

# CERTIFICATE OF CLERK

## PLAT RECORDING

**STATE OF FLORIDA  
COUNTY OF MANATEE**



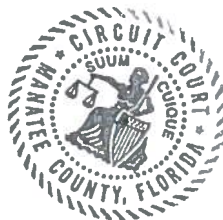
**NOTICE TO THE PUBLIC:**

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

<b>CONDOMINIUM</b>	
<b>BOOK</b>	<b>PAGE(S)</b>
<b>SUBDIVISION</b>	
<b>BOOK</b>	<b>PAGE(S)</b>
<b>OWNER OF RECORD:</b>	
<b>DRAINAGE PLANS</b>	
<b>BOOK</b>	<b>PAGE(S)</b>
<b>ROADS</b>	<b>SPECIFIC PURPOSE SURVEY LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF MOCCASIN WALLOW ROAD</b>
<b>BOOK: 12</b>	<b>PAGE(S): 193 THRU 195</b>

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

BY: *Angela Hawens*  
**DEPUTY CLERK**



# Angelina "Angel" Colonnese

Clerk of the Circuit Court

Manatee County

P.O. Box 25400  
Bradenton, FL 34206

## Official Records Receipt Recording

Username: RPOWERS

Changed By: PSCOTT

Receipt#: 900111005

Payee Name: KING ENGINEERING ASSOCIATES INC

Receipt Date: 02/14/2018

Instrument: 201841015022 - BK2714/PG1321 PLAT

001000000341400	INDEXING NAMES	\$0.00
001000000341400	PLAT RECORD 1st PAGE	\$30.00
001000000341400	PLAT ADDITIONAL PAGE	\$30.00

**Instrument Total: \$60.00**

Receipt Total: \$60.00

Amount Tendered: \$60.00

Overage: \$0.00

Check \$60.00 3056

Amount Paid:

February 13, 2018 - Regular Meeting  
Agenda Item #40

Approved in Open Session 2/13/18,  
Manatee County  
Board of County Commissioners

Subject

Recording of a Road Plat for Moccasin Wallow Road from the Northeast corner of 71st Avenue East to the Northwest corner of parcel #403100001, Parrish, Florida

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 for Moccasin Wallow Road from the Northeast corner of 71st Avenue East to the Northwest corner of parcel #403100001, Parrish, Florida.

Enabling/Regulating Authority

- Manatee County Comprehensive Plan Goal 5.1 addresses the safety and efficiency of forecasted vehicular travel demands.
- Florida Statute 95.631 addresses location of maintained right-of-way.

Background Discussion

- The recording of Road Plats greatly enhances the research capability of locating public rights-of-way.
- The Mylar map 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 ([Todd.boyle@mymanatee.org](mailto:Todd.boyle@mymanatee.org) or

**Distributed 2/15/18, RT**

Manatee County Government Administrative Center  
First Floor, Commission Chambers  
9:00 a.m. - February 13, 2018

extension 3024) when Board Records has the recorded book and page number information.

Cost and Funds Source Account Number and Name

A check in the amount of \$60.00 payable to the County by King Engineering Associates is attached to the Mylar for recording fees.

Amount and Frequency of Recurring Costs

NA

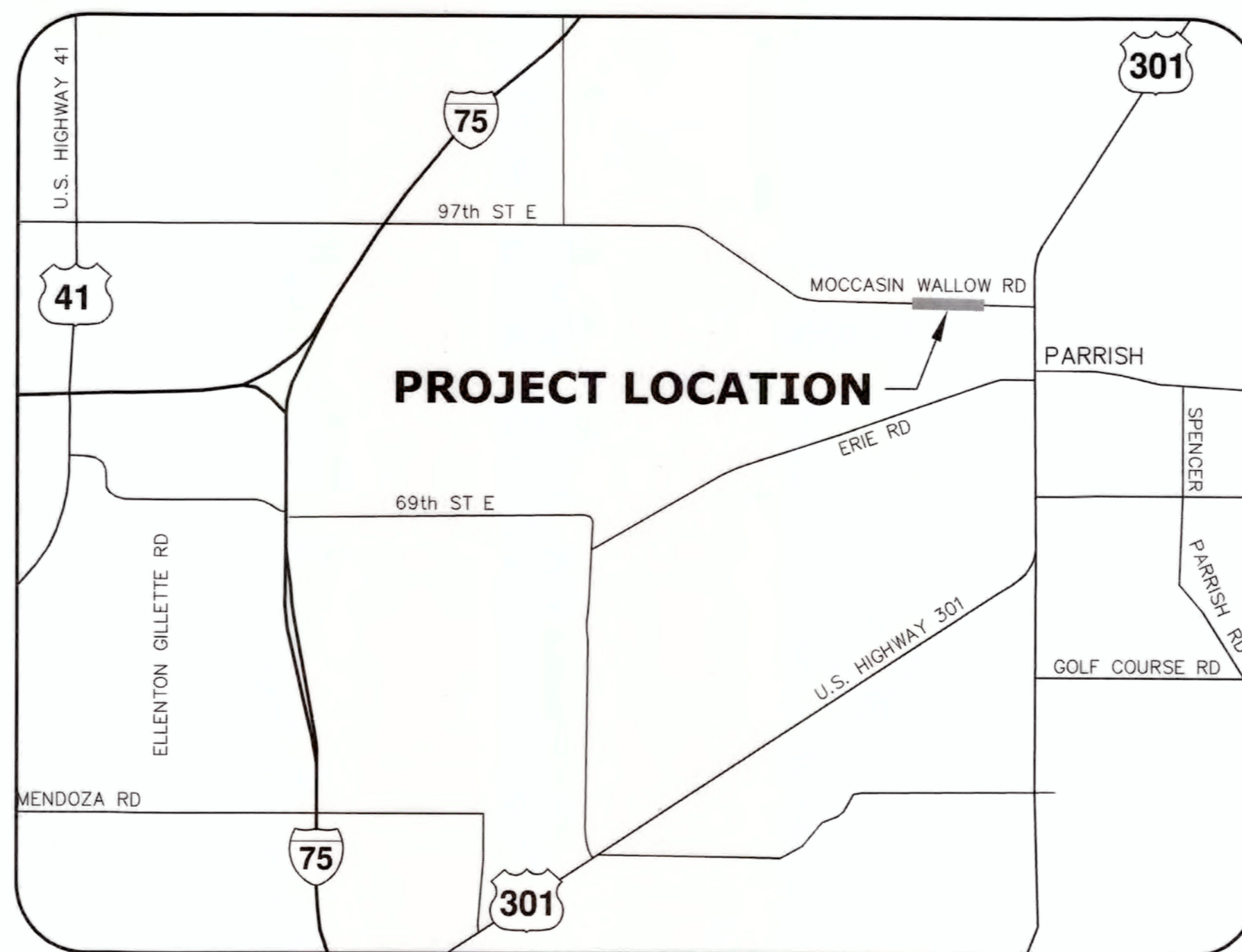
Attachment: [MoccasinWallowRoad\\_RP.pdf](#)

