

# SAVANNAH AT TURTLE ROCK

PLAT BOOK 37 PAGE 25  
SHEET 1 OF 4 SHEETS

A SUBDIVISION OF PARCEL "C", TURTLE ROCK, UNIT 1, PLAT BOOK 36, PAGES 34, 34A-34T  
IN SECTION 25, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

95061295

## DESCRIPTION:

PARCEL "C", TURTLE ROCK, UNIT 1, RECORDED IN PLAT BOOK 36, PAGES 34, 34A THROUGH 34T OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONTAINING 20.88 ACRES MORE OR LESS.

## RESERVATION OF EASEMENTS

EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING UNDERGROUND UTILITIES, DRAINAGE AND ACCESS MAINTENANCE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. DRAINAGE EASEMENTS ARE PRIVATE AND RUN IN FAVOR OF SAVANNAH AT TURTLE ROCK ASSOCIATION, INC.

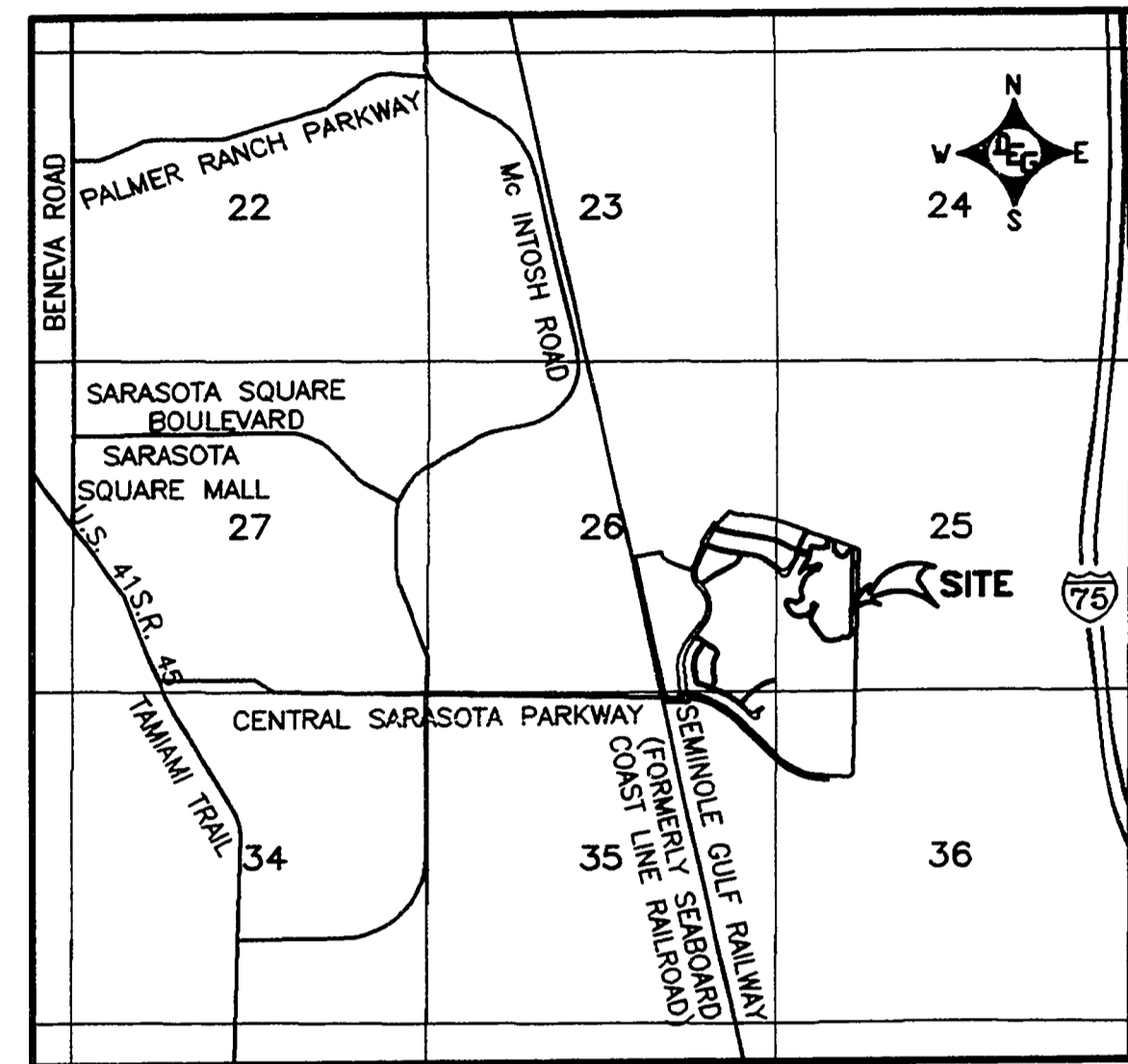
**NOTICE:** CONSENT TO DEDICATION WAS RECORDED IN OFFICIAL RECORDS BOOK 2745 AT PAGES 1772 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS PLAT, ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2745, PAGE 1730-1732 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS FOR TURTLE ROCK, UNIT 1 ARE RECORDED IN OFFICIAL RECORDS BOOK 2622, PAGE 2511 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALMER RANCH ALSO AFFECT THE PROPERTY DESCRIBED IN THIS PLAT, AND WERE PREVIOUSLY RECORDED IN OFFICIAL RECORDS BOOK 1894, AT PAGE 2467 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

