

DOCUMENT CONTAINS CONFIDENTIAL INFORMATION:

Please contact Records Management Division prior to release

941-743-1441 or Records@charlottecountyfl.gov



**COMMUNITY DEVELOPMENT DEPARTMENT
STREET VACATION APPLICATION**

Date Received:	Date of Log-in:
Petition #: SV-25-01	
Receipt #:	Amount Paid:

1. **Name of street(s) to be vacated:** Portion of San Carlos Canal

2. Parties involved in the application

A. Name of Applicant*: Albert B. Bailey

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Phone Number:

Fax Number:

Email Address:

* The applicant must own property abutting on the right-of-way to be vacated

B. Name of Agent: Robert H. Berntsson

Mailing Address: 3195 S. Access Avenue

City: Englewood

State: FL

Zip Code: 34224

Phone Number: 941-627-1000

Fax Number:

Email Address: rberntsson@bigwlaw.com

C. Name of Surveyor: South Survey, Inc.

Mailing Address: 5500 Sabal Palm Lane

City: Punta Gorda

State: FL

Zip Code: 33982

Phone Number: 941-639-4123

Fax Number:

Email Address: Puntagordaboy@hotmail.com

3. **Applicant's Property ID #:** 402310161003, 402310161004

4. **Total acreage of street to be vacated:** 0.6 acres

5. **Commission District:** 1

6. **Purpose of request:**

Vacate undug canal to allow from for future home and preserve oak trees.

APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Street Vacation of the property described and which is the subject matter of the proposed hearing.

I give authorization for ROB BEWITSON to be my agent for this application.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 25th ^{month} day of 2025, by ALBERT B BAILEY, who is ☒ personally known, or ☐ produced identification with _____ and ☐ did ☒ did not take an oath.

Jessica Delligatti

Notary Public Signature

[Signature]

Signature of Applicant

Jessica Delligatti

Notary Printed Signature

ALBERT B BAILEY

Printed Signature of Applicant

Zoning Tech

Title

72 KOLUNNO ST.

Address

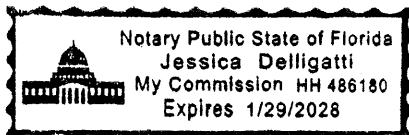
Commission Code

Punta Gorda, FL 33983

City, State, Zip

941 743-1211

Telephone Number



AFFIDAVIT

I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent for this Street Vacation and that data and other supplementary matter attached to and made part of the application are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 16 September day of 2024, by Albert B. Bailey, who is ☒ personally known, or ☐ produced identification with _____ and ☐ did ☒ did not take an oath.

