

RESOLUTION R-19-118

A RESOLUTION AUTHORIZING USE OF “QUICK TAKING” CONDEMNATION PROCEEDINGS FOR THE PUBLIC USE AND PUBLIC PURPOSE OF CONSTRUCTING A PUBLIC STREET, ROAD, OR HIGHWAY AS PART OF THE PUBLIC ROAD SYSTEM IN MANATEE COUNTY, FLORIDA; MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

**FORT HAMER ROAD EXTENSION ROAD IMPROVEMENT PROJECT
(U. S. 301 TO ERIE ROAD)
PARCELS 10, 16, 19, 22, AND 26; PROJECT NO. 6054765**

WHEREAS, Manatee County, a political subdivision of the State of Florida, has made an effort to acquire certain property interests along or within the planned corridor of Fort Hamer Road from U. S. 301 to Erie Road by purchase from the property owners; and

WHEREAS, the Board of County Commissioners has heretofore authorized the institution of eminent domain proceedings to acquire said property, all as described and set out in Resolution R-19-117; and

WHEREAS, Manatee County has determined that it is necessary to acquire or utilize portions of property adjacent to or within the planned corridor of the above-described road; and

WHEREAS, the Board of County Commissioners wishes to utilize “quick taking” condemnation proceedings.

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

1. Manatee County is authorized to utilize “quick taking” eminent domain proceedings under Chapter 74, Florida Statutes, and all other applicable statutes, and the Board of County Commissioners declares its intention to utilize such proceedings to acquire the necessary interest in the properties hereinafter described.

2. Manatee County cannot proceed with the necessary improvements to the planned corridor of Fort Hamer Road from U. S. 301 to Erie Road until it acquires title to the hereinafter-described property.

3. Delay in acquiring the necessary interest and the resultant delay in construction will adversely affect the project.

4. Manatee County will diligently pursue and prosecute the eminent domain proceedings.

5. The property to be taken is more particularly described in Schedules 1-5,

which are attached hereto and made a part hereof.

6. The provisions of this Resolution shall supersede the provisions of any other rule, policy, or Resolution that is in conflict with and cannot be harmonized or reconciled with the provisions of this Resolution.

7. If any one or more of the provisions of this Resolution should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution, which remaining provisions shall continue in full force and effect, provided that the remaining provisions can be given legal effect absent the invalid portions.

8. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED with a quorum present and voting this 24th day of September, 2019.

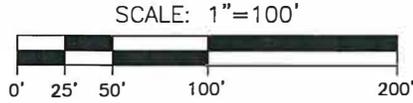
**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Schedule No. 1
Parcel No. 10



LEGEND:

- BK = BOOK
- PG = PAGE
- R/W = RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA
- R = RADIUS OF A CURVE
- L = LENGTH OF A CURVE ALONG ITS ARC
- D = DELTA (CENTRAL ANGLE) OF A CURVE
- C = CHORD DISTANCE
- C.B. = CHORD BEARING
- PID = PROPERTY IDENTIFICATION NUMBER
- SF = SQUARE FEET
- ± = MORE OR LESS

CLAUDIA HARTUNG
NOW OR FORMERLY
PID 4694407001
BK 1707, PG 7766 O.R.

NOW OR FORMERLY
PID 469400055

N00°11'15"W 386.67'

TRACT
37,525 SF OR
0.8615 ACRES±

WEST LINE OF TRACT
CONVEYED BY DEED
RECORDED IN BK 1707,
PG 7766 O.R.

C1

SOUTH LINE OF
SECTION 30

NOW OR FORMERLY
PID 469700159

POINT OF BEGINNING

N88°51'06"W
179.09'

N88°51'06"W
78.09'

154.00' WIDE
FORT HAMER
EXTENSION

NOW OR FORMERLY
PID 484402109

EAST LINE OF SECTION 30
WEST LINE OF SECTION 29

(DEED BEARING =
N89°44'17"E)

POINT OF COMMENCEMENT

SOUTHEAST CORNER
OF SECTION 30,
TOWNSHIP 33 SOUTH,
RANGE 19 EAST

30

29

31

32

S00°05'49"E
(BEARING BASIS)

This is NOT a Survey and Not valid without all sheets.

