
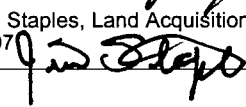


**MANATEE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

SUBJECT	Resolution R-01-02-V LOT 101, RIVER WOODS II	TYPE AGENDA ITEM	Consent (Public Hearing)
DATE REQUESTED	January 2, 2001	DATE SUBMITTED/REVISED	December 20, 2000
BRIEFINGS?/WHO?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Transportation Land Acquisition	AUTHORIZED BY TITLE	Larry R. Mau, P.E. Transportation Director 
CONTACT PERSON TELEPHONE/EXTENSION	Jim Staples 5007	PRESENTER/TITLE TELEPHONE/EXTENSION	Jim Staples, Land Acquisition Manager 5007 
<b>ADMINISTRATIVE APPROVAL</b>			

**ACTION DESIRED**

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

Adoption of Resolution R-01-02-V to vacate a portion of a platted drainage easement.

**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 177.101, Vacation and annulment of plats subdividing land.

**BACKGROUND/DISCUSSION**

- The applicant, Lennar Homes, Inc., Sarasota Division, has requested the vacation of a 127± square foot portion of a platted, 20 foot, rear lot line, drainage easement situated across Lot 101, River Woods Subdivision, Phase II, as recorded in Plat Book 31, Page 130, of the public records of Manatee County, Florida. A detailed description of the easement to be vacated is attached and shown as Exhibit "A" of Resolution R-01-02-V.
- The applicant recently constructed a single family dwelling with pool, deck and cage on said lot. Reportedly, due to an error on the survey, portions of the pool, deck and cage were constructed within the platted drainage easement.
- Reviewing agencies and departments have no objections to the vacation request subject to corrective action which includes installing a pipe in the remaining drainage easement to facilitate storm water runoff. The corrective work has been completed and accepted by the County.
- The applicant will bear all costs associated with this vacation request.

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 @ RIGHT:

N/A

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 NOT, PLEASE EXPLAIN. A COPY OF FINAL COUNTY ATTORNEY MEMO RE THIS MATTER **MUST BE ATTACHED** (If comments were verbal, so indicate.)

ATTACHMENTS: (List in order as attached)

- |                                       |                         |
|---------------------------------------|-------------------------|
| 1) Resolution R-01-02-V               | 4) Proof of Publication |
| 2) Vacation Application w/attachments | 5) Plat Map             |
| 3) Affidavit of Public Notification   | 6) Location Map         |

INSTRUCTIONS TO BOARD RECORDS:

Return certified copy of resolution and attachments to Bob Smith, Land Acquisition.

COST No cost to Manatee County

SOURCE (ACCT# & NAME) N/A

COMMENTS N/A

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



RESOLUTION #R-01-02-V  
VACATION OF PLATTED DRAINAGE EASEMENT

RECORDED 1 28 21  
PAGE NO. \_\_\_\_\_  
MINUTE BOOK NO. \_\_\_\_\_

RESOLUTION VACATING CERTAIN STREETS, ROADS  
OR OTHER APPROPRIATE PROPERTY  
PURSUANT TO SECTION 177.101, FLORIDA STATUTES

**WHEREAS**, an Application for the Vacation of Certain Streets, Roads or Other Appropriate Property has been filed before the Board of County Commissioners of Manatee County, Florida, by **Lennar Homes, Inc., Sarasota Division**, and

**WHEREAS**, a Resolution Declaring Notice of Public Hearing on Application for the Vacation of Streets, Roads or Other Appropriate Property in connection therewith was duly adopted by said Board of County Commissioners and notice of the public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, and

**WHEREAS**, a public hearing by said Board of County Commissioners was duly held considering the advisability of granting said Application, or some portion thereof, and the Board of County Commissioners was fully advised and informed in the premises.

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

1. There is hereby vacated, abandoned, discontinued and closed all of that part or portion of the particular street, road or other appropriate property in an unincorporated area of Manatee County, Florida, pursuant to the enabling legislation of Chapters 336.09 through 336.12, Florida Statutes, pertaining to the County vacating streets and other appropriate property and/or Chapter 177.101, Florida Statutes, pertaining to subdivision plats and land boundaries, described as follows:

**SEE EXHIBIT "A" ATTACHED.**

2. No portion of the above described property constitutes or was acquired for a state or federal highway.

3. Any right of the County of Manatee, Florida, and the public in and to the above described real property is hereby renounced and disclaimed.

4. The above-identified Applicant has given notice of their application to the governing body of the County to vacate said plat or part thereof by publishing legal notice in a newspaper of general circulation in the County in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and attached to the petition for vacation the proof of such publication.

**DULY ADOPTED**, with a quorum present and voting, this the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

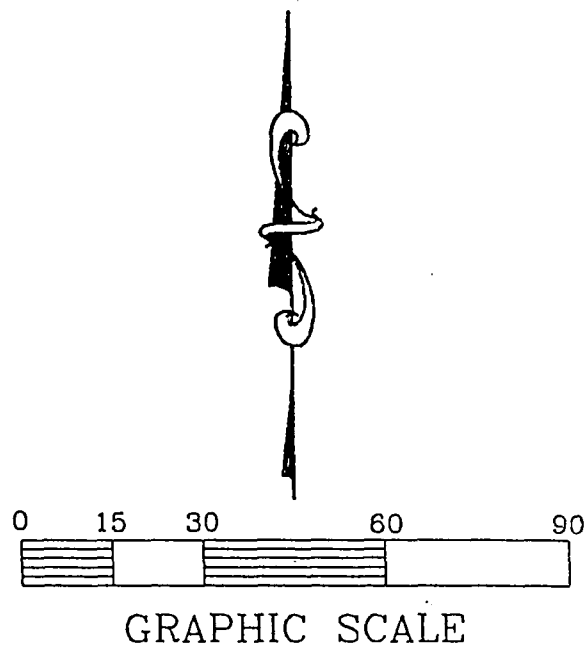
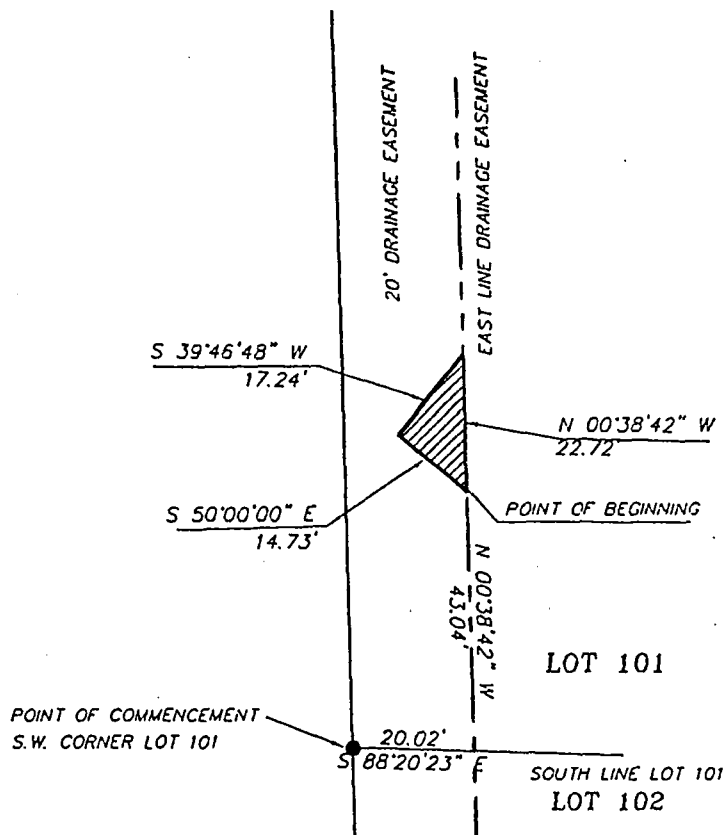
**BOARD OF COUNTY COMMISSIONERS  
MANATEE COUNTY, FLORIDA**

BY: \_\_\_\_\_  
Chairman

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

\_\_\_\_\_

EXHIBIT "A"



DESCRIPTION:



COMMENCE AT THE SOUTHWEST CORNER OF LOT 101, RIVER WOODS, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 124, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°20'23"E., ALONG THE SOUTH LINE OF SAID LOT 101, A DISTANCE OF 20.02 FEET TO THE INTERSECTION WITH THE EAST LINE OF A 20 FOOT WIDE DRAINAGE EASEMENT; THENCE N.00°38'42"W., ALONG SAID EAST LINE, A DISTANCE OF 43.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°38'42"W., ALONG SAID EAST LINE, A DISTANCE OF 22.72 FEET; THENCE S.39°46'48"W., A DISTANCE OF 17.24 FEET; THENCE S.50°00'00"E., A DISTANCE OF 14.73 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 127 SQUARE FEET.

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

SKETCH OF DESCRIPTION ONLY  
NOT A BOUNDARY SURVEY

*Tony L. Pursley*  
TONY L. PURSLEY, PSM #4451

<b>GLOBAL SURVEYING, P.A.</b>		
CERTIFICATE OF AUTHORIZATION LB 0006432		
 <b>BRADENTON</b> 5004 STATE ROAD 84 P.O. BOX 20755 BRADENTON, FLORIDA 34204 (941) 748-1512 (941) 747-2450 FAX	<b>BROOKSVILLE</b> 20178 CORTEZ BOULEVARD, CROSSROADS PLAZE, SUITE 3 P.O. BOX 12182 BROOKSVILLE, FLORIDA, 34803 (352) 799-1661 (352) 799-1662 FAX	 <b>VENICE</b> 395 COMMERCIAL COURT, SUITE C VENICE, FLORIDA 34292 (941) 483-1949 (941) 483-3439 FAX
Scale: 1" = 30'	Drawn by: TP	FB/PG: NONE
		DATE: 09/06/00 JOB: N/A

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

**TO THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:**

**Lennar Homes, Inc., Sarasota Division**, 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 EXHIBIT "A", 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 (attach as Exhibit "B" if additional space is required):

**SEE EXHIBIT "B", ATTACHED HERETO.**

3. No portion of the property described in Paragraph 2 hereof constitutes or was acquired for a state or federal highway, nor will the vacation thereof deprive any person, firm, corporation or other entity of the right of 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 "C"**.

6. A survey or sketch prepared by a land surveyor or professional engineer duly licensed in the State of Florida, a copy of that portion of a subdivision plat as recorded in a Plat Book among the Public Records of Manatee County, Florida, or other appropriate map(s) showing all the real property described in paragraphs 1 and 2 hereof which accurately designate the property sought to be vacated and all properties of the Applicant containing or abutting the property to be vacated. Attached hereto and made a part hereof as **Exhibit "D"**.

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 this application will be furnished to each of the following identified Reviewing Departments and Agencies:

**MANATEE COUNTY GOVERNMENT :**

**Transportation Department:**

**Administration  
Storm Water Division  
Engineering Division  
Survey Division  
Highway Maintenance  
Drainage Section  
Land Acquisition Division**

**Public Works Department:**

**Utility Engineering Division  
Water Division  
Wastewater Division**

**Planning Department:**

**Plans Implementation  
Growth Management**

**Other Departments:**

**Parks & Recreation  
Building Department  
Environmental Management  
Project Management  
Public Safety**

**MANATEE COUNTY SERVICES:**

**Sheriff's Department  
Fire District**

**OTHER JURISDICTIONS:**

**Electric Services:**

**Florida Power & Light Company  
Peace River Electric Cooperative**

**Telephone Services:**

**Verizon Florida, Inc.**

**Cablevision Services:**

**Time Warner Communications  
Comcast Cable Television  
U.S. Cable of Florida, Inc.**

**Natural Gas Services:**

**TECO Peoples Gas System, Inc.  
Florida Gas Transmission**

**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 of 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 7 day of September, 2000, by

Steven T. Herman

Applicant/Agent

who is/are personally known to me

or who has/have produced \_\_\_\_\_ as identification.

*Gina Hagopian*  
Notary Public's Signature

GINA M. HAGOPIAN  
Printed Name

Date Commission Expires:

*Steven T. Herman*  
Applicant's Signature

STEVEN T. HERMAN  
Printed Name

438 INTERSTATE CT., SARASOTA FL  
Street Address 34242

City, State, Zip Code

Phone (941) 377-7794 Fax ( )



Gina Hagopian  
MY COMMISSION # CC796496 EXPIRES  
December 21, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public's Signature

Printed Name

Date Commission Expires:

Agent's Signature

Printed Name

Street Address

City, State, Zip Code

Phone ( ) Fax ( )

# BRADENTON HERALD

www.bradenton.com  
P.O. Box 921  
Bradenton, FL 34206-0921  
102 Manatee Avenue West  
Bradenton, FL 34205-8894  
941/745-7064

Bradenton Herald  
Published Daily  
Bradenton, Manatee, Florida

STATE OF FLORIDA  
COUNTY OF MANATEE;

Before the undersigned authority personally appeared Sheila Dalesio, who on oath says that she is a Legal Advertising Representative of the Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of NOTICE OF RESOLUTION in the Court, was published in said newspaper in the issues of DECEMBER 1, 8, 2000.

