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988343

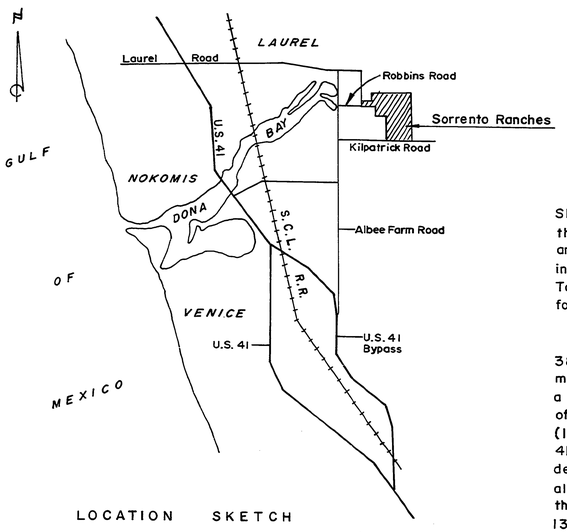
SHEET 1 OF 2 SHEETS

SORRENTO RANCHES

SUBDIVISION

SEC. 32 — TWP. 38S — RGE. 19E.

COUNTY OF SARASOTA —— STATE OF FLORIDA



LOCATION SKETCH

DESCRIPTION

SW 1/4 of NE 1/4, and NW 1/4 of SE 1/4, less the South 30 feet therefrom and SE 1/4 of NW 1/4, LESS tract to Brown as described in Deed Book 329, Page 560, of the Public Records of Sarasota County, Florida, and Less the SW 1/4 of SE 1/4 of NW 1/4 and Less that certain parcel of land deeded to the County of Sarasota and described in instrument recorded in Official Records Book 420, Page 427, of said Records all in Section 32, Township 38 South, Range 19 East, Sarasota County, Florida, more particularly described as follows:

Commence at the SW corner of the N 1/2 of the SE 1/4 of NW 1/4 of Section 32, Township 38 South, Range 19 East; thence S 89°29'14"E (S 89°31'46"E deed), 30.01' to a concrete monument for a Point of Beginning; thence N 00° 49'31"W (N00°49'35" W deed) along a line parallel to and 30.00' Easterly from the West line of said N 1/2 of SE 1/4 of NW 1/4, being also the centerline of Old Albee Farm Road (60' wide), 175.77' (175.67' deed) to a concrete monument; thence N 89°55'45"E, 415.86' (N 89°54'10"E, 415.77' deed) to a concrete monument; thence N00°47'56"W, 474.19' (N00°50'17"W, 474.10' deed) to a concrete monument on the North line of said SE 1/4 of the NW 1/4; thence along said line S 88°23'10"E, 916.02' (S88°25'00"E, 916.06' deed) to a concrete monument at the NE corner of said SE 1/4 of the NW 1/4; thence N88°28'40"E, 1352.95' (N 88°27'25"E, 1352.57' deed) along the North line of the SW 1/4 of the NE 1/4 of said Section 32 to a concrete monument at the NE corner of said SW 1/4 of the NE 1/4; thence S00°14'33"W, 2586.79' (S00°12'56"W, 2586.11' deed) along the East line of the W1/2 of the E 1/2 of said Section 32 to a concrete monument; thence S89°22'48"W (S89°21'20"W deed) along a line 30' North of and parallel to the South line of the NW 1/4 of the SE 1/4 of said Section 32 being also the Northerly right-of-way line of Kilpatrick Road (60' wide), 1336.84' (1336.66' deed) to a concrete monument on the West line of said SE 1/4; thence N00°32'51"E, 1293.12' (N00°31'57"E, 1292.71' deed) along said line to a concrete monument at the Center of Section 32; thence S89°31'22"W, 679.49' (S89°30'05"W, 679.54' deed) to a concrete monument at the SW corner of the SE 1/4 of the SE 1/4 of the NW 1/4 of said Section 32; thence N00°48'34"W, 647.51' (N00°50'32"W, 647.60' deed) to a concrete monument at the NW corner of said SE 1/4 of the SE 1/4 of the NW 1/4; thence N89°29'14"W, 650.90' (N89°31'46"W, 650.79' deed) along the South line of said N 1/2 of the SE 1/4 of the NW 1/4 to the Point of Beginning and containing 104.3 Acres more or less.

CONSENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Southeast First National Bank of Sarasota, a National Association, holder of Mortgage dated July 19, 1979 and recorded in Official Record Book 1318 at Page 1136, Public Records of Sarasota County, Florida, does hereby consent to, ratify, approve and confirm this Plat and the dedication certificate thereon.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its Senior Vice President and attested by its Assistant Vice President this 4 day of October A.D., 1979.

SOUTHEAST FIRST NATIONAL BANK OF SARASOTA

W. D. Tallaferro
Senior Vice President

ATTEST: Margaret Daly
Assistant Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Before me, the undersigned Notary Public, personally appeared W. D. Tallaferro, Senior Vice President and Margaret Daly, Assistant Vice President of Southeast First National Bank of Sarasota, a National Association, to me known to be the individuals described in and who executed the foregoing Consent to 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 4th day of October A.D., 1979.

Sandra A. Bronson
Notary Public, State of Florida at Large

My Commission expires December 17, 1982

CONSENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Rebeckah D. Glazebrook, holder of Mortgage dated May 23, 1978 and recorded in Official Record Book 1239 at page 1248, as modified by agreement dated Oct. 5, 1979 and recorded in Official Record Book 1333, at page 1469, Public Records of Sarasota County, Florida, does hereby consent to, ratify, approve and confirm this Plat and the dedication certificate thereon.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 7TH day of NOVEMBER, A.D., 1979.

WITNESSES:

Rebeckah D. Glazebrook
By: J. Michael Hartenstine, as attorney-in-fact

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Before me, the undersigned Notary Public, personally appeared J. Michael Hartenstine, attorney-in-fact for Rebeckah D. Glazebrook, to me known to be the individual described in and who executed the foregoing Consent to Dedication, and duly acknowledged before me that he executed the same.

WITNESS my hand and official seal at Sarasota County, Florida this 7th day of NOVEMBER, A.D., 1979.

Notary Public, State of Florida at Large

My commission expires Sept. 10, 1982

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

H. Lauden Pitts certifies that he is the owner of Sorrento Ranches as described hereon and does hereby dedicate and set apart all of the streets, rear and side lot line utility and drainage easements, and other drainage easements shown on this plat, for said uses and purposes to the County of Sarasota forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH day of OCTOBER A.D., 1979.

WITNESSES:

H. Lauden Pitts

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

Before me, the undersigned Notary Public, personally appeared H. Lauden Pitts, to me known to be the individual described in and who executed the foregoing Certificate of Dedication, and he duly acknowledged before me that he executed the same.

WITNESS my hand and official seal at Sarasota County, Florida, this 5th day of October A.D., 1979.

Mary-Alice Kicklighter
Notary Public, State of Florida, at Large.

My Commission expires Oct. 26 1979

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

I, R.H. Hackney, Jr., 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 26, Page 50 & 50A Public Records of Sarasota County, Florida, this 24TH day of JANUARY A.D., 1980.

R.H. Hackney, Jr.
Clerk of the Circuit Court
Sarasota County, Florida
By: [redacted], Chief Deputy

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

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 22nd day of January A.D., 1980.

Approved

Douglas Jr. [redacted]
Planning Director

[redacted]
County Attorney

Richard D. Nelson
County Engineer

Chairman, Board of County Commissioners

SURVEYORS CERTIFICATE

I, the undersigned Registered Land Surveyor hereby certify that this plat was made under my responsible direction and supervision and is a true representation of the lands described and shown, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by the Sarasota County Subdivision Regulations and the statutes of the State of Florida thereunto appertaining.

Date of survey Oct 5, 1979

Thomas J. Bennett
THOMAS J. BENNETT
Reg. Surveyor No. 1195
Reg. Engineer No. 4981
State of Florida

