

RESOLUTION R-16-066

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been made by Manatee McKay Properties, LLC, and McKay Point Properties, Inc., (Applicants) to vacate a portion of the plat of the “Subdivision of Lot 8, Block 3 of G.H. Judd’s Subdivision of Sneads Island, Recorded in Plat Book 1, Page 222,” as recorded in Plat Book 1, Page 292, of the Official Records of Manatee County, Florida, located in Section 17, Township 34 South, Range 17 East, and more particularly described in Exhibit A attached hereto and by this reference provided herein. This site is located in Commission District One; and

WHEREAS, Sections 177.101, 336.09, 336.10 and 336.12, Florida Statutes, authorize the vacating and annulment and abandonment of plats subdividing land, 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 of County Commissioners (Board); and

WHEREAS, Applicant McKay Point Properties, Inc., owns the fee simple title to the entire portion of the plat sought to be vacated; and

WHEREAS, this vacation will not affect the ownership or right of convenient access of persons owning other properties in the area; and

WHEREAS, the Applicants have complied with all applicable notice requirements pursuant to Sections 177.101 and 336.10, Florida Statutes, and the County’s Land Development Code (the Code); and

WHEREAS, the Applicants have attached to the application all required proof of publication and certificates showing all state and county taxes have been paid; 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; 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 177.101, Florida Statutes, and the Code; and

WHEREAS, a public hearing was held on Tuesday, May 24, 2016, to consider the application to vacate a portion of this plat and the Board was fully advised and informed in the premises; and

WHEREAS, the Board has determined that vacating a portion of this plat would not be in derogation of the public rights or needs of the County; 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 portion of this plat is in the best interests of the public; and

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

1. Upon request of the Applicant, the Board vacates the portion of the plat described in Exhibit A, incorporated herein by reference.
2. This resolution shall take effect upon recordation in the public records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this 24 day of May, 2016.



**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 & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

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

22 NORTH POLK AVENUE, ARCADIA, FL 34266
PHONE: (863)993-4141 FAX: (863)993-2646

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

SKETCH OF DESCRIPTION

FOR: **McKAY POINT PROPERTIES, INC**

DATE: **9-26-15**

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

SHEET 1 OF 2 SHEETS


SEE SHEET 2 FOR GRAPHIC DEPICTION

CERTIFIED TO:

McKAY POINT PROPERTIES, INC.
McGUIRE & McGUIRE, P.A.
MANATEE COUNTY

EXHIBIT "A"

SURVEYOR'S CERTIFICATE:

BY: 
LEO MILLS, JR.
REGISTERED STATE OF FLORIDA
PROFESSIONAL SURVEYOR &
MAPPER NO. 3513

DESCRIPTION:

LOTS 1 THRU 10 INCLUSIVE, OF THE SUBDIVISION OF LOT 8, BLOCK 3 OF G.H. JUDD'S SUBDIVISION OF SNEADS ISLAND, RECORDED IN PLAT BOOK 1, PAGE 222 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 292, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF "MANATEE BOULEVARD" AS SHOWN ON SAID PLAT LYING SOUTH OF SAID LOTS, ALL THE ABOVE EXTENDED SOUTH TO THE WATERS OF THE MANATEE RIVER. LYING AND BEING IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

NOTES:

1. THIS PLAT IS A SKETCH OF DESCRIPTION ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF 13TH AVENUE WEST BEING ASSUMED AS N89°51'45"E.
3. THIS "SKETCH OF DESCRIPTION" HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THIS "SKETCH OF DESCRIPTION" 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.
5. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
6. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM BASED ON DEEDS OF RECORD.
7. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 29897.0000/6.
8. THIS "SKETCH OF DESCRIPTION" 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.
9. MAINTAINED RIGHT-OF-WAY FOR SNEAD ISLAND ROAD (ALSO KNOWN AS 13th STREET WEST) AS RECORDED IN ROAD PLAT BOOK 1, PAGES 81-86, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, IS NOT CLEARLY LOCATED ON SAID MAPS. AN EXAMINATION OF SAID MAPS INDICATE THE PLATTED RIGHT-OF-WAY AS SHOWN ON THE PLAT OF G.H. JUDD'S SUBDIVISION (PLAT BOOK 1, PAGE 222) OF SAID PUBLIC RECORDS, IS THE INTENDED RIGHT-OF-WAY AT THE SUBJECT PROPERTY.
10. THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN HEREON IS LOCATED AT THE FACE OF THE SEAWALL AND IS BASED ON A PREVIOUS SURVEY BY THIS FIRM, PREPARED FOR McKAY POINT PROPERTIES, INC.; DATED 12-31-96; JOB NO. B8492.
11. THE LOCATION OF MANATEE BOULEVARD AS SHOWN HEREON IS BASED ON THE PLAT OF G.H. JUDD'S SUBDIVISION, PLAT BOOK 1, PAGE 222, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

JOB NO. **B 4892**

SCALE: **NONE**

FILE:

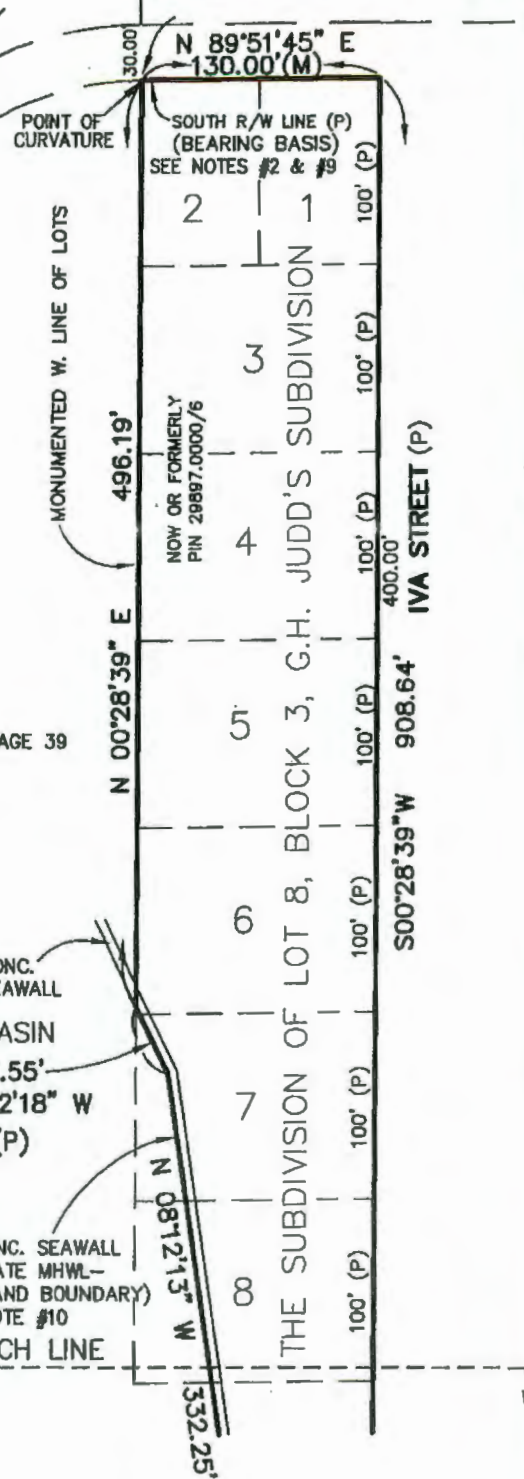
SHEET 2 OF 2 SHEETS

SEE SHEET 1 FOR DESCRIPTION & NOTES

THIS "SKETCH OF DESCRIPTION" 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.

SCALE : 1" = 100'

**13th STREET WEST
(SNEADS ISLAND ROAD)**



LEGEND

R/W	=	RIGHT-OF-WAY
(P)	=	PLAT
M.H.W.L.	=	MEAN HIGH WATER LINE
PIN	=	MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER

VACATED IN DEED BOOK 324, PAGE 39

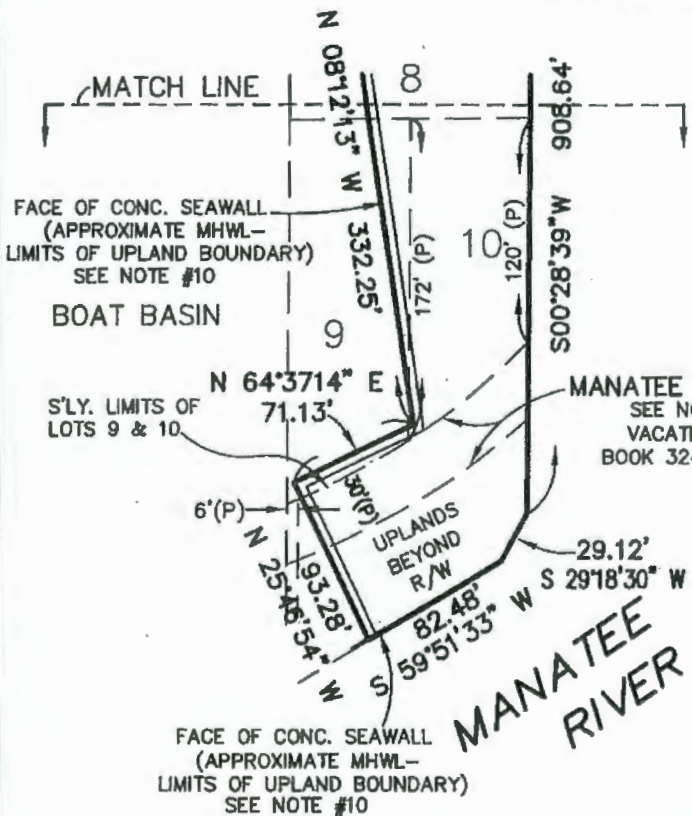


EXHIBIT "A"

JOB NO. ...B.4892.....

SCALE: 1"=100'

FILE: