



**COMMUNITY DEVELOPMENT DEPARTMENT
PRELIMINARY PLAT APPLICATION**

MSD-20-00006

Date Received: 5/26/20	Log-in Date: 6/1/2020
Petition #: FP-20-05-11	
Receipt #:	Amount Paid:

1. Name of proposed subdivision: Tucker's Bay Subdivision

2. Parties involved in the application:

A. Name of Applicant: Old Florida Homes, LLC

Mailing Address: 321 Park Ave, M-1

City: Boca Grande

State: FL

Zip Code: 33921

Phone Number: 941-270-2154

Fax Number:

Email Address: christinasrealtor@yahoo.com

B. Name of Agent: Robert H. Berntsson

Mailing Address: 3195 S. Access Road

City: Englewood

State: FL

Zip Code: 34224

Phone Number: 941-627-1000 x 2009

Fax Number:

Email Address: rberntsson@bigwlaw.com

C. Owner of Record*: Boca Grande Ventures, LLC

Mailing Address: 106 Glenmoor Lane

City: Englewood

State: CO

Zip Code: 80113

Phone Number: 941-270-2154

Fax Number:

Email Address: christinasrealtor@yahoo.com

* The name and address of every person having a beneficial interest in this property, however small, in the form of a partnership, limited partnership, corporation, trust, or in any form of representative capacity whatsoever for others, shall be disclosed and a list attached to this application, with no exceptions.

D. Name of Surveyor: Strayer Surveying

Mailing Address: 742 Shamrock Blvd

City: Venice

State: FL

Zip Code: 34293

Phone Number: 941-497-1290

Fax Number:

Email Address: greg@strayersurveying.com

E. Name of Engineer: N/A

Mailing Address:

City:

State:

Zip Code:

Phone Number:

Fax Number:

Email Address:

F. Name of Attorney: Same as agent

Mailing Address:

City:

State:

Zip Code:

Phone Number:

Fax Number:

Email Address:

3. Property Location

Section: 17 Township: 41S Range: 20E

Property ID # 412017485002

Commission District: 3

4. Total acreage: 1.59+/-

5. Has the property ever been the subject of a public hearing?

 Yes X No

If yes,

Hearing Held by:

Date:

Petition #:

 Board of County Commissioners

 Planning and Zoning Board

 Board of Zoning Appeals

 Other (Describe) _____

ATTACH ALL DEPARTMENT COMMENTS AND DECISION LETTERS

6. Has an administrative interpretation ever been applied for or received for the subject property?

☐ Yes ☒ No

If yes, Date: _____ Type: _____

PROVIDE A COPY OF THIS INTERPRETATION.

7. Has this property been platted before?

☒ Yes ☐ No

If yes, in what name? Vanni Subdivision

Date recorded: 6/7/93

Has the previous plat been vacated? ☐ Yes ☒ No

8. *Zoning designation(s): RMF-5

*Future Land Use Map designation(s): Low Density Residential

*if more than one, provide acreage of each

Number of lots allowed: 8 Number of lots proposed: 3

Minimum lot size: 21,138 Sq. Ft +/- Minimum lot dimension: Irregular shaped lots

Total density: 1.8 units per acre

9. Type of proposed development:

☒ Single-family ☐ Mobile home ☐ Institutional

☐ Multi-family ☐ Commercial

☐ Industrial ☐ Mixed Use

10. Is any variance from the subdivision requirements anticipated or requested per the County Code?

☐ Yes ☒ No

If yes, attach a description of the variance request.

11. Is this proposed plat part of a Development of Regional Impact (DRI)?

☐ Yes ☒ No

If yes, name the DRI: _____

12. Is the proposed subdivision located within a flood hazard zone as established by F.E.M.A.?
☒ Yes ☐ No

If yes, please specify: 13 AE and VE

13. What is the proposed minimum elevation of road crown and of the lots?

Road: 4.3 feet above sea level Lots: 4.7-5.3 feet above sea level

Existing elevation ranges from an average low of 4.7 to an average high of 5.3 feet above sea level.

Elevations based on: ☐ NGVD – 1929 ☒ ^{NAVD}~~NGVD~~ – 1988

14. What type of potable water and sanitary sewer facilities will service this plat?

☐ Wells ☐ Septic Tanks

☒ Central Water ☒ Central Sewer

Attach:

- Utility letters proving service is available,
- or
- Health Dept. letter verifying that the septic systems are acceptable based on the proposed subdivision

15. Is development of utility infrastructure proposed prior to final plat?

☒ Yes ☐ No Existing

16. Rights-of-way for this proposed subdivision are intended to be:

☒ dedicated ☐ private ☐ existing dedicated roads
Existing road dedicated.

17. Is any excavation activity proposed as part of this subdivision? ☐ Yes ☒ No

If yes, indicate the type (canal, lake, etc.) and proposed use (navigable, drainage, scenic, etc.):

18. Is the subdivision to be developed prior to the filing of the final plat? ☒ Yes ☐ No

If no, bonding of the infrastructure is required in a form that is acceptable to the County Board of County Commissioners under the conditions of the Charlotte County Subdivision Regulations. Minor Plat, no construction.

If constructing new roads, and they are to be dedicated to the County, all paperwork shall be in accordance with Article VII of Charlotte County Code 3-7.

ALL ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS.

19. Will the subdivision be constructed in phases? _____ Yes X No

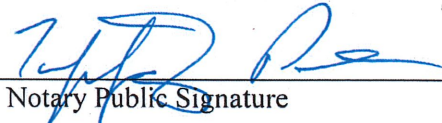
If yes, please specify:

AFFIDAVIT

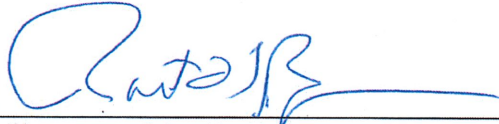
I, the undersigned, being first duly sworn, depose and say that I am the applicant or agent of the property described and that is the subject matter of the proposed Preliminary Plat request, that data and other supplementary matter attached to and made part of the application, are honest and true to the best of my knowledge.

STATE OF Florida, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 6 day of May, 2020, by Robert H. Berntsson who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.



Notary Public Signature



Signature of Applicant/Agent



Notary Printed Signature

Robert H. Berntsson

Printed Signature of Applicant/Agent

Title

3195 S. Access Road

Address

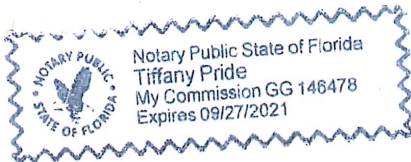
Englewood, FL 34224

City, State, Zip

Commission Code

941-627-1000 x 2009

Telephone Number



PROPERTY OWNER AUTHORIZATION TO APPLICANT

I, the undersigned, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing.

I give authorization for Old Florida Homes, LLC to be the applicant for this Final Plat.

STATE OF FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 30 day of March, 2020,
by Jeff Wiepking who is personally
known to me or has/have produced _____ as identification
and who did/did not take an oath.

Christina Mae Sexton
Notary Public Signature

[Signature]
Signature of Owner

Christina Mae Sexton
Notary Printed Signature

JEFF WIEPKING
Printed Signature of Owner

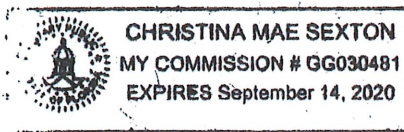
Title

106 GLENMOOR LN
Address

GG030481
Commission Code

ENGLEWOOD, CO 80113
City, State, Zip

303-868-5061
Telephone Number



APPLICANT AUTHORIZATION TO AGENT

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the Final Plat of the property described and which is the subject matter of the proposed hearing.

I give authorization for Robert H. Berntsson to be my agent for this application.

STATE OF FL, COUNTY OF Charlotte

The foregoing instrument was acknowledged before me this 3 day of April, 2020,

by Christina Sexton who is personally known

to me or has/have produced _____ as identification and who did/did not take an oath.

