AF 42608B

PLAT BOOK 31 PAGE 24

SHEET 1 OF 2 SHEETS

Consent to Dedication record
O.R. Book 1885, at Page 757
Public Records of Sarasota
County, Florida

661538

CHARTLEY COURT

IN SECTION 22, T.36S., R.18E.

SARASOTA COUNTY, FLORIDA

DESCRIPTION

The Easterly 336.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 36 South, Range 18 East, Sarasota County, Florida; LESS the Southerly 550 feet; and LESS the Easterly 30 feet. Containing 5.473 acres.

SUBJECT TO: A non-exclusive, perpetual easement for ingress and egress, and for the construction, installation, maintenance and repair of public and private utilities, including but not limited to, water, sewer, electrical and communications services, over, across and through the property described in Exhibit "B", recorded in O.R. Book 1730, Page 1236 of the Public Records of Sarasota County, Florida.

PRIVATE ROADWAYS: Chartley Court North and Chartley Court South designated hereon as private streets or roads are hereby specifically set aside for use of abutting property owners only; Prairie View Boulevard designated hereon as a private street or road is hereby specifically set aside for use of the property owners of Chartley Court and has been previously reserved as an easement for all present and future owners of the adjoining development known as "The Settlement". These 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 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 9th day of September, A.D., 1986.

APPROVED:

County Attorney

Chairman, Board of County Commissioners

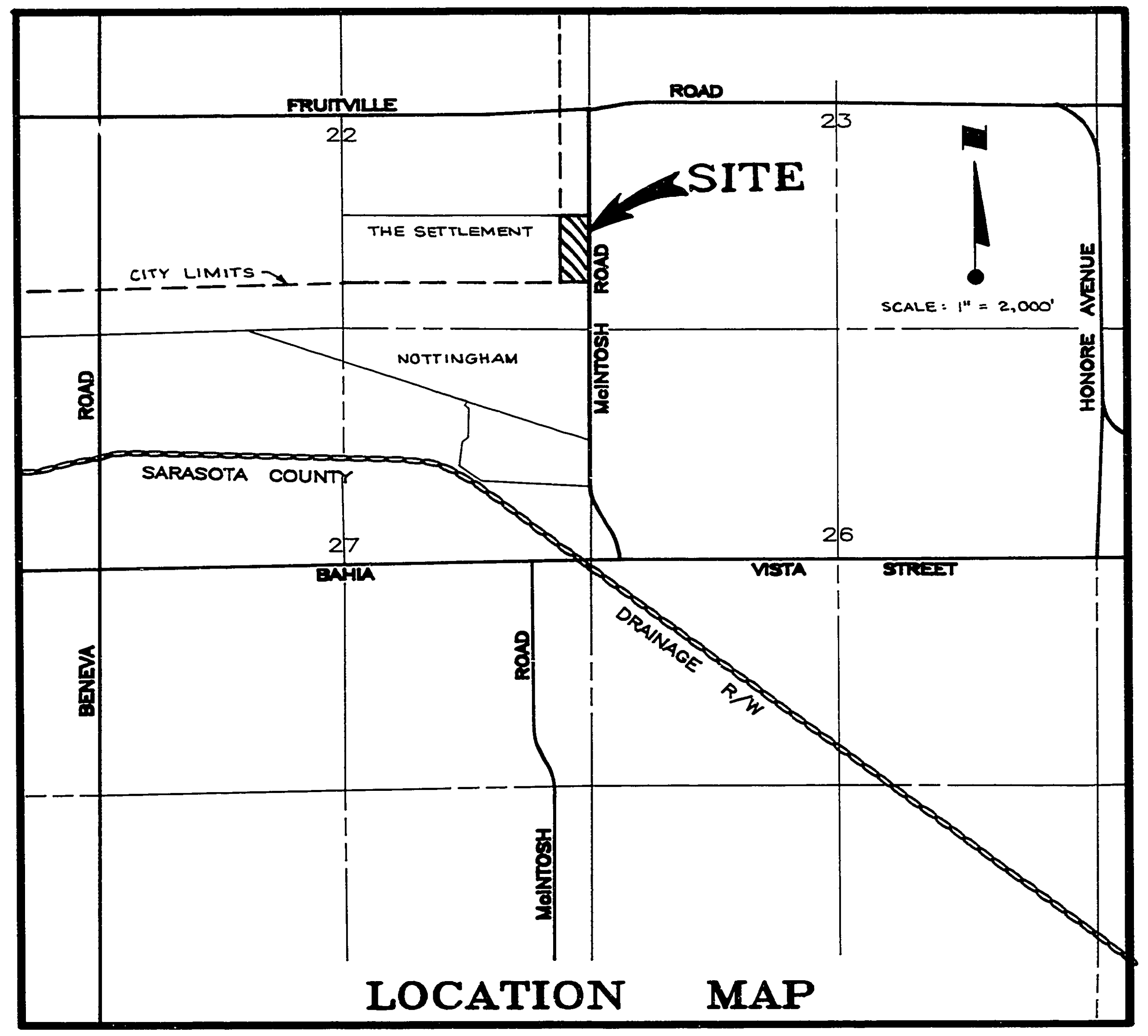
County Engineer

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

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 31, Page 24 through 24A, Public Records of Sarasota County, Florida, this 10th day of September, A.D., 1986.

