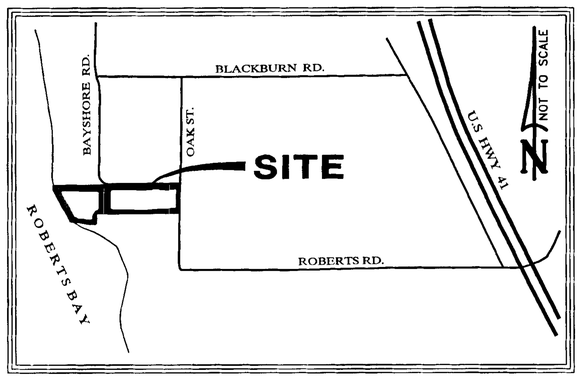
CASSATA POINTE

A Subdivision

A parcel of land lying in Section 26, Township 38 South, Range 18 East, Sarasota County, Florida

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023011779 4 PG(S)
January 24, 2023 09:58:55 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



LOCATION MAP

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss

FC/BAYSHORE, LLC, a Florida Limited Liability Company, hereby certifies ownership of "CASSATA POINTE", shown hereon.

PUBLIC:

FC/BAYSHORE, LLC does hereby dedicate and set apart TRACT 100 (Public Right of Way for Bayshore Road); Public Utility Easements for surface, overhead, above ground, and underground utilities; Public Flowage Easements; and Public Sidewalk Easement as shown and described on this plat for said uses and purposes to the County of Sarasota and the Public forever.

PRIVATE:

FC/BAYSHORE, LLC does hereby dedicate and set apart Private Drainage Easements; Private Utility Easements for surface and underground utilities; 20' wide Private Sewer Easement; Private Lift Station Easement; TRACT "A" (Preservation Area); Tract "B" (Common Area); Tract "C"; Private Ingress-Egress, Utility & Drainage Easement; Wetland Buffer/Conservation Easement; and other easements: for said uses and purposes to the CASSATA POINTE OWNERS ASSOCIATION, INC., their successors, assigns, members, 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 Sarasota County and the Public by this plat.

IN WITNESS WHEREOF, the undersigned Limited Liability Company has caused these presents to be executed by its Manager, this 6th day of DECEMBER, A.D. 2022.

Witnesses:

FC/BAYSHORE, LLC

BY: _____
Michael W. Miller, Manager

_____
Signature of Witness
Jayne E. Parrish
Print Name of Witness

_____
Signature of Witness
Rae Ramaccotti
Print Name of Witness

NOTARY ACKNOWLEDGMENT

State of Florida)
County of Sarasota) ss

BEFORE ME, the undersigned Notary Public, personally appeared Michael W. Miller, manager of FC/BAYSHORE, LLC, a Florida Limited Liability Company authorized to do business in the State of Florida, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, he duly acknowledged before me that he executed the same, as Manager for and in behalf of said LLC.

WITNESS my hand and official seal at Sarasota County, Florida, this 6th day of December, A.D., 2022.

2/21/2024
My Commission Expires:

Stephanie L Jancey
NOTARY PUBLIC, State of Florida at Large

DESCRIPTION:

A parcel of land lying in Section 26, Township 38 South, Range 18 East, Sarasota County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 26, Township 38 South, Range 18 East, Sarasota County, Florida; thence North along the East line of said Section 26, a distance of 1336.69 feet to Northeast corner of the Southeast Quarter of the Southeast Quarter said Section 26, thence S.89°51'27"W., along the North line of the Southeast Quarter of the Southeast Quarter of said Section 26, a distance of 732.74 feet to a point on the West Right of Way line of Oak Street, per Deed Book 382, Page 237, of the Public Records of Sarasota County, Florida; thence, along the West line of said Right of Way, N.00°08'16"E., a distance of 405.92 feet to a point on the south line of lands described in Official Records Instrument # 2009134839, of the Public Records of Sarasota County, Florida, same being the POINT OF BEGINNING; thence along the boundary line of said lands described in Official Records Instrument # 2009134839, N.89°40'47"W., a distance of 594.22 feet; thence continue along said boundary line of lands described in Official Records Instrument #2009134839, S.00°17'46"W. a distance of 76.45 feet to the Mean High Water Line of Roberts Bay; thence along the Mean High Water Line of Roberts Bay the following twelve (12) courses: (1) thence N.67°32'47"W. a distance of 6.71 feet; (2) thence S.86°30'58"W. a distance of 33.11 feet; (3) thence N.76°31'57"W. a distance of 28.44 feet; (4) thence N.77°30'48"W. a distance of 38.40 feet; (5) thence N.88°40'58"W. a distance of 44.70 feet; (6) thence N.80°06'24"W. a distance of 25.94 feet; (7) thence N.26°45'17"W. a distance of 87.84 feet; (8) thence N.33°32'55"W. a distance of 29.06 feet; (9) thence N.26°43'31"W. a distance of 50.09 feet; (10) thence N.27°12'35"W. a distance of 33.66 feet; (11) thence N.27°40'39"W. a distance of 56.65 feet; (12) thence N.03°03'20"W., a distance of 19.97 feet to a point on the North boundary line of said lands described in Official Records Instrument # 2007134839, thence S.89°39'38"E., along said North boundary line of lands described in Official Records Instrument # 2007134039, a distance of 891.15 feet returning to said West Right of Way Line of Oak Street; thence S.00°17'46"W., along said West Right of Way, a distance of 190.00 feet to the POINT OF BEGINNING.

Parcel contains 173991 square feet, or 3.9943 acres more or less.

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.
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
The Notice to Purchaser is simultaneously recorded in Official Records Instrument # 2023011776 Public Records of Sarasota County, Florida.
The Floodplain Delineation Map is recorded in Miscellaneous Map Book 6, Page 11, of the Public Records of Sarasota County, Florida
Declaration of Covenants, Conditions, and Restrictions for Cassata Pointe, is simultaneously recorded in Official Records Instument # 2023011777, of the Public Records of Sarasota County, Florida.
A Restrictive Covenant for Open Space, is simultaneously recorded in Official Records Instument # 2023011778, of the Public Records of Sarasota County, Florida.

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 57, Pages 1-4, Public Records of Sarasota County, Florida, this 24 day of January, A.D., 2023

Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida
BY: Rudy Szabo

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss

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 18 day of January, A.D., 2023.

Approved:

County Engineer

County Attorney

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW OF THE COUNTY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Part I, of the Florida Statutes and Sarasota County Land Development Regulations, as amended.

By: _____ Date: 12-7-22
Teri S. Owen, PSM #5928
Sarasota County Surveyor

LOT LINE EASEMENTS:

Unless otherwise indicated, easements of five feet (5') in width along each side lot line, ten feet (10') in width along front lot line, and eight feet (8') in width along each rear lot line are hereby created and provided for the purpose of accommodating surface, overhead, above ground, and underground utilities and surface drainage. Where an area greater than one lot is used as building site, the outside boundary of said site shall be subject to the lot line easements. Such easements shall also be easements for the construction, installation, maintenance and operation of cable television services. Provided, however, no such construction, installation, maintenance or operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.

NOTE:

The native habitat preserve area, TRACT "A", shall be maintained inaccordance with management guidelines contained within the Comprehensive Plan. All activities including but not limited to filling, excavating, well drilling, altering vegitation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from the Environmental Protection Division. Exception may be granted by Environmental Protection to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.

CERTIFICATE OF SURVEYOR:

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed and Registered Land Surveyor, 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 Sarasota County Unified Development Code, as amended and that the Permanent Reference Monuments (PRM's) were installed on October 19, 2021. The Lot Corners and Bench Marks (BM's) installation date and elevations will be certified by recorded affidavits within one year or before bond expiration.

Date: 12/01/2022

Randall E. Britt, Professional Land Surveyor
Florida Certificate Number 3979

BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

CASSATA POINTE

A Subdivision

A parcel of land lying in Section 26, Township 38 South, Range 18 East, Sarasota County, Florida

PLAT BOOK 57 PAGE 2

SHEET 2 OF 4

SCALE: 1" = 60'

0 30 60 120

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°32'47" W	6.71'
L2	S 86°30'58" W	33.11'
L3	N 76°31'57" W	28.44'
L4	N 77°30'48" W	38.40'
L5	N 88°40'58" W	44.70'
L6	N 80°06'24" W	25.94'
L7	N 26°45'17" W	87.84'
L8	N 33°32'55" W	29.06'
L9	N 26°43'31" W	50.09'
L10	N 27°12'35" W	33.66'
L11	N 27°40'39" W	56.65'
L12	N 03°03'20" W	19.97'

