

R-15-019

**RESOLUTION DECLARING A PUBLIC HEARING TO CONSIDER
AN APPLICATION TO VACATE A STREET, ALLEYWAY, ROAD OR HIGHWAY
PURSUANT TO SECTIONS 336.09 AND 336.10, ET SEQ., FLORIDA STATUTES, AND
SECTION 911, LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA**

WHEREAS, an application has been filed before the Board of County Commissioners of Manatee County (the "Board"), Florida, to renounce and disclaim any right of the County and public in land acquired for a street, alleyway, road or highway. Said application being made by **Neal Communities of Southwest Florida, LLC**, a Florida limited liability company, (**the "Applicant"**), and

WHEREAS, said application has been found, upon review by the County Attorney's Office, to be legally sufficient and of sufficient form for presentation to and action by the Board, and

WHEREAS, the Applicant seeks the vacation of property located in an unincorporated area of Manatee County, Florida, and described as follows:

See EXHIBIT "A" Attached Hereto

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Manatee County, Florida, that a public hearing will be held before the Board in the **Commissioners' Chambers on the 1st 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 **24th day of February, 2015** 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 286.0106, Florida Statutes, any person desiring to appeal a decision made with respect to any matter considered at this hearing, that person will need a record of the proceedings, and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 94-90. Copies of this Resolution are available for review at the Citizens Action Center on the ninth floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida, and are available for purchase, at cost, at the County Administrator's Office.

DULY ADOPTED with a quorum present and voting this ____ day of _____ 2015.