Apr 17, 2019 - 10:48:46 EDMEDIA\2158\active\215810740\survey\drawing\215810740v-spsk06.dwg

SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 30, TOWNSHIP 33 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA



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TASK CODE: 420	DRAWN BY: EDM	CHKD BY: JDL	CAD FILE: 215810740v-spsk06	PROJECT NO: 215810769	SHEET 1 OF 2	DRAWING INDEX NO: 215810740v-spsk06	REV:
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 30, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

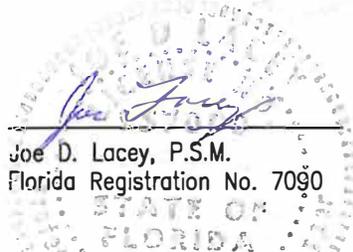
COMMENCE at the southeast corner of Section 30, Township 33 South, Range 19 East; thence N.88°51'06"W. along the south line of said Section, a distance of 78.09 feet to the POINT OF BEGINNING; thence continue N.88°51'06"W. along said south line, a distance of 179.09 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,577.00 feet and a central angle of 00°51'00"; thence Northwesterly along the arc of said curve, a distance of 38.23 feet, said curve having a chord bearing and distance of N.28°05'23"W., 38.22 feet, to the end of said curve and the west line of the tract of land conveyed by the warranty deed recorded in Book 1707, Page 7766, Official Records of Manatee County, Florida; thence N.00°11'15"W. along a line non-tangent to said curve and along said west line, a distance of 386.67 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,423.00 feet and a central angle of 11°05'08"; thence Southeasterly along the arc of said curve, a distance of 468.80 feet, said curve having a chord bearing and distance of S.25°04'06"E., 468.07 feet, to the POINT OF BEGINNING.

Said tract contains 37,525 square feet or 0.8615 acres, more or less.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2577.00'	0°51'00"	38.23'	38.22'	N28°05'23"W
C2	2423.00'	11°05'08"	468.80'	468.07'	S25°04'06"E

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE GRID NAD 1983 (2011) FLORIDA WEST ZONE VALUES ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAVING A GRID BEARING OF S00°05'49"E.
- THIS SKETCH & DESCRIPTION IS BASED UPON THE WARRANTY DEED TO THE RON HARTUNG AND CLAUDIA HARTUNG REVOCABLE LIVING TRUST RECORDED IN BOOK 1707, PAGE 7766 IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA. THE COURSES OF THE DEED HAVE BEEN ROTATED CLOCKWISE 01°24'37" TO CORRESPOND TO THE GRID BEARINGS REFERENCED IN NOTE 2 ABOVE.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



4/17/2019
Date of Signature

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SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTION 30, TOWNSHIP 33 S., RANGE 19 E., MANATEE COUNTY, FLORIDA



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

Tracts of land lying in Section 32, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

TRACT 16-A

COMMENCE at the northeast corner of Section 31, Township 33 South, Range 19 East; thence N.88°51'06"W. along the north line of said Section 31 and the tract of land conveyed by warranty deed recorded in Book 2532, Page 5513, Official Records of Manatee County, Florida, a distance of 257.17 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,577.00 feet and a central angle of 21°02'20"; thence Southeasterly along the arc of said curve, a distance of 946.26 feet, said curve having a chord bearing and distance of S.39°02'03"E., 940.96 feet to the north line of Darsey Road (30' Private Road described in Trustee's Distributive Deed recorded in Book 2532, Page 5517 of said Public Records), also being the POINT OF BEGINNING; thence S.87°44'46"E. along said north line, a distance of 263.40 feet to Point "A", also being the point of curvature of a non-tangent curve to the left, having a radius of 2,423.00 feet and a central angle of 01°18'56"; thence Southeasterly along the arc of said curve, a distance of 55.63 feet, said curve having a chord bearing and distance of S.55°06'45"E., 55.63 feet, to the point of tangency of said curve and the South line of said Darsey Road; thence N.87°44'46"W. along said South line, a distance of 435.25 feet; thence N.02°15'14"E., a distance of 30.00 feet to the aforementioned North line of Darsey Road; thence S.87°44'46"E. along said North line, a distance of 125.00 feet to the POINT OF BEGINNING.



Said tract contains 12,348 square feet or 0.2835 acres, more or less.

