AUBURN COVE

A SUBDIVISION LYING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 42, PAGE 49

Sheet 1 of 2 Sheets.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002084191 2 PGS
2002 MAY 24 09:20 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#174362

DESCRIPTION

PARCEL #7 OF THE UNRECORDED PLAT OF KENT RANCHES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N.W. CORNER OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST; THENCE N. 89°35'07" EAST ALONG THE SECTION LINE, 1324.61' TO THE N.W. CORNER OF THE W 1/2 OF E 3/4 OF SECTION 9; THENCE N. 89°34'38" EAST, 1491.91'; THENCE S. 00°40'04" EAST, 1908.33' FOR A POINT OF BEGINNING; THENCE N. 89°34'18" EAST, 495'; THENCE S. 00°40'04" EAST, 477'; THENCE S. 89°34'18" WEST, 495'; THENCE N. 00°40'04" WEST, 477' TO THE POINT OF BEGINNING. SUBJECT TO A 25' EASEMENT FOR ROAD PURPOSES ALONG THE WEST LINE THEREOF. BEING AND LYING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA AND CONTAINING 5.42 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING AND BEING IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N.89°35'07"E., ALONG THE NORTHERLY LINE OF SAID SECTION 9 A DISTANCE OF 1324.61 FEET TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 3/4 OF SAID SECTION 9; THENCE S.00°31'18"E., ALONG THE WEST LINE OF THE WEST 1/2 OF THE EAST 3/4 OF SAID SECTION 9 A DISTANCE OF 2385.46 FEET; THENCE N.89°34'18"E., A DISTANCE OF 1668.99 FEET TO THE POINT OF BEGINNING; THENCE N.89°34'18"E., A DISTANCE OF 323.92 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF THE PLAT OF "VISTA DEL LAGO" AS RECORDED IN PLAT BOOK 42 AT PAGES 11 & 11A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°40'04"E., ALONG THE WESTERLY LINE OF THE SAID PLAT OF "VISTA DEL LAGO" A DISTANCE OF 48.00 FEET; THENCE S.89°34'18"W., A DISTANCE OF 323.95 FEET; THENCE N.00°37'42"W., A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,549 SQUARE FEET OR 0.36 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

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 42, Page 49-49A Public Records of Sarasota County, Florida, this 24th day of MAY, A.D., 2002.

Karen E. Rushing,
Clerk of the Circuit Court of
Sarasota County, Florida
By: _____
Deputy Clerk

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 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) and Bench Marks (BMs) were installed on OCT. 15, 2001. The Permanent Control Points (PCP's) and lot boundary corner installation date will be certified by a recorded affidavit.

DATE: 12/28/01

_____
Raymond T. Brigham P.L.S. #2670

Brigham Surveying, Inc. 712 Shamrock Blvd. Venice, Florida 34293 L.B.#2812

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA}
S.S.
COUNTY OF SARASOTA}

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY ACCEPTED BY THE CITY COUNCIL OF VENICE, A MUNICIPALITY IN COUNTY OF SARASOTA, STATE OF FLORIDA, THIS 14th DAY OF May, A.D., 2002.

_____
CITY ATTORNEY

_____
MAYOR, CITY OF VENICE

_____
CITY ENGINEER

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

LANDCO DEVELOPMENT CORPORATION., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, MICHAEL W. MILLER AND BY ITS DULY ELECTED SECRETARY, JAYNE E. PARRISH ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "AUBURN COVE" SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, FRONT, REAR & SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, LAKE (TRACT A) AND DRAINAGE, AND CABLE TELEVISION AND CITY OF VENICE UTILITIES AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "AUBURN COVE" THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES AND 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 CITY OF VENICE 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 9th DAY OF JANUARY, A.D., 2002.

LANDCO DEVELOPMENT CORPORATION

ATTEST: _____
SECRETARY

BY: _____
PRESIDENT

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL W. MILLER, PRESIDENT, AND JAYNE E. PARRISH, SECRETARY, OF LANDCO DEVELOPMENT CORPORATION, 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 SARASOTA COUNTY, FLORIDA, THIS 9th DAY OF JANUARY A.D., 2002.

