

**RESOLUTION R-26-043**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY TWO PORTIONS OF RIGHT-OF-WAY IN THE WOODLAND OAKS SUBDIVISION PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, 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 Terry L. Noll and Nancy P. Noll (Applicants) to vacate certain streets, roads, or other appropriate property, specifically two portions of right-of-way, as recorded in the Woodland Oaks Subdivision Plat, as recorded in Plat Book 20, Page 84, of the Public Records of Manatee County, Florida, located in Section 19, Township 34 South, Range 17 East, and more particularly described in Composite Exhibit A, attached hereto and incorporated herein by this reference. This site is located in Commission District Three; and

**WHEREAS**, Sections 336.09, 336.10 and 336.12, Florida Statutes, authorize the vacating and annulment and abandonment of roads and streets and any right of Manatee County (County) and of the public in and to any land or interest therein, by the Board; and

**WHEREAS**, the Applicants have complied with all applicable notice requirements pursuant to Section 336.10, Florida Statutes, and the County's Land Development Code (the Code); 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 since the appropriate easements will be conveyed to the County; 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 336.10, Florida Statutes, and the Code; and

**WHEREAS**, a public hearing was held on June 2, 2026, to consider the advisability of exercising the authority granted by Section 336.09, Florida Statutes, and the Code to vacate portions of this right-of-way and the Board was fully advised and informed in the premises; and

**WHEREAS**, the Board has determined that vacating portions of this right-of-way would not be in derogation of the public rights or needs of the County; and

**WHEREAS**, the Board has found that the right-of-way which is the subject of this resolution no longer serves a public purpose and is a proper subject for abandonment pursuant

to Chapter 336, Florida Statutes; 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 interest of the public.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Manatee County, Florida, that:

1. The recitals set forth above are hereby adopted as findings of the Board and are incorporated herein by reference.
2. Upon request of the Applicants, the Board vacates, abandons, renounces and disclaims any right of the County and the public in and to the land described in Composite Exhibit A.
3. No portion of the land, or interest therein, described in Composite Exhibit A constitutes or was acquired for a state or federal highway.
4. This resolution serves only that purpose expressly stated in Paragraph 2, 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 Applicants or any third party to the land described in Composite Exhibit A.
5. This resolution and vacation shall become effective after adoption and filing and recording of the required documents with the Clerk of the Circuit Court and in the Public Records of Manatee County, Florida.

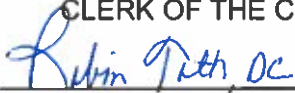
**DULY ADOPTED** with a quorum present and voting this 2<sup>nd</sup> day of June, 2026.



**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"



# Leo Mills Surveying and Mapping, Inc.



A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.  
 LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL. 34221 PHONE: (941)722-2460

## DESCRIPTION & SKETCH FOR VACATION

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 01/12/2026

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

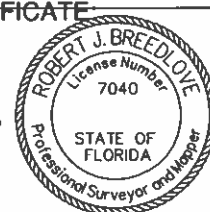
CERTIFIED TO:  
 MANATEE COUNTY  
 TERRY & NANCY NOLL

### SURVEYOR'S CERTIFICATE

This item has been digitally signed and sealed by Robert J Breedlove, PSM on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Third party verification can be performed through the Identrust certificate attached as part of the electronic copy.



BY: ROBERT J. BREEDLOVE..... 01/12/2026  
 REGISTERED STATE OF FLORIDA PROFESSIONAL  
 SURVEYOR & MAPPER NO. 7040  
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
 SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.

### DESCRIPTION:

#### PARCEL A (DESCRIPTION & SKETCH FOR VACATION)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY" ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE, ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE, SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 10.27 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL SHOWN AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 43 SECONDS, 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = NORTH 52 DEGREES 52 MINUTES 57 SECONDS EAST) TO THE POINT OF INTERSECTION OF SAID CURVE AND THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 10; THENCE, ALONG SAID EXTENSION NORTH 77 DEGREES 23 MINUTES 15 SECONDS WEST 10.40 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10, SAID NORTHEASTERLY CORNER BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHEASTERLY LINE OF SAID LOT 10, THROUGH A CENTRAL ANGLE OF 47 DEGREES 56 MINUTES 51 SECONDS 159.00 FEET (CHORD = 154.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 57 MINUTES 24 SECONDS WEST TO THE POINT OF BEGINNING, CONTAINING 0.04 ACRES (1,659 SQ.FT).

### NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH FOR VACATION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH FOR VACATION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH FOR VACATION" 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 FRIM FOR THE VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH FOR VACATION" 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 1,659 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO. ...25E--2290....

