

RESOLUTION R-26-042

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY TWO PORTIONS OF RIGHT-OF-WAY IN THE WOODLAND OAKS SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

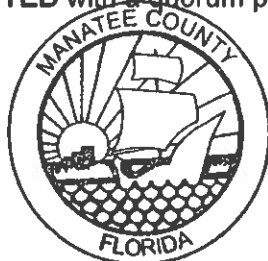
WHEREAS, an application has been made and filed before the Board of County Commissioners of Manatee County, Florida, (Board) by Terry and Nancy Noll (Applicants) to vacate certain streets, roads, or other appropriate property, specifically two portions of right-of-way, as recorded in the Woodland Oaks Subdivision Plat, as recorded in Plat Book 20, Page 84, of the Public Records of Manatee County, Florida, located in Section 19, Township 34 South, Range 17 East, and more particularly described in Composite Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the Applicants seek to vacate property located in an unincorporated area of Manatee County, Florida.

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

1. A public hearing will be held before the Board in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida 34205, at 9:00 a.m., or as soon thereafter as same may be heard, on the 2nd day of June, 2026, 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.

DULY ADOPTED with a quorum present and voting this 21st day of April, 2026.



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

By: _____

A blue ink signature, likely of the Chairperson, is written over the line.

Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____

A blue ink signature, likely of the Deputy Clerk, is written over the line.

Deputy Clerk

COMPOSITE EXHIBIT "A"



Leo Mills Surveying and Mapping, Inc.

VB&F

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.
 LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460

DESCRIPTION & SKETCH FOR VACATION

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 01/12/2026

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

DESCRIPTION:

PARCEL A (DESCRIPTION & SKETCH FOR VACATION)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY" ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE, SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 10.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 43 SECONDS, 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = NORTH 52 DEGREES 52 MINUTES 57 SECONDS EAST) TO THE POINT OF INTERSECTION OF SAID CURVE AND THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 10; THENCE, ALONG SAID EXTENSION NORTH 77 DEGREES 23 MINUTES 15 SECONDS WEST 10.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10, SAID NORTHEASTERLY CORNER BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID LOT 10, THROUGH A CENTRAL ANGLE OF 47 DEGREES 56 MINUTES 51 SECONDS 159.00 FEET (CHORD = 154.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 57 MINUTES 24 SECONDS WEST TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,659 SQ.FT.).

NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH FOR VACATION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH FOR VACATION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH FOR VACATION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FRIM FOR THE VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH FOR VACATION" 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.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 1,659 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO. ...25E-2290....

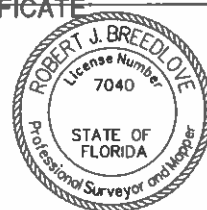
SCALE:N/A..... FILE INDEX NO.

SURVEYOR'S CERTIFICATE

This item has been digitally signed and sealed by Robert J. Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the Identrust certificate attached as part of the electronic copy.



BY: ROBERT J. BREEDLOVE..... 01/12/2026
 REGISTERED STATE OF FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. 7040
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
 SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

(SHEET 2 OF 2)

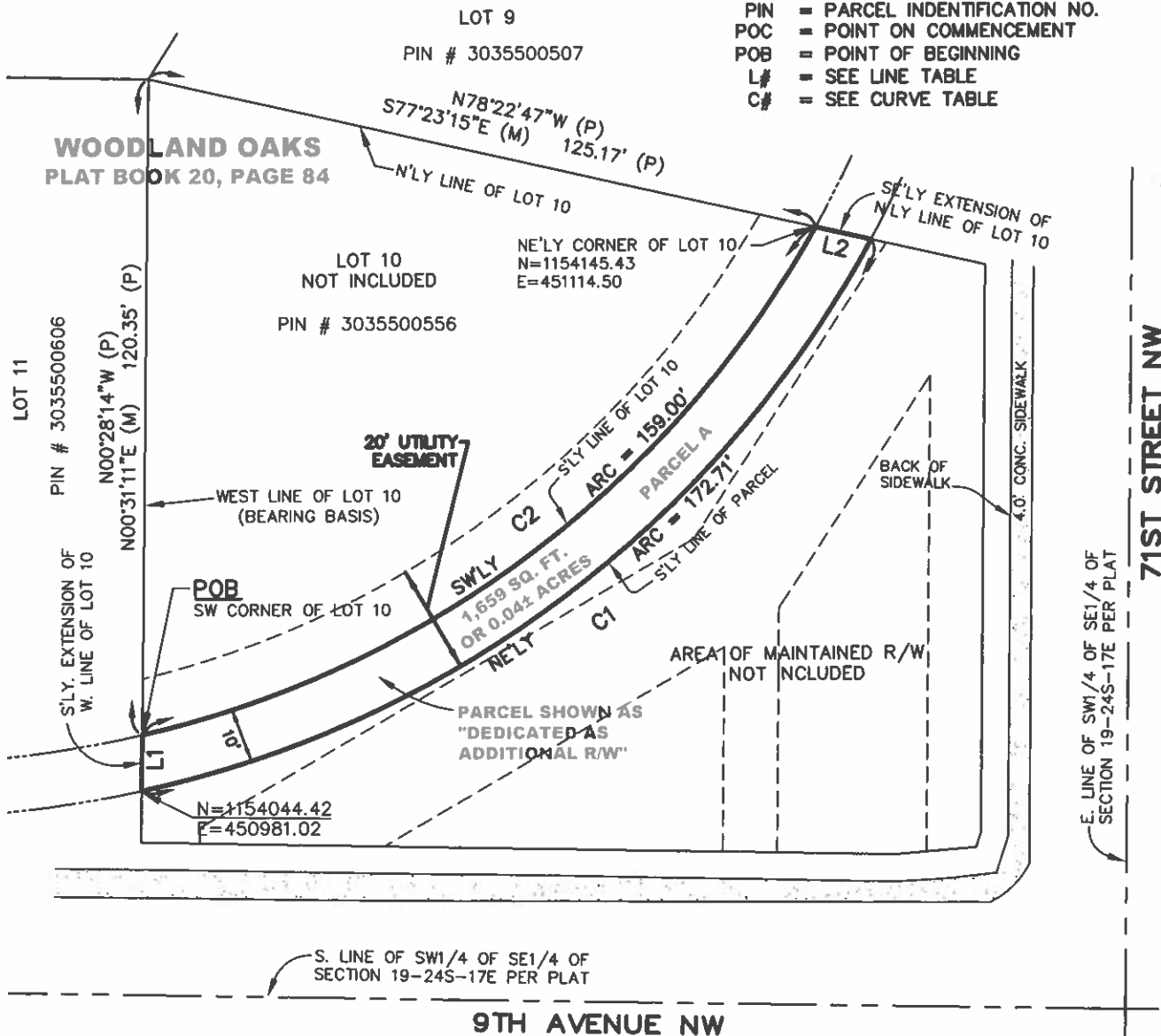
DATE: 12/23/25

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	N77°23'15"W	10.40'

LEGEND

- (P) = PLAT
(M) = MEASURED
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
PIN = PARCEL IDENTIFICATION NO.
POC = POINT ON COMMENCEMENT
POB = POINT OF BEGINNING
L# = SEE LINE TABLE
C# = SEE CURVE TABLE



CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	N 52°52'57" E	49°28'43"
C2	190.00'	159.00'	154.40'	S 52°57'24" W	47°58'51"



JOB NO.E2290.....

GRAPHIC SCALE IN FEET

SCALE: $1'' = 30'$ FILE INDEX NO.

COMPOSITE EXHIBIT "A"



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VB&F

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DESCRIPTION & SKETCH FOR VACATION

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 1/07/26

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

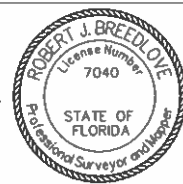
CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

SURVEYOR'S CERTIFICATE:

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DESCRIPTION: PARCEL B (DESCRIPTION & SKETCH FOR VACATION)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, COMPRISING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR 9th AVENUE NORTHWEST AND 71st STREET NORTHWEST, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BY: ROBERT J. BREEDLOVE..... 01/12/2026
 REGISTERED STATE OF FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. 7040
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
 SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10 SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 10.27 FEET TO THE POINT OF BEGINNING;; THENCE, CONTINUE ALONG SAID EXTENSION, SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 9.54 FEET TO A POINT 5' FROM THE BACK OF AN EXISTING SIDEWALK ALONG THE NORTH SIDE OF 9TH AVENUE NORTHWEST; THENCE PARALLEL WITH THE BACK OF SAID SIDEWALK AND AN EXISTING SIDEWALK ALONG THE WEST SIDE OF 71ST STREET NORTHWEST, THE FOLLOWING 4 COURSES AND DISTANCES: (1) SOUTH 88 DEGREES 59 MINUTES 22 SECONDS EAST 137.84 FEET; (2) NORTH 85 DEGREES 11 MINUTES 32 SECONDS EAST 14.96 FEET; (3) NORTH 18 DEGREES 01 MINUTES 44 SECONDS EAST 2.88 FEET; (4) NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST 104.20 FEET TO THE POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 10; THENCE, NORTH 77 DEGREES 23 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION 21.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN ON SAID PLAT AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 43 SECONDS 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 52 MINUTES 57 SECONDS WEST) TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES (8,339 SQ.FT.).

NOTES:

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2. THIS "DESCRIPTION & SKETCH & SKETCH FOR VACATION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM FOR THE PURPOSE OF VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH FOR VACATION" 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.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 8,339 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO. ...2290-2290...

SCALE:N/A..... FILE INDEX NO.

(SHEET 2 OF 2)

DATE: 1/07/26

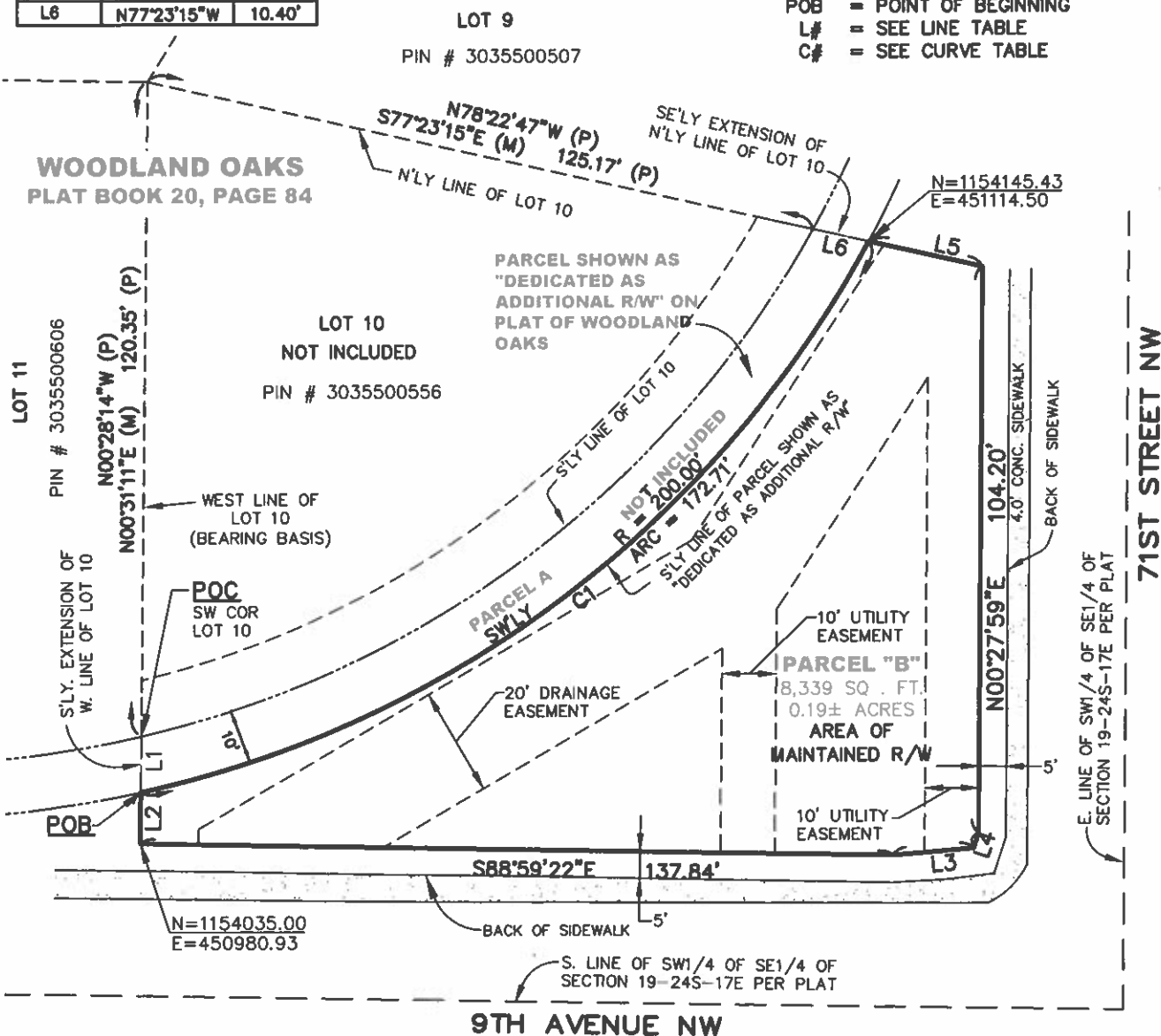
SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	S00°31'11"W	9.54'
L3	N85°11'32"E	14.96'
L4	N18°01'44"E	2.88'
L5	N77°23'15"W	21.41'
L6	N77°23'15"W	10.40'

LEGEND

- (P) = PLAT
(M) = MEASURED
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
PIN = PARCEL IDENTIFICATION NO.
POC = POINT ON COMMENCEMENT
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L# = SEE LINE TABLE
C# = SEE CURVE TABLE

SCALE : 1" = 30'



CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	S 52°52'57" W	49°28'43"



JOB NO.E2290.....

SCALE: 1" = 30' FILE INDEX NO.



April 21, 2026 - Regular Meeting

Subject

Adoption of Resolution R-26-042, declaring a public hearing on June 2, 2026, to vacate two portions of right-of-way located at 7104 9th Avenue Northwest, Bradenton, Florida 34209, Peter Morrow, Property Acquisition Division Manager – District 3

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Lisa Crabtree, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- Adoption of Resolution R-26-042.

Enabling/Regulating Authority

- Florida Statutes, Chapter 336.09, Closing and Abandonment of Roads
- Sections 312 and 331 of the Manatee County Land Development Code (LDC), Vacation of Streets and Plats

Applicable Advisory Board

N/A

Background Discussion

- Terry and Nancy Noll ("Applicants") have requested the vacation of two portions of right-of-way ("ROW"): (i) a platted ROW ("Parcel A") established as part of the Woodland Oaks Subdivision Plat ("Plat") recorded in Plat Book 20, Page 84, and (ii) a County maintained ROW ("Parcel B") located at the corner of 9th Avenue Northwest and 71st Street Northwest, adjacent to the property located at 7104 9th Avenue Northwest, Bradenton, Florida 34209 ("Property").
- The Applicants are the owners of Lot 10 within the Plat and seek to vacate the ROW areas as they believe existing ROW configurations encumber their property boundaries, potentially affecting future resale and redevelopment, including the construction of a new home.

- The total area proposed for vacation is approximately 9,998 square feet, consisting of Parcel A (1,659 square feet) and Parcel B (8,339 square feet). Parcel A's southeastern boundary abuts the northwestern boundary of Parcel B. Collectively, the parcels are adjacent to the Applicants' property to the northwest, 71st Street Northwest to the east, and 9th Avenue Northwest to the south.
- Parcel B was originally established as a County maintained ROW to accommodate 9th Avenue Northwest extending through to 71st Street Northwest. In 1992, the Applicants requested closure of this roadway due to its proximity to their residence and associated safety concerns from vehicular traffic. The Board of County Commissioners approved the roadway closure, rather than a vacation, to avoid potential landlocking of the property, and Parcel B remained a County maintained ROW following the closure. The Applicants funded removal of the roadway, with a portion of pavement retained for access. Subsequent roadway plans were modified, eliminating the need for 9th Avenue Northwest to extend through Parcel B.
- Existing County infrastructure is located within Parcel A and B, including a 4-inch PVC water main, an 18-inch reinforced concrete pipe ("RCP"), reclaimed water service, and an active stormwater drainage system.
- Jurisdictional Reviews were sent to appropriate County Departments as well as private reviewing entities and there were conditional objections from the Public Works and Utilities Departments due to the presence of infrastructure. Pursuant to Public Works Standards (Part 1, Utilities Standards Manual, Section 1.8) publicly owned and maintained pipelines that are on private property shall have a minimum 20-foot or 10-foot wide plus pipe diameter public utility easement, centered on the pipeline. To satisfy the conditional objections, the Applicants have agreed to provide a permanent utility and drainage easement over the existing infrastructure.
- The vacation application complies with the technical requirements of the Manatee County Land Development Code and pertinent Florida Statutes.
- The land requested to be vacated are two portions of right-of-way, platted and maintained, and pursuant to Florida Statutes 336, this is the only method by which the County can release its interest in the areas.
- Manatee County's application filing fee of \$1,500.00 has been paid, and all expenses associated with the subject vacation will be paid by the Applicant.

Attorney Review

Formal Written Review (Opinion memo must be attached) Welch

Instructions to Board Records

Please return a certified copy of the resolution to Lisa Crabtree, Property Management Department, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202

Please email a copy of the approved agenda item to the following:

Lisa Crabtree at lisa.crabtree@mymanatee.org

Alicia Stull at alicia.stull@mymanatee.org

Robert Crowton at robert.crowton@mymanatee.org

Ken Kohn at ken.kohn@mymanatee.org

Tom Gerstenberger at tom.gerstenberger@mymanatee.org

Robby Phillips at robbie.phillips@mymanatee.org

Nick Wagner at nick.wagner@mymanatee.org

Terry Noll at bigfishtn@aol.com
Nancy Noll at nngeometr@aol.com
Distributed 4/22/26, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

RESOLUTION R-26-042

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY TWO PORTIONS OF RIGHT-OF-WAY IN THE WOODLAND OAKS SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

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1. A public hearing will be held before the Board in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida 34205, at 9:00 a.m., or as soon thereafter as same may be heard, on the 2nd day of June, 2026, 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.

DULY ADOPTED with a quorum present and voting this 21st day of April, 2026.

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

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

COMPOSITE EXHIBIT "A"



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V&F

DESCRIPTION & SKETCH FOR VACATION

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 01/12/2026

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
 MANATEE COUNTY
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DESCRIPTION:

PARCEL A (DESCRIPTION & SKETCH FOR VACATION)

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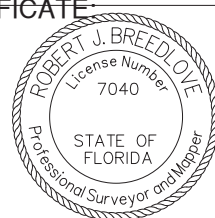
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BY: ROBERT J. BREEDLOVE..... 01/12/2026
 REGISTERED STATE OF FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. 7040
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 SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.



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

R.J. BREEDLOVE - PSM 7040
MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

DESCRIPTION & SKETCH FOR VACATION

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

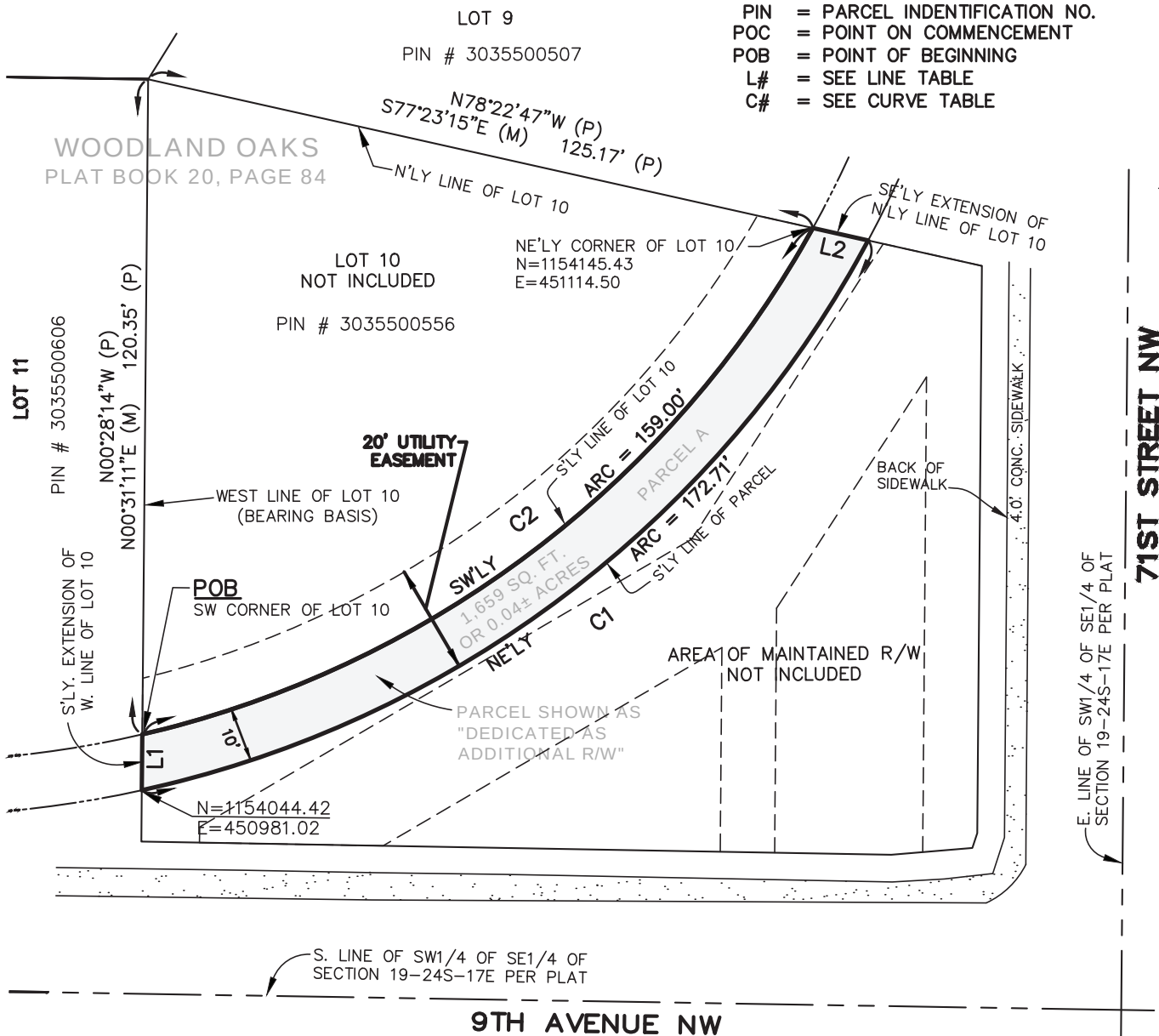
DATE: 12/23/25

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	N77°23'15"W	10.40'

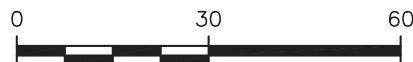
LEGEND

(P) = PLAT
(M) = MEASURED
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
PIN = PARCEL IDENTIFICATION NO.
POC = POINT ON COMMENCEMENT
POB = POINT OF BEGINNING
L# = SEE LINE TABLE
C# = SEE CURVE TABLE



9TH AVENUE NW

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	172.71	167.40'	N 52°52'57" E
C2	190.00'	159.00'	154.40'	S 52°57'24" W



JOB NO.E2290.....

GRAPHIC SCALE IN FEET

SCALE: 1" = 30' FILE INDEX NO.

COMPOSITE EXHIBIT "A"



Leo Mills Surveying and Mapping, Inc.

A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.
 LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460

**DESCRIPTION & SKETCH FOR VACATION**

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL**DATE: 1/07/26**

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

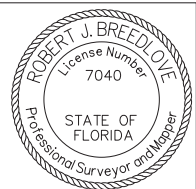
CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed
 by Robert J Breedlove, PSM on the date
 adjacent to the seal.

Printed copies of this document are not
 considered signed and sealed and the signature
 must be verified on any electronic copies.

Third party verification can be performed
 through the Identrust certificate attached as
 part of the electronic copy.

**DESCRIPTION: PARCEL B (DESCRIPTION & SKETCH FOR VACATION)**

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE
 PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT
 BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY,
 FLORIDA, COMPRISING A PORTION OF THE MAINTAINED RIGHT-OF-WAY
 FOR 9th AVENUE NORTHWEST AND 71st STREET NORTHWEST, SAID
 PARCEL BEING DESCRIBED AS FOLLOWS:

BY: ROBERT J. BREEDLOVE..... **01/12/2026**
 REGISTERED STATE OF FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. 7040
*NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND
 SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA
 LICENSED SURVEYOR AND MAPPER.*

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10 SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 10.27 FEET TO THE POINT OF BEGINNING;; THENCE, CONTINUE ALONG SAID EXTENSION, SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 9.54 FEET TO A POINT 5' FROM THE BACK OF AN EXISTING SIDEWALK ALONG THE NORTH SIDE OF 9TH AVENUE NORTHWEST; THENCE PARALLEL WITH THE BACK OF SAID SIDEWALK AND AN EXISTING SIDEWALK ALONG THE WEST SIDE OF 71ST STREET NORTHWEST, THE FOLLOWING 4 COURSES AND DISTANCES: (1) SOUTH 88 DEGREES 59 MINUTES 22 SECONDS EAST 137.84 FEET; (2) NORTH 85 DEGREES 11 MINUTES 32 SECONDS EAST 14.96 FEET; (3) NORTH 18 DEGREES 01 MINUTES 44 SECONDS EAST 2.88 FEET; (4) NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST 104.20 FEET TO THE POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 10; THENCE, NORTH 77 DEGREES 23 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION 21.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN ON SAID PLAT AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 43 SECONDS 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 52 MINUTES 57 SECONDS WEST) TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES (8,339 SQ.FT.).

NOTES:

- THIS PLAT IS A "DESCRIPTION & SKETCH FOR VACATION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
- THIS "DESCRIPTION & SKETCH & SKETCH FOR VACATION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
- BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
- THIS "DESCRIPTION & SKETCH" 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 FIRM FOR THE PURPOSE OF VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
- THIS "DESCRIPTION & SKETCH FOR VACATION" 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 DESCRIBED CONTAINS 8,339 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.
- COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO. ...25E-2290.....

SCALE:N/A..... FILE INDEX NO.



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MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

DESCRIPTION & SKETCH FOR VACATION

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

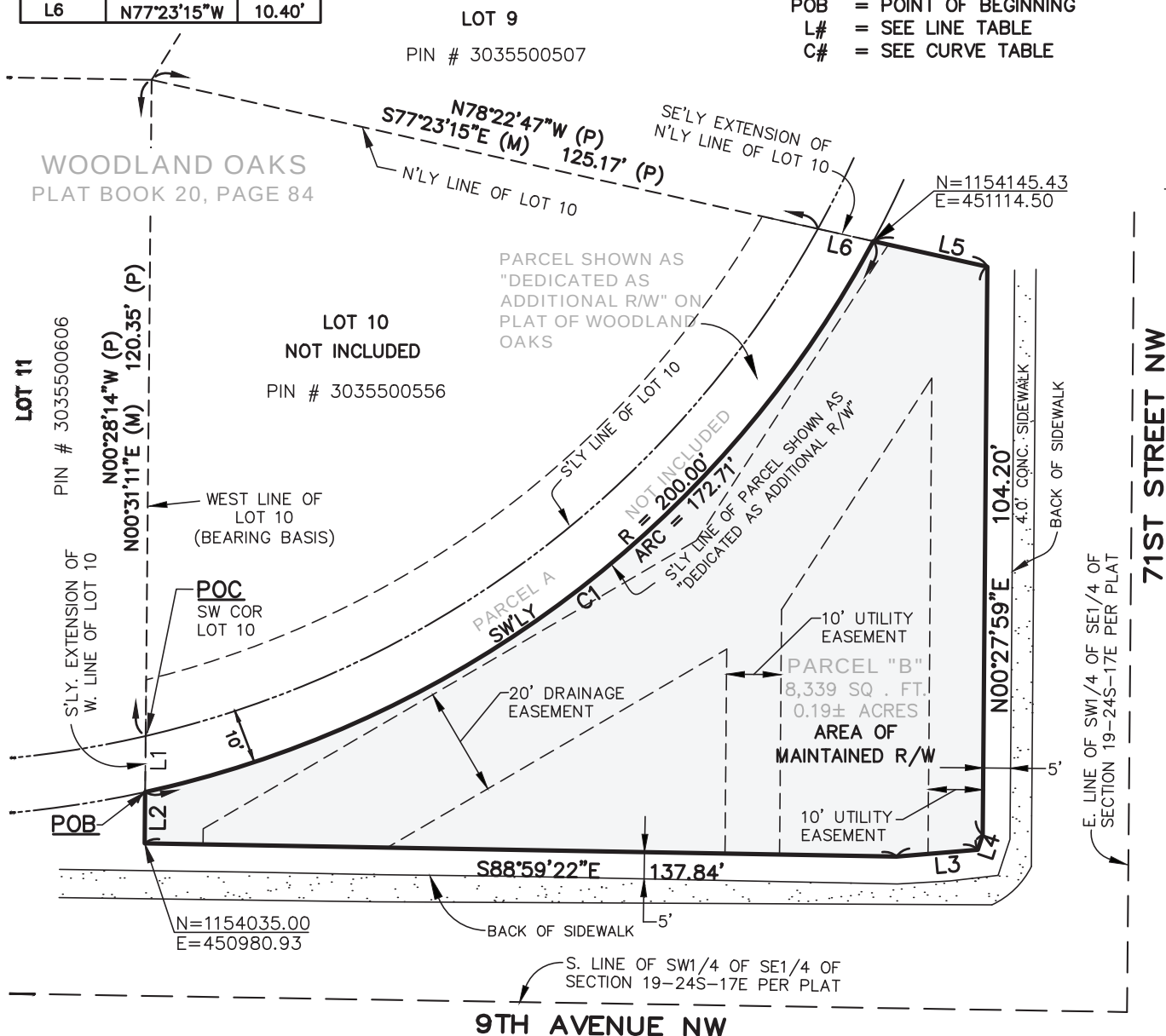
DATE: 1/07/26

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	S00°31'11"W	9.54'
L3	N85°11'32"E	14.96'
L4	N18°01'44"E	2.88'
L5	N77°23'15"W	21.41'
L6	N77°23'15"W	10.40'

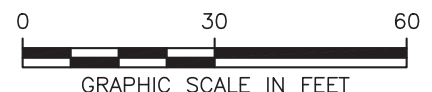
LEGEND

(P) = PLAT
(M) = MEASURED
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
PIN = PARCEL IDENTIFICATION NO.
POC = POINT ON COMMENCEMENT
POB = POINT OF BEGINNING
L# = SEE LINE TABLE
C# = SEE CURVE TABLE



SCALE: 1" = 30'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	S 52°52'57" W	49°28'43"



JOB NO.E2290.....

SCALE: 1" = 30' FILE INDEX NO.

VAC2504-0001 - Noll Vacation

Menu

Reports

Help

File Date: [04/03/2025](#)

Application Status: [In Review](#)

Application Type: [Vacation Application](#)

Application Detail: [Detail](#)

Description of Work: [E1/2 of E1/2 of the SW1/4 of the SE1/4 of Section 19 Township 34S Range 17E Vacation of the North 208.72' the land described in Deed Bk 397 Pg. 527. land described of Way on the South and East.](#)

Application Name: [Noll Vacation](#)

Address: [7104 9TH AVE NW, BRADENTON, 34209](#)

Owner Name:

Owner Address:

Parcel No: [3035500556000-0348208047](#)

Contact Info:	Name	Organization Name	Contact Type	Contact Primary Address	S
	Nancy P Noll	Individual Nancy Noll	Applicant	Mailing, 7104 9th Ave NW FL, Brade...	A
	Terry L Noll		Applicant	Mailing, 7104 9th Ave NW FL, Brade...	A

Total Fee Assessed: [\\$1,500.00](#)

Total Fee Invoiced: [\\$1,500.00](#)

Balance: [\\$0.00](#)

Custom Fields: **Vacation Application**

Vacation Application Information

Interest to be Vacated

[Street/Roadway](#)

How did Manatee County acquire the interest?

