AF 42608B

STONEYBROOK AT PALMER RANCH
UNIT 2
IN SECTION 34, T.37S., R.18E.
SARASOTA COUNTY, FLORIDA

PLAT BOOK 35 PAGE 39
SHEET 1 OF 3 SHEETS

Consents to Dedication recorded in O.R. Book 2424 at Page 2247 and O.R. Book 2424 at Page 2251 of the Public Records of Sarasota County, Florida.

Declaration of Covenants, Conditions and Restrictions for STONEYBROOK BOULEVARD COMMONS recorded in O.R. Book 2382 at Page 2694 and Declaration of Covenants, Conditions and Restrictions for STONEYBROOK ESTATES recorded in O.R. Book 2382 at Page 2729 of the Public Records of Sarasota County, Florida.

S2093458

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

DESCRIPTION

A Tract of Land in Section 34, Township 37 South, Range 18 East, Sarasota County, Florida described as follows:

Commence at the Southeast Corner of said Section 34; thence N03°30'07"E along the Easterly line of said Section 34 a distance of 30.06 feet to the Northerly Right of Way line of Preymore Street; thence S89°53'56"W along said Northerly Right of Way line, being 30.00 feet Northerly of and parallel with the Southerly line of said Section 34 a distance of 861.93 feet to the POINT OF BEGINNING; thence continue S89°53'56"W along said Right of Way line a distance of 833.81 feet; thence N32°55'00"E a distance of 71.04 feet to a point on a curve to the right of which the radius point lies N32°55'00"E a radial distance of 245.00 feet; thence Northwesterly along the arc passing through a central angle of 55°20'28" a distance of 236.64 feet; thence N01°44'31"W a distance of 58.52 feet to the PC of a curve to the left having a central angle of 61°09'34" and a radius of 35.00 feet; thence Northwesterly along the arc a distance of 37.36 feet; thence N20°19'39"E a distance of 204.49 feet to a point on a curve to the left of which the radius point lies N16°16'23"E a radial distance of 35.00 feet; thence Northeasterly along the arc, through a central angle of 44°36'11" a distance of 27.25 feet; thence N61°40'12"E a distance of 129.81 feet to the PC of a curve to the right having a central angle of 14°26'43" and a radius of 345.00 feet; thence Northeasterly along the arc a distance of 86.98 feet; thence N76°06'55"E a distance of 116.67 feet to the PC of a curve to the right having a central angle of 25°35'16" and a radius of 495.00 feet; thence Easterly along the arc a distance of 221.06 feet; thence S78°17'49"E a distance of 146.76 feet to the PC of a curve to the left having a central angle of 84°48'06" and a radius of 131.00 feet; thence Northeasterly along the arc a distance of 193.89 feet to a point on the Southerly line of Tract 1 (Stoneybrook Blvd.) of the plat of Stoneybrook at Palmer Ranch, Unit 1 as recorded in Plat Book 35, Pages 30 through 30C, of the Public Records of Sarasota County, Florida, (the following 3 calls are along said Southerly line); thence S81°39'12"E a distance of 124.77 feet to the PC of a curve to the right having a central angle of 04°54'56" and a radius of 1460.00; thence Southeasterly along the arc a distance of 125.26 feet; thence S76°44'16"E a distance of 277.16 feet; thence S58°33'13"W a distance of 597.46 feet; thence S00°06'04"E a distance of 308.08 feet to the POINT OF BEGINNING.
Containing 15.342 Acres. Subject to the 24.00 foot wide Central County Utilities easement recorded in Official Records Book 2152 at Page 2820 of said Public Records.

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 Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 35, Page 39 through 39-B, Public Records of Sarasota County, Florida, this 17th day of August, A.D., 1992.

