

# 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>CROWDERVILLE</b>
<b>BOOK 71</b>	<b>PAGE(S) 19 THRU 20</b>
<b>OWNER OF RECORD:</b>	<b>RONALD W. CROWDER</b>
<b>DRAINAGE PLANS</b>	
<b>BOOK</b>	<b>PAGE(S)</b>
<b>ROADS</b>	
<b>BOOK:</b>	<b>PAGE(S):</b>

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

**BY:** *Hailey Hooley*  
**DEPUTY CLERK**



**NOTICE TO BUYERS**

**FOR: CROWDERVILLE SUBDIVISION**

*(See Attached Exhibit "A" Legal Description)*

**Landscaping Local Residential Streets, Section 701.6.-Residential Street Trees  
Manatee County Land Development Code**

- Each **property owner shall plant** (as defined below) within twenty-five (25) feet of the right-of-way of each local street within the subdivision **prior to receiving a Certificate of Occupancy.**
- One or more canopy tree meeting the requirements of Section 701.6- Residential Street Trees (see below) of the Manatee County Land Development Code for every fifty (50) linear feet, or substantial fraction thereof, of the right-of-way.
- None of these required trees shall be planted within a public or private utilities easement.
- Existing native trees can be used to fulfill these requirements wherever they meet the spacing and size requirements of this paragraph.
- Responsibility for installation and maintenance is the developer's until such lots are sold, when responsibility is transferred to the property owner. In the event a street tree dies or is removed, the owner of the lot is responsible to replace the tree within 30 days. Such trees shall be installed prior to Certificate of Occupancy for each individual unit.

<b><u>Minimum Size at Planting</u></b>	<b><u>Canopy</u></b>	<b><u>Understory*</u></b>
<b><u>Height</u></b>	<b><u>10 feet</u></b>	<b><u>6 feet</u></b>
<b><u>Caliper</u></b>	<b><u>2 ½ inches</u></b>	<b><u>1 ½ inches</u></b>
<b><u>Spread</u></b>	<b><u>4 feet</u></b>	

*\* Understory trees can only be used under overhead power lines and require then (10) scrubs for every one (1) Understory tree.*

**Residential Greenbelts, 701.4.B.4-Residential Buffers, Manatee County Land Development Code:**

- A 10 foot wide greenbelt buffer is required around the perimeter of the project.
- The greenbelt buffer shall be planted with a minimum of one canopy tree planted every 30 feet on center within this greenbelt buffer.
- All landscaping shall be installed prior to final plat approval unless performance security is posted guaranteeing the landscaping will be installed prior to the first Certificate of Occupancy.
- Irrigation shall be provided as required pursuant to the Land Development code and installed prior to issuance of the first Certificate of Occupancy.

Page 2 - Notice to Buyers  
Crowderville Subdivision

SIGNED AND SEALED this 22 day of October 2020.

By: *RW Crowder*  
RONALD W. CROWDER

**WITNESSES** as to RONALD W. CROWDER:

*Jenny Daugherty*  
(Signature of Witness)

*Matt Daugherty*  
(Signature of Witness)

Jenny Daugherty  
(Print Name of Witness)

Matt Daugherty  
(Print Name of Witness)

**NOTARY ACKNOWLEDGMENT**

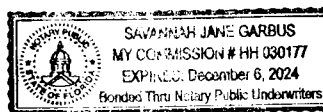
STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 22 day of October, 2020 by RONALD W. CROWDER, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Savannah Jane Garbus*  
Notary Public  
Commission No. HH 030177

**NOTARY STAMP:**



**APPROVED** in Open Session  
**6/8/2021**  
Manatee County Board of County  
Commissioners



## Board of County Commissioners June 8, 2021 - Regular Meeting

### **SUBJECT**

APPROVAL OF FINAL PLAT AND ASSOCIATED DOCUMENTS FOR CROWDERVILLE SUBDIVISION

### **Category**

CONSENT AGENDA

### **Briefings**

None

### **Contact and/or Presenter Information**

Kevin Oatman, Planner I, (941) 748-4501 x 6841

### **Action Requested**

1. Execute and Record Final Subdivision Plat;
2. Record Notice to Buyers for Crowderville Subdivision Plat.

### **Enabling/Regulating Authority**

- MANATEE COUNTY LAND DEVELOPMENT CODE ORDINANCE 15-17, AS AMENDED;
- MANATEE COUNTY COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT GOAL 2.4, ADEQUATE PUBLIC FACILITIES IN ALL DEVELOPED OR DEVELOPING AREAS. Applications for Certificate of Level of Service Compliance for potable water, sanitary sewer, solid waste, parks, transit, drainage, and traffic have been reviewed and will be approved upon project approval. A Certificate Level of Service will be issued after final plat approval.

