ASHLEY OAKS

PLAT BOOK 38 PAGE 5
SHEET 1 OF 2 SHEETS

96047328

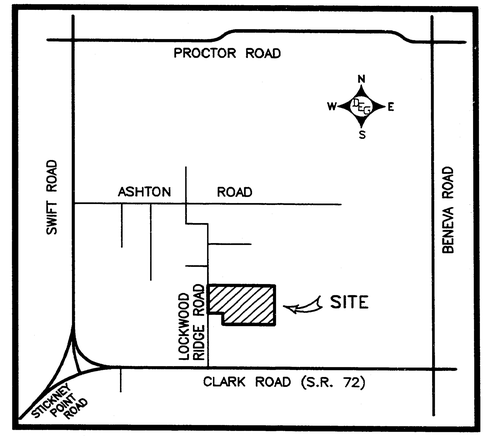
A REPLAT OF A PORTION OF LOT 6, BLOCK 4, SARASOTA–VENICE COMPANYS SUBDIVISION OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 18 EAST, RECORDED IN PLAT BOOK "A", PAGE 68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

DESCRIPTION:

THE NORTH 10 FEET OF THE SOUTH 259.13 FEET OF LOT 6, BLOCK 4, OF SARASOTA–VENICE COMPANY'S SUBDIVISION, OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE WESTERLY 170 FEET OF SAID PROPERTY.

TOGETHER WITH
ALL OF LOT 6, BLOCK 4, OF SARASOTA–VENICE COMPANY'S SUBDIVISION, OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LESS THE SOUTH 259.13 FEET OF SAID LOT 6, BLOCK 4, AND ALSO LESS THE WEST 25 FEET OF SAID LOT 6, WHICH IS USED FOR R/W PURPOSES, LESS AND EXCEPT THE SOUTH 107.04 FEET OF THE WEST 145.00 FEET OF THE ABOVE–DESCRIBED TRACT OF LAND.

CONTAINING 5.824 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

ASHLEY OAKS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, JAMES E. MARQUA AND BY ITS DULY ELECTED SECRETARY, PHILLIP O. TORRENCE ACTING BY AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF ASHLEY OAKS SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, WALKS, FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, OPEN SPACES, DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF ASHLEY OAKS THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES* TO THE SUBDIVISION, FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 22 DAY OF APRIL, A.D., 1996.
* INCLUDING CABLE TELEVISION.

(CORPORATE SEAL)

ATTEST: Philip Torrence BY: James E. Marqua
SECRETARY PRESIDENT

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED James E. MARQUA, PRESIDENT, AND Philip Torrence SECRETARY, OF ASHLEY OAKS DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 22 DAY OF APRIL, A.D., 1996.
both parties presented Drivers licenses AS IDENTIFICATION

Lynne M. Homa
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE, MY COMMISSION EXPIRES:
Lynne M. Homa

NOTARY PUBLIC STATE OF FLORIDA
Lynne M. Homa
Notary Public, State of Florida
Commission No. CC 533128
My Commission Expires 03/05/00
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA, THIS 23rd DAY OF April, A.D., 1996.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

Brenda S Patten
COUNTY ATTORNEY

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG SIDE LOT LINES AND EIGHT (8) FEET IN WIDTH ALONG REAR LOT LINES OF ALL LOTS FOR UNDERGROUND AND OVERHEAD UTILITIES, SURFACE AND UNDERGROUND DRAINAGE PURPOSES.
ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }SS
COUNTY OF SARASOTA

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA 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 38 PAGES 5-5A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 24th DAY OF April, A.D., 1996.

KAREN E. RUSHING,
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA

BY: Elaine M. Hamel
DEPUTY CLERK

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 CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), THE PERMANENT CONTROL POINTS (PCP'S) AND BENCH MARKS WERE INSTALLED ON JANUARY 20, 1996.