Karen E. Rushing,
Clerk of the Circuit Court
Sarasota County, Florida

By: Frederick B. Hopkins
Deputy Clerk

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

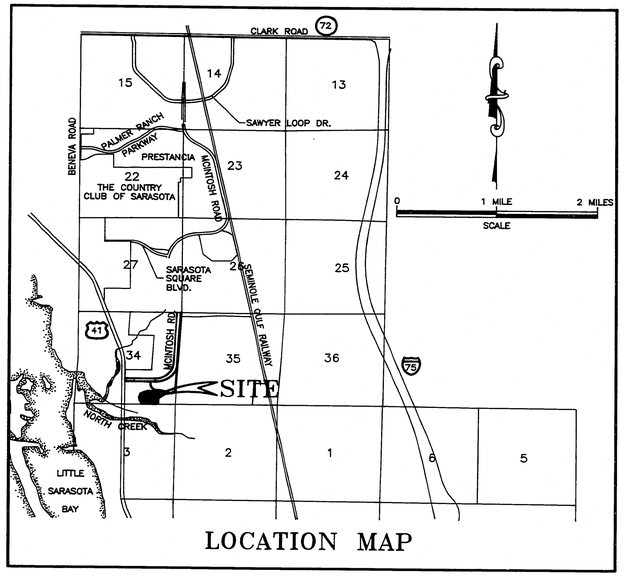
It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 4th day of August, A.D., 1992.

APPROVED:

County Attorney

Chairman, Board of County Commissioners

County Engineer



LOCATION MAP

Developer has recorded a Declaration of Restrictions applicable to the open space reflected on this plat, said document having been recorded in O.R. Book 1894, Page 2467, of the Public Records of Sarasota County, Florida.

LOT LINE EASEMENTS: Unless otherwise indicated, Easements of ten feet in width along each front lot line, six feet in width along each rear lot line (except Lots 130 through 138) and five feet in width along each side lot line are hereby created and provided for the purpose of accommodating surface and underground utilities and drainage. Along rear lot lines adjoining lake tracts, a 5 foot wide easement is hereby created and provided for the purpose of access and maintenance of the lakes. 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.

PRIVATE ROADWAYS: All streets or roads designated hereon as private streets or roads are hereby specifically set aside for use of abutting property owners only, and in no way constitute a dedication to the General Public or the County of Sarasota, it being specifically understood that no obligation is imposed upon the County, nor shall any request be ever entertained by the County to maintain or improve said private streets or roads.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed Professional 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) were installed on JUNE 3, 1992. The Permanent Control Points (PCP's) installation date will be certified by a recorded affidavit prior to the release of the improvement bond.

Date: July 7, 1992

SMALLY, WELLFORD & NALVEN
By: Robert R. Cunningham
Robert R. Cunningham, PLS
Florida Certificate #3924

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

Palmer Ranch Enterprises, Inc., a Florida Corporation, by its duly elected President, STEPHEN F. STORY, and Golden Eagle Service Corporation, a Florida Corporation, by its duly elected President, STEPHEN F. STORY, acting by and with authority of their respective Boards of Directors, certifies ownership by said Corporations of STONEYBROOK AT PALMER RANCH, UNIT 2 shown and described hereon.

PRIVATE

Palmer Ranch Enterprises, Inc., and Golden Eagle Service Corporation, do hereby dedicate and set apart the Private Road, Drainage and Utility Ease-ment (Tract 13), Private Lakes and Drainage Easements (Tracts 14 & 16A), Open Space Area (Tract 15), and other easements shown and described on this plat, for said uses and purposes to Stoneybrook Estates Community 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 TV, to the Subdivision forever. Subject, however, to any rights dedicated to the County of Sarasota by this Plat.

PUBLIC

Palmer Ranch Enterprises, Inc. and Golden Eagle Service Corporation do further dedicate and set apart easements designated as Public on this plat for said uses and purposes to the County of Sarasota forever.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION, HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY THEIR PRESIDENT, THIS 8TH DAY OF July A.D., 1992.

WITNESSES:
Donna K. Peacock
Bozena Y. Guerino

Palmer Ranch Enterprises, Inc.

By: Stephen F. Story
President
(Corporate Seal)

Donna K. Peacock
Bozena Y. Guerino

Golden Eagle Service Corporation

By: Stephen F. Story
President
(Corporate Seal)

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, the undersigned Notary Public, personally appeared Stephen F. Story, President of Palmer Ranch Enterprises, Inc., a Florida Corporation and Pres-ident of Golden Eagle Service Corporation, a Florida Corporation, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication, and he duly acknowledged before me that he executed the same, as such officers, for and in behalf of said Corporations.

WITNESS my hand and official seal at Sarasota County, Florida this 8 day of July A.D., 1992.