[Deed](#)

If Other, please enter details here

[In creating the Woodland Oaks Subdiv. the property was signed over to the county because the county failed to close/remove/terminate the old roadway when the corner created.](#)

State the reason for the request to vacate the above County interest

[The property forms a large portion of our front yard that we have maintained for 30+ YEARS! The county removed the roadbed but failed to complete vacating the proper](#)

Related Permits

Are any plans under review by the Building and Development Services Department?

[No](#)

Has an application for permit been approved?

[No](#)

Permit Approved Date

—

Area Utilities

Electric

[Florida Power & Light](#)

Cable/Internet/Phone

[Spectrum](#)

Water

[Manatee County](#)

Sewer

[Manatee County](#)

Homeowners Association

Is there a homeowner's association?

[No](#)

Name of Association

—

Staff assigned to this application

[Lisa Crabtree](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application (Real Prop...	Property Division			
	BADS - Code Enforcement	John Swartz	Assigned Pending Review		
	BADS - Environmental P...	Kara Koenig	Assigned Pending Review		
	BADS - Permitting	Deanna Ward	Assigned Pending Review		
	BADS - Planning	James Rigo	Assigned Pending Review		
	BADS - Zoning	James Yarnell	Assigned Pending Review		
	Charter	Property Division	Assigned Pending Review		
	Comcast	Property Division	Assigned Pending Review		
	FDOT	Property Division	Assigned Pending Review		
	Fire District		Assigned Pending Review		
	FPL	Property Division	Assigned Pending Review		
	Frontier	Property Division	Assigned Pending Review		
	Manatee Sheriff Office	Property Division	Assigned Pending Review		
	Peace River Elec	Property Division	Assigned Pending Review		
	Property Management - ...		Assigned Pending Review		
	Public Works - Field M...	Property Division	Assigned Pending Review		

Record Details

Task	Assigned To	Status	Status Date	Action By
Public Works- Infrastr...	Brent Stufflebeam	Assigned Pending Review		
Public Works - Stormwater	Kenneth Kohn	Assigned Pending Review		
Public Works - Traffic...	Property Division	Assigned Pending Review		
Public Works - Transpo...	Prony BonnaireFils	Assigned Pending Review		
Public Works - Transpo...		Assigned Pending Review		
Public Works - Utilities	Janice Haas	Assigned Pending Review		
Public Works - Utiliti...	Denise Greer	Assigned Pending Review		
SWFWMD	Property Division	Assigned Pending Review		
Teco Gas	Property Division	Assigned Pending Review		
Utilities Dept	Robert Crowton	Assigned Pending Review		
Plans Verification (Re...	Property Division	Ready for CAO Review		
Public Hearing	Property Division			

Documents:	File Name	Document Group	Category	Description	Type	Docurr
	Noll letter for Vac. o...	VAC_GENERAL	Legal Descripti...	Letter requesting v...	application/pdf	Upload
	Man. Co. Comm. Meeting...	VAC_GENERAL	Background Info...	Commissioner Meetin...	application/pdf	Upload
	Noll Title Insurance P...	VAC_GENERAL	Background Info...	Noll title insuranc...	application/pdf	Upload
	Noll - Survey 6.27.24...	VAC_GENERAL	Legal Descripti...	Survey by Leo Mills...	application/pdf	Upload
	ArcGIS screenshots and...	VAC_GENERAL	Location Map	ArcGis screenshots ...	application/pdf	Upload
	Noll - Boundary Survey.pdf	VAC_GENERAL	Legal Descripti...	Boundary Survey -Le...	application/pdf	Upload
	Recorded History of Pr...	VAC_GENERAL	Background Info...	Recorded History of...	application/pdf	Upload
	Woodland Oak Subd. pla...	VAC_GENERAL	Background Info...	Woodland Hills Subd...	application/pdf	Upload
	MCPAO PRC 3035500556.pdf	VAC_GENERAL	Background Info...	MCPAO Property Record	application/pdf	Upload
	2024 Property Taxes.xlsx	VAC_GENERAL	Taxes	Property Taxes	application/vnd.ms-...	Upload
	Noll Title Insurance P...	VAC_GENERAL	Ownership and E...	Title Insurance Policy	application/pdf	Upload
	Deeds of history of pr...	VAC_GENERAL	Background Info...	Deeds showing the h...	application/pdf	Upload
	Recorded History of Pr...	VAC_GENERAL	Background Info...	Recorded History of...	application/pdf	Upload
	NOLL TITLE.pdf	VAC_GENERAL	Ownership and E...	Current Title Insur...	application/pdf	Upload
	OWNER & ENCUMBRANCE RE...	VAC_GENERAL	Ownership and E...	O & E Report	application/pdf	Upload
	NOLL SUPPORT COPIES.pdf	VAC_GENERAL	Ownership and E...	O & E Supporting Do...	application/pdf	Upload
	IMG20250403135144.jpg	VAC_GENERAL	Vacation Affidavit		image/jpeg	Upload
	IMG20250403135111.jpg	VAC_GENERAL	Vacation Affidavit		image/jpeg	Upload
	Show all					

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	Date	User ID	Comment
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Licensed Professionals Info:	Primary License Number	License Type	Name	Business Name	Business License #
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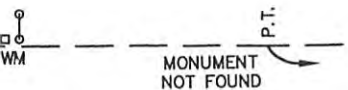
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Required Inspections:

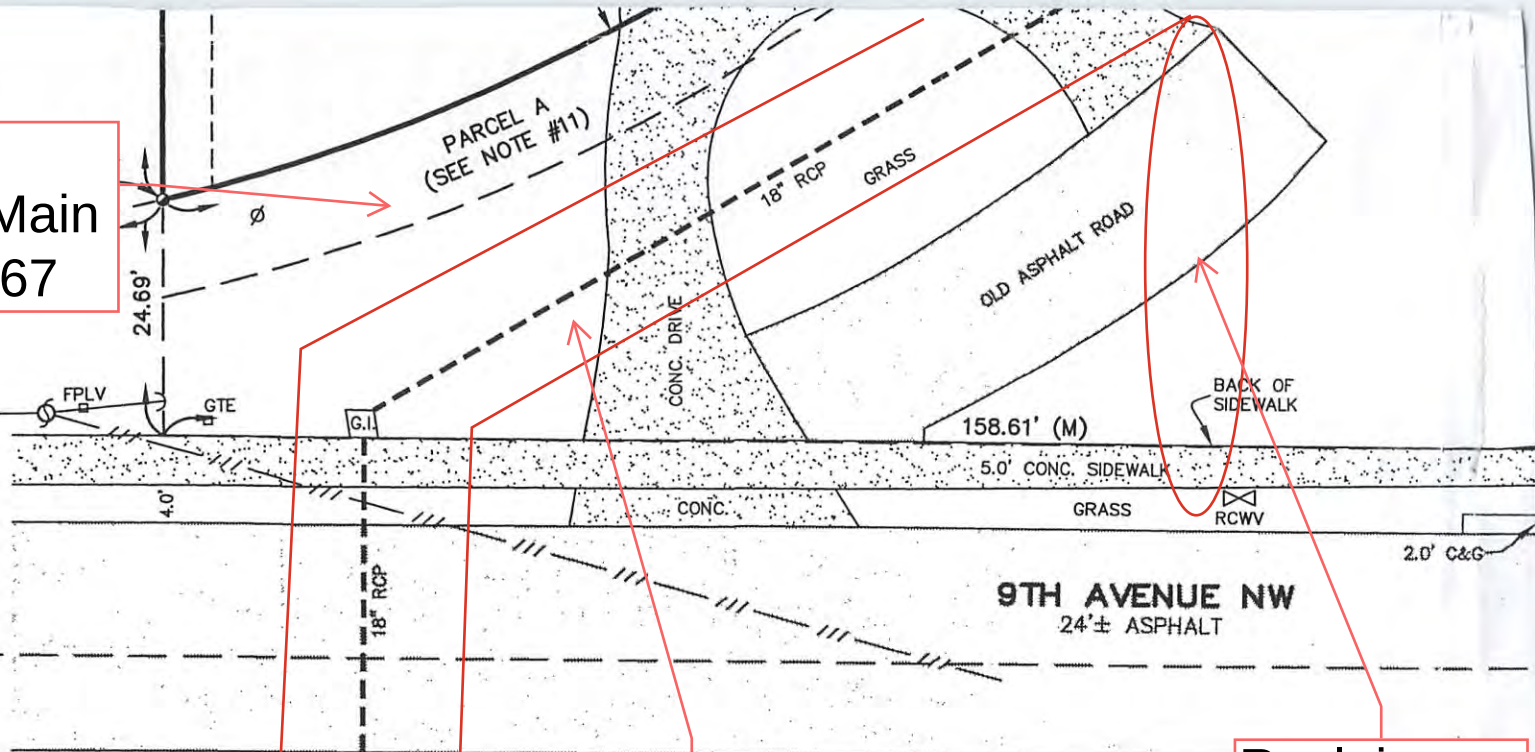
Initiated by Product: ACA



Record Number	VAC2504-0001	Application Name	Noll Vacation	Record Status
Reviewer	Status	Details	Created by	Up
BADS - Code Enforcement	Review Complete - No Objection	Per John Swartz, Code Enforcement - no objection	Property Division	
BADS - Environmental Planning	Review Complete - No Objection	No objection to vacation	Kara Koenig	
BADS - Permitting	Review Complete - No Objection	Permitting Response is no longer required for vacation applications.	Property Division	
BADS - Planning	Review Complete - No Objection	Development Services - Community Planning has no objection to this vacation request.	James Rigo	
BADS - Zoning	Review Complete - No Objection	Planning/Zoning to be combined, please see Planning's response.	Property Division	
Charter	Review Complete - No Objection	Per David Schisler of Charter Communications on 5/23/25 - no objections	Property Division	
Comcast	Review Complete - No Objection	Per Kevin Murphy at Comcast, 5/22/25 - no objection	Property Division	
FDOT	Review Complete - No Objection	Per Cheryl Quick - FDOT 5/28/25 - no objection	Property Division	
Fire District	Review Complete - No Objection	No comments	West Manatee Fire Department	
FPL	Review Complete - Conditional Objections See Comments	Per Brian Garver at FPL - FPL has overhead lines running along the east side of the larger vacation request. FPL will need an easement provided for the aerial encroachment.	Property Division	
Frontier	Review Complete - No Objection	Per Stephen Waidley - 5/23/25 - no objection	Property Division	
Manatee Sheriff Office	Review Complete - No Objection	Per Major Stanley Schaeffer - 5/23/25 - no objection	Property Division	
Peace River Elec	Review Complete - No Objection	Per David McClintock's email dated 6/24/25, PRECO has no objections.	Property Division	
Property Management - Survey	Review Complete - No Objection	Review previously completed via email. No objection.	MCG Survey	
Public Works - Field Maintenance	Review Complete - Conditional Objections See Comments	Per Myra Prater's email response - PW Field Maintenance objects to this vacation. The area was assessed to endure the system within the vacation request boundaries are active. There are 3 pipe runs and a structure that are actively conveying stormwater to the outfall. This portion of the stormwater system must remain in place. Drainage easements would be required to allow continued access and maintenance for all drainage assets within the request area.	Property Division	
Public Works - Stormwater	Review Complete - Conditional Objections See Comments	Per Ken Kohn's email dated 6/4/25: Good morning. The stormwater comments as follows. 1. First have operations staff verify the pipe, ditch or whatever stormwater conveys through this property is public. 2. A survey is need to get the locations determined for the stormwater conveyances if they do convey public runoff. 3. Typically a 20 ft easement for a pipe centered from the pipe 10 ft both sides is needed. For a conveyance/ditch top of bank to top of bank and then 10- 20 ft at least one side depending on the conveyance and what operations determines they need. I would not object if easement end up being needed.	Property Division	
Public Works - Traffic Operations	Review Complete - No Objection	Per Aaron Burkett - 5/23/25 - no objection	Property Division	
Public Works - Transportation Planning	Review Complete - No Objection	No Objection	Prony BonnaireFils	
Public Works - Transportation Planning Mgr	Review Complete - No Objection	No objection.	Clarke Davis	
Public Works - Utilities	Assigned Pending Review		Janice Haas	
Public Works - Utilities	Review Complete - Conditional Objections See Comments	Approved under the condition that utilities would require easements over the areas where there are currently existing county infrastructure to satisfy the objection to vacate.	Priscilla Seleska	
Public Works - Utilities	Review Complete - Objection	Manatee County has water and storm drains that run under both Parcel A and Parcel B.	Priscilla Seleska	
Public Works - Utilities Mgr	Assigned Pending Review		Janice Haas	
Public Works - Utilities Mgr	Review Complete - Conditional Objections See Comments	Approved under the condition that utilities would require easements over the areas where there are currently existing county infrastructure to satisfy the objection to vacate.	Priscilla Seleska	
Public Works - Utilities Mgr	Review Complete - Objection	Manatee County has water and storm drains that run under both Parcel A and Parcel B. Utilities would have to be re-routed.	Priscilla Seleska	
Public Works- Infrastructure Planning	Review Complete - No Objection	No objection.	Brent Stufflebeam	
SWFWMD	Review Complete - No Objection	Per Carlos Santos email dated 6/5/25 - SWFWMD does not have any objections to the vacation.	Property Division	
Teco Gas	Review Complete - No Objection	Per Alex McFarlane - no objection	Property Division	
Utilities Dept	Review Complete - Objection	Manatee County has water and storm drain under both parcel A and Parcel B / Utilities would have to be re-routed.	Robert Crowton	



4" PVC
Water Main
R# 00467



Storm Drain per
Land Development

Reclaim
Service per
R # 01648

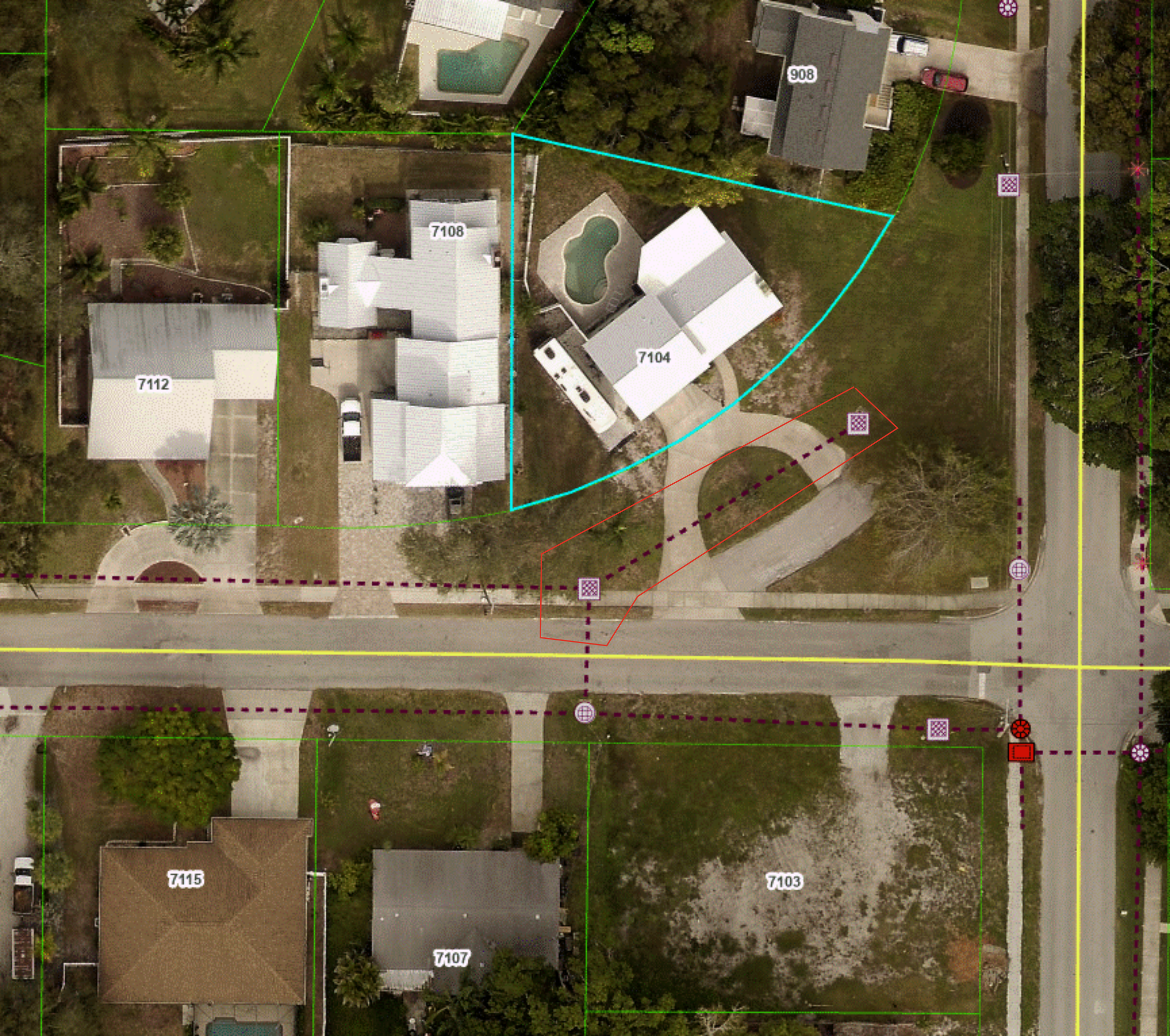
LEGEND

- = IRON ROD FOUND (IRF) AS NOTED
- ◐ = IRON PIPE FOUND (IPF) AS NOTED
- = 4" x 4" CONCRETE MONUMENT FOUND
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- (P) = PLAT
- (M) = MEASURED
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- POC = POINT ON CURVATURE
- (C#) = CURVE NUMBER

