PLAT BOOK 32 PAGE 34
SHEET 1 OF 3 SHEETS

SEVILLE AT CENTER GATE

912667

SEC. 1, TWP. 37·S, RGE. 18·E SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

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 32, PAGES 34-34B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 21ST DAY OF July, A.D., 1988.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Linda B Hopkins
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

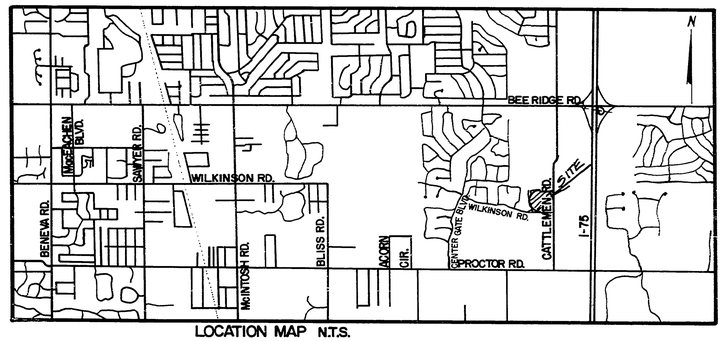
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA, THIS 19th DAY OF July, A.D., 1988.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEPUTY COUNTY ENGINEER

COUNTY ATTORNEY



LOCATION MAP N.T.S.

LAKE EASEMENT

AN EASEMENT IS HEREBY CREATED IN FAVOR OF ALL LOT OWNERS AND SEVILLE AT CENTER GATE HOME-OWNERS ASSOCIATION, INC. OVER THE LAKE AREA OF LOTS 21 THROUGH 46 INCLUSIVE FOR PURPOSES OF CONSTRUCTION, EXISTENCE & MAINTENANCE OF A PRIVATE STORMWATER DRAINAGE & RETENTION AREA & IN NOWISE CONSTITUTES A DEDICATION TO THE GENERAL PUBLIC, THE STATE OF FLORIDA OR THE COUNTY OF SARASOTA FOR ANY PURPOSE.

NOTES

1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
2. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS BOOK 2049 AT PAGE 442TO480 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED 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 (P.R.M.'S) AND PERMANENT CONTROL POINTS P.C.P. WERE INSTALLED ON 5-4-88.

DATE: MAY 18, 1988

CLIFF ALBERTI
STATE OF FLORIDA
REGISTERED LAND SURVEYOR NO. 3599

DESCRIPTION

A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 37 S., RANGE 18E., SARASOTA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF TRACT "A" OF CENTERGATE ESTATES UNIT 1, PHASE 1-A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26 AT PAGES 43 THRU 43B OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S 0°41'55"W ALONG THE EASTERLY LINE OF SAID PLAT FOR A DISTANCE OF 15.00 FEET TO THE NORTHERLY LINE OF CENTERGATE ESTATES VILLAGE CONDOMINIUM SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 19 AT PAGE 49 OF SAID PUBLIC RECORDS THENCE RUN S89°12'23"E ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINES OF CENTERGATE ESTATES VILLAGE CONDOMINIUM SECTION II, III, AND IV ACCORDING TO THE PLATS THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 22 AT PAGE 8, BOOK 22 AT PAGE 47 AND BOOK 24 AT PAGE 45 RESPECTIVELY OF SAID PUBLIC RECORDS 1899.70' TO THE N.E. CORNER OF SAID SECTION IV AND THE POINT OF BEGINNING; THENCE CONTINUE S89°12'23"E FOR A DISTANCE OF 652.52 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 5793.28 FEET THROUGH WHICH A RADIAL LINE BEARS S86°49'25"E, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF CATTLEMEN ROAD AS DESCRIBED IN THE DEED RECORDED IN O.R. BK. 1530 AT PAGE 1666 AND AS SHOWN ON THE R/W MAP THEREOF FILED IN ROAD PLAT BOOK 2 AT PAGE 31 OF SAID PUBLIC RECORDS; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 269.34 FEET THROUGH A CENTRAL ANGLE OF 02°39'49" TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID R/W LINE S00°30'45"W FOR A DISTANCE OF 577.74' TO THE NORTHERLY RIGHT-OF-WAY LINE OF WILKINSON ROAD AS DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1633 AT PAGE 475 OF SAID PUBLIC RECORDS; THENCE RUN N89°12'23"W ALONG SAID R/W LINE FOR A DISTANCE OF 650.42 FEET TO THE EASTERLY LINE OF SAID CENTERGATE ESTATES VILLAGE CONDOMINIUM SECTION IV; THENCE RUN N00°37'47"E FOR A DISTANCE OF 847.00' FEET TO THE POINT OF BEGINNING. CONTAINING 12.62 ACRES MORE OR LESS.