Donna K. Peacock
NOTARY PUBLIC, State of Florida at Large
DONNA F. Peacock
COMM # CC 080859

My Commission Expires:
2-4-95

SMALLY, WELLFORD & NALVEN
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA PO
WO# 3553

V.B. 2585 1/3

AF 42608B

PLAT BOOK 35 PAGE 39-A
SHEET 2 OF 3 SHEETS

STONEYBROOK AT PALMER RANCH UNIT 2

IN SECTION 34, T.37S., R.18E.
SARASOTA COUNTY, FLORIDA

100' 75' 50' 25' 0 100'
SCALE: 1" = 100'

LEGEND

- CONCRETE MONUMENT PREVIOUSLY ESTABLISHED P.R.M. – PLS #3924
- CONCRETE MONUMENT SET – P.R.M. – PLS #3924
- BENCH MARK
- (R) RADIAL LINE
- ANGLE POINT – NO CORNER SET
- O.R. OFFICIAL RECORD
- DNR DOC. DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- (O.A.) OVERALL

NOT SUBDIVIDED

MCINTOSH ROAD (PUBLIC)

TRACT 7 | TRACT 6 | TRACT 5 | TRACT 2 | TRACT 3 | TRACT 1

PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT

STONEYBROOK AT PALMER RANCH UNIT 1 PLAT BOOK 35, PAGES 30-30C

STONEYBROOK BLVD.

S.81°39'12"E. 124.77'
R=1460.00' D=04°54'56" A=125.26'
S.76°44'16"E. 277.16'

R=495.00' D=25°35'16" A=221.06'
S.78°17'49"E. 146.76'
R=131.00' D=84°48'06" A=193.89'
R=345.00' D=14°26'43" A=86.98'
N.76°06'55"E. 116.67'
N.61°40'12"E. 129.81'
R=35.00' D=44°36'11" A=27.25'
N.16°16'23"E.(R)
BENCH MARK 133K ELEVATION 14.21'

TRACT 13 — SEE SHEET 3 FOR DETAIL — CIRCLE

TRACT 14

KNIGHTSBRIDGE

TRACT 15

TRACT 16A

N.20°19'39"E. 204.49'
R=35.00' D=61°09'34" A=37.36'
N.01°44'31"W. 58.52'
R=245.00' D=55°20'28" A=236.64'
N.32°55'00"E. 71.04' (R)

S.56°33'13"W. 597.46'
OFFSET P.R.M.
N.49°27'31"W. 53.20'

S.00°06'04"E. 308.08'

POINT OF BEGINNING

EASTERLY LINE OF SECTION 34-37-18
N03°30'07"E

S.89°53'56"W. 833.81'
S.89°53'56"W. 861.93'
30' 55' 60' 30'
PREYMORE STREET (PUBLIC)

N.03°30'07"E. 30.06'

S.W. CORNER OF THE S.E. 1/4, SECTION 34-37-18
FOUND R.R. SPIKE – DNR DOC. #8525

SOUTHERLY LINE OF SECTION 34-37-18
S89°53'56"W 2687.81'

S.E. CORNER SECTION 34-37-18
FOUND CONCRETE MONUMENT
PLS #1364 – DNR DOC. #14043

NOTES

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF SECTION 34, T.37S., R.18E., BEING N89°44'29"W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON NATIONAL OCEAN SURVEY (NOS) BENCH MARKS F-253 AND J-253 WITH PUBLISHED ELEVATIONS OF 18.327 AND 22.198 RESPECTIVELY.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

SMALLY, WELLFORD & NALVEN
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA
WO# 3553 PO

✓12. 2585 2 2/3

AF 42608B

PLAT BOOK 35 PAGE 39-B
SHEET 3 OF 3 SHEETS

STONEYBROOK AT PALMER RANCH UNIT 2

IN SECTION 34, T.37S., R.18E.
SARASOTA COUNTY, FLORIDA

LEGEND

- ■ CONCRETE MONUMENT FOUND — P.R.M. — PLS #1364
- ■ CONCRETE MONUMENT PREVIOUSLY ESTABLISHED P.R.M. — PLS #3924
- □ CONCRETE MONUMENT SET — P.R.M. — PLS #3924
- ○ PERMANENT CONTROL POINT AT CENTERLINE OR RIGHT-OF-WAY P.I., P.C., P.T., P.R.C. OR P.C.C.
- BENCH MARK
- (R) RADIAL LINE
- ANGLE POINT — NO CORNER SET
- O.R. OFFICIAL RECORD
- DNR DOC. DEPARTMENT OF NATURAL RESOURCES DOCUMENT
- (O.A.) OVERALL

