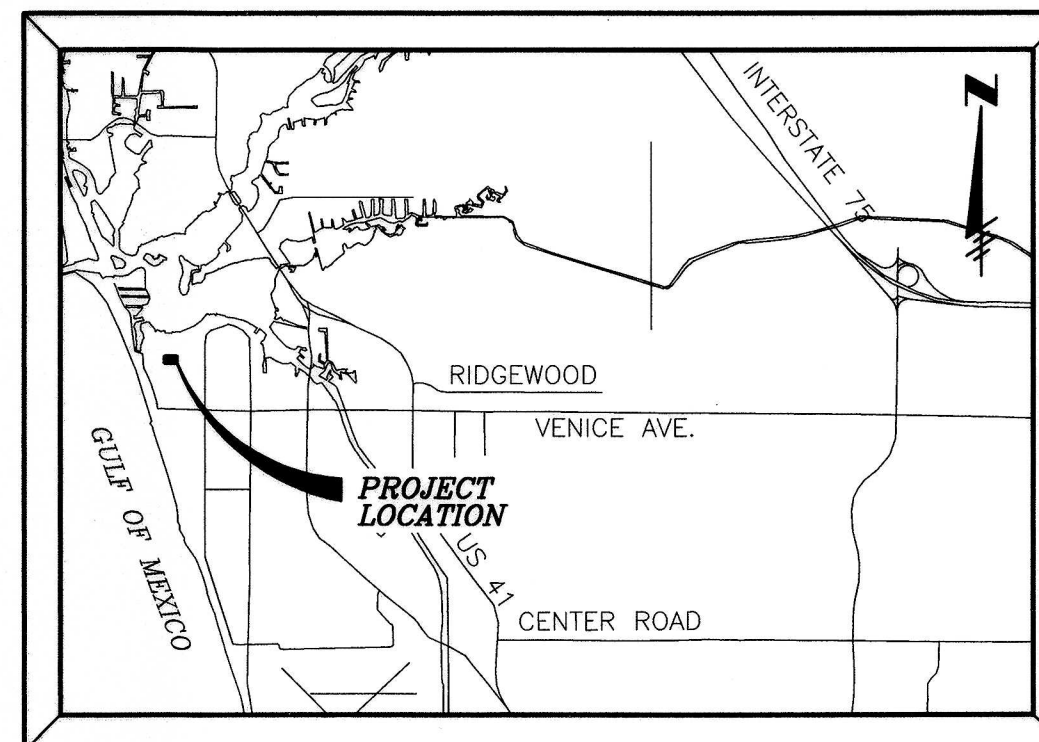


HIGELVILLE

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

A RE-PLAT OF A PORTION OF LOT 3, BLOCK 5,
VENICE REPLAT OF PORTION GULF VIEW SECTION, AS
RECORDED IN PLAT BOOK 4, PAGES 97 AND 98,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS:

0413, L.L.C., CERTIFIES OWNERSHIP BY SAID LIMITED LIABILITY LIMITED PARTNERSHIP, OF "HIGELVILLE" SHOWN AND DESCRIBED HEREON, AND DO HEREBY DEDICATE AND SET APART ALL OF THE UTILITY AND DRAINAGE EASEMENTS, AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "HIGELVILLE" THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE CITY OF VENICE BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING MEMBER, THIS 11 DAY OF November, A.D., 2013.

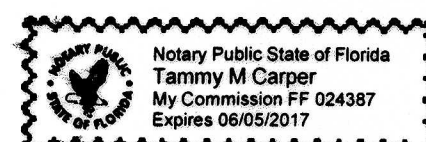
WITNESS Kerry Carper
PRINT NAME Kerry Carper

WITNESS Ryle Scher
PRINT NAME Ryle Scher

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS:

0413, L.L.C., A FLORIDA
LIMITED LIABILITY COMPANY
BY: Thomas C. Liber
THOMAS C. LIBER,
ITS MANAGING MEMBER
(CORPORATE SEAL)

Before me, the undersigned Notary Public, personally appeared Thomas C. Liber, as managing member of 0413, L.L.C., a Florida Limited Liability Company, to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and duly acknowledged before me that he executed the same, as such officer, for and in behalf of said partnership. Witness my hand and official seal at Sarasota County, Florida, this 11 day of November, A.D., 2013.