### **Background Discussion**

- The Final Subdivision Plat is for 3 single-family lots.

### **Attorney Review**

Not Reviewed (No apparent legal issues)

[Emailed info 6/11/2021](#)

### **Instructions to Board Records**

1. Please send the Plat Book and Page numbers to: [kevin.oatman@mymanatee.org](mailto:kevin.oatman@mymanatee.org)
2. Please send the Plat Book and Page numbers to: [susan.angersoll@mymanatee.org](mailto:susan.angersoll@mymanatee.org)
3. Please send the Plat Book and Page numbers to: [todd.boyle@mymanatee.org](mailto:todd.boyle@mymanatee.org)

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

**MANATEE COUNTY GOVERNMENT  
BUILDING AND DEVELOPMENT SERVICES DEPARTMENT  
B-2 Affidavit of Ownership/Agent Authorization Affidavit**

Property Owner (Company or Individual) (Print): RONALD W. CROWDER  
Mailing Address (Print): 9516 CORTEZ ROAD WEST BRADENTON, FLORIDA 34210  
Officer's Name and Title (Print): N/A

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: SEE ATTACHED EXHIBIT "A"
2. That this property constitutes the property for which a request for: MINOR SUBDIVISION-FINAL PLAT is  
*(Type of Application Approval Requested)*  
being applied for to Manatee County, Florida;
3. That the undersigned has (have) appointed and does (do) appoint LEO MILLS & ASSOCIATES, INC. 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.

R. Crowder / \_\_\_\_\_  
Owner's Signature/Print Title  
\_\_\_\_\_  
Owner's Signature/Print Title

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this October 22, 2020 by  
*(Date)*  
Ronald Crowder who is  personally known to me or  
*(Name of person acknowledging)*

who has produced \_\_\_\_\_ as identification.  
*(Type of identification)*



Savannah Jane Garbus  
Signature of Notary Public - State of Florida  
*(Print, Type or Stamp Commissioned Name  
Of Notary Public to the Left of Signature)*

## EXHIBIT "A"

LOTS 22 AND 23, McCOLLUMS LAKE SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 49 AND 50, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 22; THENCE  $N00^{\circ}32'23''E$ , ALONG THE WEST LINE OF SAID LOT 22 AND AFOREMENTIONED LOT 23, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF 27TH STREET WEST, A DISTANCE OF 200.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 23; THENCE  $N83^{\circ}32'17''E$ , ALONG THE NORTH LINE OF SAID LOT 23, A DISTANCE OF 197.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE  $S00^{\circ}00'51''E$ , ALONG THE EAST LINE OF SAID LOT 23 AND AFOREMENTIONED LOT 22, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE  $S83^{\circ}30'22''W$ , ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 199.62 FEET TO THE POINT OF BEGINNING..

CONTAINING 39,487 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.

**TITLE CERTIFICATION**

**SUBDIVISION NAME:** CROWDERVILLE SUBDIVISION

**LEGAL DESCRIPTION:** *(Attach as Exhibit "A")*

I, Owen Harris, the *(Attorney-at-Law or Abstractor of Title Insurance Company)* hereby confirm that apparent record title to the land described above and shown on CROWDERVILLE SUBDIVISION *(Subdivision Name)* is in the name of RONALD W. CROWDER *(Property Owner)* the *(person(s) (or organization))* executing the offer of dedication appearing on the above plat. All property taxes have been paid on the land described as of the date of certification. All mortgagees or liens not satisfied or released of record are as follows:

<b><u>MORTGAGEES:</u></b>	<b><u>OFFICIAL RECORD BOOK AND PAGE (S):</u></b>
NONE _____	_____
_____	_____
_____	_____
<b><u>LIENS:</u></b>	
NONE _____	_____
2020 taxes paid _____	_____

WITNESS my hand and official seal at Manatee County, Florida, this 1<sup>st</sup> day of March, 2021.

