



KLINGBEIL & ROBERTS, P.A.

ATTORNEYS AT LAW

Robert T. Klingbeil, Jr.
Gregory C. Roberts
Web site: www.k-rlaw.com

341 Venice Avenue West
Venice, Florida 34285

Telephone (941) 485-2900
Fax (941) 486-8565
Email: Greg@k-rlaw.com

March 9, 2016

VIA HAND DELIVERY

Lori Stelzer, City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285

Re: 308 Nassau Street, North, Venice, FL
Petition Vacation of a Road or Portion Thereof

Dear Ms. Stelzer:

Pertaining to the above referenced matter, please find enclosed the following:

1. Petition Vacation of a Road or Portion Thereof and narrative;
2. Utilities No Objection Letters or Emails-Teco/Peoples Gas, Comcast; Verizon, FPL;
3. Check payable to City of Venice in the amount of \$500.00, for the filing fee;
4. Certificate of Ownership, prepared by Attorneys' Title Fund Services, LLC;
5. Survey dated October 22, 2015, prepared by Strayer Surveying & Mapping, Inc.;
6. Copy of Plat of Bayshore Acres and Venice Bayshore Section;
7. Legal Description & Drawing of the portion of road to be vacated;
8. Certificate of Search (Sarasota County Tax Collector); and
9. Authorization of Petitioners.

If you have any questions in this regard, please don't hesitate to call.

Kind regards.

Very truly yours,

Gregory C. Roberts

GCR/crm
Enclosures
cc: Mr. & Mrs. O'Briant, w/out enclosures

GARY O'BRIEN
MARY R. O'BRIEN
PO BOX 218
RYE, CO 81069
PH: (623) 695-6622

8359

8370002070

2/29/16 Date

Pay to the
Order of

City of Venice

\$ 500.00

Five Hundred Dollars and no cents

Dollars



Security Features Details on back

ENT FEDERAL CREDIT UNION



For

001-0000-312-90-11

Gary O'Brien

⑆307070005⑆1063265417091⑆ 8759

Greg Roberts

To: Greg Roberts
Subject: RE: 308 Nassau Street North, Venice, Florida

Greg,

Verizon has no objection with the stipulation that an acceptable easement, over the area being vacated, is granted in favor of Verizon Florida LLC.

FYI Verizon has existing poles and aerial cable.

Bryan Lantz Verizon Florida LLC
Rights of way & Municipal Affairs Mgr. - Network Field
Ops
Tel: 813-740-1231
[Verizon Global Network Service Delivery & Assurance](mailto:bryan.lantz@verizon.com)
bryan.lantz@verizon.com



NETWORK & TECHNOLOGY
SERVICE DELIVERY
& ASSURANCE

From: Greg Roberts [mailto:greg@k-rlaw.com]
Sent: Monday, January 18, 2016 2:23 PM
To: Lantz, Bryan L (BRYAN)
Subject: 308 Nassau Street North, Venice, Florida

Dear Bryan:

We exchanged emails a couple of weeks ago regarding the above-referenced property. The owner wants to file a Petition to Vacate with the City of Venice to vacate a portion of the road in front of his house. I am attaching a sketch of the parcel to be vacated. The City requires verification from the utilities stating there are no utilities in the parcel and a letter of no objection. Please review the sketch and let me know if Verizon will have any objection to the vacation. Thanks for your help. Let me know if you have any questions or need additional information.

Regards,

Gregory C. Roberts, Esq.



KLINGBEIL & ROBERTS, P.A.
ATTORNEYS AT LAW

341 Venice Avenue, West
Venice, Florida 34285
Tel: 941-485-2900
Fax: 941-486-8565
email: greg@k-rlaw.com

THE INFORMATION CONTAINED IN THIS TRANSMISSION MAY BE ATTORNEY PRIVILEGED AND CONFIDENTIAL. IT IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION MAY BE STRICTLY PROHIBITED BY LAW. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US AT THE ABOVE STATED TELEPHONE NUMBER.

CIRCULAR 230 DISCLOSURE: To ensure compliance with Treasury Department Regulations, we advise you that, unless expressly indicated, any federal tax advice contained in this message or any attachments cannot be used for the purpose of (i) avoiding penalties imposed by the Internal Revenue Code, or (ii) promoting, marketing, or recommending to another party any matters addressed herein.

Teco/Peoples Gas

8261 Vico Ct. • Sarasota, FL 34240 • 941-342-4026 • Fax. 342-4011

January 19, 2016

Klingbeil & Roberts, P.A.
Attn: Gregory Roberts, Esq.
341 Venice Avenue, West
Venice, Florida 34285

**Re: No Objection to Vacation of Right of Way
308 Nassau Street North
Sarasota County**

Dear Mr. Roberts:

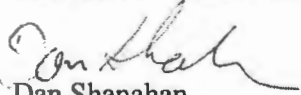
We have reviewed the plan forwarded to us regarding the vacation as referenced above.

TECO/Peoples Gas has **No Objection** to the proposed vacation.

Should you have any questions or concerns, please contact me at 941-342-4006.

Sincerely,

TECO/PEOPLES GAS



Dan Shanahan
Sarasota Operations Engineering



January 19, 2016

Greg C. Roberts, Esq.

**Re: Petition to vacate Easement Located:
308 Nassau St North Venice, FL**

Dear Mr. Roberts

After review your request to Vacate the Easement, it has been determined that Comcast Cable does not object to the request to vacate the easement in question.

Should you have any questions or concerns, please feel free to contact me. I can be reached at (941) 730-0600.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bruce Drackett', written in a cursive style.

Bruce Drackett
Project Manager



February 24, 2016

Gregory C. Roberts, Esq.
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice Florida 34285

Re: Proposed partial vacate of Right of Way
308 N. Nassau St, Venice, Florida

To whom it may concern:

Per your attached survey, Florida Power and Light does not have any objection to the partial vacate of the existing right of way. This is granted from the survey you provided by Strayer Surveying & Mapping Inc., dated 10/22/2015. This survey does not show any existing Florida Power and Light facilities in the portion of the right of way to be vacated. The easement was not marked in the field for verification.

Please feel to contact me at 941-927-4236 with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Pam Durham". The signature is written in a cursive, flowing style.

Pam Durham
Power Systems

Attachments (2)

TITLE SEARCH

Showing Ownership Only

Fund File Number: 285916

Provided For: Klingbeil & Roberts P.A.

Agent's File Reference: 15-0347

Effective Date of Search: February 24, 2016 at 11:00 PM

When the property description has been provided to this company by the customer, a search has been made up to the effective date for only those instruments vesting title in the current record owner.

Description of Real Property Situated in Sarasota County, Florida.

Lot 3, Bay Shore Acres according to the map or plat thereof as recorded in Plat Book 8, Page 33, Public Records of Sarasota County, Florida.

Apparent Title Vested in:

Gary T. O'Briant and Mary R. O'Briant by Warranty Deed recorded in Instrument Number 2015140406, Sarasota County, Florida

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments. In addition, it does not contain any information about owners who have elected to have their names kept confidential in the public records pursuant to Sec. 119.07 F.S.

The information contained herein is furnished for information only. Maximum liability for incorrect information is \$1000.

Ad Valorem tax information is not provided.

Prepared Date: March 2, 2016


Attorneys' Title Fund Services, LLC.

Prepared by: Connie Hawker, Examiner

Phone Number: (800) 228-8137 x6605

Prepared by and return to:
GREGORY C. ROBERTS
Attorney at Law
Klingbeil & Roberts, P.A.
341 Venice Avenue West
Venice, FL 34285
941-485-2900
File Number: 15-0347
Will Call No.:

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015140406 2 PG(S)
November 12, 2015 09:32:17 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Doc Stamp-Deed: \$5,380.90


Parcel Identification No. 0407120021

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 9 day of November, 2015 between **ROBERT W. DEIN and BARBARA P. DEIN, husband and wife** whose post office address is **308 Nassau Street N., Venice, FL 34285** of the County of Sarasota, State of Florida, grantor*, and **GARY T. O'BRIANT and MARY R. O'BRIANT, husband and wife** whose post office address is **308 Nassau Street N., Venice, FL 34285** of the County of Sarasota, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Sarasota County, Florida**, to-wit:

Lot 3, BAY SHORE ACRES, according to the map or plat thereof as recorded in Plat Book 8, Page 33, Public Records of Sarasota County, Florida.