Affiant further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Sheila Dalesio*  
(Signature of Affiant)

Sworn to and subscribed before me this  
18<sup>th</sup> Day of December, 2000

DIANE S. BACRO  
Notary Public - State of Florida  
My Commission Expires Aug 15, 2003  
Commission # CC863180

*Diane S. Bacro*  
SEAL & Notary Public  
Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

R-00-238-V  
LOT 101, RIVER WOODS  
II SUBDIVISION  
VACATION OF A  
PLATTED DRAINAGE  
EASEMENT

NOTICE OF RESOLUTION  
DECLARING A PUBLIC  
HEARING TO CONSIDER  
AN APPLICATION TO  
VACATE CERTAIN  
STREETS, ROADS OR  
OTHER APPROPRIATE  
PROPERTY

PURSUANT TO SECTION  
177.101, FLORIDA  
STATUTES

WHEREAS, an Application has been made to the Board of County Commissioners of Manatee County, Florida, for the vacation of the hereinafter described streets, roads or other appropriate property by Lennar Homes, Inc. and

WHEREAS said Application seeks the vacation of that part or portion of the street, road or other appropriate property in an unincorporated area of Manatee County, Florida, described as a portion of a platted drainage easement situated at 2709 112<sup>th</sup> Place East, Parrish, Florida, and having the following legal description:

Commencing at the southwest corner of Lot 101, River Wood, Phase II, as per plat thereof recorded in Plat Book 31, Page 124, of the public records of Manatee County, Florida; thence S 88°20'23" E, along the south line of said Lot 101, a distance of 20.02 feet to the intersection with the east line of a 20 foot wide drainage easement; thence N 00°38'42" W, along said east line, a distance of 43.04 feet for a Point of Beginning; thence continuing N 00°38'42" W, along said east line, a distance of 22.72 feet; thence S 39°46'48" W, a distance of 17.24 feet; thence S 50°00'00" E, a distance of 14.73 feet to the Point of Beginning. Being and lying in Section 7, Township 34 South, Range 19 East, Manatee County, Florida.

Containing 127 square feet, more or less.  
NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that a public hearing will be held by the Board of County Commissioners of Manatee County, Florida, in the Commissioners' Chambers on the 1st Floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as the same may be heard, on the 2<sup>nd</sup> day of January, 2000, to consider the advisability of granting said Application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

in accordance with Section 286.0105, Florida Statutes, any acts designed to effect a design made with respect to any matter considered in this hearing, that person will need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Rules of procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution are available for review at the Citizens Action Center on the ninth floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida, and are available on a computer terminal in the Citizens Office Building, 1000 West Main Street, Bradenton, Florida.

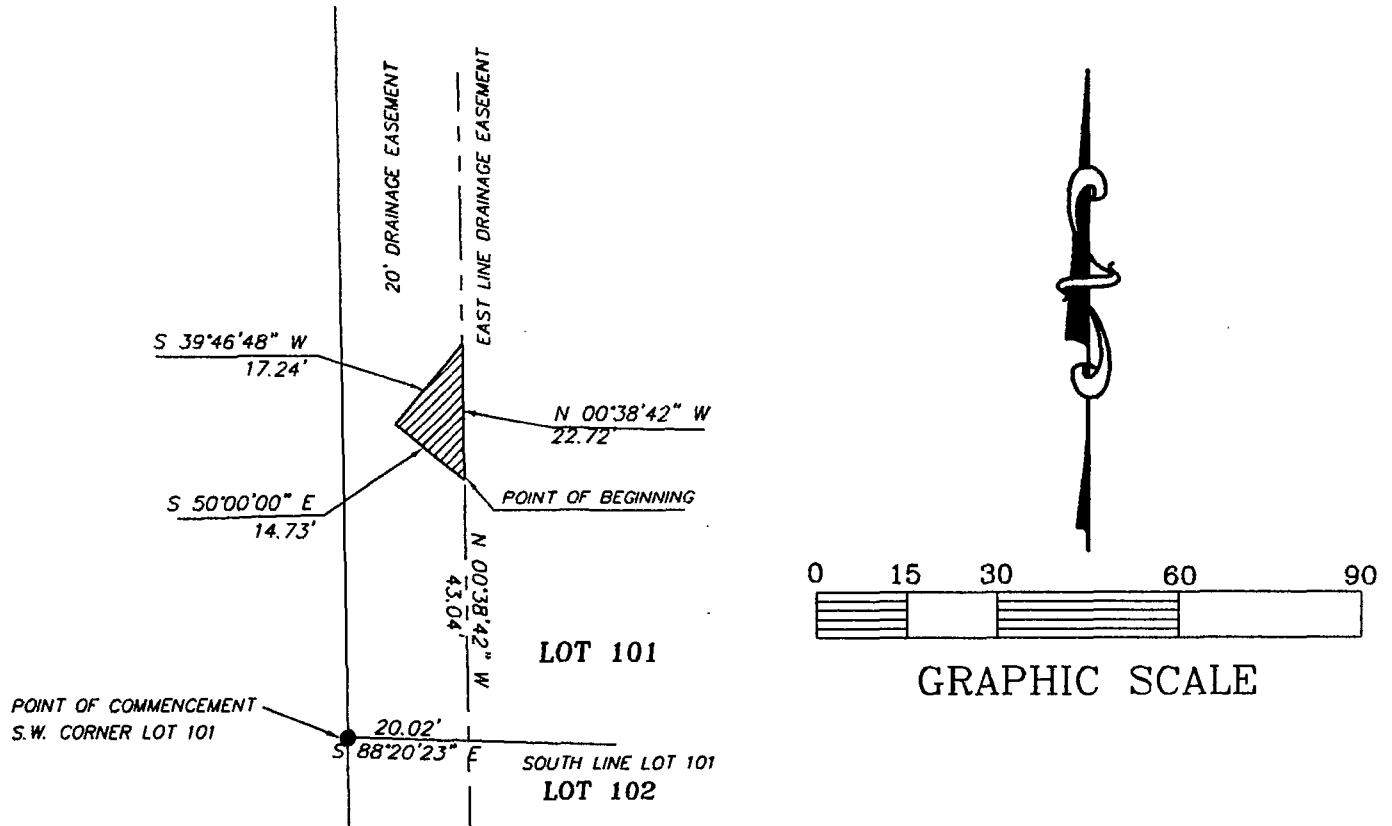


**EXHIBIT "A"**

**LOT 101, RIVER WOODS, PHASE II  
PI# 5053.0580/5**

**EXHIBIT "B"**

**EXHIBIT "B"**



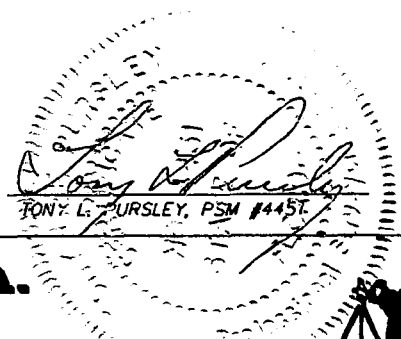
**DESCRIPTION:**

COMMENCE AT THE SOUTHWEST CORNER OF LOT 101, RIVER WOODS, PHASE II, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 124, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.88°20'23"E., ALONG THE SOUTH LINE OF SAID LOT 101, A DISTANCE OF 20.02 FEET TO THE INTERSECTION WITH THE EAST LINE OF A 20 FOOT WIDE DRAINAGE EASEMENT; THENCE N.00°38'42"W., ALONG SAID EAST LINE , A DISTANCE OF 43.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.00°38'42"W., ALONG SAID EAST LINE, A DISTANCE OF 22.72 FEET; THENCE S.39°46'48"W., A DISTANCE OF 17.24 FEET; THENCE S.50°00'00"E., A DISTANCE OF 14.73 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 127 SQUARE FEET.

