

**OWNERS CERTIFICATE**

Know all men by these presents: that the undersigned Ralph S. Twitchell, being the Owner in fee simple of the land described in the foregoing plat, hereby dedicates said land and said plat for the uses and purposes therein expressed, the roads being dedicated to the perpetual use of the owners of the property adjacent to same, said land being particularly described in the caption of the foregoing plat of the Siesta Key Property of Ralph S. Twitchell, said owner has caused these presents to be signed and sealed. North 653.7' of U.S. Gov't Lot 1, S. 11, T. 37 S., R. 17 E., less North 150 feet, West of Hard Road. Signed: *Ralph S. Twitchell*  
 Dated this 15<sup>th</sup> Day of May, 1945.

Attested:

State of Florida,  
 County of Sarasota.

This is to certify that this day personally appeared before me, Ralph S. Twitchell and his wife, who being well known to me to be the persons described in and who executed the foregoing instrument and acknowledge that they executed the same for the purposes therein maintained.

Witness my hand and Official Seal this 15<sup>th</sup> Day of May, A.D. 1945.

Notary Public: *[Signature]*  
 My Commission expires *[Date]*

**SURVEYOR'S CERTIFICATE**

Know all men by these presents: that I, the undersigned *[Signature]*, being the licensed and registered Land Surveyor who made the foregoing survey of the Siesta Key Property of Ralph S. Twitchell, hereby certify that this plat is a correct representation of the land therein described and platted, and that permanent reference monuments have been placed as shown on the plat, as required by Section 7, Chapter 10275, Laws of Florida, 1925, the same being Section 177.07, Florida Statutes, 1941, I further certify that said land is located in Sarasota County, Florida.

Dated this 23<sup>rd</sup> Day of May, 1945. Signed:

*R. M. Cantley C.F.*  
 Surveyor  
 Registration No. 88

**CERTIFICATE OF CLERK OF CIRCUIT COURT**

This is to certify that I have examined the foregoing plat of the Siesta Key Property of Ralph S. Twitchell, which has been filed for the record the 31<sup>st</sup> day of May, A.D. 1945, and I further certify that said plat complies in form with the provisions of Chapter 10275, Laws of Florida, 1925, the same being Chapter 177, Florida Statutes, 1941.

*W. A. Wynne*  
 As Clerk of Circuit Court of Sarasota County, Florida.

**CERTIFICATE OF COUNTY COMMISSIONERS**

Know all men by these presents: that on the *[Date]* day of May, A.D. 1945, the foregoing plat of the Siesta Key Property of Ralph S. Twitchell, covering land in Sarasota County, Florida, was approved by the Board of County Commissioners of said County.

Dated this 4<sup>th</sup> day of June, A.D. 1945

Attested:  
*W. A. Wynne*  
 As Clerk of the Board of County Commissioners of Sarasota County, Florida.

*J. L. McAllister*  
 As Chairman of the Board of County Commissioners of Sarasota County, Florida.

A F F I D A V I T

260269

STATE OF FLORIDA     )  
                          :   SS  
COUNTY OF SARASOTA   )

Comes now the undersigned, BENJAMIN FREDERICK STEIN, who, after being duly sworn, hereby states as follows:

1. That I am over 21 years of age, am under no legal disabilities and presently reside at 137 Big Pass Lane, Sarasota, Florida.

2. That my wife, E. MARGARET STEIN, and myself did on or about April 4, 1956 purchase certain property from RALPH S. TWITCHELL and ROBERTA H. TWITCHELL, husband and wife, which property is located in Sarasota County, Florida and is fully and accurately described in Deed Book 374, Page 393, Public Records of Sarasota County, Florida, and that we still own said property and reside thereon with our family.

3. That the said Deed from RALPH S. TWITCHELL and ROBERTA H. TWITCHELL to us, recorded in Deed Book 374, Page 393, Public Records of Sarasota County, Florida, contained the following language, "Subject to restrictions of Boulevard Beach Club, 4848 Ocean Boulevard, Siesta Key, Sarasota, Florida, dated April 4, 1956." The said RALPH S. TWITCHELL, at the time of the closing of the transaction, furnished to me the membership regulations and restrictions and stated same applied to Boulevard Beach Club, 4848 Ocean Boulevard, Sarasota, Florida, a true copy of which instrument given me is attached hereto as Exhibit "A" and by this reference made a part hereof. Said instrument is not dated but it was my clear understanding that it was the restrictions of Boulevard Beach Club referred to in the conveyance to my wife and I, which was

dated April 4, 1956. It was my further understanding, as a result of conversations with the said RALPH S. TWITCHELL, that said Exhibit "A" was intended to apply to all of that portion of the Siesta Key property of RALPH S. TWITCHELL, Section 11, Township 37 South, Range 17 East, as recorded in Plat Book 4, Page 49, Sarasota County Records and as each person purchased a portion of this property from the said RALPH S. TWITCHELL such person was handed or otherwise given an identical copy of the membership regulations and restrictions attached hereto as Exhibit "A".

4. Also attached hereto as Exhibit "B" and by this reference made a part hereof, is a certain Survey and Plat made by Mosby Surveying and Mapping Service being Job No. 1276 dated May 27, 1955, revised July 26, 1956, showing a proposed subdividing of the Siesta Key property of RALPH S. TWITCHELL in Section 11, Township 37 South, Range 17 East. Said Survey and Plat, as herein identified, has never been placed of record in the Public Records of Sarasota County, Florida, and all lots shown thereon have been deeded to the present owners or their predecessors in title by metes and bounds descriptions, save and except the Private Park, lake, portions of road and Lot 9, as shown thereon.

5. That the said "Private Park", though not dedicated to the public, has been represented by the said RALPH S. TWITCHELL as a private park and has been utilized by the owners of property as such and it was my understanding as well as the understanding of other property owners that said "Private Park" could not be sold by the said RALPH S. TWITCHELL nor utilized for any other purpose than a "Private Park" to be shared in common by the grantees of the said RALPH S. TWITCHELL, and their successors in title.

6. It has recently been brought to my attention that

neither Exhibit "A" or Exhibit "B" are a part of the Public Records of Sarasota County, Florida and as a result thereof it would be possible for an unwary or uninformed person to purchase or otherwise acquire the property marked "Private Park" without having notice or knowledge of its true status.

7. This Affidavit is made for the express purpose of setting forth of record the true status as to the existence of the "Private Park" and information as to the rules and regulations of Boulevard Beach Club governing the utilization of the said park and the single family residential character of the surrounding property as shown on Exhibit "B".

FURTHER, AFFIANT SAITH NOT.

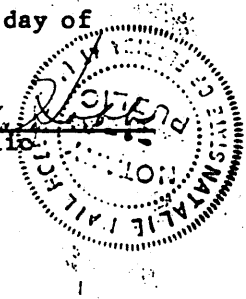
Witnesses:

*[Handwritten Signature]*  
*[Handwritten Signature]*

*[Handwritten Signature]* (SEAL)

Sworn to and subscribed before me this 14 day of  
October, A.D. 1966.

