

RESOLUTION R-21-150

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA, AUTHORIZING THE
CONVEYANCE OF REAL PROPERTY TO THE STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION.**

WHEREAS, §125.38, Florida Statutes, provides that a county may lease or convey real or personal property owned by the county to the United States, or any department or agency thereof, the state or any political subdivision or agency thereof, or any municipality of this state, or corporation or other organization not for profit which may be organized for the purposes of promoting community interest and welfare, for such price, whether nominal or otherwise, as the Board may fix; and

WHEREAS, the State of Florida Department of Transportation (hereinafter "FDOT") and Manatee County (hereinafter the "County") are partnering on the Capital Improvement Plan Project to realign State Road 62 at US 301 North in Parrish, Florida; and

WHEREAS, FDOT has requested and applied to the County for the conveyance of certain real property described in **Composite Exhibit A** (hereinafter the "Property") owned by the County to FDOT for the realignment of State Road 62 at US 301 North; and

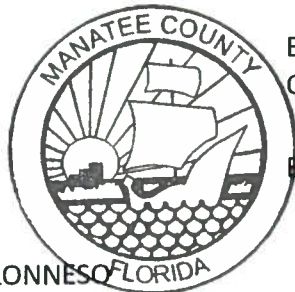
WHEREAS, the Board is satisfied that the Property is required for use by FDOT and is not needed for other County purposes; and

WHEREAS, the Board will convey the Property to FDOT at no cost.

NOW THEREFORE, be it resolved by the Board of County Commissioners of Manatee County, Florida that:

1. Conveyance of said property will be by a County Deed executed by the Chairperson of the Board of County Commissioners.

ADOPTED with a quorum present and voting this 14th day of September 2021.



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

RIGHT-OF-WAY

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, also being a portion of LOTS 1, 2, 5, 6, 7, 12 & 13 and all of LOT 3, as shown on the plat of JOHN PARRISH'S SUBDIVISION, recorded in Plat Book 1, Page 262, of the Public Records of Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, run thence along the East boundary of said Section 29, S.00°05'49"E., 75.07 feet to a point on a curve, also being a point on the Southerly right-of-way line of STATE ROAD 62, per Florida Department of Transportation right-of-way map section 13060-2501; thence along said Southerly right-of-way line of STATE ROAD 62, the following two (2) courses: 1) Westerly, 346.99 feet along the arc of a curve to the left having a radius of 3759.58 feet and a central angle of 05°17'17" (chord bearing N.87°36'46"W., 346.87 feet) to a point of tangency; 2) S.89°44'35"W., 208.75 feet to the **POINT OF BEGINNING**; thence S.89°44'35"W., 718.00 feet to a point of curvature; thence Westerly, 744.88 feet along the arc of a curve to the left having a radius of 2040.00 feet and a central angle of 20°55'15" (chord bearing S.79°16'58"W., 740.75 feet) to a point of reverse curvature; thence Westerly, 561.65 feet along the arc of a curve to the right having a radius of 2160.00 feet and a central angle of 14°53'54" (chord bearing S.76°16'17"W., 560.07 feet); thence along a line lying 70.00 feet East and parallel with the Easterly right-of-way line of U.S. HIGHWAY 301, per Florida Department of Transportation right-of-way map section 1302-(104) 202, S.00°01'37"E., 980.40 feet; thence N.89°27'33"W., 70.00 feet; thence along said Easterly right-of-way line of U.S. HIGHWAY 301, N.00°01'37"W., 1085.34 feet to the South boundary of LOT 4 of the aforesaid plat of JOHN PARRISH'S SUBDIVISION; thence along said South boundary of LOT 4, N.89°30'17"E., 170.13 feet to the Southeast corner of said LOT 4; thence along the East boundary of said LOT 4, N.00°11'21"W., 195.18 feet to a point on the Southerly maintained right-of-way line of COUNTY ROAD NO. 62; thence along said Southerly maintained right-of-way line, N.89°45'56"E., 1890.32 feet to a point on the Westerly right-of-way line of the aforesaid STATE ROAD 62; thence along said Westerly right-of-way line S.00°15'25"E., 36.10 feet to the **POINT OF BEGINNING**.

Containing 6.354 acres, more or less.

RIGHT-OF-WAY



Prepared For: **STOKES LAND GROUP**

**DESCRIPTION
SKETCH**
(Not a Survey)

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **6423**

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

No.	Date	Description	Dwn.
4	08/02/21	MISC REVISIONS PER COMMENTS	AGT
3	08/30/11	MISC REVISIONS PER COMMENTS	SEC
2	08/03/11	MISC REVISIONS PER COMMENTS	SEC
1	04/15/10	MISC REVISIONS PER COMMENTS	SEC

REVISIONS

SHEET NO. 1 OF 3 SHEETS

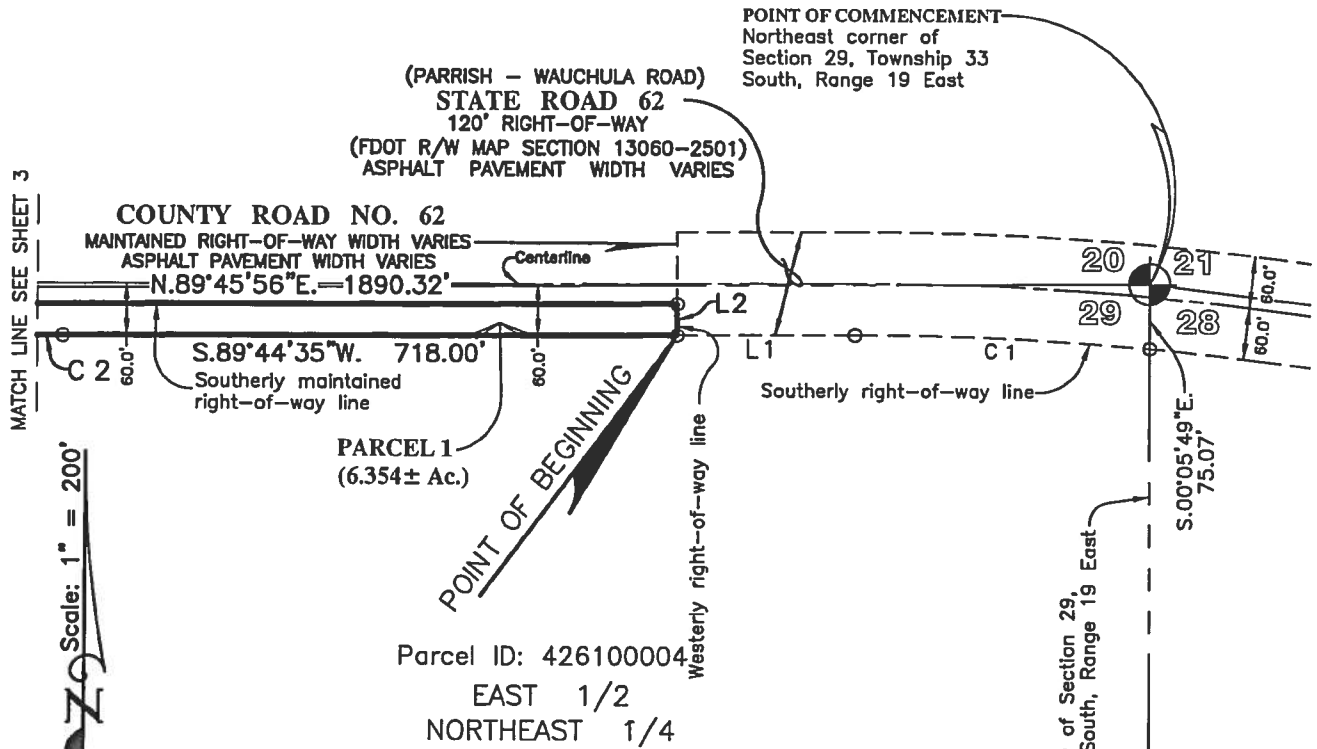
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: SEC | Checked: JOB | P.C.: N/A | Data File: N/A

Date: 02/27/10 | Dwg: ADD-RW-PART-SH1&2-DS | Order No.: -----

SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST

COMPOSITE EXHIBIT A



LEGEND

- O.R. --- Official Records Book
- D.B. --- Deed Book
- P.B. --- Plat Book
- Pg. --- Page
- FDOT --- Florida Department of Transportation
- R/W --- Right-of-Way
- Ac. --- Acres
- NO. --- Number

LINE DATA TABLE

L1	S.89°44'35"W.	208.75
L2	S.00°15'25"E.	36.10

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	3759.58	05°17'17"	346.99	173.62	346.87	N.87°36'46"W.
2	2040.00	20°55'15"	744.88	376.63	740.75	S.79°16'58"W.

RIGHT-OF-WAY

Prepared For: STOKES LAND GROUP

DESCRIPTION
SKETCH
(Not a Survey)

David A. Williams
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Drawn: SEC Checked: JOB P.C.: N/A Data File: N/A

Date: 02/27/10 Dwg: ADD-RW-PARI-SH1&2-DS Order No: ~~~~

SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST

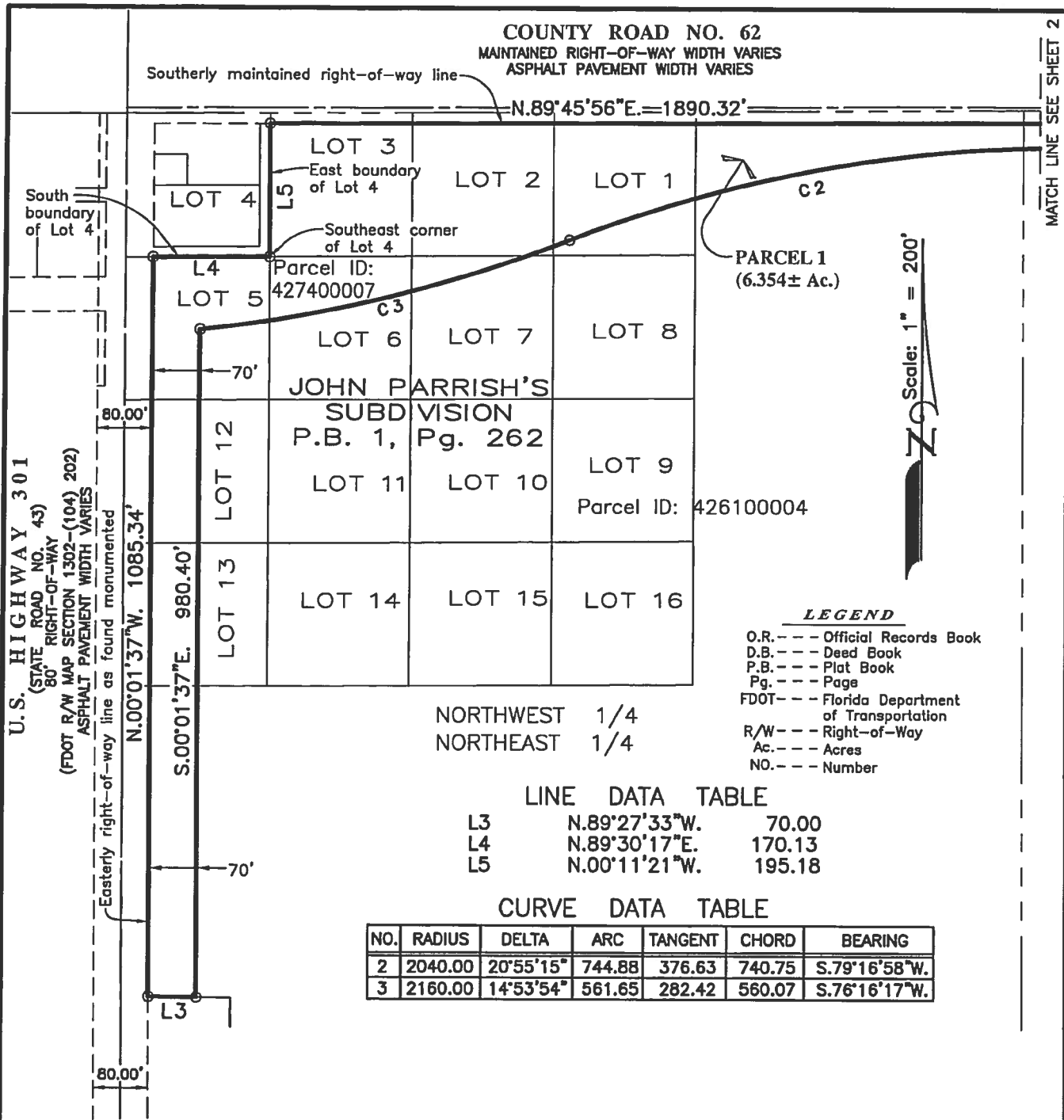
No.	Date	Description	Dwn.
4	08/02/21	MISC REVISIONS PER COMMENTS	AGT
3	08/30/11	MISC REVISIONS PER COMMENTS	SEC
2	08/03/11	MISC REVISIONS PER COMMENTS	SEC
1	04/15/10	MISC REVISIONS PER COMMENTS	SEC

REVISIONS

SHEET NO. 2 OF 3 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

COMPOSITE EXHIBIT A



RIGHT-OF-WAY



Prepared For: STOKES LAND GROUP

DESCRIPTION
SKETCH
(Not a Survey)

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David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6423

Drawn: SEC Checked: JOB P.C.: N/A Data File: N/A

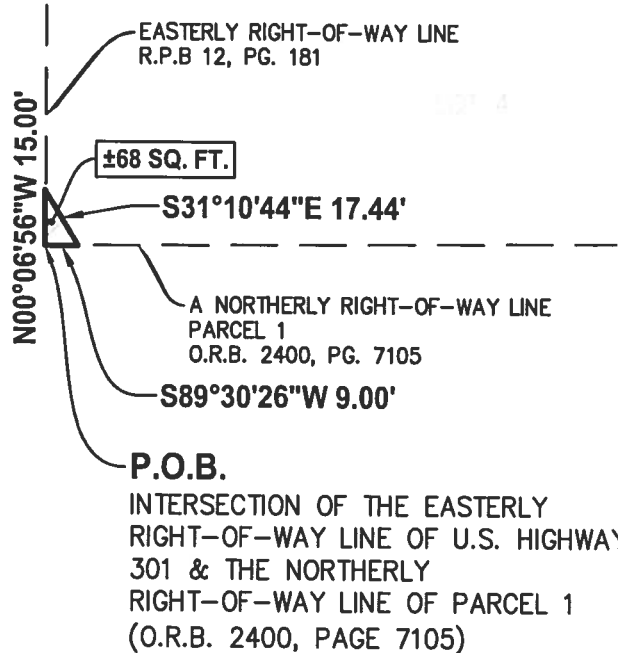
No.	Date	Description	Dwn.
4	08/02/21	REVISION TO ID OF PARCEL	AGT
3	08/30/11	MISC REVISIONS PER COMMENTS	SEC
2	08/03/11	MISC REVISIONS PER COMMENTS	SEC
1	04/15/10	MISC REVISIONS PER COMMENTS	SEC

REVISIONS
SHEET NO. 3 OF 3 SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Date: 02/27/10 Dwg: ADD-RW-PAR1-SH1&2-DS Order No.:
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST

U.S. HIGHWAY NO. 301/STATE ROAD NO. 43
 ROCK ROAD (PLATTED)



LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- R.P.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- PID - PARCEL IDENTIFICATION
- SQ. FT. - SQUARE FEET
- ± - MORE OR LESS
- SITE (±68 SQ. FT.)

**NOT A BOUNDARY SURVEY
 DESCRIPTION & SKETCH**

**OF A
 RIGHT-OF-WAY**

LOCATED IN

**SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**



SCALE 1"=50'

DATED: 2020.11.16

- 2020.11.16 BRL REVISIONS PER MANATEE COUNTY COMMENT
- 2020.10.21 BRL REVISIONS PER MANATEE COUNTY COMMENT

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NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/90 - EPOCH 2010.0000 AND ARE DERIVED FROM THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S HIGHWAY 301/STATE ROAD NO. 43 HAVING A BEARING OF N00°06'56"W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANATE REFERENCE NETWORK SITE "MANATEE G. STROOP CORS-ARP" (DIP-DL6781).
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET).

RIGHT-OF-WAY

SHEET 2 OF 2

DESCRIPTION (RIGHT-OF-WAY):

A PARCEL OF LAND BEING A PORTION OF LOT 4 OF JOHN PARRISH'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 262 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LYING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 19 EAST, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD NO. 43) AS RECORDED IN ROAD PLAT BOOK 12, PAGE 181 OF SAID PUBLIC RECORDS AND A NORTHERLY RIGHT-OF-WAY LINE OF PARCEL 1 AS RECORDED IN OFFICIAL RECORD BOOK 2400, PAGE 7105 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°06'56"W, A DISTANCE OF 15.00 FEET; THENCE S31°10'44"E, A DISTANCE OF 17.44 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF PARCEL 1; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S89°30'26"W, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68 SQUARE FEET, MORE OR LESS.

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
OF A
RIGHT-OF-WAY
LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2020.11.16

2020.11.16 BRL REVISIONS PER MANATEE COUNTY COMMENT
2020.10.21 BRL REVISIONS PER MANATEE COUNTY COMMENT

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NOTE: NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

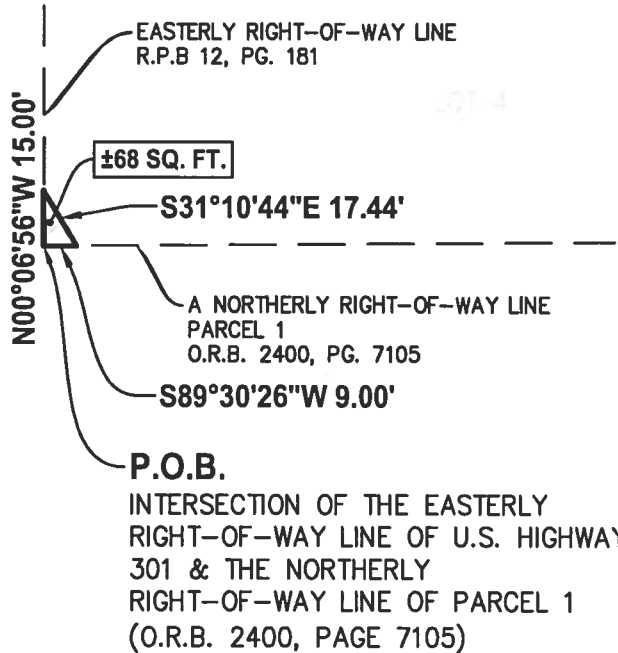
Brandon R Lauster Digitally signed by
Brandon R Lauster
Date: 2020.11.16
15:27:11 -05'00'

BY: BRANDON LAUSTER, P.S.M.
FLORIDA CERTIFICATE No. PLS 7219
DATE OF SIGNATURE 11-16-2020

RIGHT-OF-WAY

SHEET 1 OF 2

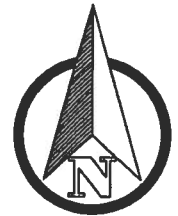
U.S. HIGHWAY NO. 301/STATE ROAD NO. 43
 ROCK ROAD (PLATTED)



LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- R.P.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- PID - PARCEL IDENTIFICATION
- SQ. FT. - SQUARE FEET
- ± - MORE OR LESS
- SITE (±68 SQ. FT.)

NOT A BOUNDARY SURVEY
DESCRIPTION & SKETCH
 OF A
RIGHT-OF-WAY



SCALE 1"=50'

LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

DATED: 2020.11.16

- 2020.11.16 BRL REVISIONS PER MANATEE COUNTY COMMENT
- 2020.10.21 BRL REVISIONS PER MANATEE COUNTY COMMENT

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NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM [WEST ZONE] NAD 83/90 - EPOCH 2010.0000 AND ARE DERIVED FROM THE EASTERLY RIGHT-OF-WAY LINE OF THE U.S. HIGHWAY 301/STATE ROAD NO. 43 HAVING A BEARING OF N00°06'56"W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE "MANATEE G. STROOP CORS-ARP" (DIP-DL6781).
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET).

RIGHT-OF-WAY

EXHIBIT

Hobbs
Composite
Exhibit A

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 1**

DESCRIPTION: A parcel of land lying in Section 29, Township 33 South, Range 19 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 29, Township 33 South, Range 19 East, Manatee County, Florida, run thence along the East boundary of said Section 29, S.00°05'49"E., a distance of 75.07 feet to a point on a curve on the Southerly right-of-way line of State Road 62 (per Florida Department of Transportation Right of Way Map Section 13060-2501); thence along said Southerly right-of-way line the following two (2) courses: 1) Westerly, 346.99 feet along the arc of a non-tangent curve to the left having a radius of 3759.58 feet and a central angle of 05°17'17" (chord bearing N 87°36'46" W, 346.87 feet); 2) S 89°44'35" W, a distance of 208.75 feet to the Southwesterlymost corner of said State Road 62, said point also being Southeastlymost corner of Additional Right of Way Parcel 1, as recorded in Official Records Book 2400, Page 7105, of the Public Records of Manatee County, Florida; thence along said Southerly boundary of Additional Right of Way Parcel 1, S 89°44'35" W, a distance of 619.74 feet to the **POINT OF BEGINNING**; thence S.00°15'25"E., a distance of 21.86 feet; thence S.87°20'37"W., a distance of 151.15 feet; thence Westerly, 177.38 feet along the arc of a non-tangent curve to the left having a radius of 1441.34 feet and a central angle of 07°03'04" (chord bearing S.86°37'46"W., 177.27 feet); thence N.82°05'46"W., a distance of 28.23 feet; thence N.08°14'51"W., a distance of 17.33 feet to a point on the aforesaid Southerly boundary of the Additional Right of Way Parcel 1; thence along said Southerly boundary the following two (2) courses: 1) Easterly, 260.82 feet along the arc of a non-tangent curve to the right having a radius of 2040.00 feet and a central angle of 07°19'32" (chord bearing N 86°04'50" E, 260.64 feet); 2) N 89°44'35" E, a distance of 98.26 feet to the **POINT OF BEGINNING**.

Containing 0.205 acres, more or less.

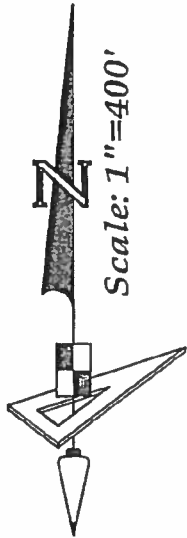
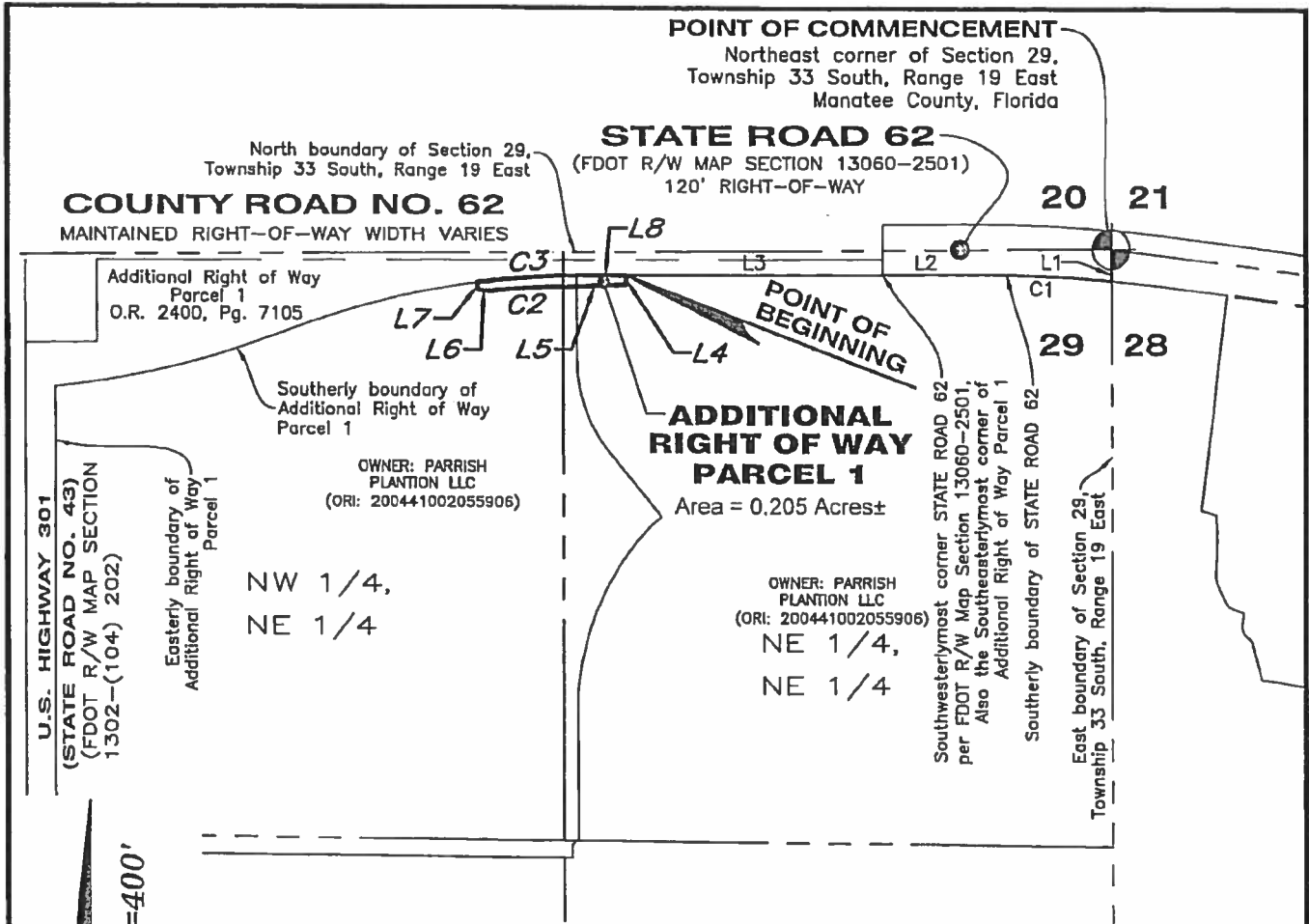
Basis of Bearings shown hereon are Grid Bearings referenced to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 – 1990 ADJUSTMENT), as established from Manatee County Control Monuments "M062" and "M064", and are based on the East boundary of the Northeast 1/4 of Section 29, Township 33 South, Range 19 East, Manatee County, Florida, having a grid bearing of N.00°05'49"W.

Note: See Sheet 2 for Sketch and
See Sheet 3 for Line and Curve Data.

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 1**



REVISIONS				Prepared For: Parrish Plantation, LLC		
No.	Date	Description	Dwn.			
1	01/18/2021	Revise Parcel	SEC			
				GeoPoint Surveying, Inc. 213 Hobbs Street Tampa, Florida 33619 www.geopointsurvey.com Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number LB 7766		
Sheet No. 1 of 3 Sheets				Drawn: SEC	Date: 09/04/20	Data File: _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Check: MHC	P.C.: N/A	Field Book: _____
				Section 29, Twn. 33 S, Rng. 19 E		Job #: --



Note: See Sheet 1 for Legal
Description and See Sheet 3 for
Line and Curve Data Tables.

LEGEND


- O.R. ----- Official Records Book
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- R/W ----- Right-of-Way
- ± ----- Plus Minus

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 1**

REVISIONS			
No.	Date	Description	Drawn
1	01/18/2021	Revise Parcel	SEC

Prepared For: Parrish Plantation, LLC

**DESCRIPTION
SKETCH**
(Not a Survey)



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC	Date: 09/04/20	Data File: _____
Check: MHC	P.C.: N/A	Field Book: _____
Section 29, Twn. 33 S, Rng. 19 E		Job #:-

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°05'49" E	75.07'
L2	S 89°44'35" W	208.75'
L3	S 89°44'35" W	619.74'
L4	S 00°15'25" E	21.86'
L5	S 87°20'37" W	151.15'
L6	N 82°05'46" W	28.23'
L7	N 08°14'51" W	17.33'
L8	N 89°44'35" E	98.26'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3759.58'	5°17'17"	346.99'	346.87'	N 87°36'46" W
C2	1441.34'	7°03'04"	177.38'	177.27'	S 86°37'46" W
C3	2040.00'	7°19'32"	260.82'	260.64'	N 86°04'50" E