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

SKETCH OF DESCRIPTION ONLY  
NOT A BOUNDARY SURVEY



**GLOBAL SURVEYING, P.A.**



**BRADENTON**  
5004 STATE ROAD 64  
P.O. BOX 20755 BRADENTON, FLORIDA 34204  
(941) 746-1512 (941) 747-2450 FAX

CERTIFICATE OF AUTHORIZATION LB 0006432

**BROOKSVILLE**  
20178 CORTEZ BOULEVARD, CROSSROADS PLAZE, SUITE 3  
P.O. BOX 12182 BROOKSVILLE, FLORIDA, 34603  
(352) 799-1681 (352) 799-1662 FAX

**VENICE**  
395 COMMERCIAL COURT, SUITE C  
VENICE, FLORIDA 34292  
(941) 483-1949 (941) 483-3439 FAX



Scale: 1" = 30'

Drawn by: TP

FB/PG: NONE

DATE: 09/06/00

JOB: N/A

**EXHIBIT "C"**

**TITLE CERTIFICATION**

LEGAL DESCRIPTION: LOT 101, RIVER WOODS, PHASE II, according to the plat thereof recorded in Plat Book 31, Pages 124-132 of the Public Records of Manatee County, Florida.

I, Stephen W. Thompson, attorney-at-law, hereby confirm that apparent record title to the land described above and shown on Exhibit "A" is in the name of Tammy L. Dominique and David Dominique, Wife and Husband. All property taxes have been paid on the land described as of the date of certification. All mortgages or liens not satisfied or released of record are as follows:

Mortgagees:

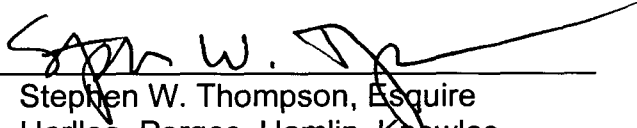
Official Record Book 1650, Page 169

Liens:

N/A

WITNESS my hand and official seal at Manatee County, Florida, this 6<sup>TH</sup> day of October, 2000.

By: \_\_\_\_\_

  
Stephen W. Thompson, Esquire  
Harlee, Porges, Hamlin, Knowles,  
Bald & Prouty, P.A.  
1205 Manatee Avenue West  
Bradenton, Florida 34205  
(941) 748-3770  
Florida Bar No. 0509310

**EXHIBIT "C"**

**AFFIDAVIT OF OWNERSHIP/AGENT AUTHORIZATION**

**AFFIDAVIT**

FILE NUMBER: \_\_\_\_\_  
Lennar Homes, Inc. - Sarasota Division  
438 Interstate Ct., Sarasota, FL 34240

(print)PROPERTY OWNER, MAILING ADDRESS, OFFICER'S NAME, TITLE

Being first duly sworn, depose(s) and say(s):

1. That I am (we are) the owner's and record title holder(s) of the following described property legal description, to wit: Lot 101, River Woods, Phase II, PI# 5053.0580/5
2. That this property constitutes the property for which a request for Partial vacation of drainage easement

(Type of Application Approval Requested).

3. That the undersigned has (have) appointed and does (do) appoint Stephen W. Thompson, Esq. as agent(s) to execute any petitions or other documents necessary to affect such petition; and request that you accept my agent(s) signature as representing my agreement of all terms and conditions of the approval process;
4. That this affidavit has been executed to induce Manatee County, Florida to consider and act on the foregoing request;
5. That I, (we) the undersigned authority, hereby certify that the foregoing is true and correct.

Steven T. Helman Director of Construction  
Owner's Signature/Print Title

Owner's Signature/Print Title

STATE OF FLORIDA  
COUNTY OF **MANATEE**

The foregoing instrument was acknowledged before me this 9-7-00 by \_\_\_\_\_  
(date)

Steven T. Helman who is personally known to me or who has (name of  
(name of person acknowledging)

person acknowledging) produced \_\_\_\_\_ as identification.  
(type of identification)

Gina Hagopian  
Signature of Person Taking Acknowledgment/Serial Number, if any

Name

Title or Rank



Gina Hagopian  
MY COMMISSION # CC796496 EXPIRES  
December 21, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires: \_\_\_\_\_

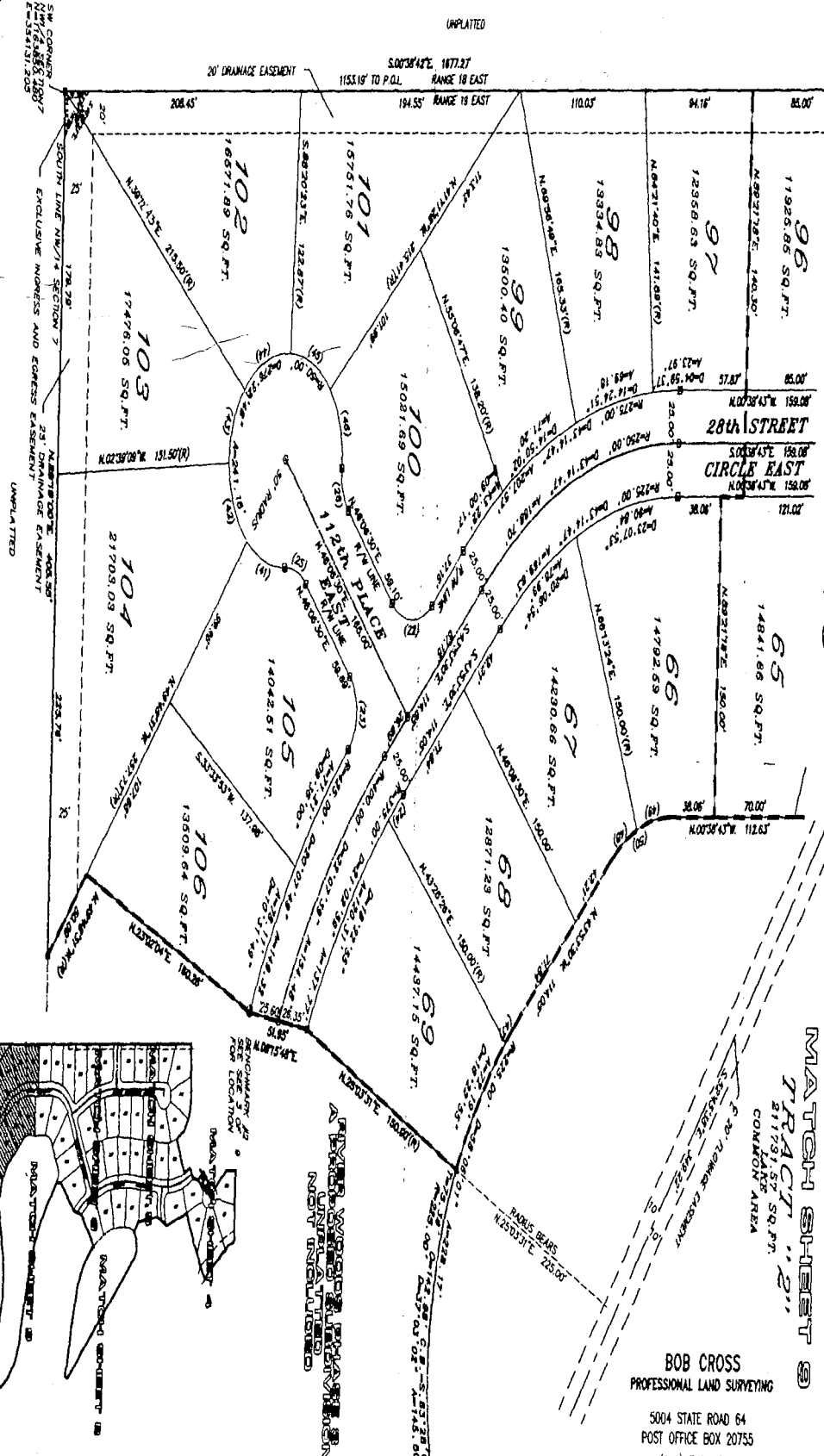
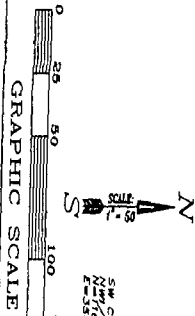
Commission Number: \_\_\_\_\_

