

**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	Regents Park and St. James Park Plat Vacation, R-98-148-V	TYPE AGENDA ITEM	Public Hearing Continued from November 17, 1998 (Consent)
DATE REQUESTED	December 1, 1998	DATE SUBMITTED/REVISED	October 22, 1998, and November 23, 1998
BRIEFINGS?/WHO?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Transportation Land Acquisition	AUTHORIZED BY TITLE	Larry R. Mau, P.E. Transportation Director <i>Harry R. Marshall for Larry R. Mau</i>
CONTACT PERSON TELEPHONE/EXTENSION	Jim Staples 5007	PRESENTER/TITLE TELEPHONE/EXTENSION	Jim Staples, Land Acquisition Manager 5007 <i>Jim Staples</i>
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

ACTION DESIRED

INDICATE WHETHER "REPORT or "DISCUSSION, "FORM OF MOTION, or "OTHER ACTION REQUIRED:

Adoption of Resolution R-98-148-V vacating portions of the Regents Park and St. James Park Subdivision Plats.

ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.)

Land Development Code - Chapter 9, Section 911 3, Public hearing requirements on vacation of streets and transfer of plats
Section 911 3 1 on public hearing and notice.

Florida Statute - Chapter 336 09, Closing and abandonment of roads, authority
- Chapter 177 101, Vacation and annulment of plats subdividing land.

BACKGROUND/DISCUSSION

- The applicant is requesting that abutting portions of the Regents Park and St. James Park platted subdivisions be vacated in order to form an additional marketable lot over the area to be vacated.
- There were no objections from the reviewing agencies or departments.
- All costs will be borne by the applicant.

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Indicate "NO" or "YES" @ right. (If "NO," proceed to 1) below, and if "YES," proceed to 2) below) NO

1) IF "NO" TO ABOVE,

A) PLEASE EXPLAIN BELOW. (see also following section 1B) re: contract, agreement, lease, etc.:

Procedure previously approved by the County Attorney's Office.

B) IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT WAS PREVIOUSLY APPROVED, STATE YEAR OF LAST USE:

2) IF "YES" TO FIRST QUESTION IN THIS SECTION,

A) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED? IF ONLY A PORTION, WHICH PORTION?

B) HAVE ALL COMMENTS/SUGGESTIONS RAISED BY COUNTY ATTORNEY BEEN ADDRESSED/INCORPORATED; IF NO!, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER **MUST BE ATTACHED** (if comments were verbal, so indicate.)

APPROVED IN OPEN SESSION

DEC 01 1998
N/A

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

ATTACHMENTS: (List in order as attached)

- | | |
|--------------------------|-----------------------------------|
| 1) Resolution R-98-148-V | 4) Contiguous Property Owner List |
| 2) Notice of Resolution | 5) Affidavit of Notifications |
| 3) Vacation Application | 6) Proof of Publications |
| | 7) Location Map |

INSTRUCTIONS TO BOARD RECORDS:

Certified copy
Return signed resolution to Land Acquisition, Transportation Department

David - CAO, Int. Audit

COST No cost to County

SOURCE (ACCT# & NAME) N/A

COMMENTS N/A

AMT./FREQ. OF RECURRING COSTS (ATTACH FISCAL IMPACT STATEMENT) N/A

R-98-148-V
REGENTS PARK AND ST. JAMES PARK
PLAT VACATION
NOTICE OF RESOLUTION VACATING CERTAIN STREETS,
ROADS OR OTHER APPROPRIATE PROPERTY

Notice is hereby given that a Resolution Vacating Certain Streets, Roads or Other Appropriate Property was adopted by the Board of County Commissioners of Manatee County, Florida, on the **17TH** day of **NOVEMBER, 1998**, vacating abandoning, discontinuing and closing all of that part or portion of the particular streets, roads or other appropriate property in an unincorporated area of Manatee County, Florida, described as follows:

SEE EXHIBITS "1" AND "2", ATTACHED.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

DECEMBER 15, 1997



VACATION OF A PORTION OF REGENTS PARK, A SUBDIVISION

DESCRIPTION:

BEING ALL OF LOT 26 AND TRACT "RPB" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CONTAINING 17916 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

BEING A PORTION OF TRACT "NR1" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF TRACT "RPB" OF SAID PLAT OF REGENTS PARK, A SUBDIVISION; THENCE N 42°17'00" W, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "RPB", A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°33'00", A DISTANCE OF 36.46 FEET TO THE END OF SAID CURVE; THENCE N 54°10'00" E, A DISTANCE OF 5.30 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'34", A DISTANCE OF 16.96 FEET; THENCE S 42°17'00" E, A DISTANCE OF 24.26 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 113 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD

CONTAINING A TOTAL OF 18029 SQUARE FEET, MORE OR LESS.



