LAKESIDE COTTAGES

A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2023155712 4 PG(S)
October 12, 2023 09:56:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

PLAT BOOK 57 PAGE 408
SHEET 1 OF 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) ss

SRQ Investment–Florida, LLC, a Florida limited liability company, hereby certifies ownership of "LAKESIDE COTTAGES", shown hereon.

PUBLIC:

SRQ Investment–Florida, LLC, a Florida limited liability company, does hereby dedicate and set apart Public Utility Easements for surface, overhead, above ground, and underground utilities; Public Flowage Easements; and Sarasota County Permanent Utility Easements, as shown and described on this plat for said uses and purposes to the County of Sarasota and the Public forever.

PRIVATE:

SRQ Investment–Florida, LLC, a Florida limited liability company, hereby certifies does hereby dedicate and set apart Private Drainage Easements; Private Utility Easements for surface, overhead, above ground, and underground utilities; TRACT "A" Common Area, Private Landscaping, and Drainage Easements; Tract "B" Common Area, Pool, Cabana, Landscaping, Restrooms, Walking Trail, and Pool Deck; Tract "C" Common Area, Private Landscaping, Pond, Pond Maintenance, Drainage, and Walking Trail Area; TRACT "D" Common Area, Sign, Landscaping, and Private Drainage Easement; TRACT "E" Common Area, Private Dog Park; Tract "F" Common Area, Private Ingress/Egress and Drainage Easement, and Public Utility Easement; TRACT "G" Common Area, Private Lift Station Easement, and Public Utility Easement; 5' Wide Private Drainage and Utility Easements; 5' Wide Private Utility Easement; and Private Ingress/Egress Easements, for said uses and purposes to the LAKESIDE COTTAGES 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 12 day of September, A.D., 2023.

Witnesses:

Stephanie L Tancey
Signature of Witness

STEPHANIE L TANCEY
Print Name of Witness

Signature of Witness

Print Name of Witness

SRQ Investment–Florida, LLC, a Florida limited liability company,

BY: Michael W. Miller
Michael W. Miller, Manager

NOTARY ACKNOWLEDGMENT

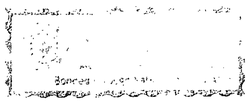
State of Florida)
County of Sarasota) ss

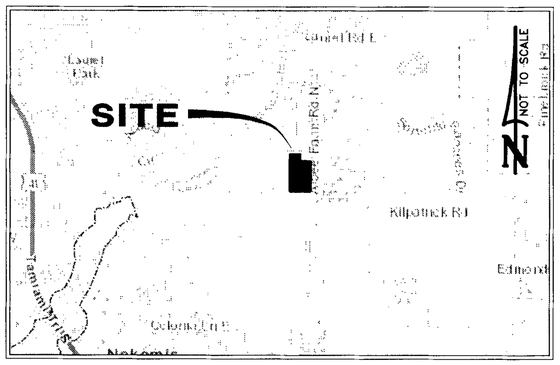
BEFORE ME, the undersigned Notary Public, personally appeared Michael W. Miller, Manager of SRQ Investment–Florida, LLC, a Florida limited liability company, authorized to do business in the State of Florida, to me known to be the individual described in and who executed the foregoing Certificate of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

WITNESS my hand and official seal at Sarasota County, Florida, this 12th day of September, A.D., 2023.

2/21/2024
My Commission Expires:

Stephanie L Tancey
NOTARY PUBLIC, State of Florida at Large





LOCATION MAP

TRACT LEGEND

TRACT	DESCRIPTION
A	Common Area, Private Landscaping, and Drainage Easements
B	Common Area, Pool, Cabana, Landscaping, Restrooms, Walking Trail, and Pool Deck
C	Common Area, Private Landscaping, Pond, Pond Maintenance, Drainage, and Walking Trail Area
D	Common Area, Sign, Landscaping, and Private Drainage Easement
E	Common Area, Private Dog Park
F	Common Area, Private Ingress/Egress and Drainage Easement, and Public Utility Easement
G	Common Area, Private Lift Station Easement, and Public Utility Easement

NOTE:

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

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 #2023155710, Public Records of Sarasota County, Florida.

