

Garret T. Barnes
Adron H. Walker
Jeffrey S. Goethe*■
Andre R. Perron♦♦◄
John J. Shea
Andrea M. Johnson

**BARNES WALKER
GOETHE, PERRON,
SHEA & JOHNSON, PLLC**
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Abigail Holmes Galati
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+W. Charles Day, Jr.
Doris A. Bunnell (Retired)
Lawrence W. Thomas (1954-2022)

+Admitted in GA & AL, not FL
♦Also admitted in MA & NH
+LL.M. Master of Laws in Taxation
•Florida Bar Board Certified in Business Litigation
◄ LL.M. Master of Laws in American Banking Studies
■Fellow, American College of Trust and Estate Counsel
*Florida Bar Board Certified in Wills, Trusts and Estates Law

General and Real Estate Facsimile (941) 708-3225
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(941) 741-8224

September 4, 2025

Office of the State Attorney
Attn: Justin F. Foster, Esquire
1112 Manatee Ave W. FL 6
Bradenton, Florida 34205-7804

Via USPS Regular mail and Email: jfoster@sao12.org

Re: Wild Deed – Parcel ID No. 7070615009 – Noslens, Inc.

Dear Attorney Foster,

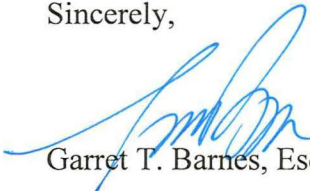
Enclosed please find a letter to the Manatee County Property Appraiser's office that shows an attempt by a person/company trying to steal real estate/property rights from individuals and the State/County in Manatee County.

I am a real estate attorney in Manatee County and came across this "scheme" in closing a piece of property that is affected by this scenario and my client was forced to pay \$5,000.00 to "clear" title to this person.

Please call me at your earliest convenience to discuss this horrible situation that affects over 100 tax paying citizens in Manatee County.

Should you have any questions, please do not hesitate to call.

Sincerely,


Garret T. Barnes, Esquire

GTB:tjr

BRADENTON
3119 Manatee Ave. W.
Bradenton, FL 34205

Telephone (941) 741-8224
Facsimile (941) 708-3225

SARASOTA-RINGLING
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Sarasota, FL 34236

Telephone (941) 556-5999
Facsimile (941) 366-6763

ANNA MARIA ISLAND
5203 Gulf Drive
Holmes Beach, FL 34217

Telephone (941) 778-7721
Facsimile (941) 779-2042

STATE ROAD 70 EAST
9020 58th Dr. E.
Suite 103
Bradenton, FL 34202
Telephone (941) 727-8006
Facsimile (941) 727-8228

PARRISH
8405 U.S. Hwy. 301 N.
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August 1, 2025

Manatee County Property Appraiser
Attn: Charles E. Hackney
915 4th Ave. W.
Bradenton, Florida 34205

Via USPS Regular Mail and Email: charles.hacknev@manateepao.gov

Re: Wild Deed – Parcel ID No. 7070615009 – Noslens, Inc.

Dear Mr. Hackney,

This letter is to inform you of a wild deed that affects approximately 94 or 95 waterfront homes and lots on Anna Maria that I consider a wild (and possibly illegal) deed affects the value of the properties if not corrected.

Enclosed please find your print out of a Parcel ID No. 7070615009 which is purportedly owned by Noslens, Inc. The picture shows that the parcel is a body of water or canals on Anna Maria, Florida. I recently did a closing on a related waterfront property and discovered this.

Enclosed are the two plats for Luana Isles that you will see had dedicated the canal and yacht basin to the public forever. As you can see on the plats, the original developer was West Coast Properties of Clearwater, Inc. This entity was dissolved in 1969.

