

# PALMETTO ESTATES

A SUBDIVISION

LYING AND BEING IN  
SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST  
MANATEE COUNTY, FLORIDA

PLAT BOOK 51 PAGE 20

SHEET 1 OF 10

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

2430703

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

I, DAVID P. LEWIS, AS PRESIDENT OF PALMETTO ESTATES, INC., CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE ALL "STREETS, RIGHT OF WAYS, THOROUGHFARES, SIDEWALKS, REQUIRED UTILITIES, DRAINAGE OR OTHER EASEMENTS," AS SHOWN ON THIS PLAT ENTITLED "PALMETTO ESTATES SUBDIVISION", UNLESS SPECIFICALLY RESERVED FOR THE USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, I, DAVID P. LEWIS, HAVE HEREONTO SET MY HAND AND SEAL THIS 21<sup>st</sup> DAY OF February, 2007.

BY:

David P. Lewis (SIGNATURE)

DAVID P. LEWIS (PRINT NAME)

WITNESSES:

Linda C. Nicely (SIGNATURE)

LINDA C. NICELY (PRINT NAME)

Celinda C. Lewis (SIGNATURE)

CELINDA C. LEWIS (PRINT NAME)

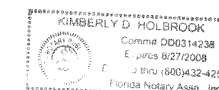
## NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF February, 2007.

BY DAVID P. LEWIS, PERSONALLY KNOWN TO ME OR WHO PRODUCED

Personally Known IDENTIFICATION.



COMMISSION NUMBER: DD0314238

MY COMMISSION EXPIRES: 8/27/08 (STAMP)

Kimberly D. Holbrook  
NOTARY PUBLIC  
STATE OF FLORIDA

## CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND CHAPTER 9 OF THE LAND DEVELOPMENT CODE OF MANATEE COUNTY.

2/2/2007  
DATE

J. N. Gatch, Jr.  
JAMES N. GATCH, JR., PSM #4295  
FOR MANATEE COUNTY SURVEYOR

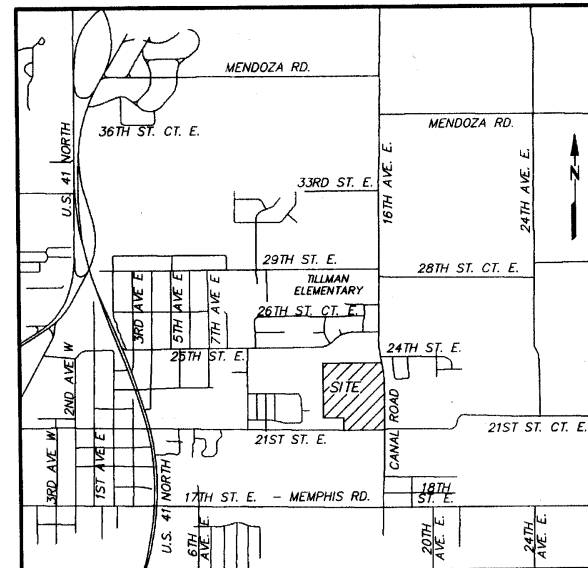
## CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST  
SUITE 140  
PALMETTO, FLORIDA 34221  
LB #6667 (941) 729-6690 FAX (941) 729-7580

## RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL SIDE AND REAR LOT LINES, AND TEN (10) FEET ALONG ALL FRONT LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE, UNDERGROUND AND OVERHEAD DRAINAGE AND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. WHERE MORE THAN ONE LOT IS INTENDED AS BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THE PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED, NON-EXCLUSIVE UTILITY EASEMENTS FOR PEACE RIVER ELECTRIC COOPERATIVE, INC., ITS SUCCESSOR AND/OR ASSIGNS; A STRIP OF LAND TEN (10) FEET WIDE ALONG EACH SIDE OF THE PUBLIC RIGHT OF WAY FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.



NOT TO SCALE

## NOTES

BEARINGS ARE BASED ON MANATEE COUNTY RIGHT OF WAY MAPS OF CANAL ROAD (16TH AVENUE EAST), BEING S00°14'35"W.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C", AS PER F.I.R.M. PANEL NO. 120153 0191 B, DATED 3-15-84.

ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929, AND ARE BASED ON PLATTED BENCHMARK OF NORTH ORANGE ESTATES, AS RECORDED IN PLAT BOOK 36, PAGE 96, BEING A CHISEL CUT HAVING AN ELEVATION OF 15.37'.

STATE PLANE COORDINATES SHOWN HEREON WERE DERIVED FROM CONTROL STATION M005 (SCALE FACTOR = 0.99997734) NAD OF 1983, FLORIDA WEST ZONE BEING NORTHING=1172427.13, EASTING=478549.74 AND Z=19.03'(NGVD OF 1929).

TRACT 501 (LAKE); TRACT 502 (RECREATION AREA); TRACTS 503 THROUGH 508 (OPEN SPACE / NON VEHICULAR INGRESS-EGRESS, DRAINAGE, UTILITY AND LANDSCAPE MAINTENANCE EASEMENT); AND TRACT 509 (CONSERVATION EASEMENT) ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

Drainage SEE PLAT BOOK 1 PAGE 28 THROUGH \_\_\_\_\_ FOR PROPOSED LOT GRADING & DRAINAGE.

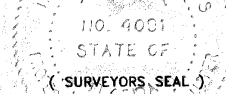
RIGHT-OF-WAY EASEMENTS AS SHOWN HEREON ARE FOR THE PURPOSE OF AS A PERMANENT NON-EXCLUSIVE RIGHT-OF-WAY EASEMENT FOR ROAD WAY PURPOSES, PEDESTRIAN SIDEWALKS, STREET LIGHTING, UNDERGROUND AND OVERHEAD UTILITIES, AND SURFACE AND UNDERGROUND DRAINAGE.

## CERTIFICATE OF SURVEYOR

I, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE MANATEE COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED, THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: FEB 2, 2007

James L. Clements  
SIGNATURE  
JAMES L. CLEMENTS P.S.M.  
TYPE OR PRINT NAME



PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 4091  
LICENSED BUSINESS NO.6667

## CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

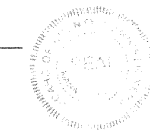
STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS 15<sup>th</sup> DAY OF February, 2007.

ATTEST:

R.B. Shore  
R.B. SHORE  
CLERK OF CIRCUIT COURT

Jimmy Stein  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA



## CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA : SS  
COUNTY OF MANATEE :

I, R.B. SHORE, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN THE PLAT BOOK 51, PAGES 20 thru 27, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 16<sup>th</sup> DAY OF February, 2007.

R.B. Shore  
CLERK OF CIRCUIT COURT  
MANATEE COUNTY, FLORIDA