BEARINGS AND DISTANCES SHOWN ON THE BOUNDARY OF THIS PLAT ARE REFERENCED TO TURTLE ROCK, UNIT 1 SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 2690, PAGE 1985 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA



LOCATION MAP  
NOT TO SCALE

## CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA SS:  
COUNTY OF SARASOTA

SAVANNAH AT TURTLE ROCK HOLDINGS, INC., A FLORIDA CORPORATION, BY MICHAEL COLLINGWOOD AS ITS DULY ELECTED PRESIDENT AND H. DIETER GEBHARD AS ITS DULY ELECTED SECRETARY, ACTING BY AND WITH AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION CERTIFIES OWNERSHIP BY SAID CORPORATION, OF SAVANNAH AT TURTLE ROCK, SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART HANGING MOSS LANE, CANARY PALM WAY AND ALEXANDRIA COURT, (TRACT 304); PRIVATE DRAINAGE AREAS, (TRACTS 511 AND 512); PRIVATE COMMON AREAS, (TRACTS 604-606); AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO SAVANNAH AT TURTLE ROCK ASSOCIATION, INC., 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, INCLUDING CABLE TELEVISION 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 15 DAY OF MAY, A.D., 1995.

ATTEST:  
*H. Dieter Gebhard*  
H. DIETER GEBHARD  
SECRETARY

*Michael Collingwood*  
SAVANNAH AT TURTLE ROCK HOLDINGS, INC.  
MICHAEL COLLINGWOOD  
PRESIDENT  
(CORPORATE SEAL)

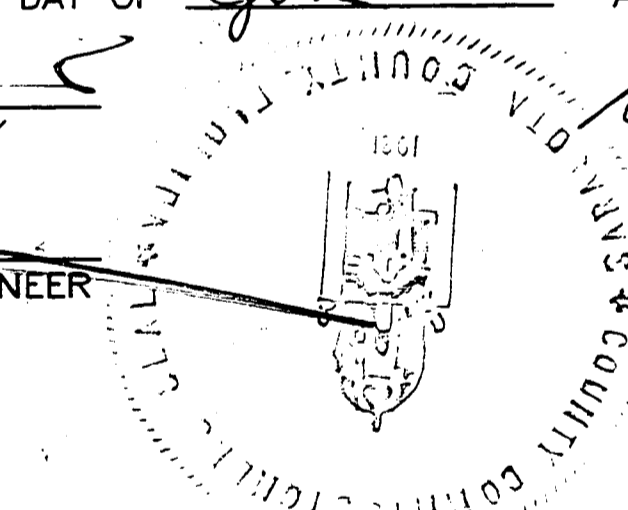
## CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

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 6<sup>th</sup> DAY OF JUNE, A.D., 1995.

*[Signature]*  
COUNTY ATTORNEY  
*[Signature]*  
DEPUTY COUNTY ENGINEER

*[Signature]*  
CHAIRMAN, BOARD OF  
COUNTY COMMISSIONERS



STATE OF FLORIDA SS:  
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL COLLINGWOOD, PRESIDENT AND H. DIETER GEBHARD, SECRETARY OF SAVANNAH AT TURTLE ROCK HOLDINGS, INC., TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND 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 ON THIS 15<sup>th</sup> DAY OF MAY, 1995.

*[Signature]*  
S. K. VAN DIEPEN  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 5-6-99



## CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA SS:  
COUNTY OF SARASOTA

I, KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 37, PAGE 25, THROUGH 25C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 7<sup>th</sup> DAY OF JUNE, A.D., 1995.