Notary Public, State of Florida at large
My Commission expires:

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 F.S. IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

BY: _____
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. _____

SURVEYOR'S NOTES

Bearings shown are based on the West Right-of-Way line of Osprey Street, with an assumed bearing of North.

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.

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County, Florida.

Drainage and Utility Easements shown hereon shall also be easements for the construction, installation, maintenance, and operation of cable television services. Provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed and Registered Surveyor/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 the requirements of Chapter 177, Florida Statutes and the City of Venice Land Development Regulations, as amended, and that the Permanent Reference Monuments (PRMs) and Lot Corners were installed on October 16, 2013.

BY: Robert B. Strayer, Jr.
ROBERT B. STRAYER, JR.
Registered Professional Surveyor & Mapper
Florida Certificate No. 5027

Date of Plat: 11/5/13

LEGAL DESCRIPTION

LOT 3, LESS THE WEST 300 FEET, BLOCK 5, VENICE REPLAT OF PORTION GULF VIEW SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 97 AND 98, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN COUNTY OF SARASOTA, STATE OF FLORIDA THIS _____ DAY OF _____, A.D., 2013.

CITY ATTORNEY

MAYOR, CITY OF VENICE

CITY ENGINEER

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS:

I, Karen E. Rushing, 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 Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book _____, Page _____, Public Records of Sarasota County, Florida, this _____, day of _____, A.D., 2013.

Karen E. Rushing,
Clerk of the Circuit Court
Of Sarasota County, Florida

BY: _____
DEPUTY CLERK



EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

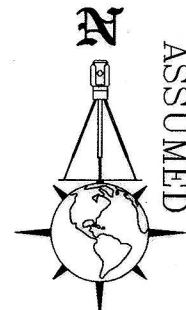
742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186

www.strayersurveying.com

HIGELVILLE

A RE-PLAT OF A PORTION OF LOT 3, BLOCK 5,
VENICE REPLAT OF PORTION GULF VIEW SECTION, AS
RECORDED IN PLAT BOOK 4, PAGES 97 AND 98,
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

SECTION 12, TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA



SCALE 1" = 40'



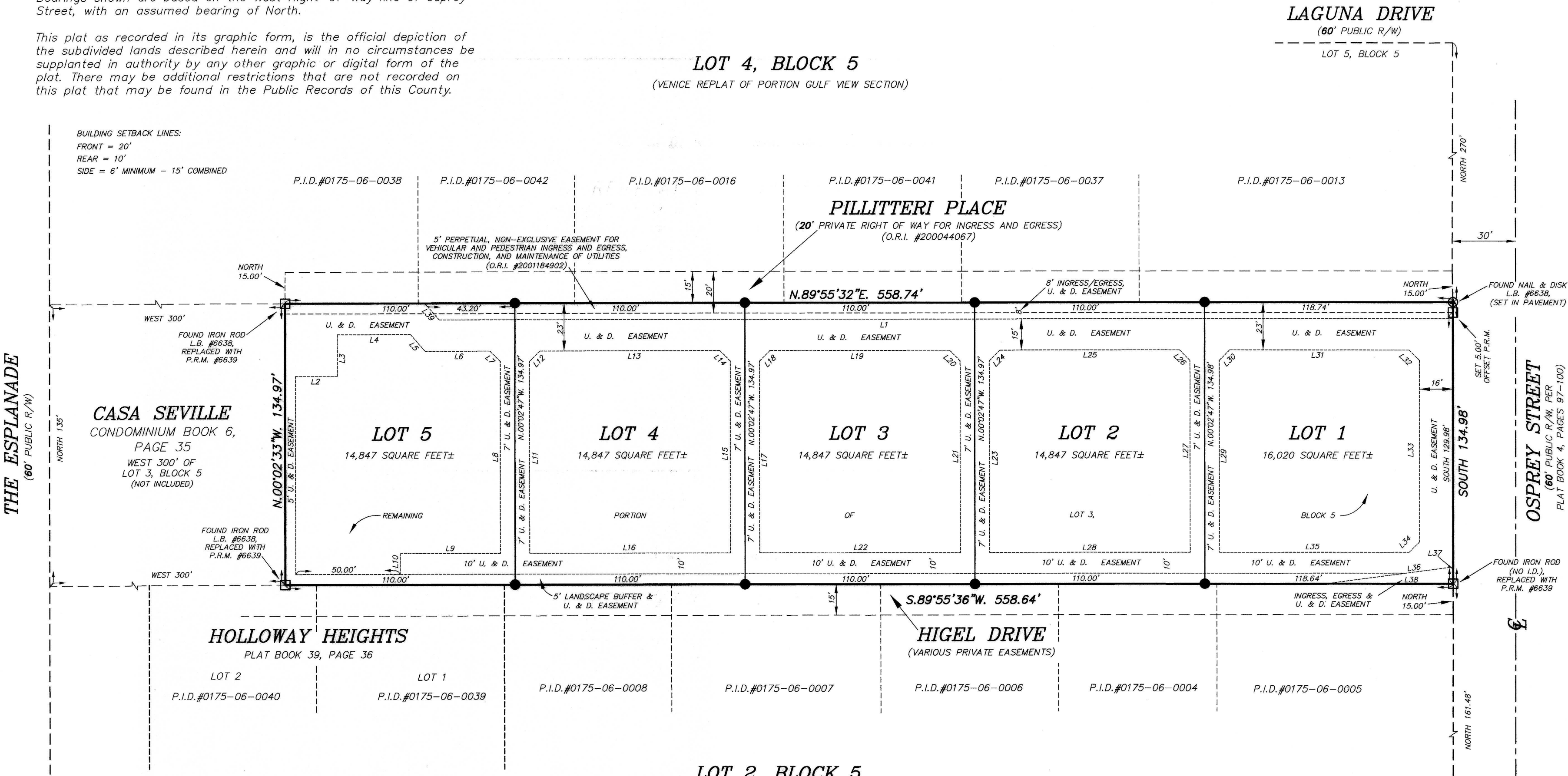
SYMBOL LEGEND

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 4"x4" CONCRETE MONUMENT WITH "L.S. #5027" CAP
- = DENOTES NAIL AND DISK (I.D. NOTED)
- = DENOTES LOT CORNER - 5/8" IRON ROD WITH "LB #6639" CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.I.D. = PARCEL IDENTIFICATION NUMBER
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- P.B. = PLAT BOOK
- P.S.M. = PROFESSIONAL LAND SURVEYOR
- L.B. = LICENSED SURVEYOR BUSINESS
- (P) = RECORDED PLAT DATA
- U. & D. = UTILITY AND DRAINAGE
- R/W = RIGHT-OF-WAY
- PG. = PAGE
- L-1 = REFER TO LINE TABLE

SURVEYOR'S NOTES

Bearings shown are based on the West Right-of-Way line of Osprey Street, with an assumed bearing of North.

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°55'32" E	478.93'
L2	N 89°55'32" E	20.00'
L3	N 00°02'47" W	20.00'
L4	N 89°55'32" E	35.00'
L5	N 41°15'16" W	10.63'
L6	N 89°55'32" E	31.00'
L7	S 45°03'37" E	7.07'
L8	S 00°02'47" E	91.97'
L9	S 89°55'36" W	48.00'
L10	S 00°02'47" E	10.00'
L11	N 00°02'47" W	91.97'
L12	N 44°56'23" E	7.07'
L13	S 89°55'32" W	86.00'
L14	N 45°03'37" W	7.07'
L15	N 00°02'47" W	91.97'
L16	S 89°55'36" W	98.00'
L17	S 00°02'47" E	91.97'
L18	S 44°55'32" W	7.07'
L19	S 89°55'32" W	86.00'
L20	N 45°03'37" W	7.07'
L21	N 00°02'47" W	91.97'
L22	N 89°55'36" E	96.00'
L23	S 00°02'47" E	91.97'
L24	S 44°56'23" W	7.07'
L25	S 89°55'32" W	86.00'
L26	N 45°03'37" W	7.07'
L27	S 00°02'47" E	91.98'
L28	N 89°55'36" E	96.00'
L29	N 00°02'47" W	91.98'
L30	S 44°56'23" W	7.07'
L31	S 89°55'32" W	85.72'
L32	S 45°02'14" E	7.07'
L33	N 00°00'00" W	86.98'
L34	S 44°57'48" W	7.08'
L35	N 89°55'36" E	90.64'
L36	N 82°21'44" E	80.77'
L37	S 00°00'00" E	8.00'
L38	N 89°55'36" E	60.24'
L39	S 41°15'16" E	10.63'