Attachment: [Maintenance Affidavit-ORB 2708-7777.pdf](#)

# SPECIFIC PURPOSE SURVEY

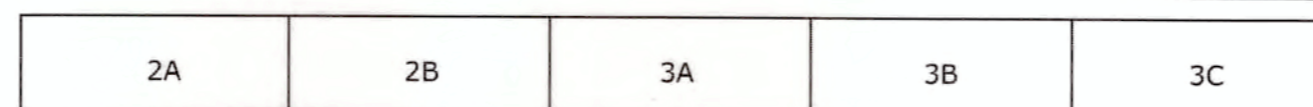
LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF MOCCASIN WALLOW ROAD  
IN SECTIONS 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

ROAD PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE

TO INTERSTATE 75 TO US 301



KEY MAP

### ABBREVIATION AND SYMBOL LEGEND

- FOUND IRON ROD / PIPE (SIZE AND IDENTIFICATION IF SHOWN)
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" UNLESS OTHERWISE NOTED
- SET IRON ROD 1/2" "KING PRM LB 2610"
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" UNLESS OTHERWISE NOTED
- ⊙ FOUND NAIL AND DISK (IDENTIFICATION IF SHOWN)
- ⊙ SET NAIL & DISK "LB 2610"
- ⚡ CWS COMMUNICATION WARNING SIGN
- Ⓜ COMMUNICATION HAND HOLE
- Ⓧ POWER POLE
- N=XXXXX.XX STATE PLANE COORDINATES
- E=XXXXX.XX
- S17-T31S-R20E SECTION, TOWNSHIP, RANGE
- CCR CERTIFIED CORNER RECORD
- FCM FOUND CONCRETE MONUMENT
- FND FOUND NAIL & DISK
- FOP FOUND OPEN PIPE
- LB SURVEYOR BUSINESS
- OA OVERALL
- OHW OVERHEAD WIRE
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- RTL REFERENCE TIE LINE
- SCM SET CONCRETE MONUMENT
- SIR SET IRON ROD
- TYP TYPICAL

### MAINTENANCE SUPERVISOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE LIMITS OF THE AREA OF MAINTENANCE AS REPRESENTED ON THIS SPECIFIC PURPOSE SURVEY HAS BEEN REGULARLY MAINTAINED AND / OR REPAIRED FOR THE PRESCRIBED STATUTORY PERIOD OF YEARS BY THE MAINTENANCE DIVISION OF MANATEE COUNTY, FLORIDA, IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 95.361.

John Muscato  
JOHN MUSCATO, NORTH COUNTY MAINTENANCE SUPERINTENDENT  
(SIGNATURE)

11-16-17  
DATE

### AFFIDAVIT RECORDED

OFFICIAL RECORDS BOOK 2708 PAGE 7777, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

### CERTIFICATE OF REVIEWING (COUNTY) SURVEYOR'S APPROVAL

IT IS HEREBY CERTIFIED THAT THIS ROAD PLAT HAS BEEN EXAMINED FOR COMPLETENESS WITH MANATEE COUNTY'S ROAD PLAT GUIDELINES DATED 3/28/2016

Todd E. Boyle  
TODD E. BOYLE - RSM 6047, MANATEE COUNTY SURVEYOR  
(SIGNATURE)

1/11/2018  
DATE

### CERTIFICATE OF APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

IT IS HEREBY CERTIFIED THAT THIS ROAD PLAT HAS BEEN OFFICIALLY ACCEPTED AND APPROVED (FLORIDA STATUTE 177.131) BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST:

CLERK OF THE CIRCUIT COURT, MANATEE COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS ROAD PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE CLERK OF THE CIRCUIT COURT PERTAINING TO ROAD PLATS AND THAT THIS ROAD PLAT HAS BEEN FILED FOR RECORD IN ROAD PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK OF THE CIRCUIT COURT, MANATEE COUNTY, FLORIDA