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

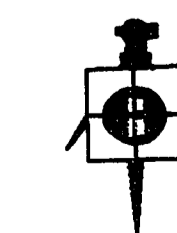
BY: *[Signature]*  
DEPUTY CLERK

## CERTIFICATE OF SURVEYOR

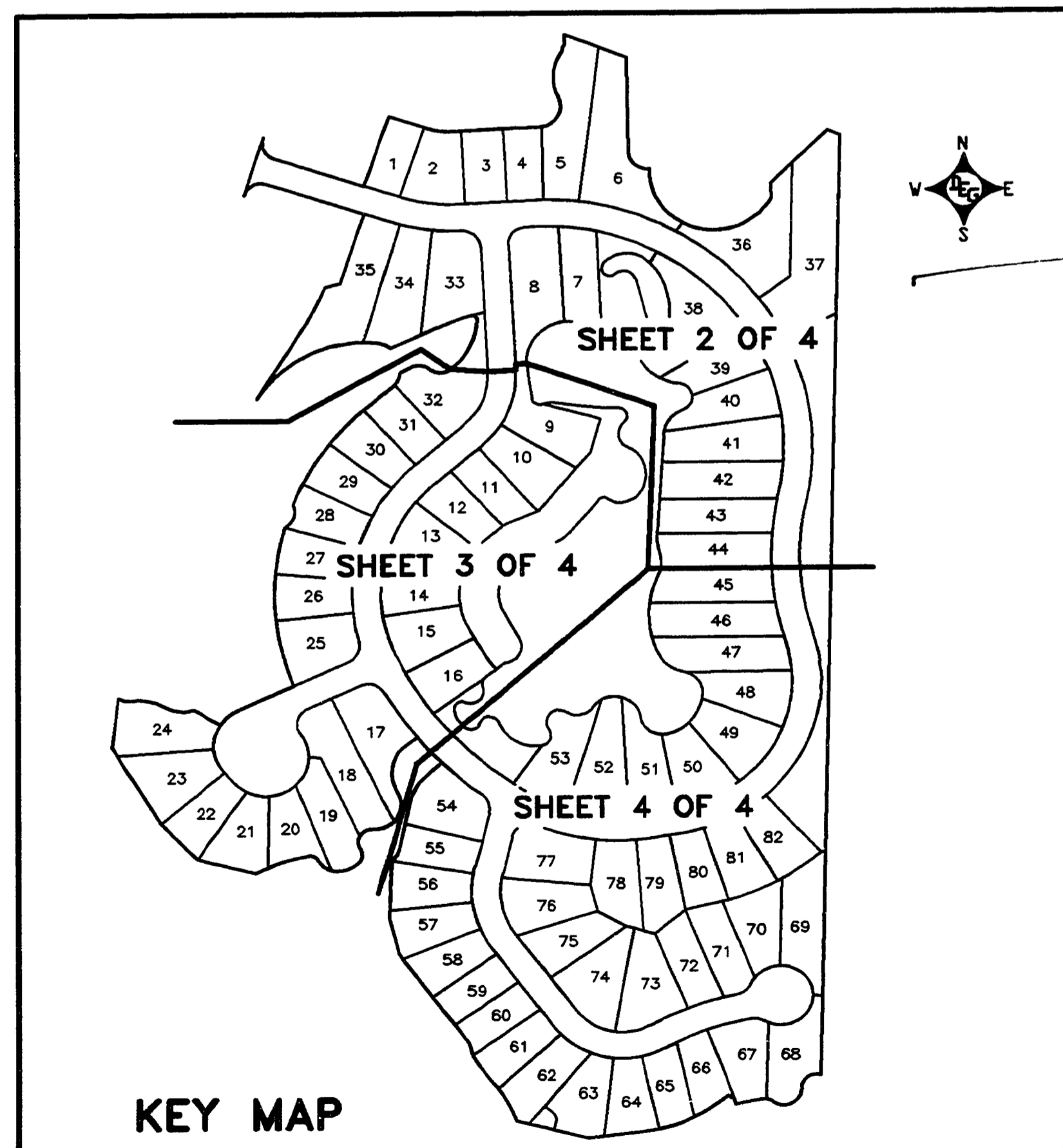
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON AUGUST 16, 1994. THE PERMANENT CONTROL POINTS (PCP'S) AND BENCH MARKS (BM'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

MAY 04, 1995  
DATE OF CERTIFICATION

*[Signature]*  
DARRELL E. GERKEN  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE No. 1747



DARRELL E. GERKEN  
PROFESSIONAL LAND SURVEYOR  
5730-A JASON LEE PLACE SARASOTA, FLORIDA 34233  
(813) 924-7465 922-3846 (FAX)



KEY MAP