

CERTIFICATE OF CLERK

PLAT RECORDING

**STATE OF FLORIDA
COUNTY OF MANATEE**



NOTICE TO THE PUBLIC:

THE FOLLOWING PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA:

CONDOMINIUM	
BOOK	PAGE(S)
SUBDIVISION	
BOOK	PAGE(S)
OWNER OF RECORD:	
DRAINAGE PLANS	
BOOK	PAGE(S)
ROADS	SPECIFIC PURPOSE SURVEY LOCATING THE WEST MAINTAINED RIGHT-OF-WAY OF A PORTION OF 27TH STREET EAST
BOOK: 12	PAGE(S): 157 THRU 158

**ANGELINA COLONNESO
CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA**

BY: 
DEPUTY CLERK



Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400
Bradenton, FL 34206

Official Records Receipt Recording

Recorded By: jtinkham

Cashiered By: SKEE

Receipt#: 900041009

Payee Name: KING ENGINEERING ASSOCIATES INC

Receipt Date: 01/12/2017

Instrument(s): 201741003291-BK2656/PG1393-PLAT

Details

INDEXING NAMES	\$0.00
PLAT ADDITIONAL PAGE	\$15.00
PLAT RECORD 1st PAGE	\$30.00

Receipt Total: \$45.00

Amount Tendered: \$45.00

Overage: \$0.00

Check \$45.00 2467

January 10, 2017 - Regular Meeting
Agenda Item #22

Approved in Open Session 1/10/17,
Manatee County
Board of County Commissioners

Subject

Recording of a Road Plat Map for a portion of 27th Street East

Briefings

None

Contact and/or Presenter Information

Todd Boyle, Survey Division Manager, Property Management, Extension 3024

Action Requested

- Accept and Record a Specific Purpose Survey to clarify the location of right-of-way for a portion of 27th Street East, between 26th Avenue East and 13th Avenue East.

Enabling/Regulating Authority

Manatee County Comprehensive Plan Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Florida Statutes, Chapter 95.361, addresses location of maintained right-of-way.

Background Discussion

The recording of Road Plats greatly enhances the research capabilities of locating right-of-way.

The Mylar maps will be delivered to Board records for recording due to the large size of the maps not being able to be submitted through the E-Agenda Software.

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify Todd Boyle, Survey Division Manager, Property Management, at todd.boyle@mymanatee.org, or call Extension 3024 when Board Records has the recorded book and page number information.

Distributed 1/12/17, RT

Cost and Funds Source Account Number and Name

\$45.00 to be paid by citizen at delivery and recording of the Mylar maps.

Amount and Frequency of Recurring Costs

N/A

Attachment: [Specific Purpose Survey, 27th St. E ROW.pdf](#)

Attachment: [Maintenance Affidavit for a portion of 27th Street East.pdf](#)

THIS INSTRUMENT PREPARED BY:

Paul D. Smith, Division Manager
Manatee County Government
Public Works Department
Field Maintenance
1022 26th Avenue East
Bradenton, Florida 34208

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

MAINTENANCE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared **DANNY THOMAS**, who being first duly sworn, deposes and says that, to the best of my knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. I have been employed by **MANATEE COUNTY**, a political subdivision of the State of Florida, during the below timeframes in the following capacities:

From September 23, 1987 to October 21, 2000 as Highway Maintenance Worker and from October 21, 2000 to present as Public Works Maintenance Supervisor.

3. The representations embraced herein are for the purpose of assisting **MANATEE COUNTY** in establishing that the roadway hereinafter described is presumed to be dedicated to the public and that all right, title, easement and appurtenances in and to the road are vested in **MANATEE COUNTY** pursuant to either Section 95.361(1) or Section 95.361(2), Florida Statutes.

4. **MANATEE COUNTY**, through its employees has maintained or repaired the roadway known as 27th St E in Manatee County, Florida, from 26th Ave E to 1950 27th St E, which is approximately 1710 feet in length.

5. I am unaware as to the whether or not this roadway was constructed by a county, a municipality, the Department of Transportation or another individual or entity.

6. **MANATEE COUNTY** has continuously, regularly and uninterruptedly maintained or repaired the described sections of this roadway for at least the immediate past **SEVEN (7)** years, specifically from October 21, 2000 to present.

7. **MANATEE COUNTY'S** maintenance and repairs to this roadway included the below activities during the timeframe indicated:

Mowing October 21, 2000 – Present
Repairing Sidewalks October 21, 2000 – Present
Tree Trimming October 21, 2000 – Present
Repairing Asphalt October 21, 2000 – Present

[Handwritten Signature]

Signature of Affiant

Daniel O. Thomas

Printed Name of Affiant

Signed and sworn to (or affirmed) before me this 1st November day of ~~October~~, 2016 by Danny Thomas, who has produced FL Drivers License as identification

Affix seal below



[Handwritten Signature]

Notary Public Signature

Susan M. Palmieri

Printed Name

FF990073

Commission Number

08/17/20

Expiration Date