

RESOLUTION R-26-043

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 L. Noll and Nancy P. 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. This site is located in Commission District Three; and

WHEREAS, Sections 336.09, 336.10 and 336.12, Florida Statutes, authorize the vacating and annulment and abandonment of roads and streets and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board; and

WHEREAS, the Applicants have complied with all applicable notice requirements pursuant to Section 336.10, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the application has been reviewed by the Property Management Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, the Property Management Department Director has prepared a report recommending to the Board approval of the application since the appropriate easements will be conveyed to the County; and

WHEREAS, a resolution declaring a notice of public hearing on said application was duly adopted by the Board and the notice of said public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, in accordance with Section 336.10, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on June 2, 2026, to consider the advisability of exercising the authority granted by Section 336.09, Florida Statutes, and the Code to vacate portions of this right-of-way and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating portions of this right-of-way would not be in derogation of the public rights or needs of the County; and

WHEREAS, the Board has found that the right-of-way which is the subject of this resolution no longer serves a public purpose and is a proper subject for abandonment pursuant

to Chapter 336, Florida Statutes; and

WHEREAS, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

WHEREAS, vacation or abandonment of this property is in the best interest of the public.

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

1. The recitals set forth above are hereby adopted as findings of the Board and are incorporated herein by reference.
2. Upon request of the Applicants, the Board vacates, abandons, renounces and disclaims any right of the County and the public in and to the land described in Composite Exhibit A.
3. No portion of the land, or interest therein, described in Composite Exhibit A constitutes or was acquired for a state or federal highway.
4. This resolution serves only that purpose expressly stated in Paragraph 2, above. This resolution is not a development order and does not operate to amend any development orders applicable to the subject property to be vacated. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicants or any third party to the land described in Composite Exhibit A.
5. This resolution and vacation shall become effective after adoption and filing and recording of the required documents with the Clerk of the Circuit Court and in the Public Records of Manatee County, Florida.

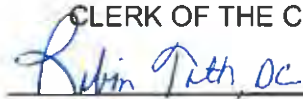
DULY ADOPTED with a quorum present and voting this 2nd day of June, 2026.



**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"



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

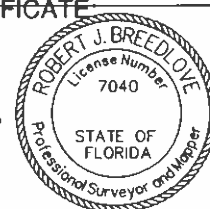
CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

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 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.



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

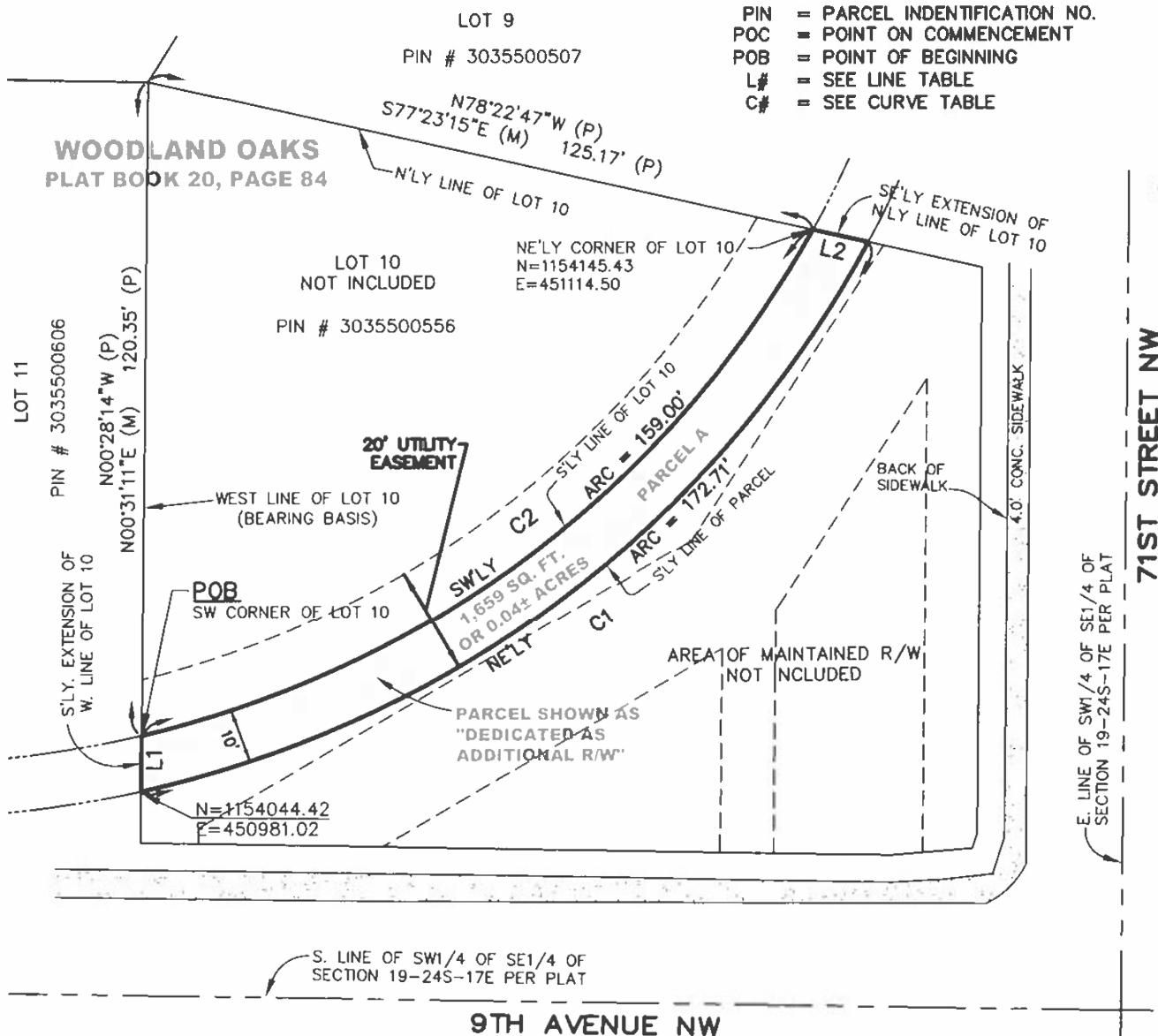
SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

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



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.

COMPOSITE EXHIBIT "A"



Leo Mills Surveying and Mapping, Inc.

VB&F

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 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

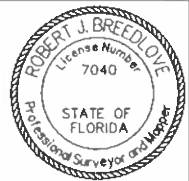
CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

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 idemtrust 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:

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 & 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. ...25E-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

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: 1/07/26

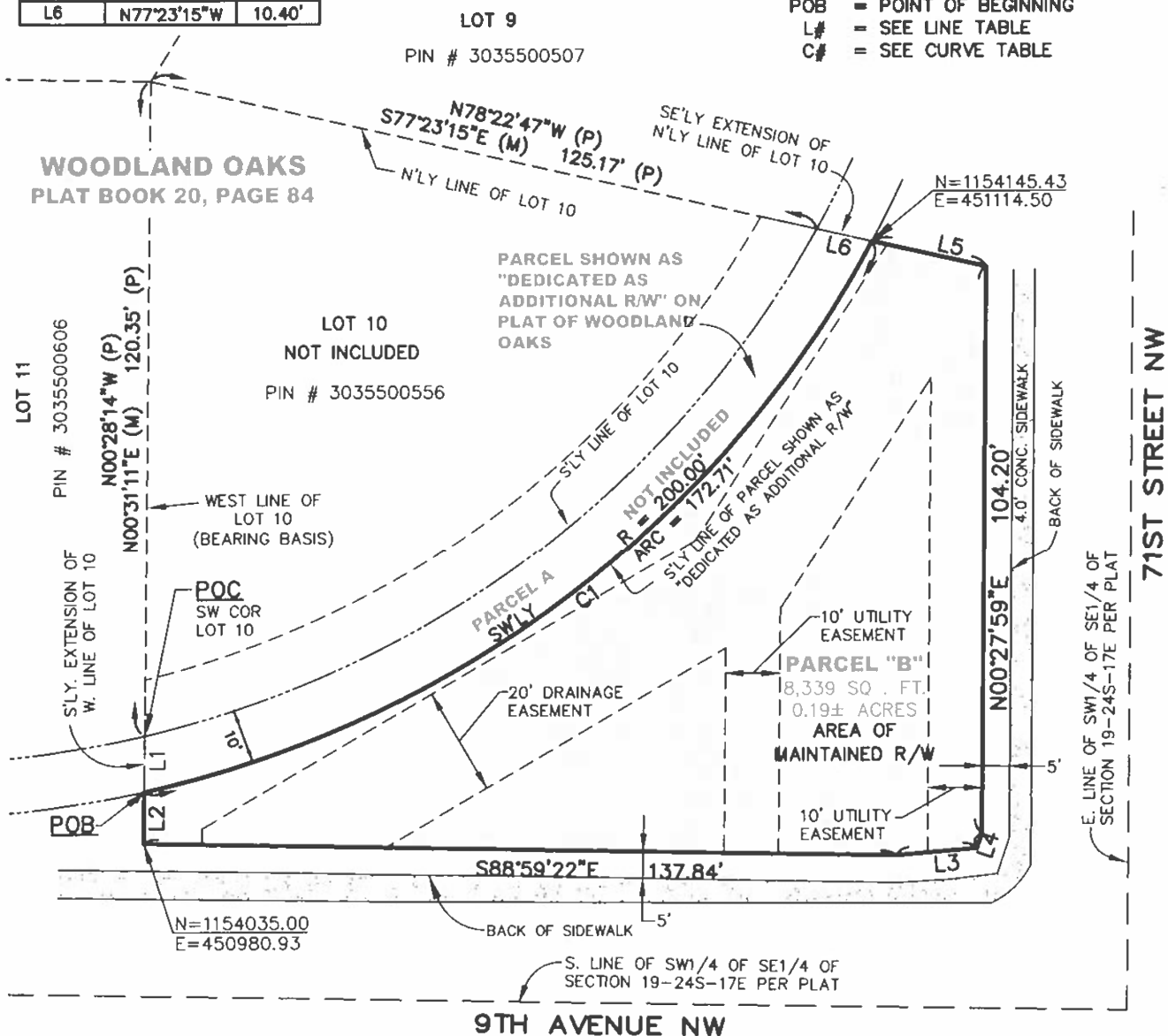
SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	S00°31'11"W	9.54'
L3	N85°11'32"E	14.98'
L4	N18°01'44"E	2.88'
L5	N77°23'15"W	21.41'
L6	N77°23'15"W	10.40'

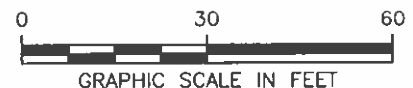
LEGEND

- (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.

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: VAC2504-0001 – Utilities and Drainage Easement
PID NO: 3035500556

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES AND DRAINAGE EASEMENT

THIS INDENTURE made and entered into between **TERRY NOLL and NANCY NOLL**, husband and wife, whose mailing address is 7104 9th Avenue Northwest, Bradenton, Florida 34209, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**Grantee**,"

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a ***nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility and drainage facilities*** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year below written.

SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 6/2/2026
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of two witnesses as required by law.

Lisa Crabtree

First Witness Signature

Lisa Crabtree

First Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

Caitlyn DeLoach

Second Witness Signature

Caitlyn DeLoach

Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

GRANTOR:

TERRY NOLL, husband

Terry L. Noll

Signature

Terry L. Noll

Grantor Printed Name

Date: 5/6/2206

STATE OF Florida
COUNTY OF manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

☒ physical presence or

☐ online notarization

this 6 day of May, 2026, Terry Noll, husband, who

☒ is personally known to me or

☐ has produced

as

identification.

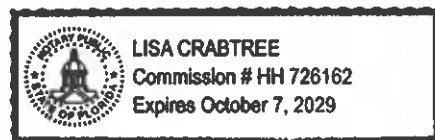
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Lisa Crabtree

Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29



Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
NANCY NOLL, wife

[Signature]
First Witness Signature

Lisa Crabtree
First Witness Printed Name

Nancy Noll
Signature

Nancy Noll
Grantor Printed Name

Address: 9000 Town Center Pkwy
Lakewood Ranch, FL 34202

Date: 5/6/26

[Signature]
Second Witness Signature

Caithyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

STATE OF Florida
COUNTY OF manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- ☒ physical presence or
☐ online notarization

this 6 day of may, 2026, Nancy Noll, wife, who

- ☒ is personally known to me or
☐ has produced _____ as

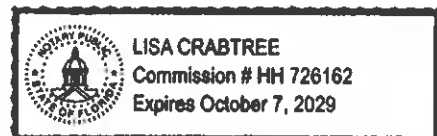
identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29





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

V&F

DESCRIPTION & SKETCH FOR DEDICATION OF A

(SHEET 1 OF 3)

A DRAINAGE AND UTILITY EASEMENT

DATE: 6/1/26

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

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

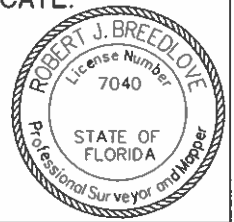
CERTIFIED TO: MANATEE COUNTY
TERRY & NANCY NOLL

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.



BY: ROBERT J. BREEDLOVE..... 6/01/2026
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.

NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" CONSISTS OF 3 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" IS NOT COMPLETE WITHOUT ALL SHEETS.
3. 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.
4. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" 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 DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" 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 AREA C-1 AS DESCRIBED CONTAINS 8,339 SQUARE FEET OR 0.19 ACRES, MORE OR LESS AND AREA C-2 AS DESCRIBED CONTAINS 3,180 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

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

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



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

VB&F

DESCRIPTION & SKETCH FOR DEDICATION OF A

(SHEET 2 OF 3)

A DRAINAGE AND UTILITY EASEMENT

DATE: 6/1/26

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

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

CERTIFIED TO: MANATEE COUNTY
TERRY & NANCY NOLL

DESCRIPTION: PARCEL C-1 (FOR DEDICATED 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, 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 41 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.).

DESCRIPTION: PARCEL C-2 (FOR DEDICATED OF A 20' UTILITY EASEMENT)

THE SOUTHERLY 10' OF LOT 10 IN WOODLAND OAKS AND 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, NORTH 00 DEGREES 31 MINUTES 11 SECONDS EAST 10.30 FEET TO A POINT 10.00 FEET FROM THE SOUTHERLY LINE OF SAID Lot 10, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46 DEGREES 14 MINUTES 19 SECONDS, 145.26 FEET (CHORD = 141.35 FEET; CHORD BEARING = NORTH 53 DEGREES 02 MINUTES 24 SECONDS EAST) TO THE POINT OF INTERSECTION OF SAID CURVE AND THE NORTHERLY LINE OF SAID LOT 10; THENCE, ALONG SAID LINE SOUTH 77 DEGREES 23 MINUTES 15 SECONDS EAST 10.45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE CONTINUE ALONG THE SOUTHERLY EXTENSION OF SAID LOT 10, SOUTH 77 DEGREES 23 MINUTES 15 SECONDS EAST 10.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID ADDITIONAL RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 41 SECONDS 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 52 MINUTES 57 SECONDS WEST) TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10; THENCE ALONG THE SOUTHERLY EXTENSION, NORTH 00 DEGREES 31 MINUTES 11 SECONDS EAST 10.27 FEET THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,180 SQ.FT.).

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(SHEET 3 OF 3)

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

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

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'	L5	N77°23'15"W	21.41'
L2	S00°31'11"W	9.54'	L6	N0°31'11"E	10.30'
L3	N85°11'32"E	14.96'	L7	S77°23'15"E	10.45'
L4	N18°01'44"E	2.88'	L8	S77°23'15"E	10.40'
			L9	N00°31'11"E	10.27'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	145.28'	141.35'	N53°02'24"E	48°14'19"
C2	200.00'	172.71'	167.40'	S52°52'57"W	49°28'41"

LEGEND

ARC = ARC LENGTH
COR = CORNER
R = RADIUS
(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



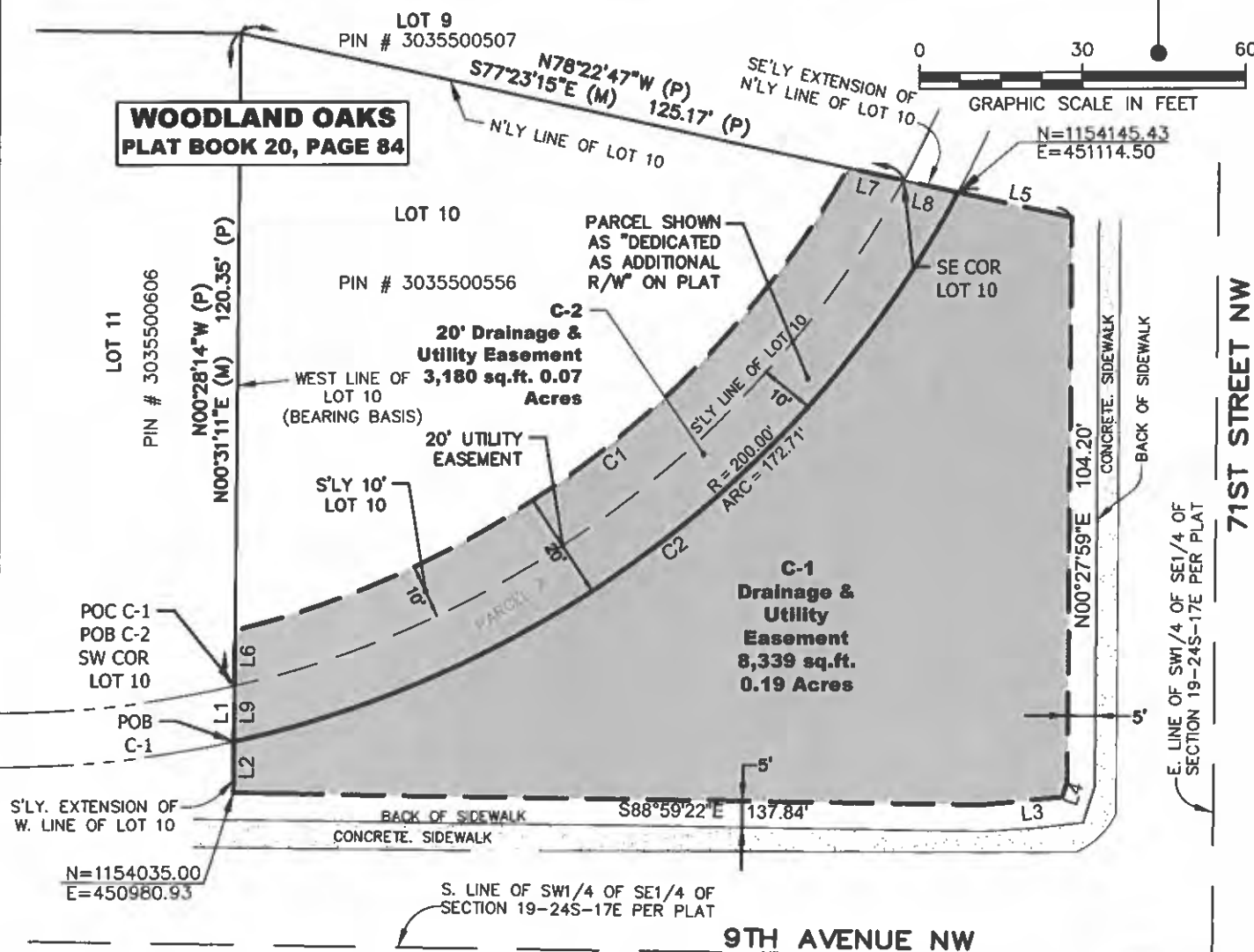
SCALE: 1" = 30'

0 30 60

GRAPHIC SCALE IN FEET

N=1154145.43
E=451114.50

WOODLAND OAKS
PLAT BOOK 20, PAGE 84



JOB NO. 25E-2290....

SCALE: 1" = 30' FILE INDEX NO.

DWG. FILE: 25E-2290-EASEMENTS-PARCEL-C Rev.DWG JCW. COGO FILE: E2290



June 2, 2026 - Regular Meeting

Subject

Adoption of Resolution R-26-043, vacating two portions of right-of-way and Acceptance of a Permanent Utilities and Drainage Easement from Terry and Nancy Noll for property located adjacent to 7104 9th Avenue Northwest, Bradenton, Florida 34209, Lisa Crabtree, Senior Real Property Specialist, – District 3

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

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-26-043; and
- Acceptance of a Permanent Utilities and Drainage Easement from Terry and Nancy Noll

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 subject ROW areas, as they believe the existing ROW configuration encumbers their property

See attached Agenda Update Memo 6.1.26

boundaries and may adversely affect future resale and/or redevelopment of the property, including construction of a new residence.

- 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 or vacation of a portion of this roadway due to its proximity to their residence and associated safety concerns from vehicular traffic. The Board of County Commissioners at that time approved the roadway closure, rather than a vacation. 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. Conditional objections were received from Manatee County Public Works and Utilities Departments due to the presence of existing infrastructure. Pursuant to Public Works Standards (Part 1, Utilities Standards Manual, Section 1.8) publicly owned and maintained pipelines located on private property shall have a minimum 20-foot or 10-foot wide plus pipe diameter public utility easement, centered on the pipeline.
- Public Works confirmed that Parcel B, the County maintained ROW is not needed for any current or future roadway projects.
- To satisfy the conditional objections, the Applicants have agreed to convey a permanent utilities and drainage easement over the existing infrastructure.
- The Property Management Department recommends approval of the vacation application. This recommendation is required per Sections 312.5.A.6.b of the Manatee County Land Development Code, as all conditional objections have been satisfied.
- This vacation application will not affect the ownership or right of convenient access of persons owning other parts of the subdivision or result in a condition that violates the Manatee County Land Development Code.
- 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

If approved, please return a certified copy of the resolution and the original executed easement 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 robby.phillips@mymanatee.org

Nick Wagner at nick.wagner@mymanatee.org

Terry Noll at bigfishtn@aol.com

Nancy Noll at nngometry@aol.com

Distributed 6/3/26, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



June 2, 2026 - Regular Meeting

Subject

Updates to Agenda - June 1, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 6/1/26) for the meeting of June 2, 2026:

GENERIC PUBLIC COMMENTS

- This agenda item was updated with additional generic comments.

CONSENT AGENDA

Financial Management

Item 11, Execution of Change Order No. 9 to Agreement No. 19-TA002970CD, Lake Manatee Water Treatment Plant Filter Upgrade; and Adoption of Budget Amendment Resolution B-26-074, Patrick Shea, Utilities Director – District 1

- This agenda item was updated with a public comment.

Government Relations

Item 13, Approval of Economic Development Incentive Programs and establishing an authorized program list, Stephanie Garrison, Government Relations Director - Countywide

- This agenda item was updated to correct the Attorney Review Section and Background Discussion in strikethrough/underline format.

ADVERTISEMENT PUBLIC HEARINGS - LEGISLATIVE

Item 22, Adoption of Resolution R-26-043, vacating two portions of right-of-way and Acceptance of a Permanent Utilities and Drainage Easement from Terry and Nancy Noll for property located adjacent to 7104 9th Avenue Northwest, Bradenton, Florida 34209, Lisa Crabtree, Senior Real Property Specialist – District 3

- This agenda item was updated with a revised Permanent Utilities and Drainage Easement from Terry and Nancy Noll.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: VAC2504-0001 – Utilities and Drainage Easement
PID NO: 3035500556

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES AND DRAINAGE EASEMENT

THIS INDENTURE made and entered into between **TERRY NOLL** and **NANCY NOLL**, husband and wife, whose mailing address is 7104 9th Avenue Northwest, Bradenton, Florida 34209, as “**Grantor**,” and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as “**Grantee**,”

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a ***nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility and drainage facilities*** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor’s hand and seal the day and year below written.

SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES.

Signed, sealed and delivered in the presence of two witnesses as required by law.

[Signature]
First Witness Signature

Lisa Crabtree
First Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

[Signature]
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

GRANTOR:
TERRY NOLL, husband

[Signature]
Signature

Terry L. Noll
Grantor Printed Name

Date: 5/6/2206

STATE OF Florida
COUNTY OF manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- ☒ physical presence or
☐ online notarization

this 6 day of May, 2026, Terry Noll, husband, who

- ☒ is personally known to me or
☐ has produced _____ as

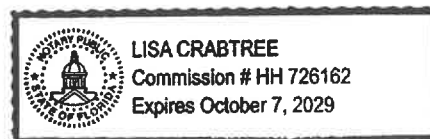
identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29



Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:

NANCY NOLL, wife

[Signature]
First Witness Signature

Lisa Crabtree
First Witness Printed Name

Nancy Noll
Signature

Nancy Noll
Grantor Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

Date: 5/6/26

Caitlyn DeLoach
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- ☒ physical presence or
☐ online notarization

this 6 day of May, 2026, Nancy Noll, wife, who

- ☒ is personally known to me or
☐ has produced _____ as

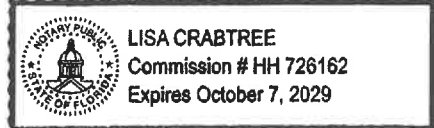
identification.

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[Signature]
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29





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DESCRIPTION & SKETCH FOR DEDICATION OF A

(SHEET 1 OF 3)

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DATE: 6/1/26

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

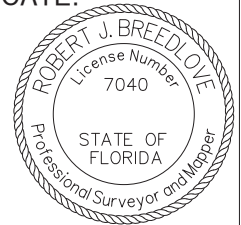
CERTIFIED TO: MANATEE COUNTY
TERRY & NANCY NOLL

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.



BY: ROBERT J. BREEDLOVE..... 6/01/2026
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.

NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" CONSISTS OF 3 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" IS NOT COMPLETE WITHOUT ALL SHEETS.
3. 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.
4. THIS "DESCRIPTION & SKETCH FOR DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" 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 DEDICATION OF A DRAINAGE AND UTILITY EASEMENT" 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 AREA C-1 AS DESCRIBED CONTAINS 8,339 SQUARE FEET OR 0.19 ACRES, MORE OR LESS AND AREA C-2 AS DESCRIBED CONTAINS 3,180 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

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

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



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(SHEET 2 OF 3)

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DESCRIPTION: PARCEL C-2 (FOR DEDICATED OF A 20' UTILITY EASEMENT)

THE SOUTHERLY 10' OF LOT 10 IN WOODLAND OAKS AND 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, NORTH 00 DEGREES 31 MINUTES 11 SECONDS EAST 10.30 FEET TO A POINT 10.00 FEET FROM THE SOUTHERLY LINE OF SAID Lot 10, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46 DEGREES 14 MINUTES 19 SECONDS, 145.26 FEET (CHORD = 141.35 FEET; CHORD BEARING = NORTH 53 DEGREES 02 MINUTES 24 SECONDS EAST) TO THE POINT OF INTERSECTION OF SAID CURVE AND THE NORTHERLY LINE OF SAID LOT 10; THENCE, ALONG SAID LINE SOUTH 77 DEGREES 23 MINUTES 15 SECONDS EAST 10.45 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE CONTINUE ALONG THE SOUTHERLY EXTENSION OF SAID LOT 10, SOUTH 77 DEGREES 23 MINUTES 15 SECONDS EAST 10.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID ADDITIONAL RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 41 SECONDS 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 52 MINUTES 57 SECONDS WEST TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10; THENCE ALONG THE SOUTHERLY EXTENSION, NORTH 00 DEGREES 31 MINUTES 11 SECONDS EAST 10.27 FEET THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,180 SQ.FT.).