TRACT LEGEND

NUMBER	DESCRIPTION / USE
100	Public Right of Way Dedicated By This Plat
A	Preservation Area; and Public Flowage Easement
B	Common Area; and Public Flowage Easement
C	Private Ingress-Egress, Utility & Drainage Easement; Public Utility Easement; and Public Flowage Easement

POINT OF COMMENCEMENT
Rail Road Spike Found
Northeast Corner of the Southeast Quarter of Section 26, Township 38 South, Range 18 East

26 25
26 25

BAYSHORE ROAD

25.0'

Lands Conveyed to Sarasota County per Official Records Instrument #2020123116

SHEET 3
SHEET 4
MATCHLINE

Right of Way Previously Dedicated by The Limes, recorded in Plat Book 7, Page 99, Public Records of Sarasota County, Florida

South Line of The Limes Subdivision Plat Book 7, Page 99

Unplatted Lands

Width Varies

OFFSET PRM
4" Concrete Monument
& Disk Set, Stamped
BRITT PRM LB 6638

North Line of lands described in Official Records Instrument # 2009134839

Width Varies

25.0'

BAYSHORE ROAD

S.89°39'38"E. 891.15'

Mag Nail & Disk
BRITT LB 6638 Found
Stamped PRM

101.66'

226.52'

L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1

ROBERTS BAY

Mean High Water Line
Mean High Water Line File # 7166
Elevation = 0.22' (NAVD 88)

15' Wide Private Access Easement over Tract "A" Only (Cross-Hatched Area)

TRACT "A"

15'

15'

Survey Control Line

BENCH MARK
#0167-H-88

TRACT "C"

7

6

5

4

3

2

1

TRACT 100

25' Wide Public Right of Way Dedicated by this Plat

BENCH MARK
#0167-I-88

Centerline of a 15' Wide Private Drainage & Public Flowage Easement

30' Wetland Buffer/ Conservation Easement

Centerline of a 15' Wide Private Drainage & Public Flowage Easement

TRACT "B"

N.89°40'47"W. 594.22'

S.00°17'46"W. 76.45'

OFFSET PRM
4" Concrete Monument
Found PLS #3979
Stamped PRM

Boundary Line of lands described in Official Records Instrument # 2009134839

OFFSET PRM
4" Concrete Monument
& Disk Set, Stamped
BRITT PRM LB 6638

TRACT 100

S.00°17'46"W. 190.00'

OAK STREET

50' Wide Right of Way per Deed Book 382/237

Unplatted Lands

POINT OF BEGINNING

50.0'

West Right of Way Line of Oak Street Deed Book 382, Page 237

N 00°08'16" E 405.92'

North line of the Southeast Quarter of the Southeast Quarter of Section 26

S 89°51'27" W 732.74'

East Line of Section 26-38-18

North 2673.38'

Northeast Corner of the Southeast Quarter of the Southeast Quarter of Section 26

NORTH 1336.69'

POINT OF COMMENCEMENT
Southeast Corner of Section 26, Township 38 South, Range 18 East

26 25
35 36

KEY MAP

NOTE:

The native habitat preserve area, TRACT "A", shall be maintained inaccordance with management guidelines contained within the Comprehensive Plan. All activities including but not limited to filling, excavating, well drilling, altering vegitation (including trimming of both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from the Environmental Protection Division. Exception may be granted by Environmental Protection to facilitate implementation of approved habitat management plans or the hand removal of nuisance/invasive vegetation.

LEGEND:

- ■ Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Found or Set. Unless Otherwise Noted.
- ● Permanent Control Point, 4" Concrete Monument PCP LB 6638 or Mag Nail & Disk 6638 Found or Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- FPL Florida Power & Light Company
- (O.A.) Overall
- Match Line

NOTES:

1. Bearings shown hereon refer to an Assumed Meridian. The East line of Section 26, Township 38 South, Range 18 East, Sarasota County, Florida, as being North.
2. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment-Epoch 2010), in U.S. Survey feet.
3. Elevations shown hereon refer to NAVD 88 Datum. Based on National Geodetic Survey Bench Mark #H-634, published elevation =10.76 feet, (NAVD 88.)

Bench Mark # 0167-H-88
Elevation = ____
Mag Nail & Disc
BRITT LB 6638
Set in Curb at
Catch Basin

Bench Mark # 0167-I-88
Elevation = ____
Mag Nail & Disc
BRITT LB 6638
Set in Grate Inlet

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CASSATA POINTE

A Subdivision

A parcel of land lying in Section 26, Township 38 South, Range 18 East, Sarasota County, Florida

PLAT BOOK 57 PAGE 3

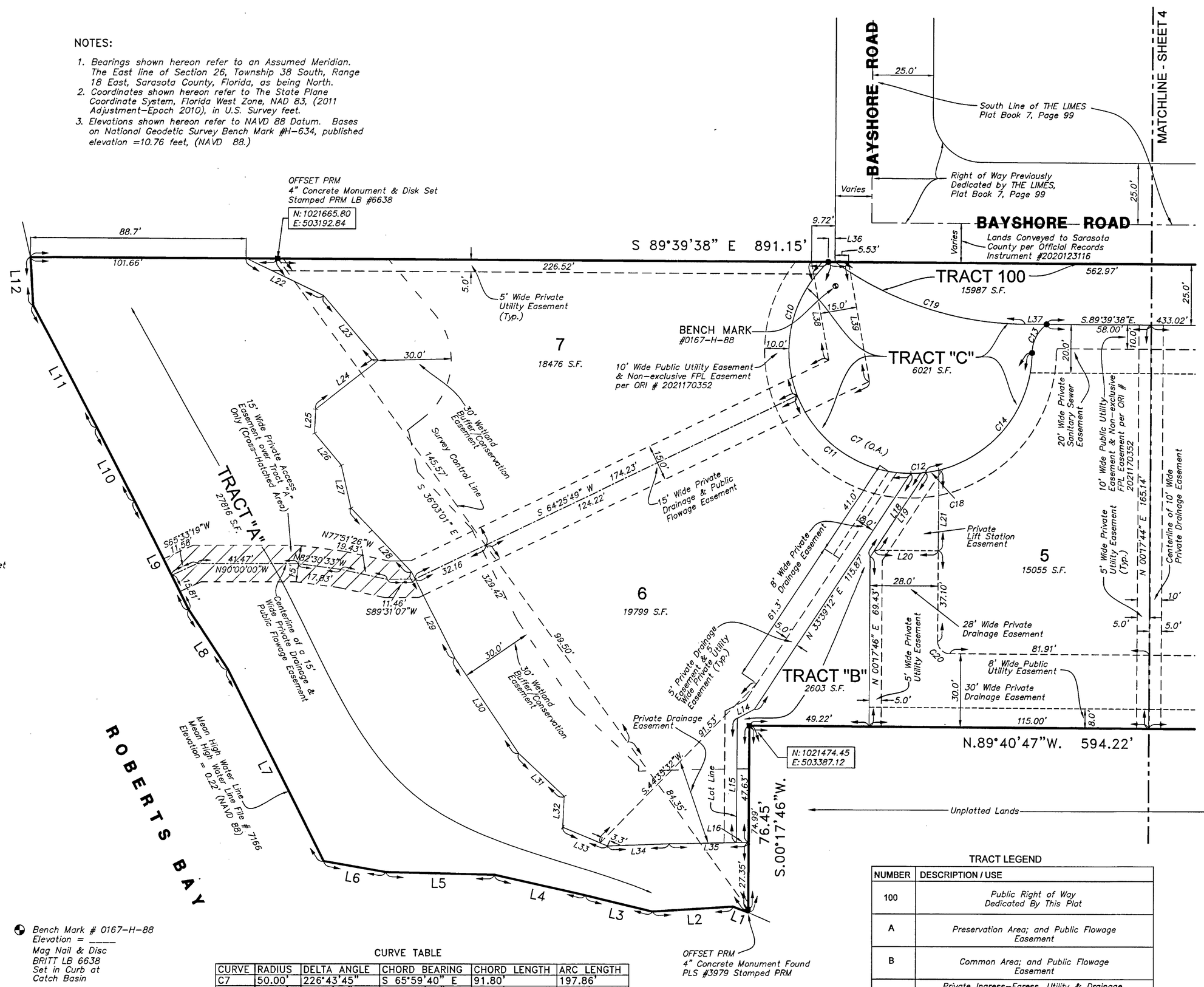
SHEET 3 OF 4

SCALE: 1"= 30'

0 15 30 60

NOTES:

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3. Elevations shown hereon refer to NAVD 88 Datum. Bases on National Geodetic Survey Bench Mark #H–634, published elevation =10.76 feet, (NAVD 88.)



LEGEND:

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- ● Permanent Control Point, 4" Concrete Monument PCP LB 6638 or Mag Nail & Disk 6638 Found or Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- FPL Florida Power & Light Company
- (O.A.) Overall
- Match Line

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 67°32'47" W	6.71'
L2	S 86°30'58" W	33.11'
L3	N 76°31'57" W	28.44'
L4	N 77°30'48" W	38.40'
L5	N 88°40'58" W	44.70'
L6	N 80°06'24" W	25.94'
L7	N 26°45'17" W	87.84'
L8	N 33°32'55" W	29.06'
L9	N 26°43'31" W	50.09'
L10	N 27°12'35" W	33.66'
L11	N 27°40'39" W	56.65'
L12	N 03°03'20" W	19.97'
L14	N 61°47'00" W	7.97'
L15	N 00°17'46" E	50.72'
L16	N 89°02'32" E	5.00'
L18	S 33°39'12" W	41.43'
L19	N 33°39'12" E	38.25'
L20	N 89°42'21" W	26.25'
L21	S 00°17'46" W	32.94'
L22	S 64°16'18" E	35.40'
L23	S 40°02'38" E	34.91'
L24	S 52°08'03" W	32.50'
L25	S 02°37'06" W	9.78'
L26	S 39°47'47" E	17.20'
L27	S 12°45'48" E	17.92'
L28	S 43°34'52" E	36.07'
L29	S 26°53'49" E	39.51'
L30	S 34°08'15" E	47.05'
L31	S 46°45'29" E	25.76'
L32	S 02°44'08" W	12.57'
L33	S 67°52'37" E	19.98'
L34	N 87°52'11" E	25.22'
L35	N 89°02'32" E	32.75'
L36	N 89°39'38" W	2.81'
L37	N 89°39'38" W	8.91'
L38	N 10°01'05" W	41.19'
L39	N 09°56'47" W	49.86'

Bench Mark # 0167–H–88
Elevation = _____
Mag Nail & Disc
BRITT LB 6638
Set in Curb at Catch Basin

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	50.00'	226°43'45"	S 65°59'40" E	91.80'	197.86'
C10	50.00'	68°46'18"	N 12°59'03" E	56.48'	60.01'
C11	50.00'	68°46'43"	N 55°47'27" W	56.48'	60.02'
C12	50.00'	07°13'17"	S 86°12'33" W	6.30'	6.30'
C13	15.00'	52°22'22"	S 26°49'38" W	13.24'	13.71'
C14	50.00'	81°57'28"	S 41°37'11" W	65.58'	71.52'
C18	50.00'	6°05'22"	N 79°33'14" E	5.31'	5.31'
C19	135.00'	35°25'51"	N 71°56'43" W	82.16'	83.48'
C20	5.00'	91°01'52"	S 45°13'10" E	7.13'	7.94'

TRACT LEGEND

NUMBER	DESCRIPTION / USE
100	Public Right of Way Dedicated By This Plat
A	Preservation Area; and Public Flowage Easement
B	Common Area; and Public Flowage Easement
C	Private Ingress–Egress, Utility & Drainage Easement; Public Utility Easement; and Public Flowage Easement

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CASSATA POINTE

A Subdivision

A parcel of land lying in Section 26, Township 38 South, Range 18 East, Sarasota County, Florida

PLAT BOOK 57 PAGE 4

SHEET 4 OF 4

SCALE: 1" = 30'

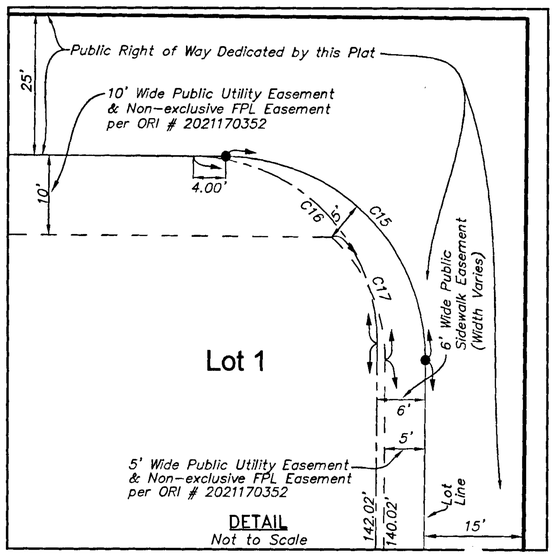
0 15 30 60

LEGEND:

- ■ Permanent Reference Monument, 4" Concrete Monument PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- ● Permanent Control Point, 4" Concrete Monument PCP LB 6638 or Mag Nail & Disk 6638 Found or Set.
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S.F. Square Feet
- FPL Florida Power & Light Company
- (O.A.) Overall
- Match Line

NOTES:

1. Bearings shown hereon refer to an Assumed Meridian. The East line of Section 26, Township 38 South, Range 18 East, Sarasota County, Florida, as being North.
2. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (2011 Adjustment-Epoch 2010), in U.S. Survey feet.
3. Elevations shown hereon refer to NAVD 88 Datum. Bases on National Geodetic Survey Bench Mark #H-634, published elevation =10.76 feet, (NAVD 88.)



MATCHLINE - SHEET 3

South Line of THE LIMES Plat Book 7, Page 99

Right of Way Previously Dedicated by The Limes, recorded in Plat Book 7, Page 99, Public Records of Saraoa County, Florida

BAYSHORE ROAD

Lands Conveyed to Sarasota County per Official Records Instrument #2020123116

S 89°39'38" E 891.15'

N 89°39'38" W 562.97'

BENCH MARK #0167-I-88

Mag Nail & Disk BRITT LB 6638 Found Stamped PRM

Bench Mark # 0167-I-88
Elevation = ____
Mag Nail & Disc
BRITT LB 6638
Set in Grate Inlet

10' Wide Public Utility Easement & Non-exclusive FPL Easement per ORI # 2021170352

TRACT 100
15987 S.F.

25.0' / Varies / 25.0'

433.02'

S 89°39'38" E 433.02'

100.00' 100.00' 100.00' 10.0' 90.02'

20.0'

20' Private Sanitary Sewer Easement

24.0'

C15

5' Wide Public Utility Easement & Non-exclusive FPL Easement per ORI # 2021170352

See Detail This Area

5.0' 5.0' 10' Centerline of 10' Wide Private Drainage Easement

5' Wide Private Utility Easement

5' Wide Private Utility Easement

5' Wide Public Utility Easement

N 00°17'44" E 165.14'

Centerline of 10' Wide Private Drainage Easement

10'

5.0'

4
16513 S.F.

N 00°17'46" E 165.10'

3
16509 S.F.

N 00°17'46" E 165.07'

2
16506 S.F.

N 00°17'46" E 165.04'

1
18844 S.F.

142.02'
140.02'

6' Wide Public Sidewalk Easement

N 00°17'46" E 140.02'

TRACT 100

6.0'

S 00°17'46" W 190.00'

15' Additional Public Right of Way Dedicated by this Plat

OAK STREET
50' Wide Right of Way Per Deed Book 382, Page 237

Unplatted Lands

8' Wide Public Utility Easement

30' Wide Private Drainage Easement

30'

8'

100.00' 100.00' 100.00' 115.00'

50'

15.0'

L13

N.89°40'47"W. 594.22'

Offset PRM 4" Concrete Monument BRITT LB 6638 Set

POINT OF BEGINNING
No Corner Set

405.92'
N 00°08'16" E

Unplatted Lands

LINE TABLE

LINE	BEARING	DISTANCE
L13	S 89°40'47" E	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C15	25.00'	89°57'24"	N 44°40'56" W	35.34'	39.25'
C16	23.00'	89°57'26"	N 44°40'57" W	32.51'	36.11'
C17	20.00'	48°32'50"	N 23°58'39" W	16.14'	16.95'

TRACT LEGEND

NUMBER	DESCRIPTION / USE
100	Public Right of Way Dedicated By This Plat

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