

BALLI ACRES

A REPLAT OF
LOT 41, BLOCK 6, ELWOOD PARK SUBDIVISION
AS PER PLAT THEREOF RECORDED IN
PLAT BOOK 2, PAGE 76
OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
LYING AND BEING IN
SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST

PLAT BOOK 51 PAGE 176
SHEET 1 OF 2

2481014

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.

LEGAL DESCRIPTION: (BALLI ACRES SUBDIVISION)

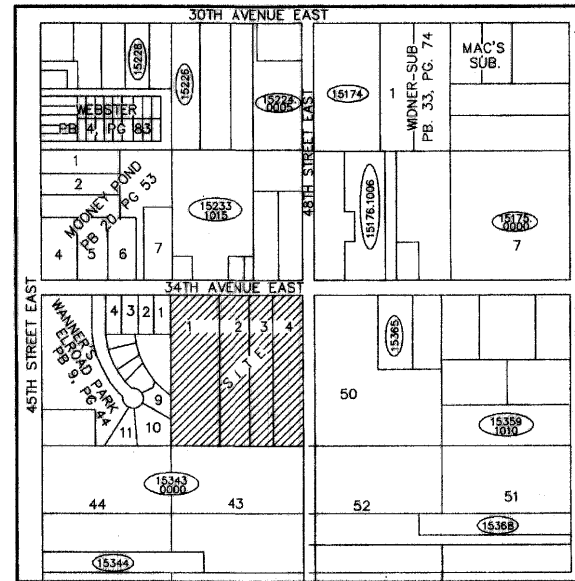
LOT 41, BLOCK 6, ELWOOD PARK SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO BEING KNOWN AS:

PARCEL 1:
LOT 41, BLOCK 6, ELWOOD PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS AND EXCEPT THAT LAND CONVEYED IN OFFICIAL RECORDS BOOK 1588, PAGE 7812, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OR PARCEL OF LAND LYING IN LOT 41, BLOCK 6, ELWOOD PARK, AS RECORDED IN PLAT BOOK 2, AT PAGE 76, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 41, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WANNER'S ELWOOD PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 44, SAID RECORDS, THENCE RUN S89°23'00"E ALONG THE NORTH LINE OF SAID LOT 41, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE (20 FEET FROM THE CENTERLINE) OF 34TH AVENUE EAST (ELWOOD PARK ROAD) FOR 631.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 41 AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN S00°01'21"E ALONG THE EAST LINE OF SAID LOT 41 FOR 570.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41, THENCE RUN N89°35'22" W ALONG THE SOUTH LINE OF SAID LOT 41 FOR 153.67 FEET, THENCE RUN N00°00'54"E FOR 571.34 FEET TO THE NORTH LINE OF SAID LOT 41, THENCE RUN S89°23'00"E ALONG SAID NORTH LINE FOR 153.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.012 ACRES OF LAND MORE OR LESS. BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON A BEARING OF S89°23'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF 34TH AVENUE EAST (ELWOOD PARK ROAD).

TOGETHER WITH

PARCEL 2:
A TRACT OR PARCEL OF LAND LYING IN LOT 41, BLOCK 6, ELWOOD PARK, AS RECORDED IN PLAT BOOK 2, AT PAGE 76, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 41, SAID POINT ALSO BEING THE NORTHEAST CORNER OF WANNER'S ELWOOD PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 9, PAGE 44, SAID RECORDS, THENCE RUN S89°23'00"E ALONG THE NORTH LINE OF SAID LOT 41, SAID NORTH LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE (20 FEET FROM THE CENTERLINE) OF 34TH AVENUE EAST (ELWOOD PARK ROAD) FOR 631.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 41 AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN S00°01'21"E ALONG THE EAST LINE OF SAID LOT 41 FOR 570.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41, THENCE RUN N89°35'22" W ALONG THE SOUTH LINE OF SAID LOT 41 FOR 153.67 FEET, THENCE RUN N00°00'54"E FOR 571.34 FEET TO THE NORTH LINE OF SAID LOT 41, THENCE RUN S89°23'00"E ALONG SAID NORTH LINE FOR 153.30 FEET TO THE POINT OF BEGINNING, CONTAINING 2.012 ACRES OF LAND MORE OR LESS. BEARINGS HEREIN ABOVE MENTIONED ARE BASED ON A BEARING OF S89°23'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF 34TH AVENUE EAST (ELWOOD PARK ROAD), CONTAINING 8.3 ACRES.