- = VINYL FENCE
- = WOOD FENCE
- = DOWN GUY
- / / / — = OVERHEAD UTILITY LINES
- ⊕ = WOOD UTILITY POLE
- ⊕ = CONC. UTILITY POLE
- WM = WATER METER
- = BACK FLOW PREVENTER
- RCWV ⊕ = WATER VALVE
- RCP = REINFORCED CONC. PIPE
- ∅ = CLEANOUT

- C.B. = STORM WATER CATCH BASIN
- G.I. = GRATE INLET
- C.S. = CONTROL STRUCTURE
- C&G = CURB & GUTTER
- YD = YARD DRAIN
- FPLV = FLORIDA POWER & LIGHT VAULT
- GTE = PHONE PEDESTAL
- V = VERIZON VAULT
- VP = VERIZON PEDESTAL

- [Pattern] = ASPHALT
- [Pattern] = CONC. = CONCRETE



7112

7108

7104

908

7115

7107

7103



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

DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL

DATE: 06/27/24

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
MANATEE COUNTY
TERRY & NANCY NOLL

SURVEYOR'S CERTIFICATE:

BY:
LEO MILLS, JR.

REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3513

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL, OR THE
DIGITAL EQUIVALENT, OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

DESCRIPTION: PARCEL A (FOR VACATION OF DEDICATED RIGHT-OF-WAY & CREATION OF DRAINAGE & UTILITY EASEMENT)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY" ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE S00°31'11"W, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10, A DISTANCE OF 10.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49°28'43", A DISTANCE OF 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = N52°52'57"E) TO THE POINT OF INTERSECTION OF SAID CURVE AND THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 10; THENCE N77°23'15"W, ALONG SAID EXTENSION, A DISTANCE OF 10.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10, SAID NORTHEASTERLY CORNER BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID LOT 10, THROUGH A CENTRAL ANGLE OF 47°56'51", A DISTANCE OF 159.00 FEET (CHORD = 154.40 FEET; CHORD BEARING = S52°57'24"W) TO THE POINT OF BEGINNING.

CONTAINING 1,659 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FRIM FOR THE VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH" 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.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 1,659 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO.E..2290.....

SCALE:N/A..... FILE INDEX NO.



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

DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL

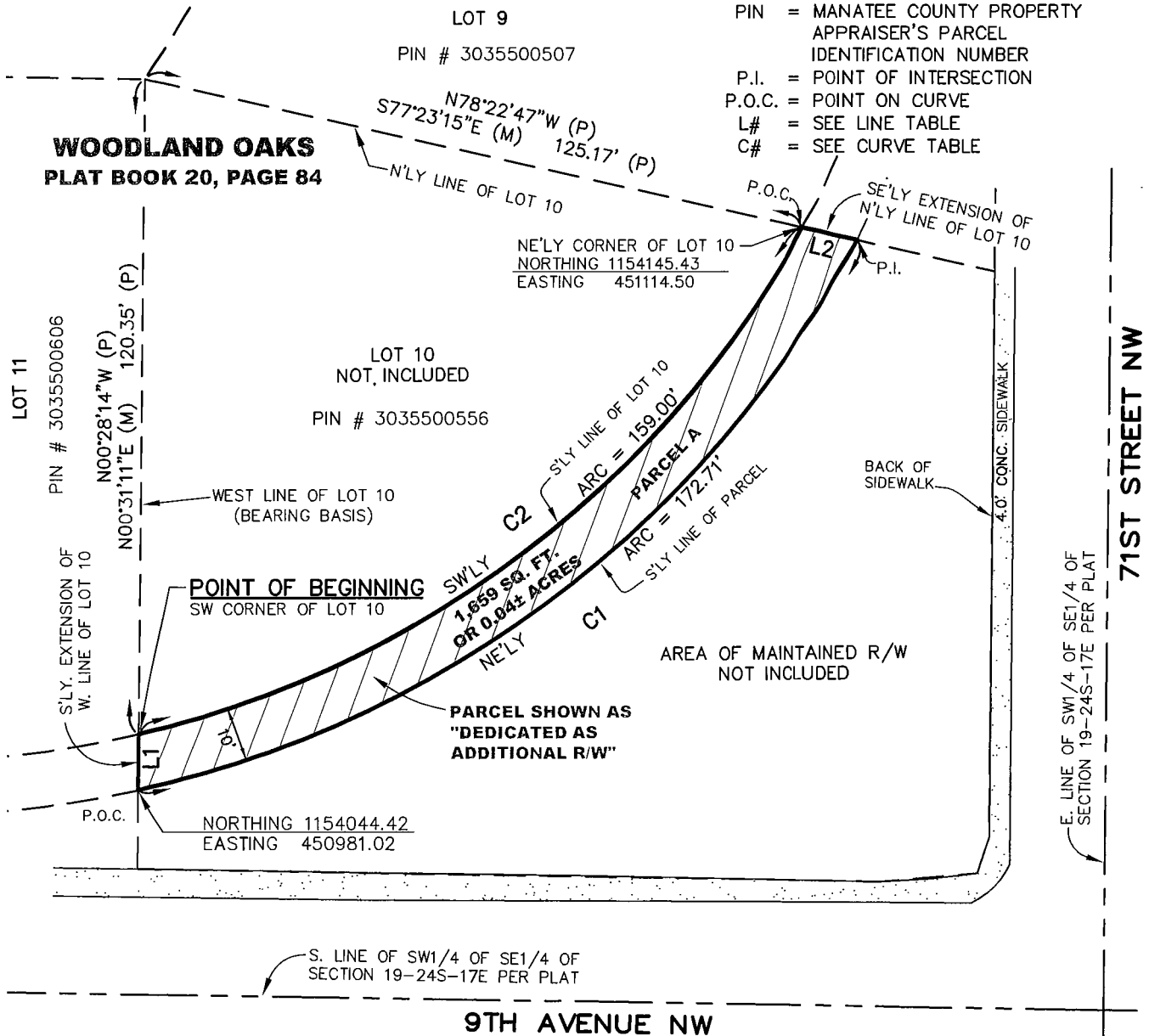
DATE: 06/27/24

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

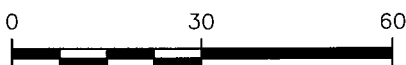
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	N77°23'15"W	10.40'

LEGEND

(P) = PLAT
(M) = MEASURED
R/W = RIGHT-OF-WAY
SQ.FT. = SQUARE FEET
PIN = MANATEE COUNTY PROPERTY
APPRaiser'S PARCEL
IDENTIFICATION NUMBER
P.I. = POINT OF INTERSECTION
P.O.C. = POINT ON CURVE
L# = SEE LINE TABLE
C# = SEE CURVE TABLE



CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	N 52°52'57" E	49°28'43"
C2	190.00'	159.00'	154.40'	S 52°57'24" W	47°56'51"



JOB NO.E2290.....

GRAPHIC SCALE IN FEET

SCALE: 1" = 30' FILE INDEX NO.



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LEO MILLS, JR. - PSM 3513

MEMBER: FLORIDA SURVEYING
AND MAPPING SOCIETY &
MANASOTA CHAPTER SURVEYING
AND MAPPING SOCIETY

DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL

DATE: 06/27/24

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

CERTIFIED TO:
MANATEE COUNTY
TERRY & NANCY NOLL

SURVEYOR'S CERTIFICATE:

BY:

LEO MILLS, JR.

REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3513

NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL, OR THE
DIGITAL EQUIVALENT, OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

DESCRIPTION: PARCEL B (FOR VACATION OF MAINTAINED RIGHT-OF-WAY & DRAINAGE & UTILITY EASEMENT)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, COMPRISING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR 9th AVENUE NORTHWEST AND 71st STREET NORTHWEST, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION;
THENCE S00°31'11"W, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10, A DISTANCE OF 10.27 FEET FOR A **POINT OF BEGINNING**; THENCE CONTINUE S00°31'11"W ALONG SAID EXTENSION, A DISTANCE OF 14.42 FEET TO THE POINT OF INTERSECTION OF SAID LINE AND THE BACK OF AN EXISTING SIDEWALK ALONG THE NORTH SIDE OF 9th AVENUE NORTHWEST; THENCE ALONG THE BACK OF SAID SIDEWALK AND AN EXISTING SIDEWALK ALONG THE WEST SIDE OF 71st STREET NORTHWEST, THE FOLLOWING 4 COURSES AND DISTANCES: (1) S88°59'22"E, 138.05 FEET; (2) N85°11'32"E, 18.53 FEET; (3) N18°01'44"E, 6.97 FEET; (4) N00°27'59"E, 103.90 FEET TO THE POINT OF INTERSECTION OF SAID BACK OF SIDEWALK AND THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 10; THENCE LEAVING SAID BACK OF SIDEWALK, N77°23'15"W, ALONG SAID EXTENSION, A DISTANCE OF 26.53 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN ON SAID PLAT AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49°28'43", A DISTANCE OF 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = S52°52'57"W) TO THE POINT OF BEGINNING.

CONTAINING 9657 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.

NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FRIM FOR THE PURPOSE OF VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH" 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.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 9,657 SQUARE FEET OR 0.22 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO.E.2290.....

SCALE:N/A..... FILE INDEX NO.



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AND MAPPING SOCIETY

DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL

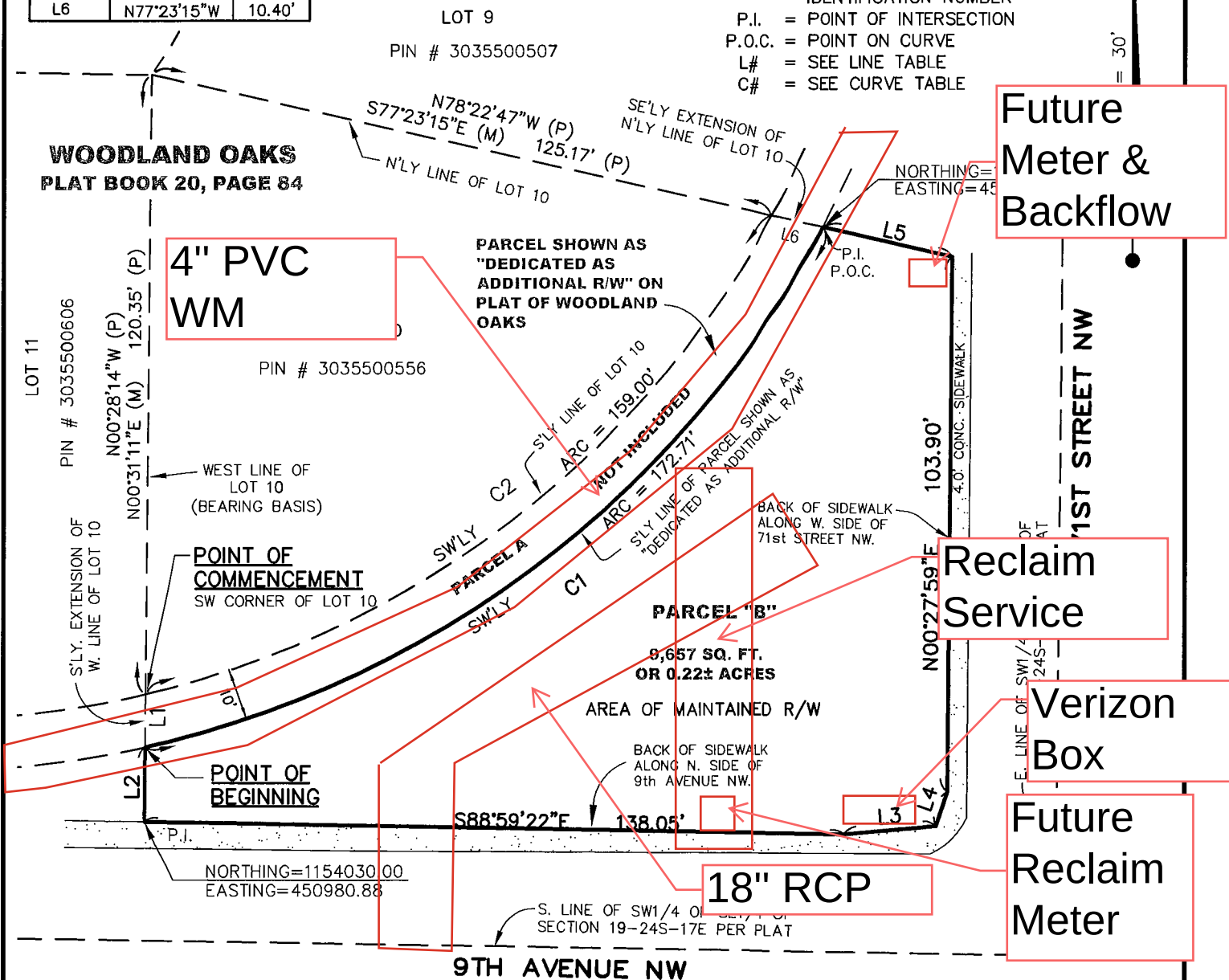
DATE: 06/27/24

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

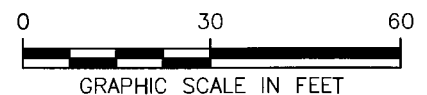
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	S00°31'11"W	14.42'
L3	N85°11'32"E	18.53'
L4	N18°01'44"E	6.97'
L5	N77°23'15"W	26.53'
L6	N77°23'15"W	10.40'

LEGEND

- (P) = PLAT
- (M) = MEASURED
- R/W = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET
- PIN = MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER
- P.I. = POINT OF INTERSECTION
- P.O.C. = POINT ON CURVE
- L# = SEE LINE TABLE
- C# = SEE CURVE TABLE