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

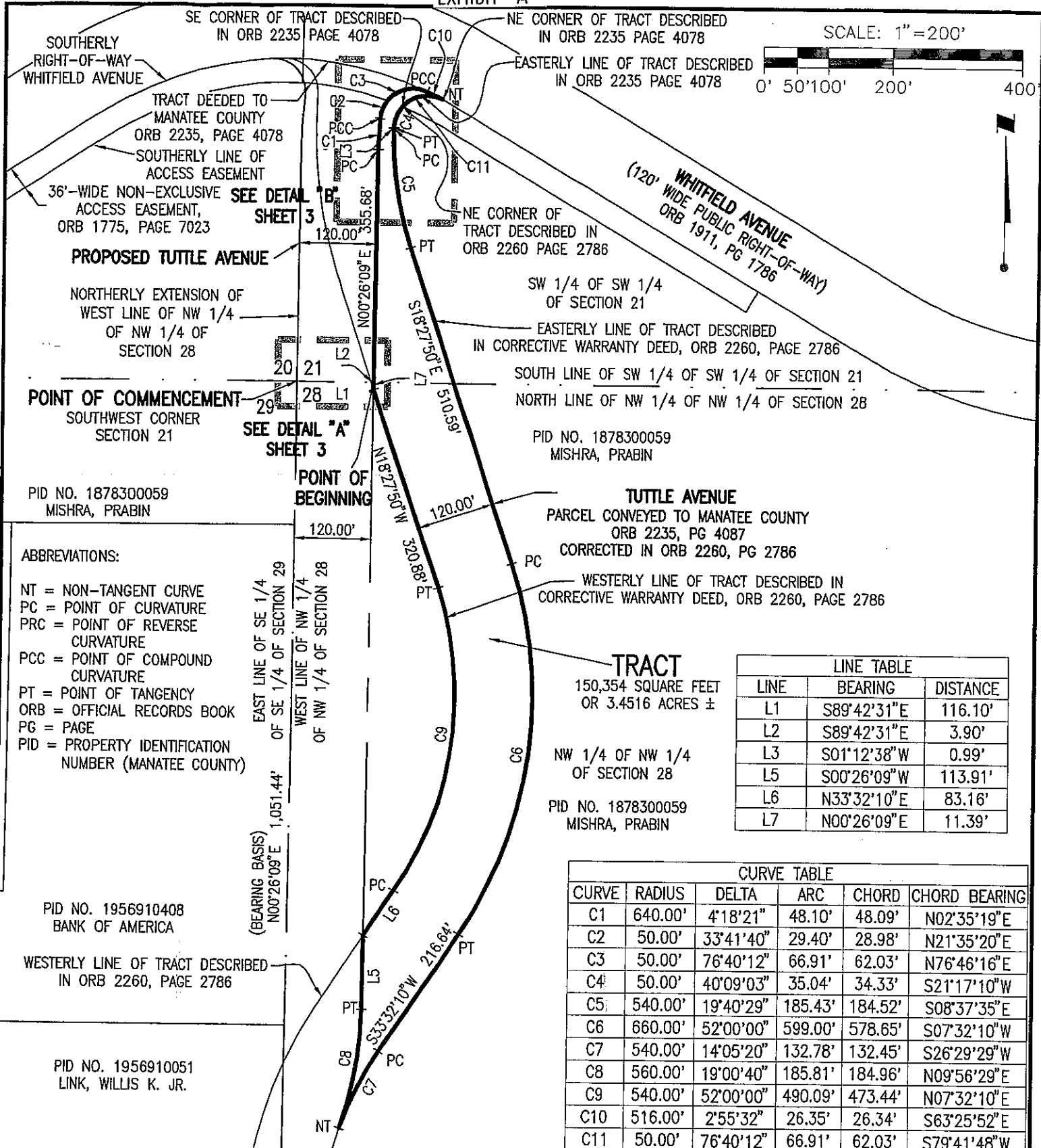
By: _____
Chairperson

ATTEST: R. B. SHORE
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

EXHIBIT "A"

SCALE: 1" = 200'



- ABBREVIATIONS:
- NT = NON-TANGENT CURVE
 - PC = POINT OF CURVATURE
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PT = POINT OF TANGENCY
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - PID = PROPERTY IDENTIFICATION NUMBER (MANATEE COUNTY)

PID NO. 1878300059
MISHRA, PRABIN

TUTTLE AVENUE
PARCEL CONVEYED TO MANATEE COUNTY
ORB 2235, PG 4087
CORRECTED IN ORB 2260, PG 2786

WESTERLY LINE OF TRACT DESCRIBED IN CORRECTIVE WARRANTY DEED, ORB 2260, PAGE 2786

TRACT
150,354 SQUARE FEET
OR 3.4516 ACRES ±

NW 1/4 OF NW 1/4 OF SECTION 28

PID NO. 1878300059
MISHRA, PRABIN

LINE	BEARING	DISTANCE
L1	S89°42'31"E	116.10'
L2	S89°42'31"E	3.90'
L3	S01°12'38"W	0.99'
L5	S00°26'09"W	113.91'
L6	N33°32'10"E	83.16'
L7	N00°26'09"E	11.39'

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	640.00'	4°18'21"	48.10'	48.09'	N02°35'19"E
C2	50.00'	33°41'40"	29.40'	28.98'	N21°35'20"E
C3	50.00'	76°40'12"	66.91'	62.03'	N76°46'16"E
C4	50.00'	40°09'03"	35.04'	34.33'	S21°17'10"W
C5	540.00'	19°40'29"	185.43'	184.52'	S08°37'35"E
C6	660.00'	52°00'00"	599.00'	578.65'	S07°32'10"W
C7	540.00'	14°05'20"	132.78'	132.45'	S26°29'29"W
C8	560.00'	19°00'40"	185.81'	184.96'	N09°56'29"E
C9	540.00'	52°00'00"	490.09'	473.44'	N07°32'10"E
C10	516.00'	2°55'32"	26.35'	26.34'	S63°25'52"E
C11	50.00'	76°40'12"	66.91'	62.03'	S79°41'48"W

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FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

SKETCH & DESCRIPTION
OF A TRACT OF LAND LYING WITHIN
SECTIONS 21 & 28, TOWNSHIP 35 S., RANGE 18E.,
MANATEE COUNTY, FLORIDA



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TASK CODE: 710	DRAWN BY: RWC	CHKD BY: RRC	CAD FILE: 215611500-SK07	PROJECT NO: 215611500	SHEET 1 OF 3	DRAWING INDEX NO: A-215611500v-sk07*	REV:
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DESCRIPTION (prepared by certifying Surveyor and Mapper)

A tract of land lying within the Northwest 1/4 of the Northwest 1/4 of Section 28 and the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 35 South, Range 18 East, Manatee County, Florida and more particularly described as follows:

COMMENCE at the southwest corner of said Section 21; thence S.89°42'31"E. along the south line of the Southwest 1/4 of the Southwest 1/4 of said Section 21, a distance of 116.10 feet to a point on the westerly line of the tract of land described in the Corrective Warranty Deed recorded in Official Records Book 2260, Page 2786 of the Public Records of Manatee County, Florida; thence continue S.89°42'31"E. along said south line of the Southwest 1/4 of the Southwest 1/4 of said Section 21, a distance of 3.90 feet to the POINT OF BEGINNING, also being a point on a line lying 120.00 feet easterly of the northerly extension of the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence N.00°26'09"E., along a line 120.00 feet easterly of and parallel with said northerly extension of the west line of the Northwest 1/4 of the Northwest 1/4 of Section 28, a distance of 355.68 feet to the point of curvature of a curve to the right having a radius of 640.00 feet and a central angle of 04°18'21"; thence northerly along the arc of said curve, a distance of 48.10 feet to the point of compound curvature of a curve to the right having a radius of 50.00 feet and a central angle of 33°41'40"; thence northerly along the arc of said curve, a distance of 29.40 feet, also being a point on the southerly line of the 36.00-foot-wide non-exclusive access easement described in Official Records Book 1775, Page 7023 of the Public Records of Manatee County, Florida, thence continue easterly along said curve, having a radius of 50.00 feet, through a central angle of 76°40'12"; a distance of 66.91 feet, said curve having a chord bearing and distance of N.76°46'16"E., 62.03 feet, to the southerly right-of-way of Whitfield Avenue (120-foot-wide public right-of-way as recorded in Official Records Book 1911, Page 1786 of said Public Records), also being the point of compound curvature of a curve to the right having a radius of 516.00 feet and a central angle of 02°55'32"; thence southeasterly along the arc of said curve and along said southerly right-of-way of Whitfield Avenue, a distance of 26.35 feet to the northeast corner of the abovementioned tract of land deeded to Manatee County recorded in Official Records Book 2235, Page 4078 of said Public Records, also being the point of curvature of a non-tangent curve to the left, having a radius of 50.00 feet and a central angle of 76°40'12"; thence westerly along the arc of said curve and along the easterly line of said tract of land deeded to Manatee County, a distance of 66.91 feet, said curve having a chord bearing and distance of S.79°41'48"W., 62.03 feet, to the southeast corner of said tract of land deeded to Manatee County, also being the northeast corner of the tract of land described in the Corrective Warranty Deed recorded in Official Records Book 2260, Page 2786 of said Public Records, thence continue southerly along said curve, having a radius of 50.00 feet, through a central angle of 40°09'03"; (the following seven (7) calls are along the easterly line of said Corrective Warranty Deed); (1) a distance of 35.04 feet, said curve having a chord bearing and distance of S.21°17'10"W., 34.33 feet, to the point of tangency of said curve; (2) thence S.01°12'38"W., a distance of 0.99 feet to the point of curvature of a curve to the left, having a radius of 540.00 feet and a central angle of 19°40'29"; (3) thence southerly along the arc of said curve, a distance of 185.43 feet to the point of tangency of said curve; (4) thence S.18°27'50"E., a distance of 510.59 feet to the point of curvature of a curve to the right having a radius of 660.00 feet and a central angle of 52°00'00"; (5) thence southerly along the arc of said curve, a distance of 599.00 feet to the point of tangency of said curve; (6) thence S.33°32'10"W., a distance of 216.64 feet to the point of curvature of a curve to the left having a radius of 540.00 feet and a central angle of 14°05'20"; (7) thence southwesterly along the arc of said curve, a distance of 132.78 feet to the end of said curve, also being the beginning of a non-tangent curve to the left, having a radius of 560.00 feet and a central angle of 19°00'40"; thence northerly along the arc of said curve, a distance of 185.81 feet, said curve having a chord bearing and distance of N.09°56'29"E., 184.96 feet, to the point of tangency of said curve, also being a point on a line lying 120.00 feet easterly of the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence N.00°26'09"E., along a line 120.00 feet easterly of and parallel with said west line of the Northwest 1/4 of the Northwest 1/4 of Section 28, a distance of 113.91 feet to a point on the westerly line of the abovementioned tract of land described in the Corrective Warranty Deed recorded in Official Records Book 2260, Page 2786 of said Public Records; (the following two (2) calls are along said westerly line of the tract of land described in the Corrective Warranty Deed recorded in Official Records Book 2260, Page 2786 of said Public Records): (1) thence N.33°32'10"E., a distance of 83.16 feet to the point of curvature of a curve to the left having a radius of 540.00 feet and a central angle of 52°00'00"; thence northerly along the arc of said curve, a distance of 490.09 feet to the point of tangency of said curve; (2) thence N.18°27'50"W., a distance of 320.88 feet to a point on a line lying 120.00 feet easterly of the west line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence N.00°26'09"E., along a line 120.00 feet easterly of and parallel with said west line of the Northwest 1/4 of the Northwest 1/4 of Section 28, a distance of 11.39 feet to the POINT OF BEGINNING.

Said tract contains 150,354 square feet or 3.4516 acres, more or less.

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FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

This is NOT a Survey.

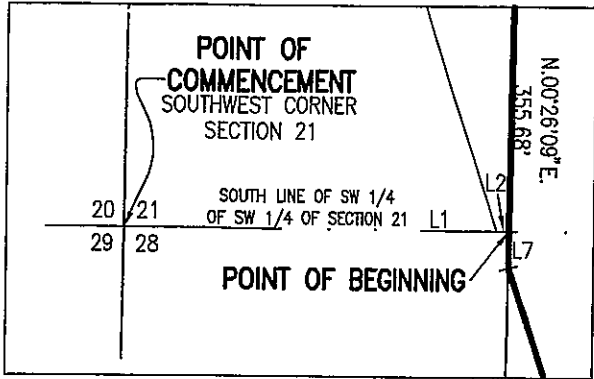
SKETCH & DESCRIPTION
OF A TRACT OF LAND LYING WITHIN
SECTIONS 21 & 28, TOWNSHIP 35 S., RANGE 18E.,
MANATEE COUNTY, FLORIDA



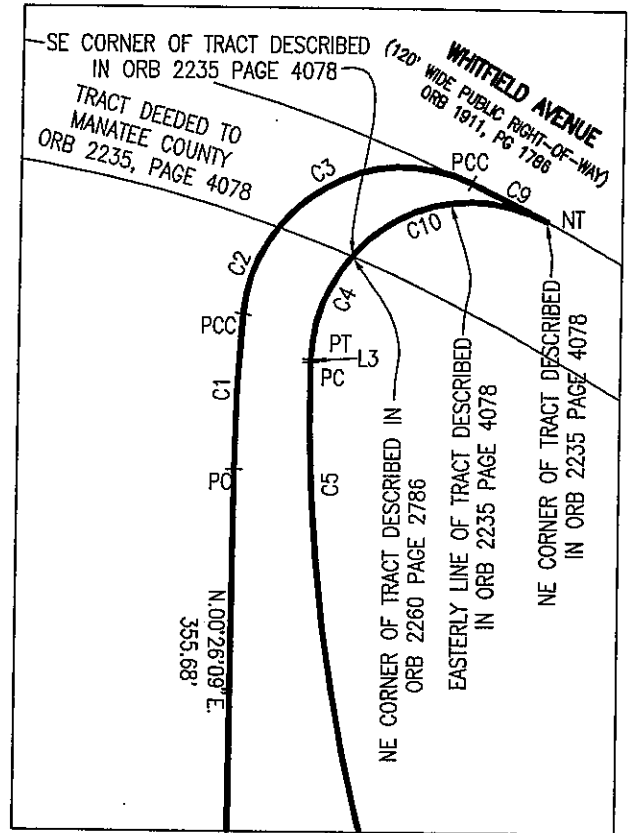
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TASK CODE: 230	DRAWN BY: RWC	CHKED BY: RRC	CAD FILE: 215611500-SK07	PROJECT NO: 215611500	SHEET 2 OF 3	DRAWING INDEX NO: A-215611500v-sk07*	REV:
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DETAIL "A"
SCALE: 1" = 60'




DETAIL "B"
SCALE: 1" = 60'

NOTES:

Bearings shown hereon are arbitrary and are based on west line of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 35 South, Range 18 East having a bearing of N00°26'09"E and do not refer to the true meridian.

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.

This is a sketch only and does not represent a field survey.

BY: 
Robert W. Coleman, P.S.M. No. 5478



The seal appearing on this document was authorized by Robert W. Coleman on 07/16/2014.
Date of Signature

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FOR: NEAL COMMUNITIES OF SOUTHWEST FLORIDA, LLC

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SKETCH & DESCRIPTION OF A TRACT OF LAND LYING WITHIN SECTIONS 21 & 28, TOWNSHIP 35 S., RANGE 18E., MANATEE COUNTY, FLORIDA



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