TRACT 16-B

COMMENCE at abovementioned Point "A"; thence S.87°44'46"E. along the north line of said Darsey Road, a distance of 288.48 feet to the POINT OF BEGINNING; thence continue S.87°44'46"E., a distance of 145.00 feet; thence S.02°15'14"W., a distance of 30.00 feet to the South line of said Darsey Road; thence N.87°44'46"W. along said South line, a distance of 145.00 feet; thence N.02°15'14"E., a distance of 30.00 feet to the POINT OF BEGINNING.

Said tract contains 4,350 square feet or 0.0999 acres, more or less.

NOTES:

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2. BEARINGS SHOWN HEREON ARE GRID NAD 1983 (2011) FLORIDA WEST ZONE VALUES ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAVING A GRID BEARING OF S00°05'49"E.
3. THIS SKETCH & DESCRIPTION IS BASED UPON THE TRUSTEE'S DISTRIBUTIVE DEED RECORDED IN BOOK 2532, PAGE 5517 IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA.
4. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Joe Lacey
 Joe D. Lacey, P.S.M.
 Florida Registration No. 7090

7/30/2019
 Date of Signature

REV. C - REVISED DEED REFERENCE 07/29/2019
 REV. B - REVISED LABEL; EDM; 04/17/19
 REV.A; REVISED LABELS & DESCRIPTION; EDM; 04/15/19

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Jul 29, 2019 - 14:12:42 JLACEY\J:\2158\active\215810740\survey\drawing\215810740v-spsk13.dwg

SKETCH & DESCRIPTION OF PORTIONS OF DARSEY ROAD OF FORT HAMER RIGHT-OF-WAY AQUISITION SECTION 32, TOWNSHIP 33 S., RANGE 19 E., MANATEE COUNTY, FLORIDA



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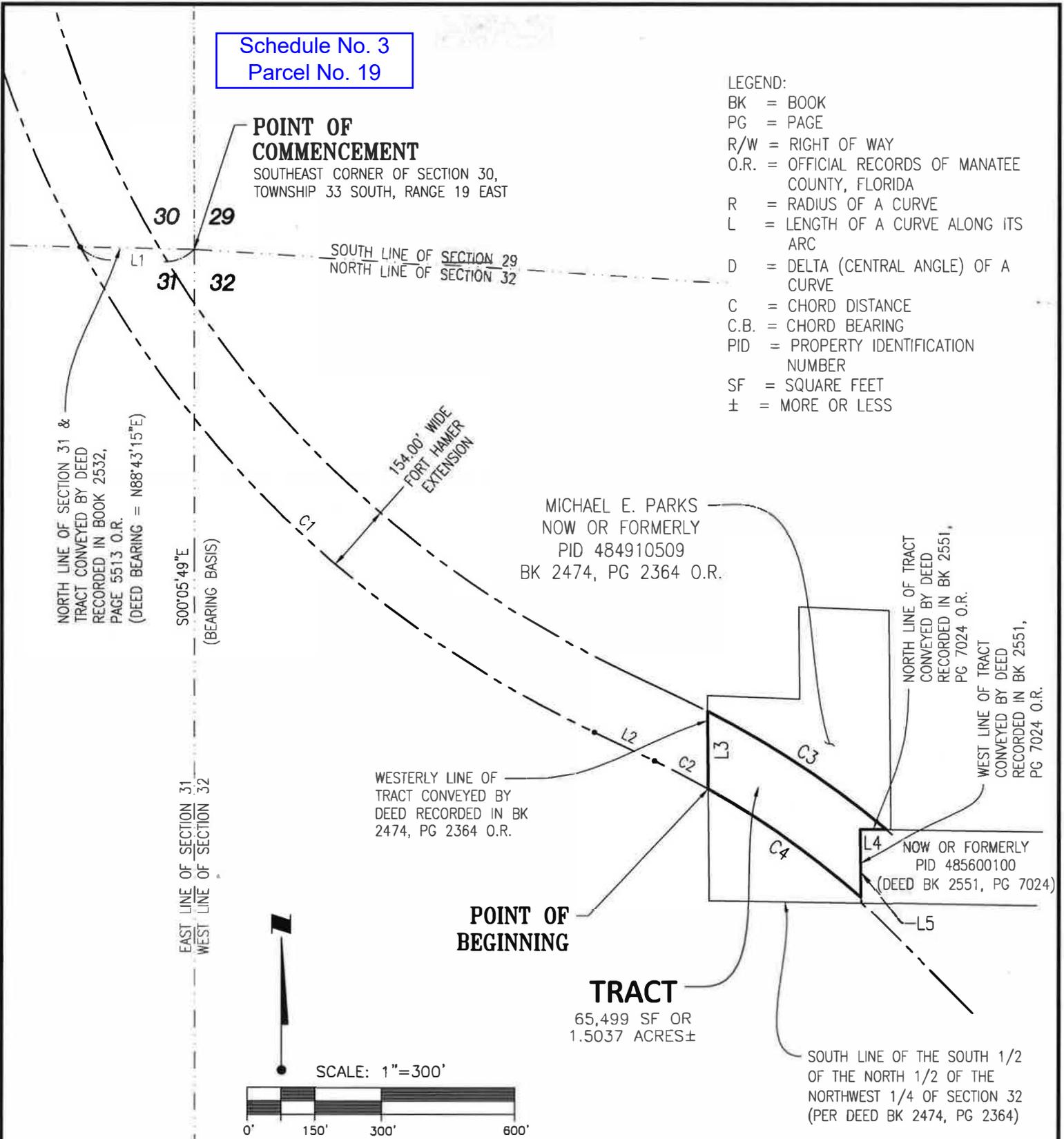
Schedule No. 3
Parcel No. 19