### SURVEYOR'S NOTES

1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO. THIS SURVEY DOES NOT DEPICT OR REPORT MATTERS OF PRIVATE PROPERTY OWNERSHIP.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.
8. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (1999) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION, AND THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "GIS 009" (PID = AG9114) NORTH AMERICAN DATUM (NAD) 83(1999) AND "M 062" (PID = AG9167) NAD 83(1999). MORE SPECIFICALLY, THE EAST LINE OF COPPERSTONE, PHASE 1, PLAT BOOK 51, PAGE 178 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS BEING NORTH 00°10'19" WEST, AS SHOWN HEREON. COORDINATES SHOWN HEREON ARE NOT TO BE CONSIDERED AS GEODETIC CONTROL.
9. THIS SURVEY IS INTENDED TO BE PLOTTED ON 22" x 34" MEDIA AT A SCALE OF 1" = 20'. FOR 11" x 17" MEDIA THE SCALE IS 1" = 40'. THE REDUCTION OF THIS SURVEY TO FIT A DIFFERENT SIZE MEDIA WILL RESULT IN A NON SCALEABLE DRAWING. AN ELECTRONIC DATA FILE OF THIS SURVEY IN MODEL SPACE IS TO BE AT A SCALE OF 1 UNIT TO 1 UNIT.
10. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE MEASURED UNLESS OTHERWISE NOTED.
11. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF MOCCASIN WALLOW ROAD PLAT RECORDED IN ROAD PLAT BOOK 4, PAGE 153 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DATED JANUARY 11, 1977. LIMITS OF MAINTENANCE ARE NOT CLEARLY SHOWN ON SAID ROAD PLAT AND, AS SUCH COULD NOT BE ACCURATELY DETERMINED.
12. LAST DATE OF FIELD SURVEY: 6/22/2017

### CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE SPECIFIC PURPOSE SURVEY DEPICTED HEREON, CONSISTING OF SHEETS 1 THRU 3 AND REPRESENTING THE SOUTH MAINTAINED RIGHT-OF-WAY FOR A PORTION OF MOCCASIN WALLOW ROAD, WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND MANATEE COUNTY'S ROAD PLAT GUIDELINES DATED 11/23/2016.

Greg Baksis  
GREG BAKSIS, PSM.LS#0956  
(SIGNATURE)



11/8/17  
DATE

MOCCASIN WALLOW ROAD  
MAINTAINED RIGHT-OF-WAY MAP  
MANATEE COUNTY  
FLORIDA  
SPECIFIC PURPOSE SURVEY

JOB NO: 8392-500-100  
FIELD BOOK: K1574, K1566  
DATE: 11/8/17  
SCALE: AS SHOWN

1 of 3

Q:\SURVEY\8392\500\100\Production\Bases\MOCCASIN WALLOW RW MAP.dwg

# SPECIFIC PURPOSE SURVEY

LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF MOCCASSIN WALLOW ROAD  
IN SECTIONS 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

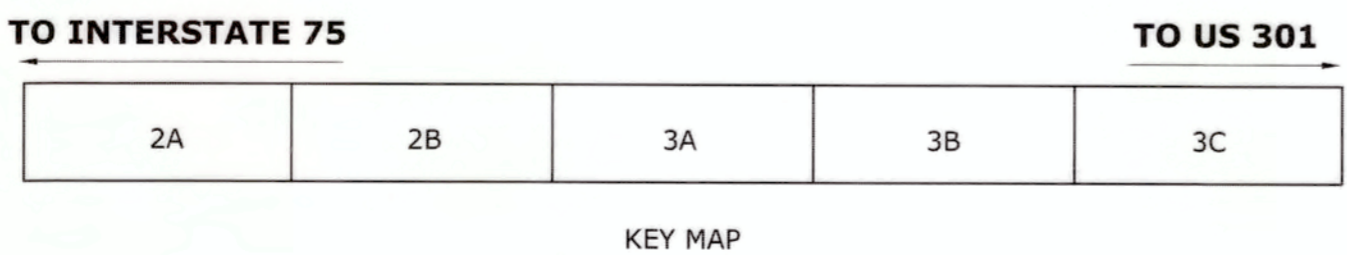
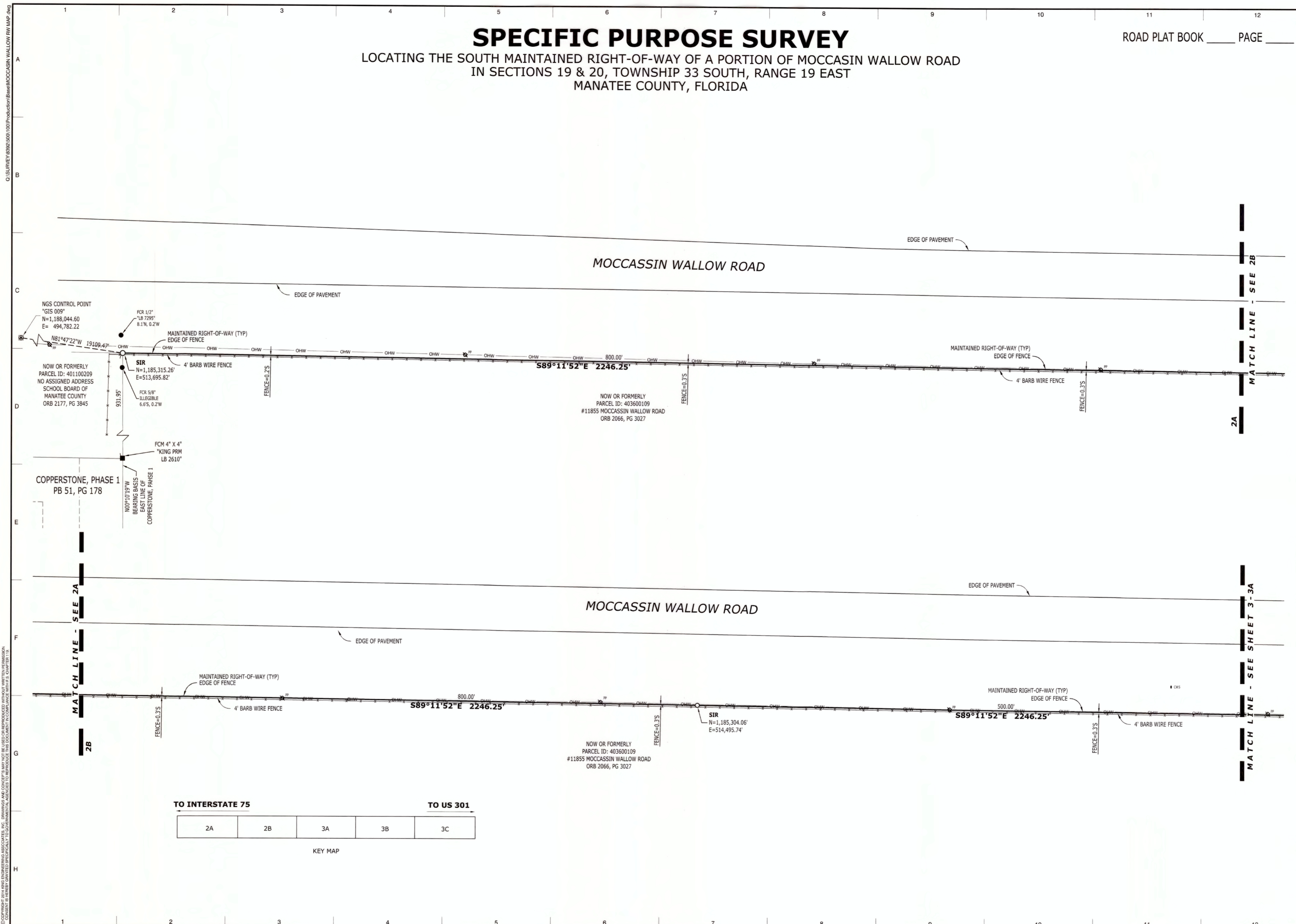