SUBJECT TO THE 32.00 FOOT WIDE F.P.&L. EASEMENT RECORDED IN O.R. BK. 1348 AT PAGE 1299, THE 15.00 FOOT WIDE COUNTY UTILITY EASEMENT RECORDED IN O.R. BK. 1610 AT PAGE 1376 AND THE 20.00 FOOT WIDE COUNTY DRAINAGE EASEMENT RECORDED IN O.R. BK. 1932 AT PAGE 256 OF SAID PUBLIC RECORDS.

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD, SARASOTA, FLA.

1/2.

PLAT BOOK 32 PAGE 34A
SHEET 2 OF 3 SHEETS

SEVILLE AT CENTER GATE

SEC. 1, TWP. 37-S, RGE. 18-E SARASOTA COUNTY, FLORIDA

DECLARATION TO CENTER GATE MAINTENANCE & PROPERTY OWNERS ASSOCIATION INC.

FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP, AS SUCCESSOR IN INTEREST OF FIRST COMMUNITIES OF SARASOTA, INC. DECLARANT UNDER THE AMENDED DECLARATION OF MAINTENANCE COVENANTS & RESTRICTIONS OF CENTER GATE RECORDED IN O.R. BK. 1673-0837 ET. SEQ. HEREBY SUBMITS THE PROPERTY DESCRIBED IN THIS PLAT TO THE TERMS & CONDITIONS OF SAID DECLARATION & FURTHER DEDICATES & SETS FORTH ALL THE LANDS OF THIS PLAT WHICH SHALL BE SITUATED ON THE EXTERIOR SIDE OF THE BOUNDARY WALL SURROUNDING THE LOTS OF SEVILLE AT CENTER GATE AS "COMMON AREA" OF CENTER GATE FOR THE COMMON USE & ENJOYMENT OF ALL PROPERTY OWNERS OF CENTER GATE AND, AS SUCH, WILL BE MAINTAINED BY CENTER GATE MAINTENANCE AND PROPERTY OWNERS ASSOCIATION, INC..

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP BY & THROUGH FIRST COMMUNITIES OF AMERICA, A FLORIDA CORPORATION, GENERAL PARTNER, CERTIFIES OWNERSHIP BY SAID PARTNERSHIP OF SEVILLE AT CENTER GATE SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART A 15 FOOT WIDE PUBLIC DRAINAGE EASEMENT ALONG THE WEST LINE FOR SAID USES AND PURPOSES TO THE COUNTY 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 26 DAY OF MAY, A.D., 1988.

FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP
BY FIRST COMMUNITIES OF AMERICA, GENERAL PARTNER

BY: Jerri L. King
PRESIDENT, JERRI L. KING

ATTEST: Jerri L. King
SECRETARY, JERRI L. KING

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRI L. KING & JERRI L. KING RESPECTIVELY PRESIDENT & SECRETARY OF FIRST COMMUNITIES OF AMERICA, A FLORIDA CORPORATION, AS GENERAL PARTNER OF FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY 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 26 DAY OF MAY, A.D., 1988.

Frances M. Goldschmidt
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 6-9-88

CONSENT TO DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

SOUTHEAST BANK, N.A., A UNITED STATES CORPORATION, HOLDER OF THAT CERTAIN MORTGAGE DATED SEPT. 3, 1987 AND RECORDED IN OFFICIAL RECORD BOOK 1972, AT PAGE 2878, AND MODIFIED IN OFFICIAL RECORD BOOK 2015 AT PAGE 1314 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE AND CONSENT TO THE PLAT OF SEVILLE AT CENTER GATE AND THE DEDICATION THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY ON THIS 20 DAY OF MAY, A.D., 1988.

SOUTHEAST BANK NA

ATTEST: David L. Grenville
VICE PRESIDENT, DAVID L. GRENVILLE

BY: Michael R. Butler
VICE PRESIDENT, MICHAEL R. BUTLER

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL R. BUTLER, VICE PRESIDENT, AND DAVID L. GRENVILLE, VICE PRESIDENT OF SOUTHEAST BANK, NA, A UNITED STATES CORPORATION 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 20 DAY OF MAY, A.D., 1988.

6-22-88
MY COMMISSION EXPIRES

Joanne B. Crider
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP BY & THROUGH FIRST COMMUNITIES OF AMERICA, A FLORIDA CORPORATION, GENERAL PARTNER, CERTIFIES OWNERSHIP BY SAID PARTNERSHIP OF SEVILLE AT CENTER GATE SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, TRACTS A, B, THE LAKE, FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, AND DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF SEVILLE AT CENTER GATE, THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING 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 26 DAY OF MAY, A.D., 1988.

FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP
BY FIRST COMMUNITIES OF AMERICA, GENERAL PARTNER

ATTEST: Jerri L. King
SECRETARY, JERRI L. KING

BY: Jerri L. King
PRESIDENT, JERRI L. KING

STATE OF FLORIDA)
COUNTY OF SARASOTA) S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JERRI L. KING & JERRI L. KING, RESPECTIVELY PRESIDENT & SECRETARY OF FIRST COMMUNITIES OF AMERICA, A FLORIDA CORPORATION, AS GENERAL PARTNER OF FIRST COMMUNITIES OF SARASOTA, A FLORIDA GENERAL PARTNERSHIP TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY 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 26 DAY OF MAY, A.D., 1988.

Frances M. Goldschmidt
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES: 6-9-88

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE RD., SARASOTA, FLA.

2

SEVILLE AT CENTER GATE

SEC. 1, TWP. 37-S, RGE. 18-E

SARASOTA COUNTY, FLORIDA

PLAT BOOK 32 PAGE 34B
SHEET 3 OF 3 SHEETS

NOT SUBDIVIDED

RECORDED IN OFFICIAL RECORDS
July 21, 1988 3:40 P.M.
AT KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

LOT LINE EASEMENTS

EASEMENTS OF EIGHT (8') FEET IN WIDTH ADJOINING THE PRIVATE ACCESS, UTILITY & DRAINAGE EASEMENT AND EIGHT (8) FEET IN WIDTH ALONG EACH FRONT AND REAR LOT LINES AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE & THIRTEEN (13) FEET ALONG EACH LOT BORDERING WILKINSON ROAD ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, DRAINAGE, WALL & SPRINKLER SYSTEM. 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

AN EASEMENT IS HEREBY CREATED OVER ALL PRIVATE ACCESS WAYS, STREETS OR ROADS DESIGNATED HEREON AS SUCH AND SUCH ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ALL LOT OWNERS, AND SEVILLE AT CENTER GATE HOMEOWNERS ASSOCIATION, INC., AND IN NOWISE 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.

NOTES

1. BEARINGS BASED ON CENTER GATE ESTATES VILLAGE CONDO., C.B. 24, PG.45 BEING N00°47'37"E
2. P.B.M. #67-A, EL. 28.57 BASED ON SARASOTA COUNTY BENCH # 66
   EL. 22.77 N.G.V.D., 1929.

CENTER GATE ESTATES VILLAGE CONDO. SECTION 4 C.B. 24, PG. 45

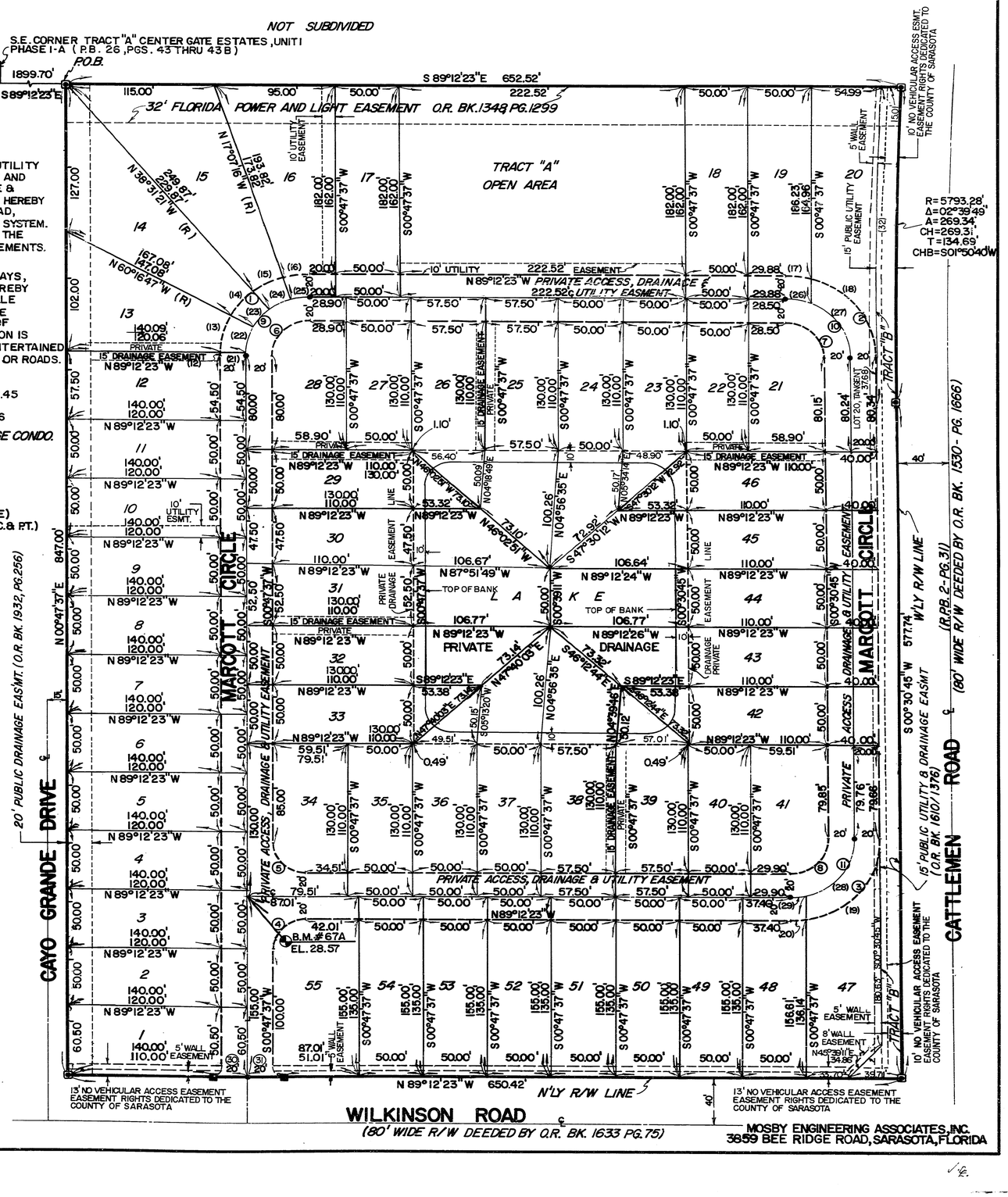
LEGEND

- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT (BLOCK LINE)
- PERMANENT CONTROL POINT (℄ at P.I., P.C. & P.T.)
- (R) RADIAL LINE
- (12) PARTIAL CURVE
- (12) OVERALL CURVE
- BENCHMARK

GRAPHIC SCALE 1"=60'

CURVE DATA

NO.	RADIUS	DELTA	ARC	CHORD	TANGENT	CHORD BEARING
1.	70.00'	90°00'00"	109.96'	99.00'	70.00'	N45°47'37"E
2.	70.00'	89°43'08"	109.61'	98.75'	69.66'	S44°20'49"E
3.	70.00'	90°16'51"	110.30'	99.24'	70.34'	S45°39'11"W
4.	25.00'	90°00'00"	39.27'	35.36'	25.00'	N45°47'37"E
5.	25.00'	90°00'00"	39.27'	35.36'	25.00'	N44°12'23"W
6.	30.00'	90°00'00"	47.12'	42.43'	30.00'	N45°47'37"E
7.	30.00'	89°43'08"	46.98'	42.32'	29.85'	S44°20'49"E
8.	30.00'	90°16'51"	47.27'	42.53'	30.15'	S45°39'11"W
9.	50.00'	90°00'00"	78.54'	70.71'	50.00'	N45°47'37"W
10.	50.00'	89°43'08"	78.30'	70.54'	49.76'	S44°20'49"E
11.	50.00'	90°16'51"	78.79'	70.88'	50.25'	S45°39'11"W
12.	70.00'	02°27'23"	3.00'	3.00'	1.50'	S02°01'18"W
13.	70.00'	26°28'13"	32.34'	32.05'	16.46'	S16°29'06"W
14.	70.00'	21°45'26"	26.58'	26.42'	13.45'	S40°35'56"W
15.	70.00'	21°24'05"	26.15'	26.00'	13.23'	S62°10'41"W
16.	70.00'	17°54'53"	21.89'	21.80'	11.03'	S81°50'11"W
17.	70.00'	16°42'22"	20.41'	20.34'	10.28'	N80°51'12"W
18.	70.00'	73°00'46"	89.20'	83.29'	51.81'	N35°59'38"W
19.	70.00'	79°54'48"	97.63'	89.91'	58.65'	N40°28'10"E
20.	70.00'	10°22'03"	12.67'	12.65'	6.35'	N85°36'36"E
21.	50.00'	03°26'23"	3.00'	3.00'	1.50'	S02°30'49"W
22.	50.00'	25°29'12"	22.24'	22.06'	11.31'	S16°58'37"W
23.	50.00'	21°45'26"	18.99'	18.87'	9.61'	S40°35'56"W
24.	50.00'	21°24'05"	18.68'	18.57'	9.45'	S62°10'41"W
25.	50.00'	17°54'53"	15.63'	15.57'	7.88'	S81°50'11"W
26.	50.00'	23°43'52"	20.71'	20.56'	10.51'	N77°20'27"W
27.	50.00'	65°59'16"	57.59'	54.46'	32.46'	N32°28'53"W
28.	50.00'	75°41'18"	66.05'	61.35'	38.85'	N38°21'25"E
29.	50.00'	14°35'33"	12.74'	12.70'	6.40'	N83°29'50"E
30.	10.00'	90°00'00"	15.71'	14.14'	10.00'	S45°47'37"W
31.	10.00'	90°00'00"	15.71'	14.14'	10.00'	N45°47'37"E
32.	5808.28'	2°39'27"	269.41'	269.38'	134.73'	S01°50'29"W



MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD, SARASOTA, FLORIDA