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Carolyn R. Manning
Witness Name: Carolyn R. Manning

Gregory C. Roberts
Witness Name: Gregory C. Roberts

Carolyn R. Manning
Witness Name: Carolyn R. Manning

Gregory C. Roberts
Witness Name: Gregory C. Roberts

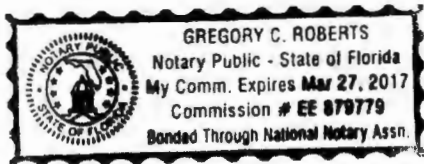
Robert W. Dein (Seal)
ROBERT W. DEIN

Barbara P. Dein (Seal)
BARBARA P. DEIN

State of Florida
County of Sarasota

The foregoing instrument was acknowledged before me this 9 day of November, 2015 by ROBERT W. DEIN and BARBARA P. DEIN, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Gregory C. Roberts
Notary Public

Printed Name: Gregory C. Roberts

My Commission Expires: _____

CERTIFICATE OF SEARCH

STATE OF FLORIDA
COUNTY OF SARASOTA

I, Barbara Ford-Coates, Sarasota County Tax Collector in and for said County and State, hereby certify that I have carefully searched the tax records in this office, and that it is my opinion that the county taxes have been paid for the years of 1996 – 2015 on the following described property, with exceptions, if any, noted below.

DESCRIPTION:

ACCOUNT #:0407120021

LEGAL: LOT 3 BAY SHORE ACRES

EXCEPTIONS:

NONE

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal at Sarasota, Florida this 29th day of February, 2016.

BARBARA FORD-COATES
SARASOTA COUNTY TAX COLLECTOR
Sarasota, Florida

By: Hollie H. Wells
Hollie H. Wells



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

2016 Property Details for 0407120021

Ownership:

O BRIANT GARY T
 O BRIANT MARY R
 308 NASSAU STREET N, VENICE, FL, 34285

Situs Address:

308 NASSAU ST N VENICE, FL, 34285

Land Area: 15,640 Sq.Ft.

Municipality: City of Venice

Subdivision: 1181 - BAY SHORE ACRES

Property Use: 0100 - Single Family Detached

Status: OPEN

Sec/Twp/Rge: 07-39S-19E

Census: 121150023041

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 1

Parcel Description: LOT 3 BAY SHORE ACRES

Buildings

Situs - click address for details

308 NASSAU ST N VENICE, FL, 34285

<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
1	3	3	0	1964	3,709	3,016	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	PATIO - Patio - concrete or Pavers	98	SF	1964
2	1	SHED - Shed all walls	84	SF	1980
3	1	DOCK - Boat Dock	180	SF	2014
4	1	SWCCIC - Intracoastal Seawall (Reinf Conc)	120	LF	1998

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>	
2015		\$305,400	\$101,400	\$13,900	\$420,700	\$397,752	\$50,000	\$347,752	\$22,948
2014		\$527,000	\$165,100	\$11,300	\$703,400	\$394,099	\$50,000	\$344,099	\$309,301
2013		\$491,900	\$181,000	\$12,400	\$685,300	\$388,275	\$50,000	\$338,275	\$297,025
2012		\$456,500	\$124,600	\$13,100	\$594,200	\$381,785	\$50,000	\$331,785	\$212,415
2011		\$431,900	\$127,400	\$13,300	\$572,600	\$370,665	\$50,000	\$320,665	\$201,935
2010		\$419,700	\$126,100	\$13,100	\$558,900	\$365,187	\$50,000	\$315,187	\$193,713
2009		\$470,000	\$148,400	\$13,300	\$631,700	\$355,586	\$50,000	\$305,586	\$276,114
2008		\$497,000	\$188,800	\$8,700	\$694,500	\$355,231	\$50,000	\$305,231	\$339,269
2007		\$740,800	\$224,500	\$8,700	\$974,000	\$344,884	\$25,000	\$319,884	\$629,116
2006		\$814,200	\$247,500	\$8,700	\$1,070,400	\$336,472	\$25,000	\$311,472	\$733,928