*[Handwritten Signature]*  
Notary Public



My Commission Expires:

Notary Public State of Florida  
(My Commission Expires 10/31/67)  
I hereby certify that I am a Notary Public

MEMBERSHIP REGULATIONS AND RESTRICTIONS

APPLYING TO

BOULEVARD BEACH CLUB

4848 Ocean Boulevard  
SARASOTA, FLORIDA

A map showing the re-division of the above property into ten lots with covenants and right of way for access to the beach shall accompany the deed to each and all lots.

KNOW ALL MEN BY THESE PRESENTS

That Ralph S. Twitchell and Roberta H. Twitchell, husband and wife, Owners of Lots B, C, D and E of the Siesta Key Property of Ralph S. Twitchell as recorded in Plat Book 4, page 49, Sarasota County Records, do hereby establish and declare that this property shall henceforth be known as Boulevard Beach Club to which shall apply the following regulations, conditions and covenants, to wit:

1. No lot sold from the above property shall be used for any other than residential purposes as set forth in Zoning Regulations, Sarasota County, Section IV and Section V - Single Family Residential District.
2. No lot in this parcel shall be re-divided by owner or shall be sold, re-sold or leased to anyone not acceptable and accepted by the majority of the members of Boulevard Beach Club.
3. Building Set-back:
  - (A) No portion of any building shall be closer than fifteen (15) feet from the private roadways or the private park area as shown on the map dated February 26, 1955 of the re-divided property as described above.
  - (B) No portion of any building or other form of solid construction shall be placed or allowed to remain closer to the north line of Lots #3, #5, #7 and #9 as follows:

Lot #3	-	15'0"
#5	-	30'0"
#7	-	40'0"
#9	-	30'0"

Exhibit "A"

4. Complete building plans together with accurate Plot Plan showing locations of all parts of buildings including septic tanks, electric connections, drives and landscaped areas shall be submitted to and approved in writing by the Club Building Committee comprised of or elected by the individual lot owners before any construction work shall begin and any variation from the original approved plan shall be re-approved, in writing, before such variation shall be constructed.

The above restrictions are intended in no way to limit any owner or prevent any type of construction but is an agreed covenant to protect all owners.

5. The administration and the upkeep of all easements as shown on accompanying map of above described property consisting of private park, beach and access roadways shall be the responsibility and duty of each and all of the present and/or future lot owners equally.
6. Modifying, amending and rescinding Clause:

The foregoing restrictions, conditions and provisions may be modified, amended or entirely rescinded by and with the consent of a majority of the Owners of Record of the above described property.

Ralph S. Twitchell and Roberta M. Twitchell herein, for themselves, their heirs and assigns reserve the right, privilege, easement and franchise in and to said roadways and parks, as shown on the above referred to map but they explicitly reserve the right to dedicate title to said right of way and park area at any time within their discretion.

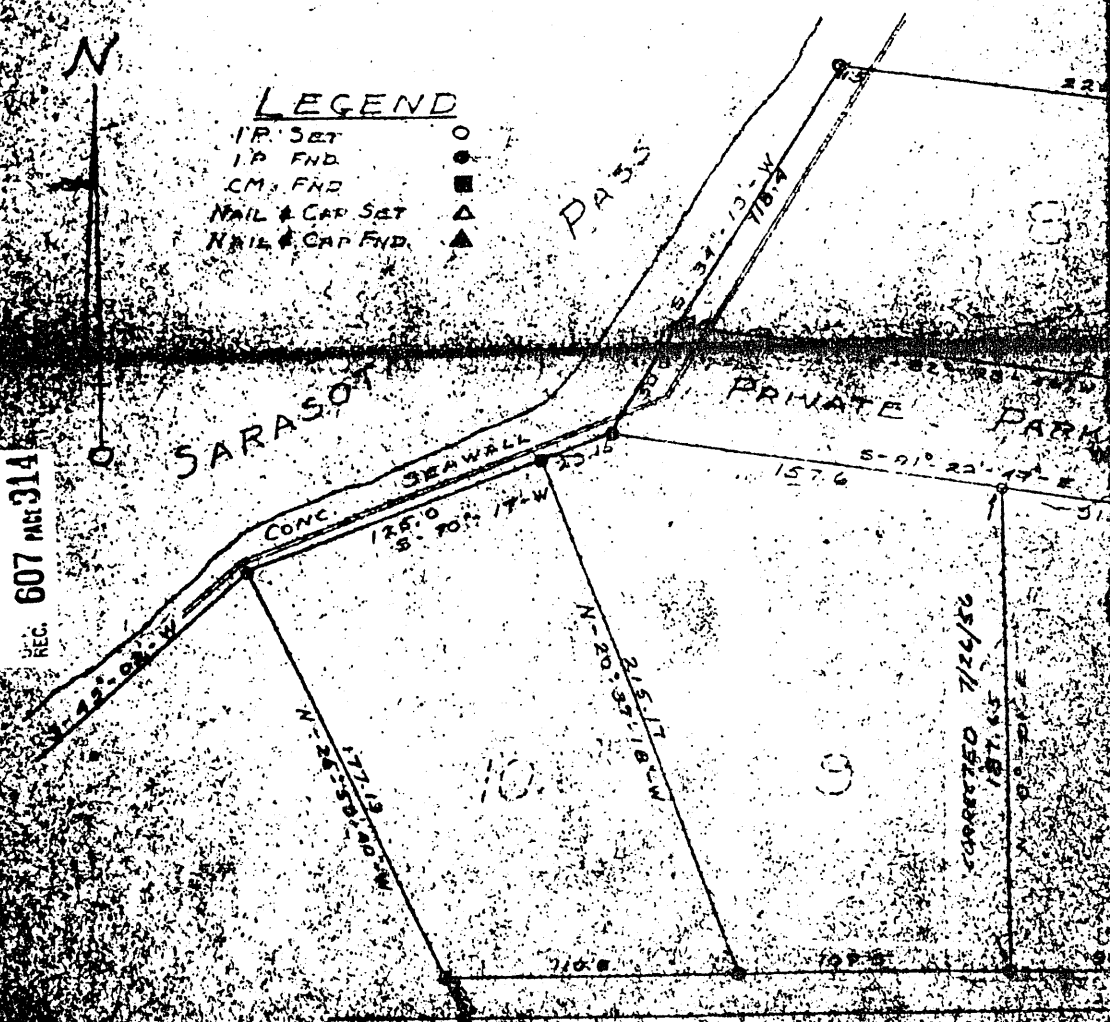
Lot 7 - 11828 #  
Lot 9 - 20156 #  
Private Park 12048 #

