

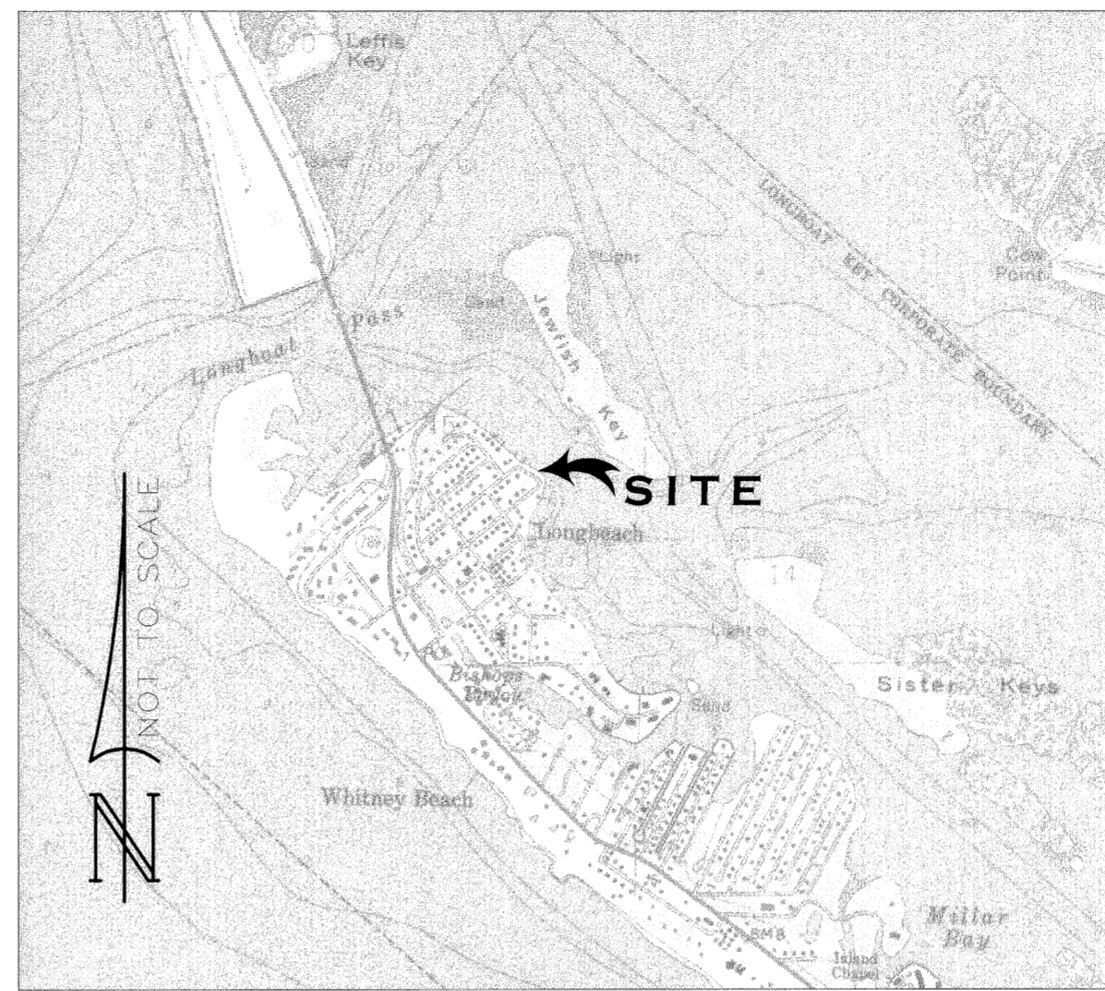
F:\Data\Vernon\Vernon.dwg Wed Oct 31 09:12:20 2001 MSB

# VERNON

## A REPLAT OF LOTS 1,2,3,& 4, BLOCK 2, LONG BOAT BEACH SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 232, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING IN FRACTIONAL SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT KEY, MANATEE COUNTY, FLORIDA

1669631

### LOCATION MAP



"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."

The Declaration of Covenants and Restrictions is recorded in Official Records Book Number N/A, Page N/A, Public Records of Manatee County, Florida.

The Notice to Purchaser for this Plat is recorded in Official Records Book Number N/A, Page N/A, Public Records of Manatee County, Florida.