MY COMMISSION EXPIRES: 2/12/04

_____
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE

STEPHANIE L TANCEY
MY COMMISSION # CC 903051
EXPIRES: February 12, 2004
Bonded Thru Notary Public Underwriters

CERTIFICATE OF REVIEWING SURVEYOR & MAPPER

"I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, F.S., AND THAT I AM UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNING BODY AND ACTING HERETO AS AN AGENT OF THE CITY OF VENICE. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 F.S. IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

_____
Daniel E. Lemonde
Professional Land Surveyor No. 2909

Date: 1-31-02

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 no way constitute a dedication to the General Public or the City of Venice, it being specifically understood that no obligation is imposed upon the City, nor shall any request be ever entertained by the City to maintain or improve said private streets or roads.

NOTES:

Declaration of Covenants and Restrictions are recorded in Official Instrument #_____ of the Public Records of Sarasota County, Florida.

Consent to Dedication by the Mortgage Holder is recorded in Official Instrument #_____ of the public records of Sarasota County, Florida.

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 Sarasota County, Florida.

NOTE: BEARINGS SHOWN ARE BASED ON THE EASTERLY LINE OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, AS BEING N.00°01'00"E.

PREPARED BY:
BRIGHAM SURVEYING, INC.
LAND SURVEYORS
712 SHAMROCK BLVD.
VENICE, FLORIDA 34293
PH. (941) 493-4430

AUBURN COVE

PLAT BOOK 42 PAGE 49A
SHEET 2 OF 2 SHEETS

A SUBDIVISION IN SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST,
CITY OF VENICE, SARASOTA COUNTY, FLORIDA.

N.89°35'07"E. 1324.61' SECTION LINE N. 89°34'38" E. 1491.91'
POINT OF COMMENCEMENT N.W. CORNER OF SECTION 9–39–19
N.W. CORNER OF THE W 1/2 OF E. 3/4 OF SECTION 9–39–19
S.00°19'28"E. 1908.33'
(PARCEL #7) P.O.B. SET 4"X4" PRM PLS #2670 B.M. EL.=+14.00

BLOCK "A", "CAPRI ISLES UNIT NO. 3" PLAT BOOK 22, PAGES 8 TO 8–C

N.89°34'18"E. 494.87' 495' DEED

SET 4"X4" PRM PLS #2670 B.M. EL.=+16.15

FOUNTAIN VIEW CIRCLE - 50' PRIVATE ROAD

PLAT OF "FOUNTAIN VIEW" PLAT BOOK 40, PAGES 9 & 9–A

FND. 4"X4" PRM PLS #2670 SOUTHWEST CORNER OF "FOUNTAIN VIEW" FOUNTAIN VIEW CIRCLE - 50' PRIVATE ROAD

SOUTHERLY LINE OF "FOUNTAIN VIEW"
NORTHERLY LINE OF "VISTA DEL LAGO"

AUBURN LAKES DR. 60' PUBLIC RIGHT OF WAY

AUBURN COVE CIRCLE

TRACT "A" – PRIVATE ROAD, UTILITY & DRAINAGE EASEMENT 28,652 SQ. FT.

TRACT "B" DRAINAGE EASEMENT 14,471 SQ. FT.

TRACT "C" DRAINAGE EASEMENT 12,527 SQ. FT.

TRACT "D" DRAINAGE & OPEN SPACE EASEMENT 32644 SQ. FT.

TRACT "E" LANDSCAPE EASEMENT 2734 SQ. FT.

TRACT "F" PARK 2983 SQ. FT.

TRACT "G" LANDSCAPE EASEMENT 1248 SQ. FT.

TRACT "H" LANDSCAPE EASEMENT 1506 SQ. FT.

TRACT "I" REC. 5009 SQ. FT.

TRACT "J" 4142 SQ. FT.

TRACT "K" PUBLIC WELL EASEMENT 625 SQ. FT.

TRACT "L" 181.96' INGRESS & EGRESS EASEMENT 1820 SQ. FT.

TRACT "N" PARK 11637 SQ. FT.