N

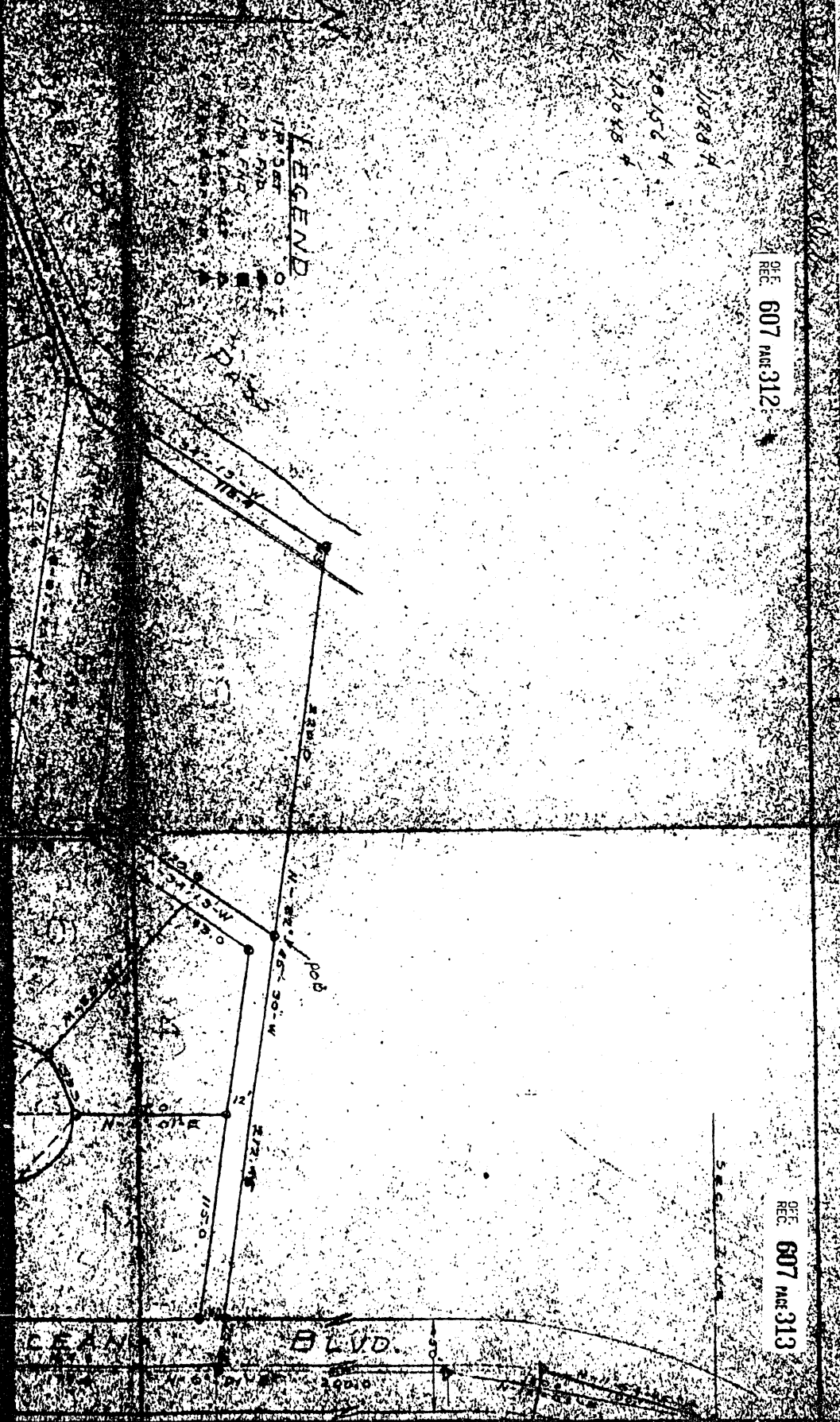
LEGEND

- I.P. SET ○
- I.P. FND ●
- CM. FND ■
- NAIL & CAP SET ▲
- NAIL & CAP FND ▼

REC. 607 PAGE 314



314



REC 607 PAGE 312

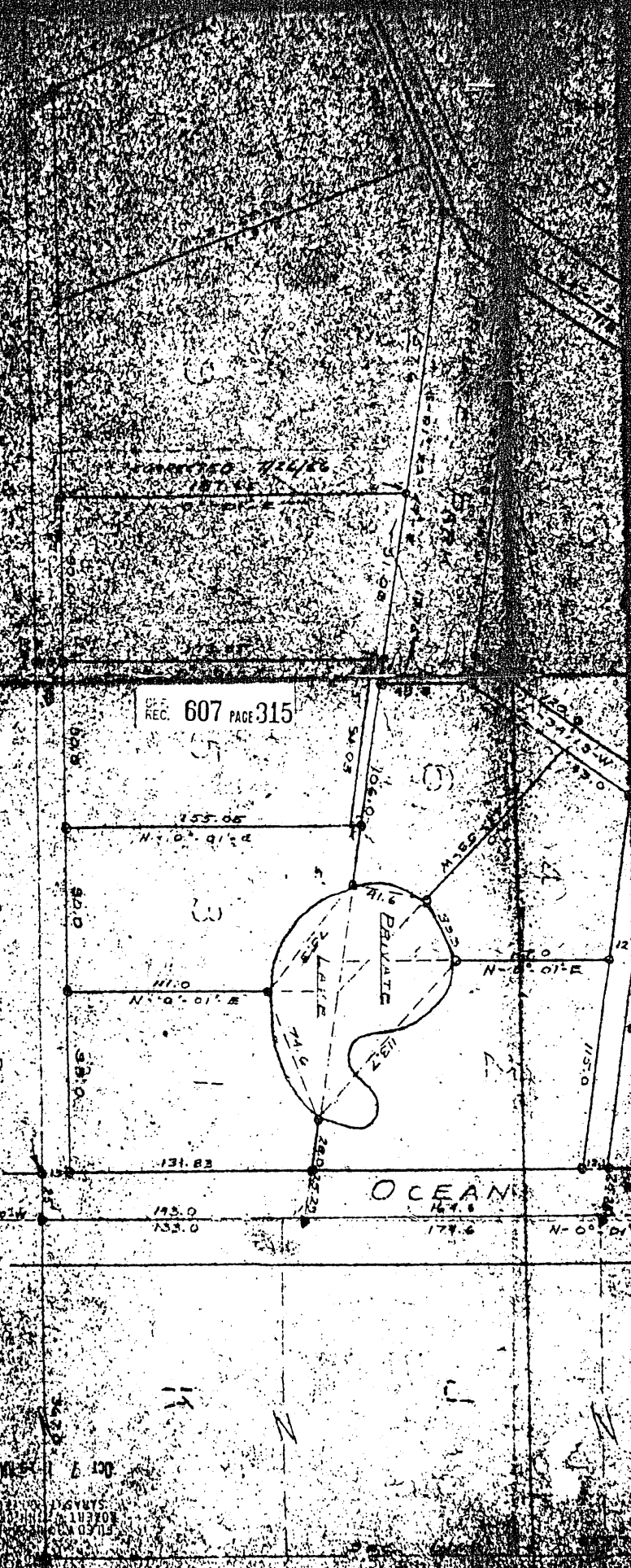
REC 607 PAGE 313







REC. 607 PAGE 315



GUESTA KEY PROPERTY  
 OF  
 RALPH S. WINDYBUSH  
 SEC. II, TWP. 37S, R. 5E, 17E  
 SHERBORN CO., IOWA

FILED  
 ROBERT  
 SURVEYOR  
 OCT 7 1900

120.0  
 547.5 W.

41

### Sarasota County Parcel IDs Map



**\*\*NEW\*\***  
[CLICK TO GO TO  
 PROPERTY APPRAISER](#)

**Parcel Address**  
 101 BIG PASS LN

**Owner Information**  
 JOSEPH KING LC  
 5978 RIVER FOREST CIR  
 BRADENTON, FL 34203

**Parcel Information**

PIN:	0080-01-0020
Location ID:	0080-01-0020
Use Code:	0100
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

LOT A RALPH S TWITCHELL SUB

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$2408500
Land Value:	\$2257600
Improvement Value:	\$150900
Assessed Value:	\$2408500
Homestead Exemption:	
Total Exemption:	\$0
Total Taxable:	\$2408500

**Property Information**

Total Bld. Area:	3473 (All areas, enclosed or not)
Total Living Area:	2712 (All heated & air conditioned area)
Land Area:	27026
Bedrooms:	3
Baths:	3
Pool:	
Year built:	1941
Living Units:	1

**Last Sale**

Sale Price:	\$2650000
Date Sold:	4/29/2005
Instrument #:	2005095872

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Rec Fees 18.50  
Doc Stamps 18,550.00  
Int Tax \_\_\_\_\_

PREPARED BY AND RETURN TO:  
THOMAS B. LUZIER  
Florida Bar #0899194  
Dunlap & Moran, P.A.  
22 South Links Avenue, #300  
Sarasota, FL 34236  
(941) 366-0115  
File No: 8248-1

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2005095872 2 PGS  
2005 MAY 05 07:00 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
MMARSH Receipt#622694

Doc Stamp-Deed: 18,550.00



### WARRANTY DEED

This Warranty Deed is made by **JOAN D. EWERS and HARRIET I. MCCURDY**, as joint tenants with Rights of Survivorship, (the "Grantor"), to **JOSEPH KING, LC**, a Florida limited liability company, whose post office address is: **5978 River Forest Circle, Bradenton, FL 34203**, (the "Grantee").

Grantor, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee, its successors and assigns forever, the following described real property in SARASOTA County, Florida:

**Lot "A", RALPH S. TWITCHELL Subdivision, as per plat thereof recorded in Plat Book 4, Page 49, of the Public Records of SARASOTA County, Florida**

The Property Appraiser's Parcel Identification Number of the above-described real property is **0080-01-0020**.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful

claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

Executed on April 21, 2005.

WITNESSES:

[Signature]  
Witness Signature  
Print Name Thomas B. Luzier

[Signature]  
Witness Signature  
Print Name SUSAN PEPP

[Signature]  
Witness Signature  
Print Name Thomas B. Luzier  
[Signature]  
Witness Signature  
Print Name Thomas B. Luzier

[Signature]  
JOAN D. EWERS  
Address: 1253 Citrus Ave  
Sarasota, FL  
34236

[Signature]  
HARRIET I. MCCURDY  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on April 21, 2005, by JOAN D. EWERS and HARRIET I. MCCURDY, who (Notary choose one)  are personally known to me, or  have produced [Signature] as identification.



Thomas B Luzier  
My Commission DD00844  
Expires July 22, 2008

[Signature]  
Notary Public  
Print Name:  
My Commission Expires:

TBL:kjo\re\8248-1

**\*\*NEW\*\***  
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**Parcel Address**  
 113 BIG PASS LN

**Owner Information**  
 KOZMA TTEE GEORGE  
 113 BIG PASS LN  
 SARASOTA, FL 34242

**Parcel Information**

PIN:	0080-01-0021
Location ID:	0080-01-0021
Use Code:	0100
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

STARTING WHERE N LINE OF 10 FT D  
 EDICATED ACCESS DRIVEWAY ALONG S  
 LINE OF TWITCHELL PROPERTY CROS  
 SES C/1 OF OCEAN BLVD TH W ALONG

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$2080000
Land Value:	\$1648900
Improvement Value:	\$431100
Assessed Value:	\$1091197
Homestead Exemption:	X
Total Exemption:	\$25000
Total Taxable:	\$1066197

**Property Information**

Total Bld. Area:	7247 (All areas, enclosed or not)
Total Living Area:	4355 (All heated & air conditioned area)
Land Area:	23400
Bedrooms:	4
Baths:	5
Pool:	
Year built:	1958
Living Units:	1

**Last Sale**

Sale Price:	\$995000
Date Sold:	4/21/2000
Instrument #:	2000050737

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DOC TAX \$ 1665.00  
RECORD \$ 10.50

Prepared by and return to  
William M Seider, Esq. 275  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2000050737 2 PGS  
2000 APR 24 04:16 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
VBROTHER Receipt#032041

Doc Stamp-Deed: 6,965.00



**WARRANTY DEED**

**THIS INDENTURE**, made April 21, 2000 by and between JOAN M ADLEY, a single woman and HARRY C ADLEY, a single man, hereinafter referred to as Grantor, whose post office address is 1620 Main Street, Sarasota, Florida 34236, and GEORGE KOZMA, hereinafter referred to as Grantee, whose post office address is 113 Big Pass Lane, Sarasota, Florida 34242 \*as Trustee of the George Kozma Living Trust

**WITNESSETH:** Grantor, in consideration of the sum of ten dollars and other valuable considerations to him in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida

That portion of the Siesta Key property of Ralph S Twitchell, Section 11, Township 37 South, Range 17 East, as recorded in Plat Book 4, Page 49, Public Records of Sarasota County, Florida, more fully described as follows.  
Starting where North line of 10' dedicated access Driveway along South line of this property crosses center line of paved roadway now known as Ocean Boulevard; thence West along Driveway 500.5 feet for P.O.B., thence N 20°37'18" W a distance of 220.7 feet to seawall on Big Sarasota Pass, thence S 70°17' W along Pass a distance of 125 feet, thence S 25° 59'40" E a distance of 182.68, thence East 110.5 more or less to the P.O.B., being a part of Lot B, Subdivision of Siesta Key property of Ralph S Twitchell as recorded in Plat Book 4, Page 49, Public Records of Sarasota County, Florida  
**LESS** an easement of 5 feet in width along the South edge of said property which was heretofore reserved as an addition of the width of the dedicated access driveway in Deed Book 389, Page 217, Public Records of Sarasota County, Florida

Subject to restrictions, reservations, and easements of record, applicable governmental regulations, and taxes for the current year

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple, that it is free of encumbrances except as above stated, that Grantor has good right and lawful authority to convey same, and that Grantee shall have quiet enjoyment thereof Grantor does hereby warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns, any gender shall include all genders, the plural number the singular and the singular, the plural.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed the date above written

**WITNESSES:**

Witness Name: William M Seider

Witness Name: Louise Bess

Witness Name: W M Seider

Witness Name: Alex Wexler

JOAN M. ADLEY (Seal)

HARRY C ADLEY (Seal)

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of April 2000 by JOAN M ADLEY, who is personally known to me or who has produced Fl. drivers license as identification. If no type of identification is indicated, the above-named person is personally known to me.