NOTES

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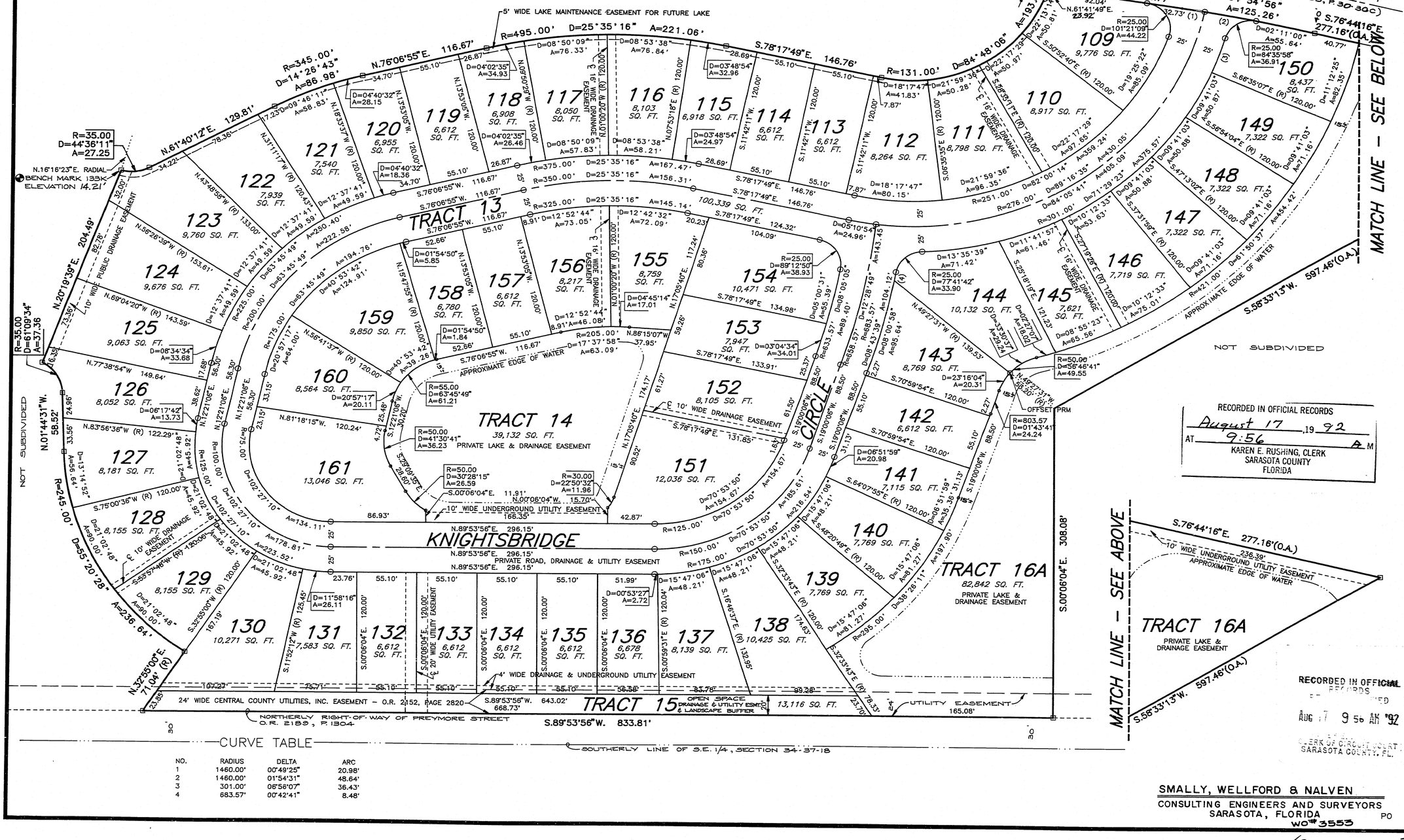
ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

LOTS 126 & 129 DO NOT REQUIRE A LAKE MAINTENANCE EASEMENT FOR THE FUTURE ADJOINING LAKE.

NOT SUBDIVIDED

60' 40' 20' 0 60'
SCALE: 1" = 60'



CURVE TABLE

NO.	RADIUS	DELTA	ARC
1	1460.00'	00°49'25"	20.98'
2	1460.00'	01°54'31"	48.64'
3	301.00'	06°56'07"	36.43'
4	683.57'	00°42'41"	8.48'

RECORDED IN OFFICIAL RECORDS
August 17, 19 92
AT 9:56 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

RECORDED IN OFFICIAL RECORDS
AUG 17 9 56 AM '92
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL.

SMALLY, WELLFORD & NALVEN
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA
WO# 3553

2585 2 3/3