

GULF HARBOR ESTATES

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

A SUBDIVISION LYING IN A PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13,
TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL
OF VENICE, A MUNICIPALITY IN THE COUNTY OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF
_____, A.D., 2017.

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., 2017.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY SURVEYOR:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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 THE 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.

11-20-17
DATE:

BY: _____
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6822

CERTIFICATE OF SURVEYOR:

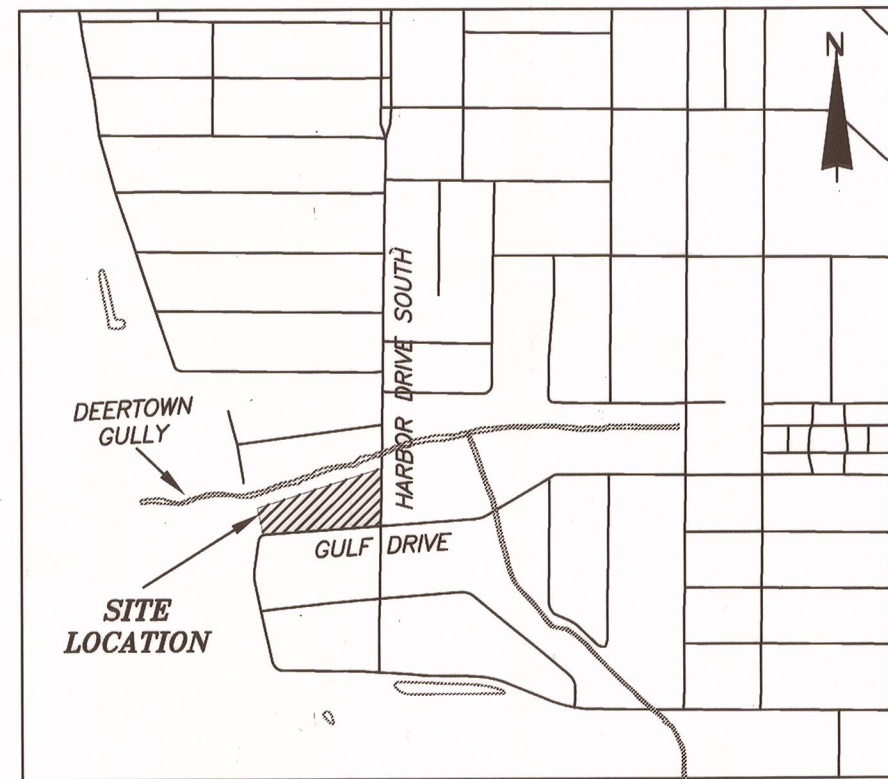
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND
REGISTERED SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND
CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE
UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES
WITH 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) WERE INSTALLED ON AUGUST 27, 2017. THE
PERMANENT CONTROL POINTS (PCPS), LOT CORNERS AND PLAT BENCHMARKS (PBM's)
INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN 1 YEAR FROM
DATE OF RECORDING.

FLORIDA ENGINEERING & SURVEYING, LLC.

JUSTIN D. GARNER

11/20/17
DATE OF PLAT:

REGISTERED PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION CERTIFICATE NO. 6896



VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES:

1. NOTICE: 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE
FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE RECORDED PLAT OF GULF SHORES, NO. 2 (PLAT BOOK 6, PAGE 88),
THE WEST RIGHT-OF-WAY LINE FOR HARBOR DRIVE, BEING N 00°18'00" E.
4. DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF SUCH CABLE TELEVISION SERVICES. PROVIDED,
HOWEVER, NO SUCH OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND
SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
5. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NUMBER 266642, EFFECTIVE DATE: JANUARY
6, 2016. NEITHER FLORIDA ENGINEERING & SURVEYING, LLC, NOR THIS SURVEYOR, HAS PERFORMED
A TITLE SEARCH TO DETERMINE ANY OWNERSHIP OR EASEMENTS OF RECORD. THIS PLAT IS SUBJECT
TO ANY EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN.
6. UNLESS OTHERWISE INDICATED, EASEMENTS OF TWENTY (20') FEET IN WIDTH ALONG EACH FRONT LOT
LINE, TWENTY (20') FEET IN WIDTH ALONG EACH REAR LOT LINE AND SEVEN AND ONE HALF (7.5')
FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OVERHEAD, SURFACE AND
UNDERGROUND UTILITIES (INCLUDING CABLE TELEVISION) AND DRAINAGE. WHERE AN AREA GREATER
THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE
SUBJECT TO THE LOT LINE EASEMENTS.

