#### MICROFILMING INFORMATION SHEET

TO:

VENDOR

FROM:

Town of Longboat Key Town Clerk Department 501 Bay Isles Road Longboat Key, FL 34228

DATE:

08-10-2005

SUBJECT: Microfilming

Please index the attached collection of records utilizing the following language and placing this language in the upper right hand cornor of each image.

### 7031 BAYSIDE DRIVE

The database should include the following fields:

### SUB704

Roll# /5 -

Image# 6

This collection of records should be placed on the following film type:

\_\_\_16 mm

\_X\_35 mm

Total number of pages in this collection: 46

If there are questions regarding the collection of records that are to be microfilmed please contact Jo Ann Dunay-Mixon, Deputy Clerk Records, at 941-316-1999.

### TOWN OF LONGBOAT KEY

### SUBDIVISION APPROVAL APPLICATION

The undersigned by why english for Subdivision Approval and submits the following information in connection therewith

	nation. Southwest Corner of Russell Street/	Owner/Applica Address:	W. Anthony and Jean C. Vernon, husband an 7031 Bayside Drive	
Bayside Drive (7031 Bayside Drive)		Address.	Longboat Key, FL 34228	
	division Name Vernon***	Danie Maria		
	tion No. 15, 1355, R16E	in the same indicators and	5) 540-8485 Fax No.: (215) 540-8486	
Acreage:87 No. Lots: 2		Reg. Engineer: Art Altendefer, PE		
Average Lot Area Lot 1 = 20,435 sf/Lot 2 = 7,191 sf			Tower Lane, Sarasota, FL 34240	
8,	inage Road Frontage per Lot Lot 1 = 150° on ussel1/126.37° on Bayside Drive bt 2 = 60° on Russel1	Phone No.: 194	1) 377-9178 Fax No.: (9-1) 378-3786	
	ASE ANSWER THE FOLLOWING QUESTIONS CO			
	is construction and development contemplated in nea			
		at 1 4 \$1 500 000	J tot 2 = \$700 000	
	Approximate price range of houses contemplated? Li			
	Approximate price range of houses contemplated? Limprovements to be installed by subdivider (list)N//			
3		A - Replat of ex	isting lots	
3 1.	Improvements to be installed by subdivider (list)N/i What lands will be offered for dedication? _A public	A - Replat of ex	isting lots	
) i. j.	Improvements to be installed by subdivider (list) N/2  What lands will be offered for dedication? A public 63.64° of tract A	access and draf	isting lots  nage easement over northwesterly  None	
3 1. 5.	Improvements to be installed by auditivities (list) N/2  What lands will be offered for dedication? A public 63.641 of Tract A  What lots are to be used for what uses other than sing	A - Replet of ex- access and draf- ple-family residentia	isting lots  nage easement over northwesterl,  None  Procedulations   None	
3 5.	Improvements to be installed by subdivider (list)N//.  What lands will be offered for dedication? _A_public_ 63,641 of Tract A.  What lots are to be used for what uses other than sing.  State type and location of water supply _Central_nate.  State type and location of sanitary waste disposal syst.	A - Replet of ex- access and drail ple-family residents are from Russell tem_Semerace Co.	isting lots  nage easement over northwesterl,  None  Procedulations   None	
3 4. 5.	Improvements to be installed by subdivider (list)N//.  What lands will be offered for dedication? _A_public_ 63,641 of Tract A.  What lots are to be used for what uses other than sing.  State type and location of water supply _Central_nate.	A - Replet of exactes and draft ple-family residents - from Russell tem_Semerace Co	isting lots  nage easement over northwesterly  None  President to the street over northwesterly  Incident System from Russell Street, Lungbes	

be borne by the applicant

LIST OF NAMES AND ADDRESSES OF <u>ALL</u> OWNERS OF PROPERTY WITHIN A DISTANCE OF 500 FT. FROM THE OUTSIDE EDGES OF THE PROPERTY INVOLVED WILL BE PROVIDED BY THE TOWN TO THE APPLICANT FOR CERTIFIED MAILING

Block 2, long Boat Beach Subdivision in Plat Box 1, Page 232/Manates County, Florida

Revised 11/00

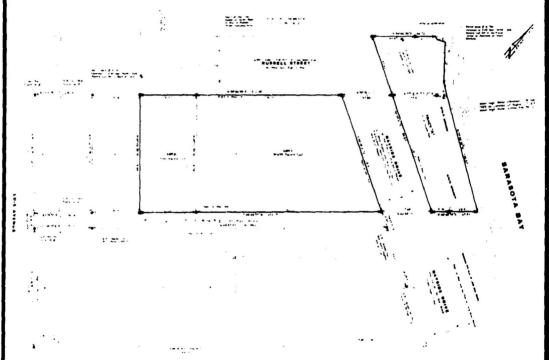
Owner/Applicant

VERNON

PI AT BOOK

A REPLAT OF LOTS 1, 2, 3, & 4, BLOCK 2, LONG BOAT BEACH SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 232, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

LYING IN FRACTIONAL SECTION 16, TOWNSHIP 36 SOUTH, RANGE 16 EAST. TOWN OF LONGBOAT KEY
MANATER COUNTY, FLORIDA





### A REPLAT OF LOTS 1,2,3,& 4, BLOCK 2, LONG BOAT BEACH SUBDIVISION

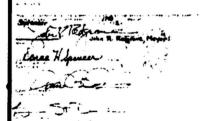
RECORDED IN PLAT BOOK 1. PAGE 232, PUBLIC RECORDS OF MANATEE COUNTY, PLORIDA LYING IN FRACTIONAL SECTION 15. TOWNSHIP 36 SOUTH, RANGE 16 EAST, TOWN OF LONGROAT KEY, MANATEE COUNTY, FLORIDA

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## ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS 2033 MAIN STREET SUITE 600 SARASOTA, FLORIDA 34237 FACSIMILE 18411 346 6384 TELEPHONE 18411 346 8100

MICHAEL J FUREN

TAMPA TELEPHONE
(BI3) 221 200

REPLY TO
PO BOX 4198
SARASOTA, FLORIDA 34230

TOWN CLERK'S OFFICE

July 22, 2002

### VIA HAND DELIVERY

Ms. Donna Chipman Planning, Zoning and Building Department Town of Longboat Key 561 Bay Isles Road Longboat Key, FL 34228

Re: Vernon Subdivision

Dear Donna

As discussed, enclosed please find the following regarding the recording of the Vernon Subdivision Plat

- 1 Original Mylar Plat signed by the Vernons and Raghebs
- 2 Copy of Certificate of Consent to Plat and Dedication of by Mortgage Holder
- 3 Copy of paid tax bills
- 4. Check in the amount of \$45.00, which amount represents the recording fee

Please call me if you have any questions or need anything additional

Sincerely,

ICARD, MERRILL, CULLIS, HMM,

FUREN & GINSBURG, P A

Lauren Bray, Assistant to

Michael J Futen

MJF lmb Enclosures

> Dr. & Mrs. Samir Ragheb (w.o.enclosures) Phillip A. Wolff, Esq. (w.o.enclosures)

FINEBLIA BESERVALUE PLATITE

## ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS 2033 MAIN STREET, BUITE 600 SARASOTA, FLORIDA 342 37 FACSIMILE 18411 368 6384 TELEPHONE 19411 368-8100

TAMPA TELEPHONE
(813) 221-2100

REPLY TO
P O BOX 4196
SARABOTA, PLORIDA 34230

MICHAEL J FUREN

September 18, 2002

### **VIA HAND DELIVERY**

Ms. Jo Ann Denay-Mixon Town of Longboat Key 501 Bay Isles Road Longboat Key, FL 34228

Re: Vernon Subdivision

Dear Jo Ann:

Pursuant to our telephone conversation earlier this morning, in order to record the above-referenced plat, I understand you need the original Certificate of Consent to Plat and Dedication by Mortgage Holder. I am enclosing the original herewith.