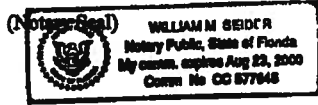
William M Seider  
Signature of Notary Public

William M Seider  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

STATE OF FLORIDA  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of April 2000 by HARRY C. ADLEY, who is personally known to me or who has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me



William M Seider  
Signature of Notary Public

\_\_\_\_\_  
Print Name of Notary Public

I am a Notary Public of the State of Florida,  
and my commission expires on \_\_\_\_\_.

Grantee is hereby conferred with the power and authority to protect, conserve, sell, lease, encumber, convey, and otherwise manage and dispose of the above described property pursuant to the provisions of Sec. 689.071, Florida Statutes. The interest of any beneficiary under the Trust shall be personal property only.

**\*\*NEW\*\***  
**CLICK TO GO TO**  
**PROPERTY APPRAISER**

**Parcel Address**  
 BIG PASS LN

**Owner Information**  
 CLAMPITT WILLIAM  
 CLAMPITT KATHRYN  
 412 TREASURE BOAY WAY  
 SARASOTA, FL 34242

**Parcel Information**

PIN:	0080-01-0023
Location ID:	0080-01-0023
Use Code:	0000
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**  
 COM AT INTRS OF WLY R/W OF OCEAN  
 BLVD WITH N LINE OF 10 FT R/W A  
 T S LINE OF RALPH TWITCHELL SUB  
 TH W 368 FT FOR POB TH CONT W 10

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$1592200
Land Value:	\$1591900
Improvement Value:	\$300
Assessed Value:	\$1592200
Homestead Exemption:	
Total Exemption:	\$0
Total Taxable:	\$1592200

**Property Information**

Total Bld. Area:	0 (All areas, enclosed or not)
Total Living Area:	0 (All heated & air conditioned area)
Land Area:	29294
Bedrooms:	0
Baths:	0
Pool:	
Year built:	
Living Units:	0

**Last Sale**

Sale Price:	\$1435000
Date Sold:	6/4/2004
Instrument #:	2004109005

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**\*\*NEW\*\***  
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**Parcel Address**  
 137 BIG PASS LN

**Owner Information**  
 RINEY TTEE MICHAEL E  
 RINEY TTEE NANCY J  
 (RINEY FL REALTY TRUST)  
 137 BIG PASS LN  
 SARASOTA, FL 34242

**Parcel Information**

PIN:	0080-01-0024
Location ID:	0080-01-0024
Use Code:	0100
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

THAT PORTION ON SIESTA KEY PROPE  
 RTY OF RALPH S TWITCHELL DESC AS  
 FOLLOWS STARTING WHERE N LINE O  
 F 10 FT DEDICATED DRIVEWAY ALG S

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$557800
Land Value:	\$485600
Improvement Value:	\$72200
Assessed Value:	\$557800
Homestead Exemption:	X
Total Exemption:	\$0
Total Taxable:	\$557800

**Property Information**

Total Bld. Area:	1208 (All areas, enclosed or not)
Total Living Area:	466 (All heated & air conditioned area)
Land Area:	16769
Bedrooms:	1
Baths:	1
Pool:	Y
Year built:	1993
Living Units:	1

**Last Sale**

Sale Price:	\$950000
Date Sold:	4/1/2003
Instrument #:	2003062035

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**Parcel Address**

149 BIG PASS LN

**Owner Information**

TRUMBULL RICHARD D  
 TRUMBULL MARGIE K  
 149 BIG PASS LN  
 SARASOTA, FL 34242

**Parcel Information**

PIN:	0080-01-0025
Location ID:	0080-01-0025
Use Code:	0000
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

STARTING WHERE N LINE OF 10 FT D  
 EDICATED ACCESS DRIVEWAY ALG S L  
 INE OF SIESTA KEY PROPERTY OF RA  
 LPH S TWITCHELL CROSSES THE C/L

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$720000
Land Value:	\$720000
Improvement Value:	\$0
Assessed Value:	\$720000
Homestead Exemption:	
Total Exemption:	\$0
Total Taxable:	\$720000

**Property Information**

Total Bld. Area:	0 (All areas, enclosed or not)
Total Living Area:	0 (All heated & air conditioned area)
Land Area:	14395
Bedrooms:	0
Baths:	0
Pool:	
Year built:	
Living Units:	0

**Last Sale**

Sale Price:	\$1746900
Date Sold:	6/5/2007
Instrument #:	2007092381

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**\*\*NEW\*\***  
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**Parcel Address**  
 173 BIG PASS LN

**Owner Information**  
 HICKS WILGUS A  
 HICKS GRACE C  
 173 BIG PASS LN  
 SARASOTA, FL 34242-1606

**Parcel Information**

PIN:	0080-01-0026
Location ID:	0080-01-0026
Use Code:	0100
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

STARTING WHERE S LINE OF SIESTA  
 KEY PROPERTY OF RALPH S TWITCHEL  
 L CROSSES C/L OF PAVED ROADWAY N  
 OW CALLED OCEAN BLVD TH N 0 DEG

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$784700
Land Value:	\$429000
Improvement Value:	\$355700
Assessed Value:	\$314220
Homestead Exemption:	X
Total Exemption:	\$25000
Total Taxable:	\$289220

**Property Information**

Total Bld. Area:	4653 (All areas, enclosed or not)
Total Living Area:	2610 (All heated & air conditioned area)
Land Area:	11733
Bedrooms:	3
Baths:	2
Pool:	Y
Year built:	1979
Living Units:	1

**Last Sale**

Sale Price:	\$0
Date Sold:	5/1/1987
Instrument #:	1945/0846

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**\*\*NEW\*\***  
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 PROPERTY APPRAISER](#)

**Parcel Address**  
 4842 OCEAN BLVD

**Owner Information**  
 MULARKY STEVE  
 MULARKY SHERRI L  
 5304 RIVER BLUFF  
 BLOOMINGTON, MN 55437

**Parcel Information**

PIN:	0080-01-0027
Location ID:	0080-01-0027
Use Code:	0100
Tax Code:	1800
Subdivision ID:	0807
Subdivision:	TWITCHELL RALPH S SIESTA KEY PROPERTY OF
Sec/Twp/Rge:	11-37S-17E
Census Tract, 1990:	19.03
Plat Book:	PB04
Plat Page:	49

**Legal Description:**

LOT 1 BLVD BCH CLUB BEING A PART  
 OF LOTS D & E DESC AS FOLLOWS S  
 TARTING WHERE S LINE OF PROPERTY  
 OF R S TWITCHELL CROSSES C/L OF

