

**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 \_\_\_\_\_, 2018.

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

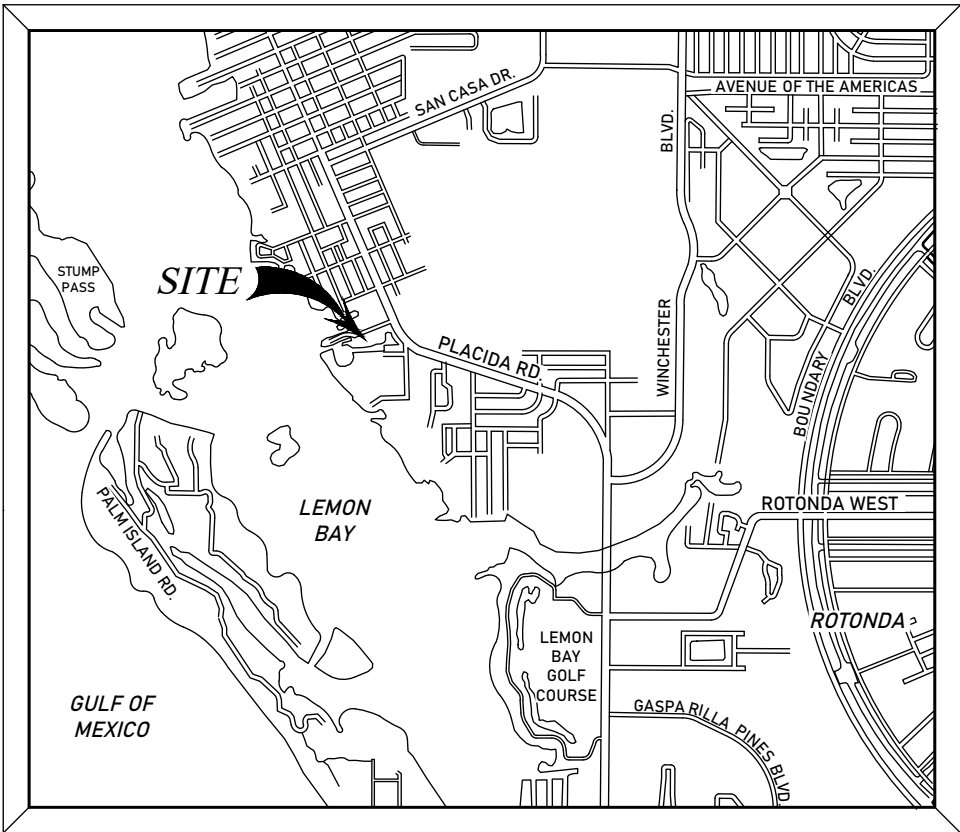
**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON (NAD83) FLORIDA STATE PLANE, WEST ZONE.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.



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Venice, Florida 34293  
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[www.strayersurveying.com](http://www.strayersurveying.com)



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 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 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 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  
OLD FLORIDA HOMES LLC  
A FLORIDA LIMITED LIABILITY COMPANY

1) \_\_\_\_\_  
SIGNATURE OF WITNESS

BY: \_\_\_\_\_  
NAME: CHRISTINA SEXTON  
TITLE: MANAGER

1) \_\_\_\_\_  
PRINTED NAME OF WITNESS

2) \_\_\_\_\_  
SIGNATURE OF WITNESS

2) \_\_\_\_\_  
PRINTED NAME OF WITNESS

STATE OF FLORIDA  
COUNTY OF SARASOTA

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 5J17. 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: July 28, 2020

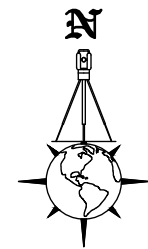
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### LEGEND

P.R.M. = PERMANENT REFERENCE MONUMENT  
□ = CONCRETE MONUMENT FOUND (SIZE & I.D. NOTED)  
■ = CONCRETE MONUMENT SET (4"x4", L.B. #6639)  
⊗ = 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'



### 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.

LOT 2, VANNI SUBDIVISION  
PLAT BOOK 17, PAGE 25

### ELEVATION NOTE:

ALL ELEVATIONS SHOWN HEREON ARE  
BASED ON THE N.G.V.D. 1929 VERTICAL  
DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED  
ON CHARLOTTE COUNTY BENCHMARK GVC  
006, ELEVATION 9.06' N.G.V.D. 1929.

EST. 1987  
**STRAYER**  
SURVEYING & MAPPING, INC.

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