If you have any questions or need anything additional, please do not hesitate to contact me

Sincerely,

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P A

Lauren Bray, Assistant to Michael J. Furen

MJF/Imb

Enclosure

f toras, s penhagodenical i

# CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER

	COUNTY OF New York	
F.V.	Records of Manatee County, Florida on <u>Hac</u> approve and confirm this Plat and the dedicate	Official Records Book 1572 at Page 2811 of the Public ch 29
	Secretary	F.V. President
F.V.	President, and Daniel Hickey  Let York Corporation to me known to  Corporate of Consent to Plat and	bilic, personally appearedEdmond Tang, Secretary of _BRIGNAT HORIGAGE (DAWN, IN, a be the individuals described in and who executed the Dedication by Mortgage Holder, and they each duly the same, as such officers, for and on behalf of said York County, _Ny this / C day of Adapting Adapting at Large, My Commission Expires: at Large,

LINDA YOUNG lotary Public, State of New York No. 01Y05067928 Qualified in Nessau County mission Expires October 26, 2002

# CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER

	COUNTY OF New York
	EMIGRANT MORTGAGE CCMPANY, INC. , the holder of Mortgage dated Much 15, 200 I recorded in Official Records Book 1672 at Page 3811 of the Public Records of Manatee County, Florida on March 29, 2001, does hereby consent to, ratify, approve and confirm this Plat and the dedication certificate thereon.
F.V.	IN WITNESS WHEREOF, the undersigned has caused these presents to be executed by its President and attested by its Secretary, this
	EMIGRANT MORTGAGE COMPANY, INC.  ATTEST: D. 103 By: EMIGRANT MORTGAGE COMPANY, INC.
	Name: Daniel Hickey Name: Edward Tang
	Secretary F.V. President
F.V.	STATE OF New York  Before me, the undersigned Notary Public, personally appeared Edmond Tang  President, and Dantel Hickey Secretary of BHERNIT NOTIFICE CIPPNY, Pr., , a  No. York Corporation to me known to be the individuals described in and who executed the foregoing Certificate of Consent to Plat and Dedication by Mortgage Holder, and they each duly acknowledged before me that they executed the same, as such officers, for and on behalf of said MICRAIT MKIGGE CIPANY, RK.  WITNESS my hand and official seal at No. York County, NY this day of May A.D., 200 2  Notary Public, State of at Large.  My Commission Expires:

CT ATE OF

RESHORT1 .

Tax Bill Number 124668

2001 REAL ESTATE " DUPLICATE "

Tax Dist. 0226

Parcel

7767000059 Mrtg. Co.

Tax Value

586,818 Exempt Value

0 Tarable

585,818

Pard By

**EMIGRANT MTG CO** SEAST 42ND ST NEW YORK, NY 10017 ALL OF LOTS 1 AND 2 AND LOT 3 LESS THE SWLY 10 FT THEREOF, AS MEASURED AT RIGHT ANGLES TO THE SWLY IN OF SD LOT 3, ALL IN BLK 2, OF LONG BOAT BEACH SUB (PB 1/232), TOGETHER WITH THAT CERTAIN PARCEL OR STRIP SEE TAX ROLL FOR CONTINUATION

If Paid By.

NOV 30

DEC 31

JAN 31

FEB 28

MAR 31

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11,126 79

11,240 33

11,353 87

Assessed to VERNON, W ANTHONY 7250 WILLOW RD AMBLER PA 19002

KEN BURTON, JR E-11302001-P-009376 PAID \$10899 72 CHECK \*\* DUPLICATE RECEIFT >>

2001 REAL ESTATE

"DUPLICATE "

Tax Dist 0226

Parcel

7767000109 Mrtg. Co.

Tax Value

6,600 Exempt Value

0 Taxable

6.500

Pad By

EMIGRANT MTG CO 5 EAST 42ND ST NEW YORK, NY 10017 THAT PIECE OF LAND EXTENDING TO SARASOTA BAY BEG AT RUSSELL ST AND BAYSOE DR (RUSSELL ST FIVA MYRTLE 57) LONGBOAT KEY, LONG BEACH SUB (PB1/323) AND THAT STRIP OF LAND EXTENDING FROM LOT 1, IN BLK 21, TO SEE TAX ROLL FOR CONTINUATION

If Paid By:

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DEC 31

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Assessed to VERNON, W ANTHONY 7290 WILLOW RD AMBLER PA 19002 KEN BURTON, JR E-11302001-P-009380 PAID \$122 59 CHECK « DUPLICATE RECEIPT >> RESHORT1 .

Tax Bill Number 124670

2001 REAL ESTATE

"DUPLICATE "

Tax Dist. 0226 Parcel

7767400059 Mrtg. Co.

Tax Value

53,739 Exempt Value

0 Taxable

53.739

Pad By

PROCESSED ON THE REMITTANCE PROCESSOR

LOT 4 AND THE SWLY 10 FT OF LOT 3. BLK 2. REV LONGBEACH, APPEARS TO BE SAME AS LOT 3 OF BLK 17 LONGBEACH (O R. 1672/3808) PIB PIB77874 0008/9

# Paid By:

NOV 30

DEC 31

JAN 31

FEB 28

MAR 31

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1,039 77

Assessed to: VERNON, W ANTHONY 7250 WILLOW RD AMBLER PA 19002 KEN BURTON, JR. H-11202001-P-034261 PAID \$999.18 CHECK << DUPLICATE RECEIPT >>

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY . . . P. B. "CHIPS" SHOPE P.O. BOX 25460 BRADENTON FL 34266

RECEIPT # 1 OF # 1

ICARD, MERRILL ATTN DONNA SPENCER FO BOX 4195 SARASOTA

PAYOR/MEMU:

FL 34230

RP

BK 01771 PG 0292

TYPE: PLAT Pages: 1

RECORDING PLAT

ADTL PAGES RECORD 001 000006341100 1 001 000000341100 1

15.90 10.00

TOTAL 45.00

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM PROMPT AND COURTEOUS SERVICE IS OUR GOAL

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THIS RECEIPT MOST BE VALIDATED BY CENTRAL CASHIERING

DUPLICATE

CLERK OF THE CIRCUIT COURT - MANATEE COUNTY R. B. "CHIES" SHORE

F.O. BOX 25400 BRADENTON FL 14/06

RECEIPT . 1 OF . 1

ICARD, MERRILL ATTN DONNA SPENCER PO BOX 4191 SARASOTA FI 34/30

PAYOR/MEM. ::

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BK / 11/11 Po / 2/97

TYPE: PLAT Fages: 1

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TOTAL 41.6

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> THIS RECEIPT MOST BE VALIDATED BY TENTRAL TABBLERING



Case No: 2002 NC 000009 - 2002 NC 000009 Nc. /9g. /Dec. 8 17/1/252/1665631 -17/1/252/1665631 86:41:41 RECORDING CASH BOOK 51627 07/17/2002 CMBOS 7 CMF CRA/WIDNEY eceist(s) facunt



### MEMORANDUM

**DATE:** August 21, 2001

TO: Planning and Zoning Board

FROM: Jill A. Jeglie, AICP

Planning, Zoning and Building Director

RE: Vernon Subdivision, 7031 Bayside Drive

SUBJECT: Preliminary and Final Plat Application

APPLICANT: W. Anthony and Jean C. Vernon

7031 Bayside Drive

Longboat Key, FL 34228

AGENT: Michael J. Furen, P.A.