**EXHIBIT "D"**

# PHASE II EXHIBIT "D"

## A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19 EAST MANATEE COUNTY, FLORIDA

NOTICE:  
THERE MAY BE ADDITIONAL RESTRICTIONS  
NOT RECORDED ON THIS PLAT THAT MAY BE  
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
BEARINGS SHOWN HEREON ARE BASED ON THE  
WEST LINE OF SECTION 7, TOWNSHIP 34 S.,  
RANGE 19 E., BONG 5003331'E.



### LEGEND

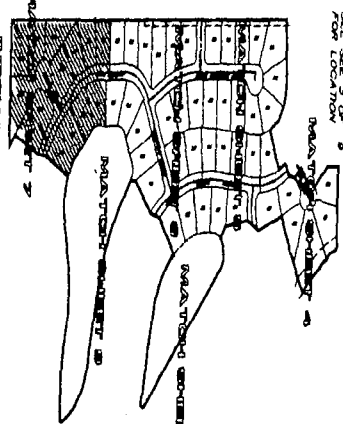
- CONCRETE MONUMENT (PRM #4451) SET C.M.S. UNLESS NOTED OTHERWISE
- PERMANENT CONTROL POINT #6432 SET. P.G.P. UNLESS NOTED OTHERWISE
- 5/8" IRON ROD #6432 SET.
- PERMANENT REFERENCE MONUMENT
- NON-RADIAL LINE
- RADIAL
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- SQ. FT. SQUARE FEET
- P.O.C. POINT ON CURVATURE
- P.C.C. POINT OF COMPOUND CURVE
- BOUNDARY LINE
- CONSERVATION EASEMENT LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G.S. PAGES

MATCH SHEET 8

MATCH SHEET 2

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	100.00	36.87	36.87	73.74	73.74	90.00
2	200.00	73.74	73.74	147.48	147.48	90.00
3	300.00	110.61	110.61	221.22	221.22	90.00
4	400.00	147.48	147.48	294.96	294.96	90.00
5	500.00	184.35	184.35	368.70	368.70	90.00
6	600.00	221.22	221.22	442.44	442.44	90.00
7	700.00	258.09	258.09	516.18	516.18	90.00
8	800.00	294.96	294.96	589.92	589.92	90.00
9	900.00	331.83	331.83	663.66	663.66	90.00
10	1000.00	368.70	368.70	737.40	737.40	90.00
11	1100.00	405.57	405.57	811.14	811.14	90.00
12	1200.00	442.44	442.44	884.88	884.88	90.00
13	1300.00	479.31	479.31	958.62	958.62	90.00
14	1400.00	516.18	516.18	1032.36	1032.36	90.00
15	1500.00	553.05	553.05	1106.10	1106.10	90.00
16	1600.00	589.92	589.92	1179.84	1179.84	90.00
17	1700.00	626.79	626.79	1253.58	1253.58	90.00
18	1800.00	663.66	663.66	1327.32	1327.32	90.00
19	1900.00	700.53	700.53	1401.06	1401.06	90.00
20	2000.00	737.40	737.40	1474.80	1474.80	90.00



**BOB CROSS**  
PROFESSIONAL LAND SURVEYING  
5004 STATE ROAD 64  
POST OFFICE BOX 20755  
(941) 746-1512

THE VACATION OF A PORTION OF A PLATTED DRAINAGE EASEMENT

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN  
and

NOTIFICATION BY MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Stephen W. Thompson who after having been first duly sworn and put upon oath, deposes and says:

1. That he/she is the agent (property owner, officer of the corporate owner, general partner of the partnership owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Official Street/Plat Vacation No. **R-00-238-V**, Resolution No. **R-01-02-V**, to be heard on the **2<sup>nd</sup> day of January, 2001**, and, as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice sign be posted pursuant to Manatee County Ordinance No. 90-01, on the property identified in said application and that the sign was conspicuously posted as follows:

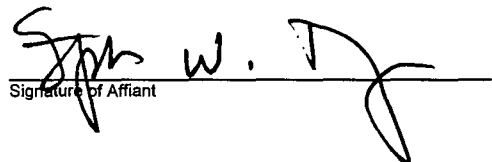
said sign was conspicuously posted 5 feet from the front property line on the 6th day of December, 2000.

Also,

3. That the Affiant has caused the mailing of the required letter of notification to contiguous property owners pursuant to Manatee County Ordinance 90-01, by 1st Class Mail, on the 6 day of December, 2000. A list of the contiguous property owners and applicable property tax I.D. numbers are attached.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 90-01, as it relates to the above matters, may cause the above identified application and any public hearing held thereon to be ineffective and a nullity.

FURTHER YOUR AFFIANT SAITH NOT.

  
Signature of Affiant

SWORN TO AND subscribed before me on this 6 day of December, 2000, who is personally known to me or who has/have produced \_\_\_\_\_ as identification.

  
NOTARY PUBLIC



Gina Hagopian  
MY COMMISSION # CC796496 EXPIRES  
December 21, 2002  
BONDED THRU TROY FAIN INSURANCE, INC.