BENNETT & BISHOP INC.
Engineers & Surveyors - Sarasota, Florida

PLAT BOOK 26 PAGE 50A

SHEET 2 OF 2 SHEETS

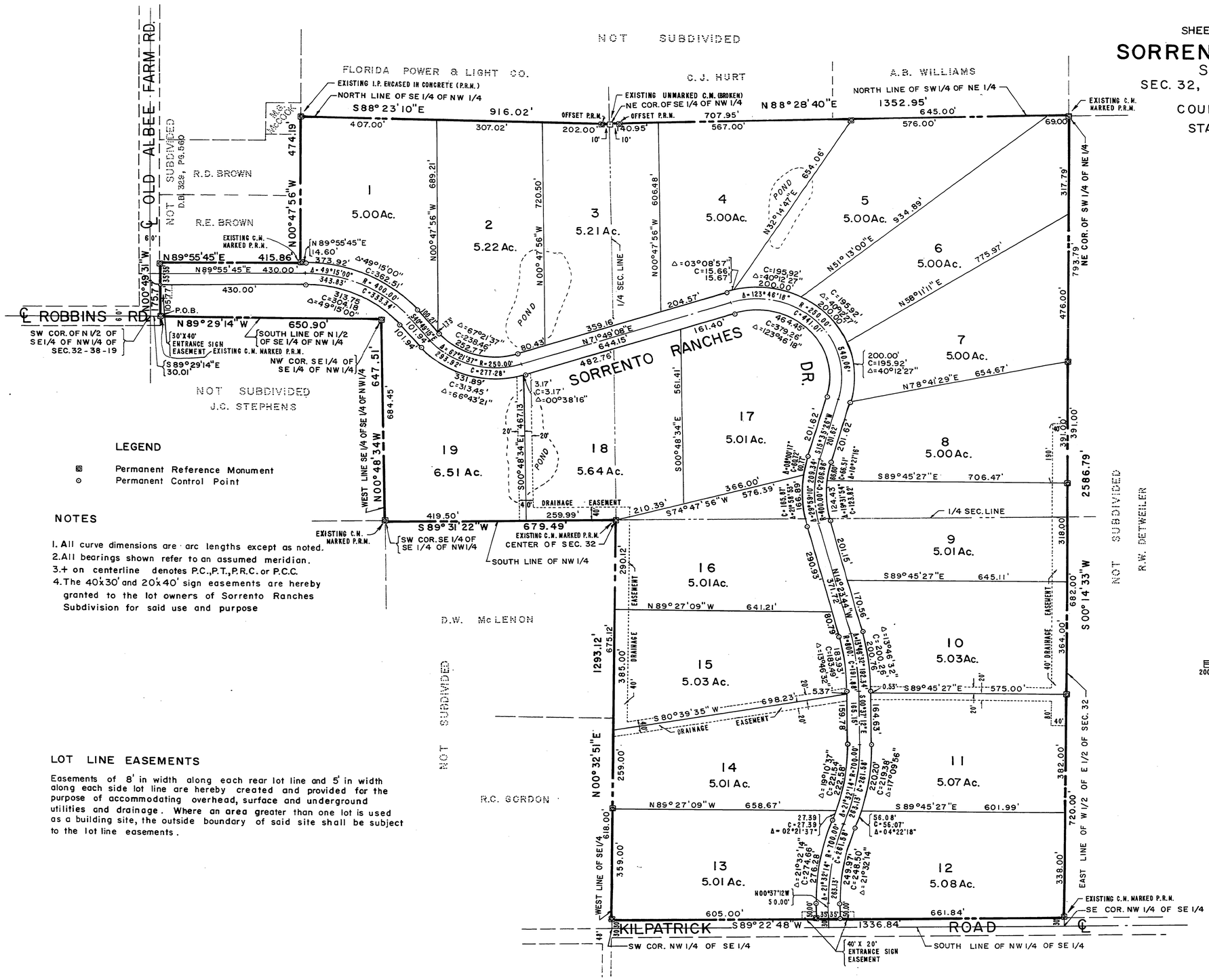
SORRENTO RANCHES

SUBDIVISION

SEC. 32, TWP. 38 S., RGE. 19E.

COUNTY OF SARASOTA

STATE OF FLORIDA



SCALE: 1" = 200'

200' 150' 100' 50' 0 100' 200'

LEGEND

- ▨ Permanent Reference Monument
- ⊙ Permanent Control Point

NOTES

1. All curve dimensions are arc lengths except as noted.
2. All bearings shown refer to an assumed meridian.
3. + on centerline denotes P.C., P.T., P.R.C. or P.C.C.
4. The 40'x30' and 20'x40' sign easements are hereby granted to the lot owners of Sorrento Ranches Subdivision for said use and purpose

LOT LINE EASEMENTS

Easements of 8' in width along each rear lot line and 5' in width along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. 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.

BENNETT & BISHOP, INC.
ENGINEERS & SURVEYORS - Sarasota, Florida