

460904

WESTBURY COURT

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESCRIPTION

FROM THE N.E. CORNER OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; RUN S 01°14'25" E, ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 53rd AVENUE WEST; THENCE S 88°37'35" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 165.00 FEET; THENCE S 01°14'25" E, PARALLEL TO THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 376.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE, S 01°14'25" E, ALONG THE WEST LINE OF "OWENS SUBDIVISION, UNIT NO. 1", AS RECORDED IN PLAT BOOK 8, PAGE 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, A DISTANCE OF 261.80 FEET; THENCE S 88°24'18" W, ALONG THE NORTH LINE OF "DEFLAVIS HEIGHTS", A SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 71 OF SAID PUBLIC RECORDS, A DISTANCE OF 165.00 FEET; THENCE S 01°14'25" E, ALONG THE WEST LINE OF SAID SUBDIVISION AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 434.70 FEET TO THE N.E. CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN DEED BOOK 346, PAGE 420, OF SAID PUBLIC RECORDS; THENCE S 88°21'05" W, A DISTANCE OF 140.00 FEET TO THE N.W. CORNER OF SAID PARCEL; THENCE S 01°14'25" E, ALONG THE WEST LINE OF SAID PARCEL, AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 210.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 55th AVENUE WEST; THENCE S 88°19'35" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 190.00 FEET; THENCE N 01°14'25" W, A DISTANCE OF 713.00 FEET; THENCE N 88°45'35" E, A DISTANCE OF 46.30 FEET TO A POINT ON A CHAIN LINK FENCE; THENCE ALONG SAID CHAIN LINK FENCE THE FOLLOWING FOUR COURSES: S 00°57'35" W, A DISTANCE OF 23.20 FEET TO A FENCE POST; THENCE N 88°08'29" E, A DISTANCE OF 111.10 FEET TO A FENCE POST; THENCE N 03°47'42" E, A DISTANCE OF 65.00 FEET TO A FENCE POST; THENCE S 88°45'35" W, A DISTANCE OF 9.00 FEET; THENCE LEAVING SAID CHAIN LINK FENCE, RUN N 01°14'25" W, A DISTANCE OF 154.19 FEET; THENCE N 88°45'35" E, A DISTANCE OF 341.78 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD.
CONTAINING 6.445 ACRES, MORE OR LESS.

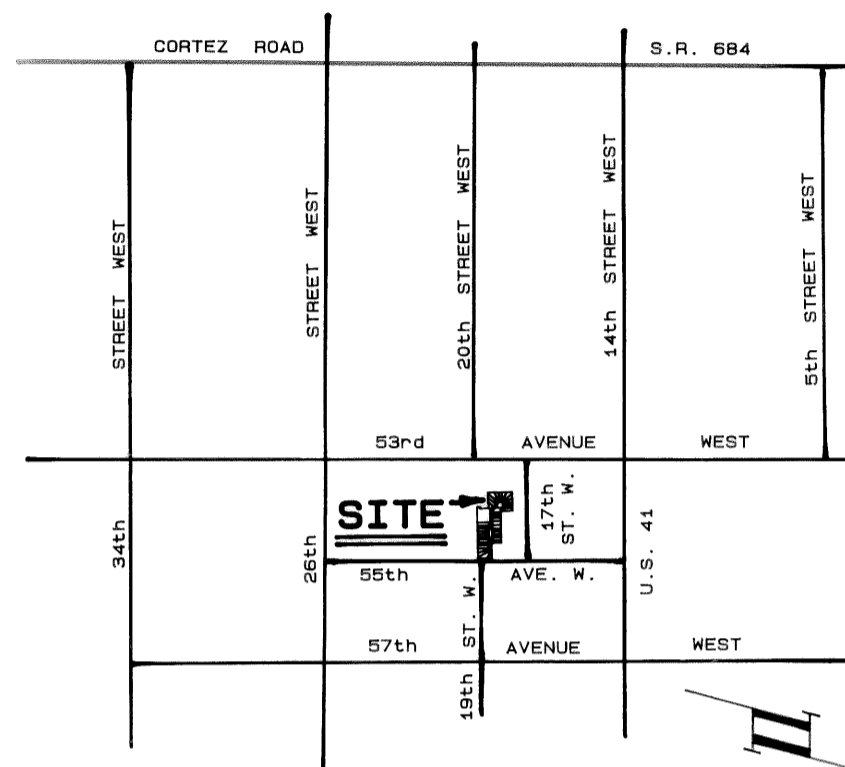
NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST, ASSUMED TO BE S 01°14'25" E, AND DOES NOT REFER TO THE TRUE MERIDIAN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SUBDIVISION LIES WITHIN FLOOD ZONE "C", AS PER MANATEE COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 120153 0329 B, MAP REVISED MARCH 15, 1984.
- TRACTS "A", "B" AND "C" ARE RESERVED FOR THE PURPOSES NOTED AND SHOWN ON SHEETS 2, 3 AND 4 OF THIS PLAT, AND ARE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE PRIVATE DRIVE WITHIN TRACT "A" WILL NOT BE DEDICATED TO THE GENERAL PUBLIC OR COUNTY OF MANATEE FOR THE PURPOSES OF MAINTENANCE OR IMPROVEMENT.
- ELEVATIONS ARE BASED ON UNITED STATES COAST AND GEODETIC SURVEY, 1929 MEAN SEA LEVEL DATUM, BENCH MARK NUMBER "J-92", ELEVATION EQUALS 20.613, AS PUBLISHED.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

