PLAT BOOK 27 PAGE 39
SHEET 1 OF 4 SHEETS

83217

HIDDEN OAKS ADDITION

SEC. 26, TWP. 36-S, RGE. 18-E

SARASOTA COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND BEING THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36S, RANGE 18E, SARASOTA COUNTY, FLORIDA LYING SOUTHERLY OF EXISTING R/W FOR BAHIA VISTA AND NORTHERLY OF PHILLIPPI CREEK MAIN "A" (100' R/W), FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SEC.26; THENCE S 0°16'05"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 30.00' FOR A P.O.B.; THENCE S 0° 16'05"W, CONTINUING ALONG SAID EAST LINE, 1080.81' TO THE NORTHERLY R/W LINE OF PHILLIPPI CREEK, MAIN "A" (SARASOTA FRUITVILLE DRAINAGE R/W) - 100' R/W; THENCE N51°03'51"W, ALONG SAID DRAINAGE R/W, 1713.56' TO THE EXISTING SOUTHERLY R/W FOR BAHIA VISTA STREET; THENCE N89°49'57"E, ALONG SAID EXISTING SOUTHERLY R/W (LYING 30' SOUTHERLY OF CENTERLINE), 1337.96' TO THE P.O.B.
CONTAINING 16.598 ACRES ±

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } S.S
COUNTY OF SARASOTA }

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 5TH DAY OF MAR., A.D. 1981.
APPROVED:

PLANNING DIRECTOR

Beverly Clay
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

Linda Wagner Flaum
COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

I, R.H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT, 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 27, PAGES 39-39C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 6TH DAY OF MARCH, A.D. 1981.

R.H. HACKNEY, JR., CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

PRIVATE ACCESS & UTILITY EASEMENT

ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS, ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE "HIDDEN OAKS ADDITION" PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, LICENSEES AND INVITEES ONLY, AND IN NO WISE CONSTITUTES A DEDICATION TO THE PUBLIC OR THE COUNTY OF SARASOTA, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE COUNTY, TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROAD.

EASEMENT NOTE

LOT LINE EASEMENTS: EASEMENTS OF 8' IN WIDTH ALONG EACH FRONT & REAR LOT LINE AND 5' IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES 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 LOTLINE EASEMENTS.

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

THE FIRST STATE BANK OF MIAMI, TRUSTEE, A FLORIDA CORPORATION BY ITS DULY ELECTED VICE-PRESIDENT, RICHARD G. SWAN AND BY ITS DULY ELECTED ASSISTANT CASHIER, JANE BROWN ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "HIDDEN OAKS ADDITION", SHOWN AND DESCRIBED HEREON, AND DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE ES'MTS. AND SPECIAL DRAINAGE ES'MTS. AS SHOWN AND DESCRIBED HEREON, FOR THE USE OF THE PROPERTY OWNERS OF "HIDDEN OAKS ADDITION", 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 COUNTY OF SARASOTA BY THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13TH DAY OF JAN., A.D. 1981.
FIRST STATE BANK OF MIAMI

WITNESS: Jane Brown
ASSISTANT CASHIER

BY: Richard G. Swan
VICE - PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD G. SWAN, VICE PRESIDENT, AND JANE BROWN, ASSISTANT CASHIER OF THE FIRST STATE BANK OF MIAMI, TRUSTEE, A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT DADE COUNTY, FLORIDA THIS 13th DAY OF JAN., A.D. 1981.

Aug. 21, 1981
MY COMMISSION EXPIRES

Helene Y. Ellis
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY SUBDIVISION REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED ON 1-20-81. THE PERMANENT CONTROL POINTS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT. WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

1-20-81
DATE

J.V. MOSBY, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 858

MOSBY ENGINEERING ASSOCIATES INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

HIDDEN OAKS ADDITION

SEC. 26, TWP. 36-S, RGE. 18-E

SARASOTA COUNTY, FLORIDA

CONSENT TO DEDICATION

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

GARNER MORTGAGE COMPANY, A FLORIDA CORPORATION, HOLDER OF MORTGAGE DATED DECEMBER 29, 1979, AND RECORDED IN OFFICIAL RECORD BOOK 1348, PAGE 1292, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (SAID MORTGAGE ASSIGNED TO GARNER MORTGAGE BY, SOUTHEASTERN HOME MORTGAGE COMPANY, A FLORIDA CORPORATION, WHO EXECUTED SAID MORTGAGE ON DECEMBER 29, 1979, AND RECORDED IN OFFICIAL RECORD BOOK 1348, PAGE 1289, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), DOES HEREBY CONSENT TO, RATIFY, APPROVE AND CONFIRM THIS PLAT AND DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, THIS 12TH DAY OF JAN, A.D., 1981.

GARNER MORTGAGE COMPANY

ATTEST: S. Elizabeth Pendergast
ASSISTANT SECRETARY S. ELIZABETH PENDERGAST

BY John Michael Garner
PRESIDENT JOHN MICHAEL GARNER

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN MICHAEL GARNER AND S. ELIZABETH PENDERGAST OF GARNER MORTGAGE COMPANY, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT DADE COUNTY, FLORIDA THIS 12th DAY OF Jan. AD., 1981.

May 9 1982
MY COMMISSION EXPIRES

Emily O. Wakefield
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

THE FIRST STATE BANK OF MIAMI, TRUSTEE, A FLORIDA CORPORATION BY ITS DULY ELECTED VICE-PRESIDENT, RICHARD G. SWAN AND BY ITS DULY ELECTED ASSISTANT CASHIER, JUNE BROWN ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "HIDDEN OAKS ADDITION", SHOWN AND DESCRIBED HEREON, AND DO HEREBY MAKE THE FOLLOWING GRANTS AND DEDICATIONS:
THE ADDITIONAL 20' RIGHT-OF-WAY FOR BAHIA VISTA STREET AND THE 50' WIDE DRAINAGE MAINTENANCE EASEMENT AS DEPICTED ARE DEDICATED TO THE COUNTY OF SARASOTA FOR SAID USES AND PURPOSES FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 13TH DAY OF JAN. A.D., 1981.

FIRST STATE BANK OF MIAMI

WITNESS: June Brown
ASSISTANT CASHIER

BY: Richard G. Swan
VICE-PRESIDENT

STATE OF FLORIDA)
COUNTY OF DADE) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD G. SWAN, VICE-PRESIDENT, AND JUNE BROWN, ASSISTANT CASHIER OF THE FIRST BANK OF MIAMI, TRUSTEE, A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT DADE COUNTY, FLORIDA THIS 13th DAY OF JAN., A.D., 1981.

August 21, 1981
MY COMMISSION EXPIRES

Helen Y. Ellis
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

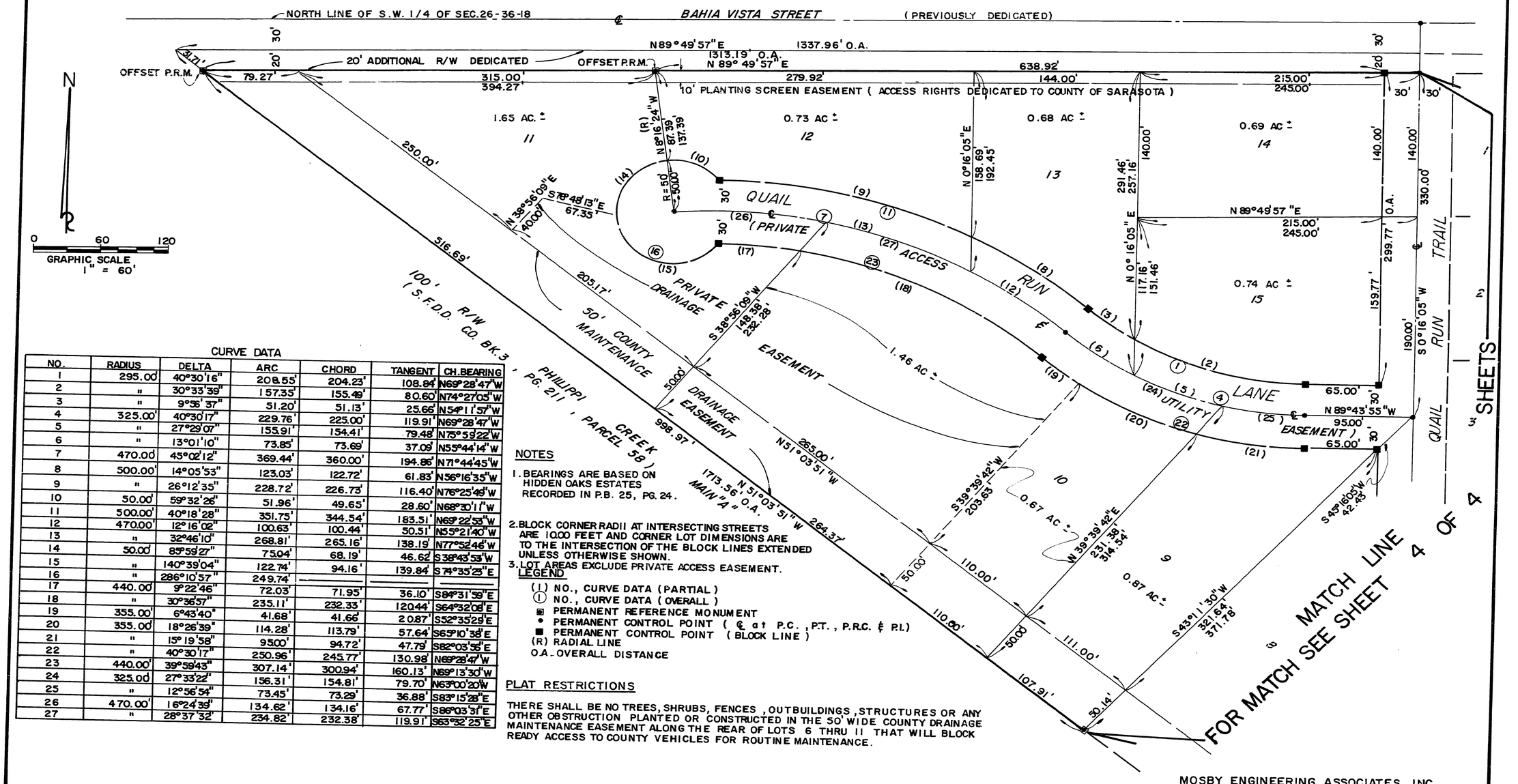
MOSBY ENGINEERING ASSOCIATES INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

PLAT BOOK 27 PAGE 39B
SHEET 3 OF 4 SHEETS

HIDDEN OAKS ADDITION

SEC. 26, TWP. 36-S, RGE. 18-E

SARASOTA COUNTY, FLORIDA



CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	TANGENT	CH.BEARING
1	295.00'	40°30'16"	208.55'	204.23'	108.84'	N69°28'47"W
2	"	30°33'39"	157.35'	155.49'	80.60'	N74°27'05"W
3	"	9°55'37"	51.20'	51.13'	25.66'	N54°11'57"W
4	325.00'	40°30'17"	229.76'	225.00'	119.91'	N69°28'47"W
5	"	27°29'07"	155.91'	154.41'	79.48'	N75°59'22"W
6	"	13°01'10"	73.85'	73.69'	37.09'	N55°44'14"W
7	470.00'	45°02'12"	369.44'	360.00'	194.86'	N71°44'45"W
8	500.00'	14°05'53"	123.03'	122.72'	61.83'	N56°16'35"W
9	"	26°12'35"	228.72'	226.73'	116.40'	N76°25'49"W
10	50.00'	59°32'26"	51.96'	49.65'	28.60'	N68°30'11"W
11	500.00'	40°18'28"	351.75'	344.54'	183.51'	N69°22'53"W
12	470.00'	12°16'02"	100.63'	100.44'	50.51'	N55°21'40"W
13	"	32°46'10"	268.81'	265.16'	138.19'	N77°52'46"W
14	50.00'	85°59'27"	75.04'	68.19'	46.62'	S38°43'53"W
15	"	140°39'04"	122.74'	94.16'	139.84'	S74°35'25"E
16	"	286°10'57"	249.74'			
17	440.00'	9°22'46"	72.03'	71.95'	36.10'	S84°31'39"E
18	"	30°36'57"	235.11'	232.33'	120.44'	S64°32'08"E
19	355.00'	6°43'40"	41.68'	41.66'	20.87'	S52°35'29"E
20	355.00'	18°26'39"	114.28'	113.79'	57.64'	S65°10'38"E
21	"	15°19'58"	95.00'	94.72'	47.79'	S82°03'36"E
22	"	40°30'17"	250.96'	245.77'	130.98'	N69°28'47"W
23	440.00'	39°59'43"	307.14'	300.94'	160.13'	N69°13'30"W
24	325.00'	27°33'22"	156.31'	154.81'	79.70'	N63°00'20"W
25	"	12°56'54"	73.45'	73.29'	36.88'	S83°15'28"E
26	470.00'	16°24'39"	134.62'	134.16'	67.77'	S86°03'31"E
27	"	28°37'32"	234.82'	232.38'	119.91'	S63°32'25"E

NOTES

1. BEARINGS ARE BASED ON HIDDEN OAKS ESTATES RECORDED IN P.B. 25, PG. 24.
2. BLOCK CORNER RADII AT INTERSECTING STREETS ARE 10.00 FEET AND CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF THE BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.
3. LOT AREAS EXCLUDE PRIVATE ACCESS EASEMENT.

LEGEND

(1) NO., CURVE DATA (PARTIAL)
(1) NO., CURVE DATA (OVERALL)
▣ PERMANENT REFERENCE MONUMENT
• PERMANENT CONTROL POINT (℄ at P.C., P.T., P.R.C. & P.I.)
■ PERMANENT CONTROL POINT (BLOCK LINE)
(R) RADIAL LINE
O.A. - OVERALL DISTANCE

PLAT RESTRICTIONS

THERE SHALL BE NO TREES, SHRUBS, FENCES, OUTBUILDINGS, STRUCTURES OR ANY OTHER OBSTRUCTION PLANTED OR CONSTRUCTED IN THE 50' WIDE COUNTY DRAINAGE MAINTENANCE EASEMENT ALONG THE REAR OF LOTS 6 THRU 11 THAT WILL BLOCK READY ACCESS TO COUNTY VEHICLES FOR ROUTINE MAINTENANCE.

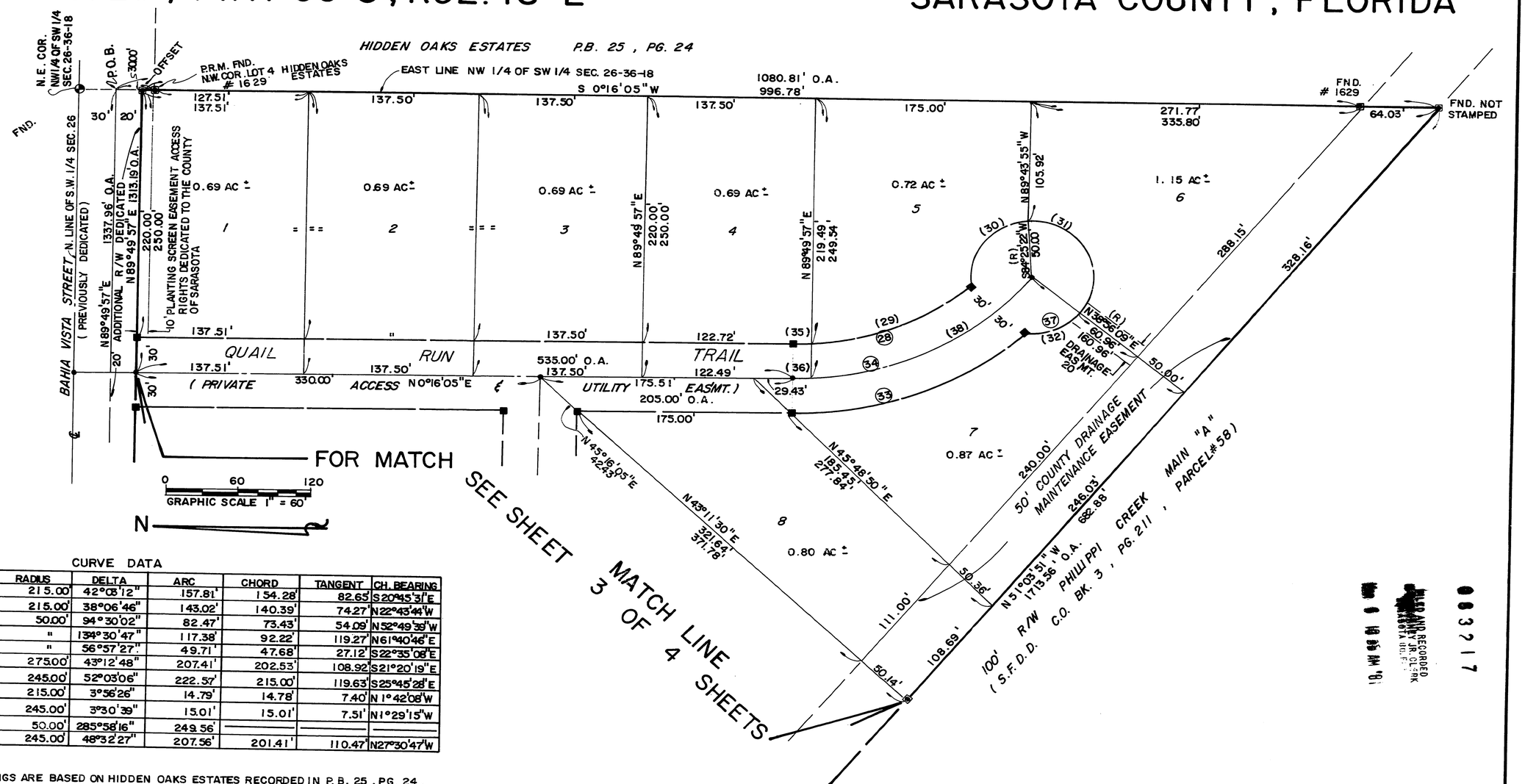
MOSBY ENGINEERING ASSOCIATES INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA

PLAT BOOK 27 PAGE 39C
SHEET 4 OF 4 SHEETS

HIDDEN OAKS ADDITION

SEC. 26, TWP. 36-S, RGE. 18-E

SARASOTA COUNTY, FLORIDA



CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	TANGENT	CH. BEARING
28	215.00'	42°03'12"	157.81'	154.28'	82.65'	S20°45'31"E
29	215.00'	38°06'46"	143.02'	140.39'	74.27'	N22°43'44"W
30	50.00'	94°30'02"	82.47'	73.43'	54.09'	N52°49'39"W
31	"	134°30'47"	117.38'	92.22'	119.27'	N61°40'46"E
32	"	56°57'27"	49.71'	47.68'	27.12'	S22°35'08"E
33	275.00'	43°12'48"	207.41'	202.53'	108.92'	S21°20'19"E
34	245.00'	52°03'06"	222.57'	215.00'	119.63'	S25°45'28"E
35	215.00'	3°56'26"	14.79'	14.78'	7.40'	N1°42'08"W
36	245.00'	3°30'39"	15.01'	15.01'	7.51'	N1°29'15"W
37	50.00'	285°58'16"	249.56'	—	—	—
38	245.00'	48°32'27"	207.56'	201.41'	110.47'	N27°30'47"W

NOTES

1. BEARINGS ARE BASED ON HIDDEN OAKS ESTATES RECORDED IN P.B. 25, PG. 24.
2. LOT AREAS TO PRIVATE STREET EASEMENT LINE NOT CENTERLINE.
3. BLOCK CORNER RADII AT INTERSECTING STREETS ARE 10.00 FEET AND CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF BLOCK LINES EXTENDED UNLESS OTHERWISE SHOWN.

LEGEND

(1) NO., CURVE DATA (PARTIAL)
(1) NO., CURVE DATA (OVERALL)
▣ PERMANENT REFERENCE MONUMENT
• PERMANENT CONTROL POINT (℄ at P.C., P.T. & P.I.)
■ PERMANENT CONTROL POINT (BLOCK LINE)
(R) RADIAL LINE
O.A. OVERALL DISTANCE

PLAT RESTRICTIONS

THERE SHALL BE NO TREES, SHRUBS, FENCES, OUTBUILDINGS, STRUCTURES OR ANY OTHER OBSTRUCTION PLANTED OR CONSTRUCTED IN THE 50' WIDE COUNTY DRAINAGE MAINTENANCE EASEMENT ALONG THE REAR OF LOTS 6 THRU 11 THAT WILL BLOCK READY ACCESS TO COUNTY VEHICLES FOR ROUTINE MAINTENANCE.

003217
FILED AND RECORDED
KAREN E. RUSHNEY JR. CLERK
SARASOTA COUNTY, FLORIDA

MOSBY ENGINEERING ASSOCIATES INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA