

RESOLUTION R-21-081

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.

WHEREAS, an application has been made by Adam W. Robson and Shawna Robson (Applicant) to vacate a portion of the Harbor Hills Plat, as recorded in Plat Book 3, Page 2, of the Public Records of Manatee County, Florida, located in Section 29, 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 Three; and

WHEREAS, Section 177.101, Florida Statutes, authorizes the vacating and annulment and abandonment of plats subdividing land 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, the Applicant 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 Applicant has complied with all applicable notice requirements pursuant to Section 177.101, Florida Statutes, and the County's Land Development Code (the Code); and

WHEREAS, the Applicant has 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 the 24th day of August, 2021, 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 a portion of this plat is in the best interests of the public.

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 a 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 24th day of August, 2021.



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

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

EXHIBIT "A"

PROPOSED SKETCH OF DESCRIPTION

A PORTION OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 17 EAST
(NOT A SURVEY)



LEGAL DESCRIPTION:

PORTION OF LOTS 9 AND 10, BLOCK 10, HARBOR HILLS SUBDIVISION, AS RECORD IN PLAT BOOK 3, PAGE 2, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

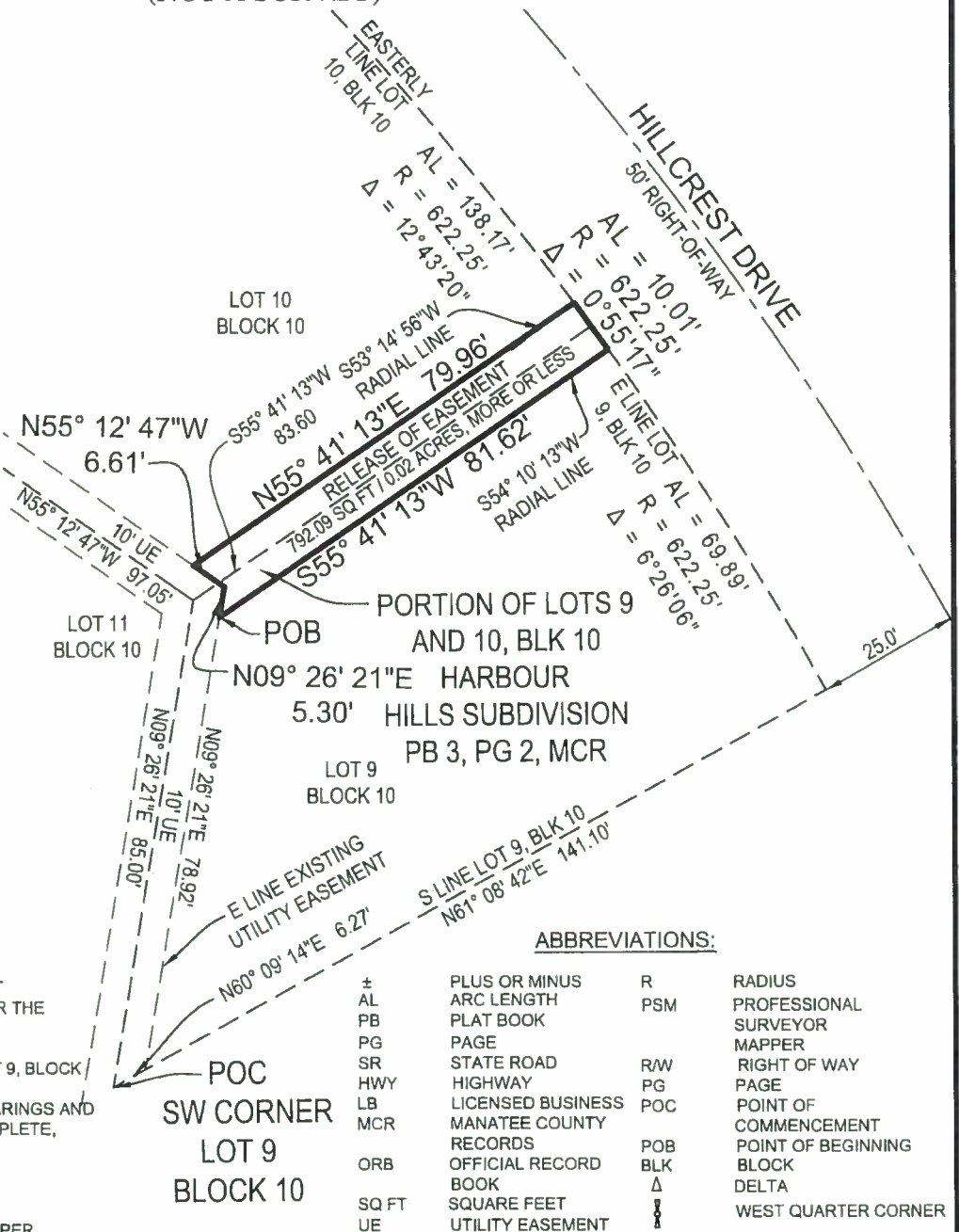
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF OF SAID LOT 9, BLOCK 10; THENCE NORTH 60°09'14" EAST ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 10, A DISTANCE OF 6.27 FEET; THENCE NORTH 09°26'21" EAST ALONG THE EAST LINE OF AN EXISTING UTILITY EASEMENT, A DISTANCE OF 78.92 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 09°26'21" EAST ALONG SAID EAST LINE OF EXISTING UTILITY EASEMENT, A DISTANCE OF 5.30 FEET; THENCE NORTH 55°12'47" WEST, A DISTANCE OF 6.61 FEET; THENCE NORTH 55°41'13" EAST, A DISTANCE OF 79.96 TO THE EASTERLY LINE OF SAID LOT 10, BLOCK 10 AND A POINT ON AN ARC OF A NON-TANGENT CURVE TO THE RIGHT; HAVING A RADIUS OF 622.25 FEET, A CENTRAL ANGLE OF 0°55'17" AND A RADIAL LINE BEARING SOUTH 53°14'56" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID LOTS 9 AND 10, BLOCK 10, A DISTANCE OF 10.01 FEET; THENCE SOUTH 55°41'13" WEST, A DISTANCE OF 81.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN MANATEE COUNTY, FLORIDA AND CONTAINS 792.09 SQUARE FEET AND/OR 0.02 ACRES, MORE OR LESS.

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. BEARING BASIS: THE SOUTH LINE OF LOT 9, BLOCK 10, N61°08'42"E (ASSUMED).
4. THE PLAT CONTAINS NO ANGLES OR BEARINGS AND IS CONSIDERED AMBIGUOUS AND INCOMPLETE, THEREFORE AN ASSUMED BEARING BASIS IS REFERENCED.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



ABBREVIATIONS:

±	PLUS OR MINUS	R	RADIUS
AL	ARC LENGTH	PSM	PROFESSIONAL SURVEYOR
PB	PLAT BOOK		MAPPER
PG	PAGE	R/W	RIGHT OF WAY
SR	STATE ROAD	PG	PAGE
LB	HIGHWAY	POC	POINT OF COMMENCEMENT
MCR	LICENSED BUSINESS RECORDS	POB	POINT OF BEGINNING
	OFFICIAL RECORD BOOK	BLK	BLOCK
	SQ FT	Δ	DELTA
UE	UTILITY EASEMENT	⊥	WEST QUARTER CORNER

SHEET 1 OF 1 (SKETCH OF DESCRIPTION) DRAWN BY: KDM PROJECT NO. 52103



5601 CORPORATE WAY, SUITE 103
WEST PALM BEACH, FL 33407
PH: 561.508.6272 NexgenSurveying.com
FAX: 561.508.6309 LB 8111

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]
3.10.21
PSM 2883



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
24022	102144	Print Legal Ad - IPL0033138		\$201.24	1	85 L

Attention: Alexander K. John
 BLALOCK WALTERS HELD & JOHNSON
 802 11TH STREET WEST
 BRADENTON, FL 34205

NOTICE OF PUBLIC HEARING

Adam W. Robson and Shawna Robson do hereby give notice, pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code, that an application for vacation of a plat either in whole or in part has been made to the Board of County Commissioners of Manatee County, Florida. Said vacation application is assigned application number V-20-501 and seeks to vacate a portion of a plat, specifically a platted utility easement located between Lot 9 and Lot 10, Block 10, of the Harbor Hills subdivision.

On the 24th day of August, 2021, at 9:00 a.m., or as soon thereafter in the Commission Chambers on the First Floor of the Manatee County Government 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-21-080

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE A PORTION OF A PLAT, SPECIFICALLY A PLATTED UTILITY EASEMENT LOCATED BETWEEN LOT 9 AND LOT 10, BLOCK 10, OF HARBOR HILLS SUBDIVISION PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 5203 Harbor Road, Bradenton, Florida 34209 and is 0.02 acres in size. The future land use map designation and zoning district of the property subject to the application are RES-6 and RSF-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 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.

According to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony and evidence upon which the appeal is to be based.

IPL0033138
 Jul 28, Aug 1 2021

**THE STATE OF TEXAS
 COUNTY OF DALLAS**

Before the undersigned authority personally appeared Ryan Dixon, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:

No. of Insertions: 2
 Beginning Issue of: 07/28/2021
 Ending Issue of: 08/01/2021

**THE STATE OF FLORIDA
 COUNTY OF MANATEE**

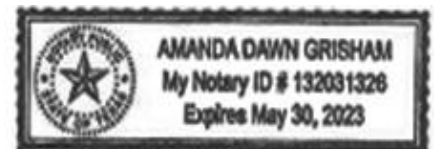
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Ryan Dixon

Sworn to and subscribed before me this 2nd day of August in the year of 2021

Amanda Grisham

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

AFFIDAVIT OF NOTICE

BEFORE ME, the undersigned notary public, personally appeared **Jennifer Alexander**, of Blalock Walters, P.A., authorized agent for **Adam W. Robson** and **Shawna Robson**, who being first duly sworn, deposes and say that, to the best of my knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Adam W. Robson and Shawna Robson (hereinafter, collectively the **Applicant**) have filed the vacation application with Manatee County assigned application number V-20-501.

3. Pursuant to said vacation application, I have caused the required public notice sign 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 to be posted as follows:

Notice was posted no more than FIFTEEN (15) feet from the front lot line so as to be clearly visible from the public way.

5. 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.

6. This affidavit is made and given by affiants with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.

JENNIFER ALEXANDER

Jennifer Alexander
Signature

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 19th day of August, 2021, by Jennifer Alexander, of Blalock Walters, P.A., authorized agent for Adam W. Robson and Shawna Robson, and who

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

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

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

My Commission Expires: 1/14/2025