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 25, PAGES 194, 195, 196, AND 197, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS 19 DAY OF April, 1991.

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



LOCATION MAP

0 2640 FEET
SCALE: 1" = 1/2 MILE

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

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 10 DAY OF April, 1991.

Patricia M. Glass
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

ATTEST:
R.B. Shore
CLERK OF CIRCUIT COURT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, RALPH E. BODZIAK, AS VICE-PRESIDENT OF SCHWAB DEVELOPMENTS, INC., A FLORIDA CORPORATION CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED HEREON AND THE CORPORATION DOES HEREBY DEDICATE WALKS (WITHIN PUBLIC EASEMENT) AND EASEMENTS SHOWN ON THIS PLAT ENTITLED "WESTBURY COURT", A SUBDIVISION, UNLESS SPECIFICALLY RESERVED, FOR USE BY THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE SEAL OF THE CORPORATION THIS 10 DAY OF March, 1991.

BY: SCHWAB DEVELOPMENTS, INC.,
A CORPORATION OF THE STATE OF FLORIDA

WITNESSES:

BY: *Ralph E. Bodziak*
RALPH E. BODZIAK
VICE-PRESIDENT

Karen D. Lucy
Diana L. Hubbard

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March, 1991, BY RALPH E. BODZIAK, VICE-PRESIDENT OF SCHWAB DEVELOPMENTS, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION.

Walter J. Drozda
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 10/14, 1994

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 A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.
THE ABOVE MENTIONED 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) FOOT EXISTING PUBLIC UTILITY EASEMENT.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, 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 THE PERMANENT CONTROL POINTS HAVE BEEN INSTALLED.

DATE OF CERTIFICATION: JANUARY 10, 1991

SIGNATURE: *L. E. Mercer*
L. E. MERCER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1324