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



# Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

R.J. BREEDLOVE - PSM 7040  
MEMBER - FLORIDA SURVEYING  
AND MAPPING SOCIETY &  
MANASOTA CHAPTER SURVEYING  
AND MAPPING SOCIETY

820 8th AVENUE WEST, PALMETTO, FL 34221  
PHONE: (941)722-2460 FAX: (941)722-9640

## DESCRIPTION & SKETCH FOR VACATION

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 12/23/25

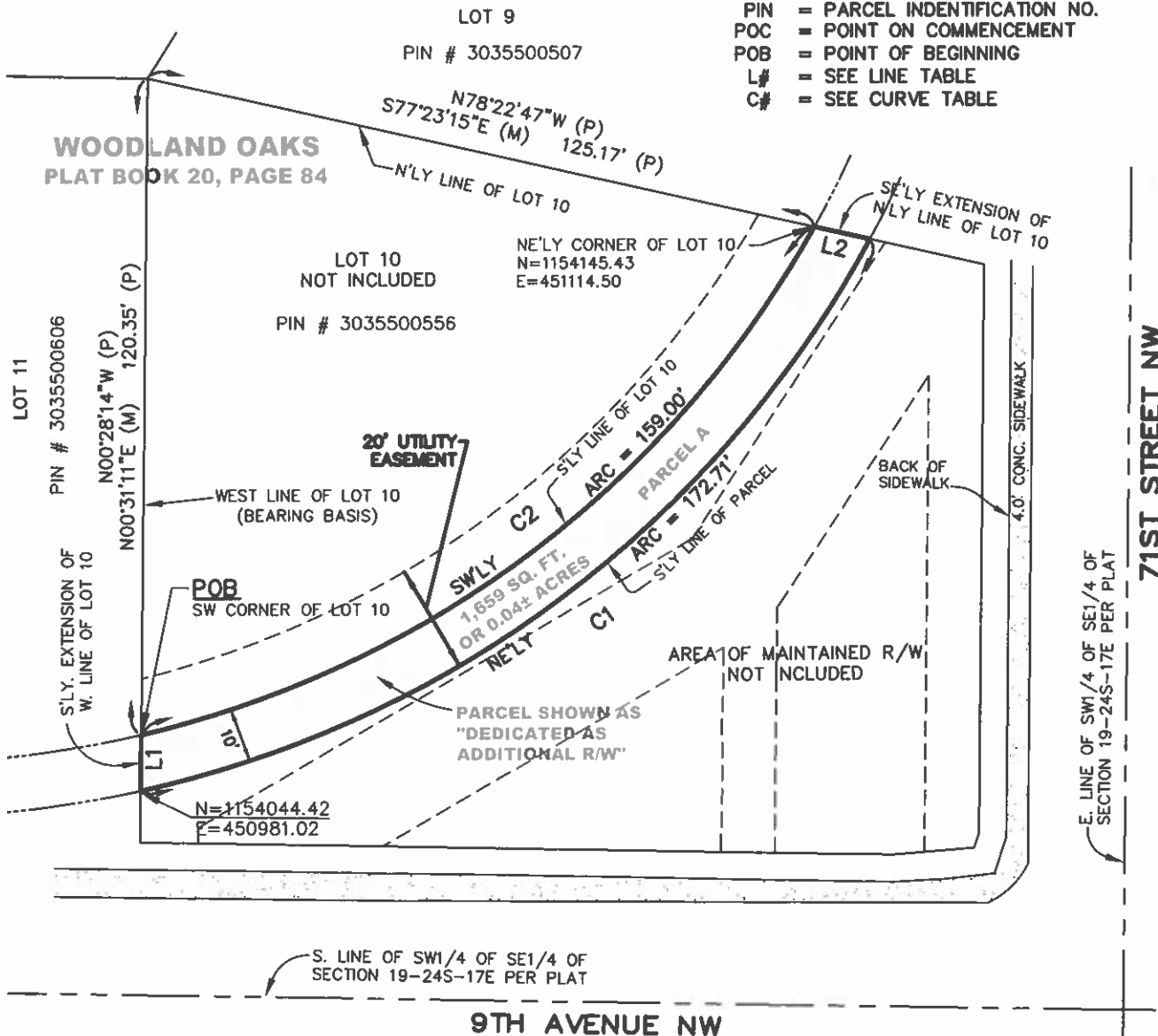
SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

### LINE TABLE

LINE	BEARING	LENGTH
L1	S00°31'11"W	10.27'
L2	N77°23'15"W	10.40'

### LEGEND

- (P) = PLAT
- (M) = MEASURED
- R/W = RIGHT-OF-WAY
- SQ.FT. = SQUARE FEET
- PIN = PARCEL IDENTIFICATION NO.
- POC = POINT ON COMMENCEMENT
- POB = POINT OF BEGINNING
- L# = SEE LINE TABLE
- C# = SEE CURVE TABLE



SCALE: 1" = 30'

### 9TH AVENUE NW

### CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	N 52°52'57" E	49°28'43"
C2	190.00'	159.00'	154.40'	S 52°57'24" W	47°56'51"



JOB NO. ....E2290.....

GRAPHIC SCALE IN FEET

SCALE: 1" = 30' FILE INDEX NO. ....

COMPOSITE EXHIBIT "A"



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A SUBSIDIARY OF VANBUSKIRK & FISH SURVEYING AND MAPPING, INC.  
 LICENSED BUSINESS NO. 8455 620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-2460

## DESCRIPTION & SKETCH FOR VACATION

(SHEET 1 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

DATE: 1/07/26

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

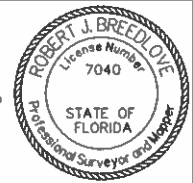
CERTIFIED TO:  
 MANATEE COUNTY  
 TERRY & NANCY NOLL

### SURVEYOR'S CERTIFICATE:

This item has been digitally signed and sealed by Robert J. Breedlove, PSM on the date adjacent to the seal.

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Third party verification can be performed through the iTrust certificate attached as part of the electronic copy.



BY: ROBERT J. BREEDLOVE..... 01/12/2026  
 REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 7040  
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR THE DIGITAL EQUIVALENT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

### DESCRIPTION: PARCEL B (DESCRIPTION & SKETCH FOR VACATION)

A PORTION OF THAT CERTAIN PARCEL OF LAND SHOWN ON THE PLAT OF WOODLAND OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 84, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, COMPRISING A PORTION OF THE MAINTAINED RIGHT-OF-WAY FOR 9th AVENUE NORTHWEST AND 71st STREET NORTHWEST, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 10 SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 10.27 FEET TO THE POINT OF BEGINNING;; THENCE, CONTINUE ALONG SAID EXTENSION, SOUTH 00 DEGREES 31 MINUTES 11 SECONDS WEST 9.54 FEET TO A POINT 5' FROM THE BACK OF AN EXISTING SIDEWALK ALONG THE NORTH SIDE OF 9TH AVENUE NORTHWEST; THENCE PARALLEL WITH THE BACK OF SAID SIDEWALK AND AN EXISTING SIDEWALK ALONG THE WEST SIDE OF 71ST STREET NORTHWEST, THE FOLLOWING 4 COURSES AND DISTANCES: (1) SOUTH 88 DEGREES 59 MINUTES 22 SECONDS EAST 137.84 FEET; (2) NORTH 85 DEGREES 11 MINUTES 32 SECONDS EAST 14.96 FEET; (3) NORTH 18 DEGREES 01 MINUTES 44 SECONDS EAST 2.88 FEET; (4) NORTH 00 DEGREES 27 MINUTES 59 SECONDS EAST 104.20 FEET TO THE POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF THE AFOREMENTIONED LOT 10; THENCE, NORTH 77 DEGREES 23 MINUTES 15 SECONDS WEST, ALONG SAID EXTENSION 21.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND SHOWN ON SAID PLAT AS "DEDICATED AS ADDITIONAL RIGHT-OF-WAY", SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 49 DEGREES 28 MINUTES 43 SECONDS 172.71 FEET (CHORD = 167.40 FEET; CHORD BEARING = SOUTH 52 DEGREES 52 MINUTES 57 SECONDS WEST) TO THE POINT OF BEGINNING CONTAINING 0.19 ACRES (8,339 SQ.FT.).

### NOTES:

1. THIS PLAT IS A "DESCRIPTION & SKETCH FOR VACATION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY.
2. THIS "DESCRIPTION & SKETCH & SKETCH FOR VACATION" CONSISTS OF 2 SHEETS. EACH SHEET IS INTENDED TO BE USED IN CONJUNCTION WITH THE OTHER SHEET. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT BOTH SHEETS.
3. BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 10 BEING N00°31'11"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE.
4. THIS "DESCRIPTION & SKETCH" 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 FOR THE PURPOSE OF VACATION OF RIGHT-OF-WAY AND CREATION OF A UTILITY EASEMENT.
6. THIS "DESCRIPTION & SKETCH FOR VACATION" 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 8,339 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.
9. COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT), FLORIDA WEST ZONE AND WERE DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK.

JOB NO. ...25E-2290.....

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



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 PHONE: (941)722-2460 FAX: (941)722-9840

R.J. BREEDLOVE - PSM 7040  
 MEMBER: FLORIDA SURVEYING  
 AND MAPPING SOCIETY &  
 MANASOTA CHAPTER SURVEYING  
 AND MAPPING SOCIETY

## DESCRIPTION & SKETCH FOR VACATION

(SHEET 2 OF 2)

FOR: TERRY & NANCY NOLL, 7104 9TH AVENUE NW, BRADENTON, FL

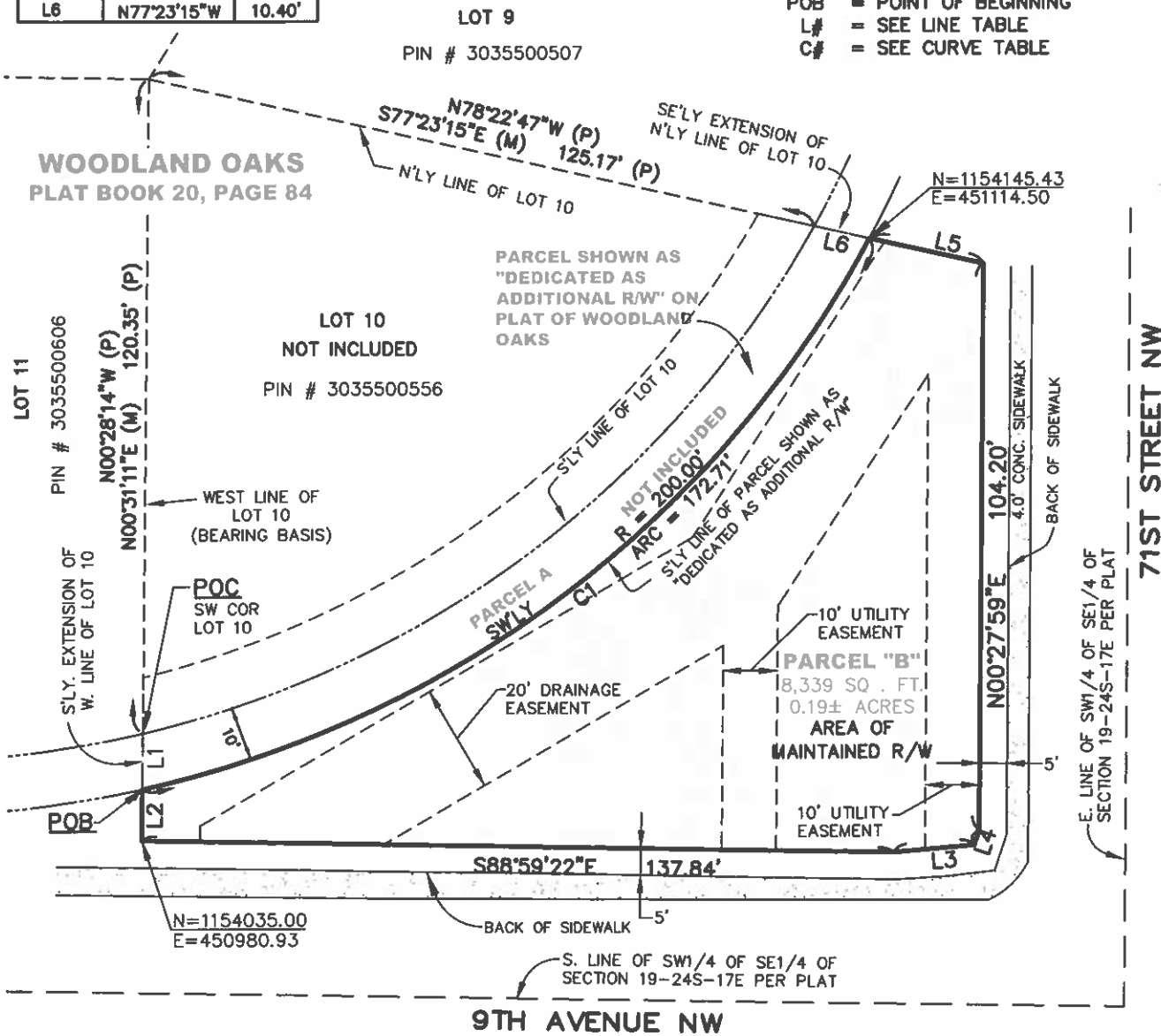
DATE: 1/07/26

SECTION 19, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA

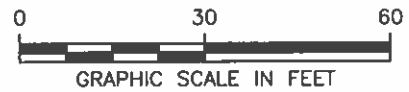
LINE TABLE		
LINE	BEARING	LENGTH
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L2	S00°31'11"W	9.54'
L3	N85°11'32"E	14.98'
L4	N18°01'44"E	2.88'
L5	N77°23'15"W	21.41'
L6	N77°23'15"W	10.40'

## LEGEND

- (P) = PLAT
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CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	172.71	167.40'	S 52°52'57" W	49°28'43"



JOB NO. ....E229R.....

SCALE: ...1" = 30'... FILE INDEX NO. ....