

# WALL'S REPLAT OF LOT 1, SLEEPY LAGOON PARK NO. 2

A SUBDIVISION IN  
SECTION 23, TOWNSHIP 35 S., RANGE 16 E.

PLAT BOOK 58 PAGE 199

3457900

**NOTES:**

1. BEARINGS ARE BASED ON \_\_\_\_\_  
COASTAL CONSTRUCTION CONTROL  
LINE SHOWN HEREON BEING S.58°03'14"E. AS RECORDED IN  
ROAD PLAT BOOK 10, PAGES 1 THRU 7,  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
2. THE MINIMUM POSITIONAL TOLERANCE IS 1:20,000.
3. OCCUPATION, PHYSICAL FEATURES AND FIXED INTERIOR  
IMPROVEMENTS WERE LOCATED AS SHOWN HEREON UNLESS  
OTHERWISE NOTED.
4. THERE MAY BE SOME AREAS NOT PHYSYCALLY LOCATED OR  
SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY  
THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS  
GOVERNMENT AGENCIES.
5. THE PROPERTY LIES WITHIN FLOOD ZONE A13, AS PER  
F.I.R.M. PANEL NO. 125126-0005 C, DATED 1 OCT 83  
(SUBJECT TO VERIFICATION - INFORMATION AS SCALED  
FROM F.E.M.A. MAP)
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A  
CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE  
DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES OF  
THE PROPERTY.
7. SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND  
RESTRICTIONS OF RECORD, IF ANY.
8. BENCH MARK USED N/A ELV. = N/A
9. A MEAN HIGH WATER STUDY WAS NOT PERFORMED FOR  
THE PURPOSE OF THIS SURVEY.
10. OWNERSHIP OF FENCES NOT DETERMINED PER THIS SURVEY.
11. NO UNDERGROUND UTILITIES AND/OR  
FOUNDATIONS THAT MAY EXIST ON THE SUBJECT PROPERTY  
WERE LOCATED FOR THE PURPOSE OF THIS SURVEY.

**Surveyor's Certificate**

KNOW ALL MEN BY THESE PRESENTS, THAT I C. DREW BRANCH, THE  
UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY  
THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS  
SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION  
AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS  
OF CHAPTER 177, FLORIDA STATUTES AND THE CITY OF BRADENTON LAND DEVELOPEMENT  
REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE INSTALLED  
ON \_\_\_\_\_  
A.D., 1996.

Signature: C. Drew Branch  
C. Drew Branch  
Professional Surveyor and Mapper

FLORIDA CERTIFICATE NO. 5542

DATE Oct. 31, 1996

**CONSENT TO DEDICATION**

STATE OF FLORIDA )  
COUNTY OF MANATEE )  
NationsBank of Florida, N.A., holder of mortgage dated  
09/26/96 and recorded in Deed Book 302, Page 150, Public  
Records of Manatee County, Florida does hereby, through its  
authorized representative, consent to ratify, approve, and  
conclirm this plat and dedication certificate thereon.  
In witness whereof, NationsBank, N.A. has caused these  
presents to be executed by NationsBank, N.A. this 29<sup>th</sup> day of  
Jan, 1998.

NATIONS BANK, N.A.  
BY: Joann A. Frieles  
(SIGN)  
Joann G. Frieles  
(PRINT)  
ITS Branch Manager

STATE OF FLORIDA )  
COUNTY OF MANATEE )  
The foregoing instrument was acknowledged before me this 29<sup>th</sup>  
day of January, 1998, by Joann A. Frieles as authorized  
agent for NationsBank for and on behalf of said corporation.

Joann K. Rogers  
Notary Public State of Florida  
Typed Name: Joann K. Rogers  
3125100  
Commission Expires:  
05/30/97  
Commission No.

Personally Known  
OR Produced Identification

Type of Identification Produced

Known to me

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

State of Florida )SS  
County of Manatee )  
I James M. Wall, a married man, certify that I am the owner of the property described hereon, do  
hereby dedicate and set apart all of the streets, alleys, walks, thoroughfares, front, rear and side  
lot line utility and drainage easements, parks and other open spaces, canals and drainage or other  
easements shown on this plat of Wall's Replat of Lot 1, Sleepy Lagoon Park No. 2 for said uses and  
purposes to the Town of Longboat Key forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
this 29<sup>th</sup> day of Jan, A.D. 1998

WITNESSES:  
Joann A. Frieles J. M. Wall (SEAL)  
Joann G. Frieles (SEAL)

State of Florida )SS  
County of Manatee )

BEFORE ME, the undersigned Notary Public, personally appeared James A. Wall, a married  
man, to me known to be the individual described in and who executed the foregoing Certificate of  
Ownership and Dedication, and he duly acknowledged before me that he executed the same.

WITNESS my hand official seal at Manatee County Florida, this day of  
Jan, A.D. 1998

Joann K. Rogers  
NOTARY PUBLIC, State of Florida at Large  
My Commission Expires: 5/30/97

This plat conforms to the preliminary plat approval provision made by the  
Town of Longboat Key Town Commission the 20<sup>th</sup> day of June, A.D. 1996

John R. Sullivan  
Town Manager, Town of Longboat Key  
Approved by the Longboat Key Town Commission the 20<sup>th</sup> day  
of June, A.D. 1996

John A. Duncan  
Mayor  
Steve Hump  
Town Clerk  
Magui Meadows-Park  
Town Attorney

Accepted for files and recorded this 9<sup>th</sup> day of Dec, A.D. 2015 in plat  
Book 58 Page 199

Christopher M. O'Connell  
Clerk of the Circuit Court  
Manatee County, Florida



REVISIONS	A.M. LAND SURVEYING 6715 22ND ST. WEST BRADENTON, FL 34407 Phone (941) 755-1199 Fax (941) 751-1978
1. _____	DATE FIELD SURVEY <u>4/24/96</u> DATE OF DRAWING <u>5/30/96</u>
2. _____	
3. _____	
4. _____	
5. _____	
6. _____	

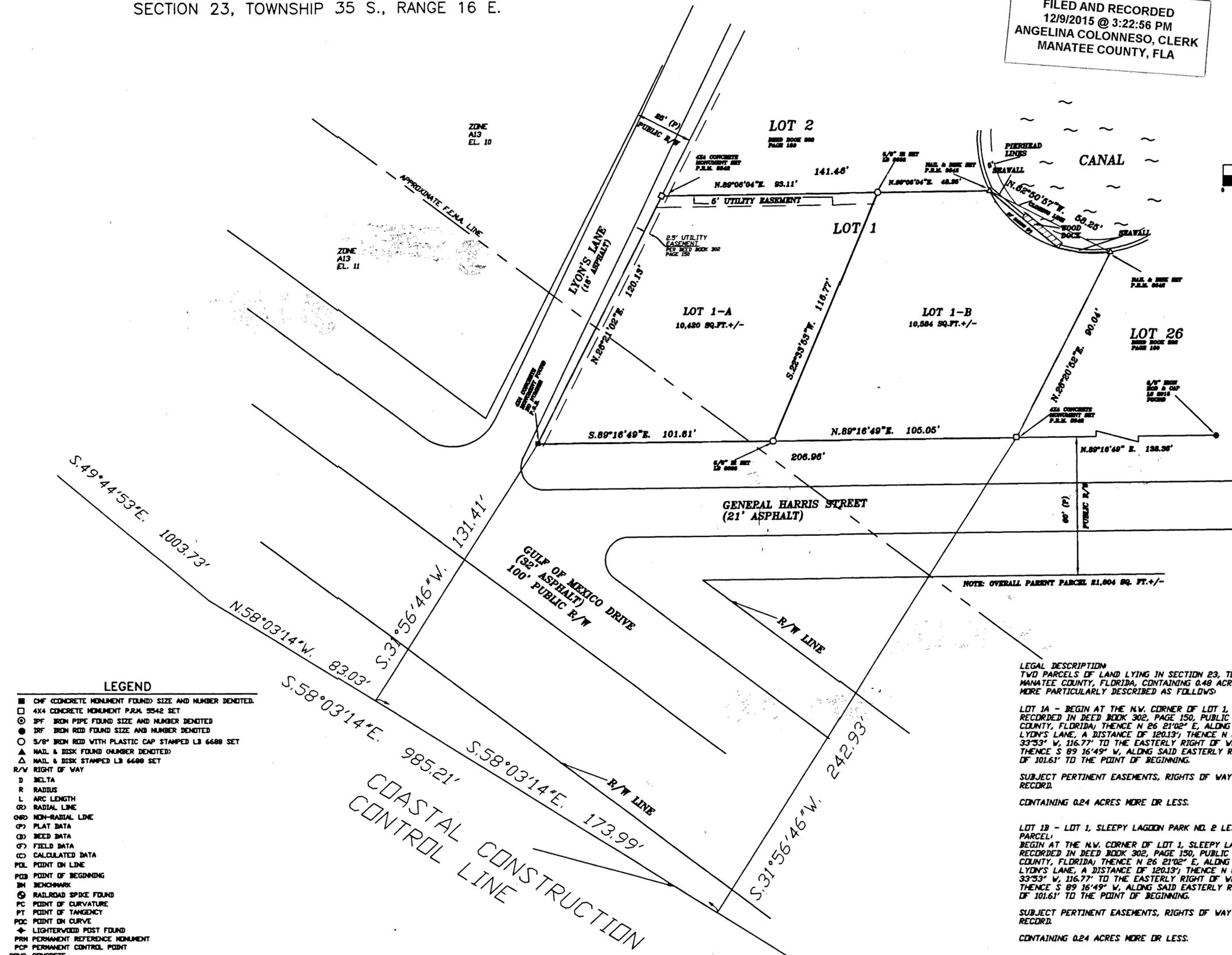
# WALL'S REPLAT OF LOT 1, SLEEPY LAGOON PARK NO. 2

A SUBDIVISION IN  
SECTION 23, TOWNSHIP 35 S., RANGE 16 E.

PLAT BOOK 58 PAGE 200

FILED AND RECORDED  
12/9/2015 @ 3:22:56 PM  
ANGELINA COLONNESO, CLERK  
MANATEE COUNTY, FLA

N



- LEGEND**
- 4x4 CONCRETE MONUMENT FOUND SIZE AND NUMBER DENOTED.
  - 4x4 CONCRETE MONUMENT P.A.M. 3542 SET
  - ⊙ 3/4" IRON PIPE FOUND SIZE AND NUMBER DENOTED
  - 1/2" IRON ROD FOUND SIZE AND NUMBER DENOTED
  - 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB 6688 SET
  - ▲ NAIL & DISK FOUND NUMBER DENOTED
  - △ NAIL & DISK STAMPED LB 6688 SET
  - R/W RIGHT OF WAY
  - Δ DELTA
  - R RADIUS
  - L ARC LENGTH
  - RD RADIAL LINE
  - NRD NON-RADIAL LINE
  - (P) PLAT DATA
  - (D) DEED DATA
  - (F) FIELD DATA
  - (C) CALCULATED DATA
  - POL POINT ON LINE
  - PDB POINT OF BEGINNING
  - BM BENCHMARK
  - ⊙ RAILROAD SPIKE FOUND
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - ⊕ LIGHTWOOD POST FOUND