- LEGEND
- P.O.B. - POINT OF BEGINNING
 - P.C. - POINT OF CURVATURE
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - (R) - RADIAL LINE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH
 VACATION OF A PORTION OF
 REGENTS PARK, A SUBDIVISION
 IN
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA**

NOTES

1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF TRACT "RPB" OF THE PLAT OF REGENTS PARK, A SUBDIVISION, HAVING A BEARING OF N 42°17'00" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE

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BY *[Signature]*
 JAMES D. GREER, P.S.M.
 FLORIDA CERTIFICATE NO. 155189
 DATE OF CERTIFICATION 12/15/97



DECEMBER 15, 1997

VACATION OF A PORTION OF
ST. JAMES PARK, A SUBDIVISION

DESCRIPTION:

BEING A PORTION OF TRACT "NR1" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "NR1" OF SAID PLAT OF ST. JAMES PARK; THENCE N 42°17'00" W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "NR1", A DISTANCE OF 96.13 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 48°47'33" W, AT A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°21'57", A DISTANCE OF 73.78 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 74°50'30" E, AT A DISTANCE OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'30", A DISTANCE OF 35.51 FEET TO THE P.T. OF SAID CURVE; THENCE S 42°17'00" E, A DISTANCE OF 102.26 FEET; THENCE S 47°43'00" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CONTAINING 5315 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

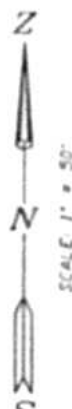
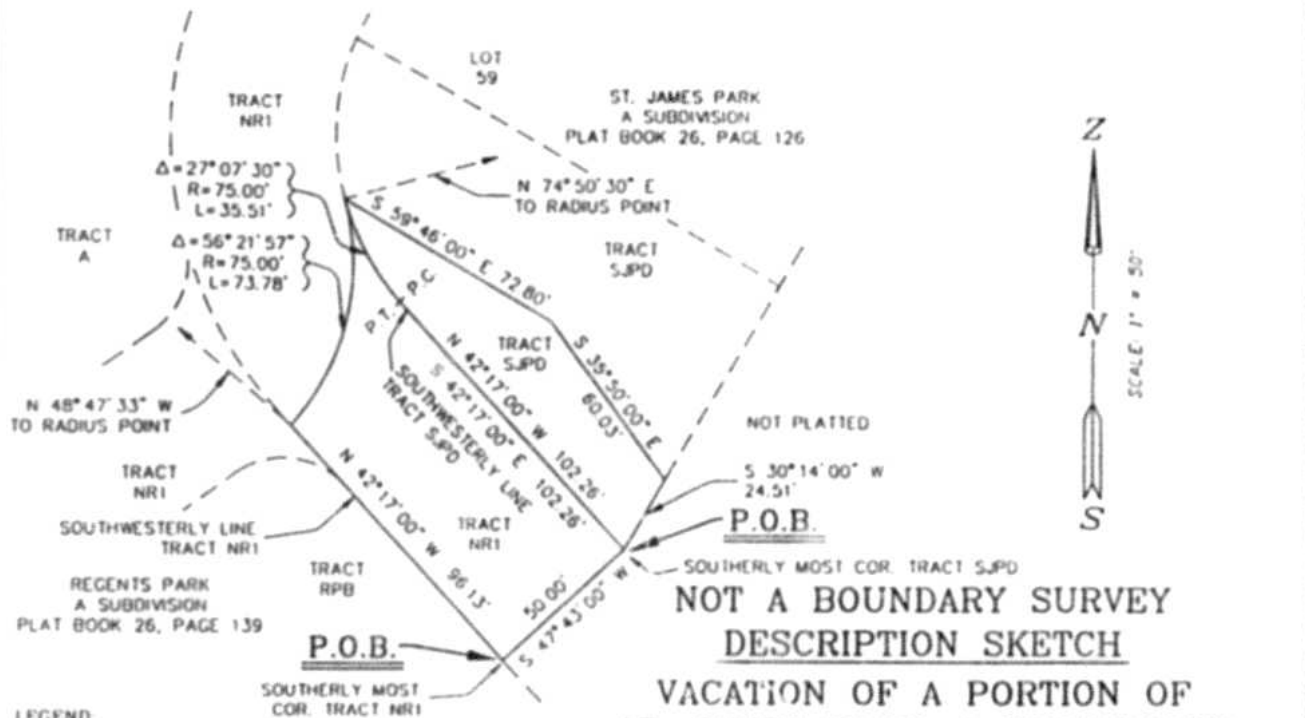
BEING A PORTION OF TRACT "S,JPD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF TRACT "S,JPD" OF SAID PLAT OF ST. JAMES PARK, A SUBDIVISION, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "S,JPD" THE FOLLOWING TWO (2) COURSES: (1) N 42°17'00" W, A DISTANCE OF 102.26 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'30", A DISTANCE OF 35.51 FEET; THENCE S 59°46'00" E, A DISTANCE OF 72.80 FEET; THENCE S 35°50'00" E, A DISTANCE OF 60.03 FEET; THENCE S 30°14'00" W, A DISTANCE OF 24.51 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CONTAINING 2922 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD

CONTAINING A TOTAL OF 8237 SQUARE FEET, MORE OR LESS.



**NOT A BOUNDARY SURVEY
DESCRIPTION SKETCH**
**VACATION OF A PORTION OF
ST. JAMES PARK, A SUBDIVISION**

IN
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

- LEGEND:**
P.O.B. - POINT OF BEGINNING
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
Δ - CENTRAL ANGLE
R - RADIUS
L - ARC LENGTH
COR - CORNER
(R) - RADIAL LINE

NOTES
1. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT "S,JPD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION, HAVING A BEARING OF N 42°17'00" W.
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NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE.

BY: *[Signature]*
JAMES D. GREEN, P.S.M.

FLORIDA CERTIFICATE NO. 155189
DATE OF CERTIFICATION: 12/15/97

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APPLICATION FOR THE VACATION OF CERTAIN
STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:
WOODLANDS COUNTRY CLUB ASSOCIATES,
a Florida general partnership hereinafter referred to as the Applicant, respectfully submits the following:

1. The Applicant is the owner in fee simple of the record title to the real property located in Manatee County, Florida, described as follows:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

2. The Applicant hereby applies for the vacation of all that part or portion of the street, road or other appropriate property in an unincorporated area of Manatee County, Florida, described as follows:

SEE EXHIBITS "1" and "2" ATTACHED HERETO

3. No portion of the property described in Paragraph 2 hereof constitutes or was acquired for a state or federal highway, and the vacation thereof will not deprive any person, firm, corporation or other entity of the right to ingress and egress to the real property thereof.

4. The real property described in Paragraph 2 hereof is not subject to any delinquent or unpaid ad valorem taxes, special assessments or other improvement liens. If said property is subject to any mortgage or other encumbrance, the written consent and joinder to this Application by the owner and holder of said mortgage or other encumbrance is set forth at the end of this Application immediately following the execution hereof by the Applicant.

5. An Opinion of Title or Title Opinion by an attorney duly authorized to practice law in the State of Florida, an Ownership or Encumbrance Certificate by an abstract company, or a complete copy or photocopy of a Title Insurance Policy or Title Guarantee issued by a title insurance company or other organization duly authorized in the State of Florida to insure or guarantee title to real property covering all of the property described in Paragraph 1 hereof showing title thereto to be vested in the Applicant is attached hereto and made a part hereof as Exhibit "A".

6. A copy of that portion of a subdivision plat recorded in a Plat Book among the Public Records of Manatee County, Florida, a survey by a land surveyor or professional engineer duly licensed in the State of Florida, or other appropriate map showing all of the real property described in paragraphs 1 and 2 hereof accurately designating the property sought to be vacated and the abutting or adjoining property of the Applicant is attached hereto and made a part hereof as Exhibits "1" and "2".

7. The Applicant hereby specifically consents to the County of Manatee, Florida, various departments or agencies hereof, their employees or agents physically examining all of the real property described in Paragraphs 1 and 2 hereof, making inquiries concerning the validity and sufficiency of the exhibits attached hereto and obtaining such other information as may be necessary to assist the Board of County Commissioners in considering and acting upon this Application.

8. The applicant hereby understands that this application will be furnished to each of the following identified Reviewing Departments and Agencies: (submit only the original application)

- | | |
|---|--|
| <ul style="list-style-type: none">I. Manatee County Government1. Transportation Department<ul style="list-style-type: none">a. Transportation Systems Managerb. Transportation Operations Managerc. Field Operations Manager2. Public Works Department<ul style="list-style-type: none">a. Storm Water Engineerb. Highway Superintendentc. Utilities Engineer3. Emergency Medical Services4. Department of Parks, Recreation and Cultural Services5. Planning Department<ul style="list-style-type: none">a. Plans Implementation Administrationb. Growth Management Adm.6. Building Department7. Project Management Department | <ul style="list-style-type: none">II. Other Jurisdictions1. Electric Companies<ul style="list-style-type: none">a. Florida Power & Light Companyb. Peace River Electric Co-opc. GTE Florida Incorporated2. Cablevision Companies<ul style="list-style-type: none">a. Paragon Cable, Inc.b. Cablevision of Palmettoc. Comcast Cablevisiond. U.S. Cable of Florida, Inc.3. Natural Gas Companies<ul style="list-style-type: none">a. Peoples Gas System, Inc.b. Florida Gas Transmission4. Manatee County Sheriffs' Department5. Fire Department District |
|---|--|