LIFT STATION EASEMENT TRACT "I"

1A 3997.5 SQ. FT. | 1B 3997.5 SQ. FT. | 2A 3997.5 SQ. FT. | 2B 3997.5 SQ. FT. | 3A 3997.5 SQ. FT. | 3B 3997.5 SQ. FT. | 4A 3997 SQ. FT. | 4B 4385 SQ. FT.
5A 4348 SQ. FT. | 5B 4031 SQ. FT. | 6A 3998 SQ. FT. | 6B 3998 SQ. FT. | 7A 3998 SQ. FT. | 7B 3998 SQ. FT. | 8A 3977 SQ. FT. | 8B 4166 SQ. FT.
9A 4234 SQ. FT. | 9B 3750 SQ. FT. | 10A 3674 SQ. FT. | 10B 3672.5 SQ. FT.
11A 3213 SQ. FT. | 11B 3347.5 SQ. FT. | 12A 3347.5 SQ. FT. | 12B 3347.5 SQ. FT. | 13 5633 SQ. FT.

PLAT OF "VISTA DEL LAGO" PLAT BOOK 42, PAGES 11 & 11–A

VISTA DEL LAGO WAY

EXTENSION

NOT SUBDIVIDED O.R. 2465, PG. 0942

NOT SUBDIVIDED O.R. 1868, PG. 2644

B.M. EL.=+15.32 N.89°34'18"E. 1668.99' TO P.O.B. SET 4"X4" PRM PLS #2670

S.89°34'18"W. 170.95'

B.M. EL.=+15.28

SET 4"X4" PRM PLS #2670

S.89°34'18"W. 323.95'

B.M. EL.=+14.57

SET 4"X4" PRM PLS #2670 B.M. EL.=+14.61

POINT OF COMMENCEMENT NORTHWEST CORNER OF SECTION 9–39–19

N.89°35'07"E. 1324.61' NORTHERLY LINE OF SECTION 9

NORTHWEST CORNER OF THE WEST 1/2 OF THE EAST 3/4 OF SECTION 9–39–19

WEST LINE OF THE WEST 1/2 OF THE EAST 3/4 OF SECTION 9–39–19 S.00°31'18"E. 2385.46'

LINE TABLE

Line	Bearing	Distance
L1	N.58°49'27"E.	20.00'
L2	N.37°53'09"E.	33.49'
L3	N.18°07'50"E.	20.00'
L4	N.24°37'58"W.	14.82'
L5	N.45°30'26"W.	29.22'
L6	N.68°03'07"W.	20.00'
L8	S.33°04'07"E.	27.09'
L9	N.89°34'18"E.	29.50'
L10	S.89°36'18"W.	25.02'
L11	N.42°18'12"W.	23.66'
L12	N.89°16'35"E.	40.72'
L13	N.00°43'25"W.	29.98'
L14	N.58°54'55"W.	11.21'
L15	N.58°54'55"W.	36.26'

Curve number 46
Radius= 255.00'
Delta= 12°52'37"
Arc= 57.31'
Tangent= 28.78'
Chord= 57.19'
Chord Brg.= S.52°25'09"W.

