

# SPECIFIC PURPOSE SURVEY

## OF 51ST Ave E./15th St. E. RIGHT-OF-WAY

### SECTION 12, TOWNSHIP 35 S., RANGE 17 E.

### SECTION 7, TOWNSHIP 35 S., RANGE 18 E.

## MANATEE COUNTY, FLORIDA

**COUNTY CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP CONSISTING OF SHEETS NUMBERED 1 TO 8 CONSTITUTES A SPECIFIC PURPOSE SURVEY DEPICTING THE LOCATION AND SURVEY BY HYATT SURVEY SERVICES, INC. FOR A PORTION OF A COUNTY ROAD IN MANATEE COUNTY, FLORIDA DESIGNATED AS 51st Ave East.

IT IS HEREBY CERTIFIED THAT THIS ROAD PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

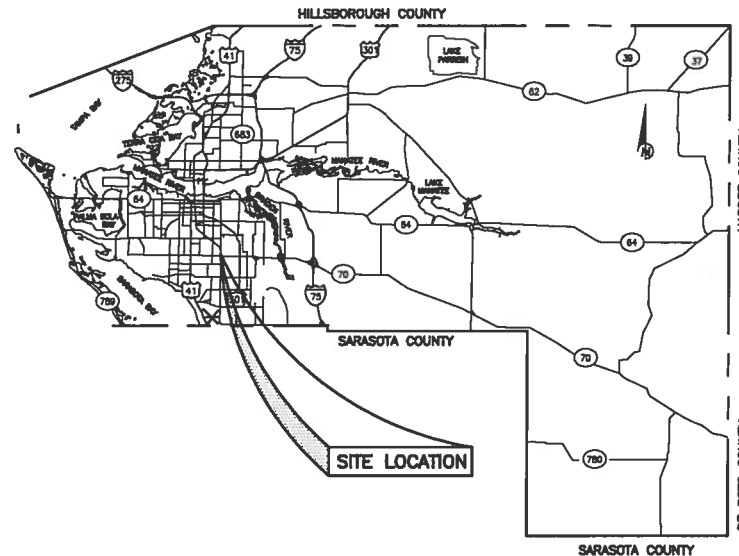
\_\_\_\_\_  
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

ATTEST:  
R.B. "CHIPS" SHORE

\_\_\_\_\_  
COUNTY CLERK

**AFFIDAVITS RECORDED:**

OFFICIAL RECORD BOOK	PAGE
OFFICIAL RECORD BOOK	PAGE



**GENERAL NOTES**

1. THIS RIGHT-OF-WAY MAP WAS PREPARED FOR THE PURPOSE OF PREPARING LEGAL LAND DESCRIPTIONS, ACQUISITION DOCUMENTS, MONUMENTATIONS, PROPERTY MANAGEMENT AND AS AN AID IN THE APPRAISAL OF THE RIGHT-OF-WAY REQUIRED FOR TRANSPORTATION FACILITIES.
2. THIS SURVEY IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
3. TITLE SEARCHES WERE PROVIDED BY SIGNATURE TITLE COMPANY FOR MANATEE COUNTY DATED APRIL 13TH, 2011.
4. THE BEARINGS AND DISTANCES INDICATED HEREIN ARE A PROJECTION OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE NAD 1983/1990). DERIVED FROM MANATEE COUNTY GPS CONTROL "M 080" (NGS PID AG9185) AND "M 081" (NGS PID AG9186).
5. ALL DISTANCES AND BEARINGS ARE CALCULATED UNLESS OTHERWISE SHOWN.
6. PROPERTY BOUNDARIES ARE DETERMINED FROM FIELD SURVEYS, PLATS OF RECORD AND RECORD TITLE.
7. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE DATA CONTAINED HEREIN. HOWEVER, HYATT SURVEY SERVICES, INC. DOES NOT WARRANT OR REPRESENT THE ABSOLUTE ACCURACY OF THE DATA AND IT IS THE RESPONSIBILITY OF THE USER TO EXERCISE DUE DILIGENCE WHEN RELYING ON THE INFORMATION PROVIDED.
8. THE SURVEY BASELINE WAS SET OR VERIFIED BY HYATT SURVEY ON 04/13/09. THE MONUMENTATION SET OR FOUND WERE NAIL AND TIN TABS AT ONE-HUNDRED FOOT INTERVALS.
9. THE SURVEY LINE AND CONTROL SURVEY DEPICTED HEREON WERE DERIVED FROM F.D.O.T RIGHT-OF-WAY MAPS; SECTIONS 13503-3601, 13503-2601, 13160-2502, 13160-2514, 13120-2506 AND OLD US 301 TRANSFERRED SECTION 1312-102.

**LEGEND**

PK/M&D	PK NAIL W/DISC	●	IRON ROD
IRC	IRON ROD W/CAP	○	IRON PIPE
LB	LICENSED BUSINESS	■	CONCRETE MONUMENT
R	RADIUS	▨	PROPOSED DRAINAGE EASEMENT
Δ	DELTA	▩	PROPOSED R/W ACQUISITION
D	DEGREE	▧	PROPOSED CONSTRUCTION EASEMENT
T	TANGENT	⑩	R/W ACQUISITION
L	LENGTH	⑦	TEMPORARY CONSTRUCTION EASEMENT
R/W	RIGHT OF WAY	⑨	PERMANENT EASEMENT
CDMC	CONCRETE	⑩000	PARCEL IDENTIFICATION NUMBER
TCE	TEMPORAL CONSTRUCTION EASEMENT		
DE	DRAINAGE EASEMENT		
P.C.	POINT OF CURVATURE		
P.T.	POINT OF TANGENCY		
P.I.	POINT OF INTERSECTION		
(P)	PLAT DATA		
(C)	CALCULATED DATA		
(F)	FIELD DATA		
(D)	DEED DATA		
OR	OFFICIAL RECORDS		
PB	PLAT BOOK		
PG	PAGE		

REDUCED COPY

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT THE SPECIFIC PURPOSE SURVEY DEPICTED HEREIN CONSISTING OF SHEETS 1 THRU 8 REPRESENTING A PORTION OF A MANATEE COUNTY, FLORIDA ROADWAY DESIGNATED AS 51ST AVE EAST WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES AS IT PERTAINS TO SPECIFIC PURPOSE SURVEYS.

*[Signature]*  
RUSSELL P. HYATT, PSM  
FLORIDA SURVEYORS REGISTRATION NO. 5303

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NO.	REVISION DESCRIPTION	BY	DATE
1.	ADDED OWNERSHIP TABLE	CBW	9/26/11
2.	REMOVED PARCEL 110	CBW	12/12/12

PUBLIC WORKS DEPT.—ENGINEERING DIVISION



4422-B 66th Street West, Bradenton, FL 34210

**Hyatt Survey Services, Inc.**

LB No.: 7203 Geographic Data Specialists  
11007 8th Avenue East Bradenton, Florida 34212  
Phone: (941) 748-4693 Fax: (941) 744-1643

**SHEET INDEX**

SHEET 1	COVER SHEET
SHEET 2	KEY MAP
SHEETS 3-7	DETAIL SHEETS
SHEET 8	OWNERSHIP TABLE

**COVER SHEET**  
**51st AVE. E./15th St. E.**  
**MANATEE COUNTY, FLORIDA**

SHEET  
**1**  
OF 8

# SPECIFIC PURPOSE SURVEY

## 51ST Ave E./15th St. E. RIGHT OF WAY

**BASELINE CONTROL DATA**

US 301 BLVD		
STATION	NORTHING	EASTING
BEGIN 10+00	1132272.527	478865.708
PC 22+03.60	1133476.105	478873.103
EQUATION 23+32.03	1133604.507	478871.058
EQUATION 23+33.49	1133605.988	478870.999
EQUATION 30+93.91	1134353.021	478741.541
PT 48+70.30	1135781.459	477733.914

**51ST AVENUE (WEST of 15th St. East)**

STATION	NORTHING	EASTING
BEGIN 10+00	1133619.205	477871.164
PI 18+50.57	1133606.853	478721.841
END 20+00	1133604.507	478871.058

**51ST AVENUE (EAST of 15th St. East)**

STATION	NORTHING	EASTING
BEGIN 20+00	1133605.988	478870.999
EQUATION 22+10.71	1133600.219	478990.854
PI 22+42.87	1133598.818	479113.588
PI 24+02.68	1133587.788	478273.588
END 40+00	1133561.444	480870.493

**PINE STREET**

STATION	NORTHING	EASTING
BEGIN 100+00	1133588.891	478175.141
END 103+21.83	1133277.260	478175.141

**15TH STREET EAST**

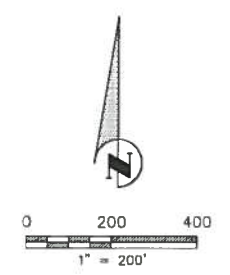
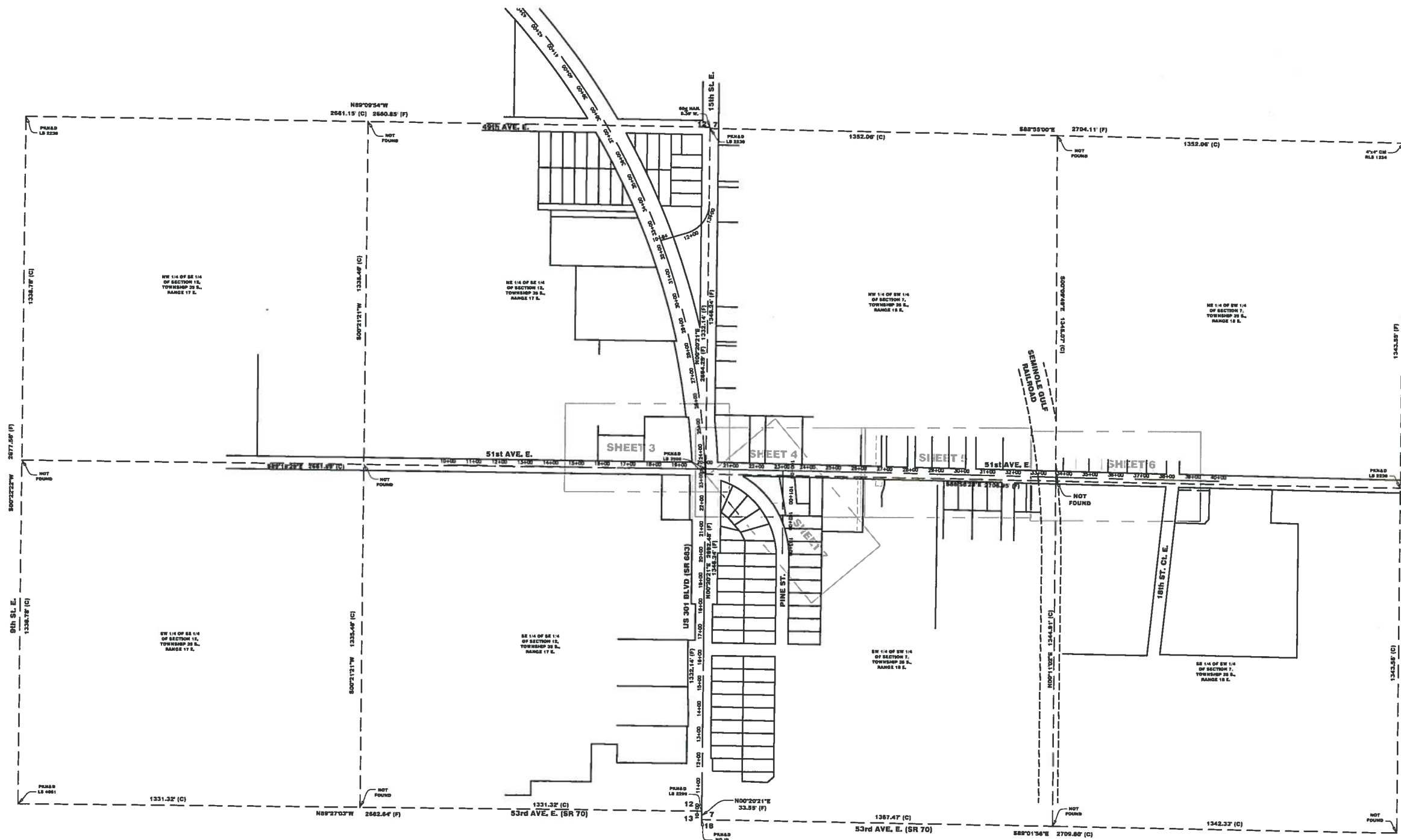
STATION	NORTHING	EASTING
BEGIN 10+83.69	1134484.193	478893.131
PC 11+93.18	1134524.558	478798.274
P(EN)13+50.22	1134645.255	478880.847

**BASELINE CURVE DATA**

US 301 BLVD	15TH STREET EAST
C=1	C=4
D = 5320'02"	D = 7444'52"
D = 02'00'00"	D = 4735'31"
T = 1438.77'	T = 91.98'
L = 2866.70'	L = 157.09'
R = 2864.79'	R = 120.39'
P.C. STA. 22+03.60	P.C. STA. 11+93.18
P.T. STA. 48+70.30	P.T. STA. 13+50.22

**SITE CALIBRATION DATA**

DESIGNATION	NORTHING	EASTING
M 080	1128710.78	478878.34
M 081	1143115.24	478968.28
M 082	1143108.22	482931.59
MANAY RESET	1136850.97	484198.48



SEE SHEET 1 OF 8 FOR GENERAL NOTES AND LEGEND

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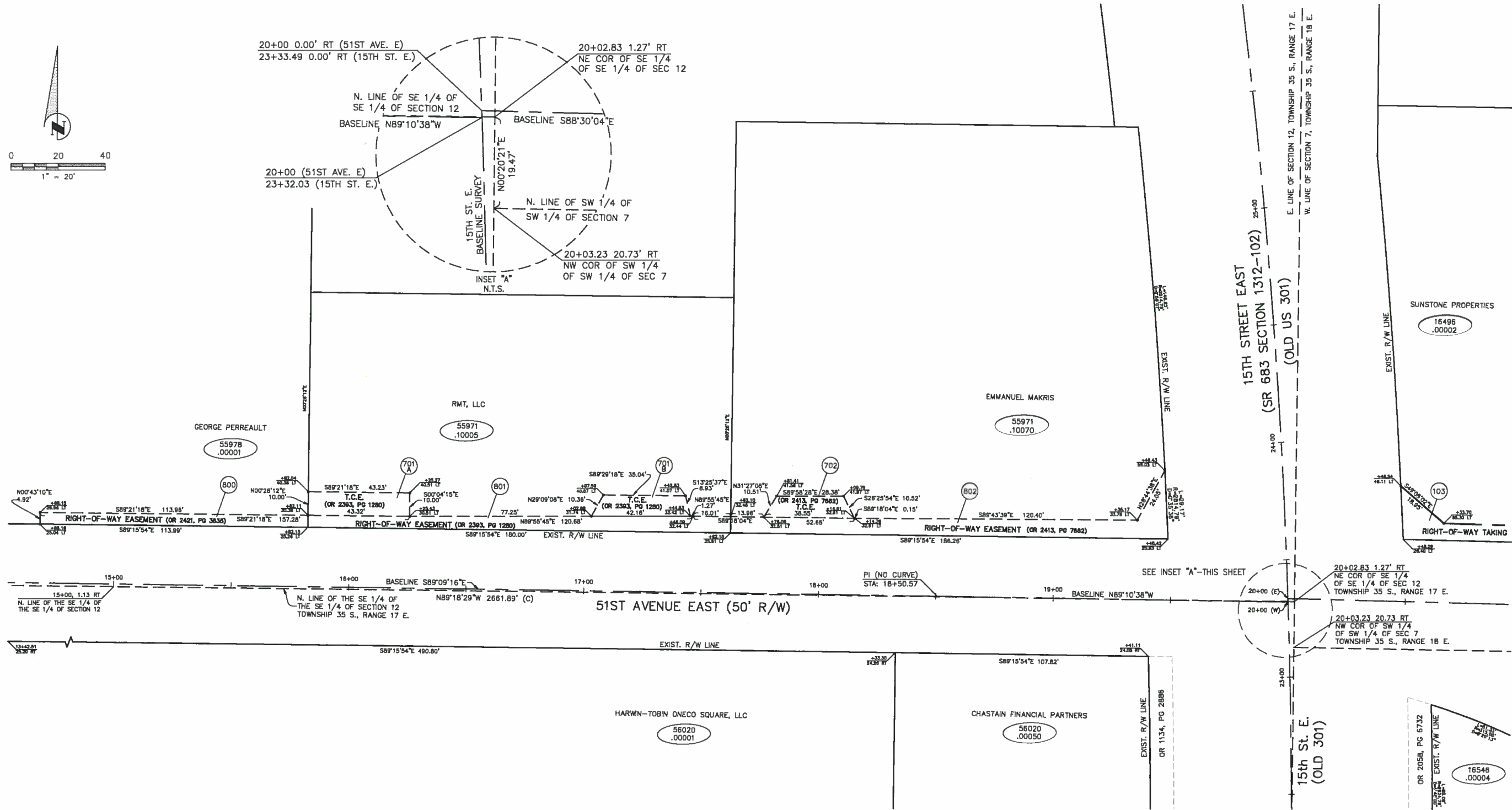
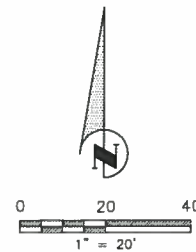
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**KEY SHEET**  
**51st AVE. E./15th St. E.**  
**MANATEE COUNTY, FLORIDA**

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# SPECIFIC PURPOSE SURVEY


## 51ST Ave E./15th St. E. RIGHT OF WAY



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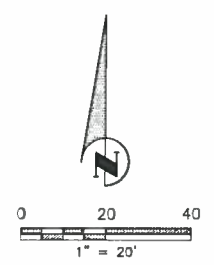
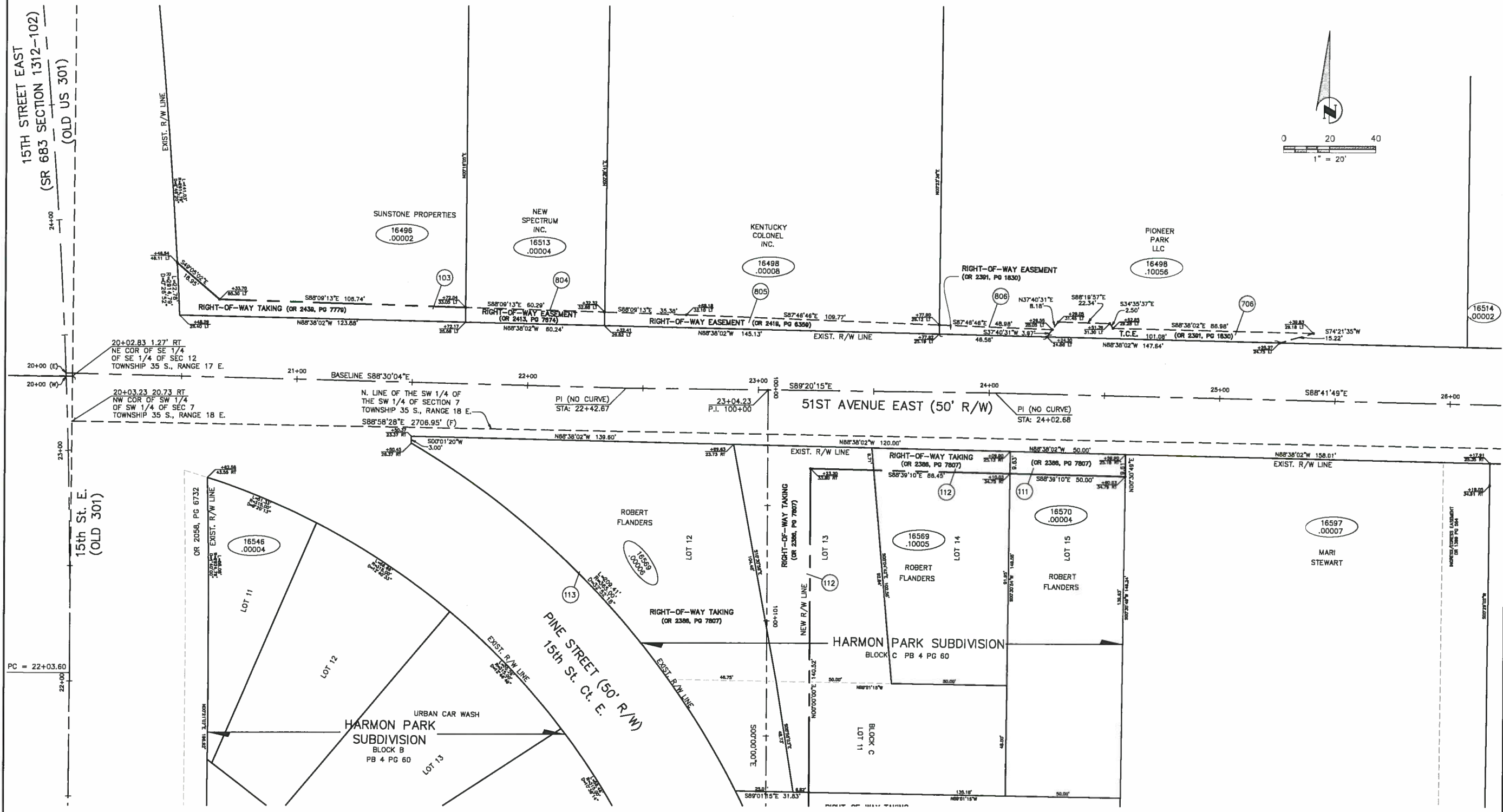
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**DETAIL SHEET**  
**51st Ave. E./15th St. E.**  
**MANATEE COUNTY, FLORIDA**

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# SPECIFIC PURPOSE SURVEY


## 51ST Ave E./15th St. E. RIGHT OF WAY



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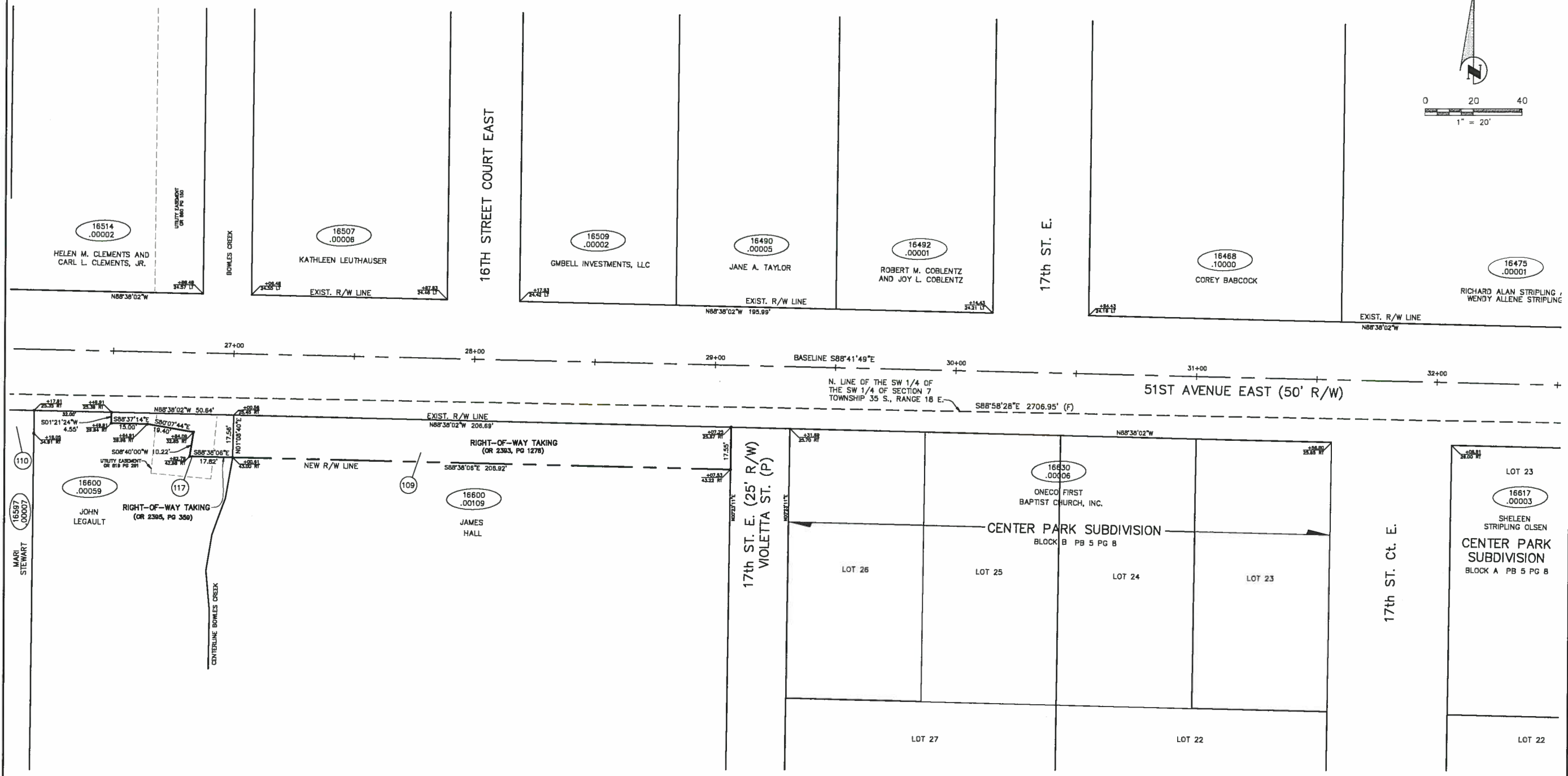
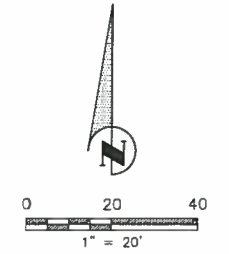
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**MANATEE COUNTY, FLORIDA**

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# SPECIFIC PURPOSE SURVEY

## 51ST Ave E./15th St. E. RIGHT OF WAY



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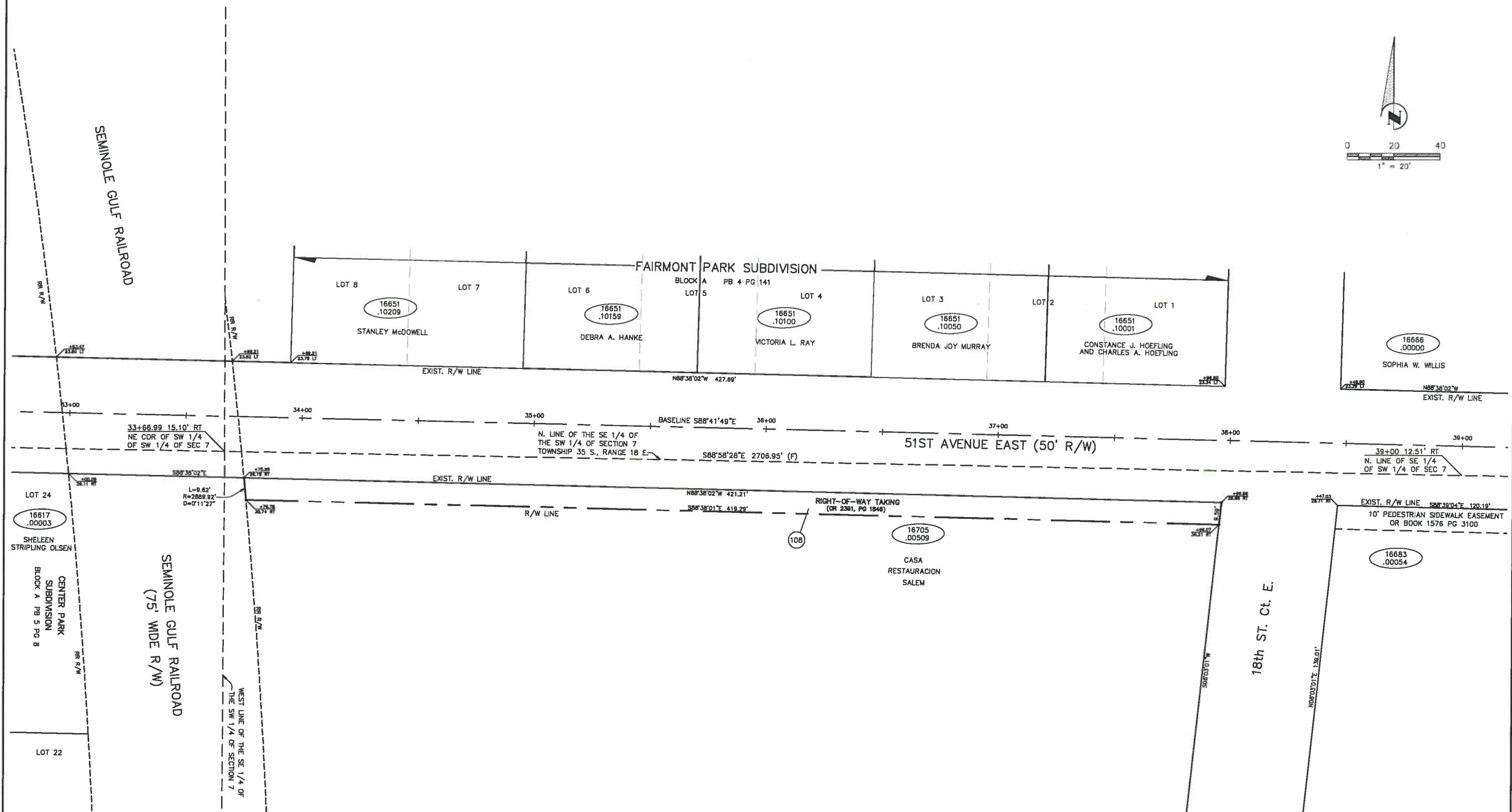
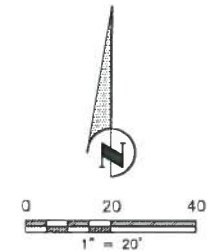
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# SPECIFIC PURPOSE SURVEY


## 51ST Ave E./15th St. E. RIGHT OF WAY



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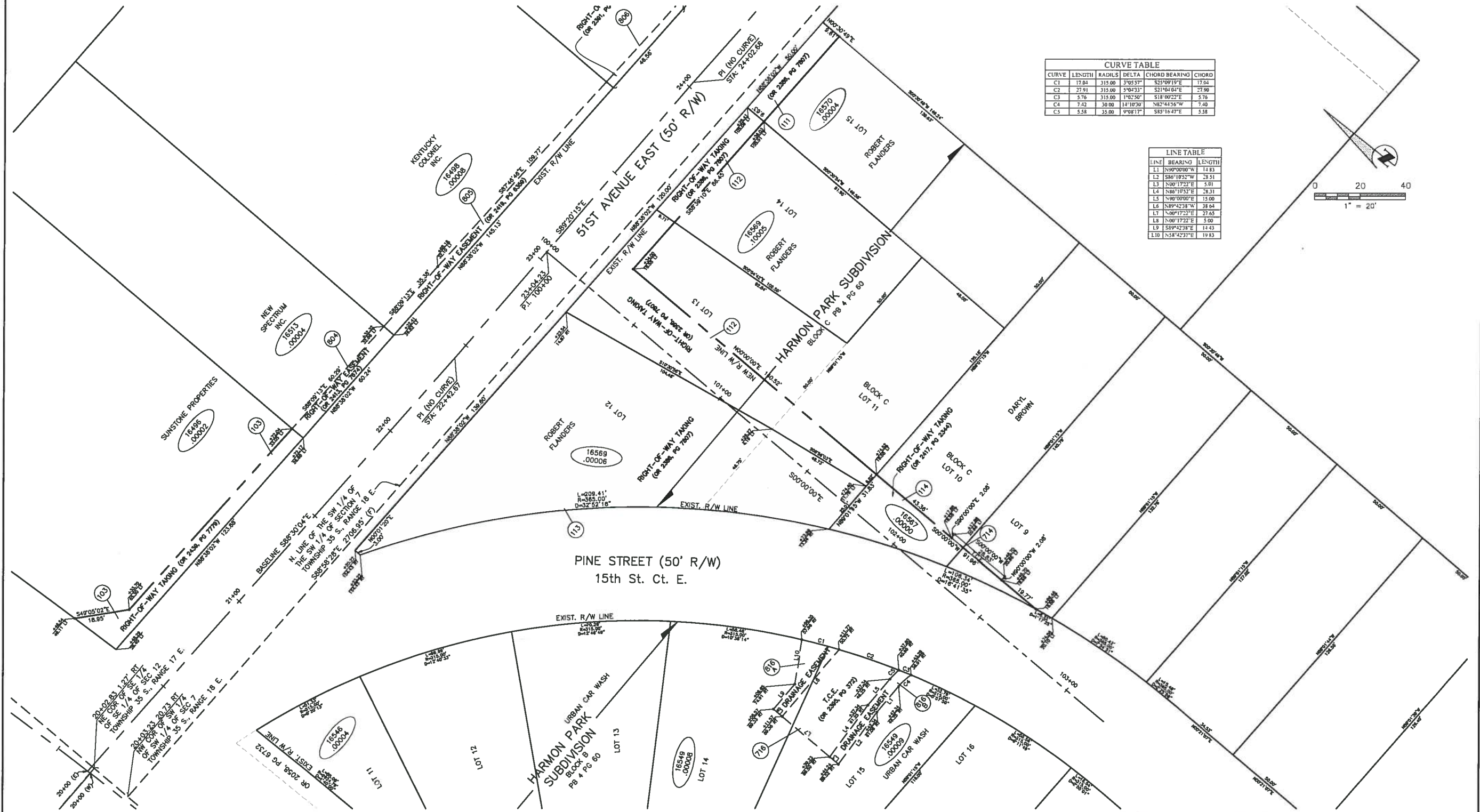
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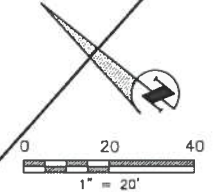
# SPECIFIC PURPOSE SURVEY

## 51ST Ave E./15th St. E. RIGHT OF WAY



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.04	315.00	3°05'37"	S25°09'15"E	17.04
C2	27.91	315.00	3°04'31"	S21°04'04"E	27.90
C3	5.76	315.00	1°07'50"	S18°07'27"E	5.76
C4	7.22	39.00	14°10'30"	N82°44'36"W	7.40
C5	5.58	35.00	9°08'17"	S83°16'47"E	5.58


LINE	BEARING	LENGTH
L1	N90°00'00"W	14.83
L2	S80°19'57"W	25.51
L3	N00°17'23"E	5.81
L4	N80°10'52"E	28.31
L5	N90°00'00"E	15.00
L6	N89°42'38"W	28.64
L7	N00°17'23"E	27.65
L8	N00°17'23"E	5.00
L9	S89°42'38"E	14.43
L10	N58°42'37"E	19.83



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**DETAIL SHEET**  
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**MANATEE COUNTY, FLORIDA**

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 OF 8

# SPECIFIC PURPOSE SURVEY

## 51ST Ave E./15th St. E. RIGHT OF WAY

PARCEL NO.	SHEET NO.	NAME	AREA TAKEN (SQ.FT.)	RECORDING DATA	REVISIONS		
					REVISION	BY	DATE
103	4	SUNSTONE PROPERTIES & REAL ESTATE, LLC	989	O.R.B. 2439, PG. 7779			
108	6	CASA RESTAURACION SALEM IN PALMETTO, INC.	4,014	O.R.B. 2391, PG. 1846			
109	5	JOHN W. WALLS, TRUSTEE	3,630	O.R.B. 2393, PG. 1276			
110	4	MARI STEWART	1,514		REMOVED PARCEL	CBW	12-12-12
111	4	ROBERT W. FLANDERS AND MARY F. FLANDERS	481	O.R.B. 2386, PG. 7807			
112	4,7	ROBERT W. FLANDERS AND MARY F. FLANDERS	3,789	O.R.B. 2386, PG. 7807			
113	4,7	ROBERT W. FLANDERS AND MARY F. FLANDERS	10,595	O.R.B. 2386, PG. 7807			
114	7	DARYL L. BROWN	1,249	O.R.B. 2417, PG. 2344			
117	5	JOHN L. LEGAULT	479	O.R.B. 2395, PG. 359			
701 A	3	ALI F. ARIN AND FATMA S. ARIN	433	O.R.B. 2393, PG. 1280			
701 B	3	ALI F. ARIN AND FATMA S. ARIN	343	O.R.B. 2393, PG. 1280			
702	3	EMMANUEL MAKRIS	308	O.R.B. 2413, PG. 7662			
706	4	PIONEER PARK, LLC	525	O.R.B. 2391, PG. 1830			
714	4	DARYL L. BROWN	60	O.R.B. 2417, PG. 2344			
716	7	URBAN CAR WASH NO. 1, LLC	1,153	O.R.B. 2395, PG. 372			
800	3	GEORGE E. PERREAULT	571	O.R.B. 2421, PG. 3635			
801	3	ALI F. ARIN AND FATMA S. ARIN	1,058	O.R.B. 2393, PG. 1280			
802	3	EMMANUEL MAKRIS	1,490	O.R.B. 2413, PG. 7662			
804	4	NEW SPECTRUM, INC.	368	O.R.B. 2413, PG. 7674			
805	4	KENTUCKY COLONEL, INC.	723	O.R.B. 2419, PG. 6359			
806	4	PIONEER PARK, LLC	171	O.R.B. 2391, PG. 1830			
816 A	7	URBAN CAR WASH NO. 1, LLC	302	O.R.B. 2395, PG. 372			
816 B	7	URBAN CAR WASH NO. 1, LLC	249	O.R.B. 2395, PG. 372			


**LEGEND**

PARCEL NUMBER ID.	TYPE USE	PARCEL NUMBER ID.	TYPE USE
100-699	DEEDS OF ALL TYPES	800-899	PERPETUAL EASEMENTS
700-799	TEMPORARY EASEMENTS	900-999	LICENSE

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