Tara Erdman

Notary Public Signature

TARA ERDMAN

Notary Printed Signature

Title

GG 146781

Commission Code

Christina Sexton

Signature of Applicant

Christina Sexton

Printed Signature of Applicant

4250 Forbes Trail

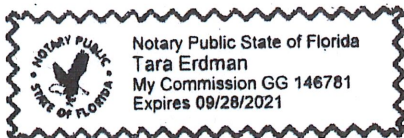
Address

Venice FL 34292

City, State, Zip

941 270 2154

Telephone Number



A parcel of land lying in the Southeast quarter of Section 17, Township 41 South, Range 20 East, Charlotte County, Florida, being more particularly described by metes and bound as follows: Commencing at the Northeast corner of vacated Block 191, Map of Grove City, as recorded in Plat Book 1, Page 4, of the Public Records of Charlotte County, Florida; thence run South 66 degrees 34 minutes 31 seconds West along the Southeasterly right of way line of Iowa Avenue, a distance of 79.00 feet to a round 5/8" iron rod with cap L.B. No. 4689 for the Point of Beginning; thence South 23 degrees 32 minutes 07 seconds East, at 328.56 feet pass a found 5/8" iron rod with cap L.B. No. 4689, continuing a total distance of 342.25 feet to the approximate mean high water line of a man made canal; thence North 86 degrees 52 minutes 07 seconds West along said waterline, a distance of 281.35 feet; thence North 13 degrees 35 minutes 22 seconds West at 24.49 feet pass a set 5/8" iron rod with cap L.B. No. 3607, continuing a total distance of 232.54 feet to a set 5/8" iron rod with cap L.B. No. 3607 on the Southeasterly right of way line of the aforesaid Iowa Avenue; thence North 66 degrees 23 minutes 42 seconds East along said right of way line a distance of 217.52 feet to the Point of Beginning.

Now Known as:

Lot 1, VANNI SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 17, Pages 25A, 25B and 25C, of the Public Records of Charlotte County, Florida.

Parcel Identification Number: 412017485002

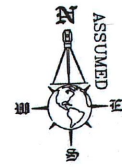
Subject to easements, restrictions and reservations of record.

THE ABOVE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF THE GRANTORS NOR IS IT CONTIGUOUS THERETO.

DoubleTime®



SECTION 17, TOWNSHIP 41S., RANGE 20E.



0 30 60
SCALE 1" = 30'

LEGEND

- CONCRETE MONUMENT FOUND (SIZE & I.D. NOTED)
- CONCRETE MONUMENT SET (4"x4", L.B. #6639)
- 5/8" CAPPED IRON ROD SET (L.B. #6639)
- CAPPED IRON ROD FOUND (I.D. NOTED)
- 5/8" IRON ROD FOUND (I.D. NOTED)
- NAI & DISK FOUND (I.D. NOTED)
- NAI & DISK SET (L.B. #6639)
- FOUND METAL DISK (I.D. NOTED)
- METAL DISK SET (L.B. #6639)
- IRON PIPE FOUND (SIZE NOTED)
- NAI FOUND
- X-CUT FOUND
- FOUND DRILL HOLE
- PLAT DIMENSION
- MEASURED DIMENSION
- CALCULATED DIMENSION
- DEEDED DIMENSION
- U. & D. = UTILITY & DRAINAGE
- L.B. = LICENSED SURVEYOR BUSINESS
- L.S. = LAND SURVEYOR
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.I. = POINT OF INTERSECTION
- C.M. = CONC. MONUMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTER LINE
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- T.B.M. = TEMPORARY BENCH MARK
- F.F. = FINISHED FLOOR
- GAR. = GARAGE
- EL. = ELEVATION
- INV. = INVERT ELEVATION
- 2.00' = EXISTING ELEVATION
- O.H.L. = OVERHEAD UTILITY LINES
- (TYP.) = TYPICAL
- CONC. = CONCRETE
- I.D. = IDENTIFICATION
- A/C = AIR CONDITIONER
- UTILITY POLE
- TELEPHONE RISER
- WELL
- GUY ANCHOR
- SEWER MANHOLE
- UNDERGROUND PROPANE TANK

MEAN HIGH WATER NOTE:

MEAN HIGH WATER LINE ELEVATION WAS DETERMINED USING THE TIDAL WATER SURVEY PROCEDURAL APPROVAL FORM FROM THE FLORIDA DEPARTMENT OF NATURAL RESOURCES. TIDE INTERPOLATION POINT NO. 3516, HAVING A MEAN HIGH WATER ELEVATION OF -0.07' (N.A.V.D. 1988).