**King**  
ENGINEERING ASSOCIATES, INC.  
4921 Memorial Highway, One Memorial Center, Suite 300  
Tampa, Florida 33634  
www.kingengineering.com  
Phone: (813) 880-8881, Fax: (813) 880-8882  
Engineering License #2610

NO.	DATE	BY	REVISION

**MOCCASSIN WALLOW ROAD**  
MAINTAINED RIGHT-OF-WAY MAP  
MANATEE COUNTY  
FLORIDA  
SPECIFIC PURPOSE SURVEY

JOB NO. 8392-500-100  
FIELD BOOK: K1574, K1566  
DATE: 11/8/17  
SCALE: AS SHOWN



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# SPECIFIC PURPOSE SURVEY

LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF MOCCASSIN WALLOW ROAD  
IN SECTIONS 19 & 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST  
MANATEE COUNTY, FLORIDA

ROAD PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



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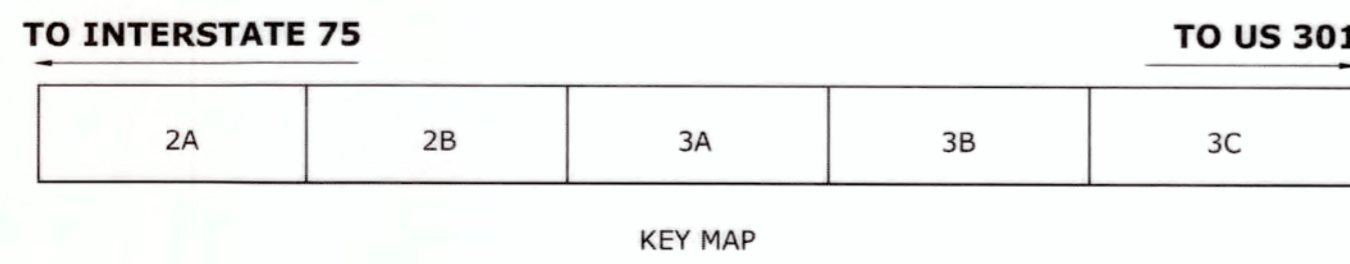
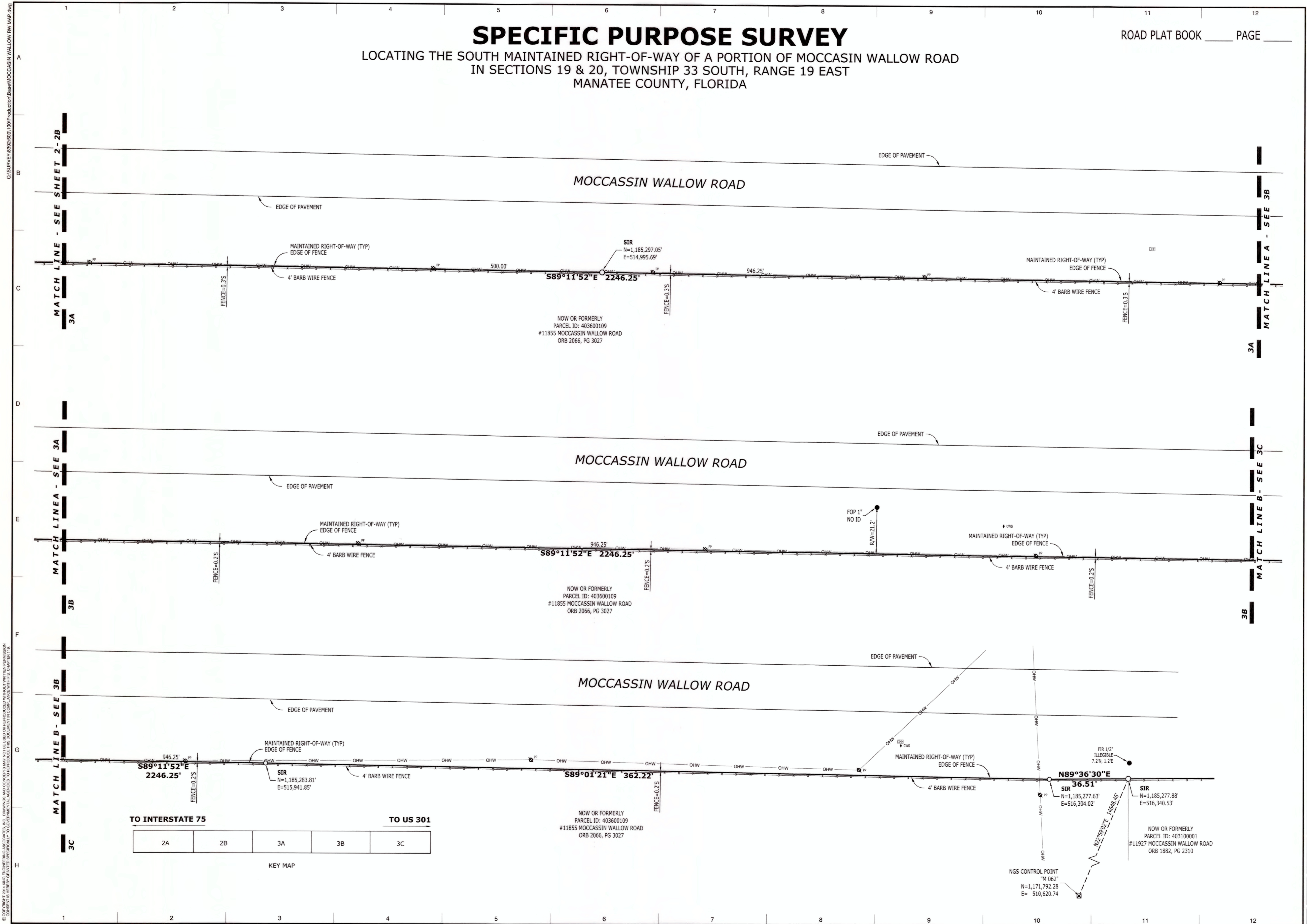
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NO.	DATE	REVISION	BY

MOCCASSIN WALLOW ROAD  
MAINTAINED RIGHT-OF-WAY MAP  
MANATEE COUNTY  
FLORIDA  
SPECIFIC PURPOSE SURVEY

JOB NO: 8392-500-100  
FIELD BOOK: K1574, K1566  
DATE: 11/8/2017  
SCALE: AS SHOWN

3 of 3



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G:\SURVEY\8392500\100\Production\Bases\MOCCASSIN WALLOW RW MAP.dwg

**THIS INSTRUMENT PREPARED BY:**  
Glenn W. Sloan, PW Field Operations Chief  
Manatee County Government  
Public Works  
Field Maintenance  
1022 26th Avenue East  
Bradenton, FL 34208

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

**MAINTENANCE AFFIDAVIT**

STATE OF Florida  
COUNTY OF Manatee

**BEFORE ME**, the undersigned notary public, personally appeared John Muscato, 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 June 3, 1985, to March 16, 2007, as Public Works Maintenance Forman I;
  - From March 17, 2007, to present as Public Works Maintenance Superintendent.
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 Section 95.361(2), Florida Statutes.
4. MANATEE COUNTY, through its employees and contractors has maintained or repaired the roadway known as Moccasin Wallow Road in Manatee County, Florida, from the North East corner of 71<sup>st</sup> Avenue East to the North West corner of parcel 403100001 which is approximately 2,608 feet in length.
5. This roadway was not constructed by a county, a municipality or the Department of Transportation.
6. MANATEE COUNTY has regularly maintained or repaired the section of this roadway depicted on attached Exhibit A for at least the immediate past SEVEN (7) years, specifically from June 3, 1985, to present.
7. MANATEE COUNTY's maintenance and repairs to this roadway included the below activities:



- Patching pavement and potholes from June 3, 1985, to present;
- Repairing asphalt from June 3, 1985, to present;
- Road surface maintenance from June 3, 1985, to present; and
- Mowing the Right of way from June 3, 1985 to present.

John Muscato  
Signature of Affiant

John Muscato  
Printed Name of Affiant

Signed and sworn to (or affirmed) before me this 12<sup>th</sup> day of December 2017, by John Muscato, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

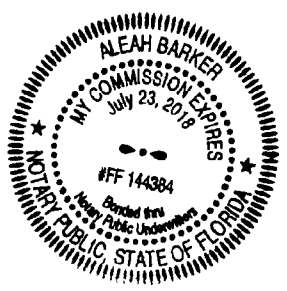
Affix seal below:

Aleah Barker  
Notary Public Signature

Aleah Barker  
Printed Name

#FF 144384  
Commission Number

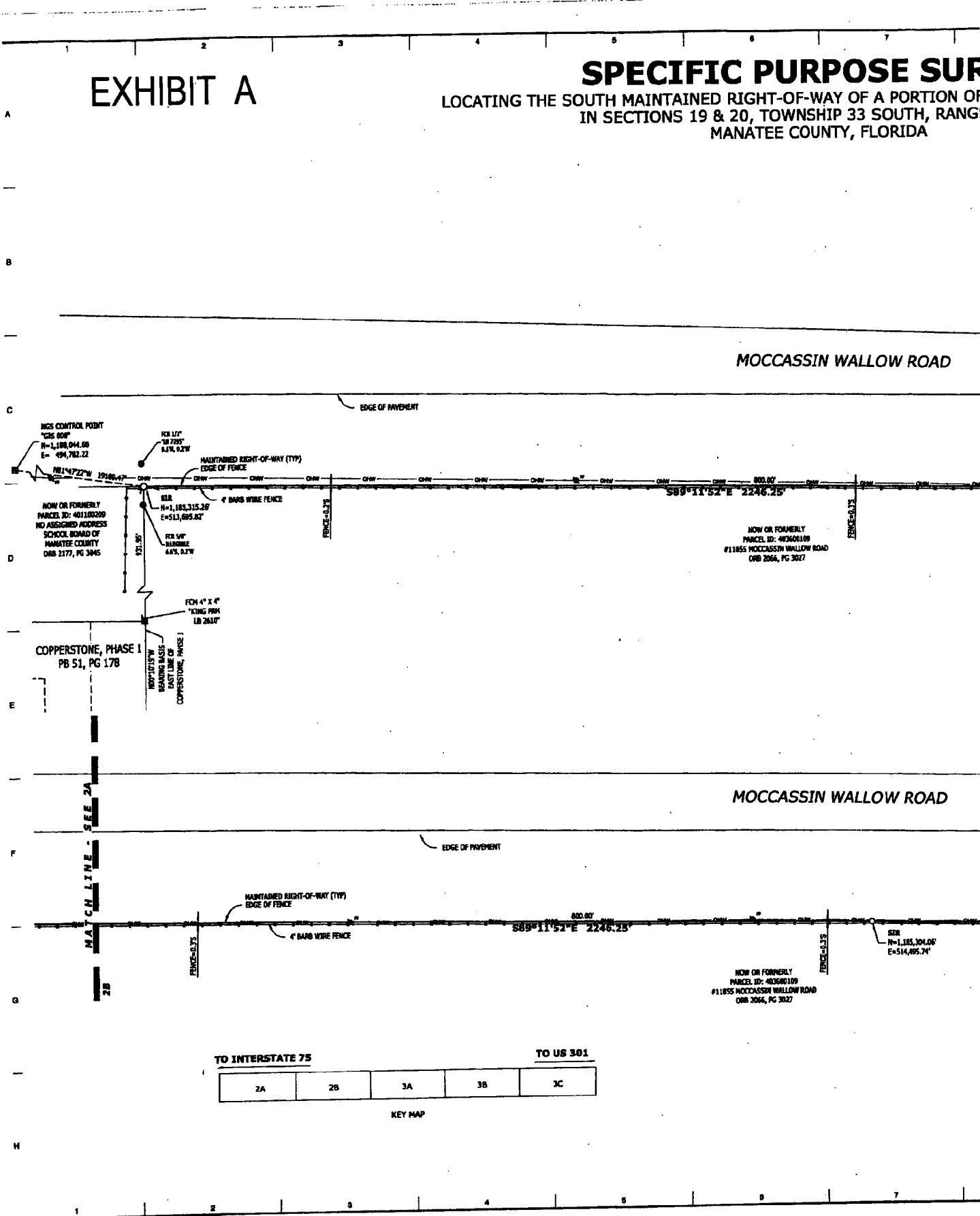
July 23, 2018  
Expiration Date



**EXHIBIT A**

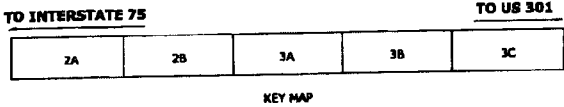
**SPECIFIC PURPOSE SURVEY**

LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF  
 IN SECTIONS 19 & 20, TOWNSHIP 33 SOUTH, RANGE  
 MANATEE COUNTY, FLORIDA



MOCCASSIN WALLOW ROAD

MOCCASSIN WALLOW ROAD



# PURPOSE SURVEY

WAY OF A PORTION OF MOCCASIN WALLOW ROAD  
 SHIP 33 SOUTH, RANGE 19 EAST  
 COUNTY, FLORIDA

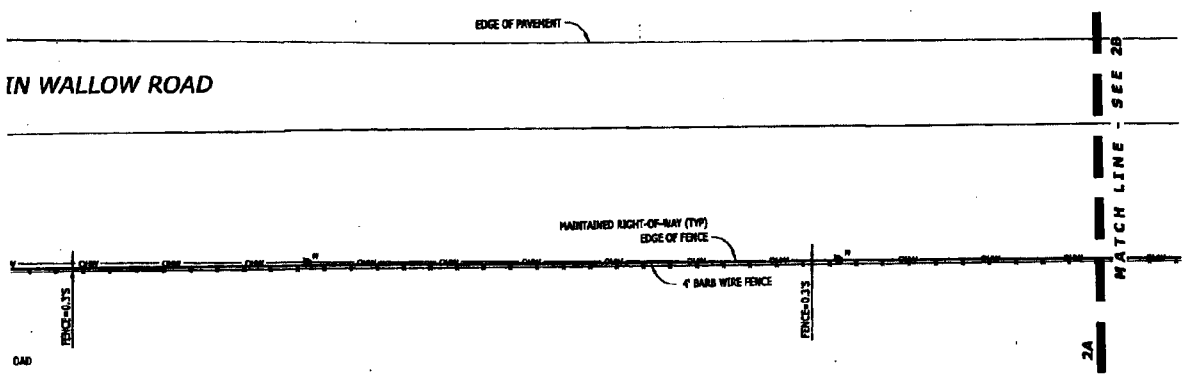
ROAD PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## EXHIBIT A

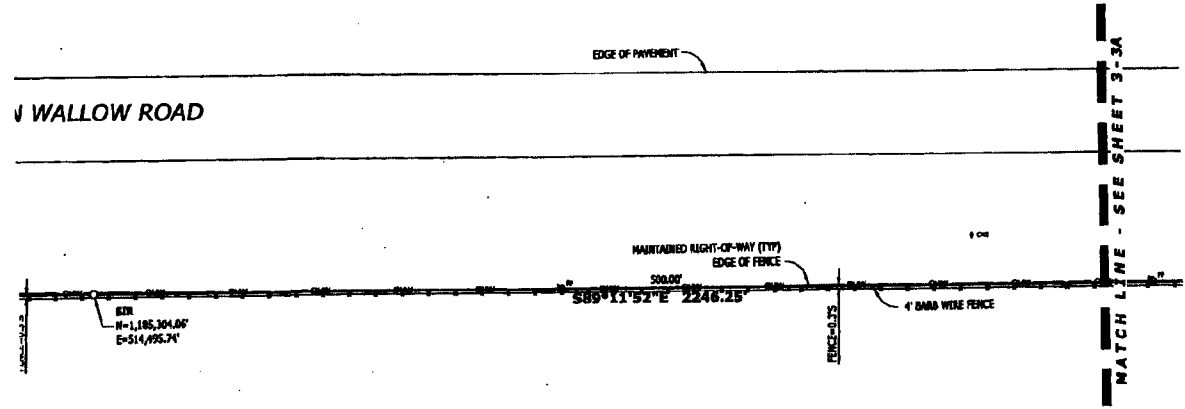


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 4921 Memorial Highway, One Memorial Center, Suite 100  
 Tampa, Florida 33634  
 Phone: (813) 888-1788; Fax: (813) 888-3182  
 Engineering License #2010