Curve number 47
Radius= 255.00'
Delta= 47°08'00"
Arc= 209.77'
Tangent= 111.23'
Chord= 203.91'
Chord Brg.= S.82°25'27"W.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	300.00'	27°15'42"	142.74'	72.75'	141.40'	S.76°44'41"W.
2	300.00'	17°08'00"	89.71'	45.19'	89.38'	S.54°32'50"W.
3	300.00'	44°23'41"	232.45'	122.41'	226.68'	S.68°10'41"W.
4	330.00'	44°18'00"	255.15'	134.33'	248.84'	S.68°07'50"W.
5	330.00'	17°37'10"	101.48'	51.14'	101.08'	S.81°28'15"W.
6	330.00'	12°51'04"	74.02'	37.16'	73.86'	S.66°14'09"W.
7	330.00'	10°46'07"	62.02'	31.10'	61.93'	S.54°25'33"W.
8	330.00'	03°03'39"	17.63'	8.82'	17.63'	S.47°30'40"W.
9	270.00'	44°30'39"	209.75'	110.49'	204.52'	S.68°14'10"W.
10	270.00'	02°07'20"	10.00'	5.00'	10.00'	N.89°25'49"E.
11	270.00'	06°32'46"	30.85'	15.44'	30.83'	N.85°05'47"E.
12	270.00'	02°02'38"	9.63'	4.82'	9.63'	N.80°48'05"E.
13	255.00'	60°00'37"	267.08'	147.25'	255.04'	S.75°59'09"W.
14	225.00'	60°00'37"	235.66'	129.93'	225.03'	S.75°59'09"W.
15	225.00'	38°30'28"	151.22'	78.59'	148.39'	S.65°14'05"W.
16	225.00'	21°30'09"	84.44'	42.72'	83.95'	N.84°45'37"W.
17	195.00'	16°39'31"	56.70'	28.55'	56.50'	N.82°20'18"W.
18	225.00'	16°39'31"	65.42'	32.94'	65.19'	N.82°20'18"W.
19	255.00'	16°39'31"	74.14'	37.33'	73.88'	N.82°20'18"W.
20	195.00'	60°00'37"	204.24'	112.61'	195.03'	S.75°59'09"W.
21	195.00'	26°22'51"	89.78'	45.70'	88.99'	S.59°10'16"W.
22	195.00'	21°55'58"	74.65'	37.79'	74.19'	S.83°19'40"W.
23	195.00'	11°41'48"	39.81'	19.97'	39.74'	N.79°51'27"W.
24	10.00'	94°57'43"	16.57'	10.91'	14.74'	S.46°48'48"W.
25	10.00'	106°58'15"	18.67'	13.51'	16.07'	N.54°09'11"W.
26	10.00'	30°14'22"	5.28'	2.70'	5.22'	N.14°27'07"E.
27	10.00'	60°00'00"	10.47'	5.77'	10.00'	N.59°34'18"E.
28	35.00'	90°14'22"	55.12'	35.15'	49.60'	N.44°27'07"E.
29	60.00'	22°36'57"	23.68'	12.00'	23.53'	N.10°38'24"E.
30	60.00'	22°32'41"	23.61'	11.96'	23.46'	N.33°13'13"E.
31	60.00'	20°52'28"	21.86'	11.05'	21.74'	N.54°55'48"E.
32	60.00'	24°12'16"	25.35'	12.87'	25.16'	N.77°28'10"E.
33	10.00'	89°45'38"	15.67'	9.96'	14.11'	S.45°32'53"E.
34	35.00'	89°45'38"	54.83'	34.85'	49.39'	S.45°32'53"E.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
35	60.00'	18°33'32"	19.43'	9.80'	19.35'	S.81°08'56"E.
36	60.00'	19°45'20"	20.69'	10.45'	20.59'	S.61°59'31"E.
37	60.00'	20°56'18"	21.93'	11.09'	21.80'	S.41°38'42"E.
38	60.00'	22°44'14"	23.81'	12.06'	23.65'	S.19°48'26"E.
39	60.00'	07°46'15"	8.14'	4.08'	8.13'	S.04°33'11"E.
40	10.00'	106°40'15"	18.62'	13.43'	16.04'	N.54°00'12"W.
41	10.00'	60°28'41"	10.56'	5.83'	10.07'	S.29°34'16"W.
42	335.00'	03°42'59"	21.73'	10.87'	21.72'	N.47°54'17"E.
43	190.00'	12°31'24"	41.53'	20.85'	41.45'	S.52°18'29"W.
44	60.00'	89°45'38"	94.00'	59.75'	84.68'	S.45°32'53"E.
45	60.00'	90°14'22"	94.50'	60.25'	85.03'	N.44°27'07"E.
46	270.00'	04°36'57"	21.75'	10.88'	21.75'	N.77°28'17"E.
47	270.00'	29°10'58"	137.52'	70.29'	136.04'	N.60°34'20"E.

SCALE 1" = 50'
0 10 30 50 75 100 150

NOTE: THE ELEVATIONS SHOWN ARE BASED THE PLAT BENCH MARKS SHOWN ON THE PLAT OF "FOUNTAIN VIEW" AND REFER TO N.G.V.D. 1929. (NATIONAL GEODETIC VERTICAL DATUM OF 1929)

LEGEND:
⊡ = INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
o = LOT BOUNDARY CORNER (5/8" I.R. & CAP L.B.#2812)
● = INDICATES PERMANENT CONTROL POINT (P.C.P.) P.C., P.T., P.R.C., P.I., P.C.C.
L4 = INDICATE LINE NUMBER – SEE LINE TABLE
(5) = INDICATES CURVE NUMBER – SEE CURVE TABLE
NOTE: BEARINGS SHOWN ARE BASED ON THE EASTERLY LINE OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 19 EAST, AS BEING N.00°01'00"E.
SQ. FT. = SQUARE FEET

PRM SET 10/15/01
F.B. 619–69

PREPARED BY: BRIGHAM SURVEYING, INC.
LAND SURVEYORS
712 SHAMROCK BLVD.
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