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2016	\$25,000.00
2016	\$25,000.00

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
11/9/2015	\$768,700	2015140406	01	DEIN ROBERT W	WD
1/1/1984	\$167,500	1646/1117	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Serving Our Community with Pride and Accountability

Sarasota County Property Appraiser - Ph. 941.861.8200 Fax 941.861.8260 - 2001 Adams Lane, Sarasota, FL, 34237

Sarasota County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Barbara Ford-Coates

REAL ESTATE 2015 22181.0000

101 S. Washington Blvd., Sarasota, FL 34236
 941.861.8300, option 3
 Info@SarasotaTaxCollector.com
 www.SarasotaTaxCollector.com

Skip The Trip! www.SarasotaTaxCollector.com

- * Echeck (electronic payment from your checking account with no fee)
- * Credit card (2.45% fee added by the payment processor)

Print Your Receipt Instantly.

ACCOUNT # 0407120021

O BRIANT GARY T
 O BRIANT MARY R
 308 NASSAU STREET N
 VENICE FL 34285

308 NASSAU ST
 LOT 3 BAY SHORE ACRES

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
Sarasota Co. General Revenue	3.1983	397,752	50,000	347,752	1,112.22
Bonds-Debt Service	0.1458	397,752	50,000	347,752	50.70
Mosquito Control	0.0471	397,752	50,000	347,752	16.38
Sarasota Memorial Hospital	1.0525	397,752	50,000	347,752	366.01
SW FL Water Management Dist.	0.3488	397,752	50,000	347,752	121.30
West Coast Inland Navigation	0.0394	397,752	50,000	347,752	13.70
Sarasota School Board					
School District Fund	6.2630	397,752	25,000	372,752	2,334.55
School Capital Impr	1.5000	397,752	25,000	372,752	559.13
City of Venice	3.1000	397,752	50,000	347,752	1,078.03
City of Venice Debt Service	0.1770	397,752	50,000	347,752	61.55
Emergency Medical Services	0.6600	397,752	50,000	347,752	229.52
TOTAL MILLAGE	16.5319				
			TOTAL AD VALOREM TAXES		5,943.09

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
TOTAL NON-AD VALOREM ASSESSMENTS - may not be deductible. Check with your income tax preparer.		

COMBINED TAXES AND ASSESSMENTS

5,943.09

Pay <u>only</u> one amount	Nov 30 2015	Dec 31 2015	Jan 31 2016	Feb 29 2016	Mar 31 2016
	5,705.37	5,764.80	5,824.23	5,883.66	5,943.09

Keep this portion for your records. WALK-IN CUSTOMERS PLEASE BRING FOR YOUR RECEIPT

Sarasota County Tax Collector REAL ESTATE 2015

Barbara Ford-Coates

101 S. Washington Blvd., Sarasota, FL 34236

ACCOUNT # 0407120021

22181.0000

308 NASSAU ST

O BRIANT GARY T
 O BRIANT MARY R
 308 NASSAU STREET N
 VENICE FL 34285

Pay online at www.SarasotaTaxCollector.com

AMOUNT DUE

Pay amount based on postmark or date paid in person/online for current taxes. Delinquent taxes are based on the date payment is received in the office.

If Paid By	Please Pay
Nov 30 2015	5,705.37
Dec 31 2015	5,764.80
Jan 31 2016	5,824.23
Feb 29 2016	5,883.66
Mar 31 2016	5,943.09

Taxes are delinquent on April 1st.