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.

ENGINEER: Arthur W. Altendefer, P.E.

AM Engineering, Inc.

SITE LOCATION: 7031 Bayside Drive

EXISTING ZONING: R-6SF

EXISTING USE: Vacant

REQUEST: The applicant requests a preliminary plat and final

subdivision approval to allow the replat of .87 acres into two (2) single family lots with a remaining Tract 'A'. The parcel was originally platted as four (4) lots, which have been developed as one parcel with a single-family residence located on it. Tract 'A' is to remain undeveloped with the exception of an existing dock

utilized by Lot 1.

### BACKGROUND

The proposed subdivision is to replat a .87 acre parcel that includes .63 acres located at 7031 Bayside Drive containing a single family residence and an additional 10,134 square foot tract of land (Tract 'A') extending from the corner of Russell Street south and east along Bayside Drive to Sarasota Bay. The property located at the southwestern corner of Bayside Drive and Russell Street

was originally platted as Lots 1,2,3, and 4 of Block 2, Long Boat Beach Subdivision (Plat Book 1, p. 232, Manatee County, FI). The proposed subdivision will create Lot #1 which will have a lot area of 20,435 square feet; and, Lot #2 which will have a lot area of 7,191 square feet.

The subdivision will also include Tract 'A', created from the piece of land extending to Sarasota Bay beginning at Russell Street south up to 190 feet along Bayside Drive. The survey indicates the area of Tract "A' as Parcel No. 2 per a final judgment recorded in Official Records Book 998, page 3721. The area of Tract 'A' is 10,134 square feet. It has an existing dock on it utilized by Lot #1. As proposed it will have a public access and drainage easement approximately 63 feet wide along its northwestern end.

The proposed subdivision is located in an R-6SF zoning district, which allows a density of up to 6 single family units per acre. The proposed density is 3.15 units per acre. The density is calculated based on the two lots on the 27,626 square foot parent parcel and exclusive of Tract 'A'. The subdivision density and lot areas comply with the minimum requirements for parcels located in the R-6SF zoning district (Section 158.145). Compliance with the minimum 7,000 square foot lot area, 30% maximum building coverage, 60 foot lot width and 90 foot lot depth has been demonstrated.

### STAFF ASSESSMENT

Staff has determined that the preliminary plat and subdivision compty with the preliminary plat requirements and deeign standards of the Town Subdivision Regulations (Chapter 157), as well as all other applicable requirements of the Town Codes. Upon review of the subject preliminary plat/final plat application, staff has identified the following issues:

### · Life Sefety

Based on the written comments provided by the Town Fire Marshall, additional information identifying the location of proposed structures is required to determine whether installation of a fire hydrant is required (see attachment, Fire Protection Requirements in Private Water Systems).

### Compliance with Subdivision Design Standards

This parcel was originally platted as 4 lots, Lots 1, 2, 3, and 4 of Block 2 of Long Boat Beach Subdivision. It was developed as one parcel under single ownership. Therefore, subdivision was required to subdivide and reconfigure the parcel. The subdivision and each lot within meet the standard for legal access to a public street. The minimum area, length and width standards have been met. Lots are to be serviced by Town water and sewer service.

The applicant has included Tract 'A' with this subdivision in order to reflect the conveyance of this portion of the parcel to the present owners. The plat

provides that no buildings be erected or placed on or adjacent to Tract 'A'. In addition, Tract 'A' is not to be included in calculations to meet zoning and development criteria. Tract 'A' is vacant with the exception of a dock. Subdivision of this Tract 'A' would allow a dock to be constructed on the remaining parcel provided ownership was demonstrated.

Pursuant to Chapter 177 of the Florida Statutes, prior to approval by the Town, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, and evidence of such review must be placed on the plat.

### Compliance with Zoning Code Requirements

The preliminary plat demonstrates that the minimum lot width and length of each lot has been indicated as required for the district in which it is located (Section 158.147(A)). In addition, Lot #1 is conforming as to setbacks, impervious area, dimensions and coverage.

The proposed subdivision use and density are consistent with the future land uses as identified within the Future Land Use Element of the Town Comprehensive Plan. The single family subdivision will result in a net increase of one (1) dwelling unit for a total of 2 units on .63 acres (27,626 square feet) under the maximum allowed density of 3 units, at 6 units per acre. This is less than the 4 units allowed pursuant to the original Long Boat Beach plat.

### FINDINGS OF FACT/CONCLUSIONS

The decision of the Town shall be based not only on conclusions, but also findings of fact related to the specific proposal, and shall set forth the reasons for the granting of the approval with or without changes or conditions or in the case of disapproval. To facilitate discussions by the Planning and Zoning Board, the following findings and conclusions have been prepared by staff for your review and consideration:

### FINDINGS OF FACT/CONCLUSIONS

- A. As proposed, the preliminary plat is <u>consistent</u> with the Comprehensive Plan and the purpose and intent of the R-6SF zoning district in which it is located.
- B. As proposed, the preliminary plat is in conformance with all applicable regulations of the zoning district in which it is located.
- C. The preliminary plat is in conformance with the Town's Subdivision Regulations, Chapter 157, the Zoning Code, Chapter 158, and all other applicable Town Code requirements, including development of the land designed to preserve the unique island character of the town and enacted in

order to protect, promote, and improve the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the people.

- D. The preliminary plat is in conformance with Town policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and, if private, the guarantees for continued maintenance.
- E. Finally, provided that the final plat is reviewed and found consistent with the requirements, all procedural and substantive requirements of Town Code regarding the subdivision application have been satisfied.

### STAFF RECOMMENDATION

Based upon staff's review outlined above, staff is in a position to recommend favorable consideration of the subject Vernon Subdivision application by the Planning and Zoning Board with the following conditions:

- The preliminary plat is to be revised to indicate compliance with requirements for fire protection as identified by written comments from the Town Fire Marshall.
- The locations of water and waste service are to be approved by Public Works and shown on the revised preliminary plat.
- Add a note to the preliminary plat stating that, "Tract 'A' shall at all times be owned and used exclusively by the Owner of Lot '1' of the Vernon Subdivision."
- Prior to final approval by the Town, the final plat must be reviewed and determined to be in compliance with the requirements of Chapter 177, Florida Statutes by a professional surveyor and mapper in accordance with (Section 177.081, F.S.).

### **ATTACHMENTS**

Attached, please find a copy of the Vernon Subdivision application and support documentation upon which the staff assessment has been based. If you should have any questions, or desire any additional information, please do not hesitate to contact the Planning, Zoning and Building Department.

