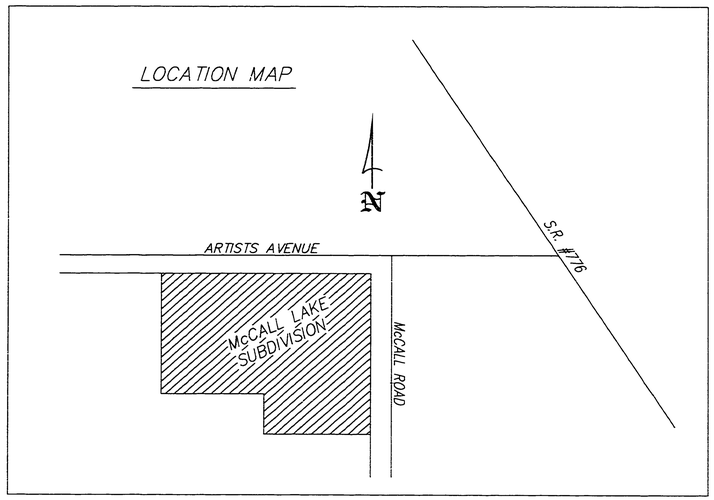
McCALL LAKE SUBDIVISION

PLAT BOOK 45 PAGE 24
SHEET 1 OF 3 SHEETS

A PORTION OF LOT 46, PLAT OF ENGLEWOOD, PLAT BOOK A, PAGE 29, IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005166101 3 PGS
2005 JUL 28 12:01 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KOBERG Receipt#662[illegible]



DESCRIPTION

GROVE LOT 46, LESS THE W 1/2 OF THE SOUTH 120 FEET OF SAID LOT, PLAT OF ENGLEWOOD, TOGTHER WITH THE NORTH 1/2 OF VACATED STREET ADJACENT TO THE SOUTH LINE AS DESCRIBED IN O.R. BOOK 1948, PAGE 1917, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE(s) 29, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
SS
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 27th day of July, A.D., 2005.

Approved:

Chairman, Board of County Commissioners

County Surveyor

County Engineer

County Attorney

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 45, Page 24-24B Public Records of Sarasota County, Florida, this 28th day of July, A.D., 2005.

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

LOT LINE EASEMENTS: Unless otherwise indicated, easements of ten (10') feet in width along each front lot line, five (5') feet in width along each side lot line and eight (8') feet in width along the rear lot lines are hereby created and provided for the purpose of the construction, installation, maintenance and operation of surface and underground utilities, including Englewood Water District utilities, drainage and cable television. 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.

ELEVATIONS ARE BASED ON FDOT CONC. MONUMENT & BRASS DISK AT THE N.E. CORNER OF DEARBORN STREET AND S.R. 776, EL.=+11.03 AND SARASOTA COUNTY B.M. #852, EL.=+9.98.

BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF McCALL ROAD AS BEING S.00°07'12"E.

STATE PLANE COORDINATES ARE BASED ON NAD 83, FLORIDA WEST – 0902 (U.S. SURVEY FEET)

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 Land Development Regulations, as amended, and that the Permanent Reference Monuments (PRM's) and Bench Marks (BMs) were installed on MARCH 26, 2005. The Permanent Control Points (PCP's) and lot corners installation date will be certified by a recorded affidavit.

DATE: MAY 13, 2005

RAYMOND T. BRIGHAM CERTIFICATE NO. 2670 STATE OF FLORIDA REGISTERED LAND SURVEYOR

BRIGHAM SURVEYING, INC.
L.B. #2812
712 SHAMROCK BLVD.
VENICE, FLORIDA 34293

Raymond T. Brigham
State of Florida
Registered Land Surveyor No. 2670

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

McCALL LAKE SUBDIVISION

A PORTION OF LOT 46, PLAT OF ENGLEWOOD, PLAT BOOK A, PAGE 29, IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

Fireside Homes of Venice, Inc., a Florida Corporation, by its duly elected PRESIDENT, Lester Paschke, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of "McCALL LAKE SUBDIVISION" shown and described hereon, and does hereby dedicate and set apart all of the front, rear and side lot line utility and drainage easements, including Englewood Water District utilities, drainage and cable television easements, the buffer tract b, the lake tract A and drainage and other easements shown and described on this plat, for said uses and purposes to the McCall Lake 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 , this 6th day of May, A.D., 2005.