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH,
RANGE 18 EAST, RUN THENCE N. 89 DEG. 59'00" W. 30.00 FEET ALONG THE
SOUTH BOUNDARY LINE OF SAID SECTION 13; THENCE N. 00 DEG. 18'00" E.
771.40 FEET PARALLEL TO THE EAST BOUNDARY LINE OF SAID SECTION 13 FOR A
POINT OF BEGINNING; THENCE CONTINUE N. 00 DEG. 18'00" E. 268.90 FEET TO
THE SOUTHERLY BANK OF CANAL; THENCE S. 72 DEG. 12'00" W. ALONG SAID
SOUTHERLY BANK OF CANAL 624.26 FEET; THENCE S. 12 DEG. 45'00" E. 131.31
FEET; THENCE N. 84 DEG. 56'00" E. 566.20 FEET TO THE POINT OF BEGINNING.
ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 13, TOWNSHIP 39 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP DEDICATION:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

SOUTHBRIDGE INVESTMENTS, LLC CERTIFIES OWNERSHIP BY SAID FLORIDA LIMITED
LIABILITY COMPANY OF "GULF HARBOR ESTATES" 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 "GULF HARBOR ESTATES" 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 DEVELOPER HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS 20th DAY OF November, A.D., 2017.

WITNESS:
Jessica L. Heiny
PRINT NAME

WITNESS
Dana Orlando
PRINT NAME

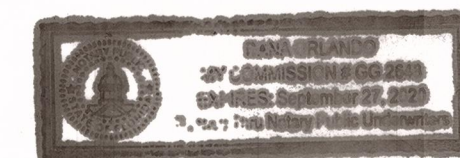
SOUTHBRIDGE INVESTMENTS LLC, A
FLORIDA LIMITED LIABILITY COMPANY,
BY: _____
MYRON GAY
ITS MANAGING MEMBER

NOTARY ACKNOWLEDGEMENT:

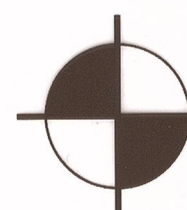
STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED
NOTARY PUBLIC, PERSONALLY APPEARED MYRON GAY, A MANAGING MEMBER OF AND
IN BEHALF SOUTHBRIDGE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO
ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CERTIFICATE OF DEDICATION AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE
EXECUTED THE SAME, AS SUCH MANAGING MEMBER, FOR AND IN BEHALF OF SAID
LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 20th
DAY OF Nov., A.D., 2017.



NOTARY PUBLIC,
STATE OF Florida
MY COMMISSION EXPIRES: 9/27/2020



FLORIDA ENGINEERING

&

SURVEYING, LLC

CA #30375 LB #8024

631 N. TAMiami TRAIL
NOKOMIS, FLORIDA 34275
TEL: (941) 485-3100
FAX: (941) 485-3107

www.flengineeringandsurveying.com

GULF HARBOR ESTATES

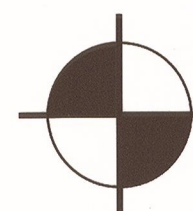
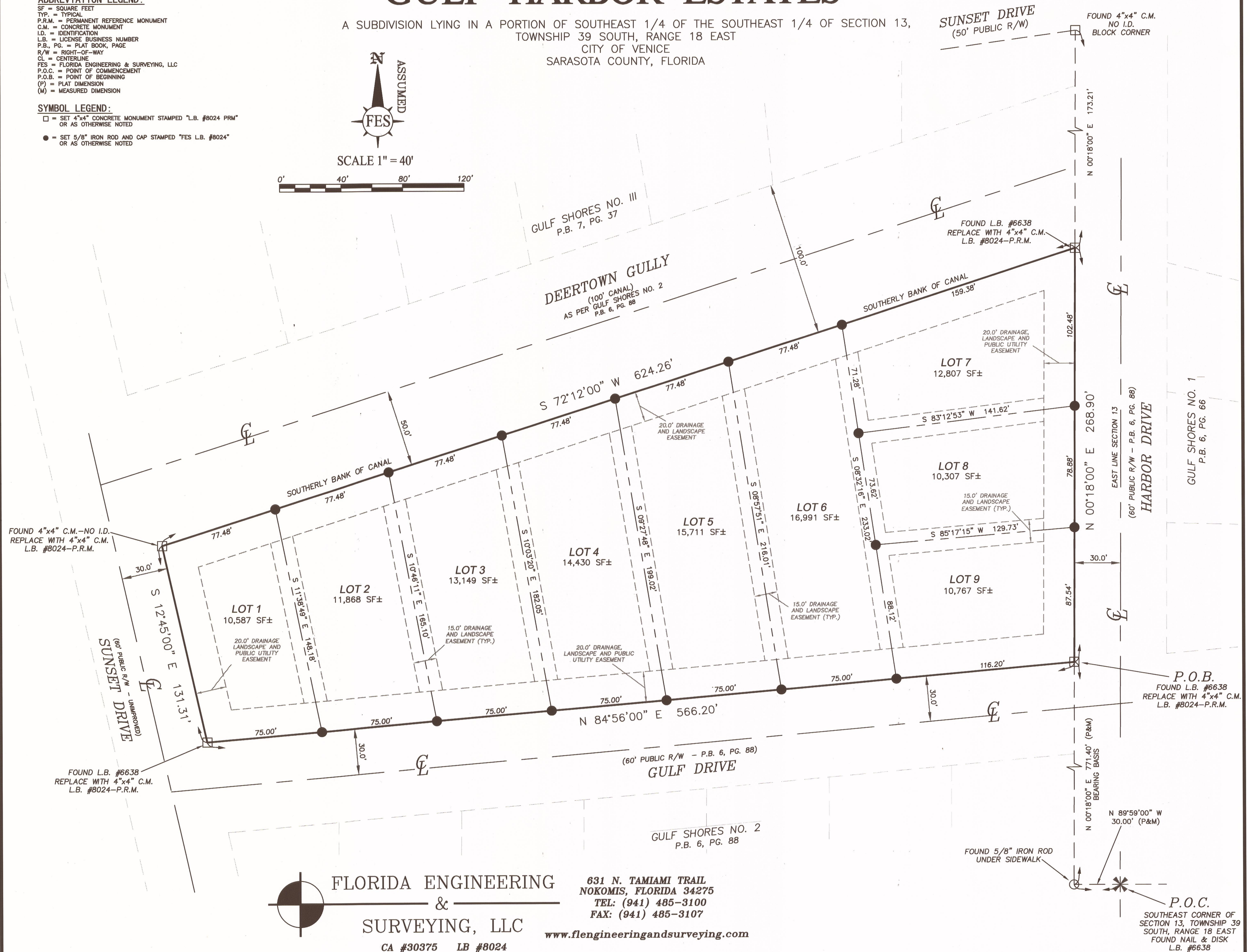
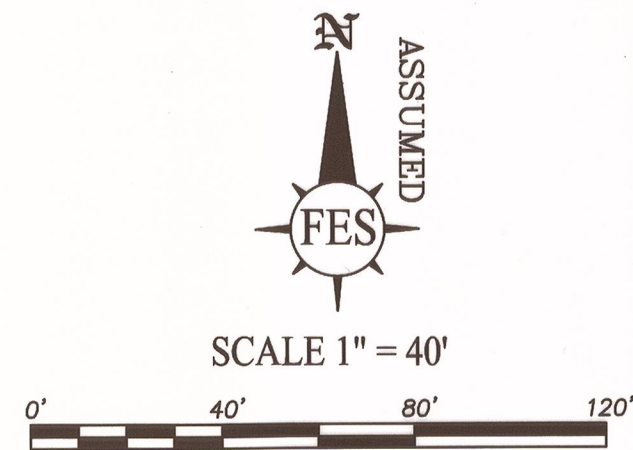
A SUBDIVISION LYING IN A PORTION OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13,
TOWNSHIP 39 SOUTH, RANGE 18 EAST
CITY OF VENICE
SARASOTA COUNTY, FLORIDA

ABBREVIATION LEGEND:

SF = SQUARE FEET
TYP. = TYPICAL
P.R.M. = PERMANENT REFERENCE MONUMENT
C.M. = CONCRETE MONUMENT
I.D. = IDENTIFICATION
L.B. = LICENSE BUSINESS NUMBER
P.B., PG. = PLAT BOOK, PAGE
R/W = RIGHT-OF-WAY
CL = CENTERLINE
FES = FLORIDA ENGINEERING & SURVEYING, LLC
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
(P) = PLAT DIMENSION
(M) = MEASURED DIMENSION

SYMBOL LEGEND:

□ = SET 4"x4" CONCRETE MONUMENT STAMPED "L.B. #8024 PRM"
OR AS OTHERWISE NOTED
● = SET 5/8" IRON ROD AND CAP STAMPED "FES L.B. #8024"
OR AS OTHERWISE NOTED



FLORIDA ENGINEERING
&
SURVEYING, LLC

CA #30375 LB #8024

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