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

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

DESCRIPTION & SKETCH FOR DEDICATION OF A

(SHEET 3 OF 3)

A DRAINAGE AND UTILITY EASEMENT

DATE: 6/1/26

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

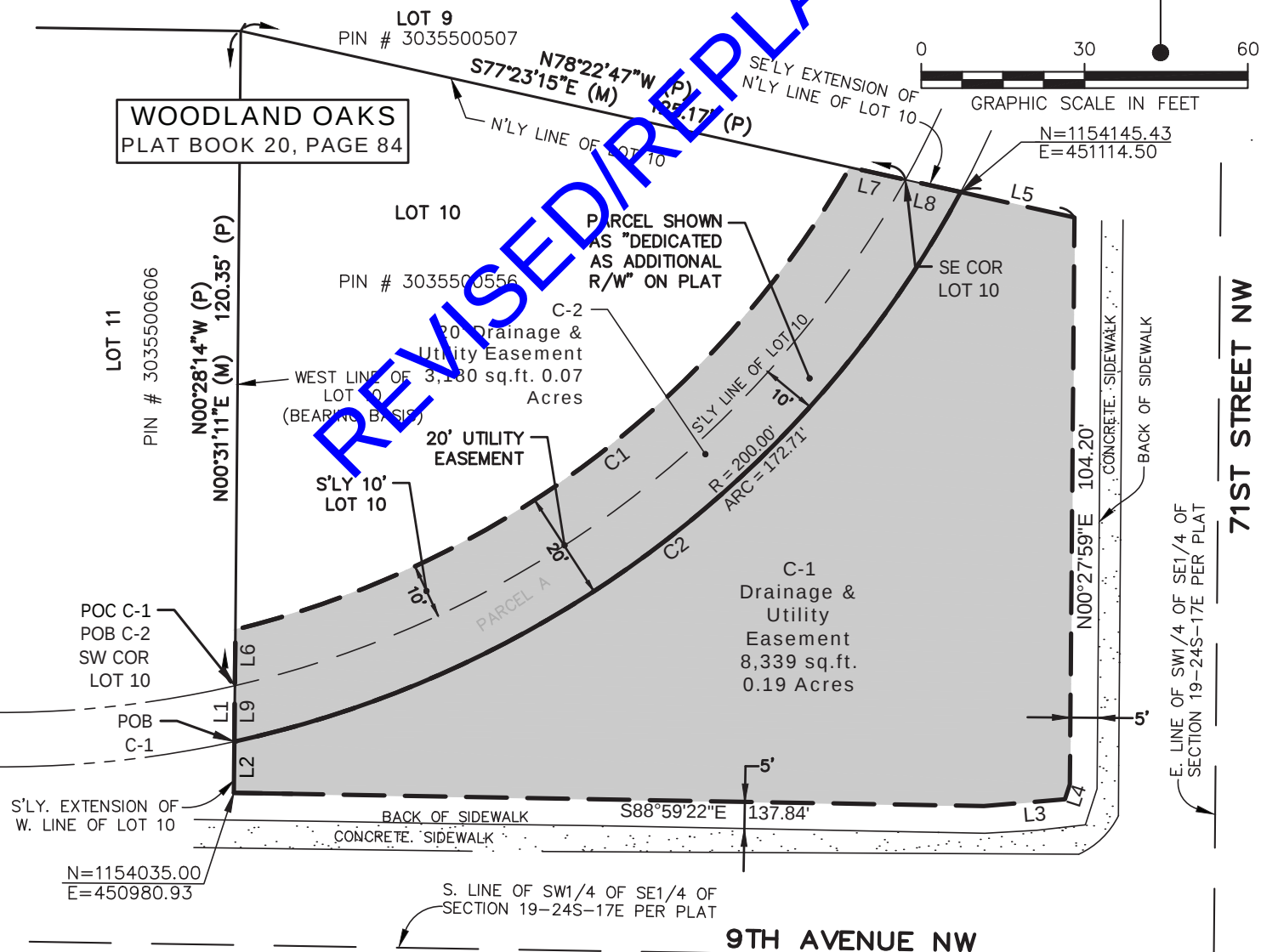
SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'	L5	N77°23'15"W	21.41'
L2	S00°31'11"W	9.54'	L6	N0°31'11"E	10.30'
L3	N85°11'32"E	14.96'	L7	S77°23'15"E	10.45'
L4	N18°01'44"E	2.88'	L8	S77°23'15"E	10.40'
			L9	N00°31'11"E	10.27'

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	145.26'	141.35'	N53°02'24"E	46°14'19"
C2	200.00'	172.71'	167.40'	S52°52'57"W	49°28'41"

LEGEND

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



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

SCALE: 1" = 30' FILE INDEX NO.

RESOLUTION R-26-043

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 L. Noll and Nancy P. 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. This site is located in Commission District Three; and

WHEREAS, Sections 336.09, 336.10 and 336.12, Florida Statutes, authorize the vacating and annulment and abandonment of roads and streets and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board; and

WHEREAS, the Applicants have complied with all applicable notice requirements pursuant to Section 336.10, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the application has been reviewed by the Property Management Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, the Property Management Department Director has prepared a report recommending to the Board approval of the application since the appropriate easements will be conveyed to the County; and

WHEREAS, a resolution declaring a notice of public hearing on said application was duly adopted by the Board and the notice of said public hearing was duly published in a newspaper of general circulation in Manatee County, Florida, in accordance with Section 336.10, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on June 2, 2026, to consider the advisability of exercising the authority granted by Section 336.09, Florida Statutes, and the Code to vacate portions of this right-of-way and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating portions of this right-of-way would not be in derogation of the public rights or needs of the County; and

WHEREAS, the Board has found that the right-of-way which is the subject of this resolution no longer serves a public purpose and is a proper subject for abandonment pursuant

to Chapter 336, Florida Statutes; and

WHEREAS, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

WHEREAS, vacation or abandonment of this property is in the best interest of the public.

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

1. The recitals set forth above are hereby adopted as findings of the Board and are incorporated herein by reference.
2. Upon request of the Applicants, the Board vacates, abandons, renounces and disclaims any right of the County and the public in and to the land described in Composite Exhibit A.
3. No portion of the land, or interest therein, described in Composite Exhibit A constitutes or was acquired for a state or federal highway.
4. This resolution serves only that purpose expressly stated in Paragraph 2, above. This resolution is not a development order and does not operate to amend any development orders applicable to the subject property to be vacated. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicants or any third party to the land described in Composite Exhibit A.
5. This resolution and vacation shall become effective after adoption and filing and recording of the required documents with the Clerk of the Circuit Court and in the Public Records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this 2nd day of June, 2026.

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

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk



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: 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....

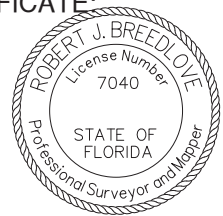
SCALE:N/A..... FILE INDEX NO.

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.



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

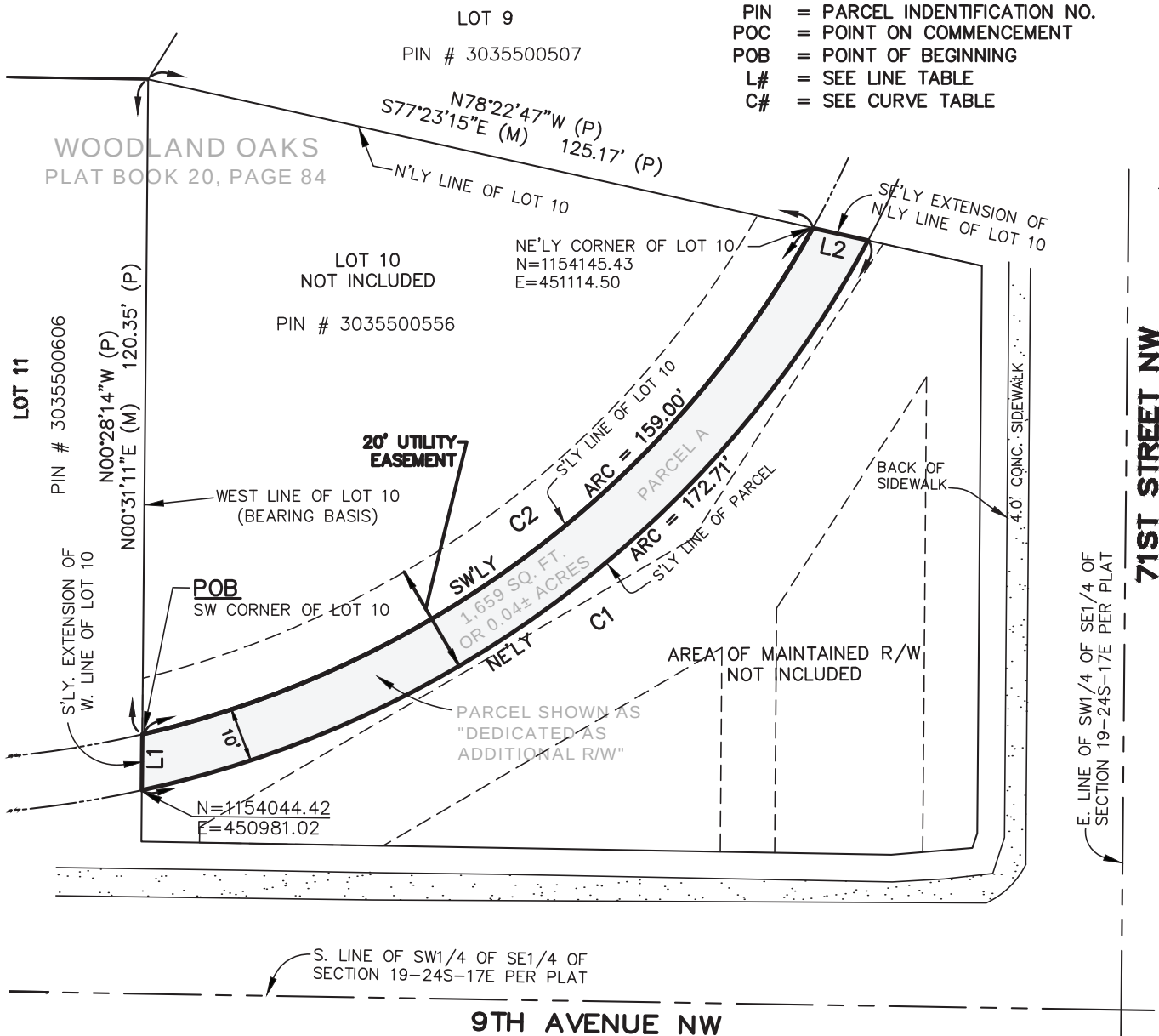
DATE: 12/23/25

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'

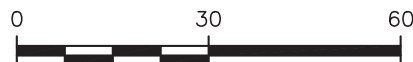
LEGEND

(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



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.



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

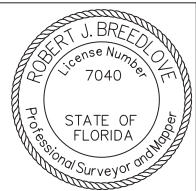
CERTIFIED TO:
 MANATEE COUNTY
 TERRY & NANCY NOLL

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:

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 & 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. ...295-2290.....

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



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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

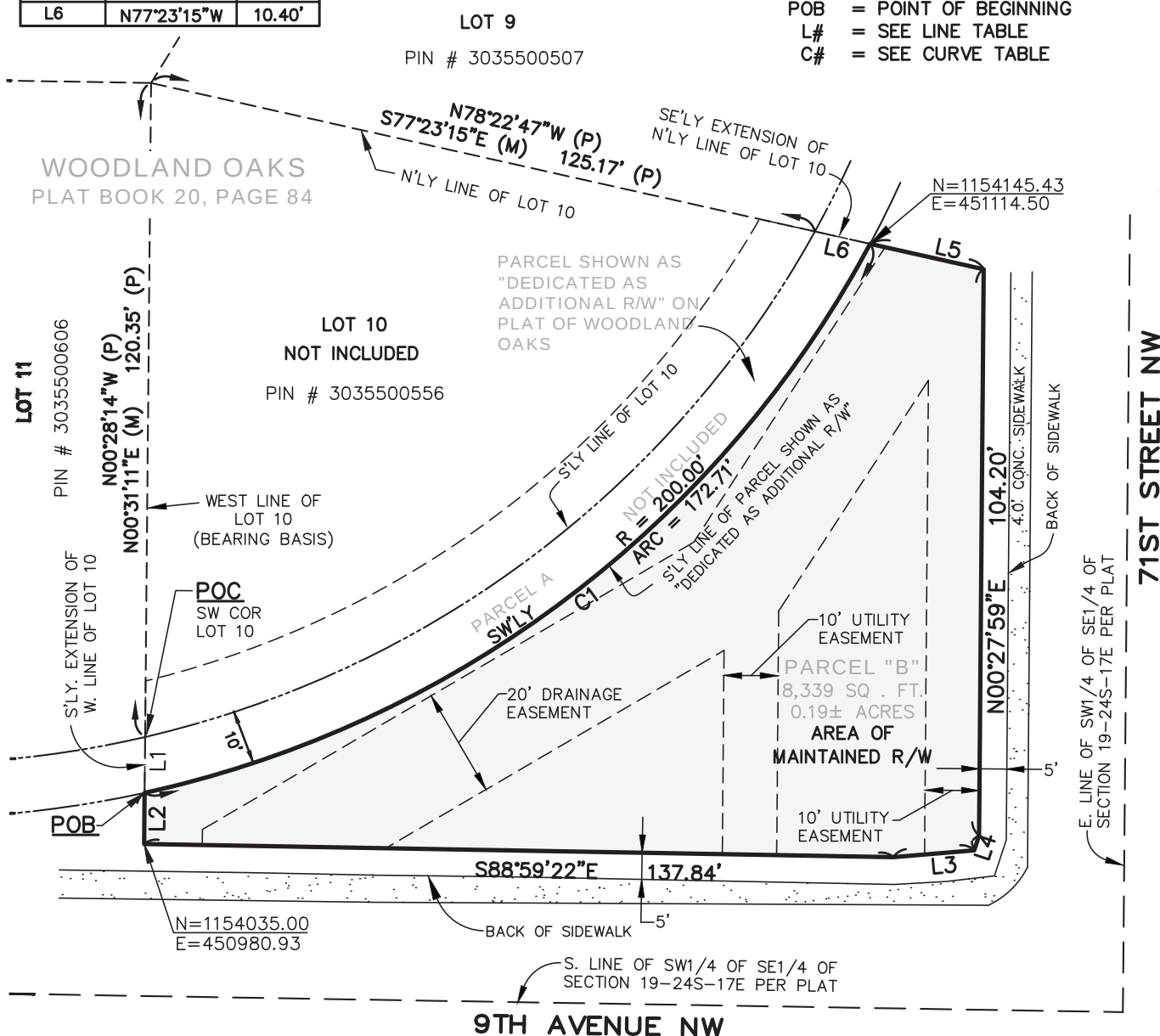
DATE: 1/07/26

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'

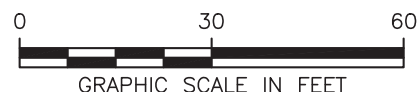
LEGEND

(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.

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: VAC2504-0001 – Utilities and Drainage Easement
PID NO: 3035500556

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERMANENT UTILITIES AND DRAINAGE EASEMENT

THIS INDENTURE made and entered into between **TERRY NOLL and NANCY NOLL**, husband and wife, whose mailing address is 7104 9th Avenue Northwest, Bradenton, Florida 34209, as “**Grantor**,” and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as “**Grantee**,”

W I T N E S S E T H:

THAT said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a ***nonexclusive, permanent easement for ingress, egress, construction, and maintenance of surface and/or underground utility and drainage facilities*** over, under, and across the property situate in Manatee County, State of Florida, more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year below written.

SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES.

Signed, sealed and delivered in the presence of two witnesses as required by law.

[Signature]
First Witness Signature

Lisa Crabtree
First Witness Printed Name

Address: 9000 Town Center Pkwy
Lakewood Ranch, FL 34202

[Signature]
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

GRANTOR:
TERRY NOLL, husband

[Signature]
Signature

Terry L. Noll
Grantor Printed Name

Date: 5/6/2206

STATE OF Florida
COUNTY OF manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- ☒ physical presence or
☐ online notarization

this 6 day of may, 2026, Terry Noll, husband, who

- ☒ is personally known to me or
☐ has produced _____ as

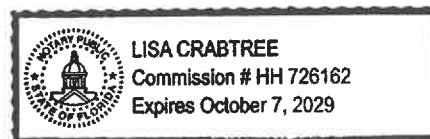
identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29



Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:

NANCY NOLL, wife

[Signature]
First Witness Signature

Lisa Crabtree
First Witness Printed Name

Nancy Noll
Signature

Nancy Noll
Grantor Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

Date: 5/6/26

Caitlyn DeLoach
Second Witness Signature

Caitlyn DeLoach
Second Witness Printed Name

Address: 9000 Town Center Parkway
Lakewood Ranch, FL 34202

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- ☒ physical presence or
☐ online notarization

this 6 day of May, 2026, Nancy Noll, wife, who

- ☒ is personally known to me or
☐ has produced _____ as
identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]
Signature of Notary Public

(Legibly print, type, or stamp
commissioned name of Notary Public
and affix official notary seal below.)

My Commission Expires: 10/7/29





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: May 18, 2026

Subject: Vacation Application VAC2504-0001 to vacate two portions of right-of-way in the Woodland Oaks Subdivision Plat, as recorded in 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 of 7104 9th Avenue Northwest, Bradenton, Florida 34209.

An application has been made by Terry and Nancy Noll (Applicants), to vacate two portions of right-of-way in the Woodland Oaks Subdivision Plat, as recorded in Plat Book 20, Page 84, of the Public Records of Manatee County, Florida. The subject right-of-way is located between the corner of 9th Avenue Northwest and 71st Street Northwest, Bradenton, Florida 34209, south of 7104 9th Avenue Northwest, Bradenton, Florida 34209. The area to be vacated consists of approximately 9,998 square feet or 0.26 acres, more or less.

The Board of County Commissioners (Board) adopted Resolution R-26-042 on April 21, 2026, declaring a public hearing to consider the vacation application. I have reviewed the vacation application and all jurisdictional review responses. Since the Applicants have offered to convey the necessary easements to the County to address the conditional objections relating to County infrastructure, as raised by the Manatee County Field Maintenance, Stormwater, and Utilities Divisions, pursuant to Section 312.4.A.6.b of the Manatee County Land Development Code, I recommend adoption of Resolution R-26-043 to vacate the two portions of right-of-way. However, and recognizing that this is outside the scope of the vacation application, the Property Management Department Director would not recommend any future relocation of the County's infrastructure at the County's expense for the sole benefit of the Applicants, or any future property owners. Any future relocation of County infrastructure requested to facilitate private redevelopment or other private purposes shall be the responsibility of the requesting property owner, subject to County review and approval.

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

Signature: *Cary Knight*

Email: cary.knight@mymanatee.org

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

Serial Number
26-00668M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

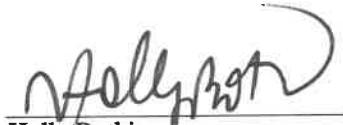
being a Notice of Public Hearing

in the matter of Meeting on June 2, 2026 at 9:00am

in the Court, was published in said newspaper by print in the issues of 4/24/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of April, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Terry and Nancy Noll to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2504-0001 and seeks to vacate two portions of right-of-way as recorded in Woodland Oaks Subdivision Plat, in Plat Book 20, Page 84, of the Public Records of Manatee County, Florida, and located in Section 19, Township 34 South, Range 17 East.

On the 2nd of June, 2026, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

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 LOCATED IN WOODLAND OAKS SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located south of the property at 7104 9th Avenue Northwest in Bradenton and is 9,998 square feet (0.26 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is RSF-6 and RES-4.5, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3993.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.
April 24, 2026

26-00668M

AFFIDAVIT OF NOTICE

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

1. I have personal knowledge of all matters set forth in this affidavit.
2. I am one of the co-owners of the fee simple title to certain real property situated in Manatee County, Florida, more particularly described in the vacation application filed with Manatee County assigned application number VAC2504-0001.
3. Pursuant to said vacation application, I have caused the required public notice sign(s) to be posted as required by Section 312 of the Manatee County Land Development Code (LDC).
4. Pursuant to said vacation application and the instructions provided, I have caused the required public notice sign(s) to be posted as follows:

Notice shall be posted no more than fifteen (15) feet from the front lot line, so as to be clearly visible from the public right-of-way.
5. Pursuant to said vacation application, I certify that the required public notice sign(s) was/were posted in compliance with the standards of Chapter 3 of the Manatee County LDC.
6. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

TERRY NOLL

[Signature]

Signature

STATE OF Florida
COUNTY OF Maricopa

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

☒ physical presence or

☐ online notarization

this 6 day of May, 2026, Terry Noll, who

☒ is personally known to me or

☐ has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

Signature of Notary Public

(Legibly print, type, or stamp commissioned
name of Notary Public and affix official
notary seal below.)

My Commission Expires: 10/7/2029





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	

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.

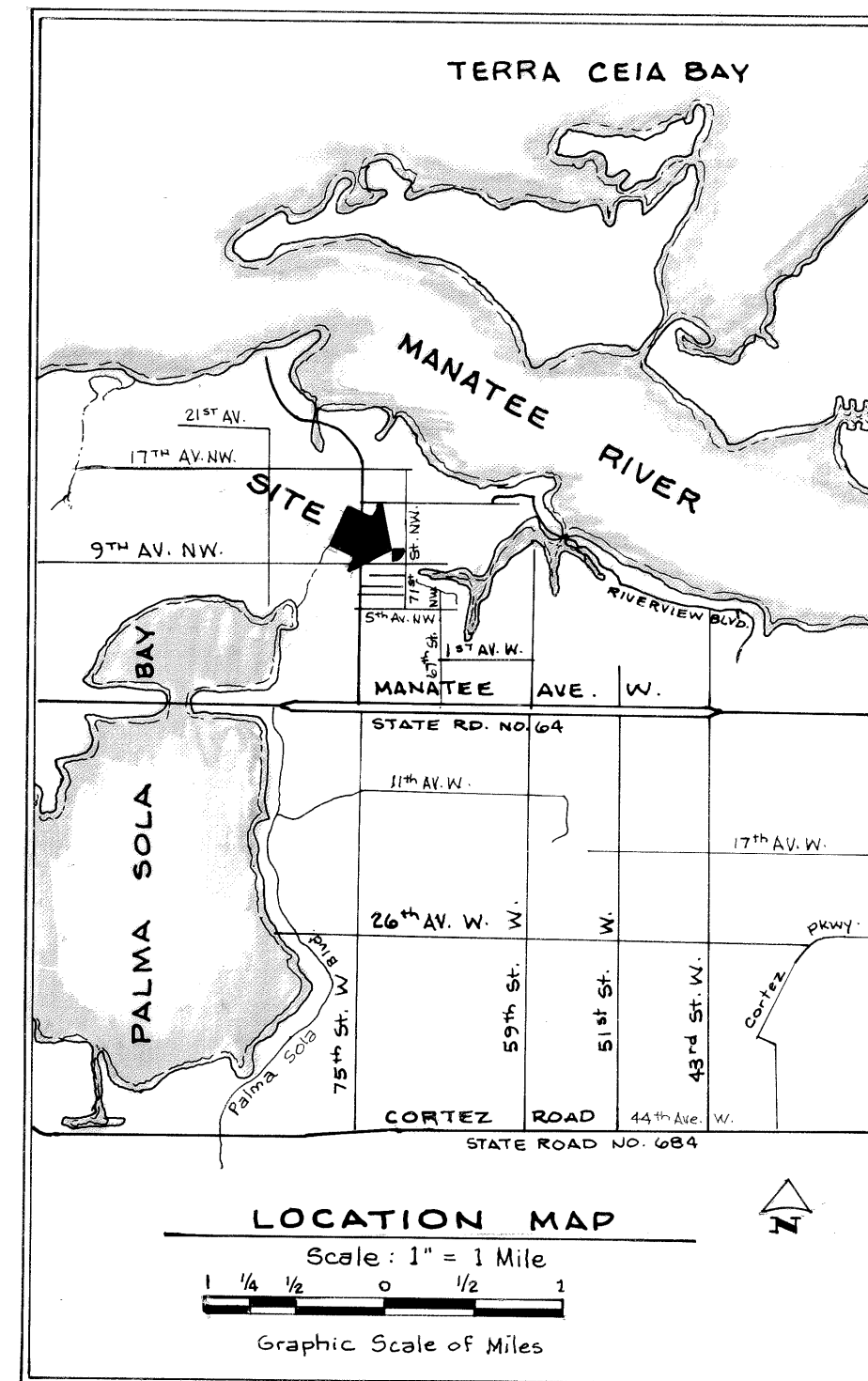
SURVEYOR'S CERTIFICATE

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 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