SURVEYOR'S NOTE:

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 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 TO WHICH THIS PLAT HAS BEEN PREPARED.

SURVEYORS NOTES:

DESCRIPTION FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFOR THE UNDERSIGNED AND STRAYER SURVEYING AND MAPPING, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (IS) ARE SHOWN HEREON.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED HEREON FOR THE EXPRESS PURPOSE STATED AND/OR CONTAINED IN THE CONTRACT BETWEEN STRAYER SURVEYING AND MAPPING, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING, AND/OR USING THIS SURVEY, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED, WITHOUT WRITTEN CONSENT FROM STRAYER SURVEYING AND MAPPING, INC. IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO STRAYER SURVEYING AND MAPPING INC.

THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES.

BEARINGS ARE BASED ON THE PLAT OF VANNI SUBDIVISION, THE SOUTH R/W LINE OF WISCONSIN AVENUE, BEING N.67°09'07"E.

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON CHARLOTTE COUNTY BENCHMARK GVC 008, ELEVATION 9.06' N.G.V.D. 1929, CONVERTED TO ELEVATION 7.94' N.A.V.D. 1988, USING CORPSCON VERSION 6.0.1.

FLOOD ZONE DATA:

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING RESTRICTIONS PRIOR TO CONSTRUCTION. FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "AE" BASE FLOOD ELEVATION (13') & ZONE "VE" BASE FLOOD ELEVATION (13') AS PER F.I.R.M. MAP #120150 0189 F, DATED 05/06/2003.

TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL

CERTIFIED TO:
OLD FLORIDA HOMES LLC

FILE NUMBER:
DATE OF FIELD SURVEY:
FIELD BOOK:
PAGE:
CHECKED BY:
DRAWN BY:

20-03-27
4/13/2020
860
19
B.G.R.
D.J.S.

REVISION:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED HEREON, AND ONLY FOR THIS PARTICULAR TRANSACTION. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO THIRD PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD Rely ON THIS SURVEY.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND IS NOT INTENDED TO MEET ANY OTHER MUNICIPAL OR NATIONAL STANDARD OR REQUIREMENT UNLESS NOTED.

STRAYER SURVEYING & MAPPING, INC.
LICENSED SURVEYOR BUSINESS NO. 6639

B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER REG'N #5228
"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

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EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
Fax (941) 497-6186

www.strayersurveying.com

SEAWALL DETAIL
NOT TO SCALE

NOW OR FORMERLY LANDS OF:
SMITH THOMAS J & L L WILLIAMS
O.R.B. 1232, PAGE 2094
P.I.D. #412017485003

LINE TABLE		
LINE	BEARING	DISTANCE
L1(C)	N88°29'26"W	87.60'
L2(C)	N88°18'32"W	69.30'
L3(C)	N87°53'20"W	58.86'
L4(C)	S00°15'02"E	2.86'
L5(C)	S89°55'23"W	49.19'
L6(C)	N01°35'15"W	2.49'
L7(C)	S83°12'03"W	17.58'

BOUNDARY & TOPOGRAPHIC
SURVEY OF:
LOT 1
VANNI SUBDIVISION

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGES 25A-25C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1, VANNI SUBDIVISION, AS PER THE PLAT THEREOF
RECORDED IN PLAT BOOK 17, PAGES 25A THROUGH 25C,
OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY FLORIDA.

TUCKER'S BAY SUBDIVISION

A RE-PLAT OF LOT 1, VANNI SUBDIVISION

RECORDED IN PLAT BOOK 17, PAGES 25A - 25C, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2

CERTIFICATE OF CHARLOTTE COUNTY HEALTH DEPARTMENT

STATE OF FLORIDA
COUNTY OF CHARLOTTE
I HEREBY CERTIFY THAT THE REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT HAVE
BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
CENTRAL WATER AND SEWAGE IS PROVIDED.

ENVIRONMENTAL ADMINISTRATOR
JOHANNA WHELAN

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

STATE OF FLORIDA
COUNTY OF CHARLOTTE
I THE UNDERSIGNED, COUNTY ENGINEER FOR CHARLOTTE COUNTY, FLORIDA, HEREBY
CERTIFY THAT AN ACCEPTABLE INSTRUMENT OF AGREEMENT FOR GUARANTEEING SATISFACTORY
CONSTRUCTION OF ALL IMPROVEMENTS IN ACCORDANCE WITH THE CHARLOTTE COUNTY
SUBDIVISION REGULATIONS HAS BEEN PROVIDED. SAID AGREEMENT INCLUDES CONFORMANCE TO
ALL CONSTRUCTION, PAVING AND DRAINAGE PLANS ON FILE IN THE PUBLIC WORKS
DEPARTMENT AND WITH THE ACTION OF THE PLANNING AND ZONING BOARD GIVING APPROVAL
OF THE PRELIMINARY PLAT.

COUNTY ENGINEER
JOANNE VERNON, P.E.

CERTIFICATE OF APPROVAL OF PLANNING AND ZONING BOARD

STATE OF FLORIDA
COUNTY OF CHARLOTTE

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS REQUIREMENTS OF THE CHARLOTTE COUNTY
SUBDIVISION AND ZONING REGULATIONS AND CONFORMS TO THE CHARLOTTE COUNTY COMPREHENSIVE
PLAN THIS ____ DAY OF ____, 2020.

APPROVED:

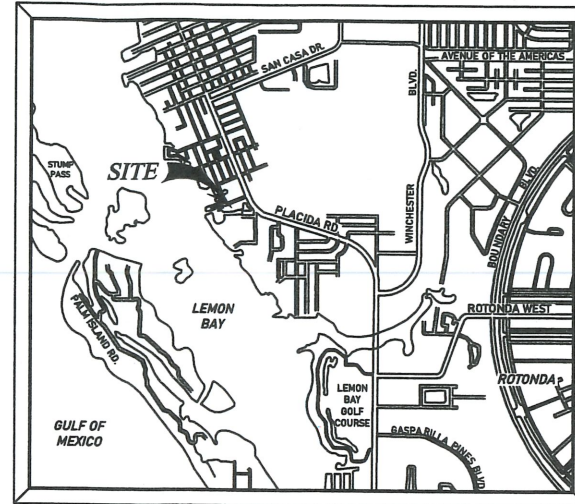
CHAIRPERSON, CHARLOTTE COUNTY PLANNING AND ZONING BOARD
MICHAEL GRAVESEN

CERTIFICATE OF APPROVAL OF THE COUNTY CLERK

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I, _____, COUNTY CLERK OF CHARLOTTE 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 _____, PAGE _____, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA,
THIS ____ DAY OF ____, 2020.

ROGER D. EATON, CLERK OF THE CIRCUIT COURT
CHARLOTTE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF THE COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF CHARLOTTE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD
AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF
CHARLOTTE COUNTY, FLORIDA. THIS ____ DAY OF ____, 2020.

APPROVED:

WILLIAM G. TRUEX, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF CHARLOTTE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH
THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND CHARLOTTE
COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED

BY: _____ DATE: _____
STEVEN L. FORD, COUNTY SURVEYOR
CHARLOTTE COUNTY, FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4992

CERTIFICATE OF APPROVAL OF THE COUNTY ATTORNEY

STATE OF FLORIDA
COUNTY OF CHARLOTTE

I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING
THIS ____ DAY OF ____, 2020.

BY: _____ DATE: _____
JANETTE S. KNOWLTON, COUNTY ATTORNEY
CHARLOTTE COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA
COUNTY OF CHARLOTTE

OLD FLORIDA HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY.

SAID OWNERS DO HEREBY DEDICATE AND SET APART IN PERPETUITY ALL EASEMENTS
IDENTIFIED AS "PUBLIC UTILITY & DRAINAGE EASEMENTS" IN PERPETUITY TO CHARLOTTE
COUNTY, FLORIDA.