Checks payable to Sarasota Tax Collector Barbara Ford-Coates
 U.S. funds only * No postdated checks * Print receipt online

RETURN WITH PAYMENT

GARY T. AND MARY R. O'BRIANT

308 Nassau Street, North
Venice, FL 34285

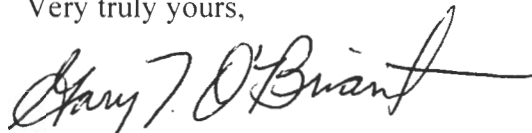
Jeff Shrum, AICP
Community Development Director
City of Venice
401 West Venice Avenue
Venice, Florida 34285

RE: 308 Nassau Street, North

Dear Mr. Shrum:

By this letter, the undersigned hereby gives authorization for Gregory C. Roberts, Esquire to represent me with regard to a Petition Vacation of a Road or Portion Thereof filed for the above described property.

Very truly yours,



Gary T. O'Briant



Mary R. O'Briant

STATE OF Colorado
COUNTY OF Tuvalu

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this _____ day of February, 2016, by **Gary T. O'Briant** and **Mary R. O'Briant**, who are personally known to me or who have produced Florida driver license as identification.

(SEAL)

My Commission Expires:

03.15.2020



NOTARY PUBLIC

Sign

Print

Loree Risoli
Loree Risoli

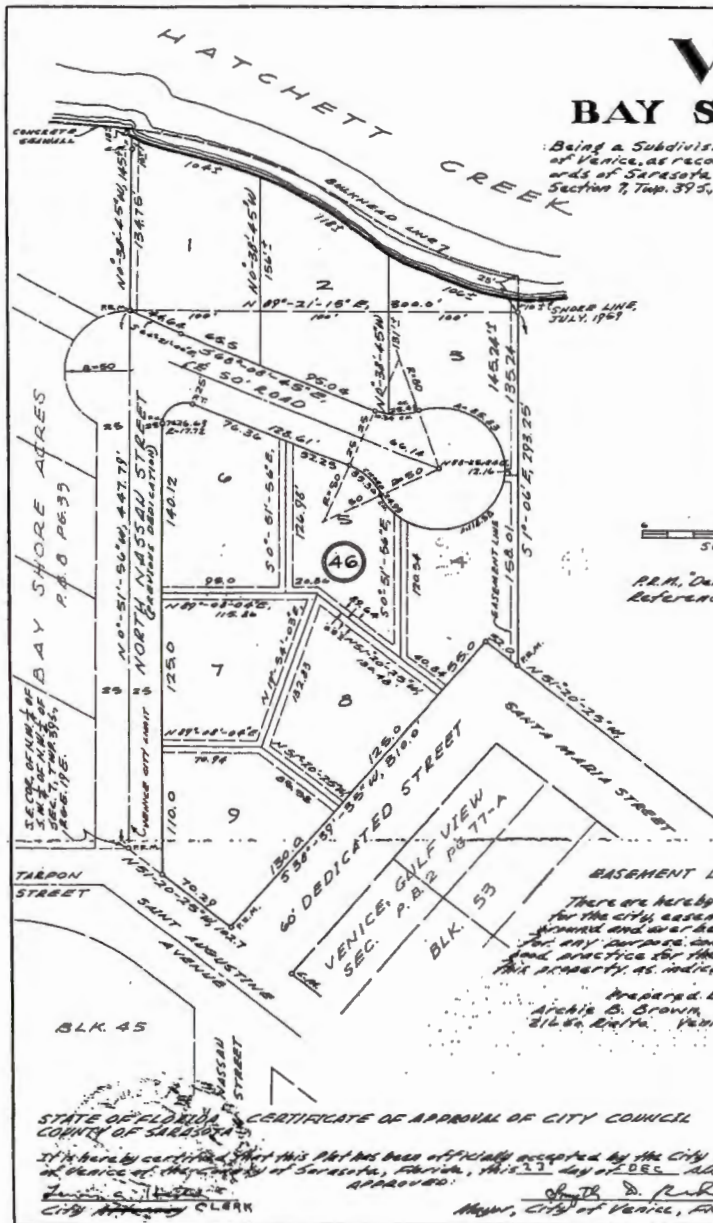
VENICE BAY SHORE SECTION

Being a Subdivision of Lots 1, 2 and 3 Bay Shore Section of Venice, as recorded in Plat Book 4, page 82, Public Records of Sarasota County, Florida; All lying and being in Section 7, Twp. 39S, Rge. 19E, Sarasota County, Florida.