A person named Steven H. Nelson created a new corporation called West Coast Properties of Clearwater, Inc. (same name as the original developer) in December of 2021 and the same Steven H. Nelson created another Florida corporation called Noslens, Inc. in January of 2005. Enclosed please find a quit claim deed from West Coast Properties of Clearwater, Inc. (the newly formed entity owned by Steve Nelson) to Noslens, Inc. West Coast Properties of Clearwater, Inc. never owned this property a copy is attached (and note no consideration was given). This is a new and “wild” deed that basically conveys the canal system from one of his companies to another one of his companies to try and create some type of ownership interest. West Coast Properties of Clearwater, Inc. simply did not own this property to convey and it seems to me like he is trying to establish some type of ownership of all the canals which includes areas outside of the platted lots including the canals.

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E:\PLLC Real Estate Corporate\GTB\Windmill, James and Mary\Hackney.Ltr.08012025.docx

I know about this because I have a client that owns a piece of property and there is a little bit of uplands between the edge of the plat and the mean high-water mark. Noslen's, Inc. is claiming ownership of the area and the canals which is a cloud on my client's title and attempt to keep a barrier to access public water. This is the same issue as the other 94-95 lots that are encumbered by this wild deed.

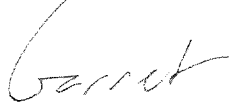
The reason that I am sending this to you is to alert you of this alleged "nefarious" deed and that it affects the value of these waterfront properties that are now clouded with this private ownership claim.

This Noslens, Inc. through Steve Nelson is requiring money in order to quit claim his interest to the adjacent land owner in order to "remove" this cloud on the individual properties. This is wrong.

I am hoping to have the County or some other type of governmental entity address this because they are simply stealing the canal system as it was dedicated to the public.

Please review and give me a call and should you have any questions do not hesitate to call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Garret", written in dark ink.

Garret T. Barnes, Esquire

GTB:tjr

THIS INSTRUMENT PREPARED BY:

NAME Stephen Nelson

ADDR. P.O. Box 1222

Anna Maria, FL 34216

This Quit Claim Deed, Executed this 4th day of January, 2022, by
(first party) WEST COAST PROPERTIES OF CLEARWATER, INC.

to (second party) NOSLENS, INC.

whose post office address is P.O. Box 1222, Anna Maria, FL 34216

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for an in consideration of the sum of \$ 100.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of MANATEE, State of FLORIDA to wit:
Parcel ID: 7070615009 (see attached legal description)

To have and to hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

John P. Bodger
Witness Signature as to First Party

John P. Bodger

Printed Name

Brenda M. Nelson
Witness Signature as to First Party

Brenda M. Nelson
Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

Witness Signature as to Co-First Party (if applicable)

Printed Name

X Stephen Nelson
Signature of First Party

Stephen Nelson, it's President

Printed Name

P.O. Box 1222, Anna Maria, FL 34216

Post Office Address

Signature of Co-First Party (if applicable)

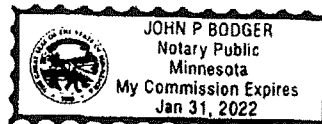
Printed Name

Post Office Address

STATE OF ~~FLORIDA~~ Minnesota
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 4th day of January,
2022 by Stephen Nelson, it's President, who is personally known to me + has
produced Florida Foreign Corporation Registration as identification and who + did not take an oath.

John P. Bodger
Notary Public
By: John P. Bodger
(Print, type, or stamp commissioned name of Notary Public)