Fireside Homes of Venice, Inc.

WITNESS: Melissa K Austin
Janice A. Chase

By: Lester Paschke
PRESIDENT

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared Lester Paschke, President, Fireside Homes of Venice, Inc., a Florida Corporation to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and he duly acknowledged before me that he executed the same, as such officer, for and in behalf of said Corporation.

WITNESS my hand and official seal at Sarasota County, Florida, this 6th day of May, A.D., 2005.

Karen J Allen
Notary Public, State of Florida at Large

My Commission expires: 7/11/07

KAREN J. ALLEN
MY COMMISSION # DD 226114
EXPIRES: July 11, 2007
FL Notary Discount Assoc Co
1-800-3-NOTARY

NOTES:

The Consent to Dedication by the mortgage holder is simultaneously recorded with this plat in Official Records Instrument Number 200516060099, Public Records of Sarasota County, Florida.

The Declaration of Restrictions for this plat is simultaneously recorded with this plat in Official Records Instrument Number 200516060100, Public Records of Sarasota County, Florida.

The Notice to Purchaser is simultaneously recorded with this plat in Official Records Instrument Number 200516060098, Public Records of Sarasota County, Florida.

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

O-A-R Development, Inc., a Florida Corporation, by its duly elected Treasurer, Cynthia C. Olyer, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of "McCALL LAKE SUBDIVISION" shown and described hereon, and does hereby dedicate and set apart all of the front, rear and side lot line utility and drainage easements, including Englewood Water District utilities, drainage and cable television easements, the buffer tract B, the lake tract A and drainage and other easements shown and described on this plat, for said uses and purposes to the McCall Lake 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 Treasurer, this 6th day of May, A.D., 2005.

O-A-R Development, Inc.

WITNESS: Melissa K Austin
Janice A. Chase

By: Cynthia C Olyer
TREASURER

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

BEFORE ME, the undersigned Notary Public, personally appeared Cynthia C. Olyer, Treasurer, of O-A-R Development, Inc., a Florida Corporation to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and he duly acknowledged before me that he executed the same, as such officer, for and in behalf of said Corporation.

WITNESS my hand and official seal at Sarasota County, Florida, this 6th day of May, A.D., 2005

Karen J Allen
Notary Public, State of Florida at Large

My Commission expires: 7/11/07

KAREN J. ALLEN
MY COMMISSION # DD 226114
EXPIRES: July 11, 2007
FL Notary Discount Assoc Co
1-800-3-NOTARY

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County, Florida.

"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.