R.H. Hackney, Jr.,
Clerk of the Circuit Court
Sarasota County, Florida
By: Karen G. Rushing
Deputy Clerk



LOCATION MAP

DECLARATION OF RESTRICTIONS

Simultaneously with the recording of this plat, Developer is recording a Declaration of Restrictions applicable to the subdivision reflected on this plat, said document being recorded in O.R. Book 1885, Page 769, Public Records of Sarasota County, Florida.

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, and that the Permanent Reference Monuments (PRM's) were installed on February, 24, 1986, the Permanent Control Points (PCP's) were installed on March 19, 1986.

SMALLY, WELLFORD & NALVEN, INC.

By:
David D. Kealy, PLS
Florida Certificate No. 2612

Date: 4-3-86

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

MICHAEL FRKETIC CONSTRUCTION MANAGEMENT, INC., a Florida Corporation, by its duly elected President, MICHAEL L. FRKETIC, and by its duly elected Secretary, MICHAEL L. FRKETIC, acting by and with authority of its Board of Directors, certifies ownership by said Corporation of CHARTLEY COURT shown and described hereon.

PUBLIC

Said Corporation does further dedicate and set apart 20 feet of additional right-of-way for McIntosh Road as shown and described on this plat for said uses and purposes to the County of Sarasota forever.

PRIVATE

Said Corporation does further dedicate and set apart all of the streets (Tract 1-Chartley Court North, Prairie View Boulevard and Chartley Court South), drainage and other easements shown and described on this plat, for said uses and purposes to the property owners of this subdivision, 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 3rd day of April, A.D., 1986.

MICHAEL FRKETIC CONSTRUCTION
MANAGEMENT, INC.

ATTEST:
Michael L. Frketic
Michael L. Frketic, Secretary

By: Michael L. Frketic
Michael L. Frketic, President

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, the undersigned Notary Public, personally appeared MICHAEL L. FRKETIC, President, and MICHAEL L. FRKETIC, Secretary of MICHAEL FRKETIC CONSTRUCTION MANAGEMENT, INC., 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 3rd day of April, A.D., 1986.

Barbara A. Poe
NOTARY PUBLIC, State of Florida at Large
My Commission expires: 3/31/90

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

2275-50
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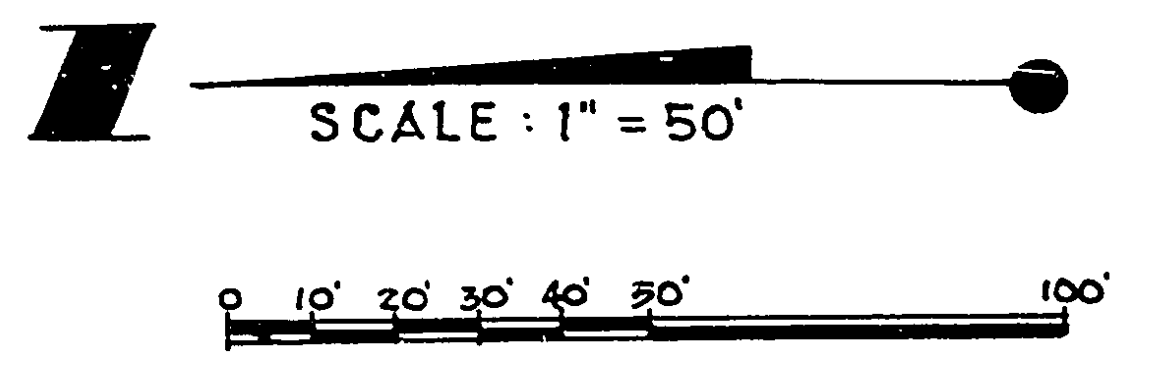
CLOSED 3/10/86 S.B.

PLAT BOOK 31 PAGE 24A
SHEET 2 OF 2 SHEETS

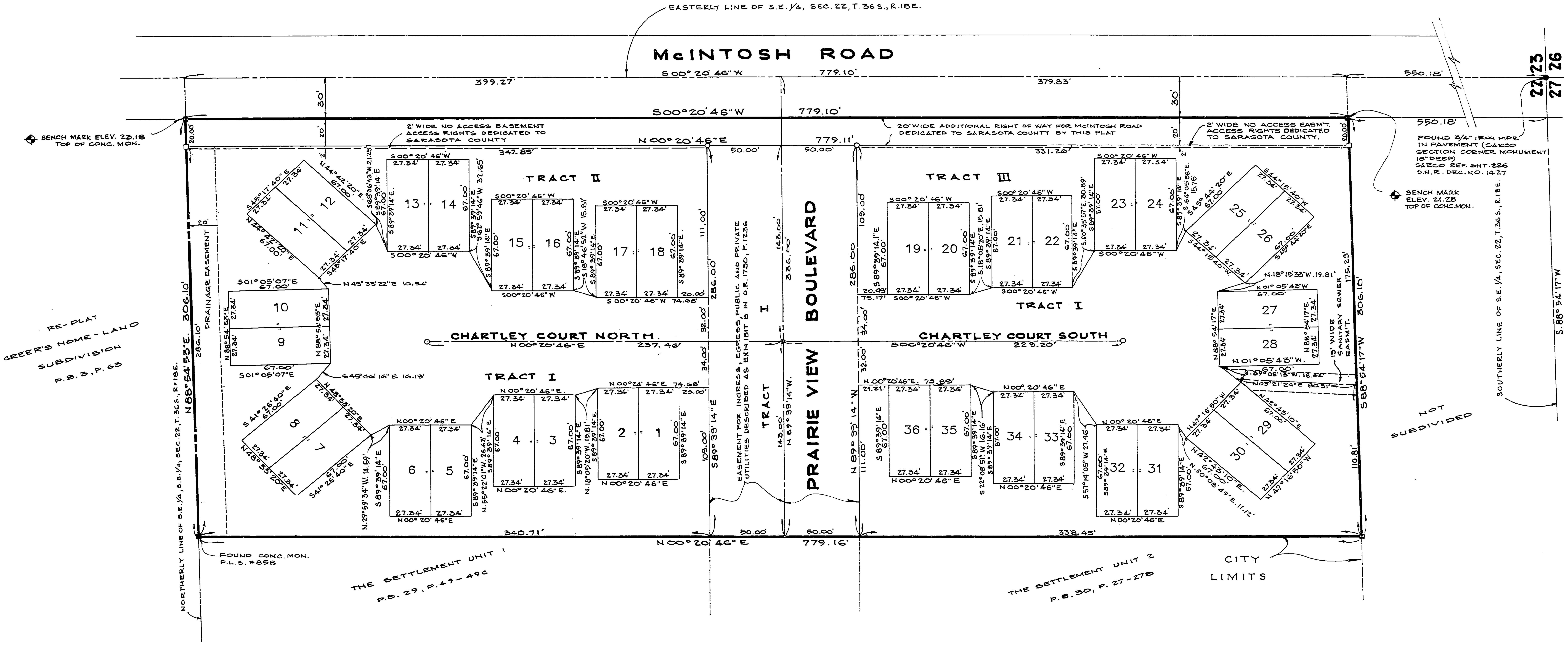
CHARTLEY COURT
IN SECTION 22, T.36S., R.18E.
SARASOTA COUNTY, FLORIDA



SUMMARY OF AREAS

LOTS 1 THRU 36	1.514 AC. *
CHARTLEY COURT NORTH	0.545 AC.
CHARTLEY COURT SOUTH	0.523 AC.
PRAIRIE VIEW BLVD.	0.657 AC.
20' WIDE ADDITIONAL R/W	0.358 AC.
TRACT II	0.958 AC.
TRACT III	0.918 AC.
TOTAL	5.473 AC.

* 1,831 SQ. FT. PER LOT



NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF NOTTINGHAM RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 9G OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY B.M. K252 WITH A PUBLISHED ELEVATION OF 17.199 FEET (QAUD. 270822).
3. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.
4. TRACT I CONSISTING OF CHARTLEY COURT NORTH, PRAIRIE VIEW BOULEVARD AND CHARTLEY COURT SOUTH SHALL BE A PRIVATE ROAD AND UTILITY TRACT.

LEGEND

■	CONCRETE MONUMENT FOUND P.L.S. No. AS SHOWN (P.R.M.)
☒	CONCRETE MONUMENT PREVIOUSLY ESTABLISHED P.L.S. No. 2612 (P.R.M.)
☐	CONCRETE MONUMENT SET P.L.S. No. 2612 (P.R.M.)
○	CONCRETE MONUMENT SET P.L.S. No. 2612 (P.C.P.)
∘	CAPPED IRON ROD SET P.L.S. No. 2612 (P.I., P.C., P.T., P.R.C., P.C.C. OR RADIUS PT., P.C.P.)
⌖	BENCH MARK

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA FLORIDA

2275-50