Respectfully Submitted,

Jill A. Jeglie, AICP

Planning, Zoning and Building Director

Vernon Subdivision [ij01040.doc], p. #5

Attachments: Subdivision Application and Support Documentation

Comments from Town Departments and Divisions

CC:

David Persson, Town Attorney

[g001040.doc]

### TOWN OF LONGBOAT KEY NOTICE OF PUBLIC HEARING SEPTEMBER 11, 2001 (QUASIJUDICIAL)

Please take notice that a public hearing will be held at the request of W. Anthony and Jean C. Vernon to consider a Preliminary and Final Plat Application to subdivide one lot into two lots and to reconfigure additional property between the principal parcel and Sarasota Bay located at 7031 Bayside Drive. This is a replat of Lots 1, 2, 3 and 4, Block 2, Longbeach Subdivision. Lot 1 will have a lot area of 20,423 square feet, Lot 2 will have a lot area of 7,191 square feet, and Tract "A" will be 10,134 square feet, not to be utilized for construction of a building.

A quasi-judicial public hearing before the Planning and Zoning Board on the proposal will be held on September 11, 2001 at 9:00 a.m., or as soon thereafter as may be heard, at the Town Commission Chambers, Town Hall, 501 Bay Isles Road, Longboat Key, Florida. This hearing will be held in accordance with established quasijudicial procedures.

All interested persons may appear and be heard with respect to the proposed amendment. Copies of the proposed amendment and related material may be viewed at the Planning, Zoning & Building Department, 561 Bay Isles Road, between 8:30 a.m. and 5:00 p.m. weekdays. Questions may be directed to the Planning, Zoning & Building Department at 316-1966.

If any person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, a record of the proceedings will be needed. For such purpose that person 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.

Jerry Lee, Chairman Planning and Zoning Board

### MICHAEL J. FUREN, ESQ.

IGARD, MERRILL, CULLIS, TIMM,
FUREN & GINBBURG, P.A.
ATTORNEYS AND COUNSELORS
2033 MAN STREET, SUITE 800
POSTAL DRAWER 4188
SARASOTA, FLORIDA 34230
FORMARDINS & ADDRESS CORRECTION REQUESTED

RECEIVED AUG 29 2001



Or. Ronald Fisher
Farmay Bay III Asen
2120 Herbourside Dr #854
Longboat Key, FL 24228

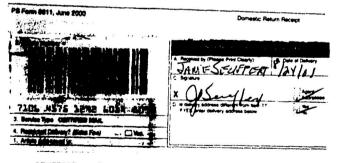
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4. Restricted Delivery? (Extra Fee)   Yes	71		
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HAMILTON, RACHEL M HAMILTON, RACHEL LIV TRUST P.O. BOX 11099 MILWAUKEE, WI 53211



SEUFFERT, JAMES W SEUFFERT, JANIE S 791 BROADWAY STREET LONGBOAT KEY, FL 34228

PS Form 3811, June 2000

Domestic Return Receipt

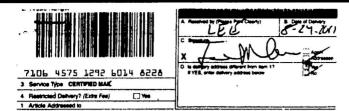


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LIĞHTFOOT, MICHAEL THOMAS 7030 LOIS ST LONGBOAT KEY, FL 34228	
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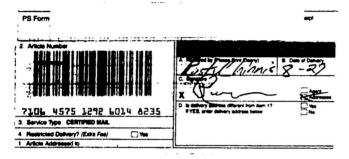
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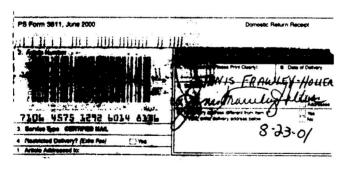
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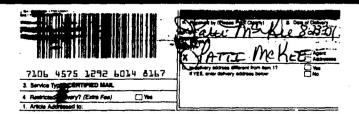
KLL COMPANY P.O. BOX 1080 LONGBOAT KEY, FL 34228



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FRAWLEY-HOLLER, JANIS 751 RUSSELL STREET LONGBOAT KEY, FL 34228



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# TOWN OF LONGBOAT KEY

Incorporated November 14, 1955

Town Hall 501 Bay Isles Road Longboat Key, Florida 34228 3196 (941) 346-1999 SUNCOM 516-2760 Fax (941) 316-1656

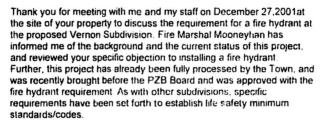
www.longboatkey.org

January 17, 2002

Dr. Samir Ragheb 7031 Bayside Drive Longboat Key, Florida 34228

RE: Vernon Subdivision: Hydrant Requirement

Dear Dr. Ragheb:



Therefore, at this time I am unable to waive this requirement. Your concerns regarding this project have been noted and I hope you can appreciate my position to support the determination of the Fire Marshal and the PZB Board in this regard. If you wish to further discuss this, please don't hesitate to contact my office.

Sincerely.

ntin Hatas Julius Halas

Fire Chief

Cc Jill Jeglie, Director of Planning, Zoning and Building Randy Fowler, Codes Administrator/Building Official File



# LONGBOAT KEY FIRE RESCUE

DATE: February 27, 2002

TO:

File

FROM:

C. Mooneyhan, Fire Marshal

SUBJECT:

Fire Hydrant(s) Installation

This memo is to identify those deficient areas within the Town of Longboat Key that are in need of water supply for firefighting operations. Attached is a list of proposed hydrants and are listed in priority. The list is comprised of public type and private type hydrants and future installations. Below is a bullet list as to why hydrants were selected for the affected areas.

- Existing single-family areas were selected first, because most fires occur in these areas.
- Distances to access hydrants for firefighting operations are critical to save time.
- Accessing fire hydrants without crossing roads, such as GMD, is also critical so as not to block major roads.
- Private locations identified on map may have no hydrants, however, they have built-in standpipes and fire alarm systems.
- Hydrant installations were also selected based upon the underground main sizes. (minimum 6" inch service lines)
- For private installations, it is possible to have the Town provide the hydrants assemblies and have private parties pay to install.

Attached is additional information to assist in generalizing current and future fire hydrant installations.

### **PUBLIC FIRE HYDRANTS**

- 1. 420 Firehouse Ct. East of Triangle (Welcome Sign)
- 2. Poinsetta Avenue & Russell Street 2" Line Vicinity of:
- 3. Longboat Drive East & Russell Street
- 4. Linley Street & Poinsetta Avenue
- 5. 6750 GMD
- 6. 6700 GMD
- 6701 GMD
- Juan Anasco & GMD
- 9. Norton St. & General Harris St. (S12)
- 10. 6171 GMD
- 11. 5931 GMD
- 12. 5821 GMD
- 13. 5655GMD
- 14. 5621 GMD
- 15. 5331 GMD
- 16. 4475 GMD

### PRIVATE FIRE HYDRANTS

- 1. Spanish Main North & Clubhouse Dr. # #
- 2. Spanish Drive South & Club House Dr. ##
- 3. 4850 GMD (Windward Bay Between Bldg B & C) ##
- 4. 4650 GMD (Windward Bay Between Bldg D & E) ##
- 5. 3806 GMD (Beach Harbor Club) ##
- 6. 3320 GMD (Longboat Arms) ##
- 7. 2525 GMD (Islands West)
- 8. 2425 GMD (Seagate)
- 9. 2295 GMD (Islander Club)

### PROPOSED FIRE HYDRANTS

- 620 Companion Way
- Joan Durante Park
- 3. Southeast Corner of New Police Station (Steven King's House)
- 4. 5250 GMD (Middle of Banyon Bay Club)
- 5. 5055 GMD (Longboat Beach Club)
- 6. 4949 GMD (North End of Holiday Inn)

