

RESOLUTION R-21-165

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 Alicia Artz (Applicant) to vacate a portion of the Palma Sola Woods subdivision plat, as recorded in Plat Book 20, Page 133, of the Official Records of Manatee County, Florida, located in Section 31, Township 34 South, Range 17 East, and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. 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 of Manatee County, Florida (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 this 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 Building & Development Services Department Director who has found it to be complete and sufficient for presentation to the Board; and

WHEREAS, pursuant to the Code, staff has prepared a written recommendation to the Board; and

WHEREAS, a resolution declaring a 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 November 16th, 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 this 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 the portion of the plat described in Exhibit A.
2. This resolution serves only that purpose expressly state in Paragraph 1, above. This resolution is not a development order and does not operate to amend any development orders applicable to the subject property to be vacated. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicant or any third party to the land described in Exhibit A.
3. This resolution shall take effect upon recording in the Public Records of Manatee County, Florida.

DULY ADOPTED with a quorum present and voting this 16th day of November, 2021.



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

By: _____

Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____

Deputy Clerk

SKETCH OF DESCRIPTION

TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS
AS SHOWN HEREON

THAT CERTAIN PARCEL OF LAND SHOWN HEREON
LYING AND BEING IN
SECTION 31, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

Exhibit A

NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR OR TO BE USED AS SUCH.

LEGAL DESCRIPTION

A PORTION OF A DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN LYING WITHIN LOT 9, PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCEMENT AT THE SOUTHWEST CORNER OF LOT 9 OF SAID PALMA SOLA WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 133 AND 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.00°01'37"E., ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 23.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.58°25'07"E., ALONG THE NORTHWESTERLY LINE OF SAID LOT 9, A DISTANCE OF 67.68 FEET; THENCE S.61°58'31"E., A DISTANCE OF 11.59 FEET TO A POINT, SAID POINT BEING OF THE NORTHERLY TOP OF BANK OF AN EXISTING DRAINAGE CANAL AND THE EASTERLY SIDE OF A DRAINAGE EASEMENT AS SHOWN ON SAID PLAT FOR A POINT OF BEGINNING; THENCE CONTINUE S.61°58'31"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 113.12 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS BEARS S.05°46'50"W.;; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.31 FEET, (DELTA = 06°22'39", CHORD BEARING S.81°02'20"E., CHORD = 111.25 FEET) TO A POINT ON THE WESTERLY SIDE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.06°22'38", ALONG SAID WESTERLY LINE, A DISTANCE OF 23.90 FEET TO A POINT ON THE NORTHERLY LINE OF A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AS PER SAID PLAT; THENCE S.89°46'05"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 40.45 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY TOP OF BANK OF AN EXISTING CANAL; THENCE N.81°59'33"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 127.78 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY SIDE OF THE AFORESAID DRAINAGE EASEMENT; THENCE N.58°25'07"E., ALONG SAID EASTERLY EXTENSION OF SAID DRAINAGE EASEMENT, A DISTANCE OF 56.53 FEET TO THE POINT OF BEGINNING.

LESS ALL 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS WHICH LIES INSIDE PORTION OF SAID DRAINAGE EASEMENT FOR CEDAR HAMMOCK DRAIN, AS SHOWN ON AFOREMENTIONED PLAT OF PALMA SOLA WOODS. CONTAINING 4614.6± SQUARE FEET MORE OR LESS.

CERTIFICATION

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND APPEAR THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT AID"

