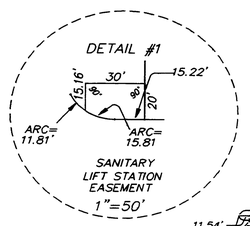
RIVERVIEW MANOR

90088696

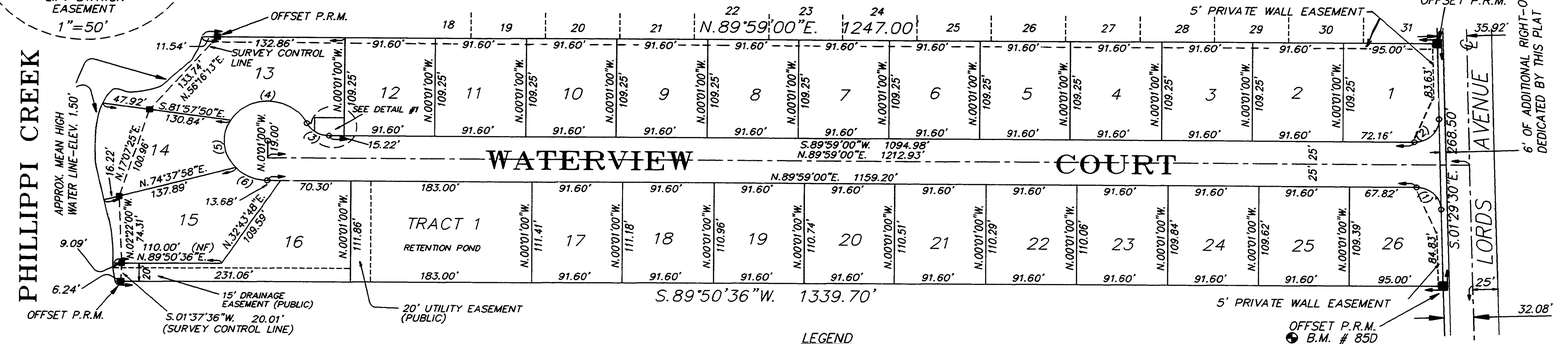
PLAT BOOK 34 PAGE 35
SHEET 1 OF 1

A resubdivision of a part of Lot 8, Block 1, Sarasota–Venice Company's Subdivision recorded in Plat Book A, Page 71, Public Records of Sarasota County, Florida in Section 8, Township 37 South, Range 18 East.

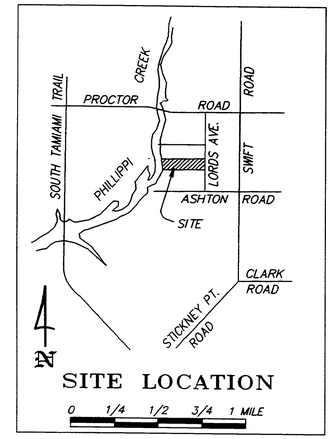


SCALE: 1"=100'





LOT 9, SARASOTA–VENICE COMPANY'S SUBDIVISION, P.B. A, P. 71



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	25.00'	88°31'30"	38.63'	24.36'	34.90'	N.45°45'15"W.
2	25.00'	91°28'30"	39.91'	25.65'	35.81'	N.44°14'45"E.
3	25.00'	63°18'10"	27.62'	15.41'	26.24'	S.58°21'55"E.
4	44.00'	122°15'46"	93.89'	79.81'	77.06'	N.87°50'43"W.
5	44.00'	73°57'16"	56.79'	33.13'	52.93'	S.05°57'14"E.
6	44.00'	47°05'09"	36.16'	19.17'	35.15'	S.66°28'26"E.

LEGEND
- ■ PERMANENT REFERENCE MONUMENT, #2637
- ○ PERMANENT CONTROL POINT, # 2637 (AT P.C., P.T., P.R.C. & RADIUS POINT)
- ◐ BENCH MARK
- (NF) NO FENCE OR WALL ALONG PROPERTY LINE

Description: Lot 8, Block 1, lying East of Phillippi River, Sarasota–Venice Company's River Subdivision, as recorded in Plat Book A, Page 71, Public Records of Sarasota County, Florida.