UNLESS OTHERWISE INDICATED, ALL EASEMENTS SHOWN HEREON ARE NON-EXCLUSIVE. ALL
PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION INSTALLATION,
MAINTENANCE AND OPERATION OF ELECTRIC, CABLE, TELEVISION, TELEPHONE, WATER, SEWER, GAS
AND OTHER UTILITY SERVICES.

IN WITNESS THEREOF, OLD FLORIDA HOMES LLC HAS CAUSED THIS CERTIFICATE TO BE EXECUTED
IN ITS NAME THIS ____ DAY OF ____, 2020.

WITNESSES
1) _____
SIGNATURE OF WITNESS
2) _____
PRINTED NAME OF WITNESS
3) _____
SIGNATURE OF WITNESS
4) _____
PRINTED NAME OF WITNESS

OLD FLORIDA HOMES LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
NAME: CHRISTINA SEXTON
TITLE: MANAGER

STATE OF FLORIDA
COUNTY OF CHARLOTTE

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED _____
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING
CERTIFICATE OF OWNERSHIP AND DEDICATION AS MANAGER OF OLD FLORIDA HOMES LLC, A
FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED
SUCH CERTIFICATE ON BEHALF OF THE COMPANY.


WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 2020.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR:

KNOW 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, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT
CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5117. I FURTHER CERTIFY 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
APPLICABLE CHARLOTTE COUNTY REGULATIONS, AND THAT THE PERMANENT REFERENCE
MONUMENTS (P.R.M.'s) WERE INSTALLED ON MARCH 16, 2020.


B. GREGORY RIETH
FLORIDA SURVEYOR & MAPPER
REG'N #5228
Date: MAY 18, 2020

TUCKER'S BAY SUBDIVISION

A RE-PLAT OF LOT 1, VANNI SUBDIVISION

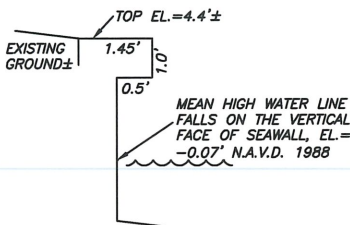
RECORDED IN PLAT BOOK 17, PAGES 25A - 25C, PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLORIDA
A SUBDIVISION LYING IN SECTION 17,
TOWNSHIP 41 SOUTH, RANGE 20 EAST
CHARLOTTE COUNTY, FLORIDA

LEGEND

P.R.M. = PERMANENT REFERENCE MONUMENT
□ = CONCRETE MONUMENT FOUND (SIZE & I.D. NOTED)
■ = CONCRETE MONUMENT SET (4"x4", L.B. #8639)
⊗ = CAPPED IRON ROD FOUND (I.D. NOTED)
○ = 5/8" IRON ROD FOUND
U. & D. = UTILITY & DRAINAGE
P.I.D. = PARCEL IDENTIFICATION NUMBER
O.R.B. = OFFICIAL RECORDS BOOK



SCALE: 1" = 30'



SEAWALL DETAIL
NOT TO SCALE

NOW OR FORMERLY LANDS OF:
SMITH THOMAS J & L L WILLIAMS
O.R.B. 1232, PAGE 2094
P.I.D. #412017485003

LOT 2, VANNI SUBDIVISION
PLAT BOOK 17, PAGE 25

ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE
BASED ON THE N.A.V.D. 1988 VERTICAL
DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED
ON CHARLOTTE COUNTY BENCHMARK GVC
005, ELEVATION 9.06' N.G.V.D. 1929,
CONVERTED TO ELEVATION 7.94' N.A.V.D.
1988, USING CORPSCON VERSION 6.0.1.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N88°29'26"W	87.60'
L2	N88°18'32"W	69.30'
L3	N87°53'20"W	58.86'
L4	S00°13'28"E	2.86'
L5	S89°55'23"W	49.19'
L6	N01°35'15"W	2.49'
L7	S83°12'03"W	17.59'

LEMON BAY CANAL
(TIDAL)