POINT OF COMMENCEMENT

SOUTHEAST CORNER OF SECTION 30,
TOWNSHIP 33 SOUTH, RANGE 19 EAST

LEGEND:

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- C.B. = CHORD BEARING
- PID = PROPERTY IDENTIFICATION NUMBER
- SF = SQUARE FEET
- ± = MORE OR LESS



REV.B; REVISED LABEL; EDM; 04/17/19

REV.A; REVISED LABELS & DESCRIPTION; EDM; 04/15/19

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Apr 17, 2019 - 10:53:51

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SKETCH & DESCRIPTION OF A
TRACT OF LAND LOCATED IN
SECTION 32, TOWNSHIP 33 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 32, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the northeast corner of Section 31, Township 33 South, Range 19 East; thence N.88°51'06"W. along the north line of said Section 31 and the tract of land conveyed by warranty deed recorded in Book 2531, Page 5513, Official Records of Manatee County, Florida, a distance of 257.18 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,577.00 feet and a central angle of 36°06'03"; thence Southeasterly along the arc of said curve, a distance of 1,623.72 feet, said curve having a chord bearing and distance of S.46°33'55"E., 1,596.99 feet, to the point of tangency of said curve; thence S.64°36'57"E., a distance of 150.50 feet to the point of curvature of a curve to the right having a radius of 2,006.00 feet and a central angle of 03°55'29"; thence Southeasterly along the arc of said curve, a distance of 137.41 feet to a point on the westerly line of a tract of land conveyed by warranty deed recorded in Book 2474, Page 2364, Official Records of Manatee County, Florida, also being the POINT OF BEGINNING; thence N.00°34'45"W. along said westerly line, a distance of 175.58 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,160.00 feet and a central angle of 12°53'02"; thence Southeasterly along the arc of said curve, a distance of 485.71 feet, said curve having a chord bearing and distance of S.56°34'13"E., 484.69 feet, to the end of said curve, also being a point on the north line of the tract of land conveyed by warranty deed recorded in Book 2551, Page 7024; the following two (2) calls are along the boundary line of said tract of land: (1) thence N.89°06'45"W., a distance of 59.16 feet; (2) thence S.00°34'45"E., a distance of 154.43 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,006.00 feet and a central angle of 12°06'39"; thence Northwesterly along the arc of said curve, a distance of 424.02 feet, said curve having a chord bearing and distance of N.54°38'08"W., 423.23 feet, to the POINT OF BEGINNING.

Said tract contains 65,499 square feet or 1.5037 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°51'06"W	257.18'
L2	S64°36'57"E	150.50'
L3	N00°34'45"W	175.58'
L4	N89°06'45"W	59.16'
L5	S00°34'45"E	154.43'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2577.00'	36°06'03"	1623.72'	1596.99'	S46°33'55"E
C2	2006.00'	3°55'29"	137.41'	137.39'	S62°39'12"E
C3	2160.00'	12°53'02"	485.71'	484.69'	S56°34'13"E
C4	2006.00'	12°06'39"	424.02'	423.23'	N54°38'08"W

NOTES:

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- BEARINGS SHOWN HEREON ARE GRID NAD 1983 (2011) FLORIDA WEST ZONE VALUES ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAVING A GRID BEARING OF S00°05'49"E.
- THIS SKETCH & DESCRIPTION IS BASED UPON THE WARRANTY DEED TO THE PARKS LIVING TRUST RECORDED IN BOOK 2474, PAGE 2364 IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joe D. Lacey, P.S.M.
Florida Registration No. 7090

4/17/2019
Date of Signature

REV.B; REVISED LABEL; EDM; 04/17/19

REV.A; REVISED LABELS & DESCRIPTION; EDM; 04/15/19

This is NOT a Survey and Not valid without all sheets.

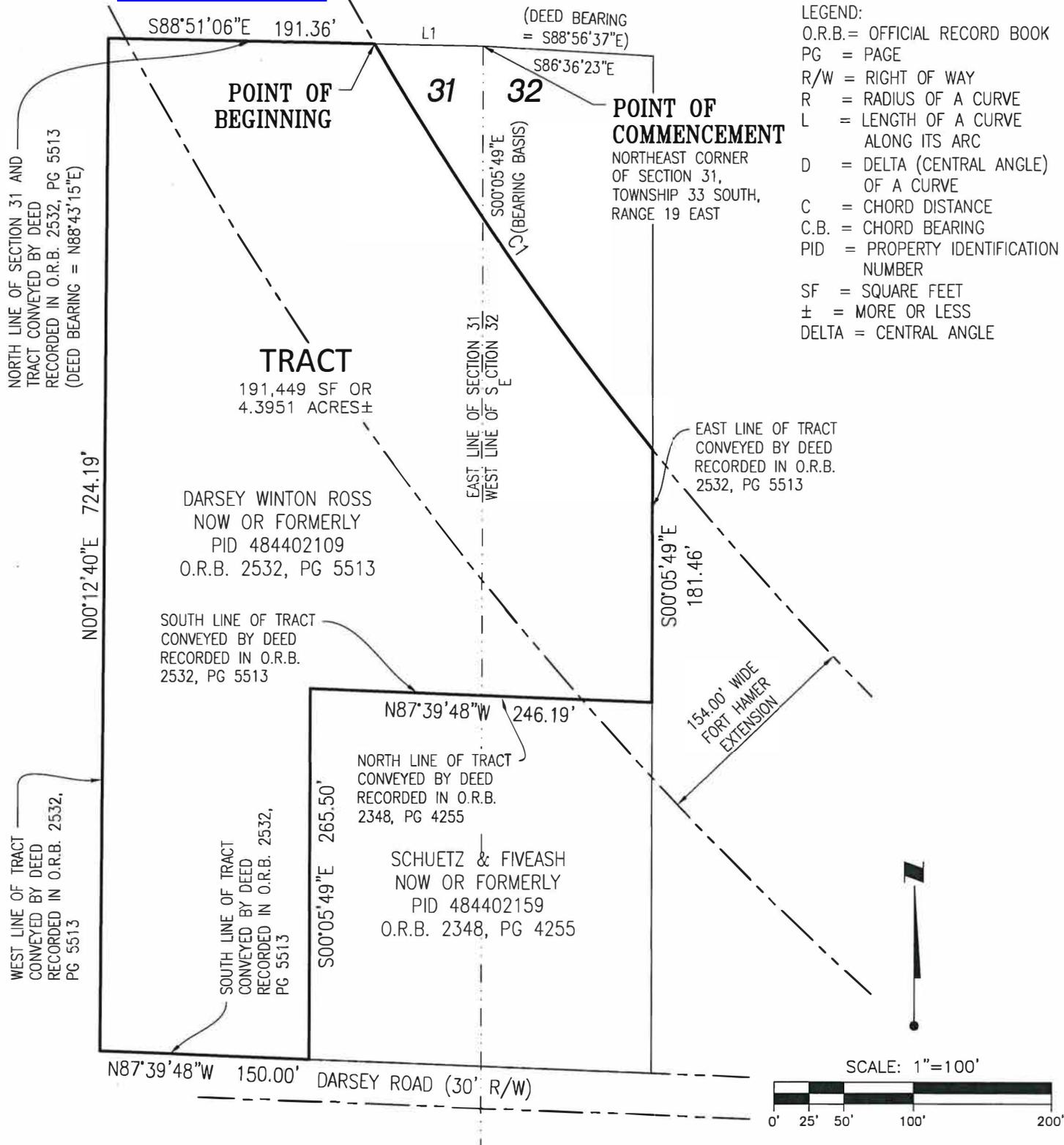
Apr 17, 2019 - 10:53:51 EDM\JIA\2158\active\215810740\survey\drawing\215810740v-spsk09.dwg

SKETCH & DESCRIPTION OF A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 33 S., RANGE 19 E., MANATEE COUNTY, FLORIDA

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Schedule No. 4
Parcel No. 22



This is NOT a Survey and Not valid without all sheets.

Jun 05, 2019 - 13:31:02 JLACEY\J\2158\active\215810740\survey\drawing\215810740v-spsk15.dwg

SKETCH & DESCRIPTION OF
 PORTION OF FORT HAMER RIGHT-OF-WAY AQUISITION
 SECTIONS 31 & 32, TOWNSHIP 33 S., RANGE 19 E.,
 MANATEE COUNTY, FLORIDA



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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Sections 31 and 32, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the northeast corner of Section 31, Township 33 South, Range 19 East; thence N.88°51'06"W. along the north line of said Section 31 and the tract of land conveyed by warranty deed recorded in Official Records Book 2532, Page 5513, Public Records of Manatee County, Florida,, a distance of 78.08 feet to the POINT OF BEGINNING; said point being the point of curvature of a non-tangent curve to the left, having a radius of 2,423.00 feet and a central angle of 08°20'37"; thence Southeasterly along the arc of said curve, a distance of 352.85 feet, said curve having a chord bearing and distance of S.34°46'59"E., 352.54 feet, to the east line of the tract of land conveyed by warranty deed recorded in Official Records Book 2532, Page 5513 of said Records; thence S.00°05'49"E. along said east line, a distance of 181.46 feet; to the north line of tract conveyed by warranty deed recorded in Official Records Book 2348, Page 4255 of said Records; the following two (2) calls are along the north line and west line of said tract: (1) thence N.87°39'48"W., a distance of 246.19 feet; (2) thence S.00°05'49"E., a distance of 265.50 feet; the following three (3) calls are along the south line, west line and north line of the abovementioned tract of land conveyed by warranty deed recorded in Official Records Book 2532, Page 5513: (1) thence N.87°39'48"W., a distance of 150.00 feet; (2) thence N.00°12'40"E., a distance of 724.19 feet; (3) thence S.88°51'06"E., a distance of 191.36 feet to the POINT OF BEGINNING.

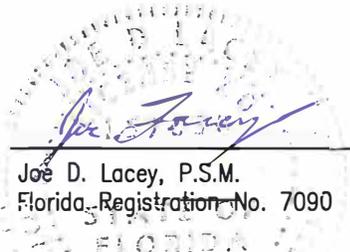
Said tract contains 191,449 square feet or 4.3951 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°51'06"W	78.08'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2423.00'	8°20'37"	352.85'	352.54'	S34°46'59"E

NOTES:

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2. BEARINGS SHOWN HEREON ARE GRID NAD 1983 (2011) FLORIDA WEST ZONE VALUES ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAVING A GRID BEARING OF S00°05'49"E.
3. THIS SKETCH & DESCRIPTION IS BASED UPON THE WARRANTY DEED TO JENNIFER F. SCHUETZ & PAUL FIVEASH RECORDED IN BOOK 2348, PAGE 4255 IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA. THE COURSES OF THE DEED HAVE BEEN ROTATED CLOCKWISE 02°20'14" TO CORRESPOND TO THE GRID BEARINGS REFERENCED IN NOTE 2 ABOVE.
4. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



Joe D. Lacey, P.S.M.
Florida Registration No. 7090

4/5/2019
Date of Signature

This is NOT a Survey and Not valid without all sheets.