**Value Information**

Valuation Date:	01/01/2006
Just (Market) Value:	\$449800
Land Value:	\$371200
Improvement Value:	\$78600
Assessed Value:	\$449800
Homestead Exemption:	
Total Exemption:	\$0
Total Taxable:	\$449800

**Property Information**

Total Bld. Area:	1536 (All areas, enclosed or not)
Total Living Area:	1120 (All heated & air conditioned area)
Land Area:	12477
Bedrooms:	2
Baths:	1
Pool:	Y
Year built:	1960
Living Units:	1

**Last Sale**

Sale Price:	\$140000
Date Sold:	4/15/1997
Instrument #:	2960/2442

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GAIL K. GREENE  
Notary Public - Florida  
1000 VAN DYKE BUILDING  
SARASOTA, FLORIDA

# Warranty Deed

DEED 389 PAGE 217

205528

STATUTORY

This instrument, Made this 21<sup>st</sup> day of August, A. D. 1956, Between

RALPH S. TWITCHELL and ROBERTA H. TWITCHELL, his wife,  
of the county of Sarasota, State of Florida, part 1st of the first part, and

HAROLD PICKET and CAROLYN PICKET, his wife,  
whose post office address is 1773 Bay View Drive, Sarasota Fla  
of the County of Sarasota, in the State of Florida, parties of the second part.

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS - - - - - Dollars, and other good and valuable considerations to them in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said part 1st of the second part their heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota in the State of Florida, to-wit:

That portion of the Siesta Key Property of Ralph S. Twitchell, Section 11, Township 37 South, Range 17 East, as recorded in Plat Book 4, Page 49, Sarasota County Records, more fully described as follows:

215046

Starting where North line of 10' dedicated access Driveway along South line of this property crosses Center Line of Paved Roadway now known as Ocean Boulevard; thence West along Driveway 500.5' for P.O.B.; thence N 20° - 37' - 18" W a distance of 220.7' more or less to the waters of Big Sarasota Pass; thence S 70° - 17' W along Pass a distance of 125'; thence S 25° - 59' - 40" E a distance of 182.68'; thence East 110.5' more or less to the P.O.B.; being a part of Lot B, Sub of Siesta Key Property of Ralph S. Twitchell as recorded in Plat Book 4, Page 49, Public Records of Sarasota County, Florida, together with all riparian rights thereunto belonging or in anywise appertaining. An easement of 5' in width along the South edge of this property is herewith forever reserved as an addition of the width of Access Driveway.

and the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said part 1st of the first part have hereunto set their hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Judy Bowley  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ralph S. Twitchell (Seal)  
Roberta H. Twitchell (Seal)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared RALPH S. TWITCHELL and ROBERTA H. TWITCHELL, his wife,

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21<sup>st</sup> day of August, A. D. 1956

G. Greene  
Notary Public My commission expires: 9-21-58

Filed this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and Recorded in

Book \_\_\_\_\_ at Page \_\_\_\_\_ RECORD VERIFIED \_\_\_\_\_  
County \_\_\_\_\_ BY \_\_\_\_\_



303

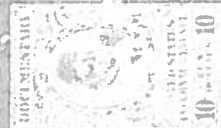
389 AUG 21 1956

235528

FILED AND RECORDED

1956 AUG 21 AM 10:27

W.A. WYMAN, CLERK  
SUSANNA COURT, FLA.

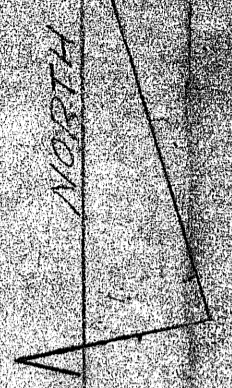


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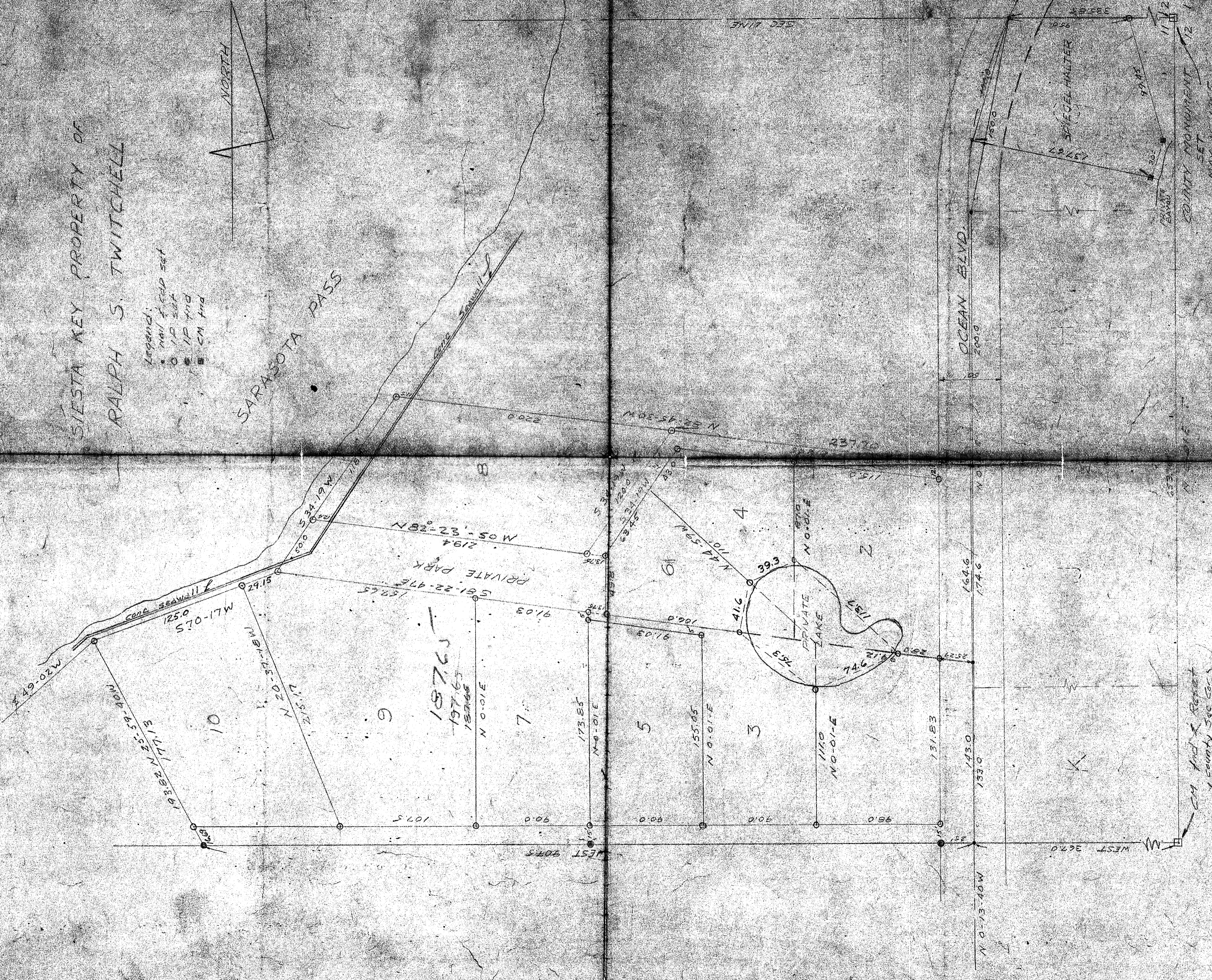
11-3-10

