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# SIESTA ESTATES

## A REPLAT OF A PART OF BLOCKS 22, 23, 24 & 25, SARASOTA BEACH (P.B. "A" / PG. 44) SEC. 12 & 13, TWP. 37S., RGE. 17E., SARASOTA COUNTY, FLORIDA

**NOTES**

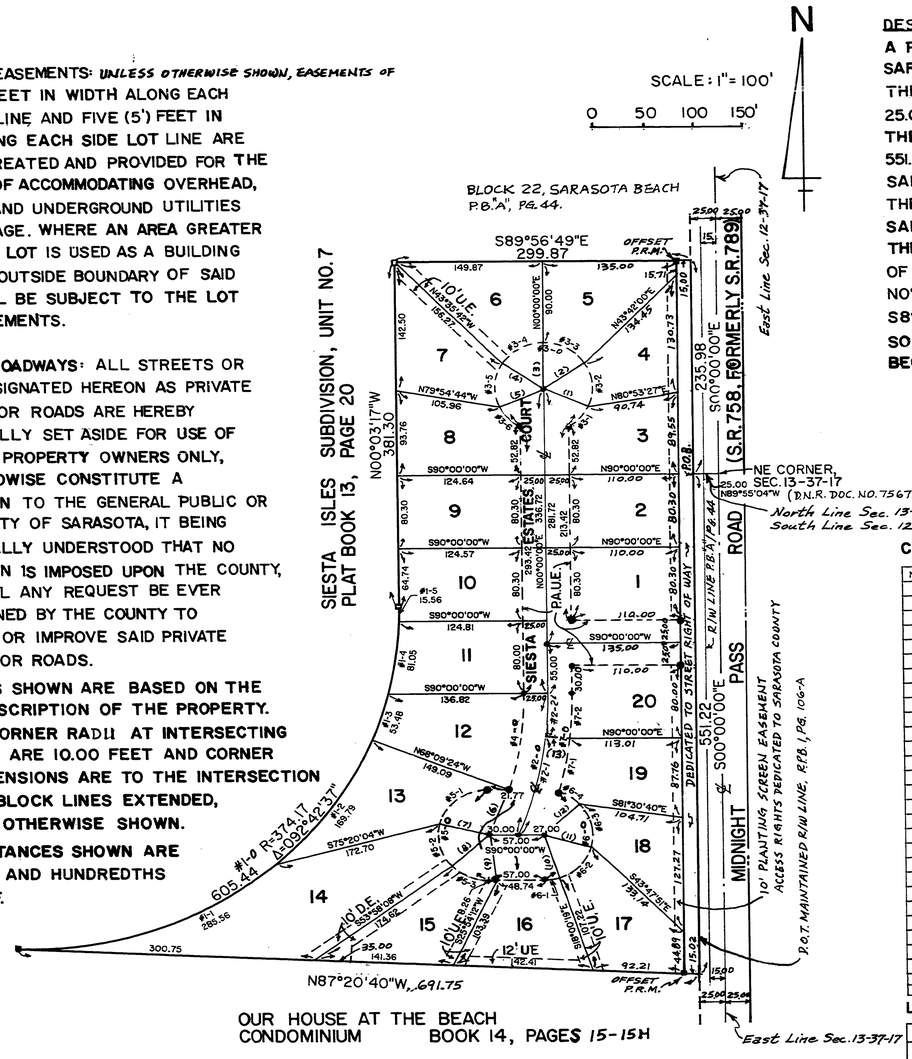
1. LOT LINE EASEMENTS: UNLESS OTHERWISE SHOWN, EASEMENTS OF EIGHT(8') FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

2. PRIVATE ROADWAYS: ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS ONLY, AND IN NOWISE CONSTITUTE A DEDICATION TO THE GENERAL 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 ROADS.

3. BEARINGS SHOWN ARE BASED ON THE DEED DESCRIPTION OF THE PROPERTY.

4. 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.