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - CONC. CONCRETE
  - DR. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - EP EDGE OF PAVEMENT
  - BC BACK OF CURB
  - F/L FLOWLINE
  - C/L CENTERLINE
  - TBM TEMPORARY BENCHMARK
  - EXISTING ELEVATION

**LEGAL DESCRIPTION**  
TWO PARCELS OF LAND LYING IN SECTION 23, TOWNSHIP 35 S., RANGE 16 E., MANATEE COUNTY, FLORIDA, CONTAINING 0.48 ACRES MORE OR LESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LOT 1A** - BEGIN AT THE N.W. CORNER OF LOT 1, SLEEPY LAGOON PARK NO. 2, AS RECORDED IN DEED BOOK 302, PAGE 150, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 26° 21' 02" E, ALONG THE S. RIGHT OF WAY LINE OF LYON'S LANE, A DISTANCE OF 120.13'; THENCE N 89° 06' 04" W, 93.11'; THENCE S 33° 53' W, 116.77'; TO THE EASTERLY RIGHT OF WAY OF GENERAL HARRIS STREET; THENCE S 89° 16' 49" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 101.61' TO THE POINT OF BEGINNING.

SUBJECT PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.  
CONTAINING 0.24 ACRES MORE OR LESS.

**LOT 1B** - LOT 1, SLEEPY LAGOON PARK NO. 2 LESS THE FOLLOWING DESCRIBED PARCEL:  
BEGIN AT THE N.W. CORNER OF LOT 1, SLEEPY LAGOON PARK NO. 2, AS RECORDED IN DEED BOOK 302, PAGE 150, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 26° 21' 02" E, ALONG THE S. RIGHT OF WAY LINE OF LYON'S LANE, A DISTANCE OF 120.13'; THENCE N 89° 06' 04" W, 93.11'; THENCE S 33° 53' W, 116.77'; TO THE EASTERLY RIGHT OF WAY OF GENERAL HARRIS STREET; THENCE S 89° 16' 49" W, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 101.61' TO THE POINT OF BEGINNING.

SUBJECT PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.  
CONTAINING 0.24 ACRES MORE OR LESS.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

REVISIONS	A.M. LAND SURVEYING
1. _____	8715 BOND ST. WEST
2. _____	WALLOON, FL 34607
3. _____	Phone (813) 700-1100 Fax (813) 751-1070
4. _____	DATE FIELD SURVEY 4/24/96
5. _____	DATE OF DRAWING 5/30/96
6. _____	SHEET 2 OF 2