There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

#### PLAT RESTRICTIONS:

1. No building shall be constructed, erected or placed on or adjacent to Tract A.
2. Tract A shall not be included in any calculation or utilized in any fashion to meet zoning and development criteria and standards for Lots 1 and 2, including, but not limited to, permitted density, required open space or maximum building coverage.
3. Tract "A" shall at all times be owned by the Owner(s) of Lot 1 of the Vernon Subdivision and used exclusively by the Owner(s) and/or occupants including their guests and invitees of Lot 1 of the Vernon Subdivision.

#### NOTES:

1. The mean high water data shown within this plat is based on a mean high water survey file no. 2712
2. Bearings shown hereon refer to an assumed meridian. The South Right of Way Line of Russell Street, being N.50°00'00"E.
3. Elevations shown hereon refer to Department of Natural Resources Brass Disk "13 84 B08", Department of Environmental Protection published elevation = 4.15 feet (N.G.V.D. 1929), elevations indicated hereon are in feet and decimals referenced to NGVD 1929.

#### APPROVALS:

This plat conforms to the preliminary plat approval provisions made by the Town of Longboat Key Town Commission this 17th day of September, A.D. 2002.

John R. Redgrave  
Mayor

Donna H. Spencer  
Town Clerk

David P. Persson  
Town Attorney

Bruce St. Denis  
Town Manager, Town of Longboat Key

#### CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:

State of Florida )  
County of Manatee ) SS

I, R.B. Shore, Clerk of the Circuit Court of Manatee 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 40, Pages 109 through 110, Public Records of Manatee County, Florida, this 19th day of September, 2002.

R.B. Shore, Clerk of the Circuit Court of Manatee County, Florida.

#### CERTIFICATE OF APPROVAL OF A CERTIFIED SURVEYOR & MAPPER

State of Florida )  
County of Manatee ) SS

It is hereby certified that this plat has been reviewed for conformity with the requirements of Chapter 177, Florida Statutes, C.S.

Jeffery L. Hostetler  
Professional Surveyor & Mapper  
Florida Certificate No. 4911  
for the town of Longboat Key  
5350 Gulf Drive  
Holmes Beach, Florida 34217



DESCRIPTION: (Official Records Book 1524, Page 7197, Public Records of Manatee County, Florida)

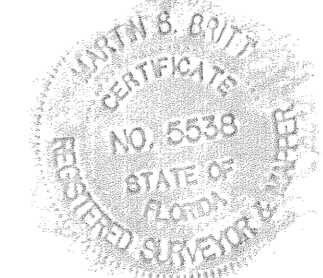
Lots 1, 2, 3, and 4, in Block 2, of LONG BOAT BEACH SUBDIVISION as per plat of same on file and of record in the Public Records of Manatee County, Florida, together with that certain parcel or strip of land lying adjacent to and in front of and between the said Lots 1 and 2 and extending to the deep water channel in the waters of Sarasota Bay, together with all riparian rights appertaining therefore, being the property and all the property conveyed by that certain deed that now appears of record in Deed Book 345, at Page 522, of the Public Records of Manatee County, Florida.

Also, that piece of land extending to Sarasota Bay beginning at Russell Street and Bayside Drive (Russell Street formerly known as Myrtle Street) Longboat Key, Long Boat Beach Subdivision, Plat Book 1, at Page 232, of the Public Records of Manatee County, Florida; together with all riparian rights appertaining thereto and that strip of land extending from Lot 1, in Block 21, to strip of land in front of Lot 1, Block 17, also known as Lot 2, in Block 2, as shown in Old Plat Book 1, at Page 232, between the foot of Russell Street (formerly Myrtle Street) and Sarasota Bay, all in Manatee County, Florida.

Being the same premises conveyed to Tempotech Industries, a Michigan corporation, by King L. Williams, Jr. and Margaret Williams, his wife, by Warranty Deed dated February 09, 1981, in Official Records Book 1003, at Page 3652, of the Public Records of Manatee County, Florida.

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 the Town of Longboat Key and Chapter 177, Florida Statutes, as amended and that the Permanent Reference Monuments (PRM's) and Lot Corners were installed on June 20, 2001.

Martin S. Britt  
Professional Surveyor & Mapper  
Florida Certificate No. 5538  
960 Lena Lane  
Sarasota, Florida 34240



#### CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

W. ANTHONY VERNON and JEAN C. VERNON, husband and wife, certify that we are the owners of the property described hereon and do hereby dedicate and set apart the Public Access and Drainage Easement shown on this plat entitled "VERNON" for said uses and purposes to the Town of Longboat Key forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28 day of December, 2001.