WHEREFORE THE PREMISES CONSIDERED, the Applicant respectively applies for:

A. The adoption of a Resolution by said Board of County Commissioners declaring that a public hearing will be held before said Board of County Commissioners in the Commissioners' Chambers on the 1st Floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida to consider the advisability of granting this Application and specifically setting forth the date and time thereof.

B. The adoption of a Resolution by said Board of County Commissioners subsequent to or at the conclusion of said public hearing granting this Application or some portion thereof, vacating, abandoning, discontinuing, closing, renouncing or disclaiming, as the case may be, the real property described in Paragraph 2 hereof and the interest of the County and the public therein; or for such other general relief as the Board of County Commissioners may deem appropriate.

STATE OF FLORIDA
COUNTY OF MANATEE

The undersigned Applicant, or where appropriate the undersigned officer or attorney at law for the Applicant, having been first duly sworn deposes and says that the Applicant or said officer or attorney at law has read the foregoing Application and the exhibits attached thereof and knows the contents thereof, and that to the best knowledge and belief of said Applicant, officer or attorney at law, the matters and things set forth therein are true.

By executing this application, I acknowledge that I am familiar with the Rules of Procedure which apply to the boards or commissions which will act on my application and that I have read and understand such Rules of Procedure.

Sworn to and subscribed before me, this the 29th day of April, 1998 by _____
James R. Schier, as President of Woodlands Country Club Management, Inc., general partner of
Woodlands Country Club Associates, who is/are personally known to me or who has/have
produced personal knowledge as identification.

WOODLANDS COUNTRY CLUB ASSOCIATES
By: Woodlands Country Club Management, Inc.,
a Florida corporation, as general partner

Cheri A. Searcy
Notary Public

CHERI A. SEARCY
Name Typed or Printed

12/25/98
My Commission Expires



CHERI A. SEARCY
Notary Commission CC421071
Expires Dec. 25, 1998
Enrolled by ANS
Ann. 882-6573

Applicant Name (Print or Type)

By: [Signature]
Signature of Applicant James R. Schier, President

3711 Cortez Road West
Street Address

Bradenton, FL 34210
City, State, Zip Code

756-0677 ext. 303
Telephone Number



DECEMBER 15, 1997

VACATION OF A PORTION OF REGENTS PARK, A SUBDIVISION

DESCRIPTION:

BEING ALL OF LOT 26 AND TRACT "RPB" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CONTAINING 17916 SQUARE FEET, MORE OR LESS

TOGETHER WITH THE FOLLOWING:

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 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - (R) - RADIAL LINE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH**
**VACATION OF A PORTION OF
 REGENTS PARK, A SUBDIVISION**
 IN
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
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NOTES