ZOLLER, NAJJAR & SHROYER, INC.
ENGINEERS, PLANNERS AND LAND SURVEYORS
BRADENTON, FLORIDA

RECORD VERIFIED
R.B. SHORE, CLERK OF CIRCUIT COURT
By: *Kathy W. Giles*

WESTBURY COURT

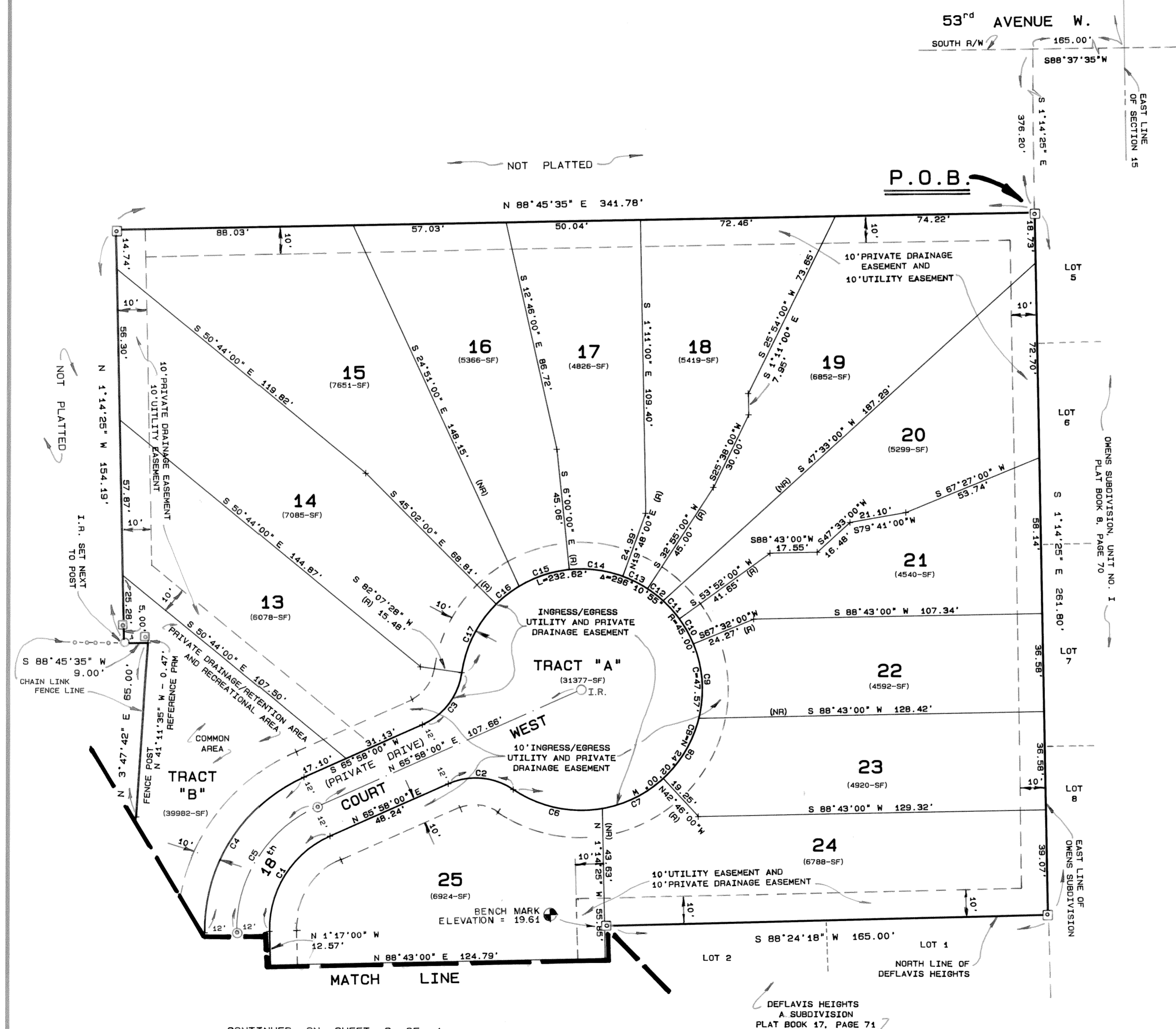
A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST

MANATEE COUNTY, FLORIDA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	44.60	67°15'00"	38.00	42.09	N 32°20'30" E	25.27
C2	25.35	58°05'28"	25.00	24.28	S 84°59'16" E	13.88
C3	25.35	58°05'28"	25.00	24.28	S 36°55'16" W	13.88
C4	72.77	87°15'00"	62.00	66.67	S 32°20'30" W	41.23
C5	58.69	87°15'00"	50.00	55.38	N 32°20'30" E	33.25
C6	34.67	44°08'34"	45.00	33.82	N 78°00'50" W	18.25
C7	25.67	32°40'53"	45.00	25.32	S 63°34'27" W	13.19
C8	26.42	33°38'32"	45.00	26.04	S 30°24'44" W	13.60
C9	28.32	36°03'28"	45.00	27.85	S 4°26'16" E	14.65
C10	10.73	13°40'00"	45.00	10.71	S 29°18'00" E	5.39
C11	9.06	11°32'06"	45.00	9.04	S 41°54'03" E	4.55
C12	7.39	9°24'54"	45.00	7.39	S 52°22'33" E	3.71
C13	10.30	13°07'00"	45.00	10.28	S 63°38'30" E	5.17
C14	20.26	25°48'00"	45.00	20.09	S 83°06'00" E	10.31
C15	19.92	25°13'57"	45.00	19.66	N 71°23'02" E	10.07
C16	10.84	13°48'03"	45.00	10.81	N 51°52'02" E	5.45
C17	29.13	37°05'28"	45.00	28.63	N 26°25'16" E	15.10

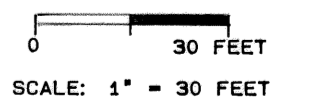
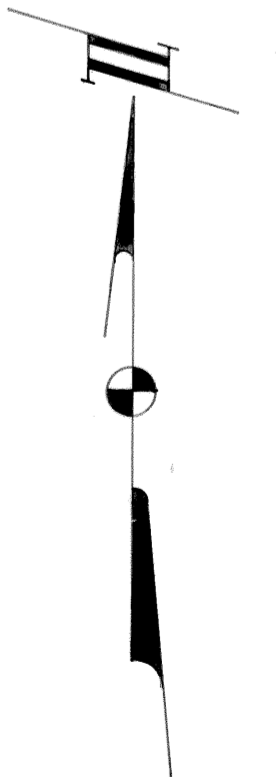


NOTES:

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- ELEVATIONS ARE BASED ON UNITED STATES COAST AND GEODETIC SURVEY, 1929 MEAN SEA LEVEL DATUM, BENCH MARK NUMBER "J-92", ELEVATION EQUALS 20.613, AS PUBLISHED.

LEGEND:

- ⊕ - PERMANENT REFERENCE MONUMENT SET (PRM # 1324)
- ⊙ - PERMANENT CONTROL POINT PK NAIL & DISK (PCP # 1324)
- - 5/8" IRON ROD SET (CAP # L.B. 2230)
- IR - IRON ROD
- ∠ - ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- CB - CHORD BEARING
- PLS - PROFESSIONAL LAND SURVEYOR
- (R) - RADIAL LINE
- (NR) - NON-RADIAL LINE
- O/A - OVERALL DISTANCE
- SF - AREA OF LOT IN SQUARE FEET
- ORB - OFFICIAL RECORD BOOK
- POB - POINT OF BEGINNING
- C4 - CURVE NUMBER (SEE CURVE DATA TABLE)
- ⊕ - BENCH MARK (TOP OF PIN IN CONCRETE MONUMENT ALSO SEE SHEET 4 OF 4)



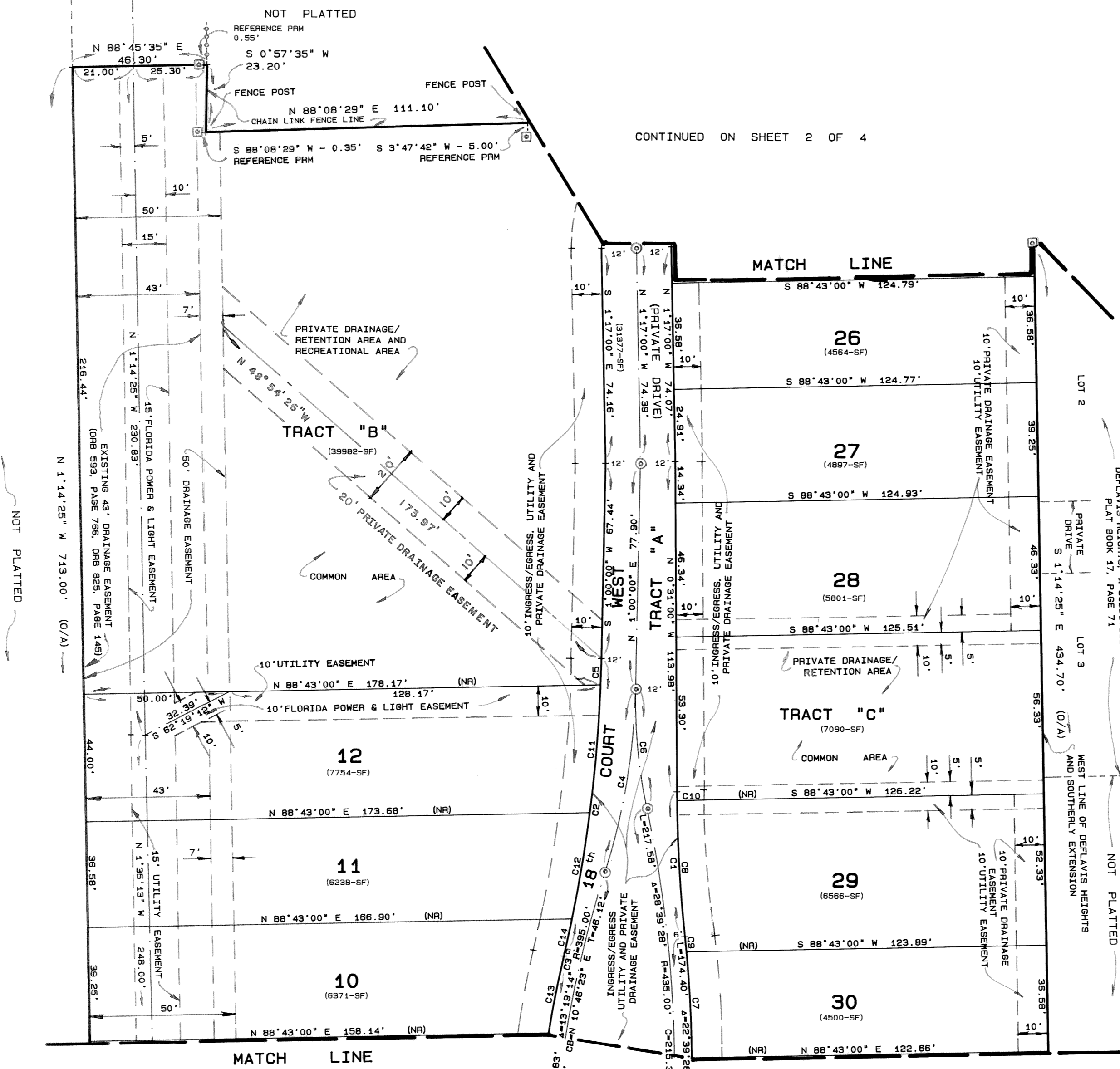
CONTINUED ON SHEET 3 OF 4

WESTBURY COURT

A SUBDIVISION

IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

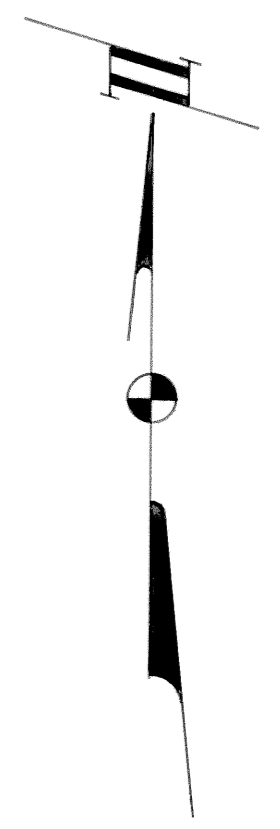
CONTINUED ON SHEET 2 OF 4



CONTINUED ON SHEET 4 OF 4

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0 30 FEET
SCALE: 1" = 30 FEET

LEGEND:

- ◻ - PERMANENT REFERENCE MONUMENT SET (PRM # 1324)
- ⊙ - PERMANENT CONTROL POINT PK NAIL & DISK (PCP # 1324)
- T - TANGENT
- A - ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- CB - CHORD BEARING
- PLS - PROFESSIONAL LAND SURVEYOR
- (NR) - NON-RADIAL LINE
- O/A - OVERALL DISTANCE
- SF - AREA OF LOT IN SQUARE FEET
- ORB - OFFICIAL RECORD BOOK
- ORB - CURVE NUMBER (SEE CURVE DATA TABLE)
- ⊕ - BENCH MARK (TOP OF PIN IN CONCRETE MONUMENT ALSO SEE SHEET 2 AND 4 OF 4)

