Florida Department of Transportation

RON DESANTIS
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: June 2, 2023

TO: Jesse Moss, District R/W Administrator, Acquisition

FROM: Renee' Hailey, R/W Consultant Project Manager

COPIES: C. Gardyasz, W. Alfonzo, S. Harris, A. Branam, H. Seymour, R. Joslin

SUBJECT: **CLOSING NOTIFICATION MEMO**

Item/Seg. No. : 4145062
County : Manatee
State Road No. : 70
Parcel No(s). : 120.1

Please be advised that the above parcel closed on June 2, 2023. The following is a status of the parcel(s):

PARCEL INTEREST STATUS

There are no encumbrances.

PROPERTY INVENTORY/FIELD INSPECTION – Uploaded to RWMS

RELOCATION STATUS – N/A

LEGAL/SUIT STATUS - Not in suit.

If you have any questions, please contact me at 863-519-2449.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

CLOSING STATEMENT

575-030-16
RIGHT OF WAY
OGC – 03/20

ITEM/SEGMENT NO.: 4145062
MANAGING DISTRICT: 01
F.A.P. NO.: N/A
STATE ROAD NO.: 70
COUNTY: Manatee
PARCEL NO.: 120 A&B

BUYER: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION

SELLER(S): Foxwood at Panther Ridge Homeowner's Association, Inc., a Florida corporation not for profit

REAL PROPERTY DESCRIBED AS:

That portion of Tract 43, Pomello Park, a subdivision lying in Section 29, Township 35 South, Range 20 East, as per plat thereof recorded in Plat Book 6, Page 61, Public Records of Manatee County, Florida containing 2,325 square feet

Summary of Seller's Transaction

Credits		
Land	$	5,100.00
Improvements	$	57,700.00
Real Estate Damages/Cost-to-Cure	$	229,100.00
Personal Property	$	0.00
Business Damage	$	0.00
Attorney Fees	$	1,292.50
Appraiser Fees	$	0.00
Other: Attorney Fees	$	3,971.00
Total Credits	$	297,163.50
Debits		
First Mortgage Payoff	$	0.00
First Mortgage Pre-Payment Penalty	$	0.00
Second Mortgage Payoff	$	0.00
Second Mortgage Pre-Payment Penalty	$	0.00
Attorney Fees	$	0.00
Appraiser Fees	$	0.00
Ad Valorem Taxes:	$	0.00
Other:	$	0.00
Total Debits	$	0.00
Credits Less Debits	$	297,163.50
Amount Withheld	$	0.00
Amount Due to Seller at Closing	$	297,163.50

Warrant No.: 767315,767317, 767318

Date of Final Agency Acceptance: 5/23/23

Date of Closing.: 6/2/23

Received By: [redacted]
Type or Print Name: Nicolle Olarsch, President

Closing Agent: [redacted]
Type or Print Name: Christy Dunn

MANATEE COUNTY PROPERTY APPRAISER

TAXPAYER'S REQUEST FOR VALUE PRORATION

In order to provide a value proration, the following information must be provided for each request: 1) property parcel ID number, 2) legal description, and/or 3) survey.

DATE: May 19, 2023 PARCEL I.D. # 330800359

REQUESTED BY: Brooke Bynum FIRM NAME: Independence Acquisition & Appraisal, LLC-on behalf of FDOT

PHONE NUMBER: (850) 718-7188 FAX NUMBER: _____

DATE NEEDED: June 2, 2023 (***Minimum of 10 working days from the date of the request.***)LEGAL

DESCRIPTION: See Attached Legal Description

PROJECTED CLOSING DATE: June 2, 2023

INCLUDE ENTIRE PARCEL (Y/N) N IF NO COMPLETE LINE BELOW

INCLUDE FOLLOWING: ACRES/ SQ. FT. 2,325 SF IMPROVEMENTS (IF ANY) N/A

****

(Property Appraiser's use only below this line)

_____

LAND (MARKET)	$ -0-
IMPROVEMENT	$ -0-
CLASS USE	$ -0-
ASSESSED	$ -0-
EXEMPTION	$ -0-
2022 ESTIMATE OF TAXABLE VALUE (MOST RECENT CERTIFIED VALUE)	$ -0-
X CURRENT MILLAGE RATE (MOST RECENT) 14.6306600	
= ESTIMATED AD VALOREM TAXES DUE	$ -0-
+ ESTIMATED NON-AD VALOREM FEES	$ -0-
= ESTIMATED TOTAL TAX BILL	$ -0-

EST. TOTAL TAX BILL $ -0- / 365 = $ -0- X DAYS 153 = ESTIMATED TOTAL ALLOCATED TAXES DUE $ -0-

ESTIMATED TOTAL ALLOCATED TAXES DUE LESS 4% DISCOUNT = $ -0-

--THIS INFORMATION IS BELIEVED TO BE CORRECT BUT IS SUBJECT TO CHANGE AND NOT WARRANTED—

[redacted] 5/19/2023

EMPLOYEE'S SIGNATURE DATE

915 4th Avenue West, Bradenton, FL 34205 * Phone 941.748.8208 * Fax 941.742.5664
Website: www.manateepao.gov E-mail: sarah.bennett@manateepao.gov

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

WARRANT RECEIPT ACKNOWLEDGMENT

Item/Seg. No. : 4145062
FAP No. : N/A
County : Manatee
State Road No. : 70
Parcel No. : 120

This is to acknowledge receipt of State Warrant No. 767315 in the amount of $291,900.00 representing payment for fee simple acquisition on parcel number 120 of the above referenced job.

Signed: [redacted]

Printed Name: NIKKI OLAKSICH

Address: Foxwood at Panther Ridge HOA
7929 209th St. E
Bradenton, FL 34202

Date: 6-2-23

Closed By:
[redacted]
Christy Dunn
Right of Way Agent

Negotiated By:
Brooke Bynum
Right of Way Agent

COPY TO WARRANT OFFICER

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

WARRANT RECEIPT ACKNOWLEDGMENT

Item/Seg. No. : 4145062
FAP No. : N/A
County : Manatee
State Road No. : 70
Parcel No. : 120

This is to acknowledge receipt of State Warrant No. 767318 in the amount of $3,971.00 representing payment for attorney fees on parcel number 120 of the above referenced job.

Signed: [redacted]

Printed Name: Mark A. Hanson

Address: Law Offices of Lobeck & Hanson,
Mark A. Hanson, Esq.
2033 Main St., Ste. 403
Sarasota, FL 34237

Date: 6/2/23

Closed By: [redacted]

Christy Dunn
Right of Way Agent

Negotiated By:

Brooke Bynum
Right of Way Agent

COPY TO WARRANT OFFICER

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4/14/2062 p.120

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FROM:

Independence Acquisition & Appraisal LLC -
Christy Dunn
PO Box 5055
Bradley, FL 33835

TO:

Anderson Givens & Fredericks, PA
Jeremy V. Anderson, Esq.
1689 Mahan Center Blvd.
Tallahassee, FL 32308

Label 228, March 2016

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TALLAHASSEE, FL 32308
June 5, 2023, 1:52 pm

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

801 N. Broadway Avenue
Bartow, FL 33830

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

Date: **June 2, 2023**

To: Records Management File

From: Catherine Gardyasz, Deputy Right of Way Manager, Production
By: Christy Dunn, Consultant Senior Right of Way Agent

Copies: File

Subject: **TITLE SEARCH**

Item/Seg No.	: 4145062
Section/Job No.	: 13160-000
FAP No.	: N/A
County	: Manatee
State Road No.	: 70
Parcel No.	: 120.1

The Official Records for Manatee County was searched on June 2, 2023 to determine if any changes have been recorded for the above referenced parcel. The search included the time frame beginning 7/21/2020 and ending 6/2/23 at 7:30 a.m.

Attached is a copy of the Clerk of Court search document.

FINDINGS: No impact to common area/this parcel.

NOTE: **UPDATE TO BE DONE ON DAY OF CLOSING.**

Searched For: FOXWOOD AT PANTHER RIDGE
Showing First On: 3/10/2022 10:05:06 AM
Showing Last On: 8/26/2022 11:15:42 AM
Showing 1 to 6 of 6

Instrument	From	To	Type	Book	Page	Consideration	Description	Date	Pages
202241109131	1. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	1. ROSSMAN KENNETH M 2. ROSSMAN LARA V MANNING	RELEASE			$0.00	OR2626 PG5314	08-26-2022	1
202241108894	1. WILMINGTON SAVINGS FUND SOCIETY 2. RESIDENTIAL CREDIT OPPORTUNITIES TRUST V D	1. GEWEYE CAROLYN M 2. WRIGHT VIRGINIA LARUE 3. WRIGHT HOWARD EDWIN 4. WRIGHT GAYLE KATHLEEN 5. WRIGHT BRUCE WILLIAM 6. WRIGHT ADAM CARL 7. WRIGHT ANDREW CHARLES 8. WRIGHT BRUCE CARL 9. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	COURT PAPER			$0.00	2021 CA 001744	08-25-2022	10
202241099738	1. WILMINGTON SAVINGS FUND SOCIETY 2. RESIDENTIAL CREDIT OPPORTUNITIES TRUST V D	1. GEWEYE CAROLYN M 2. GEWEYE CAROLYN MAY 3. WRIGHT VIRGINIA LARUE 4. WRIGHT HOWARD EDWIN 5. WRIGHT GAYLE KATHLEEN 6. WRIGHT BRUCE WILLIAM 7. WRIGHT ADAM CARL 8. WRIGHT ANDREW CHARLES 9. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	JUDGMENT			$0.00	2021 CA 001744	08-03-2022	8

202241045773	1. BANK OF NEW YORK MELLON 2. BANK OF NEW YORK 3. CWABS INC ASSET BACKED CERTIFICATES SERIES 2006 10	1. LAW JASPER 2. GRIFFIN WILLIE M 3. GRIFFIN W MACK 4. GRIFFIN CAROLYN E 5. GRIFFIN CARLYN 6. V M CALDERON INC PROFIT SHARING PLAN & TRUST 7. AMERICAN MOMENTUM BANK 8. LANDMARK BANK OF FLORIDA 9. PANTHER RIDGE II HOMEOWNERS ASSOCIATION INC 10. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	ORDER	$0.00	2019 CA 000970	04-05-2022	3
202241033069	1. BANK OF NEW YORK MELLON 2. BANK OF NEW YORK 3. CWABS INC ASSET BACKED CERTIFICATES SERIES 2006 10	1. LAW JASPER 2. LAW STEPHANIE 3. GRIFFIN WILLIE M 4. GRIFFIN W MACK 5. GRIFFIN CAROLYN E 6. GRIFFIN CARLYN 7. V M CALDERON INC PROFIT SHARING PLAN & TRUST 8. AMERICAN MOMENTUM BANK 9. LANDMARK BANK OF FLORIDA 10. PANTHER RIDGE II HOMEOWNERS ASSOCIATION INC 11. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	JUDGMENT	$0.00	2019 CA 000970	03-10-2022	6

202241033066	1. BANK OF NEW YORK MELLON 2. BANK OF NEW YORK 3. CWABS INC ASSET BACKED CERTIFICATES SERIES 2006 10	1. LAW JASPER 2. GRIFFIN WILLIE M 3. GRIFFIN W MACK 4. GRIFFIN CAROLYN E 5. GRIFFIN CARLYN 6. V M CALDERON INC PROFIT SHARING PLAN & TRUST 7. AMERICAN MOMENTUM BANK 8. LANDMARK BANK OF FLORIDA 9. PANTHER RIDGE II HOMEOWNERS ASSOCIATION INC 10. **FOXWOOD AT PANTHER RIDGE** HOMEOWNERS ASSOCIATION INC	ORDER	$0.00	2019 CA 000970	03-10-2022	3

Florida Department of Transportation
605 Suwannee Street, MS 22
Tallahassee, Florida 32399-0450

Please indicate your satisfaction with the Department's coordination of the acquisition of your property by circling the appropriate rating for each question.

		Excellent	Good	Average	Below Average	Poor	Not Applicable
1.	How would you rate the Department's ability to clearly answer your questions about the project design?	5	4	3	2	1	☐
2.	How would you rate the Department's ability to clearly explain the process used to acquire your property?	5	4	3	2	1	☐
3.	How would you rate the Department's responsiveness to your inquiries?	5	4	3	2	1	☐
4.	How would you rate the level of courtesy you received from the Department during the Acquisition process?	5	4	3	2	1	☐
5.	How would you rate the usefulness of the printed material you received from the Department?	5	4	3	2	1	☐
6.	Overall, how would you rate your experience with the Department during the Acquisition process?	5	4	3	2	1	☐

COMMENTS/RECOGNITIONS/RECOMMENDATIONS FOR IMPROVEMENT

District: 01 Item/Segment No.: 414506 2 Type: A

p120 RB

ACQUISITION