FILED AND RECORDED

FEB 15 8 53 AM '60
W. A. WYNN, CLERK
SARASOTA CO., FLA.

75470



STATE OF FLORIDA COUNTY OF SARASOTA

CERTIFICATE OF DEDICATION

Robert S. Baynard and Mildred M. Baynard, husband and wife, and Lester B. Baynard and Alice H. Baynard, husband and wife, do hereby dedicate and set apart all of the streets, alleys, thoroughfares, parks, canals and drainage easements shown on this plat to the use of the general public forever.

In witness whereof, we have hereunto set our hands and seals this 6th day of AUGUST, A.D. 1959.

Witnesses: Charles E. Williams Robert S. Baynard seal
Alvin H. Baynard Mildred M. Baynard seal
Arthur L. Jones Lester B. Baynard seal
F. D. Robinson Alvin H. Baynard seal

STATE OF FLORIDA COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Robert S. Baynard and Mildred M. Baynard, husband and wife, and Lester B. Baynard and Alice H. Baynard, husband and wife, to me known to be the individuals described in and who executed the foregoing certificate of dedication, and they each duly acknowledged before me that they executed the same.

Witness, my hand and official seal at Sarasota, Sarasota County, Florida, this 6th day of AUGUST, A.D. 1959.

My Comm. Expires 10/1/61 William H. Robinson
Notary Public, State of Florida
at large.

STATE OF FLORIDA COUNTY OF SARASOTA

CERTIFICATE OF SURVEYOR

I, the undersigned Registered Land Surveyor, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by Survey Laws of Florida.

Date of Survey: JULY 1959 Archie B. Brown
Archie B. Brown, Registered Land Surveyor, No. 2867

STATE OF FLORIDA COUNTY OF SARASOTA

CERTIFICATE OF APPROVAL OF COUNTY COMM.

It is hereby certified that this Plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 9th day of Feb, A.D. 1960.

Charles C. McCallister, Jr. James A. Johnson
County Attorney Chairman, Board of County Commissioners

STATE OF FLORIDA COUNTY OF SARASOTA

CERTIFICATE OF APPROVAL OF COUNTY CLERK

I, W. A. Wynn, County Clerk of Sarasota County, Florida, hereby certify that this Plat has been examined and that it complies in form with all the requirements of the Laws of Florida pertaining to maps and plats, and that this Plat has been filed for record in Plat Book 12, page 11, Public Records of Sarasota County, Florida, this 15th day of FEBRUARY, A.D. 1960.

W. A. Wynn, Clerk
Sarasota County, Florida.

BASINMENT DESCRIPTION

There are hereby expressly reserved for the city easements for underground and overhead utilities, and for any purpose consistent with good practice for the development of this property, as indicated.

Prepared By:
Archie B. Brown, Surveys
216 So. Duette, Venice, Florida

STATE OF FLORIDA COUNTY OF SARASOTA

CERTIFICATE OF APPROVAL OF CITY COUNCIL

It is hereby certified that this Plat has been officially accepted by the City Council of Venice of the County of Sarasota, Florida, this 23rd day of DEC, A.D. 1959.

James C. Hester Paul D. Roberts
City Attorney Mayor, City of Venice, Florida.