Note: See Sheet 1 for Legal Description and See Sheet 2 for Sketch

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 1**



REVISIONS			
No.	Date	Description	Dwn.
1	01/18/2021	Revise Parcel	SEC

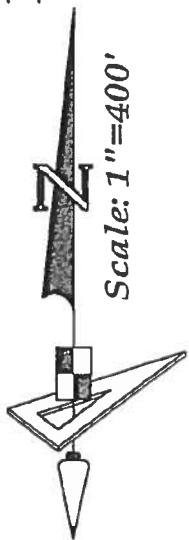
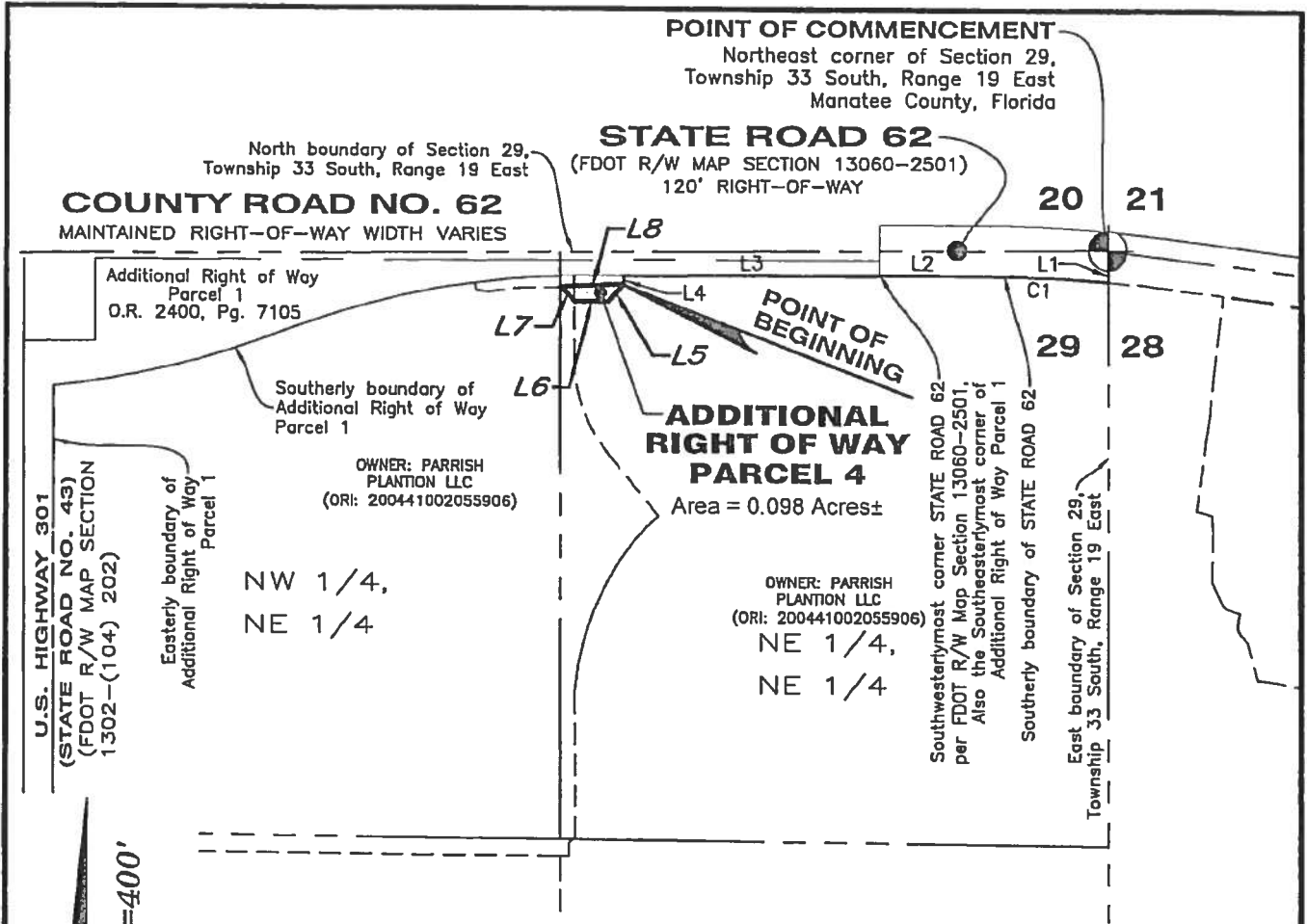
Prepared For: Parrish Plantation, LLC

**DESCRIPTION
SKETCH
(Not a Survey)**

GeoPoint
Surveying, Inc.

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Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC	Date: 09/04/20	Data File: -----
Check: MHC	P.C.: N/A	Field Book: -----
Section 29, Twn. 33 S, Rng. 19 E		Job #:-



Note: See Sheet 1 for Legal Description and See Sheet 3 for Line and Curve Data Tables.

LEGEND


- O.R. ----- Official Records Book
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- F.D.O.T. ----- Florida Department of Transportation
- R/W ----- Right-of-Way
- ± ----- Plus Minus

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 4**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Parrish Plantation, LLC

**DESCRIPTION
SKETCH**
(Not a Survey)



GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

Drawn: SEC	Date: 09/04/20	Data File: _____
Check: MHC	P.C.: N/A	Field Book: _____
Section 29, Twn. 33 S, Rng. 19 E		Job #: _____

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°05'49" E	75.07'
L2	S 89°44'35" W	208.75'
L3	S 89°44'35" W	619.74'
L4	S 00°15'25" E	21.86'
L5	S 42°53'46" W	55.24'
L6	S 89°44'35" W	79.26'
L7	N 45°15'25" W	48.05'
L8	N 87°20'37" E	151.15'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	3759.58'	5°17'17"	346.99'	346.87'	N 87°36'46" W

Note: See Sheet 1 for Legal Description and See Sheet 2 for Sketch

**PARRISH PLANTATION
ADDITIONAL RIGHT OF WAY PARCEL 4**

Prepared For: Parrish Plantation, LLC



REVISIONS			
No.	Date	Description	Drawn

**DESCRIPTION
SKETCH
(Not a Survey)**

GeoPoint
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Tampa, Florida 33619
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Drawn: SEC	Date: 09/04/20	Data File: _____
Check: MHC	P.C.: N/A	Field Book: _____
Section 29, Twn. 33 S, Rng. 19 E		Job #:-