Legal Description Parcel # 7070615009 1062

PARCEL B: SITUATE & BEING IN GOV LOT 3, SEC 18, TWN 34S, RNG 16E & BEING FURTHER DESC AS FOLLOWS: BEG AT A PT IN THE N LN OF SD GOV LOT 3 FOUND BY MEASURING FROM THE NE COR THEREOF, W 900 FT; TH FROM SD POB W ALNG N SD LOT LN, W, 256.83 FT TO THE E TERMINUS OF GULF-TO-BAY DR AS SHOWN IN SHORE ACRES SUB FOURTH ADD; TH S 25 FT; TH W 318.99 FT; TH S 24 DEG 02 MIN 00 SEC E ALNG HOLLY RD AS SHOWN IN SHORE ACRES SUB FOURTH ADD, 438.30 FT; TH S 00 DEG 05 MIN 00 SEC E, 424.78 FT TO JACARANDA RD; TH ALNG JACARANDA RD S 55 DEG 22 MIN 00 SEC E 235.03 FT TO WELLS TERRACE BLK 3; TH N 34 DEG 38 MIN 00 SEC E, 23.56 FT; TH S 55 DEG 22 MIN 00 SEC E, 262.40 FT; TH N 01 DEG 20 MIN 20 SEC W, 1113.65 FT TO THE ABOVE MENTIONED POB; TOGETHER WITH PARCEL C: SITUATE & BEING IN GOV LOT 3, SEC 18 TWN 34S RNG 16E & BEING FURTHER DESC AS FOLLOWS: BEG AT A PT IN THE N LN OF SD GOV LOT 3 WHERE SD LOT LN INTERSECTS THE MOST SWLY LN OF ANNA MARIA BEACH SECOND ADD BLK 42; TH FROM SD POB W ALNG SD N LOT LN 813.74 FT; TH S 01 DEG 20 MIN 20 SEC E, 1113.65 FT TO THE N LN OF WELLS TERRACE BLK 3; TH S 55 DEG 22 MIN 00 SEC E 157.60 FT; TH S 34 DEG 38 MIN 00 SEC W, 10 FT; TH S 55 DEG 22 MIN E 170 FT; TH S 34 DEG 38 MIN 00 SEC W, 200 FT; TH S 55 DEG 22 MIN E 520 FT; TH N 34 DEG 38 MIN E, 577.72 FT; TH N 01 DEG 20 MIN 20 SEC W 1247.19 FT TO THE AFOREMENTIONED MOST SWLY LN OF ANNA MARIA BEACH SECOD ADD BLK 42; TH N 62 DEG 59 MIN 30 SEC W, 100.68 FT TO THE ABOVE MENTIONED POB (130/5); LESS THAT PART INCLUDED IN LAUNA ISLES AS REC IN PB 11 PG 21 PRMCF DESC AS FOLLOWS: BEG AT THE NW COR OF GOV LOT 2, SEC 18 TWN 34S, RNG 16E, TH S 26 DEG 57 MIN 12 SEC E, ALNG THE W LN OF SD GOV LOT 2, 35.65 FT FOR A POB, TH N 89 DEG 59 MIN 36 SEC E ALNG THE S LN OF BLK 41 & 42 SECOND ADD TO ANNA MARIA BEACH SUB 256.94 FT TH S 07 DEG 42 MIN 48 SEC W 80.57 FT; TH S 82 DEG 17 MIN 12 SEC E 105 FT, TH N 07 DEG 42 MIN 48 SEC E 94.83 FT, TH N 89 DEG 58 MIN 36 SEC E 165.68 FT TO THE W LN OF LAKE LA VISTA SUB, TH S 07 DEG 40 MIN 48 SEC W ALONG SD W LN 586.46 FT, TH S 34 DEG 09 MIN 12 SEC E 342.56 FT, TH S 28 DEG 58 MIN 43 SEC W 73.02 FT, TH S 61 DEG 01 MIN 17 SEC E 174.92 FT TO THE PC OF A CURVE TO THE LEFT, HAVING A RAD OF 20 FT, TH ALNG THE ARC OF SD CURVE 22.04 FT TO THE PT, TH N 55 DEG 50 MIN 48 SEC E, 68.24 FT TO THE WLY R/W OF COCONUT AVE, TH S 34 DEG 09 MIN 12 SEC E ALNG SD R/W 50 FT, TH S 55 DEG 50 MIN 48 SEC W, 100 FT, TH S 34 DEG 09 MIN 12 SEC E 150 FT, TH N 55 DEG 50 MIN 48 SEC E 100 FT TO THE WLY R/W OF SD COCONUT AVE, TH S 34 DEG 09 MIN 12 SEC E ALNG SD R/W 242.56 FT TO THE INTERSEC OF SD R/W & THE ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 39.83 FT, TH ALNG THE ARC OF SD CURVE 43.88 FT TO THE PT, TH N 61 DEG 01 MIN 17 SEC W 646.30 TO THE PC OF A CURVE TO THE RIGHT, HAVING A RAD OF 300 FT TH ALNG THE ARC OF SD CURVE 140.68 FT TO THE PT, TH N 34 DEG 09 MIN 12 SEC W, 221.28 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 300 FT, TH ALNG THE ARC OF SD CURVE 219.04 FT TO THE PT, TH N 07 DEG 40 MIN 48 SEC E 238.71 TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50 FT; TH ALNG THE ARC OF SD CURVE 163.81 FT TO THE PT, TH S 00 DEG 01 MIN 24 SEC E 292.09 FT TO THE INTERSEC OF SD LN & THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 150 FT, TH SWLY ALNG SD ARC 471.24 FT, TH N 00 DEG 01 MIN 24 SEC W 292.09 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50; TH ALNG THE ARC OF SD CURVE 157.08 FT TO THE PT; TH S 00 DEG 01 MIN 24 SEC E 217.09 FT TO THE INTERSEC OF SD LN & THE ARC OF A CURVE TO THE RIGHT HAVING A RAD OF 150 FT; TH SWLY ALNG SD ARC 471.24 FT; TH N 00 DEG 01 MIN 24 SEC W, 217.09 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 50 FT; TH ALNG THE ARC OF SD CURVE 157.08 FT TO THE PT, TH S 00 DEG 01 MIN 24 SEC E, 217.09 FT TO THE INTERSEC OF SD LN & THE ARC OF A CURVE TO THE RIGHT, HAVING A RAD OF 150 FT, TH SWLY ALNG SD ARC 471.24 FT, TH N 00 DEG 01 MIN 24 SEC W, 217.09 FT TO THE PC OF A CURVE TO THE LEFT, HAVING A RAD OF 50 FT, TH ALNG THE ARC OF SD CURVE 150.33 FT TO THE PT, TH S 07 DEG 42 MIN 48 SEC W 228.72 FT; TH N 82 DEG 17 MIN 12 SEC W 85.42 FT TO A PT ON THE S R/W OF GULF TO BAY DR, TH N 27 DEG 00 MIN 42 SEC W 50 FT TO THE INTERSEC OF THE EXTENDED N R/W OF GULF TO BAY DR & THE E R/W OF POINSETTIA RD, TH N

