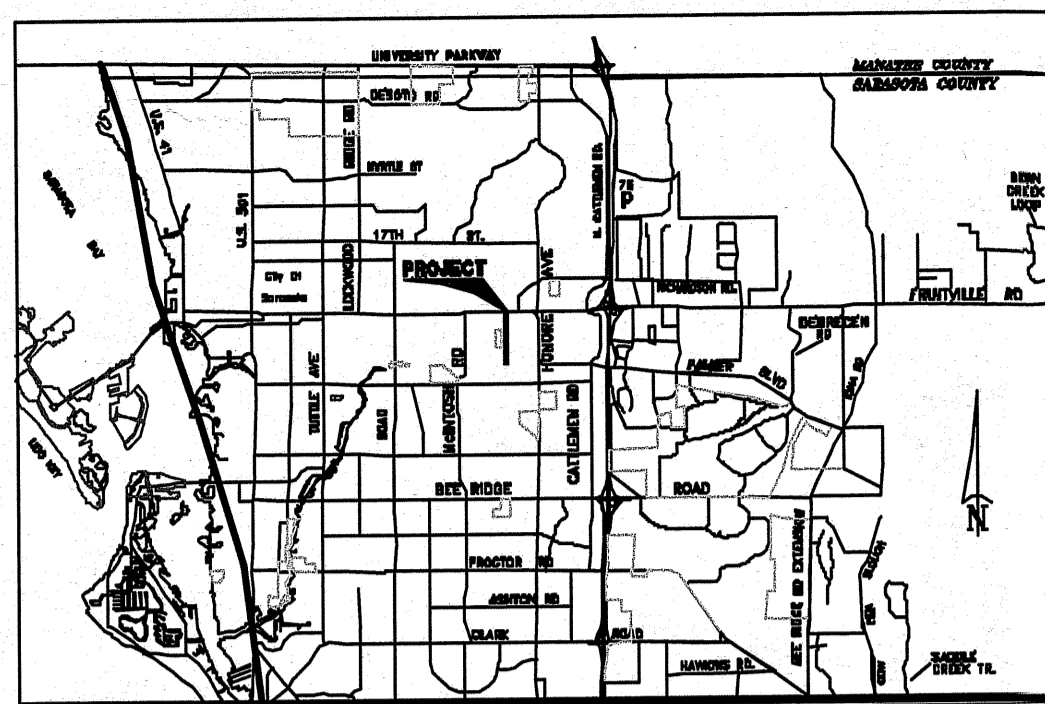


**UNRECORDED PLAT OF  
TUCKER AVENUE**

A SUBDIVISION,  
Lying in Section 23, Township 36 South, Range 18 East,  
Sarasota County, Florida.



VICINITY MAP  
(N.T.S.)

**DESCRIPTION:**

Description: (TRACT "A")

Lots 31, 33, 35, 37, 39, 41, 43, 45, 47 & 49, Tucker's Subdivision, as recorded in Plat Book 1, Page 165, Public Records of Sarasota County, Florida, same being a parcel of land lying in Section 23, Township 36 South, Range 18 East, Sarasota County, Florida, more fully described as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 23, Township 36 South, Range 18 East; thence N.89°28'09"W, along the North line of said Southwest Quarter of Section 23, a distance of 443.08 feet; thence continue along said North line, N.89°28'09"W, a distance of 40.00 feet to the intersection of said North line and the westerly Right of Way line of Tucker Avenue extended; thence S.00°22'53"W, along said westerly Right of Way line, a distance of 786.32 feet to the POINT OF BEGINNING; thence continue along said westerly Right of Way line, S.00°22'53"W, a distance of 541.13 feet to the South line of the Northeast Quarter of said Section 23; thence N.89°11'07"W, along said South line, a distance of 112.00 feet; thence leaving said South line N.00°22'11"E, a distance of 554.36 feet; thence S.89°04'13"E, a distance of 112.01 feet to the Point of Beginning.

Parcel contains 62,076 square feet or 1.43 acres, more or less.

Description: (TRACT "B")

Lots 38, 40, 42, 44, 46, 48, & 50, Tucker's Subdivision, as recorded in Plat Book 1, Page 165, Public Records of Sarasota County, Florida, same being a parcel of land lying in Section 23, Township 36 South, Range 18 East Sarasota County, Florida, more fully described as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 23, Township 36 South, Range 18 East; thence N.89°28'09"W, along the North line of said Southwest Quarter of Section 23, a distance of 443.08 feet to the intersection of the easterly Right of Way line of Tucker Avenue extended and said North line; thence S.00°22'53"W, along said easterly Right of Way line, a distance of 861.76 feet to the POINT OF BEGINNING; thence continue along said easterly Right of Way line, S.00°22'53"W, a distance of 378.89 feet to the South line of the Northeast Quarter of the Southwest Quarter of said Section 23; thence S.89°11'07"E, along said South line, a distance of 112.00 feet; thence N.00°22'53"E, a distance of 379.19 feet; thence N.89°20'21"W, a distance of 112.00 feet to the Point of Beginning.

Parcel contains 42,452 square feet or 0.97 acres, more or less.

**SURVEYOR NOTES:**

- This Map titled "UNRECORDED PLAT OF TUCKER AVENUE" represents an Unrecorded Plat showing the relation between the boundary survey performed by Britt Surveying, Inc. and the proposed lot configuration from Dove Engineering and Consulting, LC. Note that the proposed lots are represented with a **(DOTTED LINE)** as the boundary survey is represented with a **(SOLID LINE)**.
- For reference of the boundary performed by Britt Surveying, Inc.: See Britt Surveying, Inc. Project Number 04-11-21, with the Date of Survey December 6, 2005.
- Basis of Bearing shown hereon refer to the North Line of the Southwest Quarter of Section 23, TWP. 28S, R18E, being N.89°28'09"W.
- Description shown hereon has been prepared for this plat.
- No research has been made for easements or rights-of-way of record. This plat is subject to all easements of record. Easements shown hereon are proposed unless otherwise noted.
- Parcel shown hereon is situated in Flood Zone "X", per Flood Insurance Rate Map 125144 0153 E, Index map dated September 3, 1992.
- There is an apparent hiatus of approximately 4.0' feet between the easternmost boundary of Oak Court, Phase 2-A & 2-B, as recorded in Plat Book 40 pages 14 through 14B, and the westernmost boundary of Tucker's Subdivision as recorded in Plat Book 1, Page 165, Public Records of Sarasota County, Florida.
- Wetland Line and Seasonal High Water points located November 29, 2006, shown hereon. Locates per flagging by Dick Seagle & Associates, Inc.
- Elevations shown hereon refer to OAK COURT PHASE 1-B Plat Bench Mark #45-G, elevation=28.39 (N.G.M.D. 1929).
- "Specific Purpose Survey", the intent of this plat is to show the Tucker's Subdivision, as recorded in Plat Book 1, Page 165 of the Public Records of Sarasota County, Florida, in relation to the proposed lots configured by Dove Engineering and Consultants, LC. Reference D.E.C. Project No. 007-001, dated 4/5/2007.

**LEGEND:**

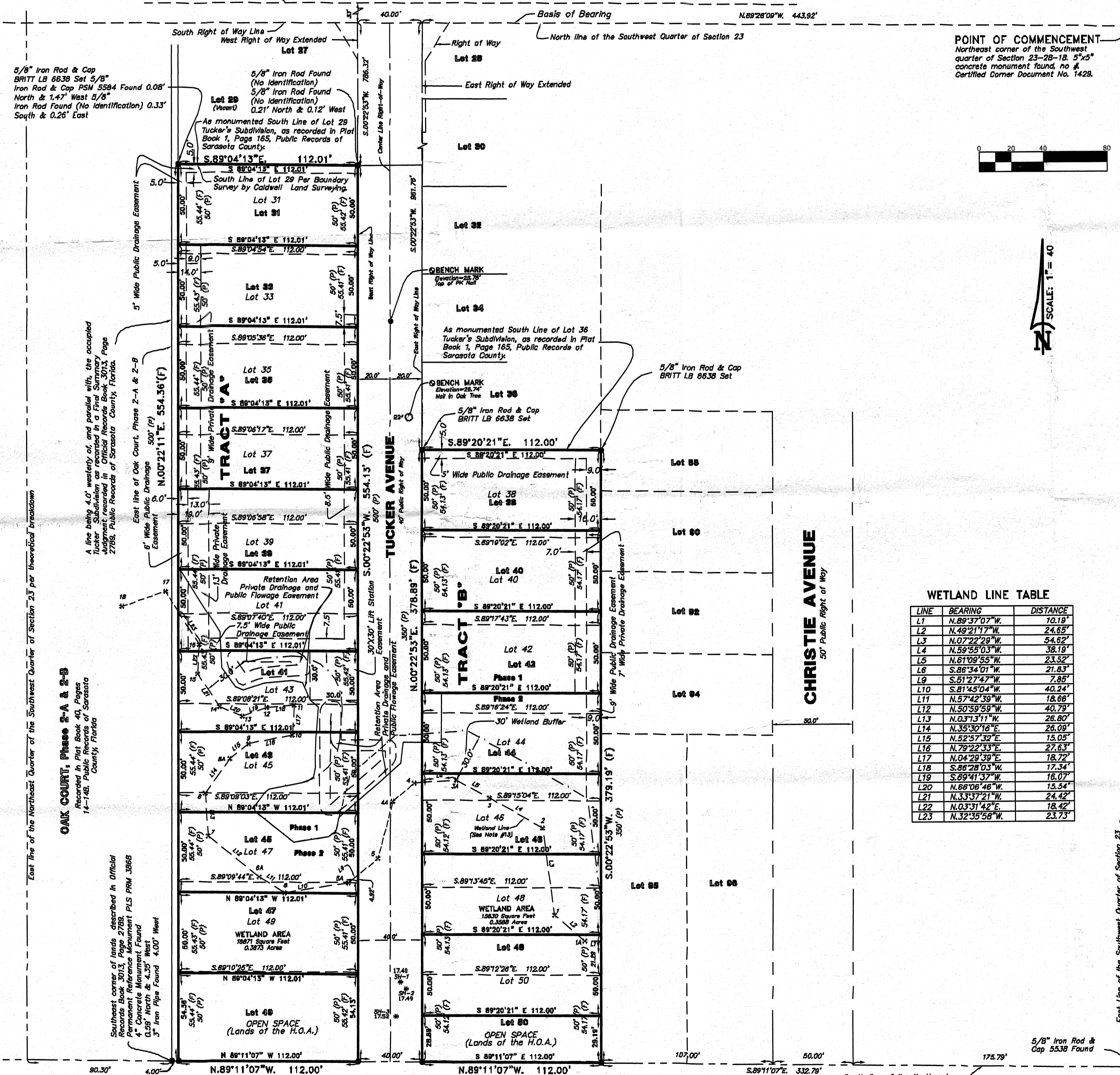
- 5/8" Iron Rod & Cap  
BRITT LB 6638 Set (Unless Otherwise Indicated)
- (P) Plat Bearing or Distance
- (F) Field Bearing or Distance
- (N.T.S.) Not to Scale
- 1A = Wetland Flag as Located
- SH-1 \* Top of Seasonal High Water Line, and Existing Elevation  
17.45
- SH-2 \* Top of Seasonal High Water Line/Lintical Line, and Existing Elevation  
17.49
- SH-3 \* Top of Hummocking Located on Swamp Fern (*Blechnum Serrulatum*)  
17.58