LOCATION MAP
N.T.S.

NOTES

- 1. THE SUBDIVISION LIES WITHIN FLOOD ZONE "X", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL # 120155 0334 C, DATED JULY 15, 1992.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH, ALONG ALL FRONT AND SIDE LOT LINES, AND TEN* (10) FEET ALONG ALL REAR LOT LINES, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS, WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THE PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTES.

*THE ABOVE TEN (10) FOOT REAR LOT LINE EASEMENT MAY BE REDUCED TO FIVE (5) FEET IF THE CONTIGUOUS ADJOINING LOT HAS A MINIMUM OF FIVE (5) EXISTING PUBLIC UTILITY EASEMENT.

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA:
COUNTY OF MANATEE: SS
THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF June, 2007, BY (1) LUTHER E. BOYETT, JR., (2) CONSTANCE W. BOYETT, (3) SUSAN MINTZ, AND (4) ROBERT O. MINTZ, PERSONALLY KNOWN TO ME OR WHO PRODUCED (1) FL Drivers License (2) FL Drivers License (3) FL Drivers License (4) FL Drivers License

IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

COMMISSION NUMBER: DD0319238
MY COMMISSION EXPIRES: 8/27/08 (STAMP)

NOTARY PUBLIC
STATE OF FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA : SS
COUNTY OF MANATEE : SS
WE, LUTHER E. BOYETT, JR., AND CONSTANCE W. BOYETT, HUSBAND AND WIFE, AND SUSAN MINTZ AND ROBERT O. MINTZ, HUSBAND AND WIFE, CERTIFY THAT WE ARE THE OWNER'S OF THE PROPERTY DESCRIBED HEREON AND HEREBY DEDICATE ALL EASEMENTS AND RIGHT-OF-WAYS SHOWN ON THIS PLAT ENTITLED "BALLI ACRES SUBDIVISION", UNLESS SPECIFICALLY RESERVED FOR THE USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, WE, LUTHER E. BOYETT, JR., CONSTANCE W. BOYETT, SUSAN MINTZ, AND ROBERT O. MINTZ, HAVE HEREONTO SET OUR HAND AND SEAL THIS 1ST DAY OF June, 2007

BY: Luther E. Boyett, Jr. (SIGNATURE) Constance W. Boyett (SIGNATURE)
LUTHER E. BOYETT, JR. (PRINT NAME) CONSTANCE W. BOYETT (PRINT NAME)
Susan Mintz (SIGNATURE) Robert O. Mintz (SIGNATURE)
SUSAN MINTZ (PRINT NAME) ROBERT O. MINTZ (PRINT NAME)

WITNESSES:
Clinda C. Lewis (SIGNATURE) Astrud Ghysbrecht (SIGNATURE)
CLINDA C. LEWIS (PRINT NAME) ASTRUD GHYSBRECHT (PRINT NAME)

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 AND LOT CORNERS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JUNE 1, 2007
James L. Clements (SIGNATURE)
JAMES L. CLEMENTS P.S.M.
TYPE OR PRINT NAME

(SURVEYORS SEAL)

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

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA:
COUNTY OF MANATEE: SS

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.

JUNE 5, 2007 DATE

James N. Gatch, III (SIGNATURE)
JAMES N. GATCH, III, P.S.M. #4295
FOR THE MANATEE COUNTY SURVEYOR

CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221
LB #6667 (941) 729-6690 FAX (941) 729-7560

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 14th DAY OF June, 2007.

Amy Steier (SIGNATURE)
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

ATTEST:
R.B. Shore (SIGNATURE)
R.B. SHORE
CLERK OF CIRCUIT COURT

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 176-177 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 14th DAY OF JUNE, 2007.

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