\_\_\_\_\_  
Name Typed or Printed



Parcel Owners in 500 Foot Buffer Around a Parcel

Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
1 504900002	2500 112TH AVE E	BETTS, FORREST R	5125 MANATEE AVE I		BRADENTON FL 34209
2 505100309	NO ASSIGNED ADDRESS	LENNAR HOMES INC	438 INTERSTATE CT	SARASOTA DIVISIO	SARASOTA FL 34240
3 505303909	11109 28TH ST CIR E	ARTERS, MARCIA A	11109 28TH STREET		PARRISH FL 34219
4 505303958	11209 28TH ST CIR E	HADE, MICHAEL H	11209 28TH STREET		PARRISH FL 34219
5 505304006	11213 28TH ST CIR E	LUCAS, PAUL W	11213 28TH STREET		PARRISH FL 34219
6 505304055	11217 28TH ST CIR E	LENNAR HOMES INC	438 INTERSTATE CT		SARASOTA FL 34240
7 505304105	11223 28TH ST CIR E	SCHOLZ, THOMAS D	11223 28TH STREET		PARRISH FL 34219
8 505304154	11227 28TH ST CIR E	POTTLE, BRUCE W	48 PAR-LA-VILLE RD	HAMILTON	
9 505304204	11233 28TH ST CIR E	LENNAR HOMES INC	SARASOTA DIVISION	438 INTERSTATE C	SARASOTA FL 34240
10 505305409	2801 112TH TER E	GREEN, THOMAS E	2801 112TH TER E		PARRISH FL 34219
11 505305458	11204 28TH ST CIR E	JANKOWSKI, KENNETH J	11204 28TH STREET		PARRISH FL 34219
12 505305508	11208 28TH ST CIR E	LENNAR HOMES INC	SARASOTA DIVISION	438 INTERSTATE C	SARASOTA FL 34240
13 505305557	11212 28TH ST CIR E	FROH, WALTER	11212 28TH CIR E		PARRISH FL 34219
14 505305607	11216 28TH ST CIR E	KESSLER, JOAN Z	11216 28TH STREET		PARRISH FL 34219
15 505305656	11220 28TH ST CIR E	LENNAR HOMES INC	438 INTERSTATE CT		SARASOTA FL 34240
16 505305706	11224 28TH ST CIR E	STRAYHORN, CATHERINE M	11224 28TH STREET		PARRISH FL 34219
17 505305755	11228 28TH ST CIR E	LENNAR HOMES INC	SARASOTA DIVISION	438 INTERSTATE C	SARASOTA FL 34240
18 505305805	2709 112TH PL E	DOMINIQUE, TAMMY L	2709 112TH PL E		PARRISH FL 34219
19 505305854	2705 112TH PL E	GUCCIONE, JACQUELYN F	2705 112TH PL E		PARRISH FL 34219
20 505305904	2706 112TH PL E	BALCER, PAUL A	2706 112TH PL E		PARRISH FL 34219

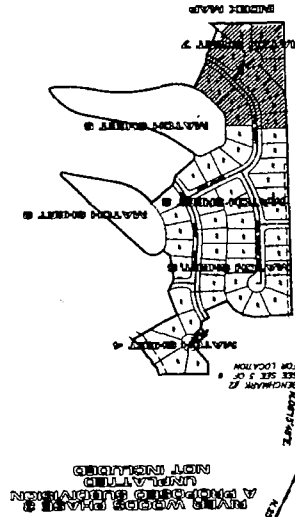
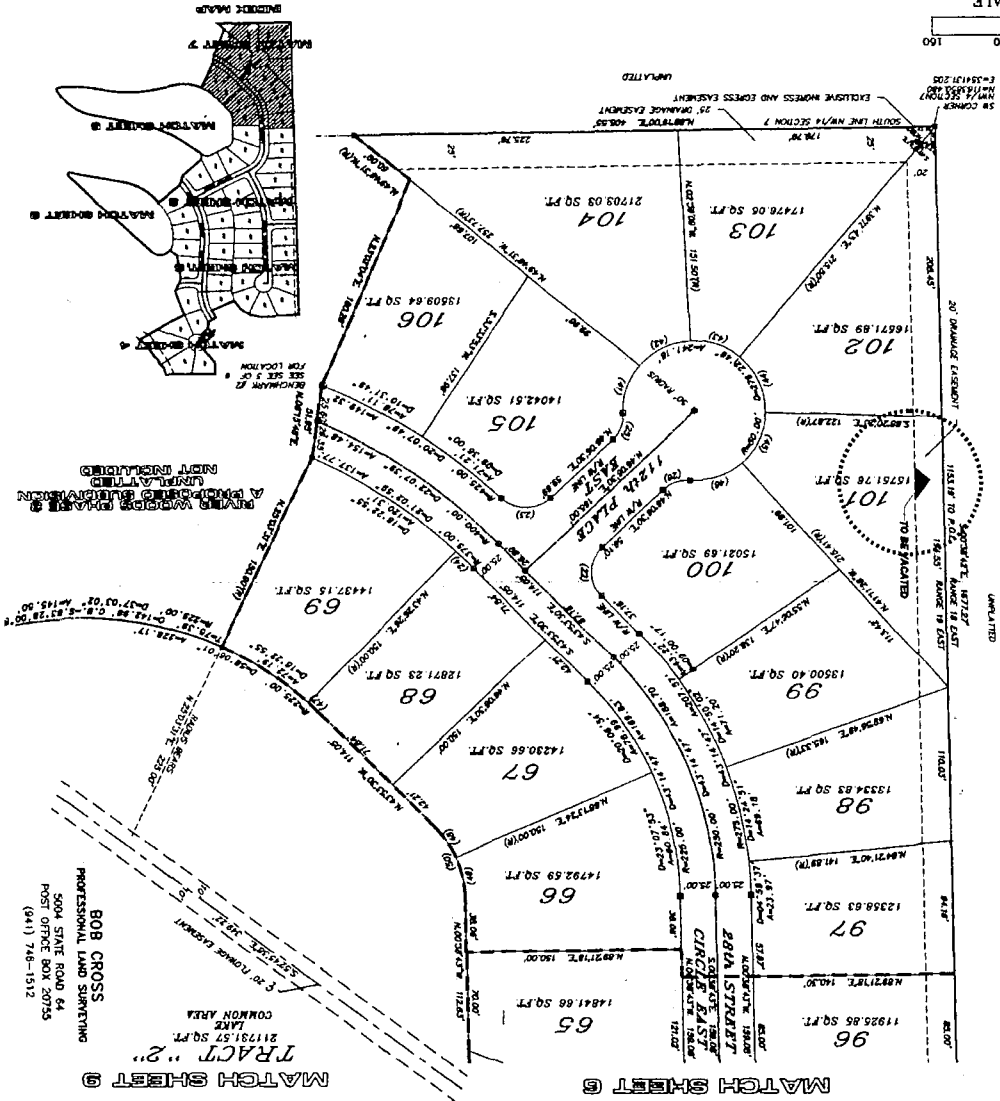
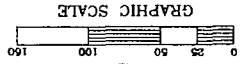
Parcel ID	Site Address	Owner	Mailing Address	Mailing Address2	City State Zip
21 505305953	2710 112TH PL E	ROGERS, JOSEPH J	2710 112TH PLACE EAST		PARRISH FL 34219
22 505306001	11232 28TH ST CIR E	LENNAR HOMES INC	SARASOTA DIVISION 438 INTERSTATE C		SARASOTA FL 34240
23 505306050	11236 28TH ST CIR E	HYER, JEAN D	11236 28TH STREET CIR E		PARRISH FL 34219
24 505306159	NO ASSIGNED ADDRESS	RIVER WOODS OF MANATEE HOMEOWNERS	P O BOX 177		SAINT PETERSBURG FL 33731
25 858511751	11003 COUNTRY RIVER DR	PERVIS, JAMES P SR	11003 COUNTRY RIVER DR		PARRISH FL 34219
26 858511801	11105 COUNTRY RIVER DR	HIRSHBERG, THOMAS C	11105 COUNTRY RIV DR		PARRISH FL 34219
27 858511850	11111 COUNTRY RIVER DR	GRANT, WILLIAM J	11111 COUNTRY RIVER DR		PARRISH FL 34219
28 858900004	2806 104TH AVE E	GODFREY, LOUISE G	1550 LEISURE DR APT N 31		BRADENTON FL 34207
29 860500008	11105 25TH ST E	ECKENROD, RICHARD N	P O BOX 178		ELLENTON FL 34222
30 860510155	11001 25TH ST E	NEY, PAULINE S	P O BOX 150		ELLENTON FL 34222 0150