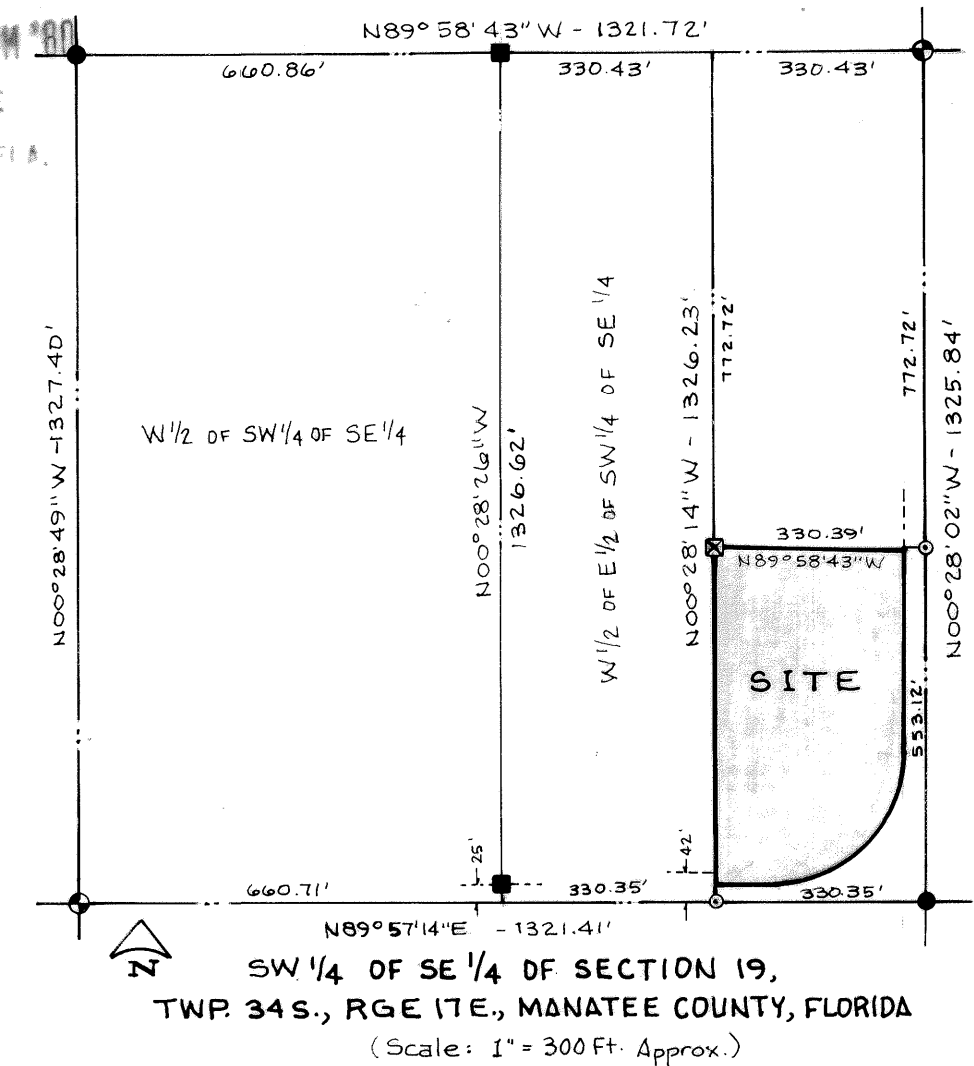
WOODLAND OAKS SUBDIVISION

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
CITY
MANATEE CO. FLA.

CURVE DATA

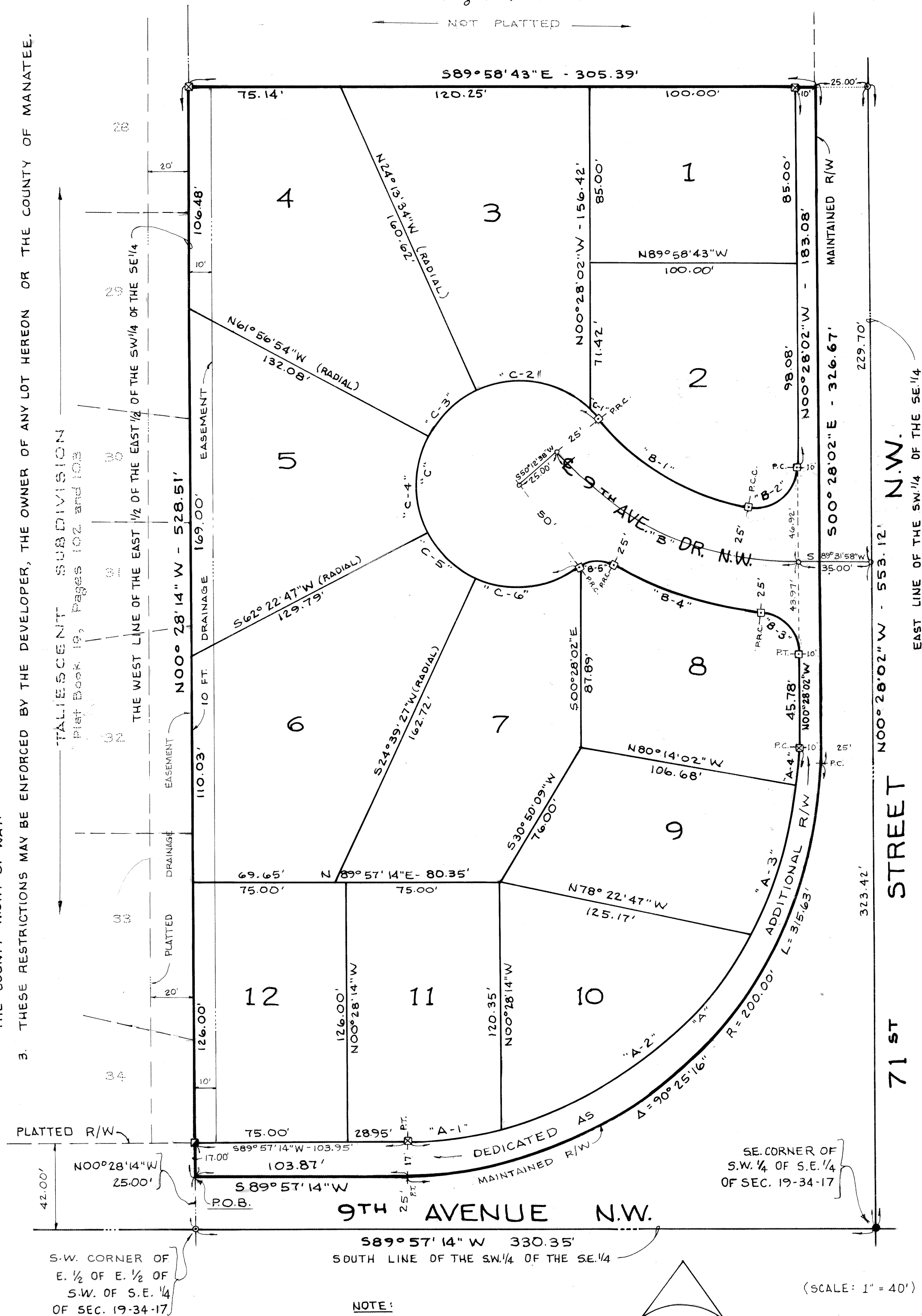
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
"A"	90°25'16"	190.00'	299.85'	(91.40')	269.69'
"A-1"	14°00'49"	190.00'	46.47'	23.35'	46.36'
"A-2"	47°56'51"	190.00'	159.00'	84.49'	154.40'
"A-3"	22°55'06"	190.00'	76.00'	38.52'	75.49'
"A-4"	05°32'30"	190.00'	18.38'	9.20'	18.37'
"B"	50°40'40"	150.00'	132.67'	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:

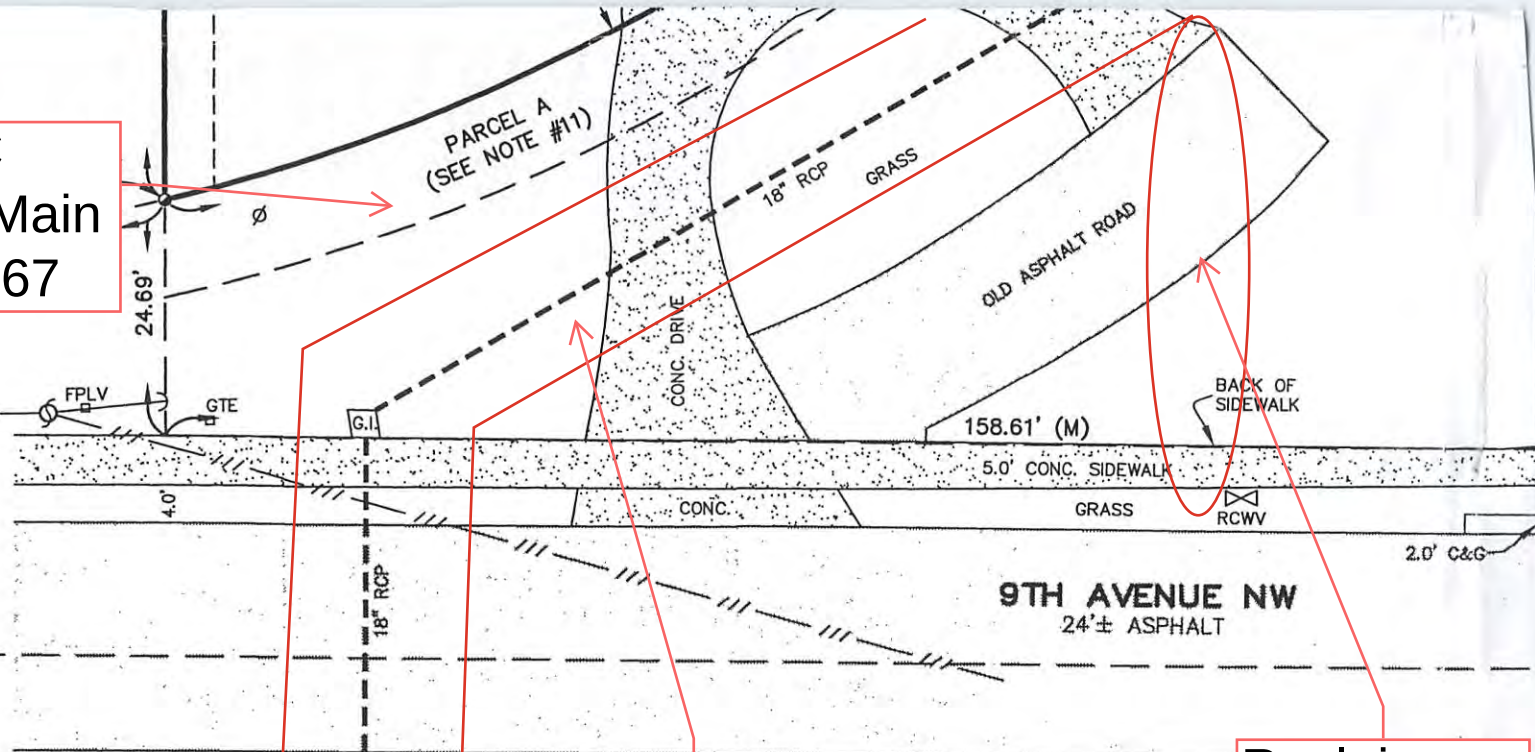
- Redlined Affidavit of Notice
- Redlined Notice of Public Hearing
- Redlined Resolution Declaring a Public Hearing
- Redlined Resolution Adopting Vacation
- Redlined Memorandum to the Board Recommending
- Redlined Sufficiency Review Memorandum
- Redlined Permanent Utilities and Drainage Easement
- CAO's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



WM
MONUMENT
NOT FOUND
P.T.

4" PVC
Water Main
R# 00467



Storm Drain per
Land Development

Reclaim
Service per
R # 01648

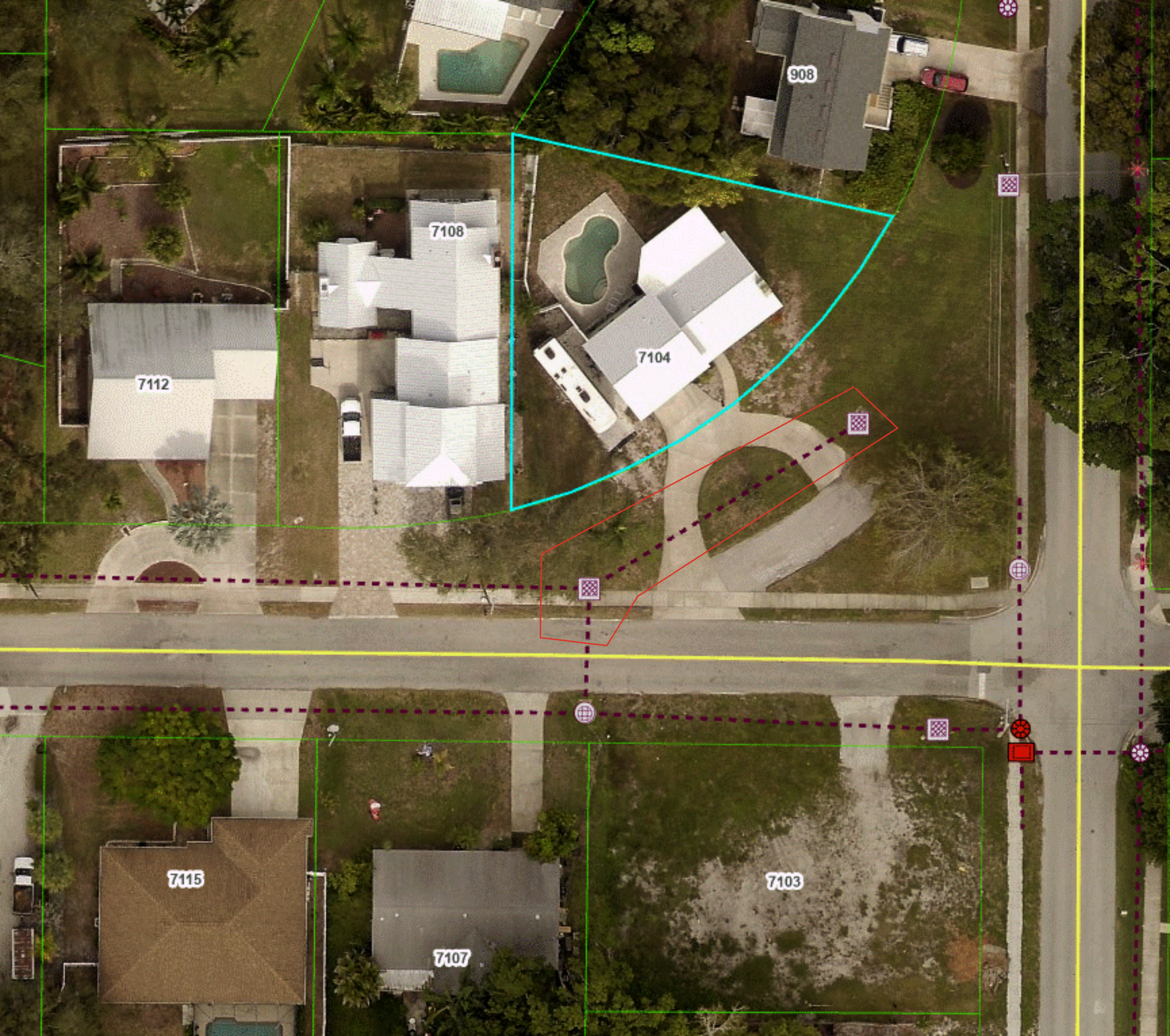
LEGEND

- = 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



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 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.



