

**RESOLUTION R-21-095**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING 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. This site is located in Commission District One; 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**, 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 Building and Development Services 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 Section 177.101, Florida Statutes, and the Code; and

**WHEREAS**, a public hearing was held on Tuesday, July 27, 2021, to consider the advisability of exercising the authority granted by Section 177.101, Florida Statutes, and the Code to vacate this right-of-way 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

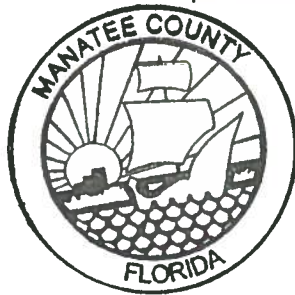
**WHEREAS**, following analysis of the application, approval of said vacation is determined to be consistent with the Code and the County's Comprehensive Plan; and

**WHEREAS**, vacation or abandonment of this property 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, abandons, renounces and disclaims any right of the County and the public in and to the land described in Exhibit A, incorporated herein by reference.
2. No portion of the land, or interest therein, described in Exhibit A constitutes or was acquired for a state or federal highway.
3. This resolution shall take effect upon recordation in the public records of Manatee County, Florida.

**DULY ADOPTED** with a quorum present and voting this 27<sup>th</sup> day of July, 2021.



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

By: \_\_\_\_\_  
Chairperson

ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Robin Ruth oc  
Deputy Clerk



# Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

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

## SKETCH OF DESCRIPTION

(SHEET 1 OF 3)

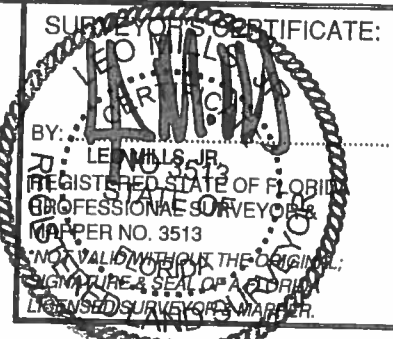
FOR: GARY SPLITTGABER

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 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°06'35"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. ....EQ798.....

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

RFV: VERRIAGE (APPROXIMATE LOCATION OF MHWL) 9-01-20 TIM



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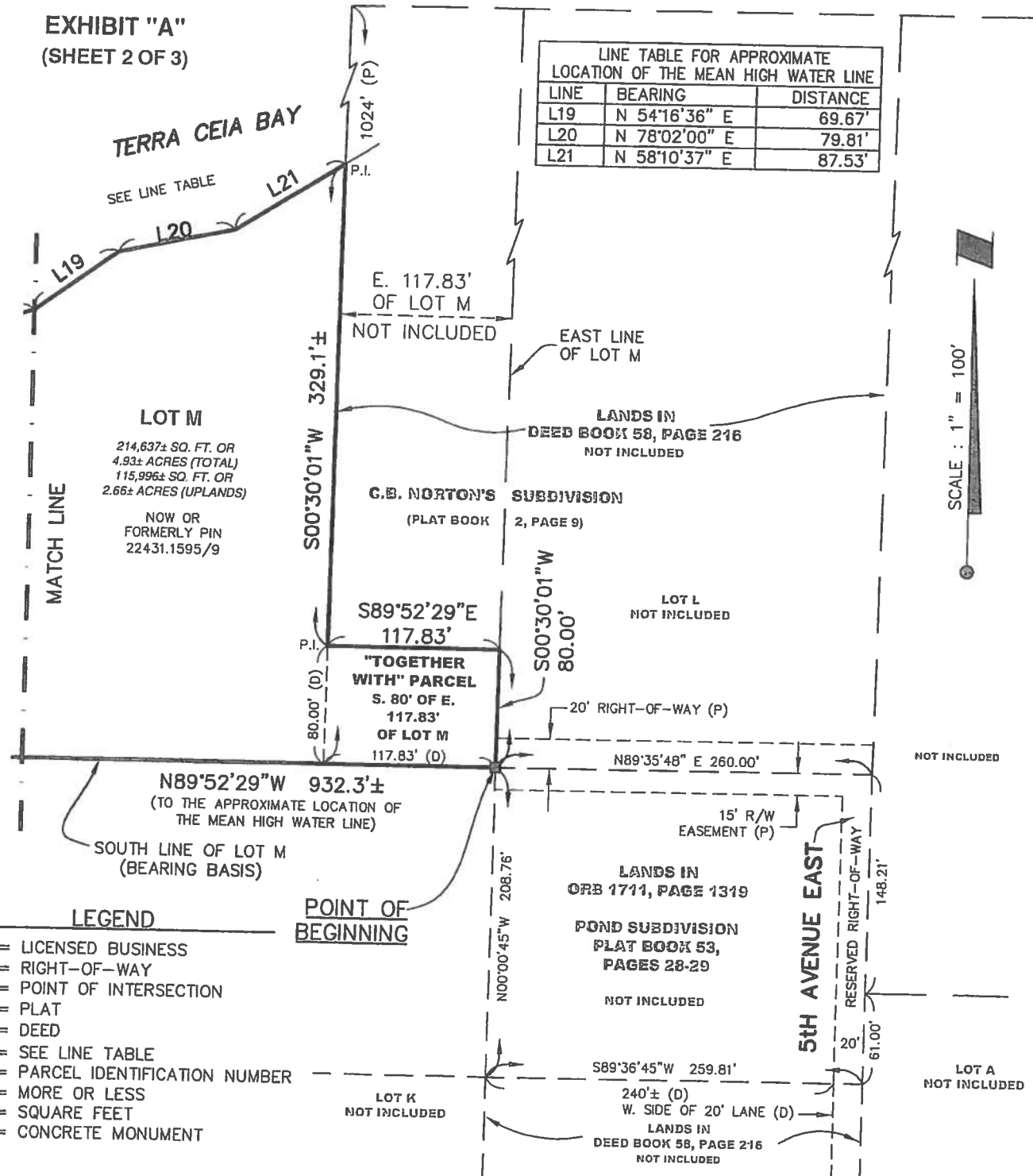
(SHEET 2 OF 3)

