

## RESOLUTION R-21-094

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, DECLARING A PUBLIC HEARING TO CONSIDER AN APPLICATION TO VACATE LOT "M" AND PORTIONS OF LOT "L" OF THE C. B. NORTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PURSUANT TO SECTION 177.101, 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 Gary and Terrie Splittgaber (Applicant) to vacate Lot "M" and portions of Lot "L" of the C. B. Norton's subdivision from the subdivision, as recorded in Plat Book 2, Page 9, of the Public Records of Manatee County, Florida, so that the owners have the potential to split the property into two single family parcels in the future;

**WHEREAS**, the Applicant seeks to vacate property located in Manatee County, Florida, and more particularly described in Exhibit A attached hereto and by this reference provided herein.

**WHEREAS**, Resolution R-21-045, which scheduled a Public Hearing for May 25, 2021, was adopted by the Board on April 20, 2021. The required Notice of Public Hearing advertised in the Bradenton Herald contained an error. This error necessitated the Public Hearing be rescheduled.

**NOW THEREFORE, BE IT RESOLVED**, by the Board that a public hearing will be held before the Board in the Commissioners' Chambers on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, at 9:00 a.m., or as soon thereafter as same may be heard, on the 27th day of July 2021, to consider the advisability of granting said application, or some portion thereof. All interested persons, firms, corporations or other entities and organizations shall govern themselves accordingly.

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal a decision made with respect to any matter considered at this hearing, he or she will need a record of the proceedings and therefore, he or she may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Copies of this Resolution are available for review at the Property Acquisition Division which is located on the eighth floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, and are available for purchase, at cost.

**DULY ADOPTED** with a quorum present and voting this 8th day of June 2021.



**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

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

## SKETCH OF DESCRIPTION

(SHEET 1 OF 3)

FOR: GARY SPLITTGABER

DATE: 07/10/20

LYING IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

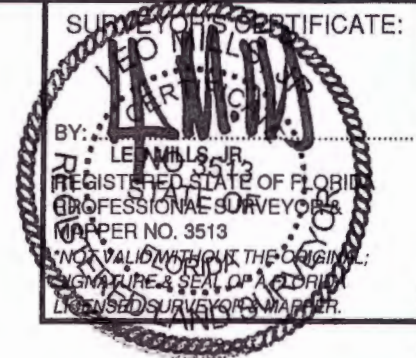
### EXHIBIT "A" (SHEET 1 OF 3)

#### DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2756, PAGE 2523, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN C.B. NORTON'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 9 OF SAID PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT M OF SAID C.B. NORTON'S SUBDIVISION; THENCE N89°52'29"W, ALONG THE SOUTH LINE OF SAID LOT M, A DISTANCE OF 932.3 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID SOUTH LINE AND THE APPROXIMATE LOCATION OF THE MEAN HIGH WATER LINE OF TERRA CEIA BAY; THENCE NORTHEASTERLY, MEANDERING SAID MEAN HIGH WATER LINE, THE FOLLOWING APPROXIMATE 21 COURSES AND DISTANCES: (1) N46°48'31"E, 55.67 FEET; (2) N51°49'26"E, 84.50 FEET; (3) N48°30'42"E, 67.02 FEET; (4) N38°53'40"E, 59.64 FEET; (5) N50°24'28"E, 54.56 FEET; (6) N53°24'55"E, 58.48 FEET; (7) N22°34'42"E, 64.64 FEET; (8) N30°22'04"E, 64.33 FEET; (9) N89°13'47"E, 69.85 FEET; (10) N59°02'33"E, 31.80 FEET; (11) N68°45'20"E, 95.96 FEET; (12) S32°20'19"E, 14.33 FEET; (13) S57°39'42"W, 227.27 FEET; (14) S14°17'07"W, 98.66 FEET; (15) N57°01'38"E, 36.61 FEET; (16) N64°14'07"E, 134.98 FEET; (17) N77°49'41"E, 61.39 FEET; (18) N73°08'35"E, 81.34 FEET; (19) N54°16'36"E, 69.67 FEET; (20) N78°02'00"E, 79.81 FEET; (21) N58°10'37"E, 87.53 FEET TO THE APPROXIMATE POINT OF INTERSECTION OF SAID MEAN HIGH WATER LINE AND A LINE LYING 117.83 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT M; THENCE S00°30'01"W, ALONG SAID LINE, A DISTANCE OF 329.1 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID LINE AND A LINE LYING 80 FEET NORTH OF AND PARALLEL TO THE AFOREMENTIONED SOUTH LINE OF LOT M; THENCE S89°52'29"E, ALONG SAID LINE, A DISTANCE OF 117.83 FEET TO A POINT ON THE EAST LINE OF LOT M; THENCE S00°30'01"W, ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

#### NOTES:

1. THIS PLAT IS A "SKETCH OF DESCRIPTION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 3 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT ALL SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE LOT M BEING N89°52'29"W AS PER DEED.
4. 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.
5. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM.
6. 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.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. THE SUBJECT LAND AS DESCRIBED CONTAINS 214,637 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.
9. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 22431.1595/9.
10. THE APPROXIMATE MEAN HIGH WATER LINE ELEVATION 0.50 N.A.V.D. 1988 AS LOCATED ON 12/7/18 AND SHOWN HEREON WAS ESTABLISHED ACCORDING TO CRITERIA SPECIFIED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), BUT HAS NOT BEEN APPROVED BY FDEP AT THIS TIME.



JOB NO. ....E0706.....

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



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## SKETCH OF DESCRIPTION

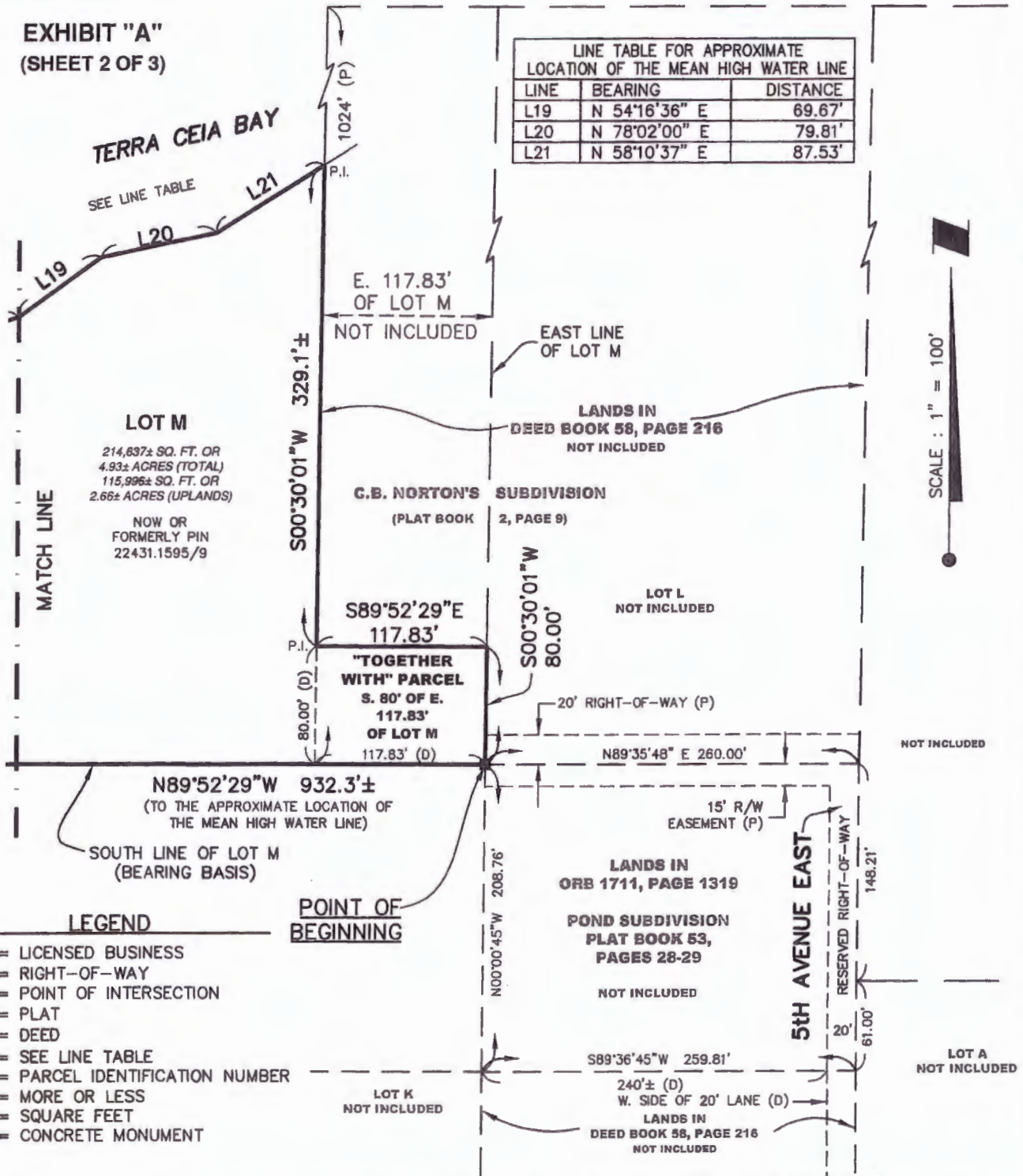
(SHEET 2 OF 3)

FOR: GARY SPLITTGABER

DATE: 07/10/20

LYING IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

EXHIBIT "A"  
(SHEET 2 OF 3)



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SCALE: 1" = 100' FILE INDEX NO. ....