SIESTA KEY PROPERTY OF  
RALPH S. TWITCHELL

Legend:  
• nail & iron set  
○ 1/2" iron pipe  
● 1" iron pipe  
■ 2" iron pipe



SARASOTA PASS



187.65  
197.65  
182.05

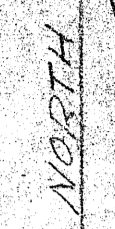
CONFORMING SUB. OF  
RALPH S. TWITCHELL SUB.  
MONUMENT

CONFORMING SUB. OF PB 4/49  
RALPH S. TWITCHELL SUB.  
#80

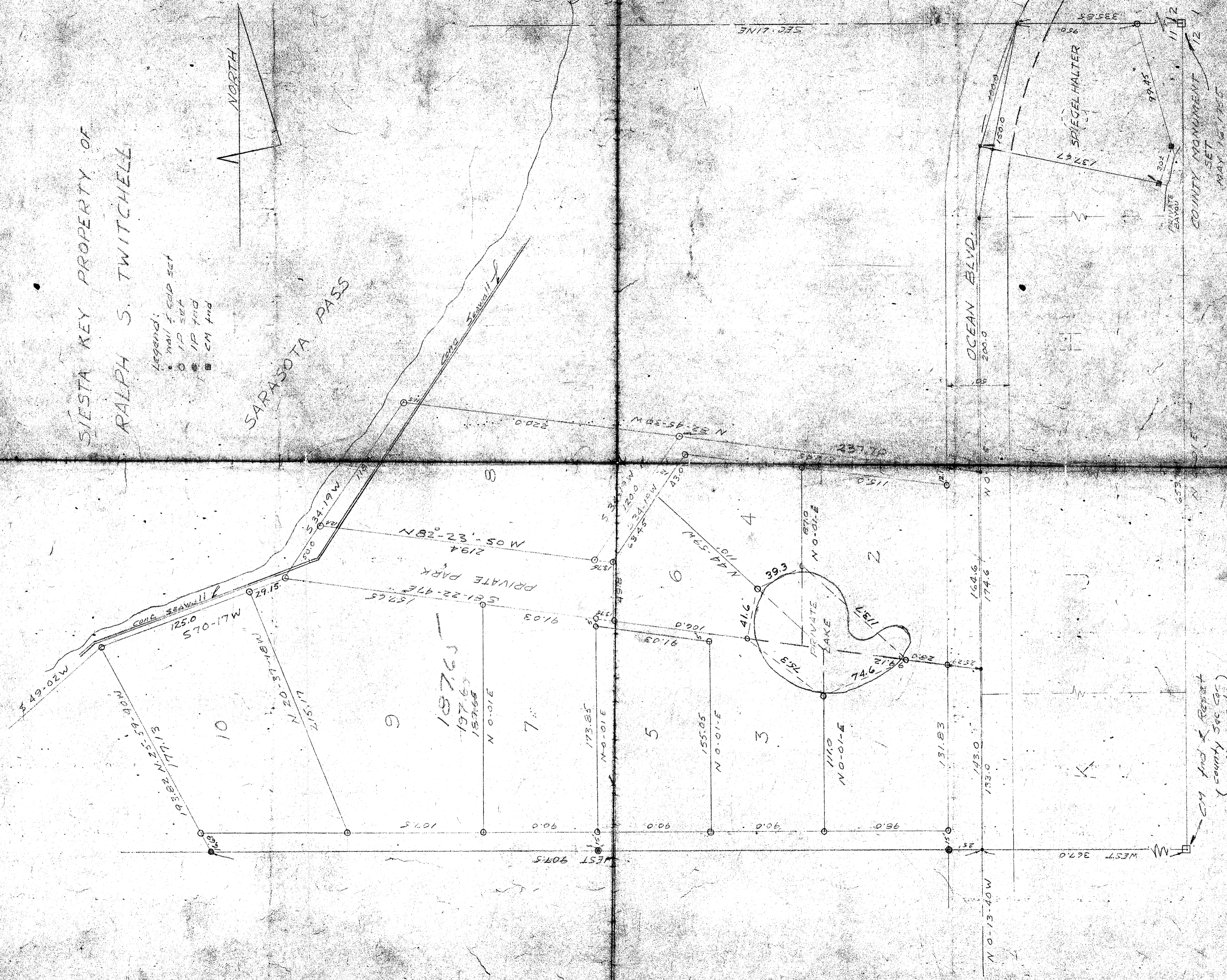
11-30-17

SIESTA KEY PROPERTY OF  
RALPH S. TWITCHELL

Legend:  
• nail & cap set  
○ hole  
□ 1" x 1" hole  
■ 1" x 1" hole



SARASOTA PASS



NONCONFORMING SUB. OF LOTS B, C, D & E  
OF RALPH S. TWITCHELL SUB. PB. 4/49

**DESCRIPTION:**

PARCEL OF LAND SITUATE IN SECTION 11, TWP. 37S., RGE. 17E, SARASOTA COUNTY, FLORIDA, BEING LOT 1 OF THE NON-CONFORMING AND UNRECORDED PLAT OF SIESTA KEY PROPERTY OF RALPH S. TWITCHELL, ALSO BEING PART OF LOT D, SIESTA KEY PROPERTY OF RALPH S. TWITCHELL RECORDED IN PLAT BOOK 4 AT PAGE 49, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT D, BEING ON THE WESTERLY R/W LINE OF OCEAN BLVD. (50' R/W) AND 15' NORTH OF THE SOUTHERLY LINE OF SAID PLAT (PB 4 PG. 49); THENCE WEST AND PARALLEL TO SAID SOUTH LINE 98.0'; THENCE N 0° 01' E THROUGH SAID LOT D, 111.00' TO THE WATERS EDGE OF A PRIVATE LAKE; THENCE CONTINUE N 0° 01' THROUGH SAID LAKE 35.60'; THENCE S 81° 22' 47" E THROUGH SAID LAKE, 70.55 TO THE WATERS EDGE OF SAID LAKE; THENCE CONTINUE S 81° 22' 47" E TO SAID WESTERLY R/W 28.00'; THENCE S 0° 01' W ALONG SAID R/W 131.83' TO THE P.O.B..

*SHEET 1 OF 2*

*(SEE SHEET 2 OF 2 FOR SURVEY DRAWING)*

PLAT RECORDED IN PL. PG. SARASOTA COUNTY, FLA.