Signature *Owen E. Harris*  
*(Attorney or Abstractor)*

Owen E. Harris  
Signature Title, LLC  
6402 Spyglass Lane  
Bradenton, FL 34202  
FL. Bar No. or FL Certificate No. A112219



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# Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221  
PHONE: (941)722-2460 FAX: (941)722-9640

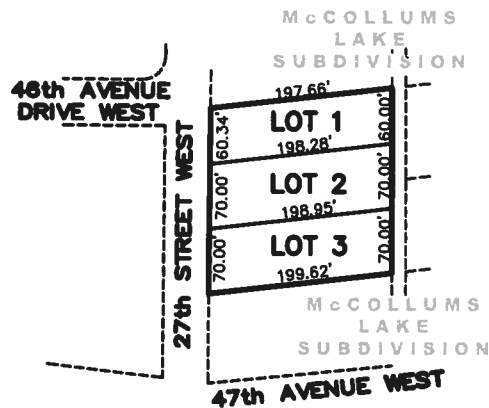
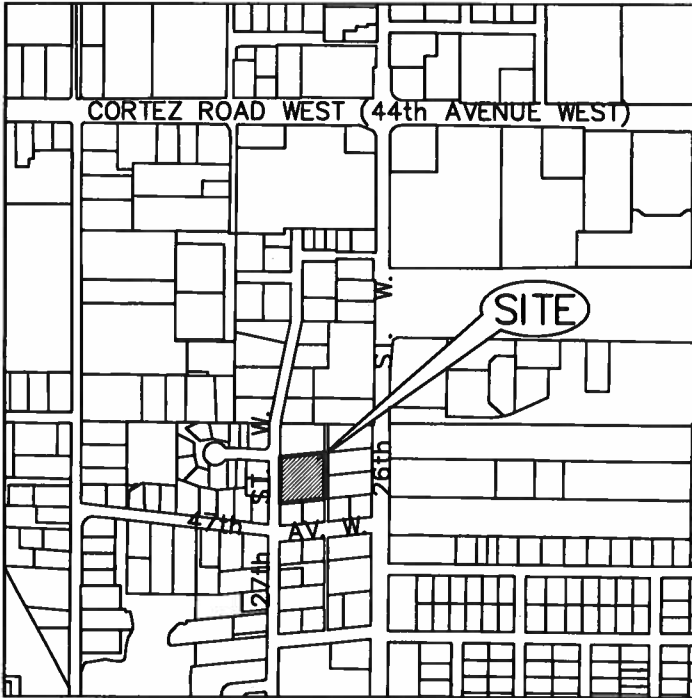
LEO MILLS - PSM 1735 (RETIRED)  
LEO MILLS, JR. - PSM 3513  
MEMBER: FLORIDA SURVEYING AND MAPPING SOCIETY & MANASOTA CHAPTER SURVEYING AND MAPPING SOCIETY

## CROWDERVILLE SUBDIVISION - 200 SCALE MAP

FOR: RONALD W. CROWDER

DATE: 8/18/20

SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA



JOB NO. ....E0908.....

GRAPHIC SCALE IN FEET

SCALE: ...1" = 200'... FILE INDEX NO. ....

# PROPOSED CROWDERVILLE SUBDIVISION

## DESCRIPTION:

LOTS 22 AND 23, McCOLLUMS LAKE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 49 AND 50, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