IN WALLOW ROAD



WALLOW ROAD



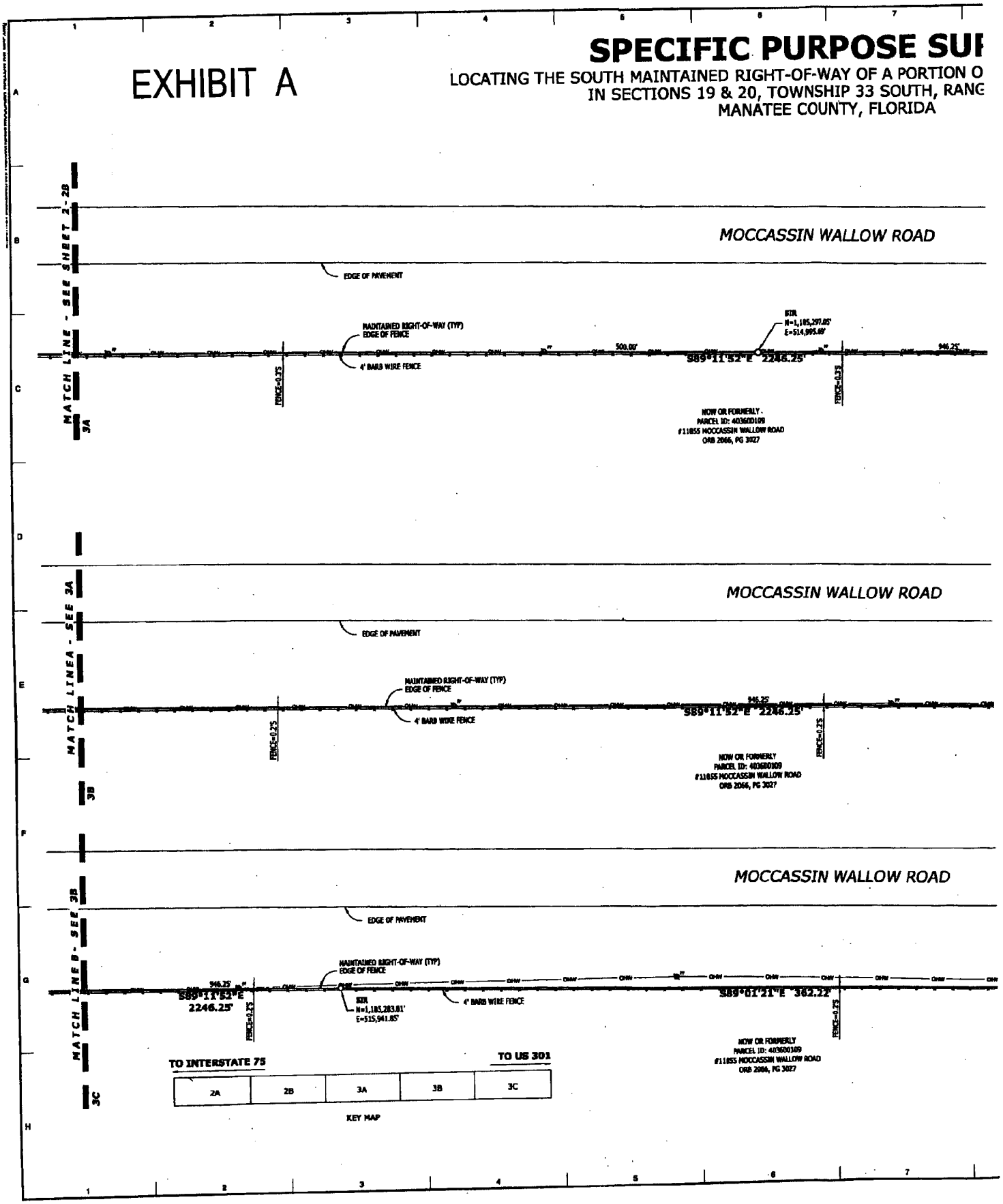
NO.	DATE	REVISION	BY

**MOCCASIN WALLOW ROAD**  
**MAINTAINED RIGHT-OF-WAY MAP**  
 MANATEE COUNTY  
 FLORIDA  
 SPECIFIC PURPOSE SURVEY

JOB NO.	8886-690-100
FIELD BOOK	K1874, K1876
DATE	11/8/17
SCALE	AS SHOWN

# EXHIBIT A

## SPECIFIC PURPOSE SURVEY LOCATING THE SOUTH MAINTAINED RIGHT-OF-WAY OF A PORTION OF IN SECTIONS 19 & 20, TOWNSHIP 33 SOUTH, RANGE MANATEE COUNTY, FLORIDA

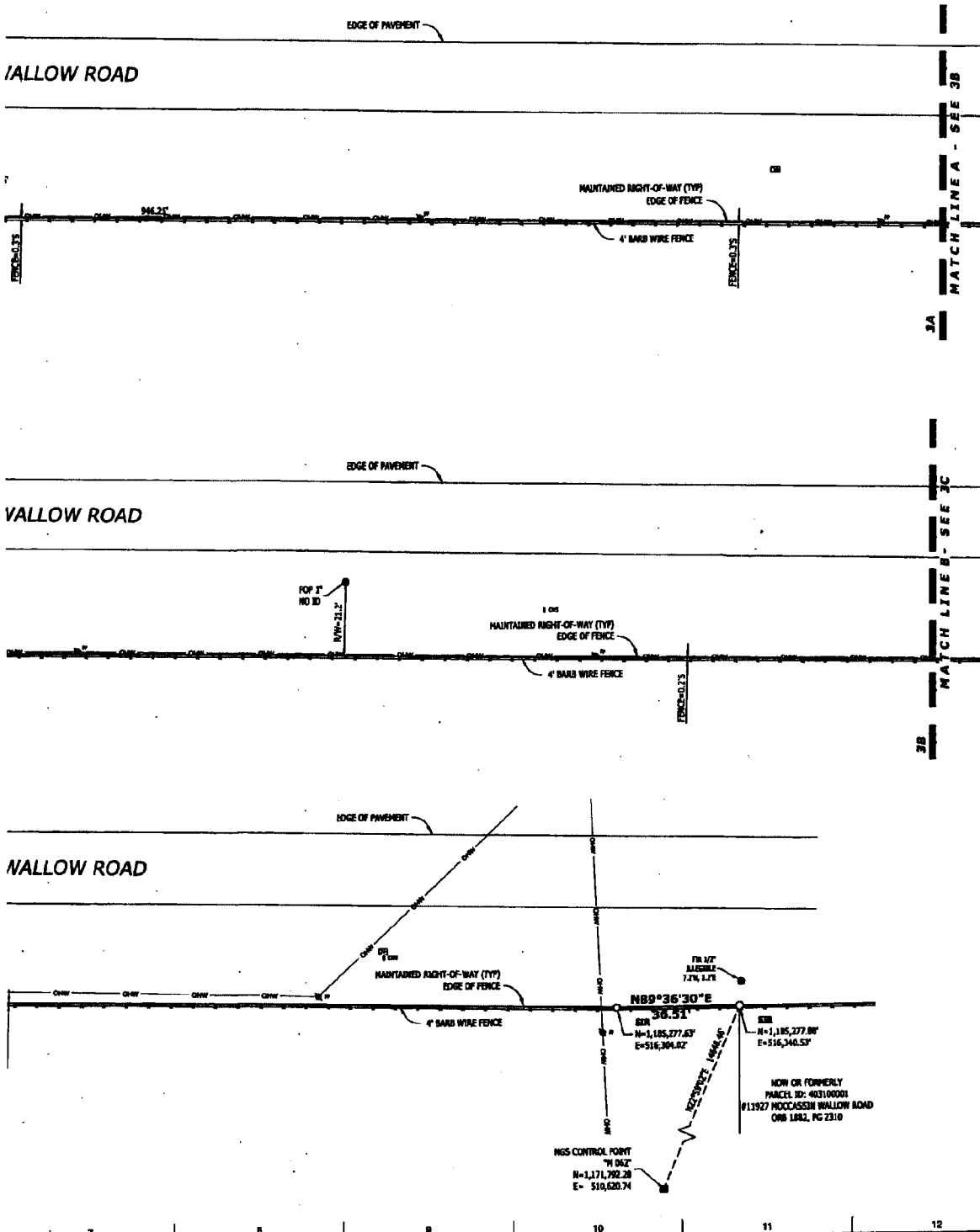


# POSE SURVEY

WAY OF A PORTION OF MOCCASIN WALLOW ROAD  
 HIP 33 SOUTH, RANGE 19 EAST  
 COUNTY, FLORIDA

ROAD PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## EXHIBIT A



**King**  
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 www.kingeng.com  
 Engineering License #7410

NO.	DATE	REVISION	BY

**MOCCASIN WALLOW ROAD**  
 MAINTAINED RIGHT-OF-WAY MAP  
 MANATEE COUNTY  
 FLORIDA  
 SPECIFIC PURPOSE SURVEY

JOB NO: 088-000-100  
 FIELD BOOK: N1874, N1876  
 DATE: 1/18/2017  
 SCALE: AS SHOWN