5. ALL DISTANCES SHOWN ARE IN FEET AND HUNDREDTHS THEREOF.




**DESCRIPTION**

A PARCEL OF LAND LYING AND BEING IN THE SE 1/4 OF SEC. 12, AND THE NE 1/4 OF SEC. 13, TWP. 37S, RGE. 17E., SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 13, THENCE N89°55'04"W, ALONG THE NORTH LINE OF THE SAID SECTION 13, 25.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MIDNIGHT PASS ROAD (S.R. 789, 50' R/W) FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MIDNIGHT PASS ROAD, 551.22'; THENCE N87°20'40"W, 691.75' TO THE POINT OF CURVATURE OF A CONCAVE CURVE TO THE NORTHWEST, SAID POINT BEING ON THE SOUTH BOUNDARY LINE OF UNIT NO.7, SIESTA ISLES SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID CURVE HAVING A CENTRAL ANGLE OF 92°42'37" (PLAT 92°43'08"), A RADIUS OF 374.17' (PLAT 375.00'); THENCE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EASTERLY BOUNDARY LINE OF SAID UNIT NO.7, SIESTA ISLES SUBDIVISION, 605.44' (PLAT 606.85') TO THE POINT OF TANGENCY; THENCE NO°03'17"W ALONG THE EAST BOUNDARY LINE OF SAID UNIT NO. 7, SIESTA ISLES SUBDIVISION, 381.30'; THENCE S89°56'49"E, 299.87' TO INTERSECT THE WEST RIGHT-OF-WAY LINE OF SAID MIDNIGHT PASS ROAD; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MIDNIGHT PASS ROAD, 235.98' TO THE POINT OF BEGINNING, AND CONTAINING 6.14 ACRES MORE OR LESS.

**CURVE DATA**

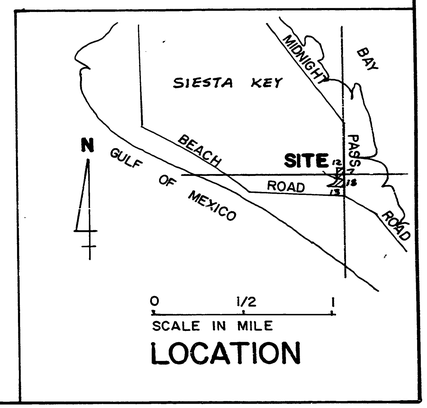
| NUMBER | RADIUS | ARC | DELTA | TANGENT | CHORD | CHORD-BEARING |
|---|---|---|---|---|---|---|
| 1-0 | 374.17 | 605.44 | 092°42'37" | 392.30 | 541.52 | N46°18'01.5"E |
| 1-1 | " | 285.56 | 043°43'37" | 150.14 | 278.68 | N70°47'31.5"E |
| 1-2 | " | 169.79 | 025°59'57" | 86.38 | 168.33 | N35°55'44.5"E |
| 1-3 | " | 53.48 | 008°11'23" | 26.79 | 53.44 | N18°50'04.5"E |
| 1-4 | " | 81.05 | 012°24'42" | 40.69 | 80.90 | N08°32'02.0"E |
| 1-5 | " | 15.56 | 002°22'58" | 7.78 | 15.56 | N01°08'12.0"E |
| 2-0 | 391.33 | 160.51 | 023°30'04" | 81.40 | 159.39 | N11°45'02.0"E |
| 3-0 | 50.00 | 261.80 | 300°00'00" | —— | 50.00 | S90°00'00.0"W |
| 3-1 | " | 30.77 | 035°15'30" | 15.89 | 30.29 | N42°22'15.0"E |
| 3-2 | " | 50.06 | 057°22'15" | 27.36 | 48.00 | N03°56'37.5"W |
| 3-3 | " | 50.07 | 057°22'15" | 27.36 | 48.00 | N61°18'52.5"W |
| 3-4 | " | 50.07 | 057°22'15" | 27.36 | 48.00 | S61°18'52.5"W |
| 3-5 | " | 50.06 | 057°22'15" | 27.36 | 48.00 | S03°56'37.5"W |
| 3-6 | " | 30.77 | 035°15'30" | 15.89 | 30.29 | S42°22'15.0"E |
| 4-0 | 366.33 | 107.59 | 016°49'39" | 54.18 | 107.20 | S08°24'49.5"W |
| 5-0 | 50.00 | 157.08 | 180°00'00" | —— | 100.00 | S00°00'00.0"E |
| 5-1 | " | 65.51 | 075°03'47" | 38.41 | 60.92 | S52°28'06.5"W |
| 5-2 | " | 50.06 | 057°22'15" | 27.36 | 48.00 | S13°44'54.5"E |
| 5-3 | " | 41.51 | 047°33'58" | 22.03 | 40.33 | S66°13'01.0"E |
| 6-0 | 50.00 | 140.77 | 161°18'34" | 303.83 | 98.67 | N09°20'43.0"E |
| 6-1 | " | 15.45 | 017°42'12" | 7.79 | 15.39 | N81°08'54.0"E |
| 6-2 | " | 50.07 | 057°22'15" | 27.36 | 48.00 | N43°36'40.5"E |
| 6-3 | " | 50.06 | 057°22'15" | 27.36 | 48.00 | N13°45'34.5"W |
| 6-4 | " | 25.19 | 028°51'52" | 12.87 | 24.92 | N56°52'38.0"W |
| 7-0 | 416.33 | 109.96 | 015°07'58" | 55.30 | 109.64 | N07°33'59.0"E |
| 7-1 | " | 59.84 | 008°14'06" | 29.97 | 59.79 | N11°00'55.0"E |
| 7-2 | " | 50.12 | 006°53'52" | 25.09 | 50.09 | N03°26'56.0"E |
| 2-1 | 391.33 | 113.40 | 016°36'12" | 57.10 | 113.00 | N03°26'56"E |
| 2-2 | " | 47.11 | 006°53'52" | 23.58 | 47.08 | N19° 11' 58" E |