2 of 2

07 DEG 42 MIN 48 SEC E ALNG SD E R/W 478.21 FT TO THE S LN OF BLK 3 OF SHORE ACRES SUB, TH N 89 DEG 58 MIN 36 SEC E ALNG SD S LN 560.55 FT TO THE ELY R/W OF HIBISCUS RD, TH S 07 DEG 42 MIN 48 SEC W ALNG SD ELY R/W 10.09 FT, TH N 89 DEG 58 MIN 36 SEC E, ALNG THE S LN OF BLK 42, SECOND ADD TO ANNA MARIA BEACH SUB 429.09 FT TO THE POB BEING & LYING IN FRACTIONAL SECTIONS 7 & 18 TWN 34S RNG 16 E; ALSO LESS THAT PART INCLUDED IN FIRST ADDITION TO LAUNA ISLES AS REC IN 12 PG 3 PRMCF DESC AS FOLLOWS: BEG AT THE S WLY COR OF LOT 73 BLK D OF LAUNA ISLES SUB (PB 11 PG 22) PRMCF, TH S 62 DEG 59 MIN 18 SEC W ALNG THE SLY R/W OF GULF TO BAY DR 318.99 FT TO THE ELY R/W OF HOLLY RD, TH S 51 DEG 02 MIN 42 SEC E, ALNG THE ELY R/W OF SD HOLY RD 438.30 FT, TH S 27 DEG 05 MIN 42 SEC E 432.66 FT TO THE NLY R/W OF JACARANDA RD, TH S 82 DEG 22 MIN 42 SEC E ALNG THE SD NLY R/W 223.79 FT, TH N 07 DEG 55 MIN 42 SEC E 74.87 FT TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 25 FT, TH NWLY ALNG THE ARC OF SD CURVE 39.40 FT TO THE PT, TH N 82 DEG 22 MIN 42 SEC W 134.65 FT, TH N 27 DEG 05 MIN 42 SEC W 61.76 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT, TH NELY ALNG THE ARC OF SD CURVE 54.42 FT TO THE PT, TH S 82 DEG 22 MIN 42 SEC E 253.43 FT TO THE INTERSEC OF THE ARC OF A CURVE CONC TO THE N HAVING A RAD OF 160 FT & A DELTA ANGLE OF 226 DEG 34 MIN 03 SEC TH S ELY ALNG THE ARC OF SD CURVE 632.68 FT TO THE PT, TH N 82 DEG 22 MIN 42 SEC W 525 FT, TH N 63 DEG 10 MIN 17 SEC W 305.28 FT TO THE PC OF A CURVE TO THE RIGHT HAVING A RAD OF 25 FT, TH NELY ALNG THE ARC OF SD CURVE 55.05 FT TO THE PT, TH N 62 DEG 59 MIN 18 SEC E, 121.68 TO THE PC OF A CURVE TO THE LEFT HAVING A RAD OF 57.29 FT, TH NELY ALNG THE ARC OF SD CURVE 55.27 FT TO THE PT, TH N 07 DEG 42 MIN 48 SEC E 44.63 FT TO THE SELY COR OF SD LOT 73, TH N 82 DEG 17 MIN 12 SEC W ALNG THE SLY LN OF SD LOT 73 85.42 FT TO THE POB; ALSO LESS THAT PART INCLUDED IN OR 251 PG 438 DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 15, ISLAND CEDARS SUB AS REC IN DB 329 PG 410 PRMCF, SD COR BEING THE INTERSEC OF THE NLY R/W OF LOS CEDROS DR & THE ELY R/W OF COCONUT AVE; TH N 60 DEG 00 MIN W 50 FT TO THE WLY R/W OF COCONUT AVE; TH S 30 DEG 00 MIN W ALNG THE SD WLY R/W OF COCONUT AVE 60 FT M/L TO THE WATERS OF A BOAT BASIN; TH WLY ALNG SD WATERS, AROUND THE PERIMETER OF A PENINSULAR OF LAND EXTENDING INTO SD BOAT BASIN 2410 FT M/L TO THE INTERSEC OF SD WATERS & THE WLY LN OF LOT 14, SD ISLAND CEDARS SUB; TH S 30 DEG 00 MIN W ALNG THE WLY LN OF SD LOTS 14 & 15, 317.99 FT TO THE POB, TOG WITH ALL RIP RIGHTS APPERTAINING THERETO. BEING & LYING IN US GOV LOT 3, SEC 18 TWN 34S RNG 16E; ALSO LESS THAT PART INCLUDED IN OR 309 PAGE 402 DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 15 ISLAND CEDAR SUB AS REC IN DB 329 PG 410 PRMCF, SD CORNER BEING THE INTERSEC OF THE NLY R/W OF LOS CEDROS DR & THE ELY R/W OF COCONUT AVE, TH N 60 DEG 00 MIN 00 SEC W, 50 FT TO THE WLY R/W OF SD COCONUT AVE; TH S 30 DEG 00 MIN 00 SEC W, ALNG THE SD WLY R/W OF COCONUT AVE 200.10 FT M/L TO A PT 150 FT FROM THE INTERSEC OF SD R/W & THE N R/W OF GROUPE ST, TH N 60 DEG 00 MIN 00 SEC W PARALLEL TO THE SD N R/W OF GROUPE ST & 150 FT THEREFROM, 520 FT M/L TO A PT 150 FT FROM THE ELY R/W OF CYPRESS AVE; TH N 30 DEG 00 MIN E PARALLEL TO THE ELY R/W OF SD CYPRESS AVE & 150 FT THEREFROM, 200 FT; TH N 60 DEG 00 MIN W, 170 FT; TH N 30 DEG 00 MIN E & PARALLEL TO THE WLY R/W OF SD COCONUT AVE 529.03 FT; TH S 54 DEG 30 MIN E 199.95 FT, TH S 30 DEG 00 MIN E 290 FT, TH S 41 DEG 30 MIN 59 SEC E 305.57 FT, TO AN IRON PIPE AT THE NW COR OF LOT 14, OF SD ISLAND CEDAR SUB, TH S 30 DEG 00 MIN W ALNG THE W LN OF SD LOTS 14 & 15, 267.89 FT TO THE POB, TOG WITH ANY & ALL RIP RIGHTS APPERTAINING THERETO, BEING & LYING IN US GOV LOT 3 SEC 18 TWN 34S RNG 16E PI#70706.1500/9

We will be performing website maintenance TONIGHT between 6:00 PM and 8:00 PM (EST). The website may be intermittently unavailable during this timeframe.

PRC	TRM	TXB
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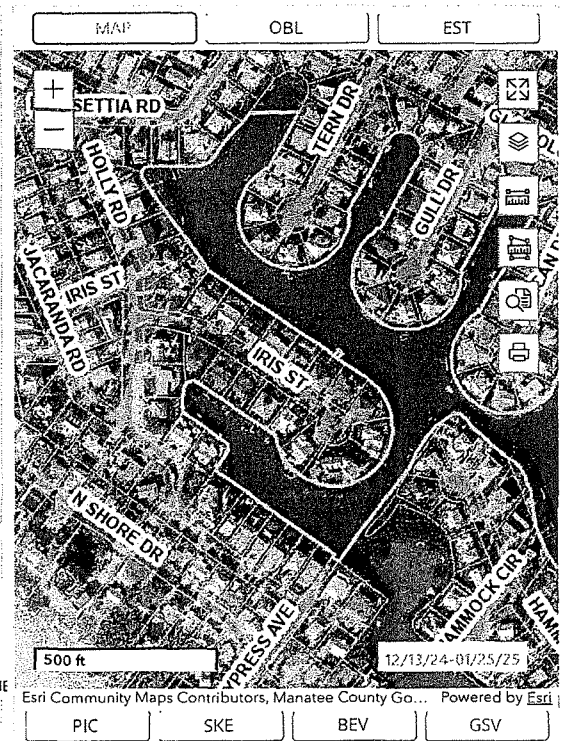
Parcel ID: 7070615009
Ownership: NOSLENS, INC
Owner Type: CORPORATION
Mailing Address: NOSLENS, INC, PO BOX 1222, ANNA MARIA FL 34216

Situs Address: HAMMOCK RD, ANNA MARIA, FL 34216
Jurisdiction: CITY OF ANNA MARIA
Tax District: 0023; CITY OF ANNA MARIA
Sec/Twp/Rge: 18-34S-16E
Neighborhood: 2011; ANNA MARIA
Short PARCEL B: SITUATE & BEING IN GOV LOT 3, SEC 18, TWN 34S, RNG 16E & BEING
Description: FURTHER DESC AS FOLLOWS: BEG AT A PT IN THE N LN OF SD GOV LOT 3 FOUND BY MEASURING FROM THE NE COR

FEMA Value: \$0 as of January 1, 2025
Zoning/Flood: View this parcel on Manatee County's website
Info:
Land Use: 9500; RIVERS, LAKES, SUBMERGED LANDS
Land Size: 10.9816 Acres or 478,358 Square Feet

SLS	EXM	BUS	ADR	INS
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Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
01/04/2022	202241022703	QC	V	11	10 NOSLENS, INC
09/10/1962	130 / 5	QC	V	37	100 WEST COAST PROPERTIES



VAL		LND		BLD		FEA		PER	
Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2025	No	4,667	0	4,667	4,667	4,667	4,667	4,667	
2024	No	4,667	0	4,667	4,667	4,667	4,667	4,667	67.25
2023	No	4,667	0	4,667	4,667	4,667	4,667	4,667	70.69
2022	No	5,491	0	5,491	215	5,491	215	215	37.70
2021	No	5,491	0	5,491	195	5,491	195	195	39.50
2020	No	5,491	0	5,491	177	5,491	177	177	39.87
2019	No	5,491	0	5,491	161	5,491	161	161	40.63
2018	No	1,098	0	1,098	146	1,098	146	146	9.36
2017	No	1,098	0	1,098	133	1,098	133	133	8.44
2016	No	1,098	0	1,098	121	1,098	121	121	8.69
2015	No	1,098	0	1,098	110	1,098	110	110	8.97
2014	No	100	0	100	100	100	100	100	1.62
2013	No	500	0	500	500	500	500	500	8.20

197490
FIRST ADDITION TO
LUANA ISLES
IN FRACTIONAL SECTION 18, TOWNSHIP 34 S., RANGE 16E.
MANATEE COUNTY, FLORIDA

SCALE 1"=100'

Partial Addition To Shore Acres
Plot Book Page 89
Manatee County, Florida

Wells Terrace
Plot Book 7, Page 70
Manatee County, Florida

NOTE: 10 FOOT EASEMENTS FOR GENERAL
PUBLIC UTILITIES AND DRAINAGE PURPOSES
ARE RESERVED ALL SIDE AND REAR LOT
LINES WITH THE STIPULATION THAT THERE
WILL BE A MINIMUM OF TWO LOTS BETWEEN
EASEMENTS.

LEGEND: ■ PRM

PROPOSED

DESCRIPTION

BEGIN AT THE SOUTH WESTERLY CORNER OF LOT 73 BLOCK "B" OF LUANA ISLES SUBDIVISION AS
RECORDED IN PLAT BOOK 11 PAGE 22 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE
S62°38'18"W ALONG THE SOUTHERLY R/W OF GULF TO BAY DRIVE 318.99' TO THE EASTERLY R/W OF
HOLLY ROAD, THENCE S58°02'42"E ALONG THE EASTERLY R/W OF SAID HOLLY ROAD 456.30', THENCE
S27°03'42"E 432.84' TO THE NORTHERLY R/W OF JACARANDA ROAD, THENCE S89°23'42"E ALONG
THE SAID NORTHERLY R/W 223.73', THENCE N7°55'42"E 74.87' TO THE P.C. OF A CURVE TO THE
LEFT HAVING A RADIUS OF 231', THENCE NORTH WESTERLY ALONG THE ARC OF SAID CURVE 59.40'
TO THE P.T., THENCE N62°22'42"W 134.80', THENCE N27°05'42"W 61.76' TO THE P.C. OF A CURVE TO
THE RIGHT HAVING A RADIUS OF 160', THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE
34.42' TO THE P.T., THENCE S42°22'42"E 203.43' TO THE INTERSECTION OF THE ARC OF A CURVE
CONCAVE TO THE NORTH HAVING A RADIUS OF 160' AND A DELTA ANGLE OF 226°34'00"
THENCE SOUTH EASTERLY ALONG THE ARC OF SAID CURVE 432.84' TO THE P.T., THENCE N42°22'42"W
525', THENCE N63°10'17"W 303.28' TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25'
THENCE NORTH EASTERLY ALONG THE ARC OF SAID CURVE 155.05' TO THE P.T., THENCE N62°01'E
121.81' TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.59', THENCE NORTH EASTERLY
ALONG THE ARC OF SAID CURVE 33.27' TO THE P.T., THENCE N7°42'48"E 44.65' TO THE SOUTH
EASTERLY CORNER OF SAID LOT 73, THENCE N62°17'12"W ALONG THE SOUTHERLY LINE OF SAID
LOT 73 83.42' TO THE N.D.B.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA SS
COUNTY OF MANATEE
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE R. SMOYER JR.,
PRESIDENT, GEORGE R. SMOYER JR., AND BY ITS ONLY ELECTED SECRETARY, JOHN B. SWEGER, ACTING
BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, DOES HEREBY DEDICATE AND RESIGN
ALL OF THE STREETS, ALLEYS, THOROUGHFARES, PARKS, CANALS, AND DRAINAGE DITCHES SHOWN
ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC FOREVER.
IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE
EXECUTED BY ITS PRESIDENT AND SECRETARY.