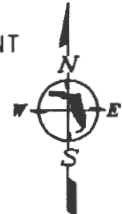
BY: 
SCOTT CRIDER, PSM #5671

SKETCH DATE : 10-08-20
20_M39906

SHEET 1 OF 2
NOT VALID WITHOUT SHEET 2 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACOASTSURVEYING.COM

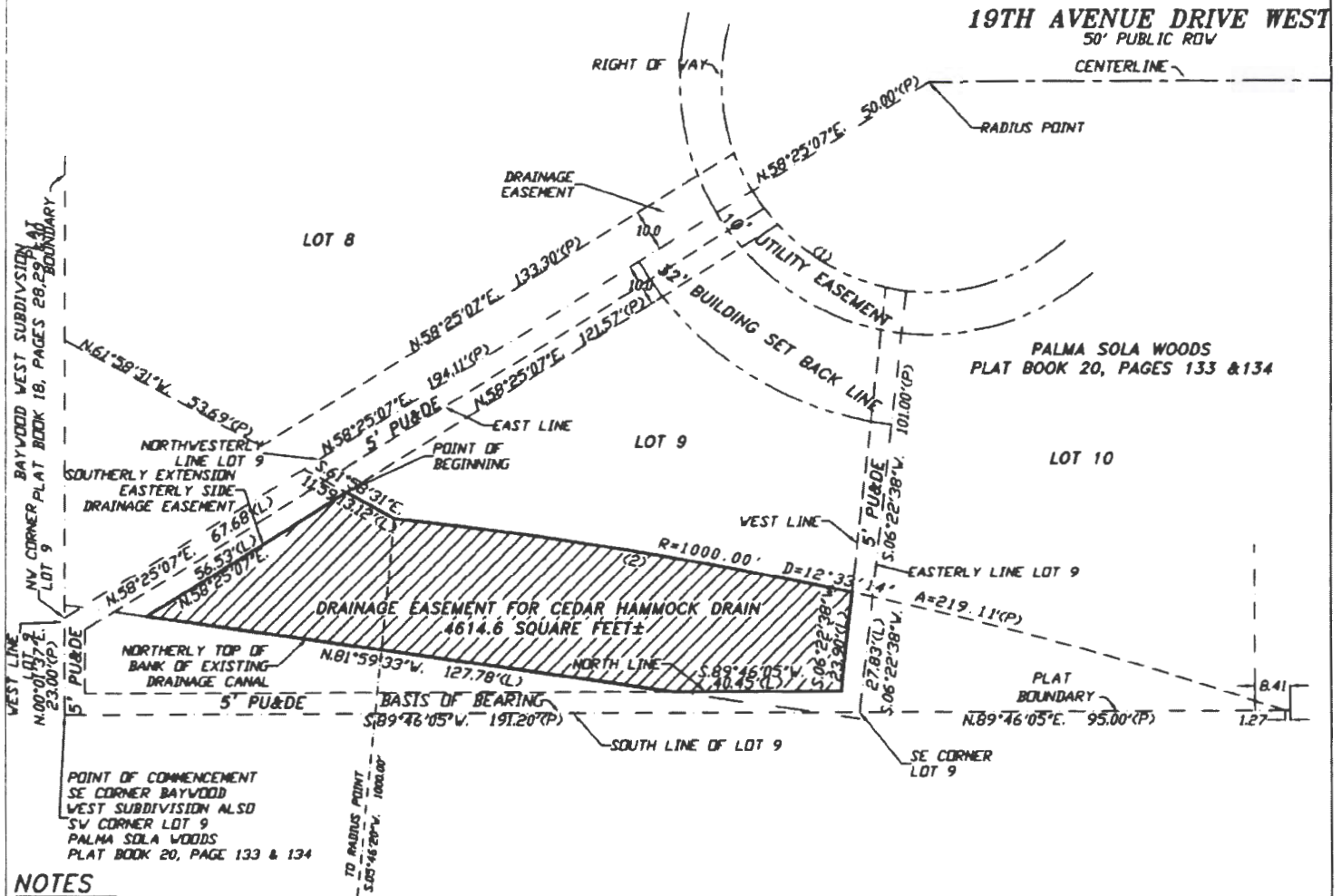
**SKETCH OF DESCRIPTION
TO VACATE A PORTION OF A DRAINAGE EASEMENT
ON LOT 9 PALMA SOLA WOODS
AS SHOWN HEREON**



SCALE 1" = 40'

Curve number 1(P)
Radius= 50.00
Delta= 52°02'49"
Arc= 45.42
Tangent= 24.41
Chord= 43.87
Chord Brg. N57°36'07"W.

Curve number 2(L)
Radius= 1000.00
Delta= 06°22'39"
Arc= 111.31
Chord= 111.25
Chord Brg. S81°02'20"E.



NOTES

1. THIS SKETCH DOES NOT CERTIFY OR WARRANTY: TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
2. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR EASEMENTS THAT ARE NOT RECORDED ON SAID PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS IS A SKETCH OF DESCRIPTION, NOT A BOUNDARY SURVEY OR TO BE USED AS SUCH.

CERTIFICATION :

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051- 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
"UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID"

BY :  SKETCH DATE : 10-08-20
SCOTT CRIDER, PSM #5671 20_M39906

SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1 OF 2

F. C. SURVEYING PLLC d/b/a
Florida Coast Surveying
PROFESSIONAL SURVEYOR'S, & MAPPER'S
CERTIFICATE NO. LB-0006938
P. O. BOX 20365
BRADENTON, FLORIDA 34204
941-744-9295 FAX 941-748-6751
CINDYCRIDER@FLORIDACASTSURVEYING.COM