DETAILED

301183

DESCRIPTION:
 BEGIN AT THE S. E. CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 30 S., RANGE 10 E., AND RUN N 80° 24' E ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TO A CORNER 498.5 FT., THENCE N 7° 44' E 373.8 FT., THENCE N 28° 30' E 131.3 FT. MORE OR LESS TO THE WATERS OF HATCHETT CREEK; THENCE ALONG SAID HATCHETT CREEK ON THE FOLLOWING TRANSVERSE LINE, S 74° 15' E 785' THENCE S 31° 14' E 284.4 FT. TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4, THENCE S 0° 21' 10" E 180 FT. MORE OR LESS TO THE POINT ON A CURVE HAVING A RADIUS OF 80 FT. AND A TANGENT BEARING N 80° 20' 42" E, THENCE ALONG THE CURVE 120.89 FT., THENCE S 0° 23' 18" E ALONG A LINE 28 FT. EAST OF AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 373.84 FT. TO THE NORTH LINE OF TARPON STREET, THENCE N 81° 28' E ALONG THE NORTH LINE OF TARPON STREET 21.9 FT. TO THE P. O. B.

BAY SHORE ACRES

COUNTY OF SARASOTA - STATE OF FLORIDA

A Plat in P. O. B. of the SW 1/4 of NW 1/4 Sec. 7 - 29-19 and a Report of a Portion of Lot 1, Bay Shore Section of Venice

CERTIFICATE OF DEDICATION

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

FRED D. RITTER AND ALICE C. RITTER HUSBAND AND WIFE, AND LAWRENCE F. GARDNER AND M. L. GARDNER HUSBAND AND WIFE, DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, ALLEYS, THOROUGHFARES, PARKS, AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF MARCH A.D. 1955.

WITNESSES:

James E. Branning
Carl P. Branning
James P. Korman

Fred D. Ritter
 FRED D. RITTER
Alice C. Ritter
 ALICE C. RITTER
Lawrence F. Gardner
 LAWRENCE F. GARDNER
M. L. Gardner by Lawrence F. Gardner,
 M. L. GARDNER, JR. *his attorney in fact.*

FILED AND RECORDED
 1955 MAR 28 PM 2:32
 W. A. WYNN, CLERK
 SARASOTA COUNTY, FLA.

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FRED D. RITTER AND ALICE C. RITTER, HUSBAND AND WIFE AND LAWRENCE F. GARDNER AND M. L. GARDNER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS, MY HAND AND OFFICIAL SEAL OF SARASOTA, SARASOTA COUNTY, FLORIDA THIS 24th DAY OF MARCH A.D. 1955.

MY COMMISSION EXPIRES JUNE 16, 1957

Carl P. Branning
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

STATE OF FLORIDA S.S.
 COUNTY OF PINELLAS

ROBERT S. BAYNARD AND MILDRED M. BAYNARD HUSBAND AND WIFE, DO HEREBY DEDICATE ALL OF THE EAST ONE HALF OF NORTH NASSAU STREET AS SHOWN ON THIS PLAT, TO THE USE OF THE GENERAL PUBLIC FOREVER.

WITNESSES:

Carl P. Branning
Robert S. Baynard
Mildred M. Baynard

Robert S. Baynard
 ROBERT S. BAYNARD
Mildred M. Baynard
 MILDRED M. BAYNARD

STATE OF FLORIDA S.S.
 COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROBERT S. BAYNARD AND MILDRED M. BAYNARD, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS, MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 27th DAY OF MARCH A.D. 1955.

MY COMMISSION EXPIRES October 1, 1957

W. A. Wynn
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONERS

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA, THIS 23rd DAY OF MARCH A.D. 1955.

APPROVED:
James E. Branning
 COUNTY ATTORNEY

William H. Cooper
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

I, W. A. WYNN, CLERK OF SARASOTA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLES IN FULL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 8 PAGE 23 IN PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 28 DAY OF MARCH 1955.

W. A. Wynn
 W. A. WYNN, CLERK
 SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF VENICE, COUNTY OF SARASOTA, STATE OF FLORIDA, AT AN OPEN MEETING THIS 23rd DAY OF MARCH A.D. 1955.

