, 1990 AND RUN THEREFROM A DISTANCE OF 150.00 FEET (DEED), 149.94 FEET (MEASURED) TO A POINT; THENCE CONTINUE A DISTANCE OF 64.63 FEET FOR A POINT OF BEGINNING; THENCE RUN N.00"04'52"E. 6.27 FEET; THENCE RUN N.89"55'08"W. A DISTANCE OF 6.27 FEET TO THE AFORESAID NORTHERLY PROLONGATION; THENCE RUN S.00"04'52"W. 10.00 FEET; THENCE RUN S.89"55'08"E. A DISTANCE OF 6.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 62 SQUARE FEET MORE OR LESS.

LINE DATA TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
<th>DISTANCE</th>
</tr>
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<tbody>
<tr>
<td>L1</td>
<td>N 00°04'52&quot;E</td>
<td>150.00(D)</td>
</tr>
<tr>
<td>L2</td>
<td>N 00°04'52&quot;E</td>
<td>64.63</td>
</tr>
<tr>
<td>L3</td>
<td>N 89°55'08&quot;W</td>
<td>6.27</td>
</tr>
<tr>
<td>L4</td>
<td>N 00°04'52&quot;E</td>
<td>10.00</td>
</tr>
<tr>
<td>L5</td>
<td>S 89°55'08&quot;E</td>
<td>6.27</td>
</tr>
<tr>
<td>L6</td>
<td>S 00°04'52&quot;W</td>
<td>10.00</td>
</tr>
</tbody>
</table>

NOTE: THIS PREPARED UTILITY EASEMENT IS BASED UPON LOCATION OF EXISTING FIRE HYDRANT AND WATER GATE VALVE AS SURVEYED IN THE FIELD ON 9/12/13 BY THIS OFFICE.

PREPARED: 7/14/14

FOR: K. BARGER REALTY

NOTE: Legal Description and Sketch not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 576-7546 ~ fax (727) 577-9932

Surveyor's Registration No. 1269
Certificate of Authorization No. 760

Job 1391-078
Drawn by DS
Reviewed by CL
Date 8/6/14
SFN# 131 452

This is not a survey.
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

SKETCH OF DESCRIPTION

LOT 11

NORTH LINE OF THE SW1/4 OF THE NE 1/4 OF SECTION 9-30-16 AND THE NORTH LINE OF LOT 11

EXISTING RIGHT-OF-WAY LINE

PORTION TO BE CONVEYED BY SEPARATE INSTRUMENT

PINELLAS GROVES

Plat Book 1, Page 55

EXHIBIT "A"

Lot 11

Point of Commencement

SOUTH LINE OF THE SW1/4 OF THE NE 1/4 OF SECTION 9-30-16

NORTH BASIS: ASSUMED

SCALE: 1" = 40'
RESPONSE:

I am interested in purchasing the property at or above market value.

I am not interested in purchasing the property.

JUDY K. HUMBARGER

NAME

JUDY HUMBARGER

MIDA GROUP, LLC

DATE

4-23-14

SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

D & D Florida Enterprises
2232 Cypress Hollow Court
Safety Harbor, Florida 33716

2. Article Number
(Transfer from service label)

7006 3450 0001 4427 7790

3. Service Type

☐ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.

☐ Express Mail
☐ Return Receipt for Merchandise

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

D. Is delivery address different from item 1? ☐ Yes
☐ No

If YES, enter delivery address below:

PS Form 3811, February 2004

Domestic Return Receipt

102566-02-M-1540

SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

M J M R B M LLC
6105-G Memorial Highway
Tampa, Florida 33615

2. Article Number
(Transfer from service label)

7006 3450 0001 4427 7790

3. Service Type

☐ Certified Mail
☐ Registered
☐ Insured Mail
☐ C.O.D.

☐ Express Mail
☐ Return Receipt for Merchandise

4. Restricted Delivery? (Extra Fee)

☐ Yes
July 21, 2014

Judy K. Humbarger
K. Barger Realty, LLC
3071 118th Avenue North
St. Petersburg, Florida 33716

INVOICE
1309-07 S&L

Re: Surveying services in connection with
  Section 09, Township 30 South, Range 16 East
  12880 49th Street North

Legal Description and Sketch ---------------------------------------------$250.00

TOTAL AMOUNT -------------------$250.00