Oaks at Taaga Place

A Subdivision

in Section 23, Township 36 South, Range 18 East,
Sarasota County, Florida

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 201000474G 2 PGS
2010 JAN 13 12:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#1239280

Description

(OFFICIAL RECORDS INSTRUMENT #2009150623)

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, LESS THE NORTH 239.00 FEET, AND SUBJECT TO AN EASEMENT OF 20 FEET OFF THE WEST SIDE THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 20 FEET OF THE NORTHERLY 239.00 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AND ALSO OVER THE EAST 20 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

Lot Line Easements

ALL LOT LINE EASEMENTS ARE PRIVATE AND ARE SHOWN ON THE PLAT. HOWEVER, WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE SIDE LOT LINE EASEMENTS SHALL MOVE TO 9 FEET EACH SIDE OF THE NEWLY CREATED SIDE LOT LINE(S).

Certificate of Approval of County Commision

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 12th DAY OF January 2010

COUNTY ATTORNEY

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY SURVEYOR

Certificate of Approval of County Clerk

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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 THE PLAT BOOK 47 PAGES 31-31A PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 13 DAY OF January 2010.

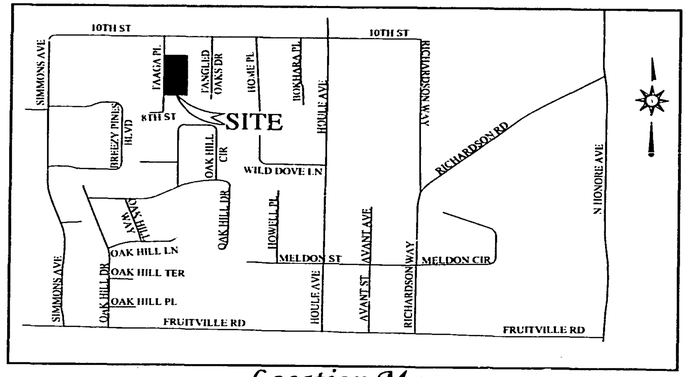
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Fred Miller
DEPUTY CLERK

Certificate of Review of the County Surveyor

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEW FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

BY: Jeris Owen DATE: 11-17-09
JERIS E. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR



Location Map

NOT TO SCALE

General Notes

1) 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 THIS COUNTY.

2) THE DECLARATION OF RESTRICTIONS HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010004744 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3) THE NOTICE TO PURCHASER HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT #2010004745 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) THIS MAP HAS BEEN PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COOMPANY, POLICY NO.: 0-220153442, EFFECTIVE DATE: DECEMBER 26, 2001 at 3:32 PM.

5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATED EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISION.

6) PROPOSED HOUSING TYPE IS SINGLE FAMILY DETACHED HOUSING, IN ACCORDANCE WITH THE CURRENT ZONING REGULATIONS OF SARASOTA COUNTY.

Surveyor's Notes

1) BEARINGS SHOWN HEREON REFER TO GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (NGS1990 ADJUSTMENT), FLORIDA STATE PLANE COORDINATE SYSTEM (U.S. SURVEY FEET), FLORIDA WEST ZONE.

2) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON SARASOTA COUNTY GEODETIC POSITION SURVEY NETWORK, HORIZONTAL CONTROL, MONUMENT SAR 018, NORTHING: 1081499.582, EASTING: 499509.728, NORTH AMERICAN DATUM OF 1983 (NGS1990 ADJUSTMENT), FLORIDA STATE PLANE COORDINATE SYSTEM (US SURVEY FEET), FLORIDA WEST ZONE.

3) ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD) AND ARE BASED ON SARASOTA COUNTY BENCHMARK #R-44, PUBLISHED ELEVATION IS 26.52'.

Certificate of Surveyor

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED PROFESSIONAL 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, PART 1, PLATTING, OF THE FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AND BENCH MARKS (BM'S), WERE INSTALLED ON 10/20/2009.

DATE: 10/20/2009

MARTIN S. BRITT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5538

Certificate of Ownership and Dedication

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

WILLIAM MULLET AND DEBBIE MULLET, HUSBAND AND WIFE, CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "OAKS AT TAAGA PLACE" TO BE MADE, AND DOES FURTHER HEREBY DEDICATE THE FOLLOWING:

PRIVATE

WILLIAM MULLET AND DEBBIE MULLET DO HEREBY DEDICATE AND SET APART TRACT 100 (TAAGA PLACE, PRIVATE ROAD) AND ALL OF THE PRIVATE UTILITY EASEMENTS, PRIVATE SIDEWALK EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND ANY OTHER PRIVATE EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE OAKS AT TAAGA PLACE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIONS FOR THE OAKS AT TAAGA PLACE AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PUBLIC

WILLIAM MULLET AND DEBBIE MULLET DO HEREBY DEDICATE AND SET APART ALL OF THE PUBLIC UTILITY EASEMENTS AND ANY OTHER PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FOREVER, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIONS FOR THE OAKS AT TAAGA PLACE AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND SUBJECT TO ANY EASEMENTS OF RECORD, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4th DAY OF November A.D., 2009.

WITNESS: Robert J Medved
PRINT: Robert J Medved

BY: _____
WILLIAM MULLET

WITNESS: Karen Catanzaro
PRINT: Karen Catanzaro

BY: Debbie Mullet
DEBBIE MULLET

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM MULLET AND DEBBIE MULLET, HUSBAND AND WIFE, AS KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 4th DAY OF November A.D., 2009.

Dawn Lynn Cotton
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: Jan. 14, 2012

DAWN LYNN COTTON
MY COMMISSION # DD748550
EXPIRES JAN 14, 2012
Bonded through 1st State Insurance

MSB SURVEYING, INC.
GEOMATICS
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935
CERTIFICATE OF AUTHORIZATION NO. L.B. 7044