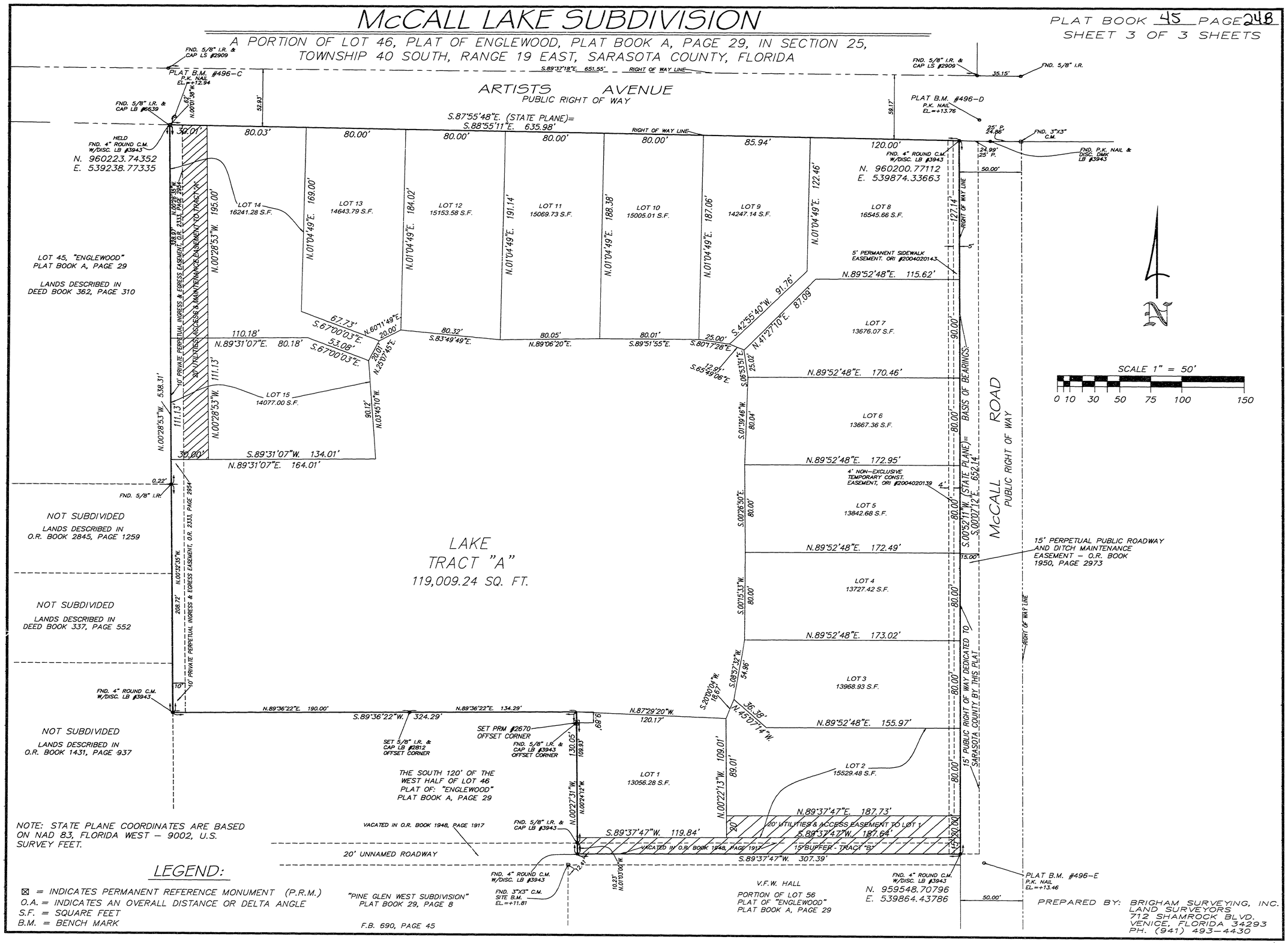
PREPARED BY: BRIGHAM SURVEYING, INC.
LAND SURVEYORS
712 SHAMROCK BLVD.
VENICE, FLORIDA 34293
PH. (941) 493-4430

VG

McCALL LAKE SUBDIVISION

PLAT BOOK 45 PAGE 248
SHEET 3 OF 3 SHEETS

A PORTION OF LOT 46, PLAT OF ENGLEWOOD, PLAT BOOK A, PAGE 29, IN SECTION 25, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA



NOTE: STATE PLANE COORDINATES ARE BASED ON NAD 83, FLORIDA WEST - 9002, U.S. SURVEY FEET.

LEGEND:

⊠ = INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
O.A. = INDICATES AN OVERALL DISTANCE OR DELTA ANGLE
S.F. = SQUARE FEET
B.M. = BENCH MARK

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