DATE: 03-29-96

Darrell E. Gerken
DARRELL E. GERKEN,
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE No. 4747

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK 2821 PAGE 1480/1515

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

DARRELL E. GERKEN
PROFESSIONAL LAND SURVEYOR
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924–7465 922–3846 (FAX)

VG

RECORDED IN OFFICIAL RECORDS

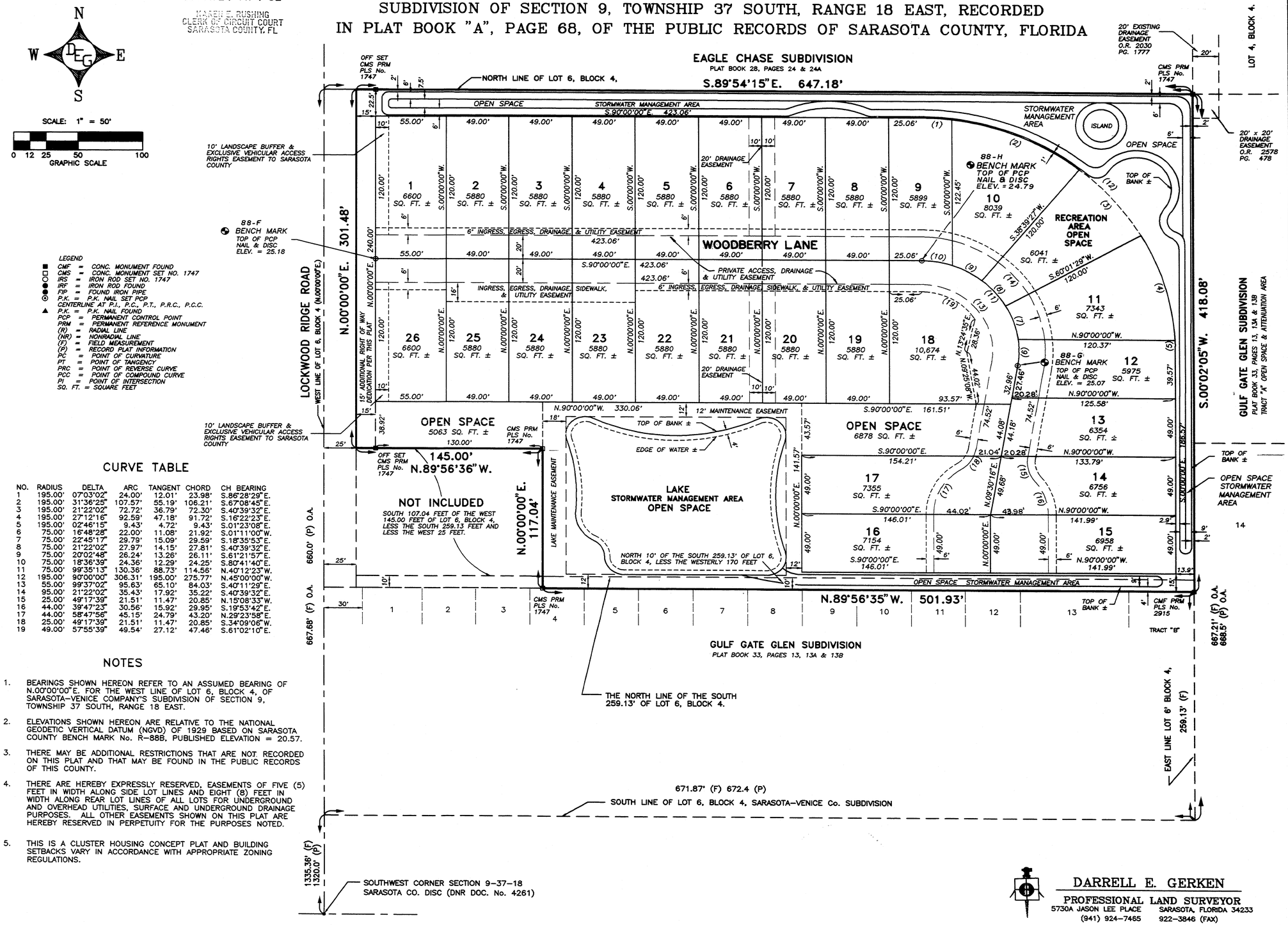
96 APR 24 PM 4:02

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

ASHLEY OAKS

PLAT BOOK 38 PAGE 5A
SHEET 2 OF 2 SHEETS

A REPLAT OF A PORTION OF LOT 6, BLOCK 4, SARASOTA–VENICE COMPANYS SUBDIVISION OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 18 EAST, RECORDED IN PLAT BOOK "A", PAGE 68, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA



LEGEND

- ■ CMF = CONC. MONUMENT FOUND
- □ CMS = CONC. MONUMENT SET NO. 1747
- ○ IRS = IRON ROD SET NO. 1747
- ● IRF = IRON ROD FOUND
- ● FIP = FOUND IRON PIPE
- ⊙ P.K. = P.K. NAIL SET PCP
- CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
- ▲ P.K. = P.K. NAIL FOUND
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL LINE
- (NR) = NONRADIAL LINE
- (F) = FIELD MEASUREMENT
- (P) = RECORD PLAT INFORMATION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE
- PCC = POINT OF COMPOUND CURVE
- PI = POINT OF INTERSECTION
- SQ. FT. = SQUARE FEET

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
1	195.00'	07°03'02"	24.00'	12.01'	23.98'	S.86°28'29"E.
2	195.00'	31°36'25"	107.57'	55.19'	106.21'	S.67°08'45"E.
3	195.00'	21°22'02"	72.72'	36.79'	72.30'	S.40°39'32"E.