PLAT MAP

**RIVER WOODS**  
**PHASE II**  
 A SUBDIVISION IN  
**SECTION 7, TOWNSHIP 34 SOUTH, RANGE 19 EAST**  
**MANATEE COUNTY, FLORIDA**

PLAT BOOK 31 PAGE 130  
 SHEET 7 OF 9

NOTE:  
 THERE MAY BE ADDITIONAL RESTRICTIONS  
 NOT RECORDED ON THIS PLAT. THE BUYER  
 SHOULD CONSULT THE RECORDS OF THE  
 COUNTY CLERK'S OFFICE FOR THE  
 COMPLETE RECORDS OF THE  
 SECTION 7, TOWNSHIP 34 S.,  
 RANGE 19 E., MANATEE COUNTY, FL.



**MATCH SHEET 6**

**MATCH SHEET 9**

- LEGEND**
- CONCRETE MONUMENT (FROM 14451) SET C.M.S.
  - IRON MONUMENT (FROM 14451) SET C.M.S.
  - UNLESS NOTED OTHERWISE
  - 5/8" IRON ROD (6432) SET P.C.P.
  - 1/2" IRON ROD (6432) SET P.C.P.
  - 1/4" IRON ROD (6432) SET P.C.P.
  - 3/8" IRON ROD (6432) SET P.C.P.
  - 1/2" IRON ROD (6432) SET P.C.P.
  - 3/4" IRON ROD (6432) SET P.C.P.
  - 1" IRON ROD (6432) SET P.C.P.
  - 1 1/2" IRON ROD (6432) SET P.C.P.
  - 2" IRON ROD (6432) SET P.C.P.
  - 3" IRON ROD (6432) SET P.C.P.
  - 4" IRON ROD (6432) SET P.C.P.
  - 6" IRON ROD (6432) SET P.C.P.
  - 8" IRON ROD (6432) SET P.C.P.
  - 10" IRON ROD (6432) SET P.C.P.
  - 12" IRON ROD (6432) SET P.C.P.
  - 14" IRON ROD (6432) SET P.C.P.
  - 16" IRON ROD (6432) SET P.C.P.
  - 18" IRON ROD (6432) SET P.C.P.
  - 20" IRON ROD (6432) SET P.C.P.
  - 22" IRON ROD (6432) SET P.C.P.
  - 24" IRON ROD (6432) SET P.C.P.
  - 26" IRON ROD (6432) SET P.C.P.
  - 28" IRON ROD (6432) SET P.C.P.
  - 30" IRON ROD (6432) SET P.C.P.
  - 32" IRON ROD (6432) SET P.C.P.
  - 34" IRON ROD (6432) SET P.C.P.
  - 36" IRON ROD (6432) SET P.C.P.
  - 38" IRON ROD (6432) SET P.C.P.
  - 40" IRON ROD (6432) SET P.C.P.
  - 42" IRON ROD (6432) SET P.C.P.
  - 44" IRON ROD (6432) SET P.C.P.
  - 46" IRON ROD (6432) SET P.C.P.
  - 48" IRON ROD (6432) SET P.C.P.
  - 50" IRON ROD (6432) SET P.C.P.
  - 52" IRON ROD (6432) SET P.C.P.
  - 54" IRON ROD (6432) SET P.C.P.
  - 56" IRON ROD (6432) SET P.C.P.
  - 58" IRON ROD (6432) SET P.C.P.
  - 60" IRON ROD (6432) SET P.C.P.
  - 62" IRON ROD (6432) SET P.C.P.
  - 64" IRON ROD (6432) SET P.C.P.
  - 66" IRON ROD (6432) SET P.C.P.
  - 68" IRON ROD (6432) SET P.C.P.
  - 70" IRON ROD (6432) SET P.C.P.
  - 72" IRON ROD (6432) SET P.C.P.
  - 74" IRON ROD (6432) SET P.C.P.
  - 76" IRON ROD (6432) SET P.C.P.
  - 78" IRON ROD (6432) SET P.C.P.
  - 80" IRON ROD (6432) SET P.C.P.
  - 82" IRON ROD (6432) SET P.C.P.
  - 84" IRON ROD (6432) SET P.C.P.
  - 86" IRON ROD (6432) SET P.C.P.
  - 88" IRON ROD (6432) SET P.C.P.
  - 90" IRON ROD (6432) SET P.C.P.
  - 92" IRON ROD (6432) SET P.C.P.
  - 94" IRON ROD (6432) SET P.C.P.
  - 96" IRON ROD (6432) SET P.C.P.
  - 98" IRON ROD (6432) SET P.C.P.
  - 100" IRON ROD (6432) SET P.C.P.
  - 102" IRON ROD (6432) SET P.C.P.
  - 104" IRON ROD (6432) SET P.C.P.
  - 106" IRON ROD (6432) SET P.C.P.
  - 108" IRON ROD (6432) SET P.C.P.
  - 110" IRON ROD (6432) SET P.C.P.
  - 112" IRON ROD (6432) SET P.C.P.
  - 114" IRON ROD (6432) SET P.C.P.
  - 116" IRON ROD (6432) SET P.C.P.
  - 118" IRON ROD (6432) SET P.C.P.
  - 120" IRON ROD (6432) SET P.C.P.
  - 122" IRON ROD (6432) SET P.C.P.
  - 124" IRON ROD (6432) SET P.C.P.
  - 126" IRON ROD (6432) SET P.C.P.
  - 128" IRON ROD (6432) SET P.C.P.
  - 130" IRON ROD (6432) SET P.C.P.
  - 132" IRON ROD (6432) SET P.C.P.
  - 134" IRON ROD (6432) SET P.C.P.
  - 136" IRON ROD (6432) SET P.C.P.
  - 138" IRON ROD (6432) SET P.C.P.
  - 140" IRON ROD (6432) SET P.C.P.
  - 142" IRON ROD (6432) SET P.C.P.
  - 144" IRON ROD (6432) SET P.C.P.
  - 146" IRON ROD (6432) SET P.C.P.
  - 148" IRON ROD (6432) SET P.C.P.
  - 150" IRON ROD (6432) SET P.C.P.
  - 152" IRON ROD (6432) SET P.C.P.
  - 154" IRON ROD (6432) SET P.C.P.
  - 156" IRON ROD (6432) SET P.C.P.
  - 158" IRON ROD (6432) SET P.C.P.
  - 160" IRON ROD (6432) SET P.C.P.
  - 162" IRON ROD (6432) SET P.C.P.
  - 164" IRON ROD (6432) SET P.C.P.
  - 166" IRON ROD (6432) SET P.C.P.
  - 168" IRON ROD (6432) SET P.C.P.
  - 170" IRON ROD (6432) SET P.C.P.
  - 172" IRON ROD (6432) SET P.C.P.
  - 174" IRON ROD (6432) SET P.C.P.
  - 176" IRON ROD (6432) SET P.C.P.
  - 178" IRON ROD (6432) SET P.C.P.
  - 180" IRON ROD (6432) SET P.C.P.
  - 182" IRON ROD (6432) SET P.C.P.
  - 184" IRON ROD (6432) SET P.C.P.
  - 186" IRON ROD (6432) SET P.C.P.
  - 188" IRON ROD (6432) SET P.C.P.
  - 190" IRON ROD (6432) SET P.C.P.
  - 192" IRON ROD (6432) SET P.C.P.
  - 194" IRON ROD (6432) SET P.C.P.
  - 196" IRON ROD (6432) SET P.C.P.
  - 198" IRON ROD (6432) SET P.C.P.
  - 200" IRON ROD (6432) SET P.C.P.

**CURVE TABLE**

CHORD BEARING	CHORD	ARC	ANGLE	DELTA	RAIUS	CHORD BEARING
N 23° 00' 00" W	100.00	100.00	180.00	180.00	100.00	S 23° 00' 00" E
N 22° 30' 00" W	99.98	99.98	179.97	179.97	99.98	S 22° 30' 00" E
N 22° 00' 00" W	99.96	99.96	179.94	179.94	99.96	S 22° 00' 00" E
N 21° 30' 00" W	99.94	99.94	179.91	179.91	99.94	S 21° 30' 00" E
N 21° 00' 00" W	99.92	99.92	179.88	179.88	99.92	S 21° 00' 00" E
N 20° 30' 00" W	99.90	99.90	179.85	179.85	99.90	S 20° 30' 00" E
N 20° 00' 00" W	99.88	99.88	179.82	179.82	99.88	S 20° 00' 00" E
N 19° 30' 00" W	99.86	99.86	179.79	179.79	99.86	S 19° 30' 00" E
N 19° 00' 00" W	99.84	99.84	179.76	179.76	99.84	S 19° 00' 00" E
N 18° 30' 00" W	99.82	99.82	179.73	179.73	99.82	S 18° 30' 00" E
N 18° 00' 00" W	99.80	99.80	179.70	179.70	99.80	S 18° 00' 00" E
N 17° 30' 00" W	99.78	99.78	179.67	179.67	99.78	S 17° 30' 00" E
N 17° 00' 00" W	99.76	99.76	179.64	179.64	99.76	S 17° 00' 00" E
N 16° 30' 00" W	99.74	99.74	179.61	179.61	99.74	S 16° 30' 00" E
N 16° 00' 00" W	99.72	99.72	179.58	179.58	99.72	S 16° 00' 00" E
N 15° 30' 00" W	99.70	99.70	179.55	179.55	99.70	S 15° 30' 00" E
N 15° 00' 00" W	99.68	99.68	179.52	179.52	99.68	S 15° 00' 00" E
N 14° 30' 00" W	99.66	99.66	179.49	179.49	99.66	S 14° 30' 00" E
N 14° 00' 00" W	99.64	99.64	179.46	179.46	99.64	S 14° 00' 00" E
N 13° 30' 00" W	99.62	99.62	179.43	179.43	99.62	S 13° 30' 00" E
N 13° 00' 00" W	99.60	99.60	179.40	179.40	99.60	S 13° 00' 00" E
N 12° 30' 00" W	99.58	99.58	179.37	179.37	99.58	S 12° 30' 00" E
N 12° 00' 00" W	99.56	99.56	179.34	179.34	99.56	S 12° 00' 00" E
N 11° 30' 00" W	99.54	99.54	179.31	179.31	99.54	S 11° 30' 00" E
N 11° 00' 00" W	99.52	99.52	179.28	179.28	99.52	S 11° 00' 00" E
N 10° 30' 00" W	99.50	99.50	179.25	179.25	99.50	S 10° 30' 00" E
N 10° 00' 00" W	99.48	99.48	179.22	179.22	99.48	S 10° 00' 00" E
N 9° 30' 00" W	99.46	99.46	179.19	179.19	99.46	S 9° 30' 00" E
N 9° 00' 00" W	99.44	99.44	179.16	179.16	99.44	S 9° 00' 00" E
N 8° 30' 00" W	99.42	99.42	179.13	179.13	99.42	S 8° 30' 00" E
N 8° 00' 00" W	99.40	99.40	179.10	179.10	99.40	S 8° 00' 00" E
N 7° 30' 00" W	99.38	99.38	179.07	179.07	99.38	S 7° 30' 00" E
N 7° 00' 00" W	99.36	99.36	179.04	179.04	99.36	S 7° 00' 00" E
N 6° 30' 00" W	99.34	99.34	179.01	179.01	99.34	S 6° 30' 00" E
N 6° 00' 00" W	99.32	99.32	178.98	178.98	99.32	S 6° 00' 00" E
N 5° 30' 00" W	99.30	99.30	178.95	178.95	99.30	S 5° 30' 00" E
N 5° 00' 00" W	99.28	99.28	178.92	178.92	99.28	S 5° 00' 00" E
N 4° 30' 00" W	99.26	99.26	178.89	178.89	99.26	S 4° 30' 00" E
N 4° 00' 00" W	99.24	99.24	178.86	178.86	99.24	S 4° 00' 00" E
N 3° 30' 00" W	99.22	99.22	178.83	178.83	99.22	S 3° 30' 00" E
N 3° 00' 00" W	99.20	99.20	178.80	178.80	99.20	S 3° 00' 00" E
N 2° 30' 00" W	99.18	99.18	178.77	178.77	99.18	S 2° 30' 00" E
N 2° 00' 00" W	99.16	99.16	178.74	178.74	99.16	S 2° 00' 00" E
N 1° 30' 00" W	99.14	99.14	178.71	178.71	99.14	S 1° 30' 00" E
N 1° 00' 00" W	99.12	99.12	178.68	178.68	99.12	S 1° 00' 00" E
N 0° 30' 00" W	99.10	99.10	178.65	178.65	99.10	S 0° 30' 00" E
N 0° 00' 00" W	99.08	99.08	178.62	178.62	99.08	S 0° 00' 00" E

**BOB CROSS**  
 PROFESSIONAL LAND SURVEYING  
 5004 STATE ROAD 64  
 POST OFFICE BOX 20755  
 (841) 746-1512

R-01-02-V

LOCATION MAP