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620 8th AVENUE WEST, PALMETTO, FL 34221
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LEO MILLS, JR. - PSM 3513

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AND MAPPING SOCIETY

DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL

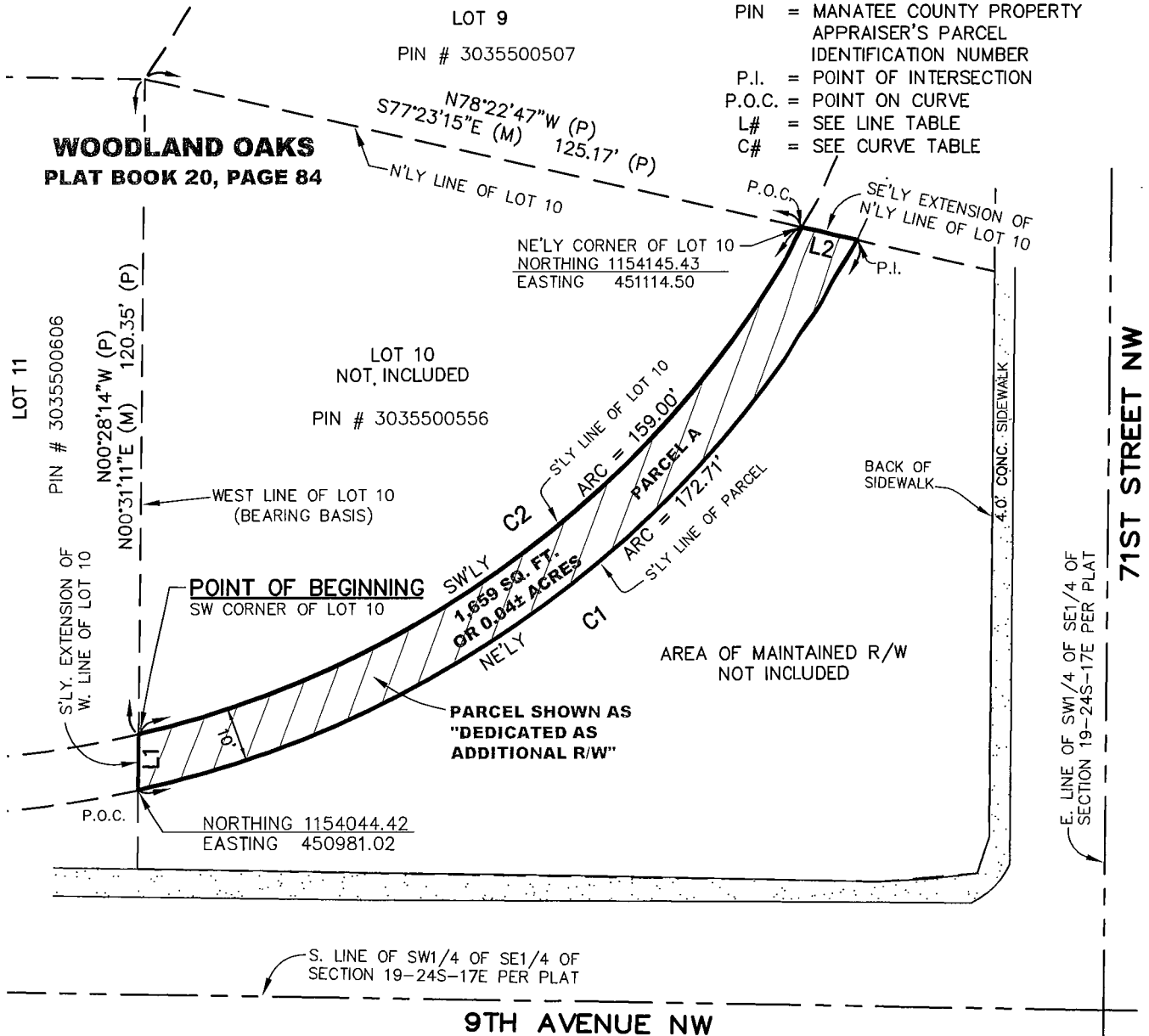
DATE: 06/27/24

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

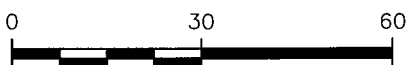
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	N77°23'15"W	10.40'

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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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
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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:

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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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DESCRIPTION & SKETCH FOR VACATION & EASEMENT

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL

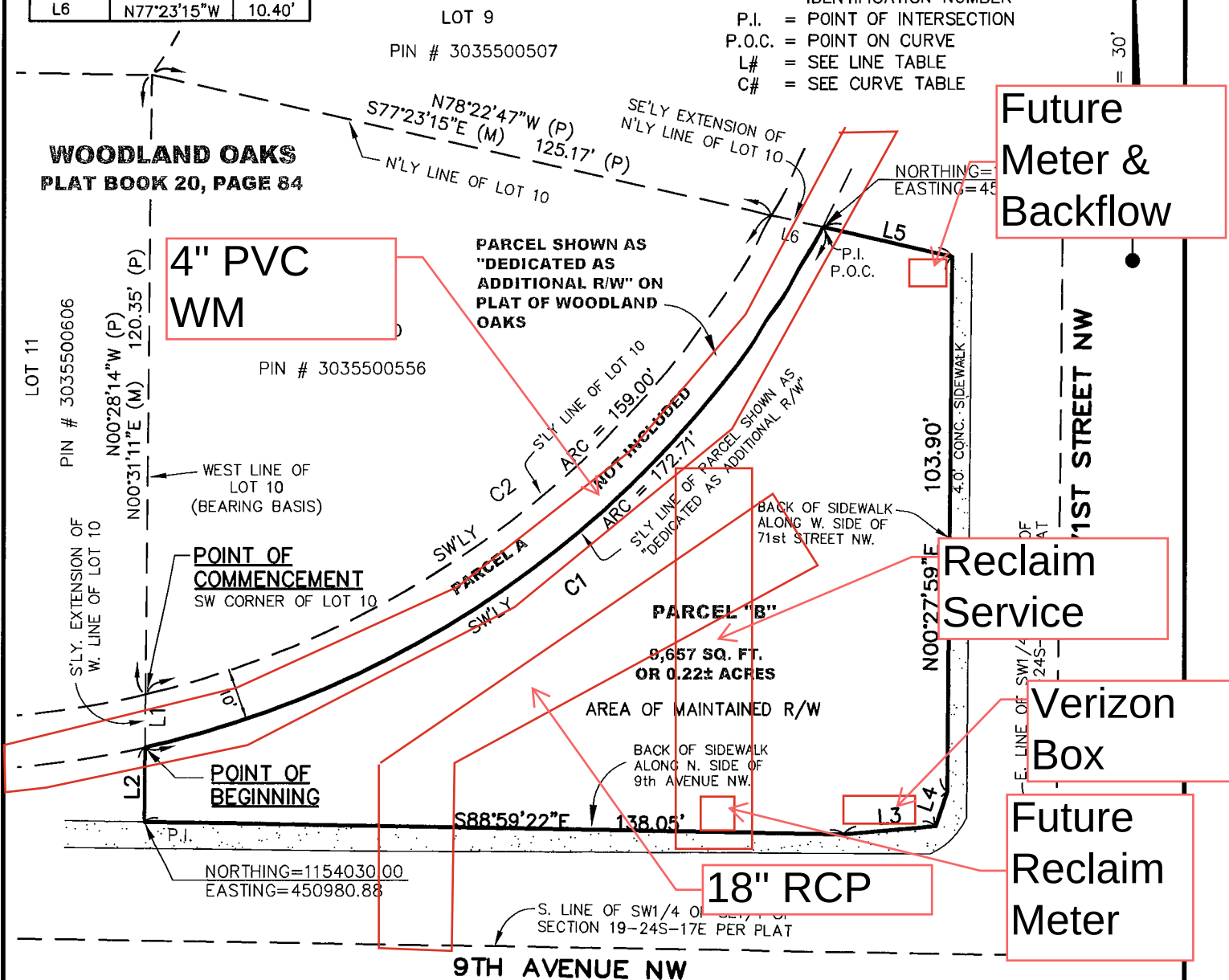
DATE: 06/27/24

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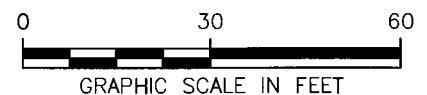
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	S00°31'11"W	14.42'
L3	N85°11'32"E	18.53'
L4	N18°01'44"E	6.97'
L5	N77°23'15"W	26.53'
L6	N77°23'15"W	10.40'

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



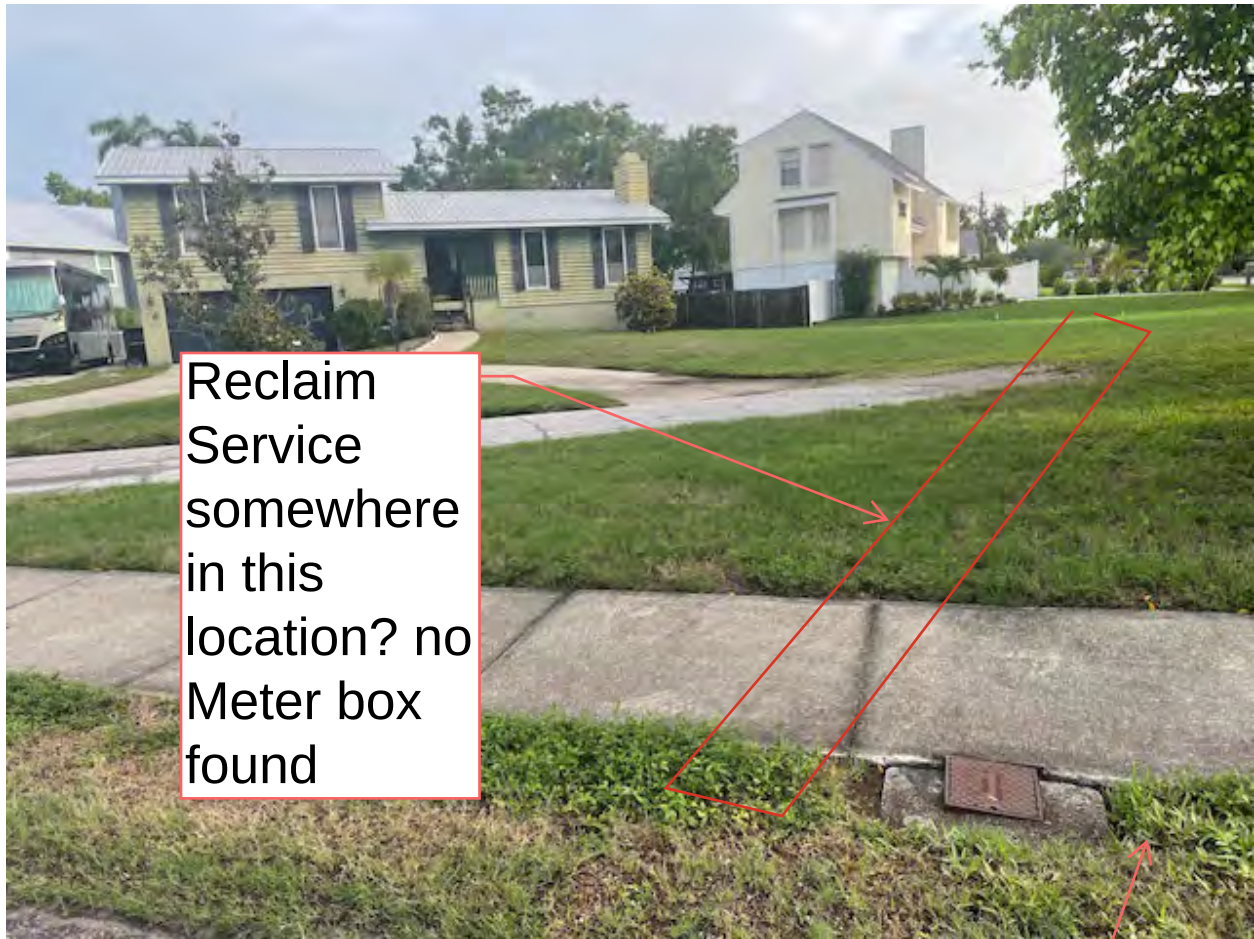
CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	S 52°52'57" W	49°28'43"
C2	190.00'	159.00'	154.40'	S 52°57'24" W	47°56'51"



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

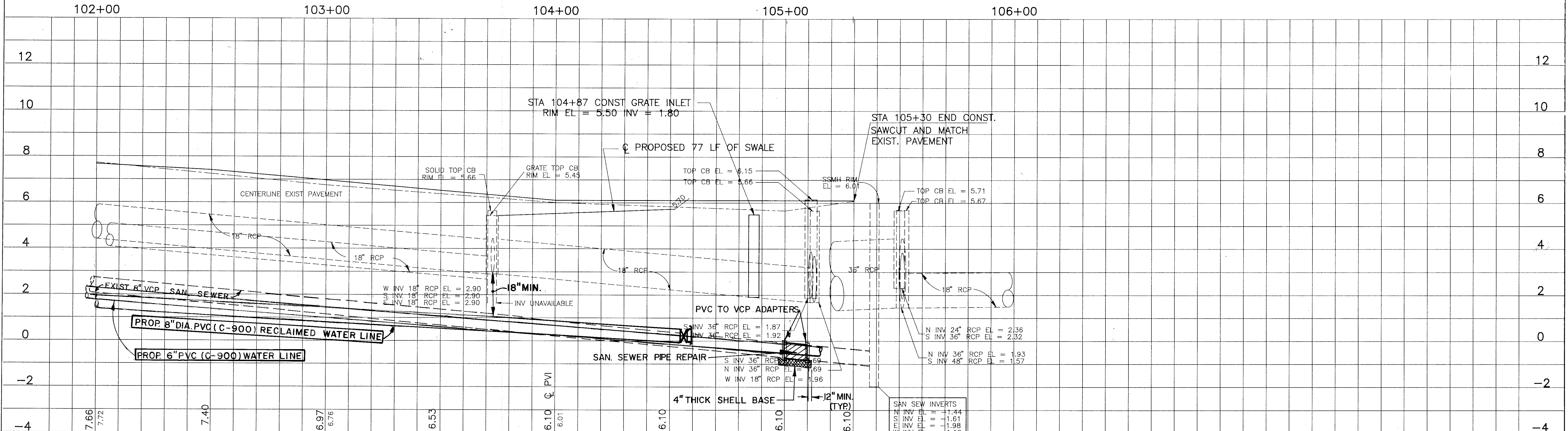
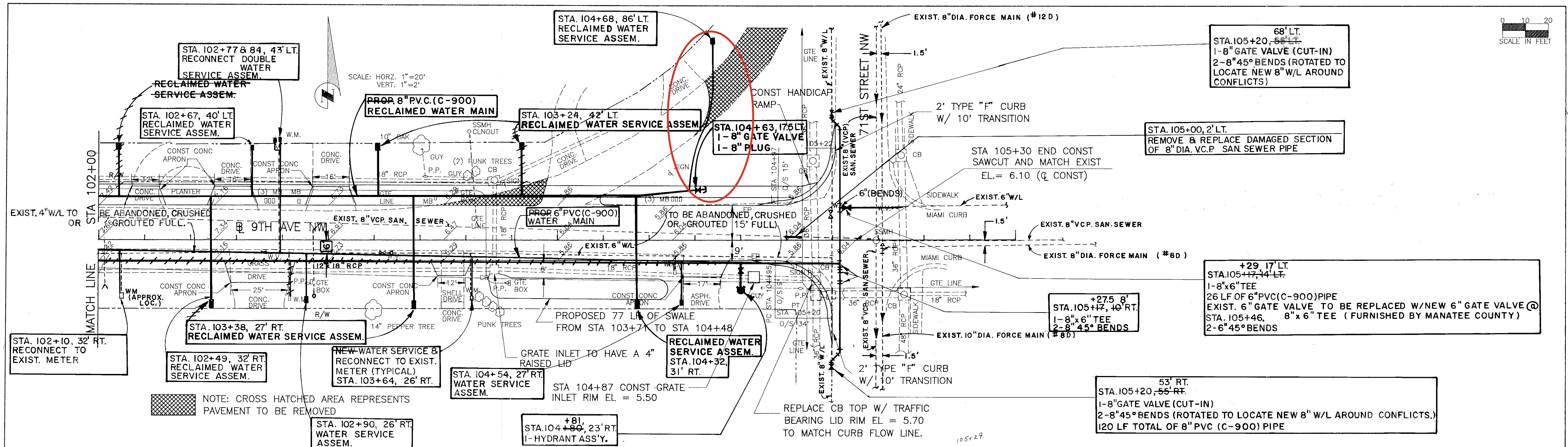


805.1. Utility Easements.

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.



PLAN ~ BOOK NO. 87-33										PROFILE ~ BOOK NO. 87-33										BY			CHECKED BY			DATE			PUBLIC WORKS DEPT.			TITLE																	
Surveyed	By	Date	Checked By	Date	Surveyed	By	Date	Checked By	Date	Quantities														9TH AVE NW UTILITY RELOCATIONS / INSTALLATIONS			Dwg. Date																						
Plotted	M.WIEPERT	8/92			Plotted	M.WIEPERT	8/92																	Dwg. No. P102-106			Dwg. Date																						
Alignment					Grades					Designed	8/12/93		8/93											Approved			Date			Sht. 6 of 9 Shts.																			
Right of Way					BM'S Noted					Drawn	GGG													AUG. 1993			Proj. No.			4114-U																			
VERTICAL SCALE					HORIZONTAL SCALE					Structure Notes																																							
RECORD DWG. 10/94																																																	
MOVED 6" W/L TO EAST																																																	
OF EXISTING W/L																																																	
BID ADDENDUM #1																																																	
11/2/93																																																	
DATE																																																	

T-154
153
42-02

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.

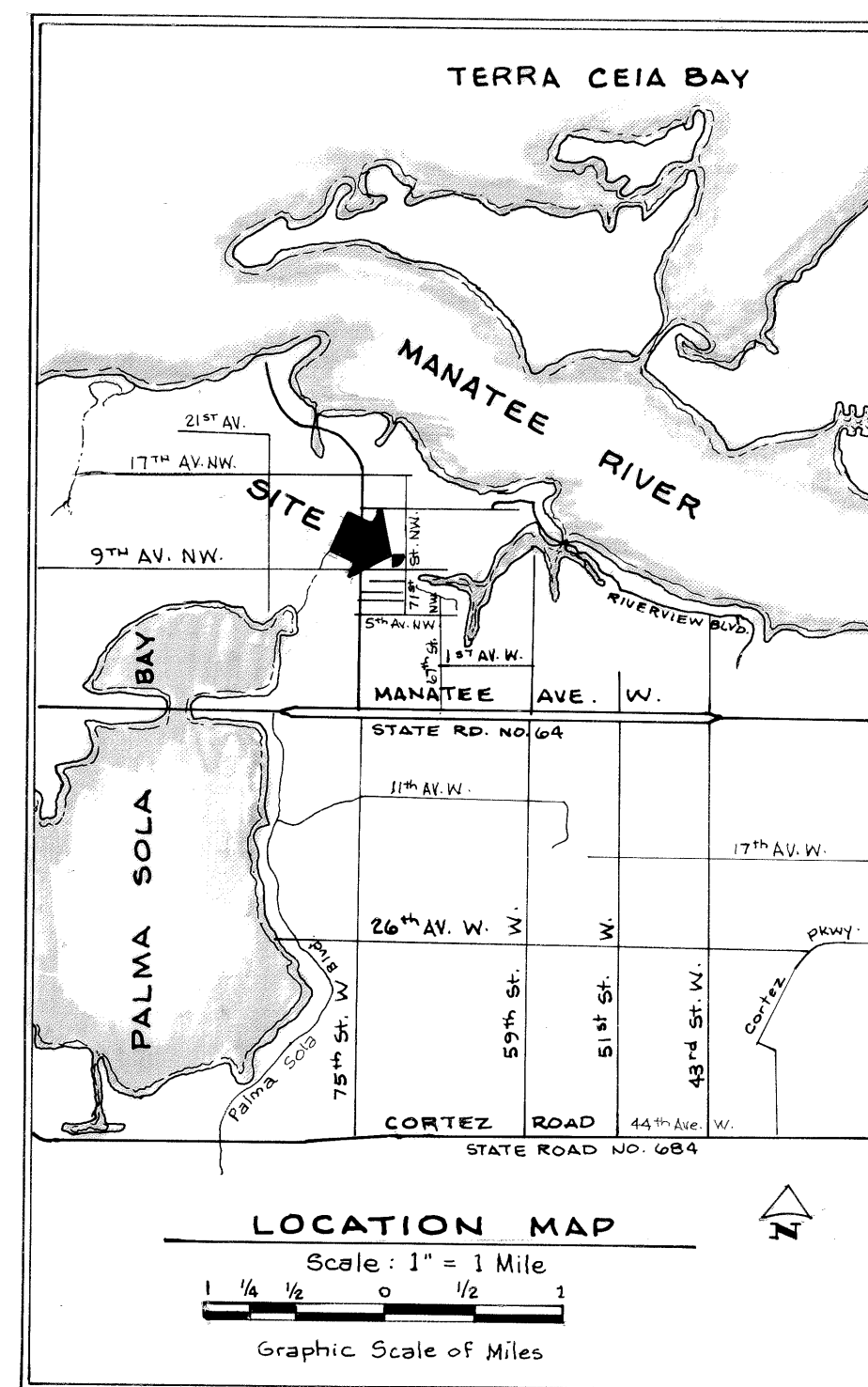
SURVEYOR'S CERTIFICATE

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 H. 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