*FOR: PAT SELF*

**REVISIONS**

*BOUNDARY SURVEY OF LAND:  
SEC 11, TWP 37S, RGE 17E  
SARASOTA COUNTY FLORIDA*

**CERTIFICATION**

WE HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER OUR DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.

MOSBY ENGINEERING ASSOCIATES, INC.

(NOT VALID WITHOUT EMBOSSED SEAL OF THE CERTIFYING SURVEYOR)

BY:

*[Signature]*

FLA. CERTIFICATE NO. *35711*

**SCALE:**

**DATE:**

**JOB NO.**

**DRAWN BY**

*10/4/85*

*147072*

*[Signature]*

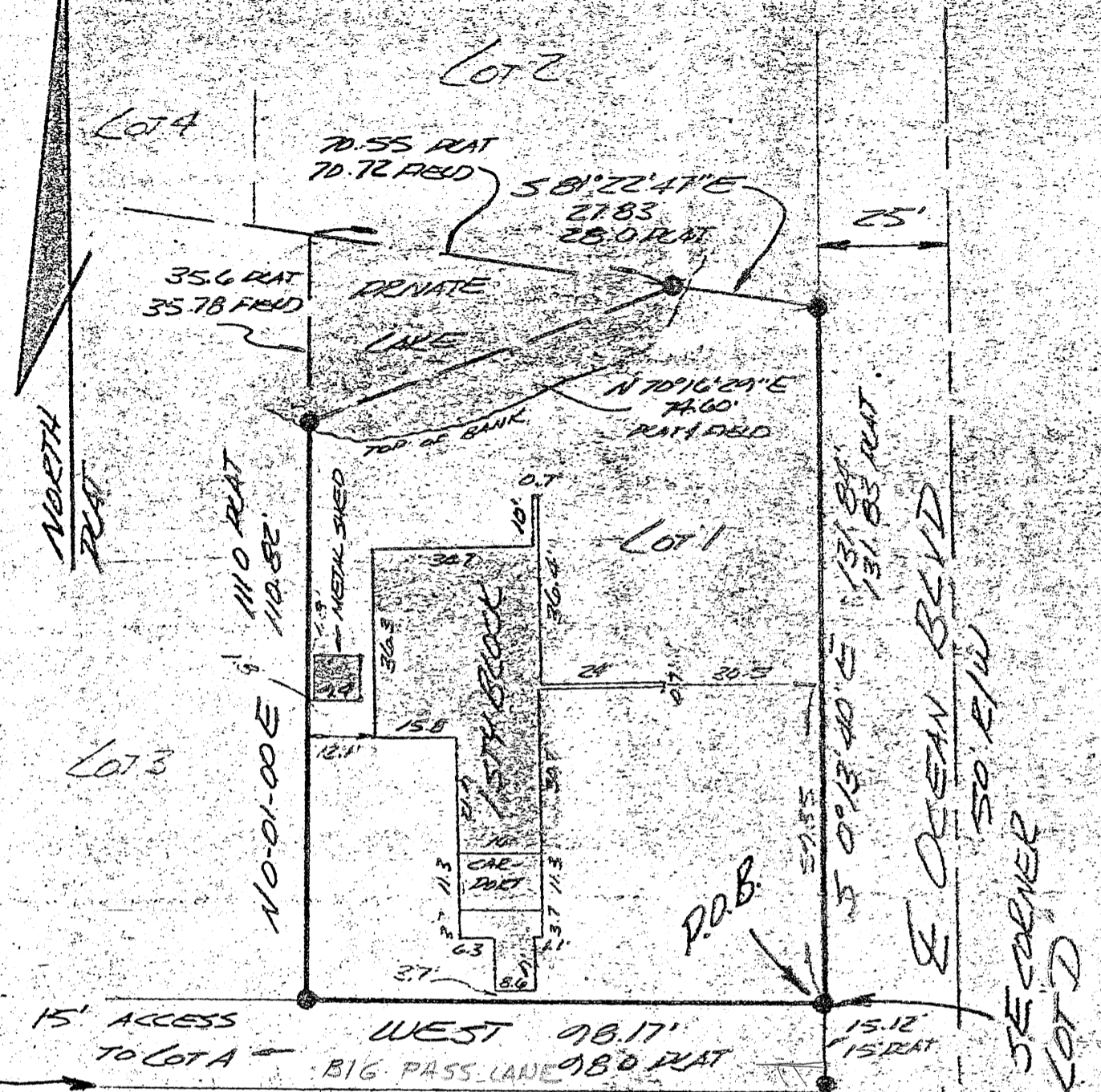
**LEGEND**

- IRON PIPE FND      ⊙ PERM. REF. MON.
- IRON PIPE SET      ▲ WOOD STK. FND
- MON. FND            △ WOOD STK. SET
- MON. SET             + CHISEL CUT

**MOSBY ENGINEERING ASSOCIATES, INC.**

6601 Superior Ave. Sarasota, Florida 33581  
Tel. 813 924-1101

**SHEET 2 OF 2**  
(SEE SHEET 1 FOR LEGAL DESC)



SOUTH LINE OF SIESTA KEY PROPERTY OF RALPH S. TWITCHELL (PB 4 PG 90)

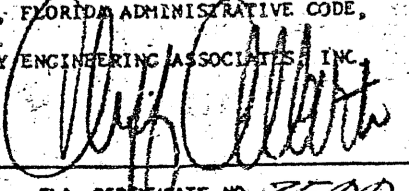
SUBJECT TO ANY EXCEPTIONS, RIGHT OF WAYS AND EASEMENTS OF RECORD, IF ANY.

REF. MAP # 80      SIESTA SANDS CONDO CB 9 PG 43      SANDY COVE 4 CB 8/2 AMENDMENT FOR: PAT SELF      CB 10/39-39E

PLAT RECORDED IN FB \_\_\_\_\_ PG \_\_\_\_\_ SARASOTA COUNTY, FLA.

REVISIONS

**BOUNDARY SURVEY OF LAND**  
IN SEC. 11, TWP. 37S RGE. 17E  
SARASOTA COUNTY, FLORIDA

**CERTIFICATION**  
WE HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS PREPARED UNDER OUR DIRECT SUPERVISION, THAT IT IS A TRUE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED HEREON, THAT IT IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE SEPTEMBER 1, 1981.  
MOSBY ENGINEERING ASSOCIATES, INC.  
(NOT VALID WITHOUT EMBOSSED SEAL OF THE CERTIFYING SURVEYOR) BY:   
FLA. CERTIFICATE NO. 35400

SCALE: 1"=30'  
DATE: 10/2/85  
JOB NO. 14702  
DRAWN BY: R. Jones

LEGEND	
● IRON PIPE FND	○ PERM. REF. MON.
○ IRON PIPE SET	▲ WOOD STK. FND
■ MON. FND	△ WOOD STK. SET
□ MON. SET	+ CHISEL CUT

**MOSBY ENGINEERING ASSOCIATES, INC.**  
6601 Superior Ave., Sarasota, Florida 33581  
Tel. 813-924-1101