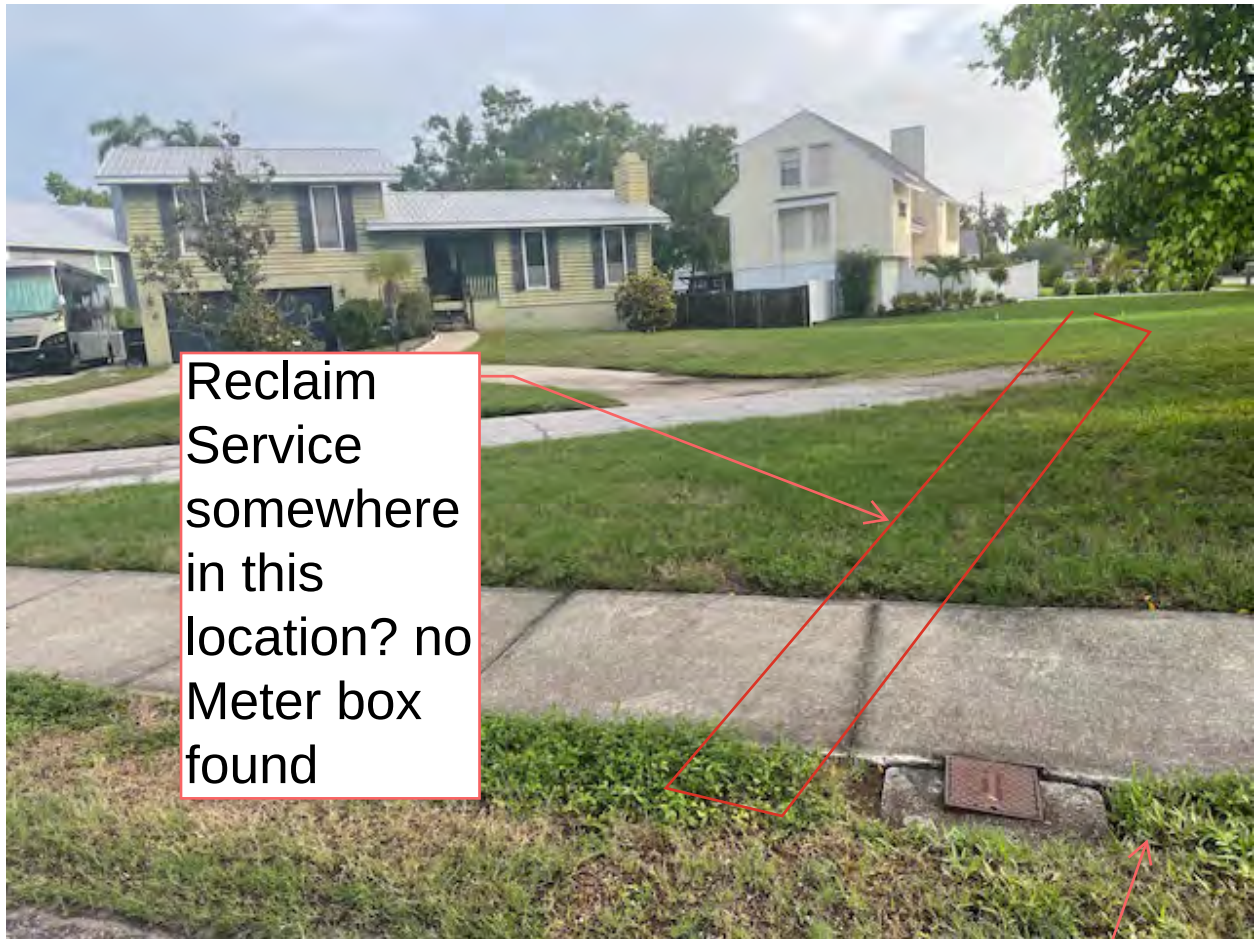
CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	S 52°52'57" W	49°28'43"
C2	190.00'	159.00'	154.40'	S 52°57'24" W	47°56'51"



JOB NO.E2290.....

SCALE: ...1"=30'... FILE INDEX NO.





Reclaim
Service
somewhere
in this
location? no
Meter box
found

8" Cap &
Plug per
Asbuilt



Irrigation Meter with
Backflow on Potable Water
7104 9Th Ave NW
68157755

Potable Water 7104 9Th Ave NW
68157754



Sent from my iPhone

Potable Water
908 71st St NW
87356754



805.1. Utility Easements.

All new development shall provide a utility easement, at least five (5) feet in width, along all front, rear and side lot lines, and ten (10) feet along either the front or rear lot lines, for the express purpose of accommodating surface and underground drainage and overhead and underground utilities. The ten-foot rear lot line easement may be reduced to five (5) feet if the contiguous adjoining lot has a minimum of five-foot existing public utility easement. All such easements shall be reserved for public use except where otherwise determined by this Code. The exact location and width of said easements relative to the lot lines may vary in certain pre-approved conditions so long as the intent and purpose of these regulations are satisfied. Grading of all utility easements shall be in accordance with the Manatee County Public Works Standards. If all utilities are to be installed underground, then it shall be stated as such on the site plan or subdivision plat.

All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

- A. **Utility Easements.** Easements for utilities across lots shall be provided where necessary and shall be at least ten (10) feet wide for electricity, telephone, drainage, sewerage, and water. Dimensions shall be provided on preliminary and final plats to adequately locate every easement. Utility and drainage easements, with the exception of easements for drainage outfalls, shall not be located within conservation easements for wetland buffers. (Section 706.5)
- B. **Drainage Easements.** Where a subdivision is traversed by a watercourse, drainage way, channel, or stream there shall be provided public stormwater easements or drainage rights-of-way of adequate width to conform substantially to the lines of such watercourse, drainage way, channel, or stream and to provide for the possibility of flood, protection of banks, future maintenance or construction or other necessary purpose. Further, provided that the boundaries of any such easements or rights-of-way shall not be greater than twenty-five (25) feet nor closer than ten (10) feet horizontally from the shoreline, or greater than twenty-five (25) feet nor closer than ten (10) feet, measured horizontally from the top of the bank on each side; whichever is greater. Existing and proposed grades to all easements shall be shown on the construction plans.
- C. **Slope Easements.** Slope easements shall be provided where necessary to ensure lateral support, protection of streets, adjoining property and other construction features.

751994

WOODLAND OAKS SUBDIVISION

IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S89°57'14"W, ALONG THE SOUTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, 330.35 FT. TO THE S.W. CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID S.W. 1/4 OF THE S.E. 1/4; THENCE N00°28'14"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 25.00 FT. TO THE INTERSECTION WITH THE MAINTAINED NORTH R/W OF 9TH AVENUE WEST FOR A P.O.B.; THENCE CONTINUE N00°28'14"W, 528.51 FT. TO THE S.W. CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 600, PAGE 435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°58'43"E, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, PARALLEL TO THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, 305.39 FT. TO THE INTERSECTION WITH THE MAINTAINED WEST R/W OF 71ST STREET N.W.; THENCE S00°28'02"E, ALONG SAID MAINTAINED WEST R/W, PARALLEL TO THE EAST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, AND 25.0 FT. WESTERLY THEREFROM, 326.67 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FT.; THENCE SOUTHWESTERLY ALONG SAID MAINTAINED WESTERLY R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°25'16", 315.63 FT. TO THE P.T. OF SAID CURVE, AND THE INTERSECTION WITH THE MAINTAINED NORTH R/W OF SAID 9TH AVENUE WEST; THENCE S89°57'14"W, ALONG SAID MAINTAINED NORTH R/W, PARALLEL TO THE SOUTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, AND 25.00 FT. NORTHERLY THEREFROM, 103.87 FT. TO THE P.O.B., BEING AND LYING IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA, CONTAINING: 3.50 ACRES

EASEMENT DEDICATION

THERE ARE HEREBY EXPRESSLY DEDICATED EASEMENTS OF 5 FT. ALONG THE REAR LINES OF ALL LOTS FOR UNDERGROUND AND OVERHEAD UTILITIES, SURFACE AND UNDERGROUND DRAINAGE AND EASEMENTS OF 5 FT. ALONG EACH SIDE LOT LINE FOR THE SAME PURPOSES, BUT LIMITED IF USED TO ONE SIDE OF ANY ONE LOT WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

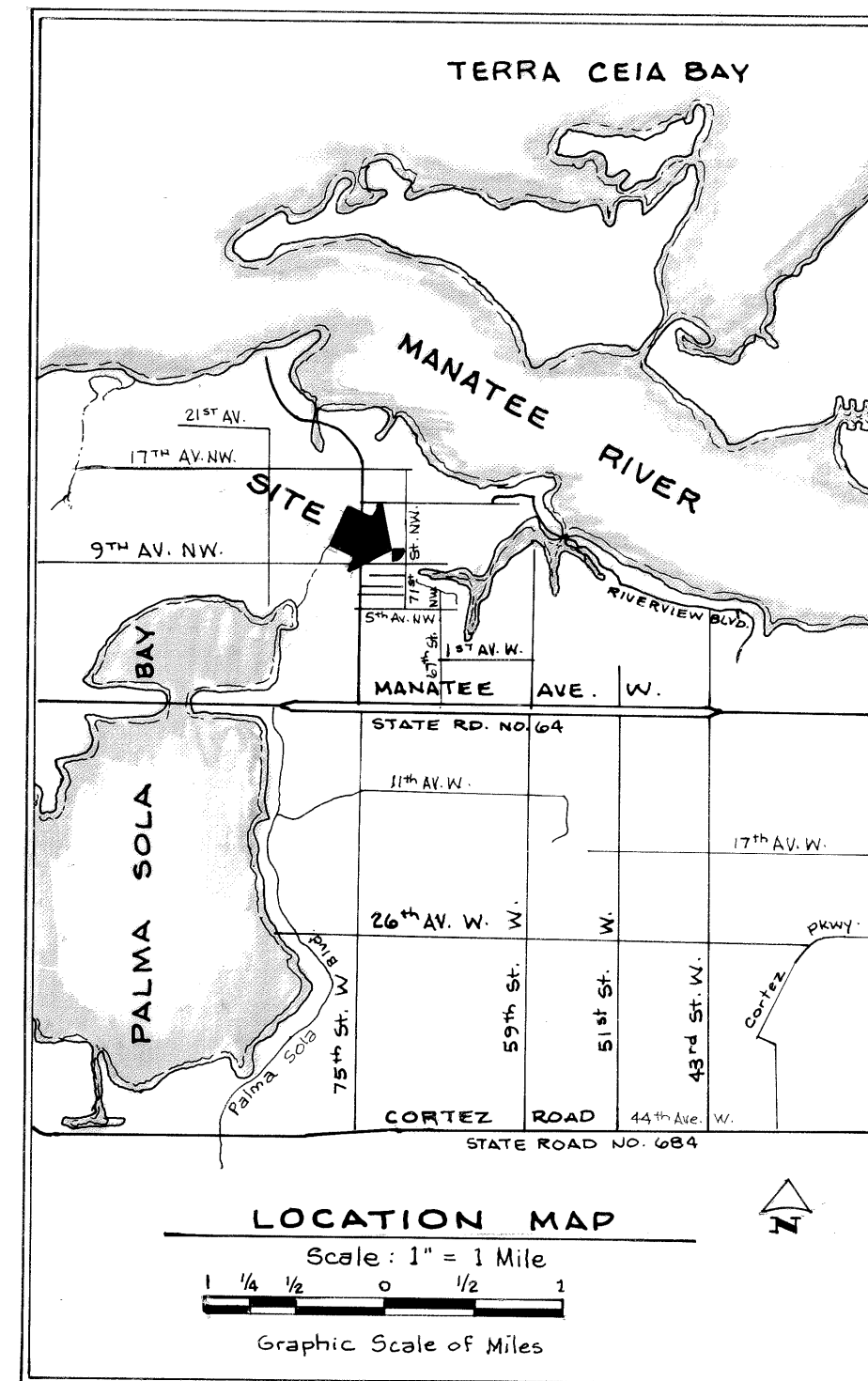
SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 3/12/80

Gerald D. Stroop
GERALD D. STROOP
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. NO. 1876

BILL ROBERTS, INC.
LAND SURVEYORS
BRADENTON, FLORIDA



PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN APPROVED BY THE MANATEE COUNTY PLANNING COMMISSION AND THAT ALL OF THE REQUIREMENTS OF THE MANATEE COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATED THIS 30 DAY OF April, A.D. 1980

Doreen Cunningham
COUNTY PLANNING DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY HEREON AND DO HEREBY DEDICATE ALL OF THE STREETS, WALKS, ALLEYS, THOROUGHFARES, PARKS AND OTHER OPEN SPACES, CANALS AND DRAINAGE OR OTHER EASEMENTS SHOWN ON THIS PLAT OF "WOODLAND OAKS SUBDIVISION;" TO THE USE OF THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF WE, DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 27 DAY OF March, A.D., 1980.

John A. Lippman
WITNESS

David A. Dowling
DAVID A. DOWLING

Lee J. Billingsley
WITNESS

Edith H. Dowling
EDITH H. DOWLING

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED HEREIN, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY EACH DULY ACKNOWLEDGE BEFORE ME, THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT MANATEE COUNTY, FLORIDA, THIS 12 DAY OF March, A.D., 1980. MY COMMISSION EXPIRES: Sep. 26, 1982.

Mamie J. Henson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL OF THE COUNTY COMMISSION

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MANATEE, FLORIDA, THIS 8th DAY OF May, A.D. 1980.

ATTEST: Robert M. Glass CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
CLERK

APPROVED: Alvin E. H. Henson COUNTY ATTORNEY
Harry E. Henson COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF THE CLERK OF CIRCUIT COURT

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 20, PAGE 84 AND 85, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 9 DAY OF May, A.D. 1980

R.B. Shore
R.B. SHORE, CLERK OF CIRCUIT COURT

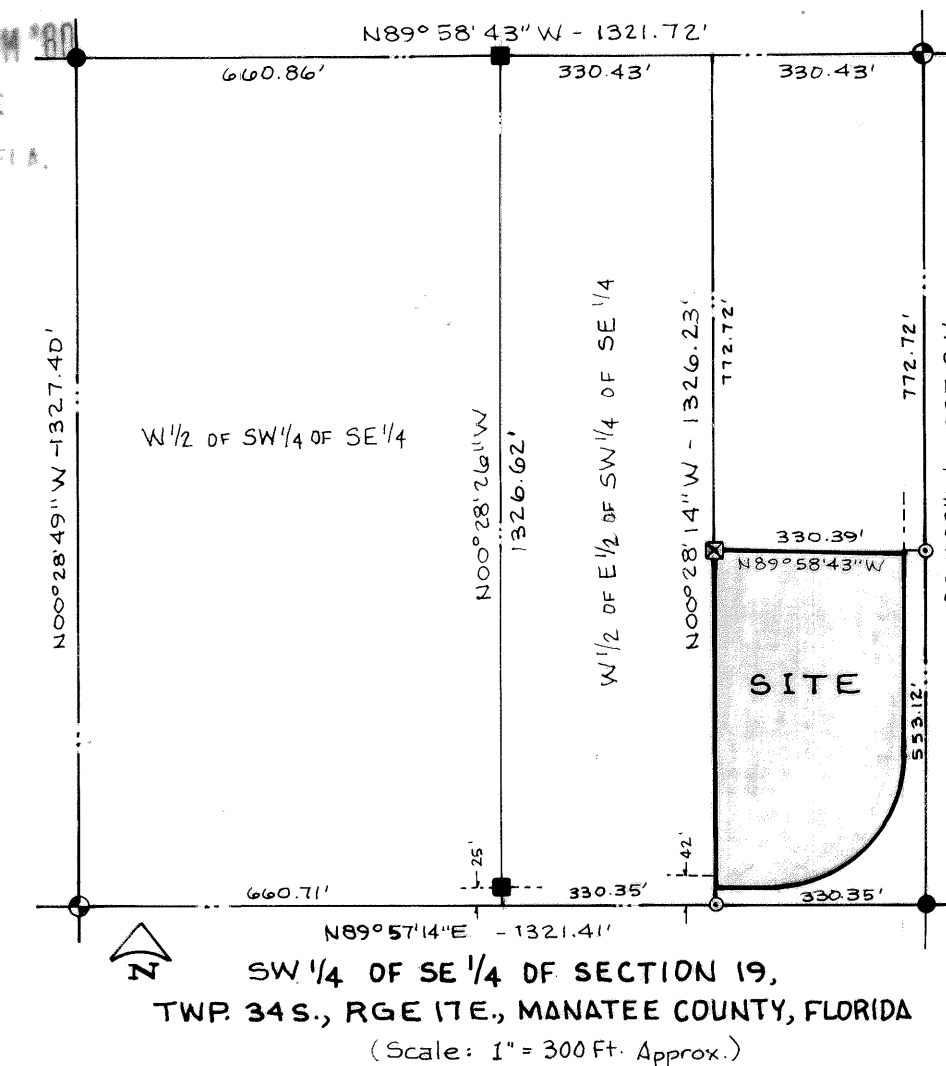
WOODLAND OAKS SUBDIVISION

IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19,
TWP. 34S., RGE. 17E., MANATEE COUNTY, FLORIDA

75,394

FILED AND RECORDED

MAY 9 4 56 PM '00
R.B. STONE
CLERK
MANATEE CO. FLA.



CURVE DATA

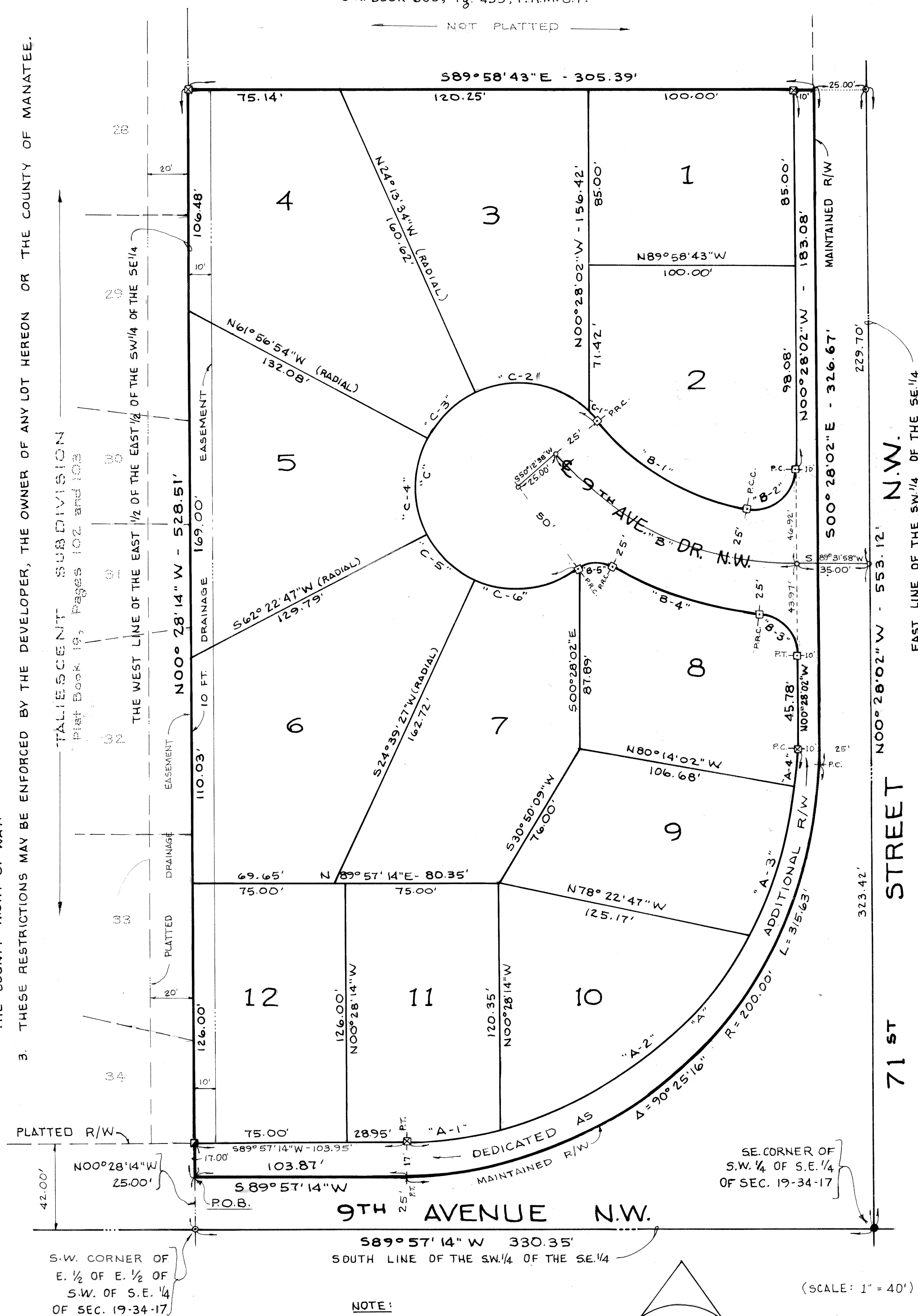
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
"A"	90°25'16"	190.00'	299.85'	(91.40')	269.69'
"A-1"	14°00'49"	190.00'	46.47'	23.35'	46.36'
"A-2"	47°56'51"	190.00'	159.00'	84.49'	154.40'
"A-3"	22°55'06"	190.00'	76.00'	38.52'	75.49'
"A-4"	05°32'30"	190.00'	18.38'	9.20'	18.37'
"B"	50°40'40"	150.00'	132.67'	71.03'	128.39'
"B-1"	39°41'50"	125.00'	86.61'	45.12'	84.88'
"B-2"	100°58'50"	20.00'	35.25'	24.25'	30.86'
"B-3"	84°06'47"	20.00'	29.36'	18.04'	26.80'
"B-4"	24°49'02"	175.00'	75.80'	38.50'	75.21'
"B-5"	66°52'36"	15.00'	17.51'	9.91'	16.53'
"C"	266°51'01"	50.00'	232.87'	—	—
"C-1"	05°38'02"	50.00'	4.92'	2.46'	4.91'
"C-2"	68°48'10"	50.00'	60.04'	34.24'	56.50'
"C-3"	37°43'20"	50.00'	32.92'	17.08'	32.33'
"C-4"	55°40'19"	50.00'	48.58'	26.40'	46.69'
"C-5"	37°43'20"	50.00'	32.92'	17.08'	32.33'
"C-6"	61°17'50"	50.00'	53.49'	29.63'	50.98'

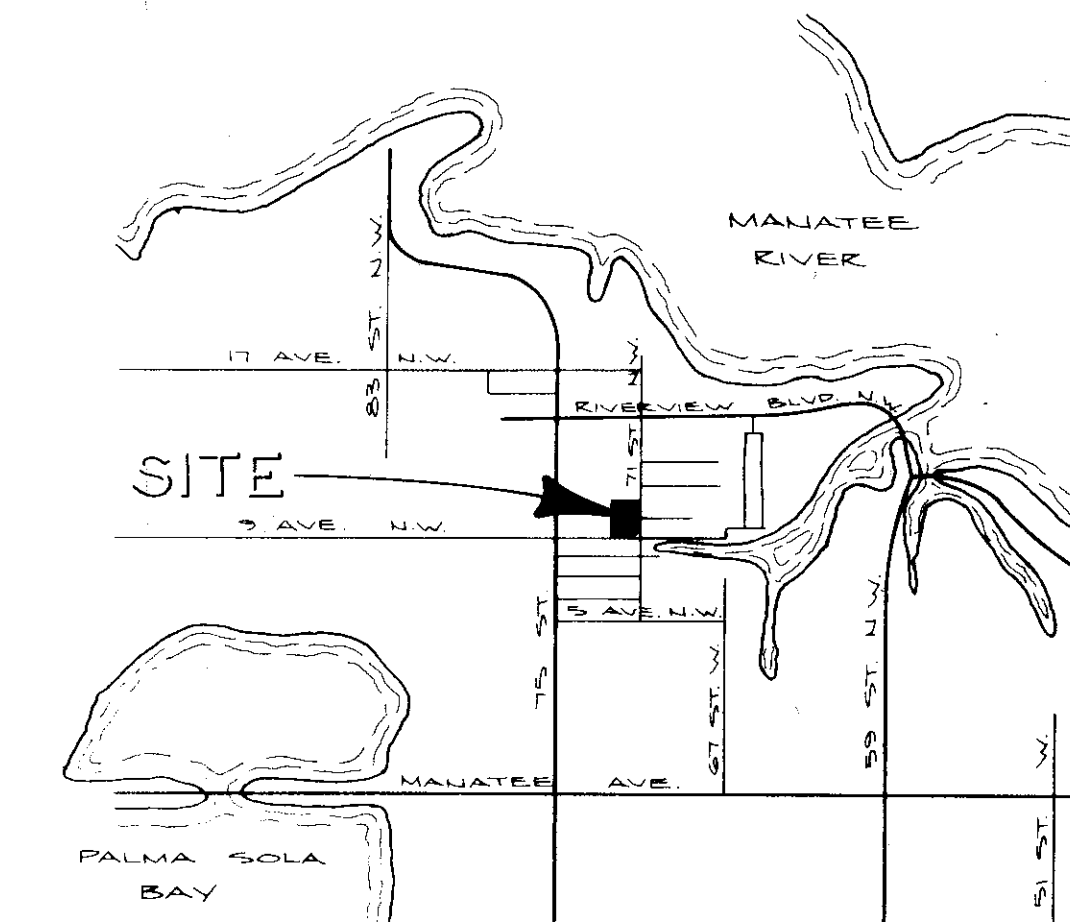
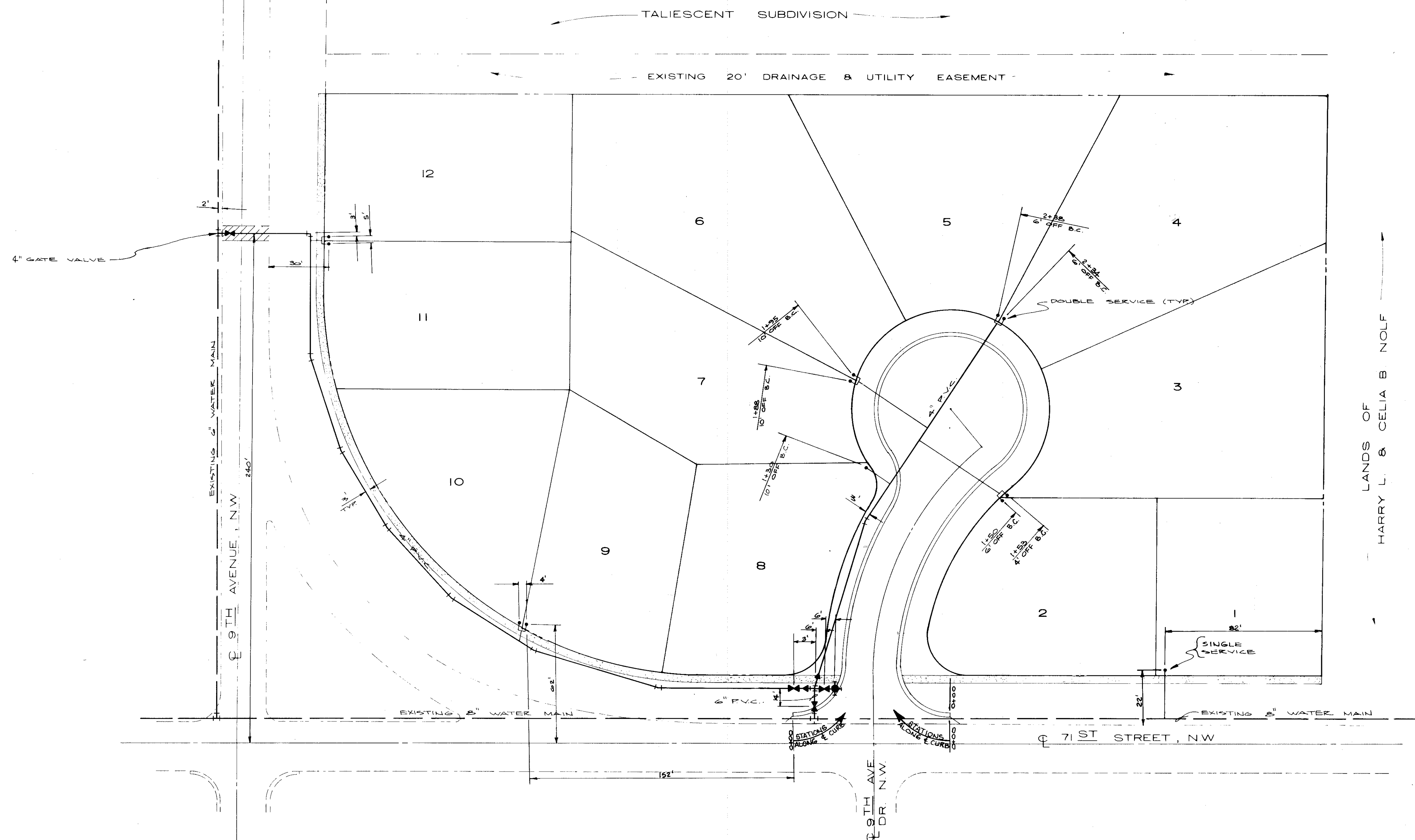
LEGEND

● - R.R. SPIKE FOUND	⊠ - CONC. MON.(P.R.M.) SET
■ - CONC. MON. FOUND	⊡ - CONC. MON.(P.C.P.) SET
■ - CONC. MON. W/ BRASS CAP	● - IRON PIPE FOUND
STAMPED 2387 FOUND	○ - NAIL IN DISC FOUND

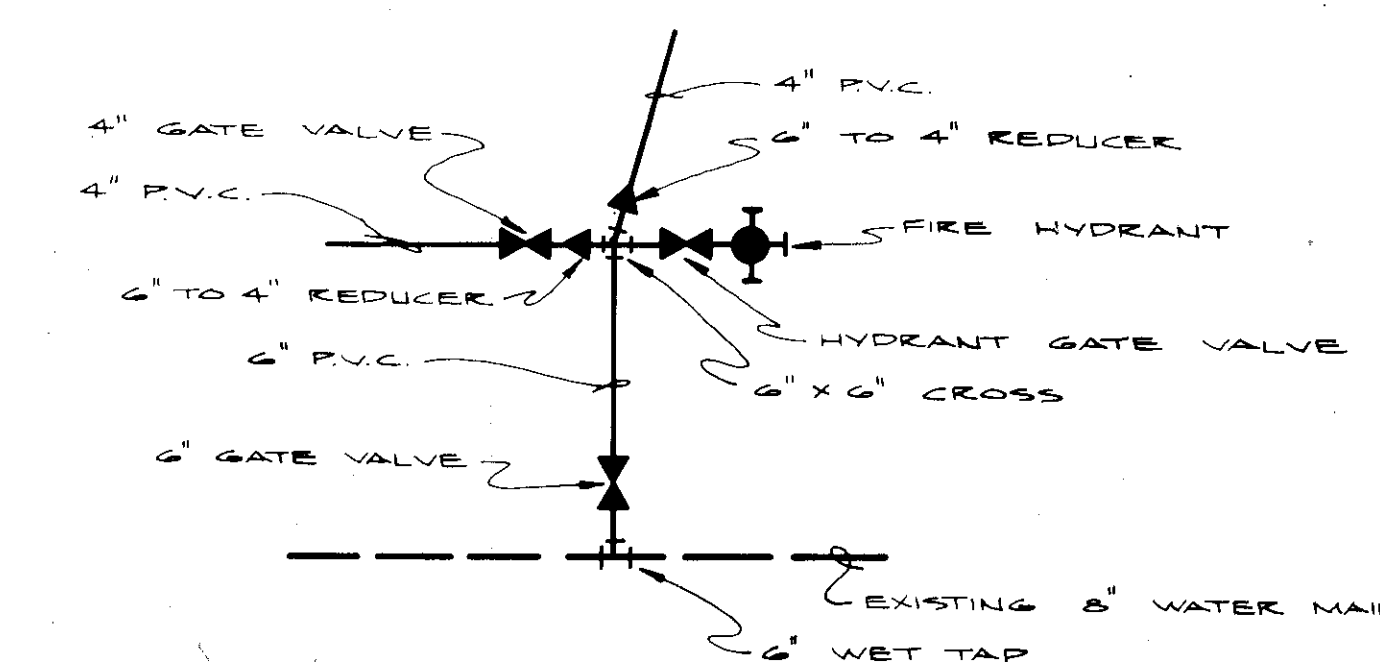
RESTRICTIONS:

1. LOTS 2 & 8 BORDERING ON 71ST STREET N.W. ARE NOT ALLOWED ANY VEHICULAR ACCESS OR DRIVEWAYS TO SAID ROAD.
2. DRIVEWAYS ON LOTS 1, 9, 10, 11 & 12 SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT VEHICLES FROM BACKING INTO THE COUNTY RIGHT-OF-WAY.
3. THESE RESTRICTIONS MAY BE ENFORCED BY THE DEVELOPER, THE OWNER OF ANY LOT HEREON OR THE COUNTY OF MANATEE.





LOCATION MAP
SCALE: 1/4" = 1 MILE



DETAIL "A"
SCALE: NONE

**AS-BUILT
WATER
DISTRIBUTION SYSTEM**
FOR
**WOODLAND OAKS
SUBDIVISION**

IN
SEC. 19, TWP. 34 S., RGE. 17 E.
MANATEE COUNTY, FLORIDA

CLIENT: DAVID A. DOWLING

CIVIL ENGINEERING CONSULTANTS INC. CONSULTING ENGINEERS P.O. Box 188 Palmetto, Florida 33561			SHEET 7 of 8
DES. MGB DRWN. DRH CHKD. BP APP. RUL	DATE 11-1-79 JOB NO. 3047 SCALE 1" = 30'	REVISIONS REVISED ENTRY 3 2 4	

751994

WOODLAND OAKS SUBDIVISION

IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 34 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

LEGAL DESCRIPTION

COMMENCE AT THE S.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S89°57'14"W, ALONG THE SOUTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, 330.35 FT. TO THE S.W. CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID S.W. 1/4 OF THE S.E. 1/4; THENCE N00°28'14"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE EAST 1/2 25.00 FT. TO THE INTERSECTION WITH THE MAINTAINED NORTH R/W OF 9TH AVENUE WEST FOR A P.O.B.; THENCE CONTINUE N00°28'14"W, 528.51 FT. TO THE S.W. CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 600, PAGE 435, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°58'43"E, ALONG THE SOUTH LINE OF SAID CERTAIN PARCEL, PARALLEL TO THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, 305.39 FT. TO THE INTERSECTION WITH THE MAINTAINED WEST R/W OF 71ST STREET N.W.; THENCE S00°28'02"E, ALONG SAID MAINTAINED WEST R/W, PARALLEL TO THE EAST LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, AND 25.0 FT. WESTERLY THEREFROM, 326.67 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FT.; THENCE SOUTHWESTERLY ALONG SAID MAINTAINED WESTERLY R/W, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°25'16", 315.63 FT. TO THE P.T. OF SAID CURVE, AND THE INTERSECTION WITH THE MAINTAINED NORTH R/W OF SAID 9TH AVENUE WEST; THENCE S89°57'14"W, ALONG SAID MAINTAINED NORTH R/W, PARALLEL TO THE SOUTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, AND 25.00 FT. NORTHERLY THEREFROM, 103.87 FT. TO THE P.O.B., BEING AND LYING IN THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 19, TWP. 34 S., RGE. 17 E., MANATEE COUNTY, FLORIDA, CONTAINING: 3.50 ACRES

EASEMENT DEDICATION

THERE ARE HEREBY EXPRESSLY DEDICATED EASEMENTS OF 5 FT. ALONG THE REAR LINES OF ALL LOTS FOR UNDERGROUND AND OVERHEAD UTILITIES, SURFACE AND UNDERGROUND DRAINAGE AND EASEMENTS OF 5 FT. ALONG EACH SIDE LOT LINE FOR THE SAME PURPOSES, BUT LIMITED IF USED TO ONE SIDE OF ANY ONE LOT WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

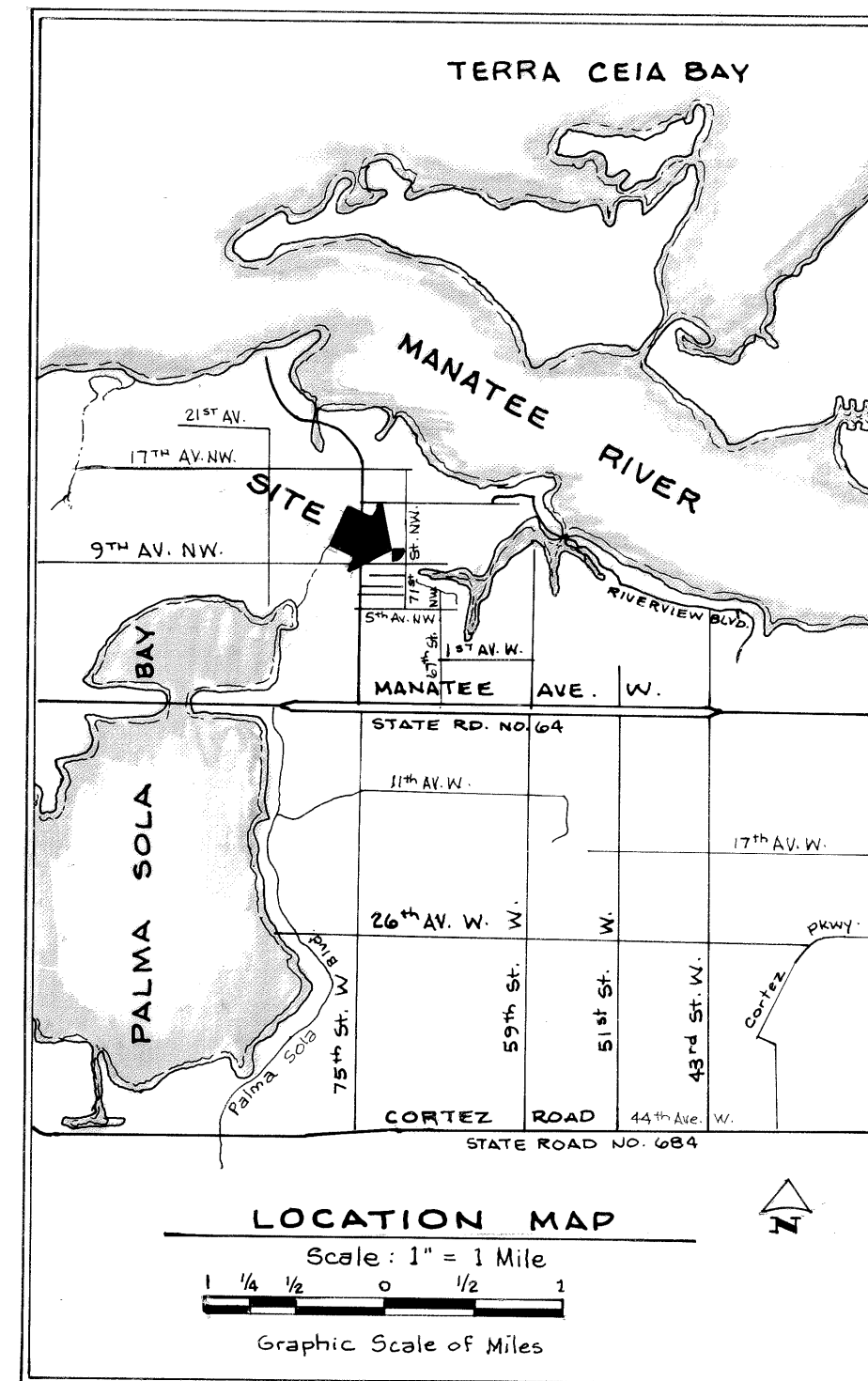
SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

DATE: 3/12/80

Gerald D. Stroop
GERALD D. STROOP
PROFESSIONAL LAND SURVEYOR
FLORIDA CERT. NO. 1876

BILL ROBERTS, INC.
LAND SURVEYORS
BRADENTON, FLORIDA



PLANNING COMMISSION CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN APPROVED BY THE MANATEE COUNTY PLANNING COMMISSION AND THAT ALL OF THE REQUIREMENTS OF THE MANATEE COUNTY SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.
DATED THIS 30 DAY OF April, A.D. 1980

Doreen Cunningham
COUNTY PLANNING DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY HEREON AND DO HEREBY DEDICATE ALL OF THE STREETS, WALKS, ALLEYS, THOROUGHFARES, PARKS AND OTHER OPEN SPACES, CANALS AND DRAINAGE OR OTHER EASEMENTS SHOWN ON THIS PLAT OF "WOODLAND OAKS SUBDIVISION;" TO THE USE OF THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF WE, DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 27 DAY OF March, A.D., 1980.

John A. Lippman
WITNESS

David A. Dowling
DAVID A. DOWLING

Lee J. Billingsley
WITNESS

Edith H. Dowling
EDITH H. DOWLING

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID A. DOWLING AND EDITH H. DOWLING, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED HEREIN, AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY EACH DULY ACKNOWLEDGE BEFORE ME, THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT MANATEE COUNTY, FLORIDA, THIS 12 DAY OF March, A.D., 1980. MY COMMISSION EXPIRES: Sep. 26, 1982.

Mamie J. Henson
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL OF THE COUNTY COMMISSION

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF MANATEE, FLORIDA, THIS 8 DAY OF May, A.D. 1980.

ATTEST: Robert A. Shore CLERK, Victoria M. Glas CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

APPROVED: William E. H. COUNTY ATTORNEY, James E. H. COUNTY ENGINEER

CERTIFICATE OF APPROVAL OF THE CLERK OF CIRCUIT COURT

STATE OF FLORIDA, S.S.
COUNTY OF MANATEE, S.S.

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL OF THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 20, PAGE 84 AND 85, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 9 DAY OF May, A.D. 1980

R.B. Shore
R.B. SHORE, CLERK OF CIRCUIT COURT

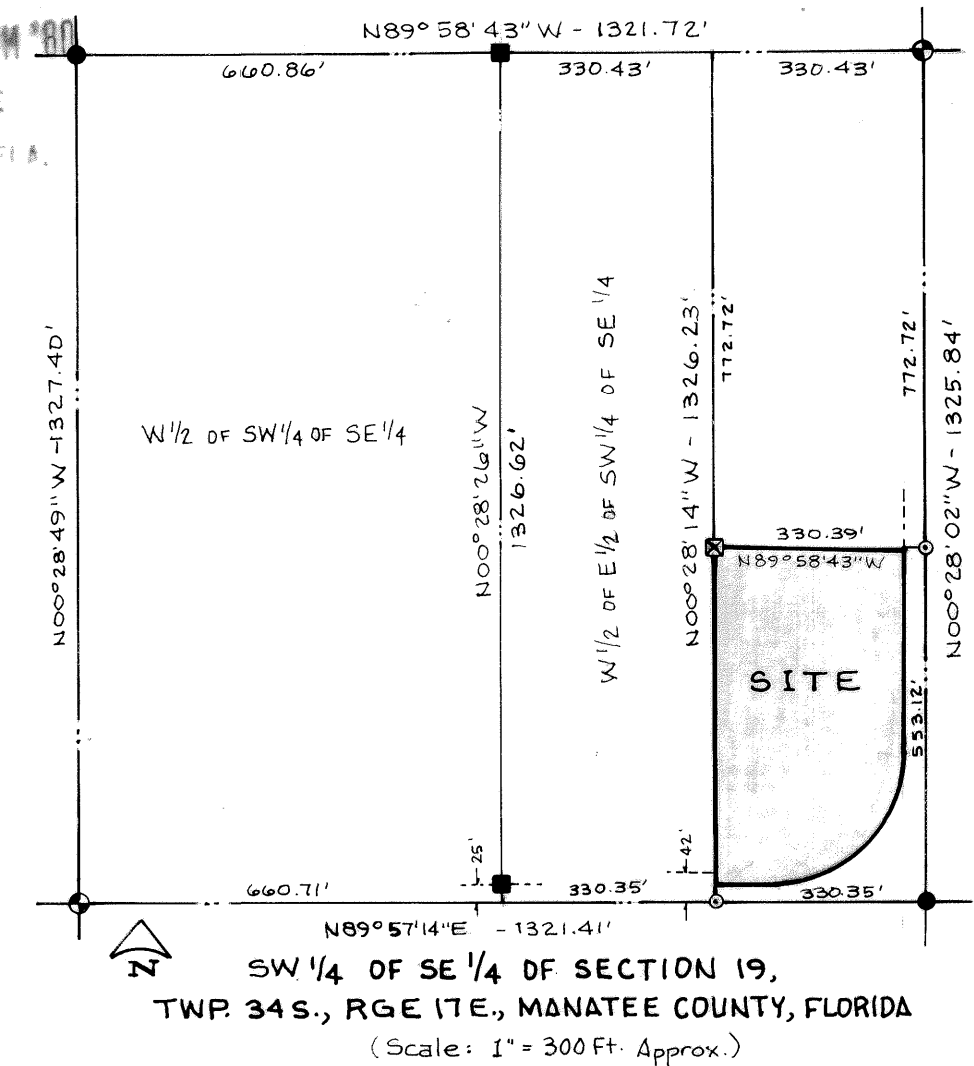
WOODLAND OAKS SUBDIVISION

IN THE SW 1/4 OF THE SE 1/4 OF SECTION 19,
TWP. 34S., RGE. 17E., MANATEE COUNTY, FLORIDA

75,394

FILED AND RECORDED

MAY 9 4 56 PM '00

R.B. STONE
CITY
MANATEE CO. FLA.

CURVE DATA

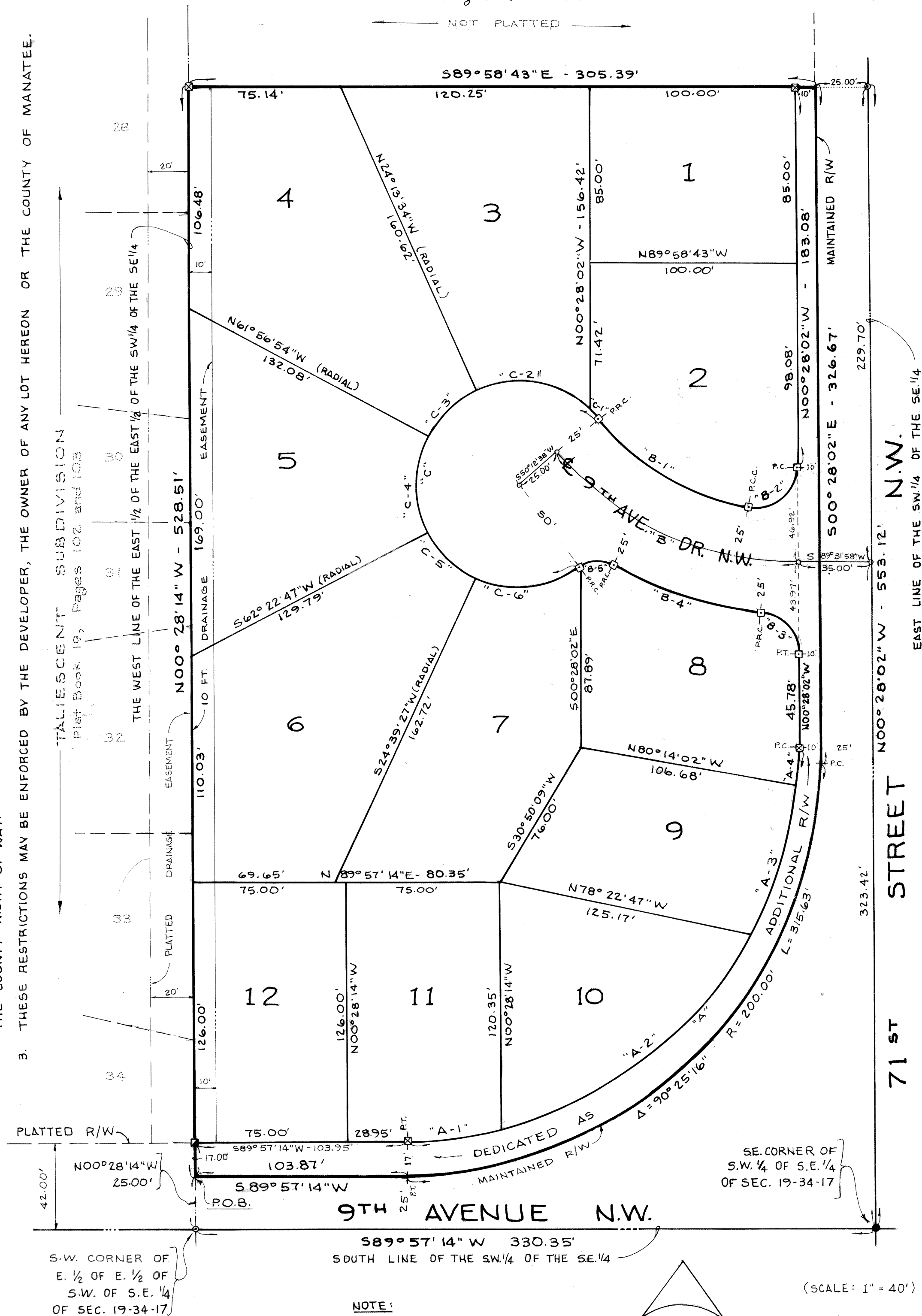
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
"A"	90°25'16"	190.00'	299.85'	(91.40')	269.69'
"A-1"	14°00'49"	190.00'	46.47'	23.35'	46.36'
"A-2"	47°56'51"	190.00'	159.00'	84.49'	154.40'
"A-3"	22°55'06"	190.00'	76.00'	38.52'	75.49'
"A-4"	05°32'30"	190.00'	18.38'	9.20'	18.37'
"B"	50°40'40"	150.00'	132.67'	71.03'	128.39'
"B-1"	39°41'50"	125.00'	86.61'	45.12'	84.88'
"B-2"	100°58'50"	20.00'	35.25'	24.25'	30.86'
"B-3"	84°06'47"	20.00'	29.36'	18.04'	26.80'
"B-4"	24°49'02"	175.00'	75.80'	38.50'	75.21'
"B-5"	66°52'36"	15.00'	17.51'	9.91'	16.53'
"C"	266°51'01"	50.00'	232.87'	—	—
"C-1"	05°38'02"	50.00'	4.92'	2.46'	4.91'
"C-2"	68°48'10"	50.00'	60.04'	34.24'	56.50'
"C-3"	37°43'20"	50.00'	32.92'	17.08'	32.33'
"C-4"	55°40'19"	50.00'	48.58'	26.40'	46.69'
"C-5"	37°43'20"	50.00'	32.92'	17.08'	32.33'
"C-6"	61°17'50"	50.00'	53.49'	29.63'	50.98'

LEGEND

● - R.R. SPIKE FOUND	⊠ - CONC. MON.(P.R.M.) SET
■ - CONC. MON. FOUND	⊡ - CONC. MON.(P.C.P.) SET
■ - CONC. MON. W/ BRASS CAP	● - IRON PIPE FOUND
STAMPED 2387 FOUND	○ - NAIL IN DISC FOUND

RESTRICTIONS:

1. LOTS 2 & 8 BORDERING ON 71ST STREET N.W. ARE NOT ALLOWED ANY VEHICULAR ACCESS OR DRIVEWAYS TO SAID ROAD.
2. DRIVEWAYS ON LOTS 1, 9, 10, 11 & 12 SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT VEHICLES FROM BACKING INTO THE COUNTY RIGHT-OF-WAY.
3. THESE RESTRICTIONS MAY BE ENFORCED BY THE DEVELOPER, THE OWNER OF ANY LOT HEREON OR THE COUNTY OF MANATEE.





Proposed ROW Vacation Woodland Oaks; Vacation Application VAC2504-0001; Noll; RLS No. 25/26-0031

From Kate Welch <kate.welch@mymanatee.org>

Date Fri 2/20/2026 2:40 PM

To Peter Morrow <peter.morrow@mymanatee.org>; Lisa Crabtree <lisa.crabtree@mymanatee.org>

Cc Pamela DAgostino <pamela.dagostino@mymanatee.org>; Bryan Parnell <bryan.parnell@mymanatee.org>; Cary Knight <cary.knight@mymanatee.org>; Robert Crowton <robert.crowton@mymanatee.org>; Myra Prater <myra.prater@mymanatee.org>; Kenneth Kohn <kenneth.kohn@mymanatee.org>; Caitlyn DeLoach <caitlyn.deloach@mymanatee.org>; Alicia Stull <alicia.stull@mymanatee.org>; Christina Bowman <christina.bowman@mymanatee.org>

 8 attachments (6 MB)

Affidavit of Ntc KHW 2-20-2026.docx; Ntc of PH KHW 2-19-2026.docx; R-25-XXX_Declaring Public Hearing KHW 2-19-2026.docx; R-25-XXX_Adopting Vacation KHW 2-19-2026.docx; Memo to Board re Recommendation KHW 2-19-2026.docx; Sufficiency Review Memo KHW 2-19-2026.docx; Utility_Drainage Easement KHW 2-20-2026.docx; Standard Guidance for Vacation of Streets 03.27.25.pdf;

Dear Peter and Lisa:

In this Request for Legal Services (RLS), you have asked the County Attorney's Office (CAO) to review a vacation application (Application) to vacate two portions of platted and maintained right-of-way within the Woodland Oaks Subdivision, recorded in Plat Book 20, Page 84, (Plat) of the Public Records of Manatee County, Florida, submitted by Terry L. Noll and Nancy P. Noll, husband and wife (Applicants), and located in Bradenton.

The following facts are relevant to my response:

1. The Applicants have requested to vacate two portions of right-of-way within the Plat. The areas proposed to be vacated total approximately 11,316 square feet in size and consist of Parcel A (1,659 square feet) and Parcel B (9,657 square feet). The southeastern border of Parcel A coincides with the northwestern border of Parcel B. The combined area of Parcel A and B is adjacent to a parcel owned by the Applicants to the northwest, 71st Street Northwest to the east, and 9th Avenue Northwest to the south. To the north of the proposed areas to be vacated is additional platted and maintained right-of-way.
2. Applicants allege that these areas of right-of-way "seriously restrict" their property line, which may impact the resale of their property. Applicants have stated to staff that they believe this Application is a necessary first step in their effort to expand their property line and Applicants are willing to pay to

relocate County infrastructure if necessary to achieve their goal. It also appears that Applicants' circular driveway currently encroaches into these two portions of right-of-way.

3. This Application was reviewed by a variety of departments within the County as well as outside entities. There were several objections from Public Works and Utilities. Staff objects because there are three pipes and a structure actively conveying stormwater runoff in the area requested to be vacated. Staff has no objection if a public utilities and drainage easement is obtained to protect this infrastructure. Florida Power and Light requested an easement from the Applicant to cover its overhead lines running along the east side of the area to be vacated.
4. Staff requested to dig on Applicants' property to determine the exact location and depth of water infrastructure under Parcel A but this request was denied. Instead, the Applicants offered the County a larger utility easement area, ten additional feet onto Applicants' property from the northwest boundary of Parcel A.
5. Staff prepared a draft memorandum to the Board of County Commissioners of Manatee County, Florida (Board) with staff's written recommendation. Staff also prepared a draft Permanent Utilities and Drainage Easement for the CAO's review, however no exhibit has been provided to the CAO. It is the CAO's understanding that the legal description and sketch dated December 23, 2025, and received by the CAO on February 9, 2026, which describes C-1 and C-2 (Parcel C Exhibit) is the Applicant's proposed exhibit for the proposed conveyance of a permanent utility and drainage easement to the County to satisfy the objections of County staff.

I provide the following advice in response to this RLS:

1. I have reviewed the Application. Below and attached are my comments and advice to staff. The Applicants and staff will need to ensure full compliance with state and local laws as described in the attachments as the Application proceeds through the public hearing process to the Board.
2. The Applicants must comply with the CAO's Standard Guidance for Vacation of Streets.
3. Staff should be prepared to discuss the jurisdictional responses with the Board when this Application is presented. The CAO recommends that either the agenda item or the written recommendation address whether granting this Application would result in landlocking any property, significantly

impairing access to one or more private properties, affecting the ownership or right of convenient access of persons owning other parts of the subdivision, or a condition that violates the LDC or Public Works Department standards for roadways.

4. Subsequent to the initial RLS submission, staff provided three unsigned legal descriptions and sketches. It is the CAO's understanding that these legal descriptions and sketches are not final and need additional revisions by the Applicants' surveyor. Due to the complexity of the various easement interests needed to protect County infrastructure, the CAO recommends that staff have all legal descriptions and sketches reviewed by the County Surveyor. Moreover, the CAO recommends that staff discuss with the County Surveyor the practicality of utilizing only the numerous angled areas depicted in the Parcel C Exhibit as opposed to receiving an easement over the entire area proposed to be vacated. In practice, these areas could prove problematic for staff to stay within compared to straightforward sections of the property. Should this Application be approved, and the County accept an easement consistent with the Parcel C Exhibit, the County could be subject to liability if staff unintentionally accessed areas outside of the bounds of the areas depicted in Parcel C Exhibit.
5. Staff may proceed by placing the request before the Board at a properly noticed hearing. The decision to vacate right-of-way pursuant to Chapter 336, Florida Statutes, is discretionary.
6. Attached are redlined revisions of an affidavit, a notice, two memorandums, two resolutions, and an easement which staff prepared and submitted with this RLS reflecting my legal comments and suggested legal changes. I trust that staff will revise and otherwise update the dates, footers, resolution numbers, ADA contact person and other aspects of all the documentation submitted with this RLS for accuracy.
7. At this preliminary stage in the process, portions of Sections 336.09 and 336.10, Florida Statutes, and Section 331 of the LDC have been met. The Applicants and staff will need to address all the matters identified above and attached and ensure that the procedures required by the applicable statutes and the LDC are met before this Application proceeds to the Board for consideration.

8. If the Board were to vacate these two portions of right-of-way, it is uncertain who the fee of the abandoned areas would revert to. Staff should ensure that the Applicants are advised that although the County may vacate these portions of right-of-way, the County cannot predict or opine as to what rights or interest may accrue to or exist in either the Applicants, the County, or any third party as a result of vacating these areas.

Provided the legal concerns and issues identified herein and attached are addressed consistently with my advice, I have no objection from a legal standpoint to the Application being presented to the Board for review and consideration. This completes my response to your RLS. Please contact me if you have any questions or if I can be of further assistance.

Attachments:

- Redlined Affidavit of Notice
- Redlined Notice of Public Hearing
- Redlined Resolution Declaring a Public Hearing
- Redlined Resolution Adopting Vacation
- Redlined Memorandum to the Board Recommending
- Redlined Sufficiency Review Memorandum
- Redlined Permanent Utilities and Drainage Easement
- CAO's Standard Guidance for Vacation of Streets

Katherine "Kate" Welch
Assistant County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
kate.welch@mymanatee.org
Phone: 941-745-3750 Ext. 3759





Property Management Department

Property Acquisition Division
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
Phone number: (941) 748-4501

MEMORANDUM

To: Manatee County Board of County Commissioners

From: Cary Knight, Director of Property Management 

Cary Knight

Date: March 23, 2026

Subject: Vacation Application VAC2504-0001 to vacate two portions of right-of-way as recorded in the Woodland Oaks Subdivision Plat, Plat Book 20, Page 84, of the Public Records of Manatee County, Florida, located between the corner of 9th Avenue Northwest and 71st Street Northwest, Bradenton, Florida 34209, south 7104 9th Avenue Northwest, Bradenton, Florida 34209.

Commissioners,

Let this memorandum serve as notice that I recommend the following vacation application move forward with a public hearing. This memorandum coincides with Section 312.5 "Sufficiency Review of Application" of the Land Development Code (LDC).

The applicants have been advised of the process and requirements for vacating County and public interests in property situated in unincorporated areas of Manatee County, Florida.

Additionally, the applicants have complied with the initial filing requirements.

Signature: 

Email: cary.knight@mymanatee.org

CK/pm/lc

VACANT
District 1

AMANDA
BALLARD
District 2

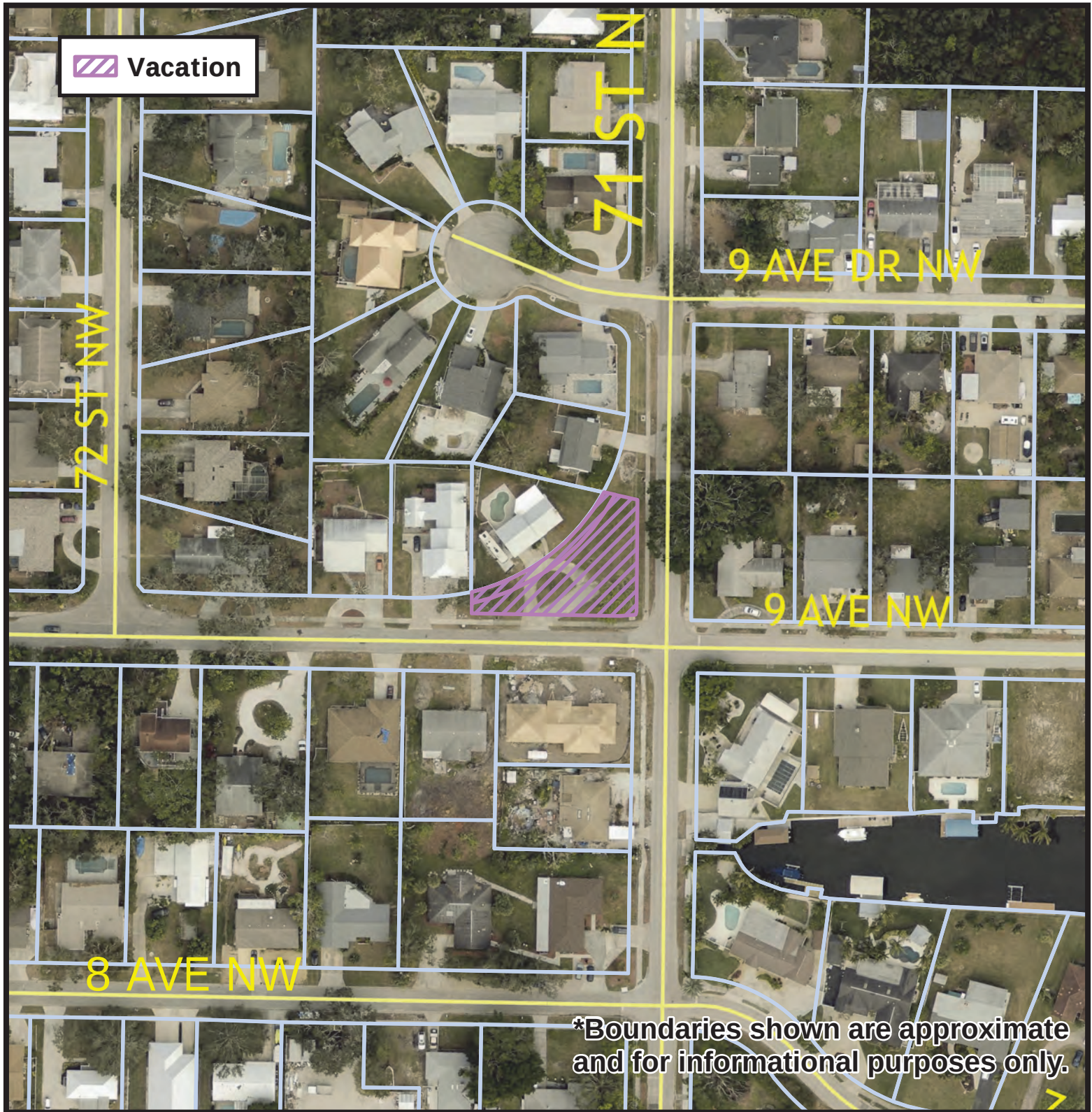
TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large



VACATION

TERRY AND NANCY NOLL
7104 9TH AVENUE NORTHWEST
BRADENTON, FLORIDA 34209
PID: 3035500556



DISTRICT 3 - TAL SIDDIQUE