**LOT LINE DATA**

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| (1) | N65°15'30"W(R) | 50.00 |
| (2) | S57°20'15"W(R) | 50.00 |
| (3) | S00°00'00"E(R) | 50.00 |
| (4) | S57°22'15"E(R) | 50.00 |
| (5) | N65°15'30"E(R) | 50.00 |
| (6) | N23°31'55"E | 54.54 |
| (7) | S75°03'47"E(R) | 50.00 |
| (8) | N47°33'58"E(R) | 50.00 |
| (9) | S09°22'43"E | 50.68 |
| (10) | N17°42'12"W(R) | 50.00 |
| (11) | N75°04'27"W(R) | 50.00 |
| (12) | S47°33'18"W(R) | 50.00 |
| (13) | N83°06'08"W(R) | 25.00 |

**LEGEND**

- ■ P.R.M., SET 4" X 4" CONCRETE MONUMENT, L.S. 2637
- □ FOUND P.R.M. NO L.S. NUMBER.
- • P.C.P., TO SET 4"X4" CONCRETE MONUMENT. ON ℄ & BLOCK LINE AT PI, PC, PT & RADIUS PTS.
- (R) RADIAL
- P.A.U.E. PRIVATE ACCESS & UTILITY EASEMENT.
- D.E. DRAINAGE EASEMENT.
- U.E. UTILITY EASEMENT.
- # CURVE DATA NUMBER.
- (NO) LOT LINE DATA NUMBER.




LOCATION

# SIESTA ESTATES

## A REPLAT OF A PART OF BLOCKS 22, 23, 24 & 25 SARASOTA BEACH (P.B. "A"/PG. 44) SEC. 12 & 13, TWP. 37 S., RGE. 17 E., SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

WEN CHUNG DEVELOPMENTS, INC. A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, WEN Y. CHUNG., AND BY ITS DULY ELECTED SECRETARY, PO-YING CHUNG, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF SIESTA *ESTATES* SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF SIESTA *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 COUNTY OF SARASOTA BY THIS PLAT.

IN WITNESS WHEREOF, THE UNERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY THIS 3RD DAY OF AUGUST, A.D., 1982.

WEN CHUNG DEVELOPMENTS, INC.