Jun 05, 2019 - 13:31:02 J:\ACEY\ACTIVE\2158\active\215810740\survey\drawing\215810740v-spsk15.dwg

SKETCH & DESCRIPTION OF
PORTION OF FORT HAMER RIGHT-OF-WAY AQUISITION
SECTIONS 31 & 32, TOWNSHIP 33 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA

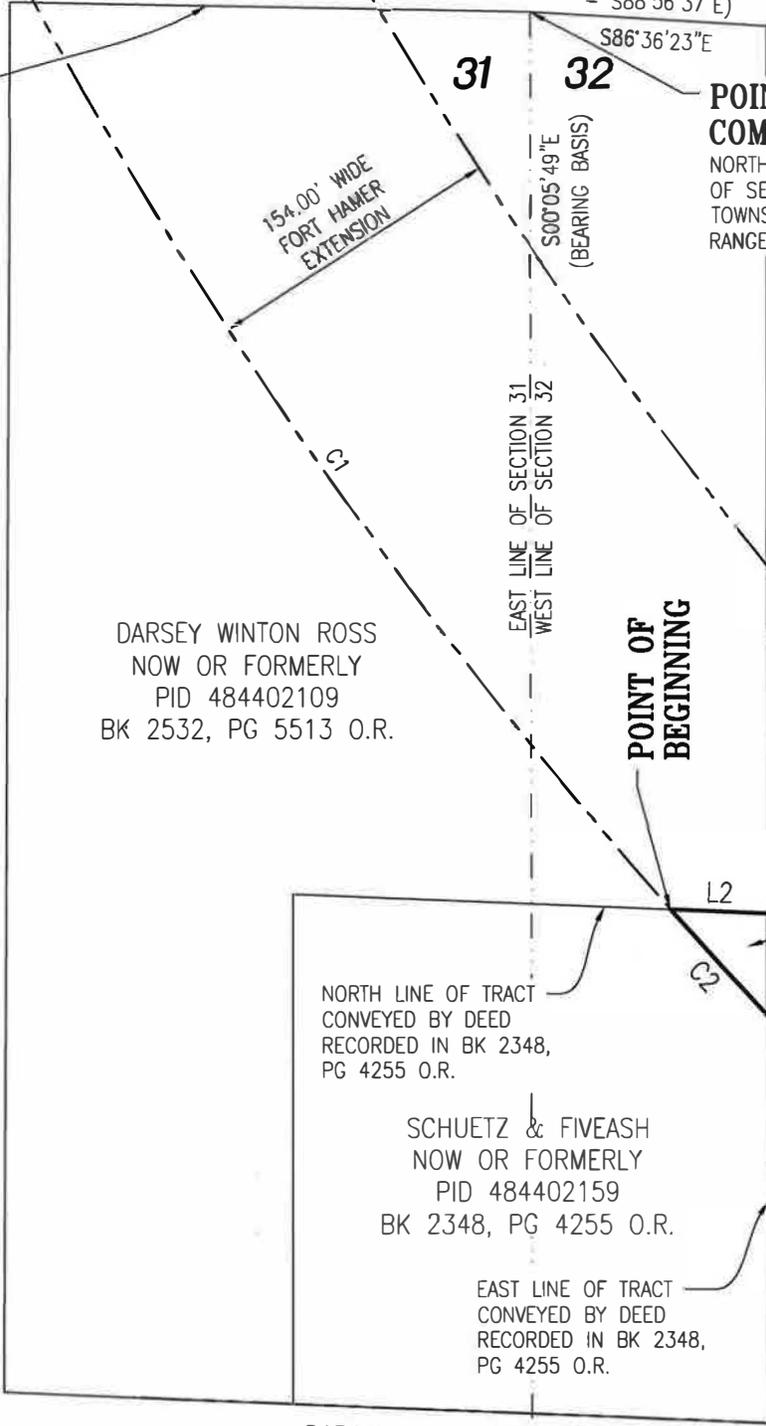


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Schedule No. 5
Parcel No. 26

NORTH LINE OF SECTION 31 & TRACT
CONVEYED BY DEED RECORDED IN BK
2532, PG 5513 O.R.
(DEED BEARING = N88°43'15"E)



- LEGEND:
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 - C = CHORD DISTANCE
 - C.B. = CHORD BEARING
 - PID = PROPERTY IDENTIFICATION NUMBER
 - SF = SQUARE FEET
 - ± = MORE OR LESS

DARSEY WINTON ROSS
NOW OR FORMERLY
PID 484402109
BK 2532, PG 5513 O.R.

NORTH LINE OF TRACT
CONVEYED BY DEED
RECORDED IN BK 2348,
PG 4255 O.R.

SCHUETZ & FIVEASH
NOW OR FORMERLY
PID 484402159
BK 2348, PG 4255 O.R.

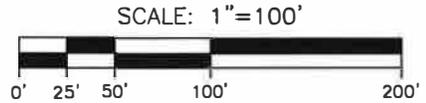
EAST LINE OF TRACT
CONVEYED BY DEED
RECORDED IN BK 2348,
PG 4255 O.R.

POINT OF COMMENCEMENT
NORTHEAST CORNER
OF SECTION 31,
TOWNSHIP 33 SOUTH,
RANGE 19 EAST

POINT OF BEGINNING

EAST LINE OF TRACT
CONVEYED BY DEED
RECORDED IN BK 2532,
PG 5513 O.R.

TRACT
1,365 SF OR
0.0313 ACRES±



REV.C; REVISED LABEL; EDM; 04/17/19

REV.B; REVISED LABELS & DESCRIPTION; EDM; 04/15/19

This is NOT a Survey and Not valid without all sheets.

Apr 17, 2019 - 11:03:16

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SKETCH & DESCRIPTION OF
FORT HAMER RIGHT-OF-WAY ACQUISITION
SECTION 32, TOWNSHIP 33 S., RANGE 19 E.,
MANATEE COUNTY, FLORIDA



Stantec

6900 Professional Parkway East, Sarasota, FL 34240-8414
Phone 941-907-6900 • Fax 941-907-6910
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TASK CODE: 420	DRAWN BY: EDM	CHKD BY: JDL	CAD FILE: 215810740v-spsk04	PROJECT NO: 215810769	SHEET 1 OF 2	DRAWING INDEX NO: 215810740v-spsk04	REV: C
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DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 32, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

Commence at the northeast corner of Section 31, Township 33 South, Range 19 East; thence N.88°51'06"W. along the north line of said Section 31 and the tract of land conveyed by warranty deed recorded in Book 2532, Page 5513, Official Records of Manatee County, Florida,, a distance of 257.17 feet to the point of curvature of a non-tangent curve to the left, having a radius of 2,577.00 feet and a central angle of 12°50'33"; thence Southeasterly along the arc of said curve, a distance of 577.62 feet, said curve having a chord bearing and distance of S.34°56'10"E., 576.41 feet to the north line of the tract of land conveyed by the deed recorded in Book 2348, Page 4255 of the Official Records of Manatee County, Florida, also being the POINT OF BEGINNING; the following two (2) calls are along the north and east line of said tract of land: (1) thence S.87°39'48"E., a distance of 50.43 feet; (2) thence S.00°05'49"E., a distance of 53.63 feet to the point of curvature of a non-tangent curve to the right, having a radius of 2,577.00 feet and a central angle of 01°40'16"; thence Northwesterly along the arc of said curve, a distance of 75.16 feet, said curve having a chord bearing and distance of N.42°11'35"W., 75.16 feet, to the POINT OF BEGINNING.

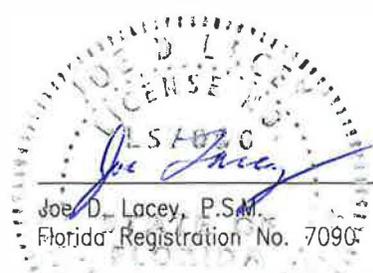
Said tract contains 1,365 square feet or 0.0313 acres, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°51'06"W	257.17'
L2	S87°39'48"E	50.43'
L3	S00°05'49"E	53.63'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	2,577.00'	12°50'33"	577.62'	576.41'	S34°56'10"E
C2	2,577.00'	1°40'16"	75.16'	75.16'	N42°11'35"W

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE GRID NAD 1983 (2011) FLORIDA WEST ZONE VALUES ESTABLISHED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION REFERENCE NETWORK AND ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 HAVING A GRID BEARING OF S00°05'49"E.
- THIS SKETCH & DESCRIPTION IS BASED UPON THE WARRANTY DEED TO JENNIFER F. SCHUETZ & PAUL FIVEASH RECORDED IN BOOK 2348, PAGE 4255 IN THE OFFICIAL RECORDS OF MANATEE COUNTY, FLORIDA. THE COURSES OF THE DEED HAVE BEEN ROTATED CLOCKWISE 02°20'14" TO CORRESPOND TO THE GRID BEARINGS REFERENCED IN NOTE 2 ABOVE.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



4/17/2019
Date of Signature

REV.C; REVISED LABEL; EDM; 04/17/19

REV.B; REVISED LABELS & DESCRIPTION; EDM; 04/15/19

Apr 17, 2019 - 11:03:16

This is NOT a Survey and Not valid without all sheets.

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