- 7. Move Existing Hydrant east to Bldg. A at Windward Bay
- 8. 4540 GMD (Windward Bay Bldg. F)
- 9. 4240 GMD (Pelican Harbor Midway into Property) ##
- 10. 4240 GMD (Entrance to Pelican Harbor)
- 11. 2000 GMD
- 12. 1300 GMD
- 13. 1040 GMD
- 14. 970 GMD
- 15. 800 GMD
- 16. 630 GMD
- 17. Schooner Lane & GMD
- 18. 300 GMD
- 19. 200 GMD (Bridge, Overlook Park & Quick Point Nature Preserve)
- 20. Sands Point Condominiums

### FIRE PROTECTION REQUIREMENTS IN PRIVATE WATER SYSTEMS

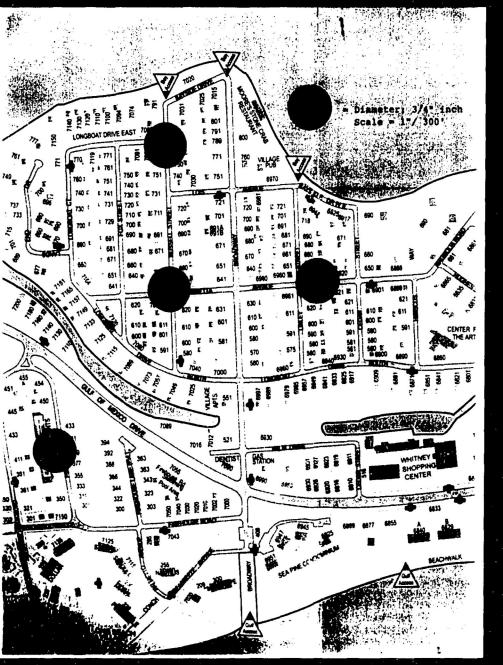
- I. Hydrant spacing and location:
  - A. Hydrants to be located not more than 300' feet from far end of building protected. Distance-doubuted by way of road travel.
  - B. Hydrants to be placed in a readily accessible location to facilitate Fire Department use.

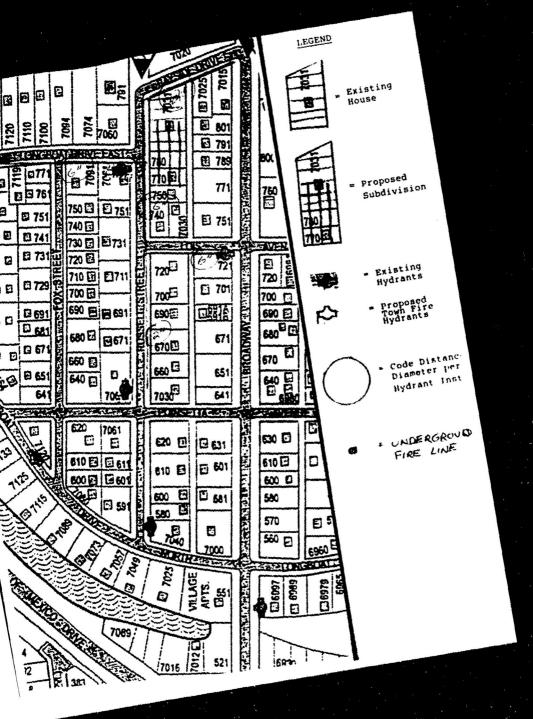
### II. Hain sizing and capacity:

- A. 6" pipe will be the minimum size acceptable for fire apply with the following limitations:
  - 1. Not to exceed 500' unless looped.
  - When looped and serving 2 hydrants may be 1500' if flow requirements are met.
  - When looped and serving 3 hydrants may be 1000' if flow requirements are net.
- B. Flow requirements are based on recommendations of the Insurance Services Office as outlined in their publication. "Guide for Determination of Required Fire Flow", June 1972.
  - There shall be sufficient hydrants to concentrate thete required fire flow about any important building with no hose line exceeding 500' in length,
  - Fire flow requirements are to be met with 20# remidual pressure remaining in the system.

### III. Water supply during construction:

- A. Mater mains should be installed, completed, and made available for permanent use not later than the time that combustible materials are delivered to the site.
- 8. An adequate water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of the required fire protection equipment.





### FAX

November 16/2001

To Mr Carrol Mooneyhan Fire Marshall, Town of Longboat Key Fax: 941: 316 1946

From: Samir Ragheb

Fax: 941 3877753 Phone: 941 3834561

Subject: Vernon Subdivision.

Pages: One

Dear Mr. Mooneyhan:

Further to our phone conversation on November 14/2001. I would like to make clear to you that I have no problem with a fire hydrant as a fire prevention measure. The issue that I am having difficulty with is that if a fire hydrant is needed now for fire prevention, it was also needed last year and the year before. The density at that location is being decreased from three buildable lots to two buildable lots. Thus people density is decreasing not increasing. I also believe that this is a municipal function and that is why we pay taxes.

As I previously requested from you, please fax to me the technical and code requirements for the installation of a fire hydrant in subdivisions

Thank you for your cooperation.

Sincerely yours,

Samir Ragheb CC Ms J Jeglie

Director, Planning Zoning and Building Dept Town of Longboat key 941, 3161970 11-13-01

FAX

To Mr Carroll Mooneyhan Fire Marshall, Town of Longboat Key Fax: 941: 316 1946

From Samir Ragheb

Fax: 941 3877753 Phone: 941 3834561

Subject: Vernon Subdivision

Pages One

Dear Mr. Mooneyhan

Thank you for taking the time this morning to discuss with me the rationale and possible different solutions in lieu of the requirement of a fire hydrant installation for the Vernon's subdivision

One possible solution that I suggested and was acceptable to you, is to require the new house that may be built on the newly platted lot to be sprinkled. You also suggested that I call the building department and set up a meeting to consider that option

I am also requesting that you fax to me the technical and code requirements for a fire hydrant in subdivisions

Thank you for your cooperation.

Sincerely yours.

Same Ragheb



GRECORY S. BANDON CHAR L. GATES JAROME S. LEYIN' BCOTT D. McKAY TRLUE S. McKAY NECHARL J. PUGETON ALAN E. TANNENBALDE PRELIE A. WOLFF

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LEVIN, TANNENBAUM, WOLFF BAND, GATES & PUGH

Attorneys at Law

Sereson Phone (941) 316-0111 Facsiralia (941) 316-0515 WATE (888) 883-9441 Venice Phone (941) 412-0744 Sermente Officer Country Bank Building 1680 Prairville Road Saita 102 Sermente, Florida 34236 Vantes Officer

Venice Office: ( By Appointment Only ) 181 Ridgowood Avenue Bule: 103 Venice, Ptorida 34292

Via: Fax

October 8, 2001

Michael J. Furen, Esq. 2033 Main Street, Suite 600 P.O. Drawer 4195 Sarasota, FL 34230

Re: Regheb/Vernon Resubdivision Our File No. 2295.5692

Dear Mike:

As I indicated to you Telese McKay, Esq. of our Firm will attend the Town Meeting tonight at 7 pm. I don't expect any problems. For your information I have epoken with David Person, Esq., Town Attorney, regarding my concerns dealing with the third condition on the Plat. We discussed this and he has stated there would be not been inserting the following language after the word "Occupants" in Condition 3: "including their guests and invitees". Accordingly this is a condition for our client's approval of the Plat.