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## SKETCH OF DESCRIPTION

(SHEET 3 OF 3)

FOR: GARY SPLITTGABER

DATE: 07/10/20

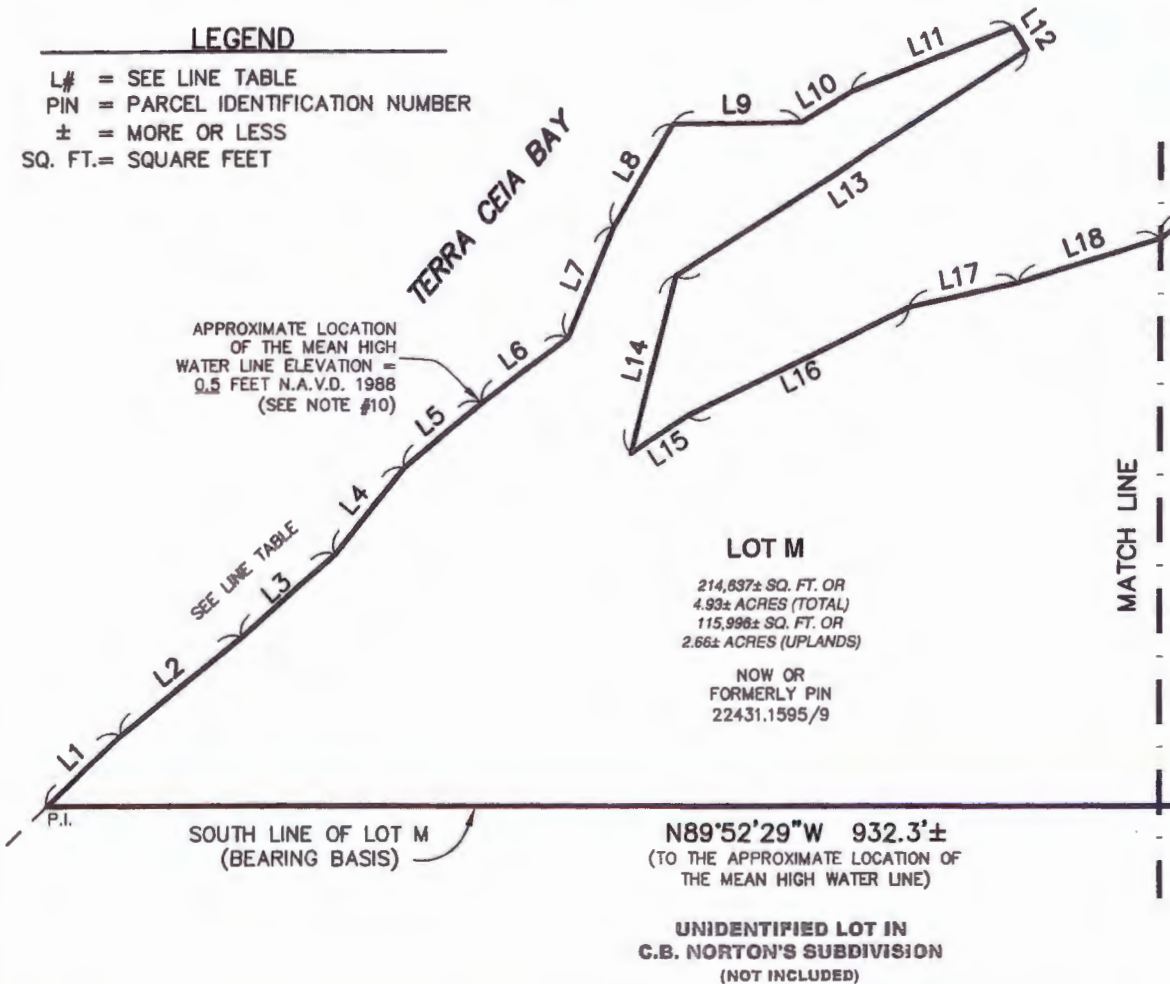
LYING IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

### EXHIBIT "A" (SHEET 3 OF 3)

LINE TABLE FOR APPROXIMATE LOCATION OF THE MEAN HIGH WATER LINE			LINE TABLE FOR APPROXIMATE LOCATION OF THE MEAN HIGH WATER LINE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 46°48'31" E	55.67'	L10	N 59°02'33" E	31.80'
L2	N 51°49'26" E	84.50'	L11	N 68°45'20" E	95.96'
L3	N 48°30'42" E	67.02'	L12	S 32°20'19" E	14.33'
L4	N 38°53'40" E	59.64'	L13	S 57°39'42" W	227.27'
L5	N 50°24'28" E	54.56'	L14	S 14°17'07" W	98.66'
L6	N 53°24'55" E	58.48'	L15	N 57°01'38" E	36.61'
L7	N 22°34'42" E	64.64'	L16	N 64°14'07" E	134.98'
L8	N 30°22'04" E	64.33'	L17	N 77°49'41" E	61.39'
L9	N 89°13'47" E	69.85'	L18	N 73°06'35" E	81.34'

#### LEGEND

- L# = SEE LINE TABLE
- PIN = PARCEL IDENTIFICATION NUMBER
- ± = MORE OR LESS
- SQ. FT. = SQUARE FEET



JOB NO. ....E0706.....

SCALE: ...1" = 100'... FILE INDEX NO. ....