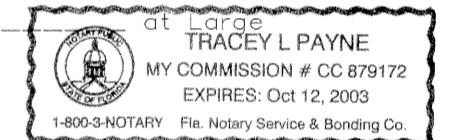
Witnesses:  
Lauren M. Bray W. Anthony Vernon (SEAL)  
Tracy L. Payne Jean C. Vernon (SEAL)

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

Before me, the undersigned Notary Public, personally appeared W. ANTHONY VERNON and JEAN C. VERNON, husband and wife, 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.

Witness my hand and official seal at SARASOTA County, FLORIDA this 28 day of DECEMBER, 2001.  
Tracy L. Payne TRACEY L. PAYNE

NOTARY PUBLIC, State of FLORIDA  
My Commission Expires OCTOBER 12, 2003



#### CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER:

STATE OF FLORIDA )  
COUNTY OF MANATEE ) SS

Corrinne A. Ragheb, as Trustee under Agreement dated December 26, 1990, the holder of Mortgage dated March 15, 2001 recorded in Official Records Book 1672 at Page 3808 of the Public Records of Manatee County, Florida on March 29, 2001, does hereby consent to ratify, approve and confirm this Plat titled Vernon and the dedication certificate thereon.

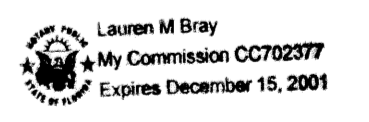
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 16 day of November, A.D., 2001.

Corinne A. Ragheb as trustee  
Corinne A. Ragheb, as Trustee under Agreement dated December 26, 1990  
STATE OF Florida  
COUNTY OF Sarasota

Before me, the undersigned Notary Public, personally appeared Corinne A. Ragheb, as Trustee under Agreement dated December 26, 1990, to me known to be the individual who executed the foregoing Certificate of Consent to Plat and Dedication by Mortgage Holder, and acknowledged before me that she executed the same.

WITNESS my hand and official seal at Sarasota County, Florida this 16 day of November, A.D., 2001.

Lauren M. Bray  
Notary Public, State of FL at Large,  
My Commission Expires: 12/15/01

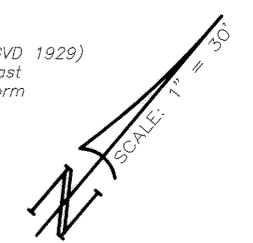


CERTIFICATE OF AUTHORIZATION NO. L.B. 7044  
40 SARASOTA CENTER BOULEVARD, UNIT H  
SARASOTA, FLORIDA 34240  
PHONE NO.: (941) 341-9935

F:\Data\Vernon\Vernon.dwg Wed Oct 31 08:44:07 2001 MSB

# VERNON

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 LYING IN FRACTIONAL SECTION 15, TOWNSHIP 35 SOUTH, RANGE 16 EAST, TOWN OF LONGBOAT KEY  
 MANATEE COUNTY, FLORIDA



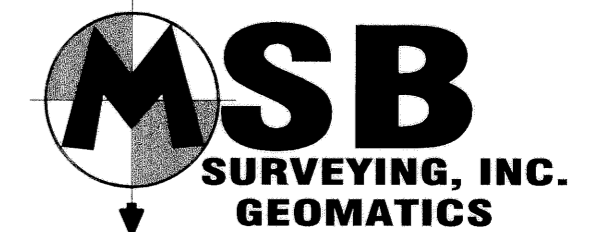
**LEGEND:**

- - Denotes a 4" x 4" Concrete Monument Set, Permanent Reference Monument, PSM 5538.
- - Denotes 5/8" Capped Iron Rod Set, LB 7044.
- (P) - Denotes Dimensions Based on the Subdivision Plat of Long Boat Beach Recorded in Plat Book 1, Page 232, Public Records of Manatee County, Florida.
- (F) - Denotes Dimensions based on Field Measurements.
- LB - Denotes License Business.
- ⊙ - Denotes Bench Mark.

FILED AND RECORDED  
 9/19/2002 @ 8:41am  
 R. B. SHORE, CLERK  
 MANATEE COUNTY, FLA.

**LINE TABLE**

Line	Bearing	Distance
L1	S.59°08'39"E.	3.72'
L2	N.66°22'57"E.	8.90'
L3	S.38°30'27"E.	41.94'
L4	S.55°08'39"E.	12.48'



**CERTIFICATE OF AUTHORIZATION NO. L.B. 7044**  
 40 SARASOTA CENTER BOULEVARD, UNIT H  
 SARASOTA, FLORIDA 34240  
 PHONE NO.: (941) 341-9935