ATTEST: *John B. Sweger*
SECRETARY

George R. Smoyer Jr.
PRESIDENT

STATE OF FLORIDA SS
COUNTY OF PINELLAS
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GEORGE R. SMOYER JR.,
PRESIDENT, AND JOHN B. SWEGER, SECRETARY, OF WEST COAST PROPERTIES OF CLEARWATER, INC.,
A FLORIDA CORPORATION, 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 THIS SAME AS SUCH OFFICERS FOR AND IN BEHALF OF SAID
CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA, THIS 28 DAY OF Sept. AD. 1959

MY COMMISSION EXPIRES 9-22-62 *Madeline M. Hunt*
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF CITY OF ANNA MARIA

STATE OF FLORIDA SS
COUNTY OF MANATEE
THIS CERTIFIES THAT THE CITY COMMISSION OF THE CITY OF ANNA MARIA, FLORIDA, HAS
OFFICIALLY APPROVED THIS PLAT THIS 28 DAY OF Sept. AD. 1959

ATTEST: *James R. Matson*
CITY CLERK

W. J. D. D. D.
MAYOR

CERTIFICATE OF COUNTY COMMISSIONERS

STATE OF FLORIDA SS
COUNTY OF MANATEE
THIS CERTIFIES THAT THIS PLAT HAS BEEN RECEIVED AND ACCEPTED BY THE BOARD OF
COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AND IS ELIGIBLE FOR RECORD IN THIS
COUNTY. THE ACCEPTANCE OF THIS PLAT SHALL NOT BE DEEMED THE ACCEPTANCE OF THE
STREETS SHOWN HEREON FOR MAINTENANCE.
DATED THIS 28 DAY OF September AD. 1959 AT BRADENTON, FLORIDA

ATTEST: *James M. Cox*
CLERK OF THE CIRCUIT COURT

H. C. H. C. H. C.
CHAIRMAN BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF COUNTY CLERK

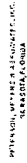
STATE OF FLORIDA SS
COUNTY OF MANATEE
I, W. J. D. D. D., CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY
THAT I HAVE EXAMINED THIS PLAT AND IT COMPLIES IN FORM WITH ALL REQUIREMENTS FOR MAKING
PLATS AND SURVEYS AND FILING SAME FOR RECORD.
WITNESS MY HAND AND OFFICIAL SEAL AT BRADENTON, FLORIDA, THIS 12 DAY OF Dec.
AD. 1959

W. J. D. D. D.
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA SS
COUNTY OF MANATEE
I CERTIFY THAT THE PLAT OF THE ABOVE DESCRIBED LANDS IN MANATEE COUNTY, FLORIDA,
WAS MADE BY ME BASED UPON A SURVEY OF SAID PROPERTY MADE BY ME ON NOVEMBER 5, 1957.
I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND ALL LOT
CORNERS MARKED AS PROVIDED BY MANATEE COUNTY SUBDIVISION REGULATIONS.
WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA, FLORIDA THIS 12 DAY OF Dec.
AD. 1959.

William A. Roberts
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1448



158817

LUANA ISLES

SHEET NO.3 OF 3