APPROVED:
James P. Korman
 CITY ATTORNEY

James P. Korman
 CITY ATTORNEY

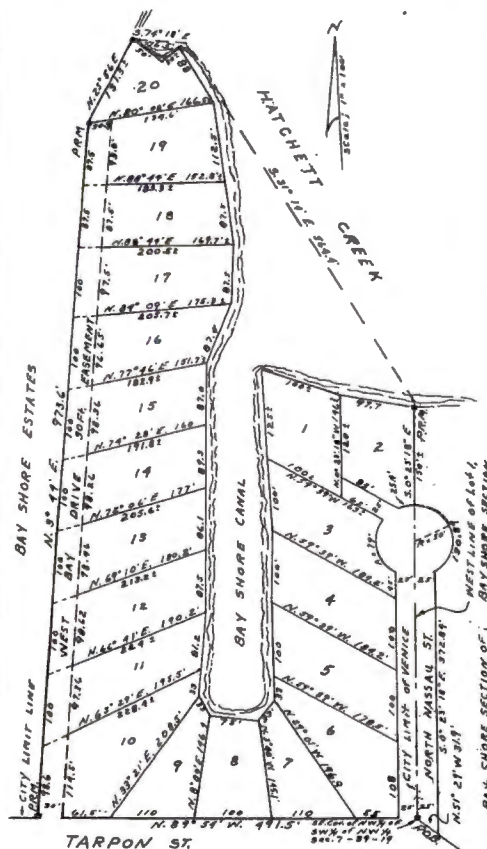
CERTIFICATE OF SURVEYOR

STATE OF FLORIDA S.S.
 COUNTY OF SARASOTA

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THE SURVEY LAWS OF FLORIDA.

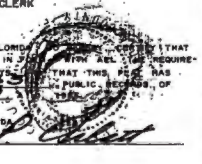
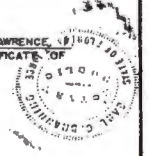
DATE OF SURVEY March 1955

W. R. O'Neal
 W. R. O'NEAL - REG. LAND SURVEYOR
 PLA. CERTIFICATE NO. 588



TARPON ST.
 BLOCK 45 PLAT OF VENICE
 Note: A SPA drainage easement is reserved on all parcels in Block 45. All property lines along water are intended to convey RIPARIAN RIGHTS. Survey lines along water edge are merely center lines.

206483





KLINGBEIL & ROBERTS, P.A.

ATTORNEYS AT LAW

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Gregory C. Roberts
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Venice, Florida 34285

Telephone (941) 485-2900
Fax (941) 486-8565
Email: Greg@k-rlaw.com

June 2, 2016

VIA HAND DELIVERY

Lori Stelzer, City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285

Re: 308 Nassau Street, North, Venice, FL
Petition Vacation of a Road or Portion Thereof

Dear Ms. Stelzer:

Pertaining to the above referenced matter, please find enclosed a letter from Frontier dated May 27, 2016.

If you have any questions in this regard, please don't hesitate to call.

Kind regards.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Greg Roberts', with a long, sweeping horizontal stroke extending to the right.

Gregory C. Roberts

GCR/cr
Enclosure
cc: Mr. & Mrs. O'Briant, w/out enclosures

Date: 5/27/16



Mike Little
Right of Way Manager
Region rights of way &
Municipal Affairs Mgr.
813 892-9648
michael.e.little@ftr.com

RE: 308 Nassau Street North Venice, Florida

Dear, Greg,

- Frontier Florida LLC will require easements as indicated on the attached plat.

- Frontier Florida LLC does object to the above referenced easement or right of way vacation. This is necessary, as we have facilities in the existing easement or rights of way, which needs to be maintained

- Frontier Florida LLC has no objection to the above referenced request. The provided depiction of the facilities indicate Frontier facilities will not be affected.

- Frontier Florida LLC has conditional approval to the above referenced vacate providing that access will be provided as needed for Frontier to maintain and provide service.

Please be advised that Frontier may have facilities in the area. Please contact Sunshine 811 two full business days prior to commencement of construction at 811 for utility locations.
Please call me if you have any questions or need any additional information at (813) 892-9648.
Sincerely,

Mike Little

Network Engineering

A Part of Frontier Communications