S. LINE OF THE N.E. 1/4 SEC. 8–37–18
S.89°44'09"W. 1000.23'
S.E. CORNER OF THE N.E. 1/4 OF SEC. 8, TWP. 37S, RGE. 18E
P.K. NAIL FOUND (D.N.R. CERT. NO. 23012)
℄ SWIFT ROAD

Surveyor's Notes
1. Bench mark elevation based on Sarasota County B.M. #85–C, EL. 26.66
2. Bearings are based on an assumed meridian.
3. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
4. The approximate mean high water line as shown on this plat is not a tidal property boundary, was not located in accordance with procedures specified in the "Coastal Mapping Act of 1974" (Chapter 177, Part II of the Florida Statutes), and the "Rules of the Department of Natural Resources" (Chapter 16–3 of the Florida Administrative Code) and is not to be used as, represented to be, or be admissible as a tidal property boundary line before any administrative body or court of law. The approximate mean high water line has been used due to it being incidental to the purpose for which this plat has been prepared.

Lot Line Easements
Unless noted otherwise, easements of eight (8) feet in width along each rear lot line, five (5) feet in width along each side lot line, and ten (10) feet in width along each front lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities, 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.

Certificate of Ownership and Dedications

State of Florida
County of Sarasota } SS

Wen Chung and Associates, Inc., a Florida corporation, by its duly elected president and secretary, Wen Y. Chung, acting by and with authority of its board of directors, certifies ownership by said corporation of Riverview Manor shown and described hereon, and does hereby dedicate and set apart all of the follows:

Public: streets, rear, side and front lot line utility, cable television and drainage easements, and other easements shown and described on this plat, for said uses and purposes to the County of Sarasota forever.

Private: Tract 1 (retention pond) and the wall easement for said uses and purposes to the Riverview Manor Homeowners Association, Inc., 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 undersigned corporation has caused these presents to be executed by its president and attested by its secretary, this 13 day of JUNE A.D., 1990.

Attest: Wen Y. Chung Secretary By Wen Y. Chung President

State of Florida
County of Sarasota } SS

Before me, the undersigned notary public, personally appeared Wen Y. Chung, President and Secretary of Wen Chung and Associates, Inc., a Florida corporation to me known to be the individual described in and who executed the foregoing certificate of ownership and dedication, and he duly acknowledged before me that he executed the same, as such officers, for and in behalf of said corporation.
Witness my hand and official seal at Sarasota County, Florida, this 13 day of JUNE A.D., 1990.

Evelyn L. North
Notary Public, State of Florida, At Large
My commission expires: JAN 8, 1994

RECORDED IN OFFICIAL RECORDS
August 27, 19 90
AT 9:13 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

Certificate of Approval of County Clerk

State of Florida
County of Sarasota } SS

I, Karen E. Rushing, 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 34, Page 35, Public Records of Sarasota County, Florida, this 27th day of August, A.D., 1990.

Karen E. Rushing, Clerk of the Circuit Court
Sarasota County, Florida
By: Elaine M. Hamel
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 24 day of Aug, A.D., 1990.
Approved:

Chairman, Board of County Commissioners

Deputy County Engineer

County Attorney

Certificate of Surveyor
Know all men by the 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 Land Development regulations, as amended, and that the permanent reference monuments (PRM's) were installed on May 1, 1990. The permanent control points (PCP's) installation date will be certified by a recorded affidavit prior to the release of the improvement bond.

Date: JUNE 10, 1990

Wen Y. Chung
Signature
Name: Wen Y. Chung
State of Florida
Registered Land Surveyor No. 2637

Notes:
1. The declaration of restrictions is recorded simultaneously with this plat in official Records Book 2236 at Page 830 of the Public Records of Sarasota County, Florida.
2. Consent to dedication is recorded simultaneously with this plat in official Records Book 2236 at Page 843 of the Public Records of Sarasota County, Florida.