## DESCRIPTION FOR PLATTING:

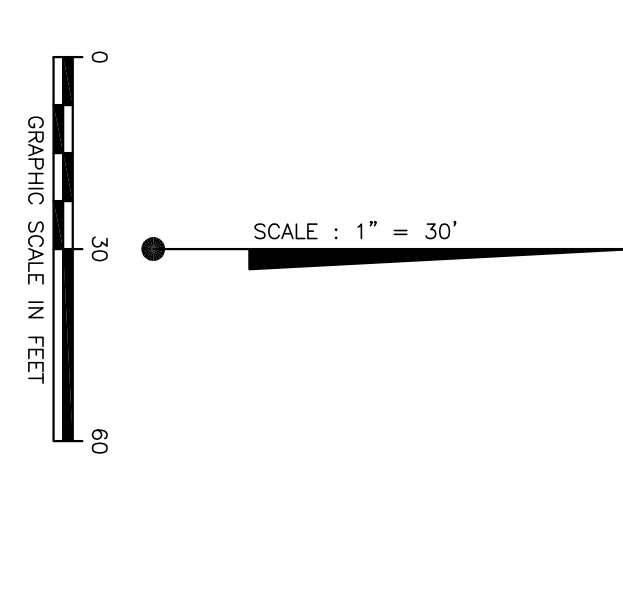
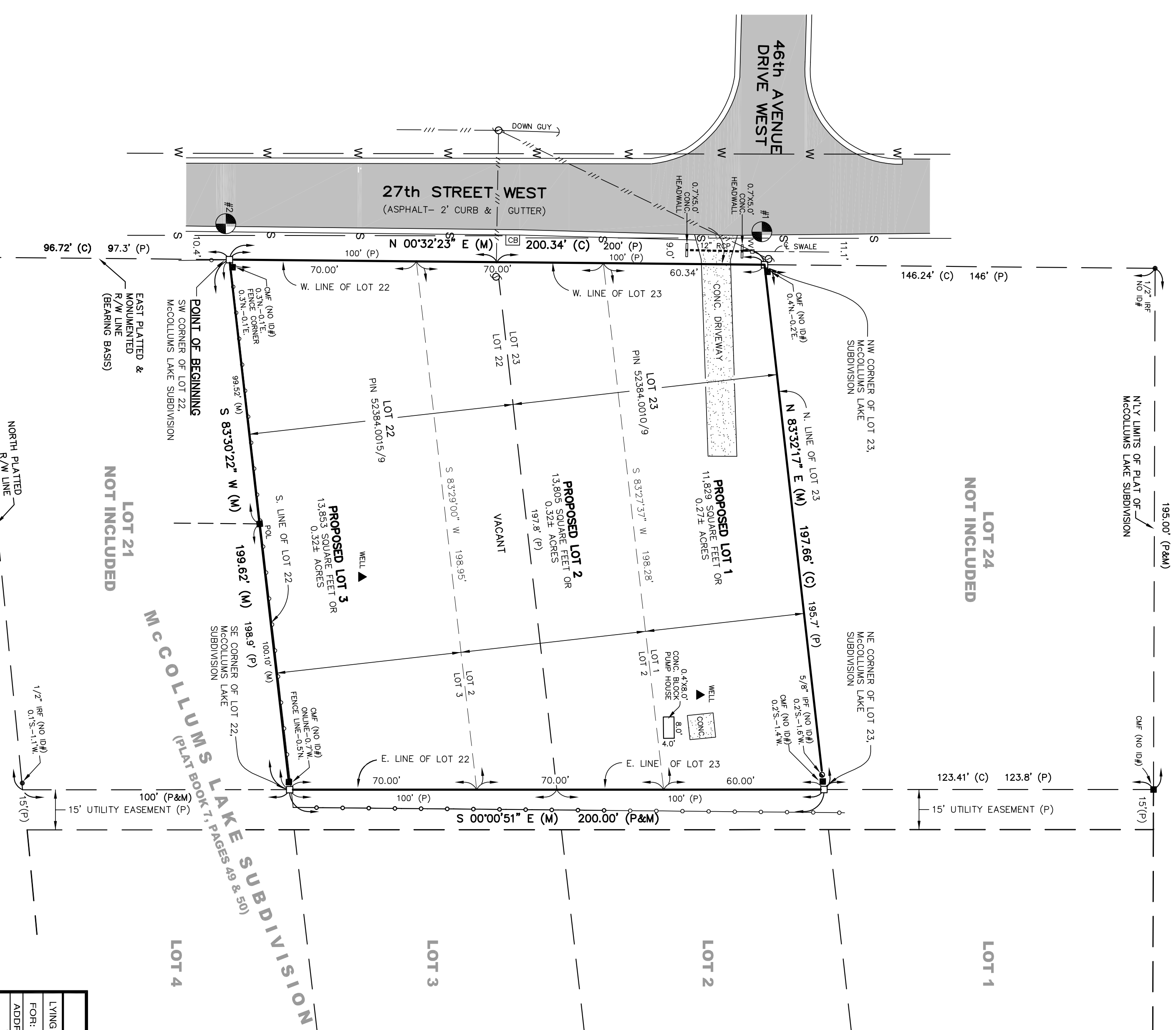
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## NOTES:

- BEARINGS SHOWN HEREON REFER TO THE EAST RIGHT-OF-WAY LINE OF 27TH STREET WEST HAVING A BEARING OF N00°32'23"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
- UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
- THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), NUMBER 12081C0304E (FIRM INDEX DATED 3/17/14), SUBJECT TO VERIFICATION.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS SURVEY BASED ON A DEED AS RECORDED IN INSTRUMENT NO. 202041036385 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
- THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
- SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
- THE SUBJECT LAND AS SURVEYED CONTAINS 39,487 SQUARE FEET OR 0.91 ACRES, MORE OR LESS.
- MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS (PIN) FOR THESE PARCELS ARE AS FOLLOWS:  
LOT 22: PIN 52384.0015/9  
LOT 23: PIN 52384.0010/9.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AND ARE UNDERLINED.
- LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED.
- THE LOCATION OF UNDERGROUND WATER AND SEWER LINES AS SHOWN HEREON WAS TAKEN FROM MANATEE COUNTY GIS MOBILE SERVICE INFORMATION AND HAVE NOT BEEN FIELD VERIFIED FOR PURPOSES OF THIS SURVEY.