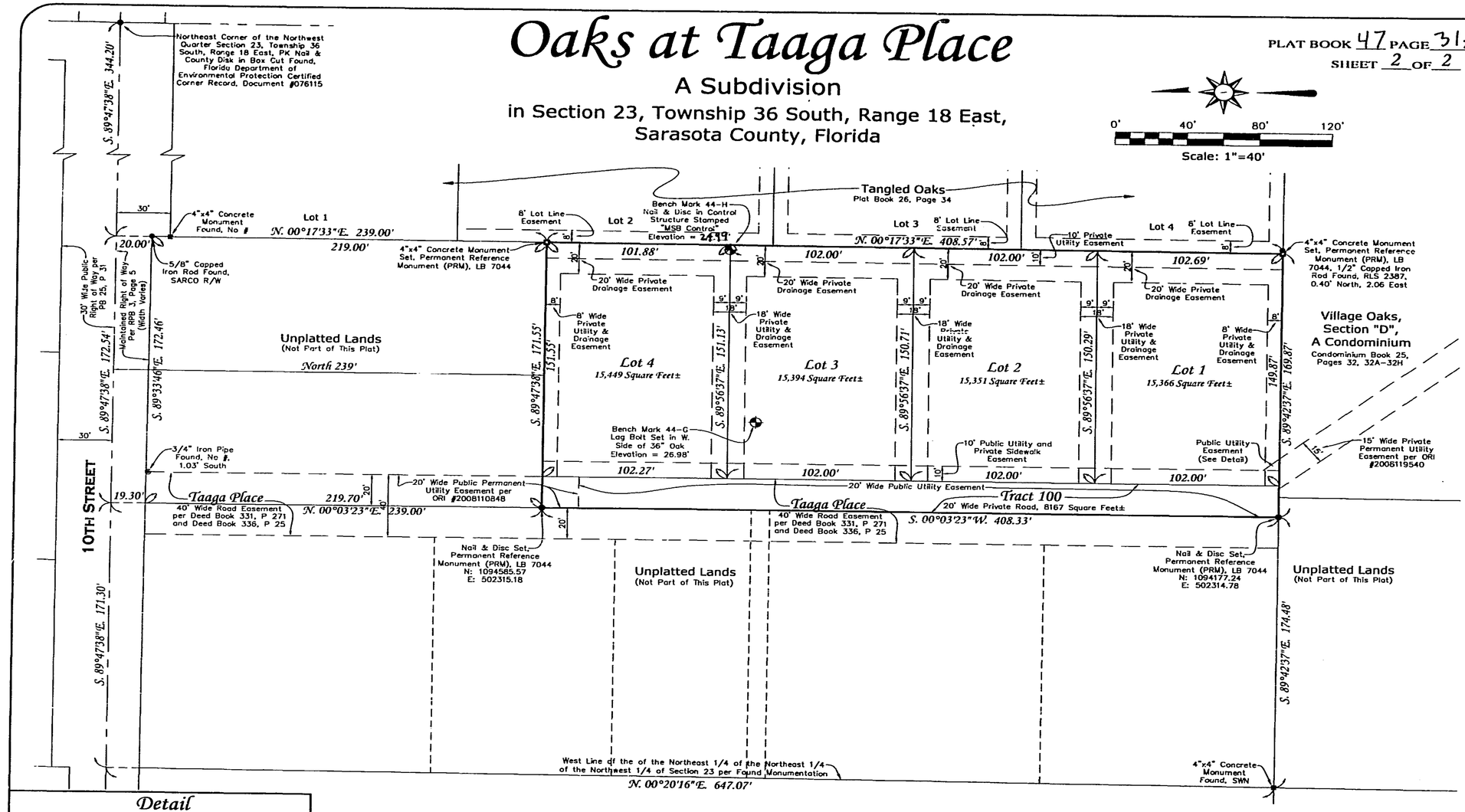
Oaks at Taaga Place

A Subdivision

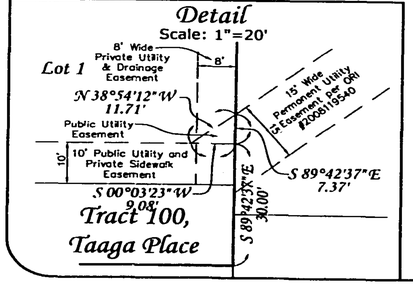
in Section 23, Township 36 South, Range 18 East,
Sarasota County, Florida

PLAT BOOK 47 PAGE 31A
SHEET 2 OF 2

0' 40' 80' 120'
Scale: 1"=40'



Detail
Scale: 1"=20'



Surveyor's Notes

1) BEARINGS SHOWN HEREON REFER TO GRID NORTH OF THE NORTH AMERICAN DATUM OF 1983 (NGS1990 ADJUSTMENT), FLORIDA STATE PLANE COORDINATE SYSTEM (U.S. SURVEY FEET), FLORIDA WEST ZONE.

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Legend

- ■ – Denotes a 4"x4" Concrete Monument Set, Permanent Reference Monument (PRM), LB 7044
- □ – Denotes a 4"x4" Concrete Monument Set, Permanent Control Monument (PCP), LB 7044
- ● – Denotes Nail & Disc Set, Permanent Control Point (PCP), LB 7044
- LB – Denotes License Business
- PSM – Denotes Professional Surveyor & Mapper
- ⊕ – Denotes Bench Mark
- ORI – Denotes Official Records Instrument
- RPB – Denotes Road Plat Book
- PB – Denotes Plat Book
- P – Denotes Page
- N: – Denotes Northing (See Surveyor's Note #2)
- E: – Denotes Easting (See Surveyor's Note #2)

MSB SURVEYING, INC. GEOMATICS
960 LENA LANE
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935
CERTIFICATE OF AUTHORIZATION NO. L.B. 7644