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 FLORIDA CERTIFICATE NO. 155189
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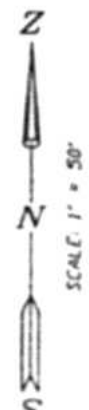
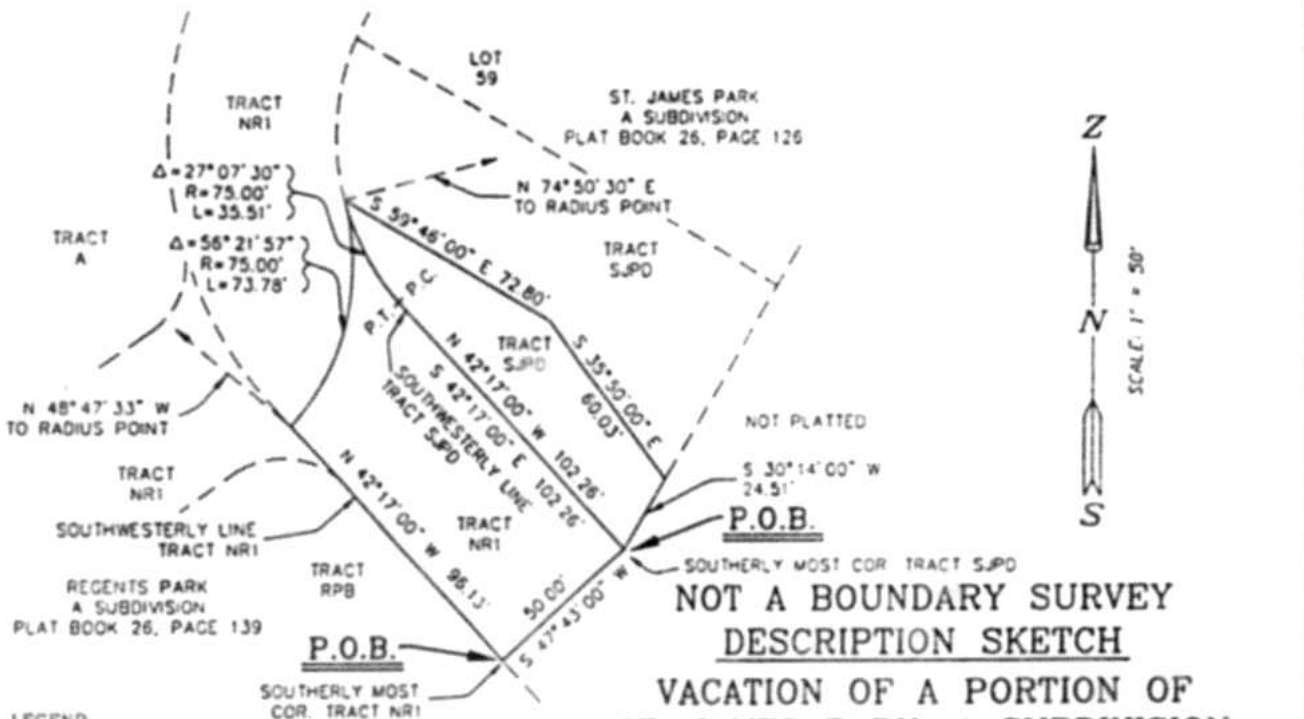
BEING A PORTION OF TRACT "SJD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS

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CONTAINING 2922 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD

CONTAINING A TOTAL OF 8237 SQUARE FEET, MORE OR LESS.



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ST. JAMES PARK, A SUBDIVISION
IN
SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA**

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 - COR - CORNER
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NOTES:

1. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT "SJD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION, HAVING A BEARING OF N 42°17'00" W
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 61G17, FLORIDA ADMINISTRATIVE CODE

BY: *[Signature]*
JAMES D. GREEN, P.S.M.

FLORIDA CERTIFICATE NO. 152189
DATE OF CERTIFICATION 12/15/97

EXHIBIT "A"

TITLE CERTIFICATION

SUBDIVISION NAME: A portion of REGENTS PARK, as per plat thereof recorded in Plat Book 26, page 139, Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: All that property described in the survey sketch attached hereto.

PURPOSE: Application for vacation of portion of said plat.

WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, Attorneys at Law, hereby confirm that apparent title to the land described above is in the name of **WOODLANDS COUNTRY CLUB ASSOCIATES**, a Florida general partnership, the entity executing the above-referenced application of vacation. All property taxes due and payable have been paid on the above-described land as of the date of this certification. All mortgages or other liens encumbering the above-described land not satisfied or released of record are as follows:

Name of Mortgagee

Official Records Book and Page

None

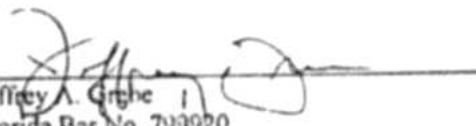
Liens

None

DATED: April 30, 1998.

**WILLIAMS, PARKER, HARRISON, DIETZ &
GETZEN**

By: _____


Jeffrey A. Grighe
Florida Bar No. 799020
200 South Orange Avenue
Sarasota, Florida 34236

DECEMBER 15, 1997

VACATION OF A PORTION OF REGENTS PARK, A SUBDIVISION

DESCRIPTION:

BEING ALL OF LOT 26 AND TRACT "RPB" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

CONTAINING 17916 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

BEING A PORTION OF TRACT "NR1" OF THE PLAT OF REGENTS PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 139 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF TRACT "RPB" OF SAID PLAT OF REGENTS PARK, A SUBDIVISION, THENCE N 42°17'00" W, ALONG THE NORTHEASTERLY LINE OF SAID TRACT "RPB", A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°33'00", A DISTANCE OF 36.46 FEET TO THE END OF SAID CURVE; THENCE N 54°10'00" E, A DISTANCE OF 5.30 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'34", A DISTANCE OF 18.96 FEET; THENCE S 42°17'00" E, A DISTANCE OF 24.26 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 113 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD

CONTAINING A TOTAL OF 18029 SQUARE FEET, MORE OR LESS.



- LEGEND:**
- P.O.B. - POINT OF BEGINNING
 - P.C. - POINT OF CURVATURE
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - (R) - RADIAL LINE

**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH
 VACATION OF A PORTION OF
 REGENTS PARK, A SUBDIVISION
 IN
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA**

NOTES

1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF TRACT "RPB" OF THE PLAT OF REGENTS PARK, A SUBDIVISION, HAVING A BEARING OF N 42°17'00" W
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET

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

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 61S17, FLORIDA ADMINISTRATIVE CODE.

© COPYRIGHT 1997 BY ZOLLER, NAJJAR AND SHROYER, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR REPRESENTING ZOLLER, NAJJAR & SHROYER, INC.

BY JAMES D. GREEN, P.S.M.
 FLORIDA CERTIFICATE NO. 155189
 DATE OF CERTIFICATION 12/15/97

TITLE CERTIFICATION

SUBDIVISION NAME: A portion of ST. JAMES PARK, as per plat thereof recorded in Plat Book 26, page 126, Public Records of Manatee County, Florida.

LEGAL DESCRIPTION: All that property described in the survey sketch attached hereto.

PURPOSE: Application for vacation of portion of said plat.

WILLIAMS, PARKER, HARRISON, DIETZ & GETZEN, Attorneys at Law, hereby confirm that apparent title to the land described above is in the name of **WOODLANDS COUNTRY CLUB ASSOCIATES**, a Florida general partnership, the entity executing the above-referenced application of vacation. All property taxes due and payable have been paid on the above-described land as of the date of this certification. All mortgages or other liens encumbering the above-described land not satisfied or released of record are as follows:

Name of Mortgagee

Official Records Book and Page

None

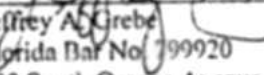
Liens

None

DATED: April 30, 1998.

**WILLIAMS, PARKER, HARRISON, DIETZ &
GETZEN**

By: _____


Jeffrey A. Grebe
Florida Bar No. 799920
200 South Orange Avenue
Sarasota, Florida 34236

DECEMBER 15, 1997

VACATION OF A PORTION OF
 ST. JAMES PARK, A SUBDIVISION

DESCRIPTION:

BEING A PORTION OF TRACT "NR1" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST SOUTHERLY CORNER OF TRACT "NR1" OF SAID PLAT OF ST. JAMES PARK; THENCE N 42°17'00" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "NR1", A DISTANCE OF 96.13 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 48°47'33" W, AT A DISTANCE OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°21'57", A DISTANCE OF 73.78 FEET TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 74°50'30" E, AT A DISTANCE OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'30", A DISTANCE OF 35.51 FEET TO THE P.T. OF SAID CURVE; THENCE S 42°17'00" E, A DISTANCE OF 102.26 FEET; THENCE S 47°43'00" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CONTAINING 5315 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

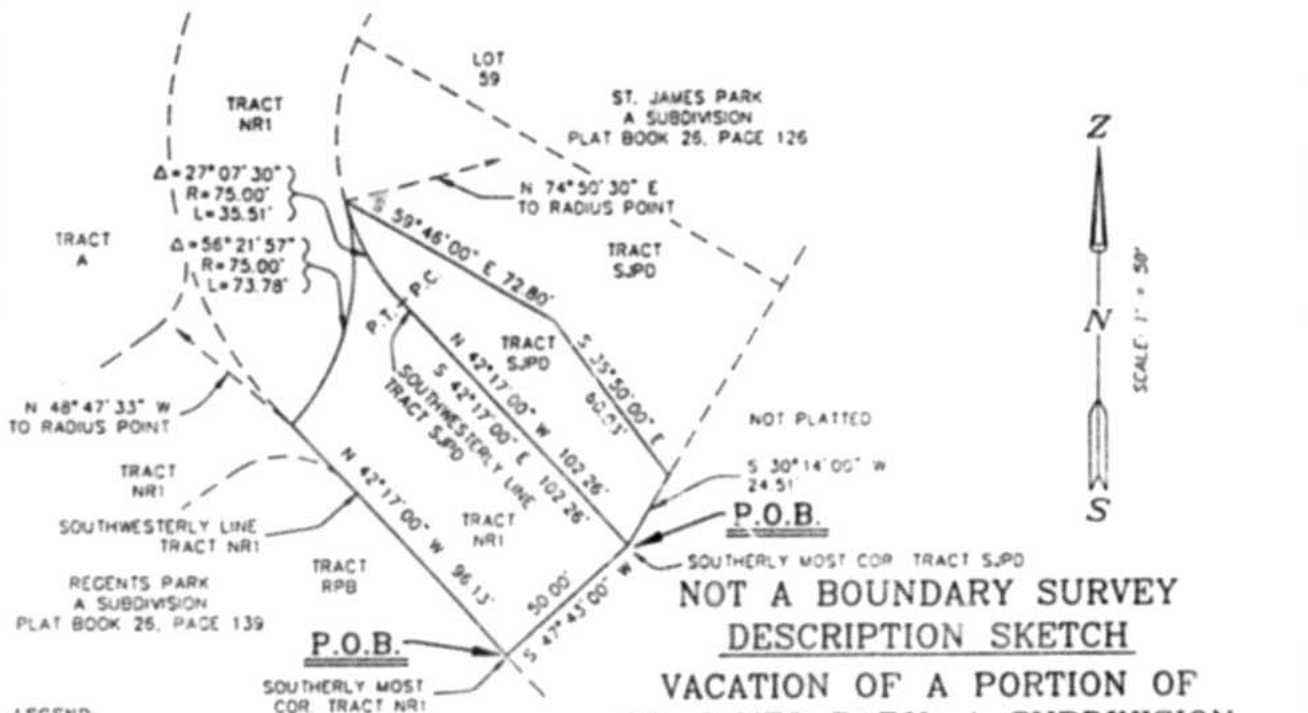
BEING A PORTION OF TRACT "SJPD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION AS RECORDED IN PLAT BOOK 26, PAGE 126 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERLY MOST CORNER OF TRACT "SJPD" OF SAID PLAT OF ST. JAMES PARK, A SUBDIVISION, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "SJPD" THE FOLLOWING TWO (2) COURSES: (1) N 42°17'00" W, A DISTANCE OF 102.26 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°07'30", A DISTANCE OF 35.51 FEET; THENCE S 59°46'00" E, A DISTANCE OF 72.80 FEET; THENCE S 35°50'00" E, A DISTANCE OF 60.03 FEET; THENCE S 30°14'00" W, A DISTANCE OF 24.51 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 2922 SQUARE FEET, MORE OR LESS.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.

CONTAINING A TOTAL OF 8237 SQUARE FEET, MORE OR LESS.



**NOT A BOUNDARY SURVEY
 DESCRIPTION SKETCH
 VACATION OF A PORTION OF
 ST. JAMES PARK, A SUBDIVISION**

IN
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

- LEGEND:
- P.O.B. - POINT OF BEGINNING
 - P.C. - POINT OF CURVATURE
 - P.T. - POINT OF TANGENCY
 - Δ - CENTRAL ANGLE
 - R - RADIUS
 - L - ARC LENGTH
 - COR - CORNER
 - (R) - RADIAL LINE

NOTES:
 1. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT "SJPD" OF THE PLAT OF ST. JAMES PARK, A SUBDIVISION, HAVING A BEARING OF N 42°17'00" W.
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN FIELD LOCATED OR SET.

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

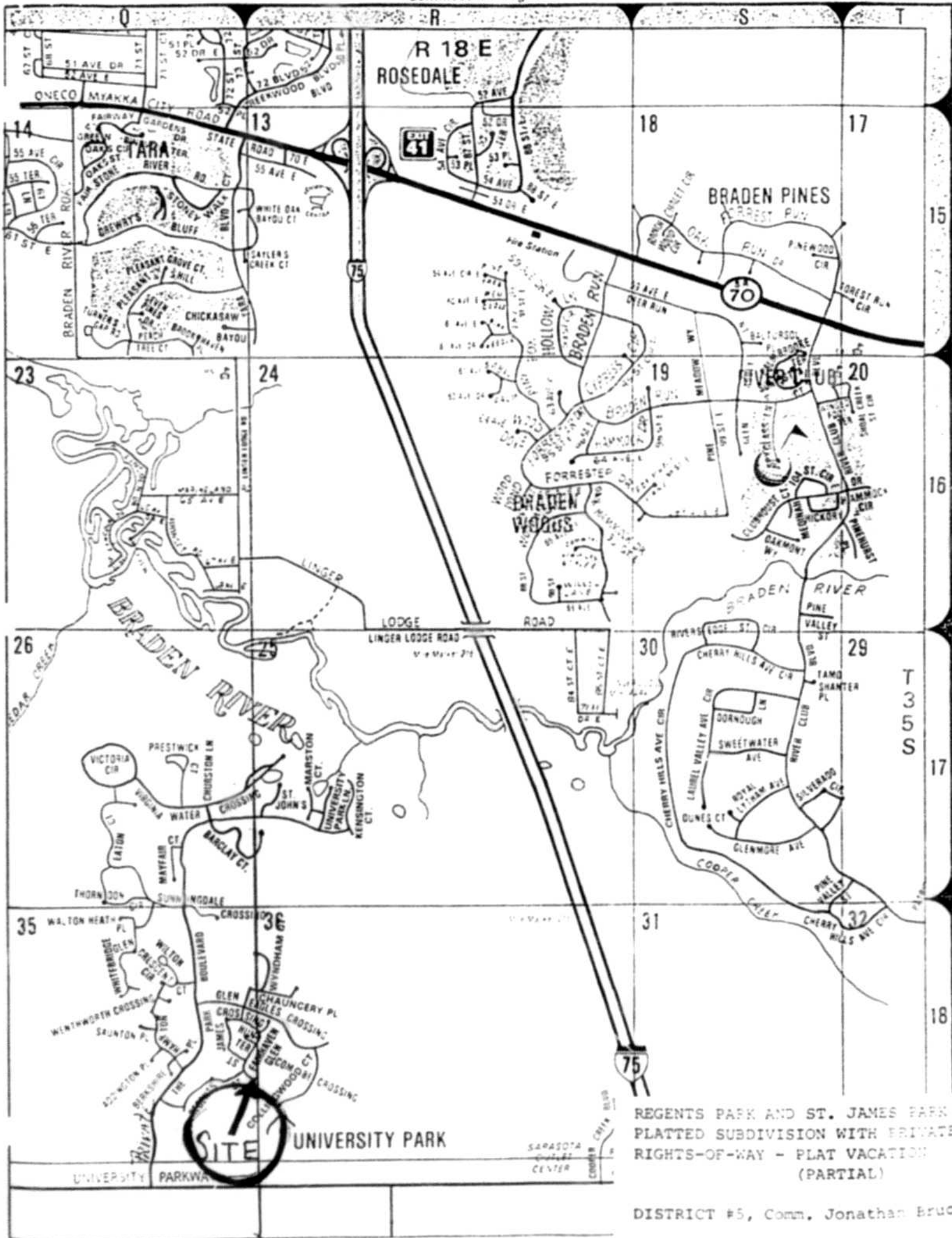
WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER OUR DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 61C17, FLORIDA ADMINISTRATIVE CODE.

BY

 JAMES D. GIEHL, P.S.M.

FLORIDA CERTIFICATE NO. 155189
 DATE OF CERTIFICATION: 12/15/97

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PAGE 01

Post-It® Fax Note		7871	Date	11/24/98
To	JIM STAPLES		From	C. CLARKE
Co./Dept.			Co.	
Phone #			Phone #	
Fax #			Fax #	

MANATEE ()
PLANNING

To: Jim Staples
Land Acquisition Division

From: Carol B. Clarke, AICP
Planning Director *CB*

Date: November 23, 1998

Subj: Plat Vacation, R-98-148-V

As indicated in our earlier correspondence to you, the Planning Department has no objection to proposed vacation request, R-98-148-V. At the request of Chief Assistant County Attorney Mark Barnebey, I have prepared this memorandum to explain our analysis of the proposed plat vacation.

Proposed is the vacation of a portion of Fairhaven Glen, a portion of common open space adjacent to Fairhaven Glen and the reconfiguration of the subdivisions to add one residential lot. Staff evaluated access, open space and neighborhood design issues in coming to our "no objection" recommendation.

With regard to access and circulation, it was originally envisioned that Fairhaven Glen would connect to other neighborhoods in University Park Country Club. However, as University Park Country Club has developed, this 200 foot long section of road now dead - ends into the golf course. As a result, the vacation of this section will not negatively impact circulation within the development.

Staff also evaluated the implications of vacating a portion of common open space. The open space to be vacated included an area adjacent to the roadway. It is reasonable to assume that this area was designed to mitigate the impacts of the roadway on the

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PAGE 02

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November 23, 1998
Plat Vacation, R-98-148-V

adjacent lots. The total amount of open space reduction is 0.2 acres of the total 54 acres in the project. There is no anticipated negative impact from this reduction in open space.

Finally, staff evaluated neighborhood design issues. The lot adjacent to the newly created lot remains in the ownership of the developer. Thus, there is not a situation where someone was expecting a corner lot and now has a neighbor. As with the other factors evaluated, there should be no negative impacts from this change.

Please do not hesitate to contact me if you need additional information.

cc: Mark Barnebey
Aristotle Shinas