- Represents proposed. See Note 1 above.
- - - Represents existing boundary. See Note 1 above.
- H.O.A. Home Owners Association
- N.T.S. Minimum Technical Standards, as set forth by the State.
- D.E.C. Dove Engineering and Consultants, LC.

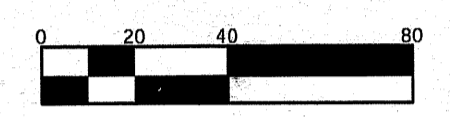
- LOT Represents proposed. See Note 1 above.
- LOT Represents existing boundary. See Note 1 above.

Centerline Survey Per FLD07 Right  
of Way Map Section 17040-251B

**FRUITVILLE ROAD**



POINT OF COMMENCEMENT  
Northeast corner of the Southwest  
Quarter of Section 23-28-18, 5"x5"  
concrete monument found, no #,  
Certified Corner Document No. 1428.

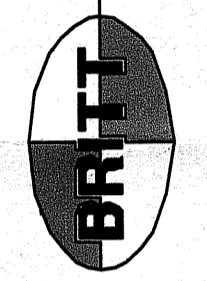


**WETLAND LINE TABLE**

LINE	BEARING	DISTANCE
L1	N.89°37'07"W	70.19
L2	N.49°21'7"W	24.65
L3	N.07°22'28"W	54.62
L4	N.59°55'03"W	38.19
L5	N.61°09'55"W	23.32
L6	S.86°34'01"W	21.83
L7	S.81°27'47"W	7.85
L8	S.81°45'04"W	40.24
L9	N.57°42'39"W	18.66
L10	N.50°39'59"W	40.79
L11	N.03°13'11"W	26.80
L12	N.35°30'10"E	26.09
L13	N.52°57'30"E	15.05
L14	N.79°22'33"E	27.63
L15	N.04°29'30"E	18.72
L16	S.85°29'03"W	12.34
L17	S.69°41'37"W	16.07
L18	N.66°06'46"W	15.54
L19	N.33°37'21"W	24.42
L20	N.03°31'42"E	16.42
L21	N.32°35'56"W	23.73

**SPECIFIC PURPOSE SURVEY**

**BRITT SURVEYING, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638  
606 Cypress Avenue Venice Florida 34285  
Telephone: (941) 493-1396 Fax: (941) 484-5766  
Email: bs@brittsurveying.com



CERTIFICATE OF SURVEYOR  
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT IS A GRAPHIC REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN HEREON ACCORDING TO A PREVIOUS SURVEY MADE UNDER THE DIRECTION AND SUPERVISION OF BRITT SURVEYING, INC. AND THAT THE SAME COMPLY WITH THE STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 61C11-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES)

HAROLD EUGENE MOON, JR. PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NUMBER: L.S. 6568  
DATE OF SURVEY: OCTOBER 16, 2007

CERTIFIED TO:  
BARBARA KLEIN

FIELD BOOK: 460 - PAGE(S): 2-6B-11, 39-34  
JOB NUMBER: 07-10-01 DRAWN BY: D. Caughlin

**SHEET  
1 OF 1**

MAP # 45  
TUCKER SUBDIVISION