Jenny Shao
Notary Public Signature

[Signature]
Signature of Applicant/Agent

Jenny Shao
Notary Printed Signature

ALBERT B. BAILEY
Printed Signature of Applicant/Agent

Title

Address

Commission Code

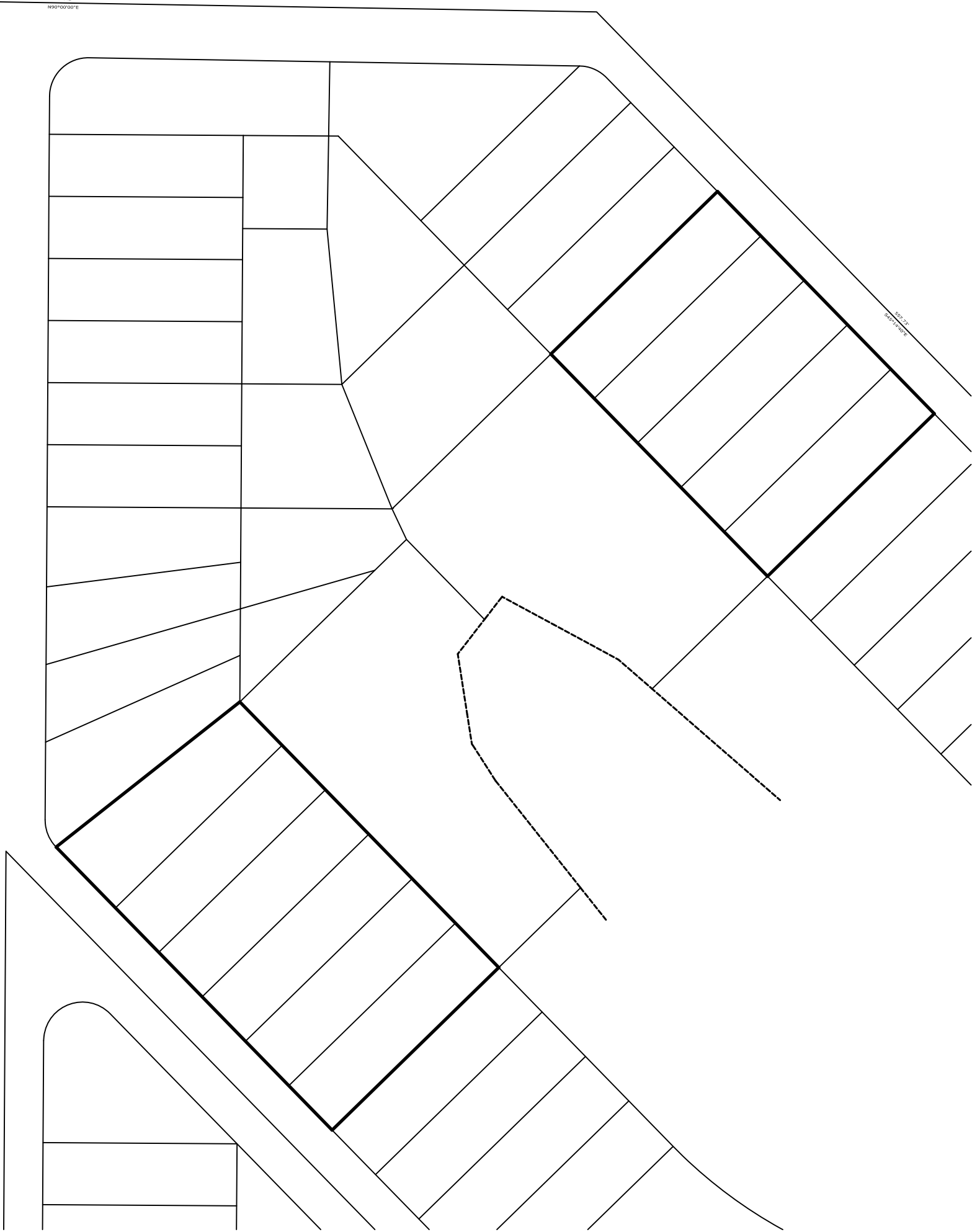
City, State, Zip



Telephone Number

687.42'
N90°00'00"E

432.24'
S87°10'00"E



HARBOUR HEIGHTS SECTION ELEVEN

PART TWO

A SUBDIVISION LYING IN SECTIONS 10 & 15, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA.

PREPARED BY
RADER AND ASSOCIATES
611 FIRST AVENUE NORTH,
ST. PETERSBURG, FLORIDA.
111 N.E. SECOND AVE.
MIAMI 32, FLORIDA
JOB NO. SP-1797 JULY, 1958

DESCRIPTION: A tract of land lying in Charlotte County, State of Florida, being a portion of Sections 10 and 15, Township 40 South, Range 23 East more particularly described as follows:
Beginning at the West Quarter (W $\frac{1}{4}$) Corner of Section 10, T40S, R23E, run N 0°37'15"W a distance of 1170.21 feet to a point; thence run East a distance of 687.42 feet to a point; thence run S45°14'40"E a distance of 557.73 feet to a Point of Curvature; thence run along the arc of a curve to the right, Arc Length 292.21 feet, Radius 475 feet, Central Angle 35°4'50" to a Point of Reverse Curve; thence run along the arc of a curve to the left, Arc Length 76.90 feet, Radius 125.00 feet, Central Angle 35°14'50" to a Point of Reverse Curve; thence run along the arc of a curve to the right, Arc Length 287.63 feet, Radius 758.29 feet, Central Angle 21°44'00" to a Point of Tangency; thence run S23°30'40"E a distance of 482.69 feet to a Point of Curvature; thence run along the arc of a curve to the left, Arc Length 120.03 feet, Radius 125.00 feet, Central Angle 55°01'11" to a Point of Tangency; thence run S78°31'51"E a distance of 1079.56 feet to a Point of Curvature; thence run along the arc of a curve to the right, Arc Length 244.93 feet, Radius 999.81 feet, Central Angle 14°02'09" to a Point of Tangency; thence run S64°29'42"E a distance of 1270.47 feet to a Point of Curvature; thence run along the arc of a curve to the left, Arc Length 149.70 feet, Radius 135.00 feet, Central Angle 63°32'04" to a Point of Reverse Curve; thence run along the arc of a curve to the right, Arc Length 240.15 feet, Radius 480 feet, Central Angle 28°39'57" to a Point on Curve; thence run S9°21'49"E a distance of 0.49 feet to a point; thence run N77°48'40"E a distance of 78.37 feet to a Point on Curve; thence run along the arc of a curve to the right, Arc Length 92.98 feet, Radius 174.73 feet, Central Angle 30°29'20" to a Point of Tangency; thence run N18°18'00"E a distance of 395.8 feet to a point; thence run S64°29'42"E a distance of 216.71 feet to a point; thence run S18°18'00"W a distance of 20.74 feet to a Point of Curvature; thence run along the arc of a curve to the left, Arc Length 57.30 feet, Radius 40.00 feet, Central Angle 8°2'04'59" to a Point of Reverse Curve; thence run along the arc of a curve to the right, Arc Length 317.62 feet, Radius 510.00 feet, Central Angle 35°40'59" to a Point of Tangency; thence run S28°06'00"E a distance of 3780 feet to a point; thence run S61°34'00"W a distance of 206.34 feet to a point; thence run S25°10'00"E a distance of 647.03 feet to a point; thence run S30°20'35"W a distance of 802.28 feet to a point on the South Line of said Section 10; thence run N65°04'24"W a distance of 114.65 feet to a point; thence run N59°30'00"W a distance of 263.63 feet to a Point of Curvature; thence run along the arc of a curve to the left, Arc Length 41.23 feet, Radius 25.00 feet, Central Angle 94°30'00" to a Point of Tangency; thence run S26°00'00"W a distance of 362.96 feet to a point on the Northeast line of the Florida Power Corporation easement; thence run N51°09'40"W a distance of 187.68 feet along said easement line to a point; thence run N59°07'30"W a distance of 76.07 feet along said easement line to a point; thence run S30°52'30"W a distance of 135.00 feet to a Point of Curvature; thence run along the arc of a curve to the right, Arc Length 39.27 feet, Radius 25.00 feet, Central Angle 90°00'00" to a Point of Tangency; thence run N59°07'30"W a distance of 53.26 feet to a Point of Curvature; thence run along the arc of a curve to the left, Arc Length 385.03 feet, Radius 508.60 feet, Central Angle 43°22'30" to a Point of Reverse Curve; thence run along the arc of a curve to the right, Arc Length 237.16 feet, Radius 310.00 feet, Central Angle 43°50'00" to a Point of Tangency; thence run S31°20'00"W a distance of 25.00 feet along a radial line to a point; thence run N58°40'00"W a distance of 1705.50 feet to a Point on Curve; thence run along the arc of a curve to the left, Arc Length 147.45 feet, Radius 155.00 feet, Central Angle 54°30'15" to a Point of Tangency; thence run N58°40'00"W a distance of 1295.00 feet to a point; thence run S31°20'00"W a distance of 342.67 feet to a point; thence run S89°23'15"W a distance of 384.23 feet to a point on the west line of said Section 10; thence run N0°36'45"W along the West Line of Section 10 to the West Quarter (W $\frac{1}{4}$) Corner of said Section 10, being also the Point of Beginning. Said tract containing 211.06 Acres more or less.