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)



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

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

REV: VFRRIAGE (APPROXIMATE LOCATION OF MHW) 9-01-20 TIM



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## SKETCH OF DESCRIPTION

(SHEET 3 OF 3)

FOR: GARY SPLITTGABER

DATE: 07/10/20

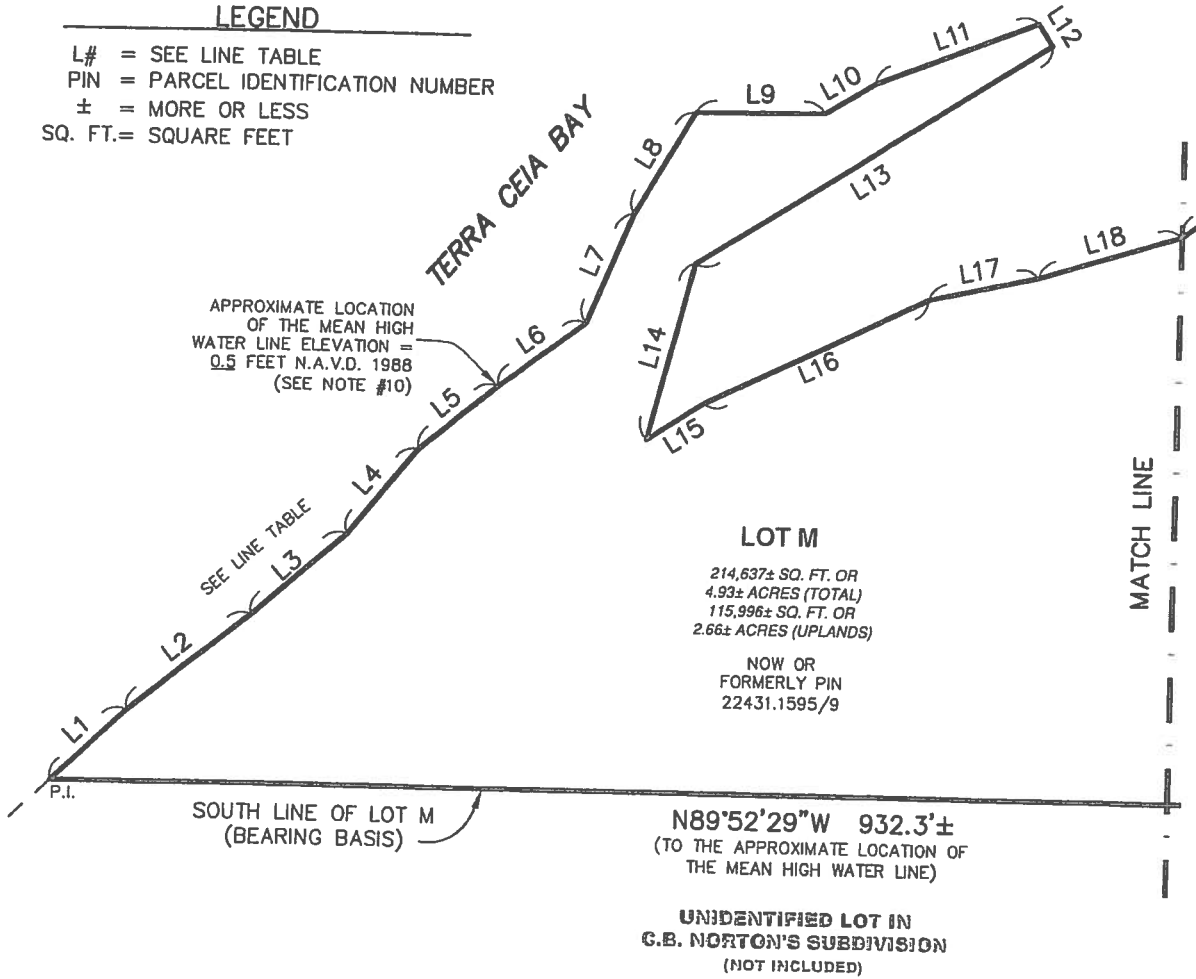
LYING IN SECTION 36, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

## 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. ....

REV: VERRIAGE (APPROXIMATE LOCATION OF MHW) 9-01-20 TIM