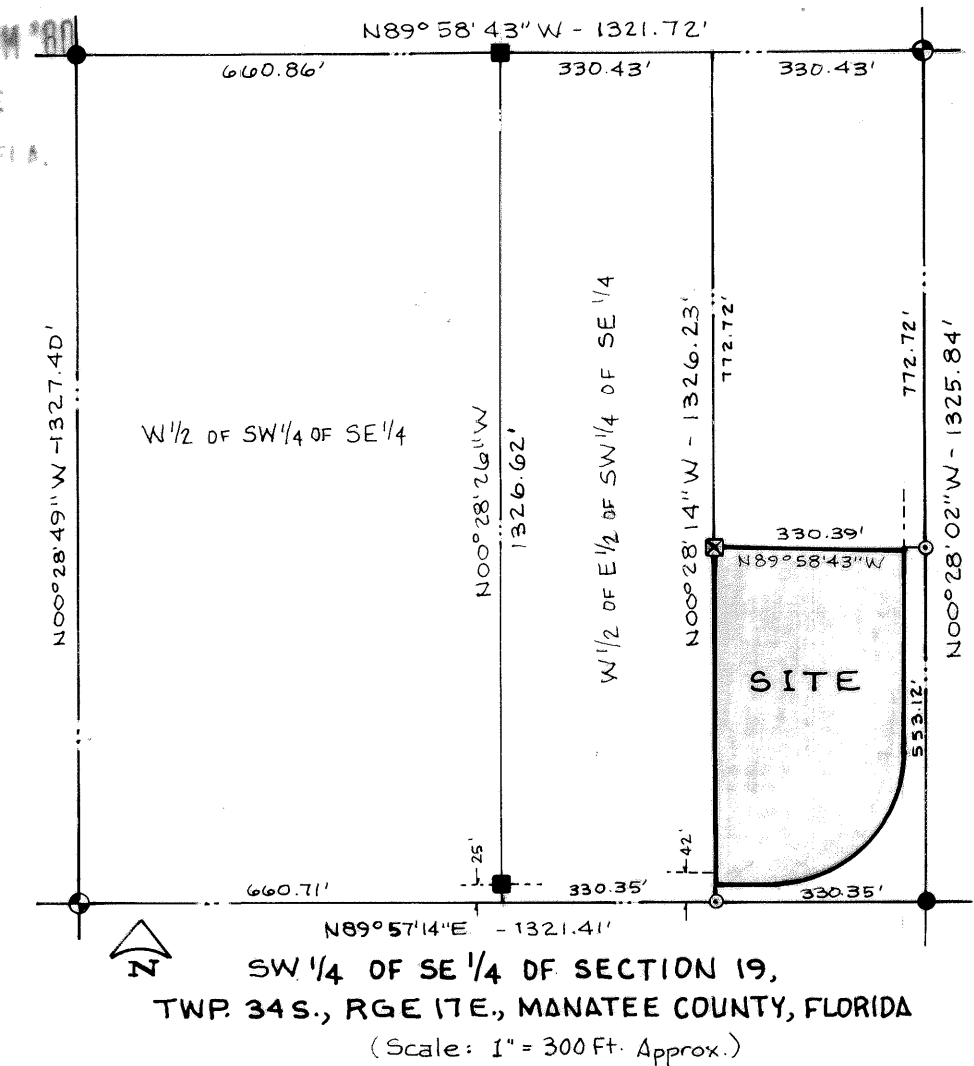
WOODLAND OAKS SUBDIVISION

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

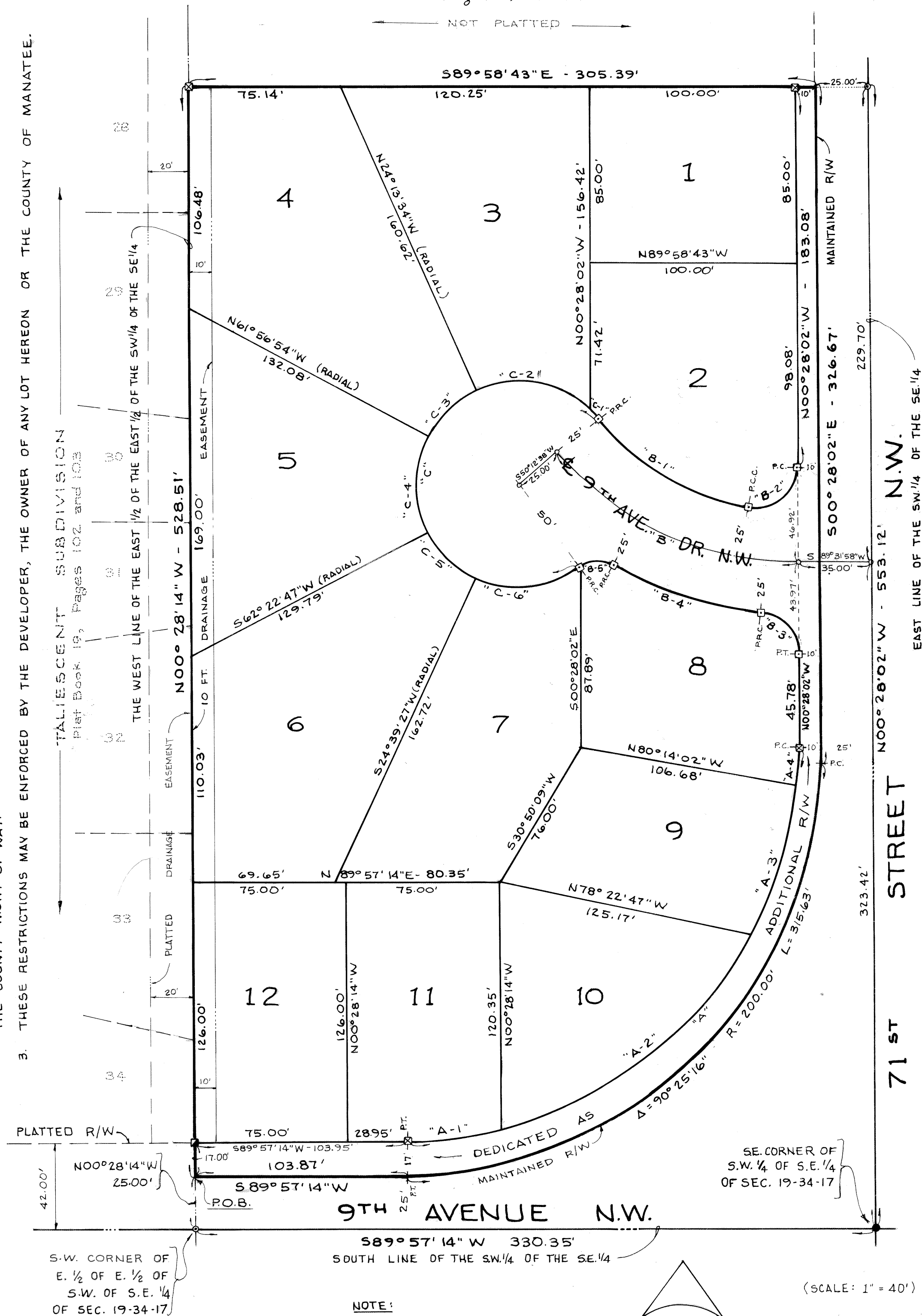
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
"A"	90°25'16"	190.00'	299.85'	(91.40')	269.69'
"A-1"	14°00'49"	190.00'	46.47'	23.35'	46.36'
"A-2"	47°56'51"	190.00'	159.00'	84.49'	154.40'
"A-3"	22°55'06"	190.00'	76.00'	38.52'	75.49'
"A-4"	05°32'30"	190.00'	18.38'	9.20'	18.37'
"B"	50°40'40"	150.00'	132.67'	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'

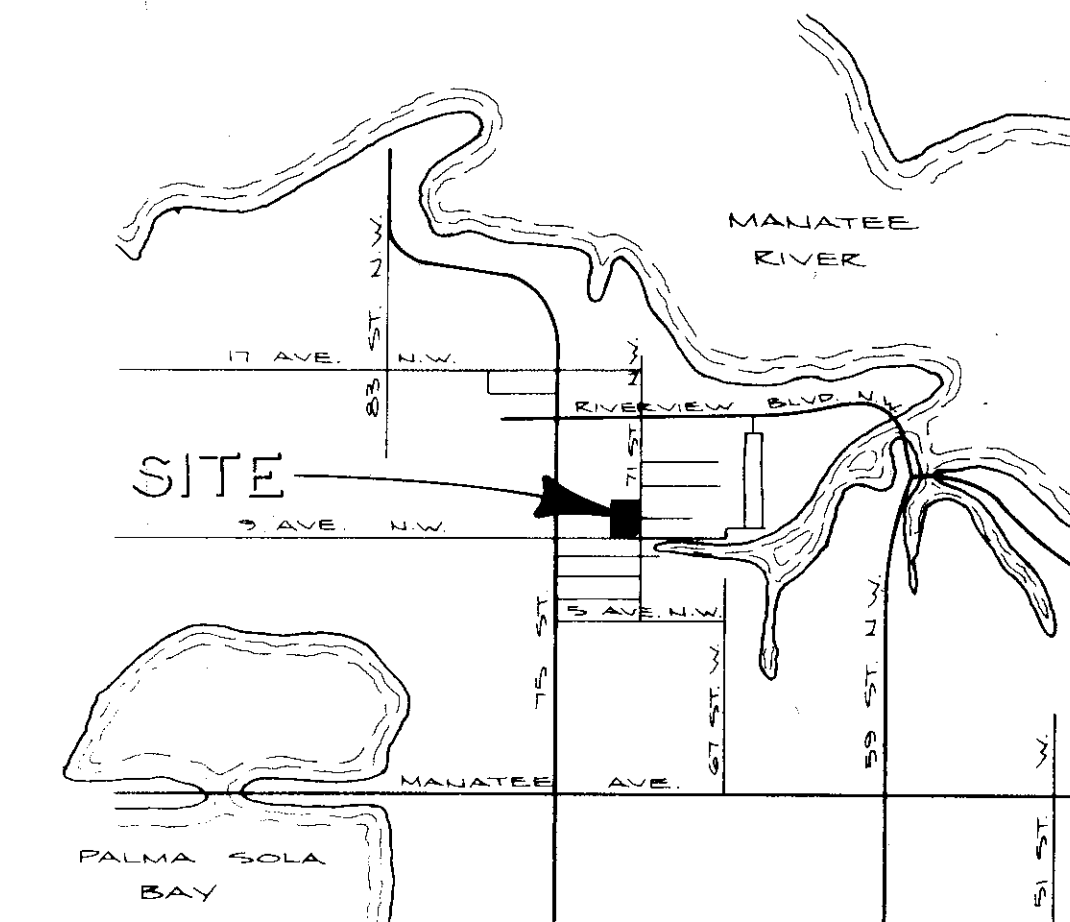
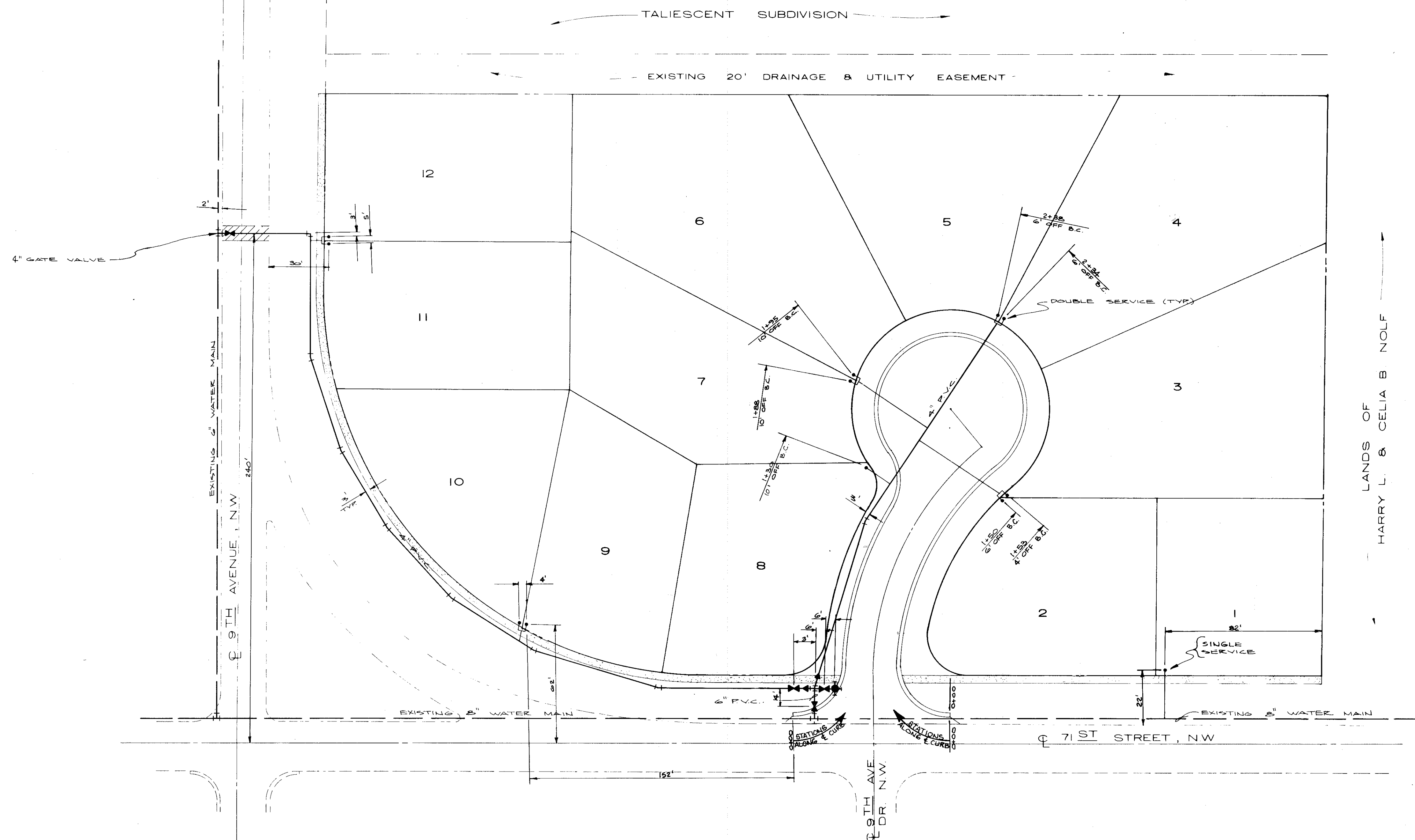
LEGEND

● - 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

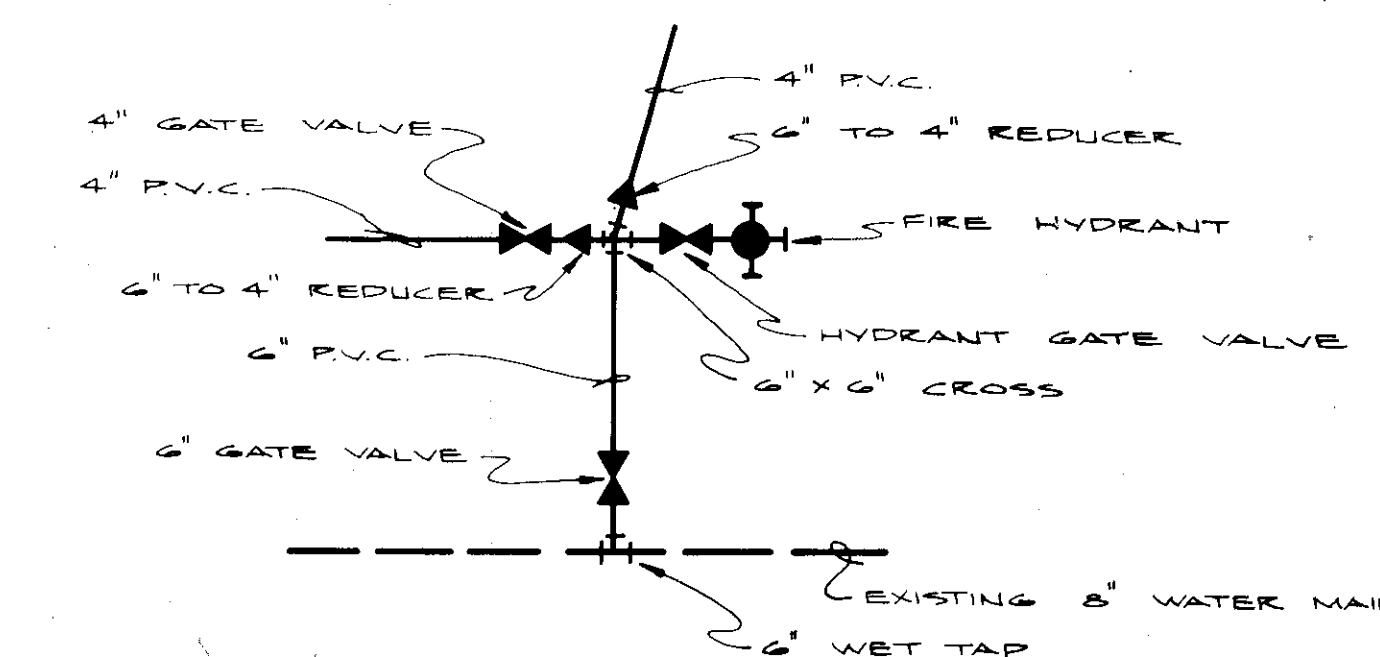
RESTRICTIONS:

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.





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