ASPEN WOODS WEST

37525S

A HOMES ASSOCIATION

SECTION 20, TOWNSHIP 36 S., RANGE 18 E

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

SUBSEQUENT TO THE RECORDING OF THIS PLAT, DEVELOPER IS RECORDING A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THIS SAID DOCUMENT.

EASEMENT NOTES

ALL PROPERTIES ARE SUBJECT TO EASEMENTS IN FAVOR OF THE OWNERS OF THE RESPECTIVE LOTS FOR ENCROACHMENTS OF THEIR RESPECTIVE IMPROVEMENTS RESULTING FROM MINOR CONSTRUCTION DEVIATIONS, SHIFTING AND SETTLING PROCESSES.

THERE IS HEREBY CREATED AND DEDICATED FOR THE BENEFIT OF ALL LOTS DESCRIBED HEREON PERMANENT EXCLUSIVE EASEMENTS FOR DRIVING, WALKING AND PARKING OVER AND ACROSS THE RESPECTIVE EASEMENTS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

ASPEN WOODS DEVELOPMENT, INCORPORATED, A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, GILBERT TULPER, AND BY ITS DULY ELECTED SECRETARY BRADLEY DEAN ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF ASPEN WOODS WEST SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, CANALS AND DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE CITY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 21ST DAY OF DECEMBER, A.D., 1983.

ATTEST: Gilbert Tulper PRESIDENT BY: Bradley Dean SECRETARY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED GILBERT TULPER, PRESIDENT AND BRADLEY DEAN, SECRETARY OF ASPEN WOODS DEVELOPMENT, INCORPORATED, 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 21st DAY OF December, A.D., 1983.

Gary L. Kerar
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 2-4-85

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA)
CITY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SARASOTA, FLORIDA THIS 2nd DAY OF April, A.D., 1984.

Robert A. McLellan — CITY AUDITOR AND CLERK
Carolyn M. Bishopric — MAYOR, CITY OF SARASOTA
Albert J. Eddy — CITY ENGINEER
Richard J. Taylor — CITY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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 29, PAGE 36 & 36A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 10th DAY OF April, A.D., 1984.

R.H. HACKNEY, JR.
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY

BY: R.H. Hackney Jr.
DEPUTY CLERK

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

JOHN S. LORIA AND VINCENT ZITO, HOLDERS OF MORTGAGE DATED SEPTEMBER 1, 1983 AND RECORDED IN OFFICIAL RECORD BOOK 1615 AT PAGE 0272, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DO HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED INDIVIDUALS HAVE CAUSED THESE PRESENTS TO BE EXECUTED BY JOHN S. LORIA AND VINCENT ZITO THIS 29TH DAY OF DECEMBER, A.D., 1983.

ATTEST: John S. Loria JOHN S. LORIA BY: Vincent Zito VINCENT ZITO

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN S. LORIA AND VINCENT ZITO, TO ME KNOWN TO BE THE PRIVATE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 29TH DAY OF DECEMBER, A.D., 1983.

Gary L. Kerar
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 2-4-85

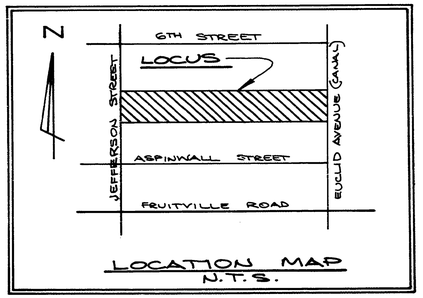
PREPARED BY: GEORGE L. UFFNER
UFFNER SURVEYING INC.
3932 SWIFT ROAD
SARASOTA FL, 33581

