

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

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

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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 PREFORMED 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 24th day of
Jan, 1998.

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

STATE OF FLORIDA)
COUNTY OF MANATEE)
The foregoing instrument was acknowledged before me this 29th
day of January, 1998, by Joann A. Fricker 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
Commission Expires: 08/28/00
Commission No.: CC530917
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 24th day of Jan, A.D. 19 98

WITNESSES:
Joann K. Rogers (SEAL)
Joann G. Fricker (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. 19 98

Joann K. Rogers
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 08/28/00

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

Town Manager, Town of Longboat Key

Approved by the Longboat Key Town Commission this 20th day
of June, A.D. 1996

John A. Thompson
Mayor
Shirley Thompson
Town Clerk
Margaret Thompson
Town Attorney

Accepted for files and recorded this 9th day of Dec, A.D. 2015 in plat
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Charles M. Allen Clerk of the Circuit Court
Manatee County, Florida



REVISIONS		A.M. LAND SURVEYING	
1.		8715 22ND ST. WEST BRADENTON, FL 34407 Phone (941) 755-1199 Fax (941) 751-1070	
2.		DATE FIELD SURVEY <u>4/24/96</u>	
3.		DATE OF DRAWING <u>5/30/96</u>	
4.		SHEET <u>1</u> OF <u>2</u>	
5.			
6.			

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

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

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