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	50.19	5°43'00"	503.00	50.17	N 3°22'30" W	25.11
C2	103.75	11°53'20"	500.00	103.56	S 8°56'40" W	52.06
C3	61.42	8°46'33"	401.00	61.36	S 8°30'03" W	30.77
C4	64.53	16°26'00"	225.00	64.34	N 9°13'00" E	32.49
C5	9.16	1°02'59"	500.00	9.16	N 1°31'30" E	4.58
C6	41.57	13°14'00"	180.00	41.48	S 5°37'00" E	20.88
C7	36.54	4°45'25"	441.00	36.50	S 3°10'21" E	18.32
C8	47.15	5°22'15"	503.00	47.13	S 3°32'52" E	23.59
C9	5.25	0°40'57"	441.00	5.25	S 5°53'32" E	2.63
C10	3.04	0°20'45"	503.00	3.04	S 0°41'22" E	1.52
C11	44.25	5°04'13"	500.00	44.23	N 4°35'06" E	22.14
C12	37.22	4°15'54"	500.00	37.21	N 9°15'09" E	18.62
C13	27.11	3°52'23"	401.00	27.10	N 10°57'08" E	13.56
C14	13.12	1°30'14"	500.00	13.12	N 12°08'13" E	6.56

ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS AND LAND SURVEYORS
BRADENTON, FLORIDA

FILED AND RECORDED
R.B. CHORE, CLERK
MANATEE COUNTY, FL

APR 13 9 35 AM '91

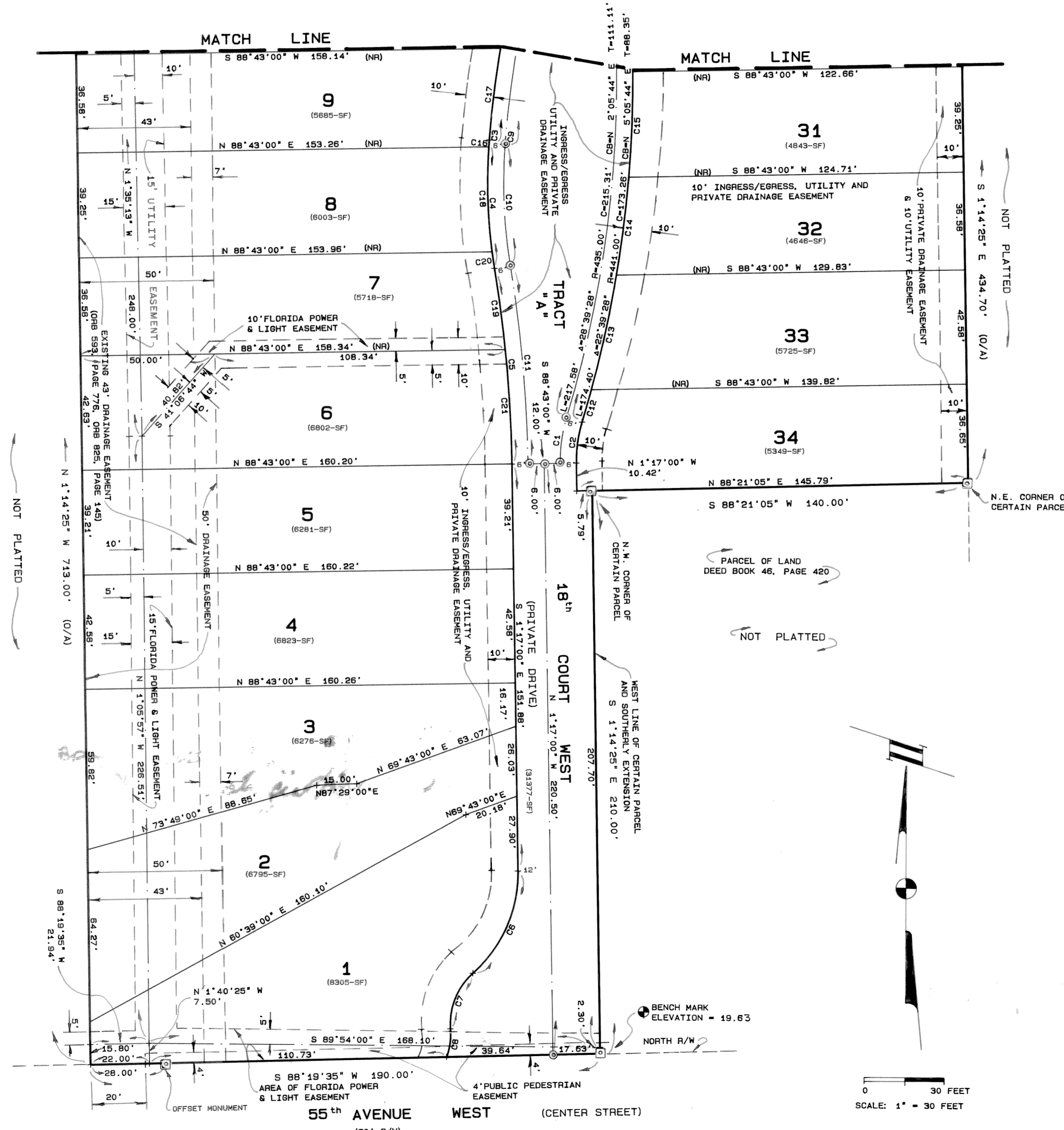
WESTBURY COURT

A SUBDIVISION

IN

SECTION 15, TOWNSHIP 35 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

CONTINUED ON SHEET 3 OF 4



NOTES:

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LEGEND:

- - PERMANET REFERENCE MONUMENT SET (PRM ≠ 1324)
- ⊙ - PERMANENT CONTROL POINT PK NAIL & DISK (PCP ≠ 1324)
- A - ANGLE
- R - RADIUS
- L - ARC LENGTH
- C - CHORD LENGTH
- CB - CHORD BEARING
- T - TANGENT LENGTH
- PLS - PROFESSIONAL LAND SURVEYOR
- (NR) - NON-RADIAL LINE
- O/A - OVERALL DISTANCE
- SF - AREA OF LOT IN SQUARE FEET
- ORB - OFFICIAL RECORD BOOK
- C11 - CURVE NUMBER (SEE CURVE DATA TABLE)
- ⊕ - BENCH MARK (TOP OF PIN IN CONCRETE MONUMENT ALSO SE SHEET 2 OF 4)

CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	17.31	17°42'28"	56.00	17.24	N 7°34'14" E	8.73
C2	15.45	17°42'28"	50.00	15.39	N 7°34'14" E	7.75
C3	61.42	8°46'33"	401.00	61.36	S 8°30'03" W	30.77
C4	48.16	13°47'45"	200.00	48.04	S 2°47'06" E	24.20
C5	73.30	8°23'58"	500.00	73.23	S 5°28'59" E	36.72
C6	43.03	48°18'21"	50.00	41.71	S 23°22'10" W	22.95
C7	23.08	52°54'02"	25.00	22.27	S 21°34'20" W	12.44
C8	10.66	24°25'56"	25.00	10.58	S 7°20'17" W	5.41
C9	91.93	13°19'14"	395.00	91.63	S 10°46'23" W	46.12
C10	46.71	13°47'45"	194.00	46.60	S 2°47'06" E	23.47
C11	74.18	8°23'58"	506.00	74.11	S 5°28'59" E	37.16
C12	12.49	1°37'23"	441.00	12.49	S 15°36'47" W	6.23
C13	43.76	5°41'10"	441.00	43.75	S 11°57'31" W	21.90
C14	36.95	4°48'04"	441.00	36.94	S 6°42'54" W	18.49
C15	39.32	5°06'30"	441.00	39.31	S 1°45'37" W	19.67
C16	2.61	0°44'52"	200.00	2.61	N 3°44'20" E	1.31
C17	34.31	4°54'11"	401.00	34.30	N 6°33'52" E	17.17
C18	39.32	11°15'51"	200.00	39.26	N 2°16'01" W	19.72
C19	30.62	3°30'32"	500.00	30.62	N 7°55'42" W	15.32
C20	6.23	1°47'02"	200.00	6.23	N 8°47'27" W	3.11
C21	42.68	4°53'26"	500.00	42.67	N 3°43'43" W	21.35

ZOLLER, NAJJAR & SHROYER, INC.

ENGINEERS, PLANNERS AND LAND SURVEYORS
BRADENTON, FLORIDA