## LEGEND

- = 4"x4" CONC. MONUMENT SET - PRM LB 613
- = IRON ROD FOUND (IRF) AS NOTED
- = IRON PIPE FOUND (IPF) AS NOTED
- = 4"x4" CONCRETE MONUMENT FOUND (CMF)
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- (P) = PLAT OF McCOLLUMS LAKE SUBDIVISION
- (M) = MEASURED
- (C) = CALCULATED
- PIN = MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER
- POL = POINT ON-LINE
- PRM = PERMANENT REFERENCE MONUMENT
- ID# = IDENTIFICATION NUMBER
- ℄ = CENTERLINE
- RCP--- = 12" REINFORCED CONC. PIPE
- — — = CHAIN-LINK FENCE
- — — = DOWN GUY
- — — = OVERHEAD UTILITY LINES
- ⊕ = UTILITY POLE
- ∅ = VERZON VAULT
- CB = STORM WATER CATCH BASIN
- W — — = 4" WATER MAIN (TYPE UNKNOWN)
- S — — = 8" SEWER LINE (VETRIRED CLAY)
- — — = ASPHALT
- = CONC. = CONCRETE
- #1 = BENCHMARK #1  
NAIL & BENCH MARK TAB-LB 613-SET 1'  
WEST OF EAST EDGE OF PAVEMENT AT  
LOCATION SHOWN  
ELEVATION = 18.75 FEET N.A.V.D. 1988
- #2 = BENCHMARK #2  
NAIL & BENCH MARK TAB-LB 613-SET 1'  
WEST OF EAST EDGE OF PAVEMENT AT  
LOCATION SHOWN  
ELEVATION = 18.89 FEET N.A.V.D. 1988

SOURCE BENCH MARK:  
MANATEE COUNTY BENCH MARK STAMPED  
"2014 JAMES CUNLIFF", PUBLISHED  
ELEVATION = 25.45 FEET N.A.V.D. 1988

## BOUNDARY SURVEY

LYING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17E, MANATEE COUNTY, FLORIDA  
FOR: RONALD W. CROWDER, LEO MILLS, JR.  
ADDRESS: 4611 & 4615 27TH STREET WEST, BRADENTON, FLORIDA

BY: LEO MILLS, JR., REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 3513  
DATE OF SURVEY: 02-05-20  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER

**Leo Mills & Associates, Inc.**  
LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING  
620 8th AVENUE WEST, PALMETTO, FL 34421 PHONE: (941) 722-2460 FAX: (941) 722-9640

CERTIFIED TO:	RONALD W. CROWDER
JOB NO.	E 0908
DATE	8/19/20
BY	LM
REVISION	PROPOSED LOTS
CHECKED BY:	LM/LJ
FILE:	E0908-BOUNDARY SURVEY FOR PLATTING.DWG
LEGEND:	MAB DESG., MONUMENTS
DATE:	8/19/20
SCALE:	1" = 30' (SEE GRAPHIC SCALE)
DR.	36 # 92A

**NOTICE TO BUYERS**

**FOR: CROWDERVILLE SUBDIVISION**

*(See Attached Exhibit "A" Legal Description)*

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SIGNED AND SEALED this 22 day of October 2020

By:   
RONALD W. CROWDER

**WITNESSES** as to RONALD W. CROWDER:

  
(Signature of Witness)

  
(Signature of Witness)

Jenny Daugherty  
(Print Name of Witness)

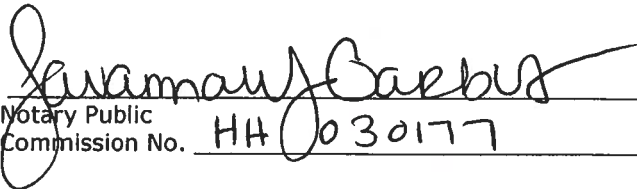
Matt Daugherty  
(Print Name of Witness)

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STATE OF FLORIDA

COUNTY OF MANATEE

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Notary Public  
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**NOTARY STAMP:**