4	195.00'	27°12'16"	92.59'	47.18'	91.72'	S.16°22'23"E.
5	195.00'	02°46'15"	9.43'	4.72'	9.43'	S.01°23'08"E.
6	75.00'	16°48'28"	22.00'	11.08'	21.92'	S.01°11'00"W.
7	75.00'	22°45'17"	29.79'	15.09'	29.59'	S.18°35'53"E.
8	75.00'	21°22'02"	27.97'	14.15'	27.81'	S.40°39'32"E.
9	75.00'	20°02'48"	26.24'	13.26'	26.11'	S.61°21'57"E.
10	75.00'	18°36'39"	24.36'	12.29'	24.25'	S.80°41'40"E.
11	75.00'	99°35'13"	130.36'	88.73'	114.56'	N.40°12'23"W.
12	195.00'	90°00'00"	306.31'	195.00'	275.77'	N.45°00'00"W.
13	55.00'	99°37'02"	95.63'	65.10'	84.03'	S.40°11'29"E.
14	95.00'	21°22'02"	35.43'	17.92'	35.22'	S.40°39'32"E.
15	25.00'	49°17'39"	21.51'	11.47'	20.85'	N.15°08'33"W.
16	44.00'	39°47'23"	30.56'	15.92'	29.95'	S.19°53'42"E.
17	44.00'	58°47'56"	45.15'	24.79'	43.20'	N.29°23'58"E.
18	25.00'	49°17'39"	21.51'	11.47'	20.85'	S.34°09'06"W.
19	49.00'	57°55'39"	49.54'	27.12'	47.46'	S.61°02'10"E.

NOTES

1. BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N.00°00'00"E. FOR THE WEST LINE OF LOT 6, BLOCK 4, OF SARASOTA–VENICE COMPANY'S SUBDIVISION OF SECTION 9, TOWNSHIP 37 SOUTH, RANGE 18 EAST.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCH MARK No. R–88B, PUBLISHED ELEVATION = 20.57.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG SIDE LOT LINES AND EIGHT (8) FEET IN WIDTH ALONG REAR LOT LINES OF ALL LOTS FOR UNDERGROUND AND OVERHEAD UTILITIES, SURFACE AND UNDERGROUND DRAINAGE PURPOSES. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.
5. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

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