In addition, as I review the documents, no costs are to be incurred by Mr. and Mrs. Vernon in the Platting process. Accordingly the costs that will be incurred in installing a fire hydrant or any other related required subdivision improvements to cause the Plat to be approved are to be bome exclusively by Dr. and Mrs. Regheb and not by my clients. We are proceeding with the processing of the Plat on behalf of our clients on this unphiliptanding.

Singerety.

Phillip A. Wolfi PAW:maw

cc: Mr. and Mrs. Vernon

STADOSTOPONIA AND LE AND

# APPLICANT'S SUGGESTED REVISIONS TO CONDITION OF APPROVAL #3

"3. Add a note to the preliminary plat stating that, "Tract 'A' shall at all times be owned by the Owner(s) of Lot 1 of the Vernon Subdivision and used exclusively by the Owner(s) and/or occupants including their guests and invitees of Lot '1' of the Vernon Subdivision."



Consulting Engineers - Surveyors

6320 Tower Lane, Sarasota, FL 34240-2009 Telephone (941) 377-9178 Facalastic (941) 378-3786

September 19, 2001

Mr. Juan J. Florensa Public Works Director Town of Longboat Key 600 General Harris Road Longboat Key, FL 34228 SEP 2 0 2001
PUBLIC WORKS DEPT.

RE: VERNON SUBDIVISION 7031 Bayside Drive

Dear Mr. Florensa:

During the hearing on the above referenced subdivision the Planning Commission approved a stipulation that requires that the location of the new water and sewer service for proposed lot 2 be approved by the Town's Public Works Department.

I am forwarding two copies of our preliminary plat for the proposed subdivision. I have highlighted the proposed water and sewer services. Please review the proposed service locations and note any changes that may be required. Upon receipt of your comments we will modify our plan as required.

Our hearing before the Town Commission is October 8th and we have to resubmit revised copies of the preliminary plat to the Town on Friday, September 21th, 2001, so I would appreciate your prompt attention in this matter.

Very truly yours,

A M ENGINEERING.INC.

Arthur W. Altenderfer, P.E.

AWA:smb

**Enclosures** 

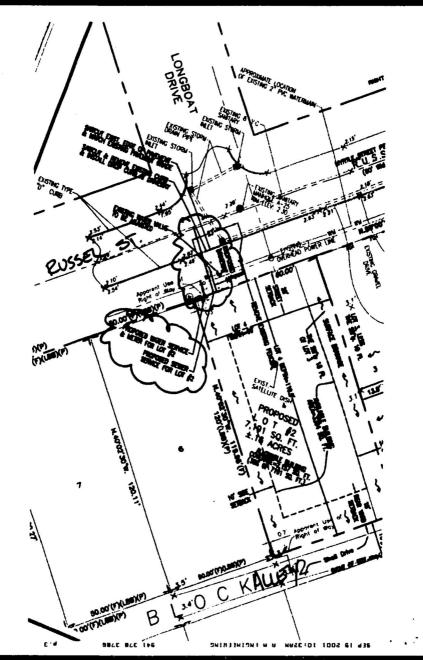
cc: Mike Furen, Esq. w/Enclosure

09-21-01

The location of the Proposed Water and Sewer Service for the Proposed lot 2 in the Vernon Subdivision 7031 Bayside Or. is acceptable to the Town of Longboat Key Public Worlds department.

Hein & Well

abeliz - ned re' Fire Hydrands RF, CM. SH, BA, JT



# SARASOTA HERALD-TRIBUNE PUBLISHED DAILY SARASOTA, SARASOTA COUNTY, FLURIDA

AD NUMBER 018VBCD040

TUMN OF LUNGBOAT CEY ATTN: TUMN CLERK 501 BAY ISLES ROAD LUNGBOAT KEY. = 34228

STATE OF FLORIDA COUNTY OF SARASOTA

BEFURE THE UNDERSIGNED AJIHORITY PERSONALLY APPEARED HUYA NEVILLE, MHJ IN DATH SAYS SHE IS THE ADVERTISING DIRECTIR OF THE SARASITA HERALD-TRIBUNE, A DAILY NEWSPAPER PUBLISHED AT SARASOTA, IN SARASUTA COUNTY FLURIDA; AND CIRCULATED IN SARASOTA COUNTY DAILY; THAT THE ATTACHED COPY OF ADVERTISEMENT, BEING A NOTICE IN THE MATTER OF:

T

IN THE COURT, WAS PUBLISHED IN SARASUTA EDITION OF SAID NEWSPAPER IN THE ISSUES JF:

SEP 4, 2001

AFFIANT FURTHER SAYS THAT THE SAID SARASUTA HERALD-TRIBUNE IS A NEMSPAPER PUBLISHED AT SARASUTA, IN SAID SARASUTA CUUNTY, FLORIDA, AND THAT THE SAID NEMSPAPER HAS THERETUFURE BEEN CONTINUOUSLY PUBLISHED IN SAID SARASUTA CUUNTY, FLORIDA, EACH DAY, AND HAS BEEN ENTERED AS SECOND CLASS MAIL MATTER AT THE PUST OFFICE IN SARASUTA. COUNTY, FLORIDA, FOR A PERIUD UP UNE YEAR NEXT PRECEDING THE FIRST PUBLICATION OF THE ATTACHED COPY OF ADVERTISEMENT; AND AFFIANT FURTHER SAYS THAT SHE HAS NEITHER PAID NOR PROMISED ANY PERSUN, FIRM UR CURPORATION ANY DISCUMIT, REBATE, COMMISSION OR REFUND FUR THE PURPOSE OF SECURING THIS ADVERTISEMENT FOR PUBLICATION IN THE SAID REMSPAPER.

SISNED

Moya Neville

SHURN TO AND SUBSCRIBED BEFORE WE THIS WITH DAY OF SEPTEMBER A.D., 2001 BY MOTA NEVILLE WHO IS PERSUNALLY, KNOWN TO HE.,

(SE AL)

BOBBIE J CLARK NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO COSHOPI MY COMMISSION EXP. OCT. 11204 NUTARY PUBLIC

# - B.L. ...

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6320 Tower Lane, Sarasota, FL 34240-8809 Telephone (941) 377-9178

Faculatile (941) 378-3786

### VERNON SUBDIVISION Lot 1 - 7031 Bayside Drive

### Tabulation of Building Coverage (existing house on reduced lot)

Total Lot Area = 20,434.8 SF 1. Base Foot Print of house 4317.5 SF 2. **Cantilever Decks** 12.0 SF 32.0 SF 32.0 SF 3. Stairs 68.15.SF Total 4461.65 SF

% Coverage 4461.65/20,434.8 SF = 21.83%

Allowable coverage without pool deck = 30% 21.83% < 30% Meets Requirements

#### n. Tabulation of Impervious Area

ī.	Base House Foot Print	4317.5 SF
2.	Stairway	68.15 SF
3.	Walk	57.6 SF
4.	Pool Deck	2145.2 SF
5.	Ramp	53.82 SF
6.	Concrete Slab (south apron)	337.34 SF
7.	Pool Equipment Slab	24.0 SF
8.	Concrete Slab (east apron)	470.1 SF
9.	Entry	50 SF
10.	Gravel Drive Front - Bayside Drive)	1392 SF
11.	Gravel Drive (Side - Russell Street)	1176 SF
	Total Impervious Area	10,091.7 SF

Allowable Impervious Area = 50% 50% of 20,434.8 SF = 10,217.4 SF 10,091.7 < 10,217.4 SF Meets Requirements

RGHB0001 06/20/2001

### ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS 2033 MAIN STREET SOFT 6440 SARASOTA FLORIDA 34237 FALSIMILT MAIN 366 8/30 TELEMONI MAIN 366 8/30

TAMPA TELEPHICITE
-8:3:22:2:00
REPLY TO
P.O. BOX 4:95
SARASOTA FLORIDA 34230

August 14, 2001

### VIA FACSIMILE (316-1970) AND FIRST CLASS MAIL

Jill Jeglie, Director of Planning, Zoning and Building Planning, Zoning & Building Department Town of Longboat Key 561 Bay Isles Road Longboat Key, FL 34228

Re: Description of Subdivision Approval Application for "Vernon" Subdivision 7031 Bayside Drive, Longboat Key, Florida 34228

Dear Jill:

MICHAEL J FUREN

٠

You have requested that we, on behalf of the Applicants who have filed the above referenced Application for subdivision approval, (a) describe the purpose of the Application for Subdivision Approval, and (b) discuss the history of Tract "A" and the reason it is being included in the proposed plat for "Vernon" Subdivision as a separate Tract.

(a) Purpose of Application for Subdivision Approval. The Applicants acquired and own all of the property included within the proposed plat including the property depicted on the plat as Tract "A". The property included within the plat consists of four (4) old platted lots in Long Boat Beach Subdivision and the northerly portion of a bayfront strip or parcel on the east side of Bayside Drive that was reserved by the original developer of Long Boat Beach Subdivision and that is now owned by the Applicants

The old platted lots consist of Lots 1, 2, 3 and 4, Block 2, Long Boat Beach Subdivision.

Lots 1 and 2 are conforming lots under the present lot standards of the Longboat Key Zoning Code and Lots 3 and 4 are non-conforming lots under the present lot standards of the Longboat Key Zoning Code.

An existing residence and its amenities, i.e. a pool and deck, landscaping, etc. are located on Lots 1 and 2 and the easterly 50 feet ± of Lot 3.

AB 15 200

The remaining part of Lot 3, *i.e.* its westerly 10 feet ±, and all of Lot 4 are basically vacant and unused and are also unnecessary to meet all of the Town's zoning and development standards and criteria for the existing residence and its amenities. Simply stated, these existing areas of Lots 3 and 4 are vacant but developable areas that are not being used and therefore are areas whose economic value are being wasted and serve no real purpose.

The purpose of the Application for Subdivision Approval is therefore to create two (2) conforming lots from the existing four (4) old platted lots in order to avoid the economic waste of Lot 3 and that portion of Lot 4, both of which are not necessary to meet the Town's lot, yard and bulk requirements for the existing residence and its amenities.

(b) History of Tract "A" and Reason for Including It In Plat. Tract "A" is a portion of a tract or parcel located easterly of the Bayside Drive right-of-way adjacent to Sarasota Bay that was reserved by and remained in the ownership of the original developer of the Long Boat Beach Subdivision.

Subsequently the original developer of Long Boat Beach Subdivision conveyed those portions of the tract or parcel that is reflected as Tract "A" on the plat to the predecessors in title of the Applicants. These conveyances occurred in the 1950's, many years prior to the Town's present Subdivision Regulations. Today Tract "A" is owned by the Applicants and is appurtenant to the Applicant's property this is being platted as new Lots 1 and 2 of the proposed Vernon Subdivision.

Tract "A" is being shown on the proposed plat for Vernon Subdivision as a separate tract so that it can, in the future, be properly conveyed as an appurtenance to these Lots pursuant to the Town's present Subdivision Regulations.

The plat of Vernon Subdivision, of course, clearly prevents Tract "A" from everbeing developed and unequivocally provides that:

- No building shall be constructed, erected or placed on or adjacent to Tract "A", and
- (2) Tract "A" shall not be included in any calculation or utilized in any fashion to meet zoning and development criteria and standards for Lots I and 2 including, but not limited to, permitted density, required open space or maximum building coverage.

AUG 1 5 2001

Jill Jeglie, Director of Planning, Zoning and Building August 14, 2001 Page 3

I hope this provides the information you requested. If you have any questions or need anything additional, please do not hesitate to contact me.

Sincerely,

ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

MJF/jko

cc: Dr. & Mrs. Samir Ragheb Phillip A. Wolff, Esq. Mr. Scott Britt Mr. Arthur Altendefer

F ESPENIACHING RAGION BURGOLLITA



### ICARD, MERRILL, CULLIS, TIMM, FUREN & GINSBURG, P.A.

ATTORNEYS AND COUNSELORS 2033 MAIN STREET SUITC 600 SARASOTAL FLORIDA 34237 /ACSIMILE 18411 366 6184 TEEFFONE 1941 366 6100

MICHAEL J FUREN

July 23, 2001

Jill Jeglie, Director of Planning, Zoning and Building Planning, Zoning & Building Department Town of Longboat Key 561 Bay Isles Road Longboat Key, FL. 34228

Re:

Subdivision Approval Application for "Vernon" Subdivision 7031 Bayside Drive, Longboat Key, Florida 34228

Dear Jill:

After reviewing all applicable record title information, this will certify that as of 4:00 p.m. on July 19, 2001, the fee simple title to the real property that is the subject of, and included within, the above-referenced Subdivision Approval Application and reflected on the proposed preliminary plat and final plat for "Vernon" Subdivision as Lots I and 2 and Tract A was owned of record by:

"W Anthony Vernon and Jean C. Vernon, husband and wife"

subject only to easements, restrictions and reservations of record and the current year's taxes.

This will also certify that the subject real property is only subject to the following mortgages:

- Mortgage from Tony Vernon and Jean C. Vernon to Emigrant Mortgage Company, Inc., dated March 15, 2001 and recorded on March 29, 2001 in Official Records Book 1672, Page 3833, Public Records of Manatee County, Florida, and
- 2 Mortgage dated March 15, 2001 from W. Anthony Vernon and Jean C. Vernon, husband and wife, to Corinne A. Ragheb, as Trustee under Agreement dated December 26, 1990 and recorded on March 29, 2001 in Official Records Book 1672, Page 3836, Public Records of Manatee County, Florida.

Sincerely.

ICARD, MERRILL, CULLIS, TIMM.

FUREN & GINSBURG, P.

MJF/Imb Enclosures

Dr & Mrs Ragheb

------



Consulting Engineers - Surveyors

6320 Tower Lane, Sarsasta, FL 34246-8809 Telephone (941) 377-9178 Faceimile (941) 378-3786

## **MEMORANDUM**

DATE:

July 29, 2001

TO:

Ms. Jill Jeglie

Longboat Key Planning & Zoning

Via Fex @ 316-1970

FROM:

Arthur W. Altenderfer, P.E.

SUBJECT:

RAGHES PROPERTY

RUSSELL STREET & BAYSIDE DRIVE SUBDIVISION

Mr. Furen will be submitting the preliminary and final plats for the Ragheb property on Tuesday. Attached are copies of the special notes that currently appear on my preliminary plat. The notes relate to grading around the pool, stormwater runoff and the restrictions on Tract "A".

Please review these notes and notify me of any changes that should be made prior to submittal,

AWA:smb

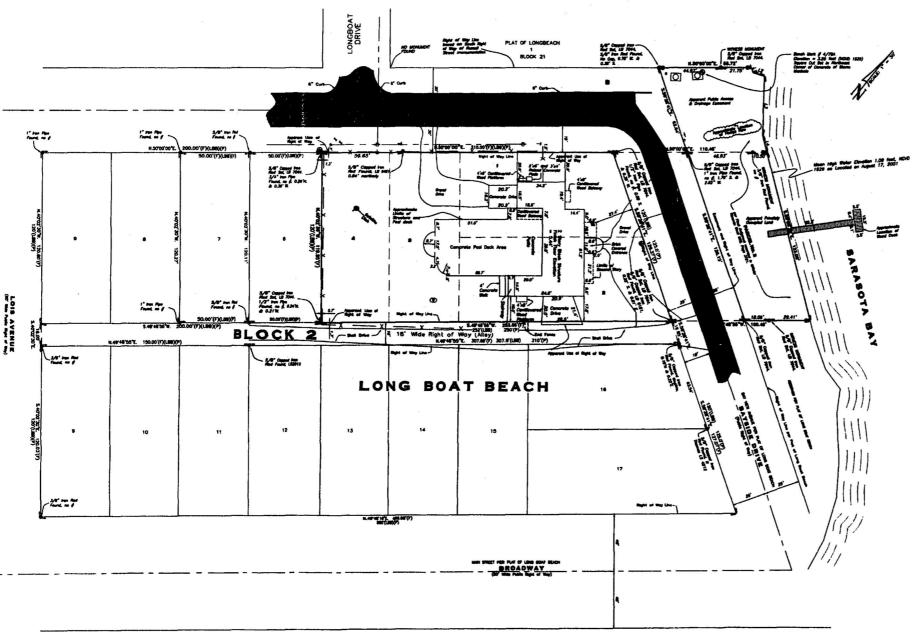
Attachments

faxce: Mike Furen

364-6384

RGHH0001





LEGEND

(F) - Denotes Field Measurements

Denotes Dimensions of the Plat of Longbeach

tes Dimensions of the Plat of Long Boat Beach

Distance Bearing .59'08'39"E 8.90° 41.94° 12.48°

LINE TABLE

N. 66°22'57°E. S. 38°30'27°E. S. 55°08'39°E.

- Denotes PVC Pip

DESCRIPTION: (Official Records Book 1524, Page 7197, Public Records of Manatee County, Florida)

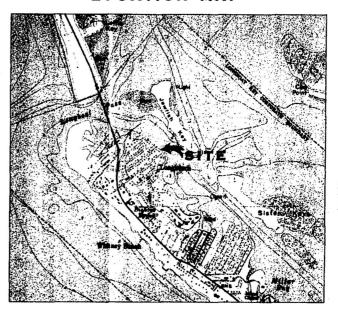
Lots 1, 2, 3, and 4, in Block 2, of LONG BOAT BEACH SUBDIMISION as per plat of some on file and of record in the Public Records of Manatee County, Florida, together with that certain parcel or strip of land lying adjacent to and in front of and between the said Lots 1 and 2 and extending to the deer water channel in the waters of Sarasota Bay, together with all riparian rights appertaining therefore, being the property and all the property conveyed by that certain deed that now appears of record in Deed Book 345, of Page 522, of the Fublic Records of Manatee County, Florida.

Also, that piece of land extending to Sarasota Boy beginning at Russell Street and Bayside Drive (Russell Street formerly known as Myrtle Street) Longboat Key, Long Boat Beach Subdivision, Plat Book 1, at Page 232, of the Public Records of Manatee County, Florido, together with all riparian rights appertaining thereto and that strip of land extending from Lot 1, in Block 21, to strip of land in front of Lot 1, Block 17, also known as Lot 2, in Block 2, as shown in Old Plat Book 1, at Page 232, between the foot of Russell Street (formerly Myrtle Street) and Sarasota Bay, all in Manatee County, Florida.

Being the same premises conveyed to Tempotech Industries, a Micrigan corporation, by King L. Williams, Jr. and Margaret Williams, his wife, by Worranty Deed dated February 09, 1981, in Official Records Book 1003, at Page 3652, of the Public Records of Manatee County, Florida.

The Mean High Water Survey depicted hereon complies with Chapter 177, Part II. Florida Statutes and is recorded in the repository of the Florida Department of Environmental Protection, Bureau of Surveying and Mapping as Noter Survey File No. 2712

### LOCATION MAP



Data Sources:

1. Plat of Long Boot Beach, recorded in Plot Book 1, Page 232, Public Records of Manatee County, Florida.
2. Plat of Longbeach recorded in Plat Book 4, Page 6, Public Records of

Manatee County, Florida. 3. A copy of a Boundary & Mean High Water Survey by Jerry T. Wheeler, dated

9/30/1996. 4. Special Warranty Deed recorded in Official Records Book 1524, Page 7197,

Public Records of Monatee County, Florida.

5. Final Judgment recorded in Official Records Book 998, Page 3721, Public Records of Monatee County, Florida.

6. Bench Mark data was furnished by Department of Environmental Protection,

Beaches & Coastal Systems.

7. No other information was researched or furnished.

## Apparent Physical Use:

1. Inconsistencies in boundary dimensions are due to found monumentation within the block and are in harmony with each other.

2. The Plats of Long Boat Beach and Longbeach (resubdivision of Long Boat Beach) lot dimensions differ on particular lots.

3. The width of the Right of Way of Bayside Drive formally known as Bay View

4. The furnished deed calls to the "deep water channel in the waters of Sarasota Bay". MSB Surveying, Inc. has no recorded or knowledge of the submerged lands described being conveyed by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

5. The furnished deed description includes the portion of the platted right of way of Bayside Drive formally known as Bay View Avenue. MSB Surveying, Inc. has no record or knowledge of Bayside Drive being vacated from the plot of Long Boot Beach or Longbeach although a furnished Final Judgment states the right of way width will be 50 feet. The right of way lines have been shown hereon based upon the furnished data only but does not determine the width of the actual right of way line.

 50 Wide easement and right of way described in Final Judgment recorded in Official Records Book 998, Page 3721, Public records of Manatee County, Florida. 2. No other easements were researched or furnished.

1. This plat represents a boundary survey.
2. This Map represents a Mean High Water Survey.
3. Bearings shown herein refer to an assumed meridian. The South Right of Way

Line of Russell Street, being N.50'00'00"E. 4. There may exist other underground fixed interior improvements that are not visible and are not a part of this survey.

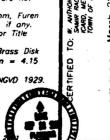
5. Description shown hereon was furnished by loard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A. 6. Subject to easements and rights of way of record, if any.

7. This plat has been prepared without the benefit of a Commitment for Title

Insurance or a Title Policy. 8. Elevations shown hereon refer to Department of Natural Resources Brass Disk "13 84 808", Department of Environmental Protection published elevation = 4.15

feet (N.G.V.D. 1929) 9. Elevations indicate person are in feet and decimals referenced to NGVD 1929.

File No., September 7, 2001 n of Mean High Water line, August Report, May 31, 2001 ddifional Boundary, May 23, 2001



GINSBURG,

2001