SURVEYOR'S CERTIFICATE:

I, Edward R. Lempp, of Rader and Associates, having offices at 111 NE. Second Ave., Miami 32, Florida, and 611 First Ave. No., St. Petersburg 1, Florida, the Surveyor making this Plat, do hereby certify that it is a true and correct representation of the lands platted to the best of my knowledge and belief, and that Permanent Reference Monuments have been placed in accordance with Section 7, Chapter 10275, Laws of the State of Florida.

RADER & ASSOCIATES

By: Edward R. Lempp
Reg. Engineer No. 3356
Reg. Surveyor No. 558
State of Florida

DEDICATION: KNOW ALL MEN BY THESE PRESENTS: that the Charlotte County Land and Title Company, a Florida corporation, the owner of the herein described land, has caused to be made the attached plat entitled "HARBOUR HEIGHTS SECTION ELEVEN, PART TWO", and does hereby dedicate the Roads, Drives, Parkways, Courts, Easements, Streets, Canals, Basins, Terraces and Bays as shown on the attached plat, to the perpetual use of the public for proper purposes.
In witness whereof the said Charlotte County Land and Title Company has caused these presents to be signed in its name, for and on its behalf, by its President and Secretary, and its corporate seal to be hereunto affixed this 18 day of AUGUST, A.D. 1958.

DEDICATION OF EASEMENTS: the owner of this property hereby dedicates easements along each boundary of each homesite for county drainage purposes and public utilities, said easements are not to exceed 6 feet on each side of said boundaries.

Attest:

CHARLOTTE COUNTY LAND AND TITLE COMPANY.

Carmie L. Liorano
Witness
Charles Kaiser
Witness

Fred W. L. Liorano
President.
Harry Toffel
Secretary.

ACKNOWLEDGEMENT:

STATE OF FLORIDA } ss. I hereby certify that on this day personally appeared before me, the undersigned authority, Neil Ellis, President, and Harry Toffel, Secretary, of the Charlotte County Land and Title Company, to me well known to be the persons who signed the foregoing instrument as such officers, and severally acknowledged the execution thereof to be their free act and deed as such officers, for such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation.

Witness my hand and official seal at Punta Gorda, County of Charlotte, State of Florida, this 18 day of August, A.D. 1958.

My commission expires:
Feb. 11, 1962

Fred W. L. Liorano
Notary Public, State of Florida at large.

APPROVALS:

I the undersigned Clerk of the Circuit Court of Charlotte 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 4, Pages 48-A, 48-B, 48-C, 48-D, 48-E, 48-F, 48-G, Public Records of Charlotte County, Florida, this 22 day of AUGUST, A.D. 1958.

J. I. Liorano
Clerk of the Circuit Court

STATE OF FLORIDA } ss.
COUNTY OF CHARLOTTE

I hereby certify that this plat has been officially approved for record by the Board of County Commissioners of the County of Charlotte, Florida, this 19th day of AUGUST, A.D. 1958.

Approved: Earl S. Farr
County Attorney
J. C. Amis Jr.
County Engineer

H. S. Phil
V. Chairman
Board of County Commissioners.
J. I. Liorano
CLERK OF CIRCUIT COURT

Computed By: W.G.M.
Drawn By: M.C.B.
Checked By: W.A.R. Jr.
Approved By: J.F.H.

San Carlos Canal Vacation Narrative

Albert "Ben" Bailey, owner of Lots 60-64 on Neptide Dr, wishes to vacate land within the undug San Carlos Canal Basin in order to build a future home. This would allow the placement of a home to be further back on the property which preserves several mature oak trees, as well as a heritage oaks, that cover the front half of the property.



Home location



driveway



MHWL



vacate area