The Floodplain Delineation Map is recorded in Miscellaneous Map Book 7, Page 3, and Official Records Instrument # 2023013306, of the Public Records of Sarasota County, Florida

Declaration of Restrictions is simultaneously recorded in Official Records Instument #2023155711, 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 was filed for record in Plat Book 57, Pages 408 - 411, Public Records of Sarasota County, Florida, this 12 day of October, A.D., 2023.

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

BY: A. Raynor

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 10th day of October, A.D., 2023.

Approved:

County Engineer

J. Moye
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 Unified Development Code, as amended.

By: Teri S. Owen Date: 9/14/23
Teri S. Owen, PSM #5928
Sarasota County Surveyor

LOT LINE EASEMENTS:

Unless otherwise indicated, easements of ten (10') feet in width along each front lot line, easements eight (8') feet in width along each rear lot line, and five feet (5') in width along each side 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.

Where a zero lot line condition exists, the side lot line easements shall terminate at the vertical plane of the outside perimeter of any structure wall or overhang within said lot line easement.

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), Lot Corners, Permanent Control Points (PCP's), and Bench Marks (BM's) were installed on January 16, 2023.

Date: 9/12/2023

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

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LAND SURVEYORS AND MAPPERS
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Email: bsi@brittsurveying.com

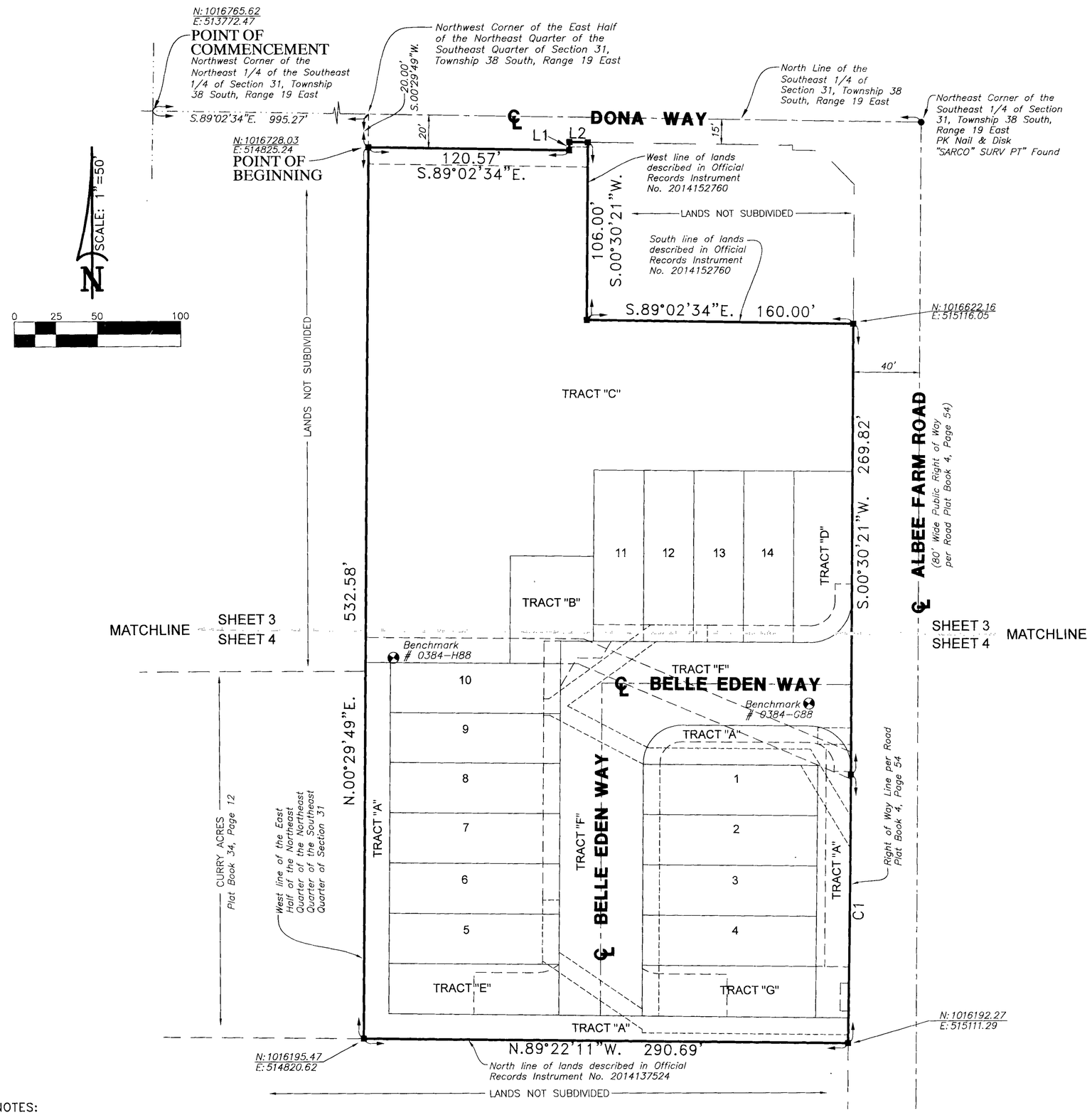
LAKESIDE COTTAGES

A SUBDIVISION

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 57 PAGE 409
SHEET 2 OF 4

KEY MAP



DESCRIPTION:

A part of Section 31, Township 38, South, Range 19 East, Sarasota County, Florida, described as follows:

Commence at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 31, Township 38 South, Range 19 East, Sarasota County, Florida; thence along the North line of the Southeast Quarter of said Section 31, S 89°02'34" E, a distance of 995.27 feet to the Northwest Corner of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 31; thence S.00°29'49"W., along the West line of said East Half of the Northeast Quarter of the Southeast Quarter of Section 31, a distance of 20.00 feet to the POINT OF BEGINNING, thence S.89°02'34"E., along a line lying 20.00 feet Southerly of and parallel with said North line of the Southeast Quarter of Section 31, a distance of 120.57 feet; thence N.00°57'26"E., perpendicular to said North line of the Southeast Quarter of Section 31, a distance of 5.00 feet; thence S.89°02'34"E., along a line lying 15.00 feet southerly of and parallel with said North line of the Southeast Quarter of Section 31, a distance of 11.13 feet to a point on the West line of lands described in Official Records Instrument No. 2014152760, of the Public Records of Sarasota County, Florida; thence along the boundary line of said lands described in Official Records Instrument No. 2014152760, the following two (2) courses: (1) S.00°30'21"W., a distance of 106.00 feet; (2) thence S.89°02'34"E., a distance of 160.00 feet to a point on the West Right of Way line of Albee Farm Road, an 80.00 foot wide Public Right of Way per Road Plat Book 4, Page 54D of the Public Records of Sarasota County, Florida; thence along said West Right of Way line of Albee Farm Road, the following two (2) courses: (1) S.00°30'21"W. a distance of 269.82 feet to the beginning of a curve to the right, having: a radius of 13293.21 feet, a central angle of 00°41'24", a chord bearing of S.00°51'03"W., and a chord length of 160.10 feet; (2) thence along the arc of said curve, an arc length of 160.10 feet to a point on the North line of lands described in Official Records Instrument No. 2014137524, of said Public Records of Sarasota County, Florida; thence N.89°22'11"W., along said North line of lands described in Official Records Instrument No. 2014137524, a distance of 290.69 feet to a point on the West line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 31; thence N.00°29'49"E., along said West line of the East Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 31, a distance of 532.58 feet to the POINT OF BEGINNING.

Parcel contains 138953 square feet, or, 3.1899 acres, more or less.

LEGEND:

Sq Ft	Square Feet
	Match Line
ORI	Official Records Instrument
	Bench Mark
■	Permanent Reference Monument, 5/8" Iron Rod with Stainless Steel Cap, Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
●	Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
LXX	Line number See Line Table This Sheet
CXX	Curve number See Curve Table This Sheet

TRACT LEGEND

TRACT	DESCRIPTION
A	Common Area, Private Landscaping, and Drainage Easements
B	Common Area, Pool, Cabana, Landscaping, Restrooms, Walking Trail, and Pool Deck
C	Common Area, Private Landscaping, Pond, Pond Maintenance, Drainage, and Walking Trail Area
D	Common Area, Sign, Landscaping, and Private Drainage Easement
E	Common Area
F	Common Area, Private Ingress/Egress and Drainage Easement, and Public Utility Easement
G	Common Area, Private Lift Station Easement, and Public Utility Easement

NOTES:

1. *Bearings shown hereon refer to an Assumed Meridian. The North line of the Southeast Quarter of Section 31-38S-19E = S.89°02'34"E.*
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 NGS Bench Mark # M 723, published elevation =4.38 feet, (NAVD88).*

Bench Mark # 0384 G88
Elevation = 6.82'(NAVD)88
Mag Nail & Disc
BRITT LB 6638
Set in Curb at Catch Basin

Bench Mark # 0384 H88
Elevation = 7.03'(NAVD)88
Mag Nail & Disc
BRITT LB 6638
Set in Curb at Catch Basin

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°57'26"E.	5.00'
L2	S.89°02'34"E.	11.13'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13293.21'	00°41'24"	S.00°51'03"W.	160.10'	160.10'

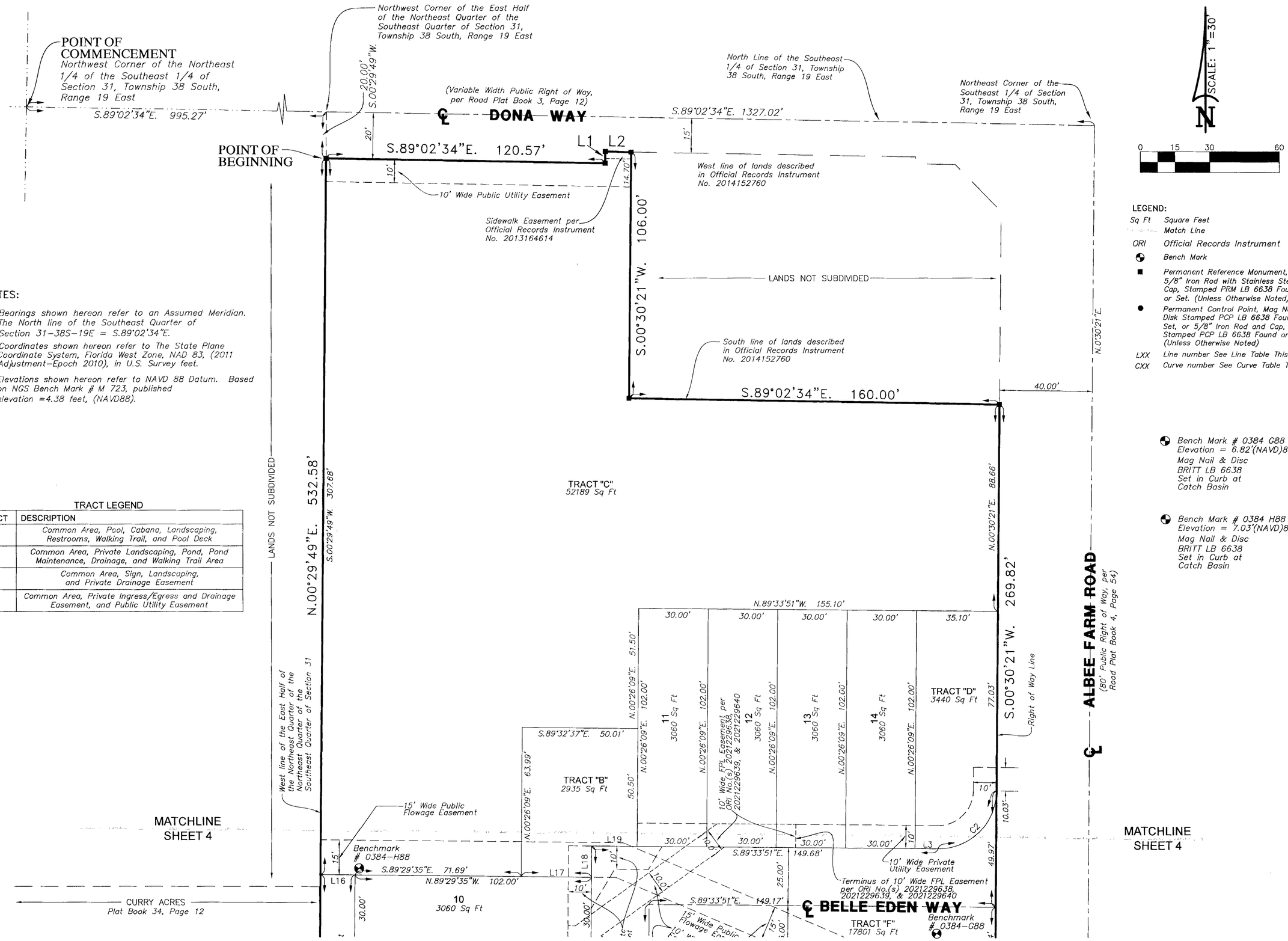
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SARASOTA COUNTY, FLORIDA

PLAT BOOK 57 PAGE 410
SHEET 3 OF 4



NOTES:

1. Bearings shown hereon refer to an Assumed Meridian. The North line of the Southeast Quarter of Section 31-38S-19E = S.89°02'34"E.
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 NGS Bench Mark # M 723, published elevation =4.38 feet, (NAVD88).

LEGEND:

Sq Ft	Square Feet
	Match Line
ORI	Official Records Instrument
	Bench Mark
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Bench Mark # 0384 G88
Elevation = 6.82'(NAVD)88
Mag Nail & Disc
BRITT LB 6638
Set in Curb at
Catch Basin

Bench Mark # 0384 H88
Elevation = 7.03'(NAVD)88
Mag Nail & Disc
BRITT LB 6638
Set in Curb at
Catch Basin

TRACT LEGEND

TRACT	DESCRIPTION
B	Common Area, Pool, Cabana, Landscaping, Restrooms, Walking Trail, and Pool Deck
C	Common Area, Private Landscaping, Pond, Pond Maintenance, Drainage, and Walking Trail Area
D	Common Area, Sign, Landscaping, and Private Drainage Easement
F	Common Area, Private Ingress/Egress and Drainage Easement, and Public Utility Easement

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.00°57'26"E.	5.00'
L2	S.89°02'34"E.	11.13'
L3	N.89°33'51"W.	10.00'
L16	S.89°29'35"E.	15.04'
L17	S.89°29'35"E.	30.31'
L18	N.00°30'25"E.	13.51'
L19	S.89°33'51"E.	19.68'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	25.00'	89°55'31"	S.45°28'24"W.	35.33'	39.24'

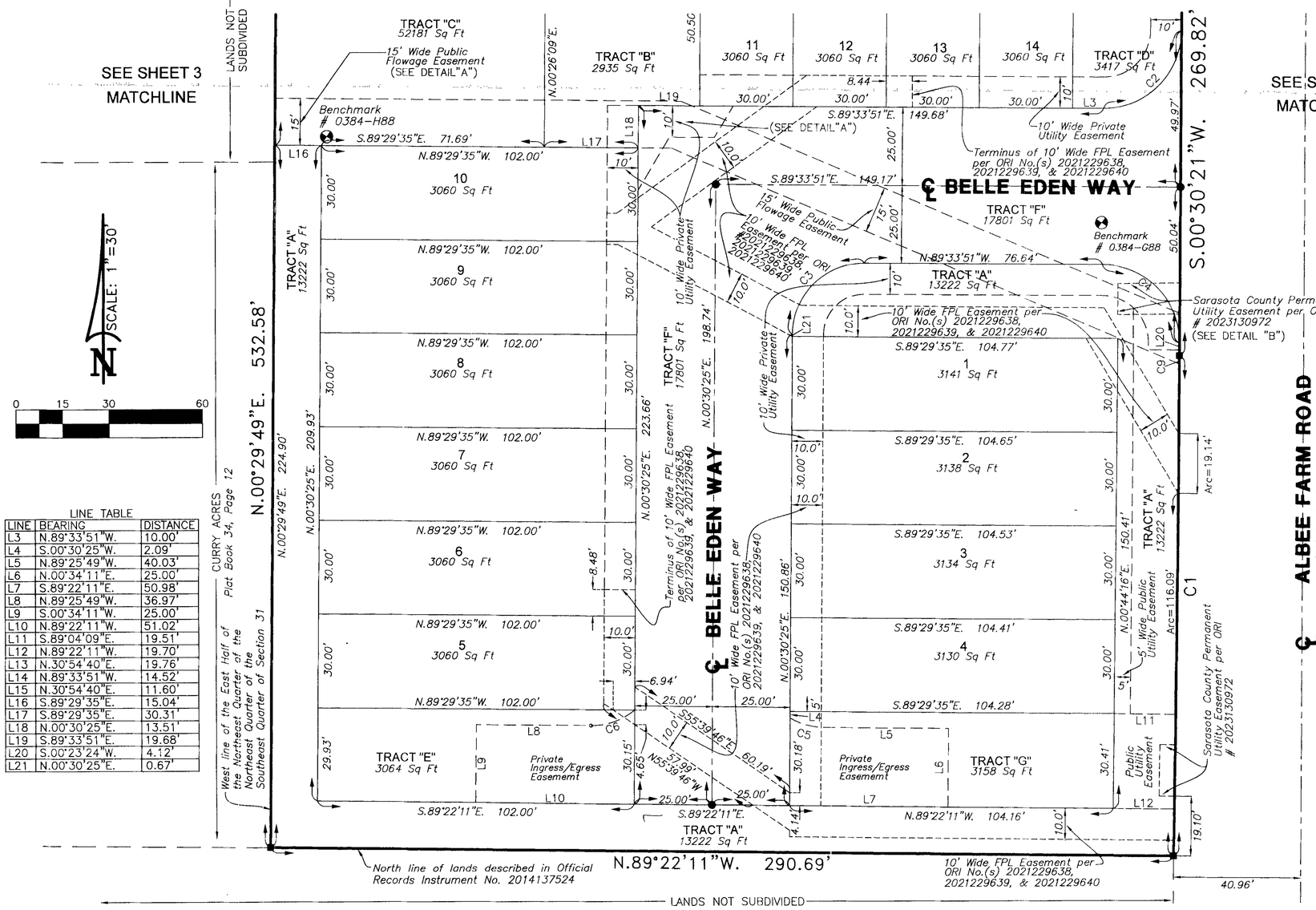
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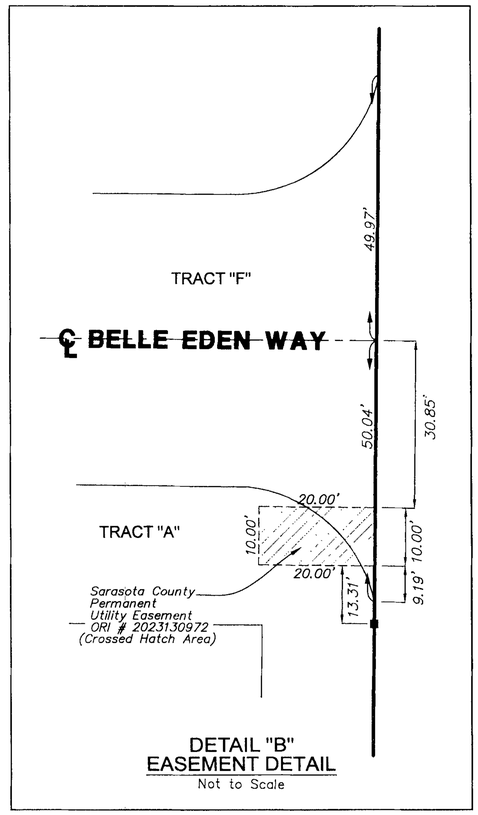
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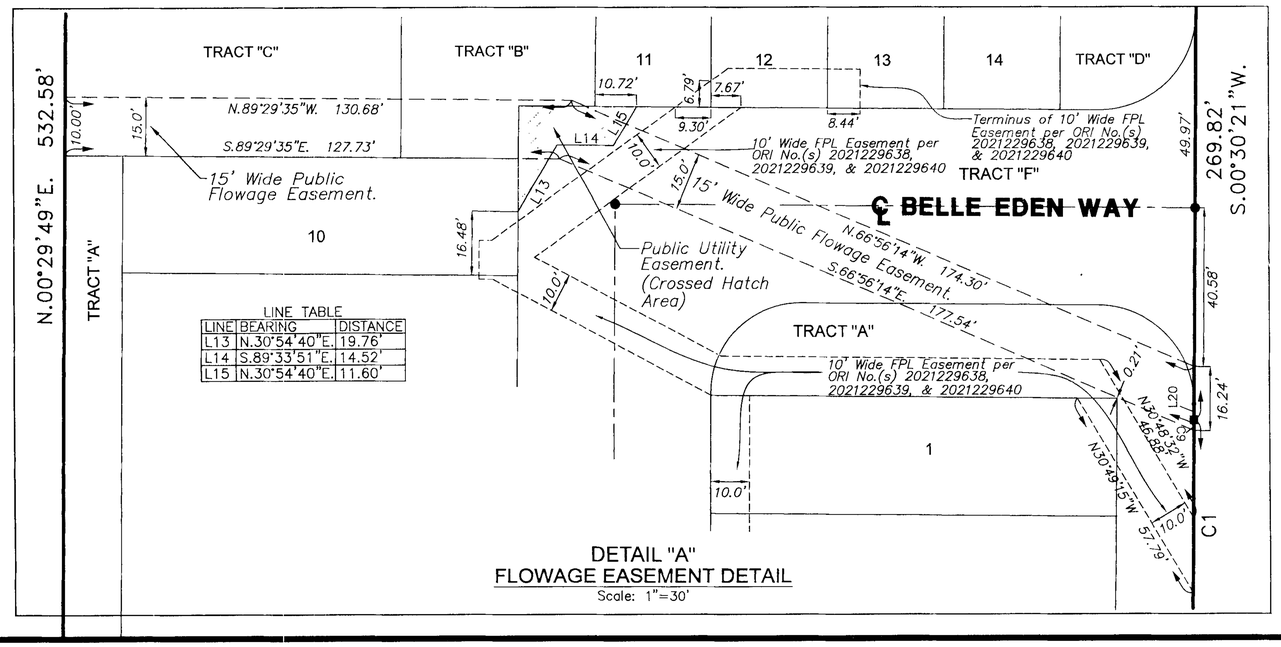




DETAIL "B"
EASEMENT DETAIL
Not to Scale

LINE TABLE

LINE	BEARING	DISTANCE
L3	N.89°33'51"W.	10.00'
L4	S.00°30'25"W.	2.09'
L5	N.89°25'49"W.	40.03'
L6	N.00°34'11"E.	25.00'
L7	S.89°22'11"E.	50.98'
L8	N.89°25'49"W.	36.97'
L9	S.00°34'11"W.	25.00'
L10	N.89°22'11"W.	51.02'
L11	S.89°04'09"E.	19.51'
L12	N.89°22'11"W.	19.70'
L13	N.30°54'40"E.	19.76'
L14	N.89°33'51"W.	14.52'
L15	N.30°54'40"E.	11.60'
L16	S.89°29'35"E.	15.04'
L17	S.89°29'35"E.	30.31'
L18	N.00°30'25"E.	13.51'
L19	S.89°33'51"E.	19.68'
L20	S.00°23'24"W.	4.12'
L21	N.00°30'25"E.	0.67'



LINE TABLE

LINE	BEARING	DISTANCE
L13	N.30°54'40"E.	19.76'
L14	S.89°33'51"E.	14.52'
L15	N.30°54'40"E.	11.60'

DETAIL "A"
FLOWAGE EASEMENT DETAIL
Scale: 1"=30'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	13293.21'	00°41'24"	S.00°51'03"W.	160.10'	160.10'
C2	25.00'	89°55'31"	S.45°28'24"W.	35.33'	39.24'
C3	23.00'	89°55'44"	N.45°28'17"E.	32.51'	36.10'
C4	25.00'	90°05'04"	S.44°31'18"E.	35.38'	39.31'
C5	22.00'	29°56'14"	N.74°27'42"W.	11.36'	11.50'
C6	22.00'	39°35'02"	S.70°46'40"W.	14.90'	15.20'
C9	13293.21'	00°00'41"	N.00°30'42"E.	2.67'	2.67'

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BRITT LB 6638
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Elevation = 7.03'(NAVD)88
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