PLAT BOOK 29 PAGE 36A
SHEET 2 OF 2 SHEETS

ASPEN WOODS WEST

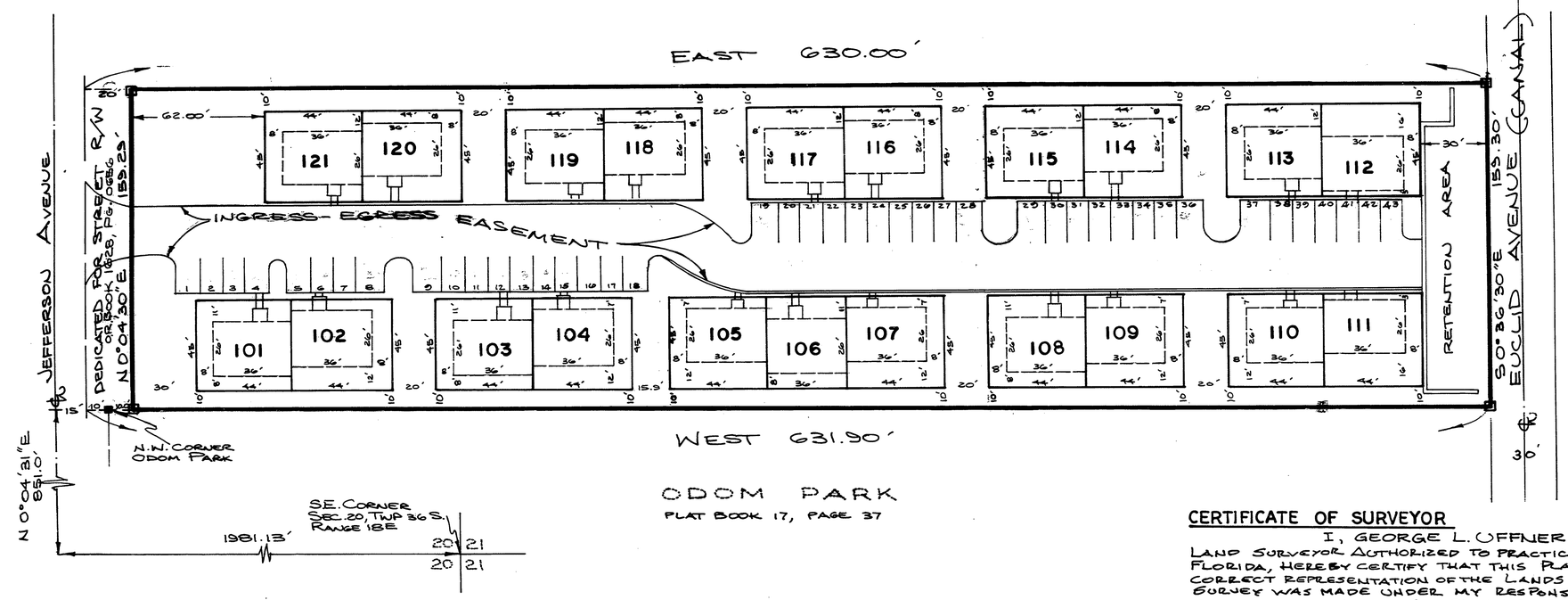
A HOMES ASSOCIATION

SECTION 20, TOWNSHIP 36 S., RANGE 18 E.



LOCATION MAP
N.T.S.

THE JEFFERSON CLUB
PLAT BOOK 13, PAGE 7A.



DESCRIPTION

THE NORTH ½ OF LOT 34, LESS THE WEST 20 FEET PER O.R. BOOK 1628, PAGE 0656, LORDS ADDITION TO THE TOWN OF SARASOTA FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 194 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO IN PLAT BOOK "A", PAGE 31, PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA.

CERTIFICATE OF SURVEYOR

I, GEORGE L. OFFNER, A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA CITY SUBDIVISION REGULATIONS AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M'S.) WERE INSTALLED ON, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE HOMES ASSOCIATION PROPERTY IS AN APPROXIMATE REPRESENTATION OF THE LOCATIONS AND DIMENSIONS OF THE PROPOSED IMPROVEMENTS IN WHICH THE UNITS ARE LOCATED AND THAT THE IDENTIFICATION, APPROXIMATE LOCATION AND APPROXIMATE DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS, CONSTRUCTION OF "THE HOMES ASSOCIATION" IS NOT SUBSTANTIALLY COMPLETE.

DATE OF SURVEY: March 7, 1984

GEORGE L. OFFNER
REGISTERED LAND SURVEYOR
FLORIDA LICENSE No 1795

OFFNER SURVEYING, INC.
3932 SWIFT ROAD
SARASOTA, FLORIDA 33581

LEGEND

- □ PERMANENT REFERENCE MONUMENT SET
- ■ PERMANENT REFERENCE MONUMENT FOUND

FILED AND RECORDED
E. M. MACKEY JR. CLERK
SARASOTA CO. FLA.
375258