ATTEST: Po-Ying Chung
SECRETARY, PO-YING CHUNG

BY: Wen Y. Chung
PRESIDENT, WEN Y. CHUNG

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WEN Y. CHUNG. PRESIDENT, AND PO-YING CHUNG, SECRETARY, OF WEN CHUNG DEVELOPMENTS INC., A FLORIDA CORPOATION TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION, AND THEY EACH DULY ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 3RD DAY OF AUGUST, A.D., 1982.

Bruce A. Gustgarten
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES MAY 31, 1985

CERTIFICATE OF SURVEYOR

KNOWN 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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY SUBDIVISION REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON JUNE 22, 1982. THE PERMANENT CONTROL POINTS (PCP'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

DATE: August 4, 1982

Wen Y. Chung
WEN Y. CHUNG
STATE OF FLORIDA
REGISTERED LAND SURVEYOR NO. 2637

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

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 THE MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 29 PAGES 3-38, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA THIS 4TH DAY OF NOVEMBER, A.D., 1982.

R. H. HACKNEY, JR., CLERK
SARASOTA COUNTY, FLORIDA.
BY: [redacted]
DEPUTY CLERK

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 2nd DAY OF November, A.D. 1982.

APPROVED:

Douglas Jones
PLANNING DIRECTOR

Mary Carton Jr.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Charles F. Finch
COUNTY ENGINEER

Richard L. Shaw
COUNTY ATTORNEY

CERTIFICATE OF CONSENT TO DEDICATION

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

SIESTA KEY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY JULIAN R. KOSSOW, ITS GENERAL PARTNER, HOLDER OF MORTGAGE DATED 15 TH. DAY OF APRIL, 1981 AND RECORDED IN OFFICIAL RECORD BOOK 1435, PAGES 1715 THROUGH 1724, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DO HEREBY CONSENT TO, RATIFY, APPROVE AND CONFIRM THIS PLAT AND THE DEDICATION CERTIFICATES THEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 31ST DAY OF August A.D. 1982.

WITNESS
Patsy J. Gross
Joan M. Fryer

SIESTA KEY LIMITED PARTNERSHIP
BY: Julian R. Kossow
GENERAL PARTNER, JULIAN R. KOSSOW

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JULIAN R. KOSSOW, THE GENERAL PARTNER OF AND IN BEHALF OF SIESTA KEY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF CONSENT TO DEDICATION AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH GENERAL PARTNER, FOR AND IN BEHALF OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 31ST DAY OF August, A.D., 1982.

Joan M. Fryer
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES: 2/18/85

# SIESTA ESTATES

A REPLAT OF A PART OF BLOCKS 22, 23, 24 & 25,
SARASOTA BEACH (P.B. "A"/PG. 44)
SEC. 12 & 13, TWP. 37S., RGE. 17E.,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 29 PAGE 3B
SHEET 3 OF 3

FILED AND RECORDED
JAMES R. KNOKNEY JR. CLERK
SARASOTA COUNTY, FLA.
NOV 4 8 48 AM '82
229414

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

WEN CHUNG DEVELOPMENTS, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, WEN Y. CHUNG, AND BY ITS DULY ELECTED SECRETARY, PO-YING CHUNG, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF SIESTA *ESTATES* SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART THE ADDITIONAL RIGHT-OF-WAY FOR MIDNIGHT PASS ROAD (S.R. 758) SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 3RD DAY OF AUGUST, A.D., 1982.

WEN CHUNG DEVELOPMENTS, INC.

ATTEST: Po-Ying Chung
SECRETARY, PO-YING CHUNG

BY: Wen Y. Chung
PRESIDENT, WEN Y. CHUNG

STATE OF FLORIDA )
COUNTY OF SARASOTA ) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WEN Y. CHUNG, PRESIDENT, AND PO-YING CHUNG, SECRETARY, OF WEN CHUNG DEVELOPMENTS, INC., A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PUBLIC 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 SARASOTA COUNTY, FLORIDA, THIS 3RD DAY OF AUG., A.D., 1982.

Bruce A. Lustgarten
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES: MAY 31, 1985

