MAPLE HAMMOCK

A SUBDIVISION IN SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST
COUNTY OF SARASOTA — STATE OF FLORIDA

90036530 PLAT BOOK 34 PAGE 10
SHEET 1 OF 3 SHEETS

DESCRIPTION:

THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST, LESS THE PORTION THEREOF LYING WITHIN THE RIGHT-OF-WAY OF GOCIO ROAD AND ALSO LESS THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF EAST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTH 40 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOCIO ROAD, AS SHOWN ON THE PLAT OF OSCEOLA PARK, RECORDED IN PLAT BOOK 2, PAGE 157, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, FOR A P.O.B.; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST, 200 FEET; THENCE WEST AND PARALLEL TO GOCIA ROAD 100 FEET; THENCE SOUTH 200 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GOCIO ROAD 100 FEET WEST OF THE P.O.B.; THENCE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF GOCIO ROAD 100 FEET TO THE P.O.B.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE PLAT OF "TOBERO WOODS", AS RECORDED IN PLAT BOOK 28, PAGES 25-25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE, ALONG THE WEST LINE OF SAID PLAT AND THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9, SOUTH 00°13'33" WEST, 1066.07 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1769, PAGE 1537, OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE, ALONG THE NORTH LINE OF SAID LANDS, NORTH 89° 34'25" WEST, 100.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE, ALONG THE WEST LINE OF SAID LANDS, SOUTH 00°13'33" WEST, 200.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GOCIO ROAD; THENCE, ALONG SAID LINE, NORTH 89°34'25" WEST, 573.94 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE, ALONG SAID LINE, NORTH 00°09'40" EAST, 1271.01 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE, ALONG SAID LINE, SOUTH 89°09'18" EAST, 675.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.1880 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

MAPLE HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, CRAIG B. LEWIS, AND BY ITS DULY ELECTED SECRETARY/TREASURER, JAMES D. TILLE, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "MAPLE HAMMOCK" SHOWN AND DESCRIBED HEREON.

PUBLIC

SAID MAPLE HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION, DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

SAID MAPLE HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION, DOES FURTHER DEDICATE AND SET APART TRACTS "A", "B", "C" AND "D" SHOWN AND DESCRIBED ON THIS PLAT, TO THE PROPERTY OWNERS OF "MAPLE HAMMOCK" 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/TREASURER, THIS 20 DAY OF Feb , A.D., 1990.

MAPLE HAMMOCK DEVELOPMENT CORP, A FLORIDA CORPORATION

ATTEST: _____ BY: _____
SECRETARY/TREASURER PRESIDENT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CRAIG B. LEWIS, PRESIDENT, AND JAMES D. TILLE, SECRETARY/TREASURER, OF MAPLE HAMMOCK DEVELOPMENT CORP., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF 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 Feb , A.D., 1990.

NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES: Sept. 8, 1991

CERTIFICATE OF CONSENT TO PLAT BY MORTGAGE HOLDER

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING CORPORATION, HOLDER OF A MORTGAGE DATED MAY 10, 1989, RECORDED MAY 16, 1989, IN OFFICIAL RECORDS BOOK 2121, COMMENCING AT PAGE 2829, SAID MORTGAGE MODIFIED BY THAT CERTAIN MORTGAGE MODIFICATION AGREEMENT DATED SEPTEMBER 13, 1989, RECORDED SEPTEMBER 18, 1989, IN OFFICIAL RECORDS BOOK 2151, COMMENCING AT PAGE 2944 AND HOLDER OF A MORTGAGE DATED SEPTEMBER 13, 1989, RECORDED SEPTEMBER 18, 1989, IN OFFICIAL RECORDS BOOK 2151, COMMENCING AT PAGE 2970, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO 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 VICE PRESIDENT, THIS 20th DAY OF Feb. , A.D., 1990.

THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING CORPORATION

ATTEST: Paul E. Maguire BY: William F. Runnette
VICE PRESIDENT SENIOR VICE PRESIDENT

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM F. RUNNETTE, SENIOR VICE PRESIDENT AND PAUL E. MAGUIRE, VICE PRESIDENT, OF THE CITIZENS AND SOUTHERN NATIONAL BANK OF FLORIDA, A NATIONAL BANKING 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 20TH DAY OF FEB. , A.D., 1990.

Traci K. Ballantyne
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: APRIL 6, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ALONG EACH REAR LOT LINE AND TEN (10') IN WIDTH ALONG SIDE LOT LINES, AS SHOWN HEREON, 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.

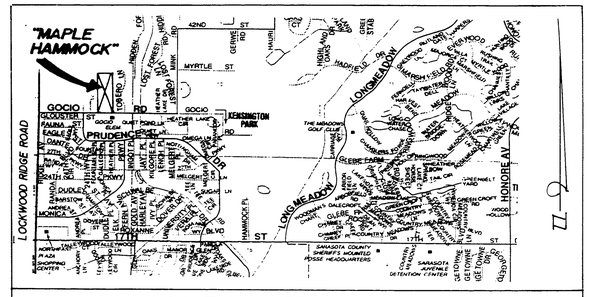
"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

NOTE: THE COVENANTS AND RESTRICTIONS ARE BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK , PAGES , OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTES:

1. THE BEARINGS SHOWN REFER TO THE PLAT OF "TOBERO WOODS", AS RECORDED IN PLAT BOOK 28, PAGES 25-25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY.
2. BENCHMARK SHOWN IS BASED ON SARASOTA COUNTY VERTICAL DATUM, BENCHMARK #R-32, WITH A PUBLISHED ELEVATION OF +31.104', N.G.V.D..
3. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

LEGEND:
□ – INDICATES PERMANENT REFERENCE MONUMENT
■ – INDICATES PERMANENT REFERENCE MONUMENT (OFFSET)
○ – INDICATES PERMANENT CONTROL POINT
● – INDICATES BENCHMARK AND ELEVATION
• – INDICATES CENTERLINE CONTROL POINT, SET NAIL AND DISK NO. 2909)
(O.A.) – INDICATES OVERALL MEASUREMENT



LOCATION SKETCH
(N.T.S.)

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 3rd DAY OF April , A.D., 1990.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEPUTY COUNTY ENGINEER

COUNTY ATTORNEY

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 34 , PAGES 10-10B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 6TH DAY OF APRIL , A.D., 1990.

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

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, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S) AND BENCHMARK WERE INSTALLED ON NOVEMBER 10, 1989.

DATE: 2-21-90

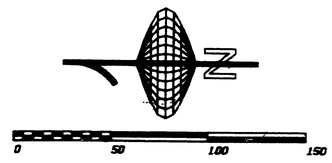
DANIEL E. LEMONDE
STATE OF FLORIDA
REGISTERED LAND SURVEYOR NO. 2909

Land Surveyors • Consulting Engineers
Land Planners
LEMONDE of Florida, Inc.
FAX. # (813) 497-5160
4212 N. Access Rd.
Englewood, FL 34224 Tel. (813) 475-5623
370 Center Court
Venice, FL 34292 Tel. (813) 493-8000

MAPLE HAMMOCK

A SUBDIVISION IN SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST
COUNTY OF SARASOTA ——— STATE OF FLORIDA

PLAT BOOK 34 PAGE 10-A
SHEET 2 OF 3 SHEETS



SCALE: 1" = 50'

TOBERO WOODS (PLAT BOOK 28, PAGE 25A & 25B)

NORTHWEST CORNER "TOBERO WOODS" (P.B. 28, PGS. 25-25B)

P.O.B.

EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SEC. 9

S 0°13' 33" W - 1066.07' (O.A.)

40.00' | 115.60' | 374.24' | 536.23'

S 0°18' 22" W - 1525.58' M

SARASOTA COUNTY WETLAND LINE
N 52°11'30" E - 139.52'

S 87°14'23" E - 78.31'

TRACT "B"
(PRESERVE AREA)

TRACT "D"
(PRESERVE AREA)

TRACT "A"
(PRESERVE AREA)

MATCH LINE SHEET 3

S 76°27'52" W - 80.08'

SARASOTA COUNTY WETLAND LINE

S 19°50'52" W - 96.31'

TRACT "B"

N 67°46'54" W - 88.39'

TRACT "C"

N 50°45'28" W - 81.08'

N 48°17'00" W - 85.82'

N 51°56'05" W - 95.88'

S 79°03'48" E - 80.05'

S 42°44'04" E - 79.94'

S 69°09'18" E - 675.42'

NOT SUBDIVIDED (O.R. BOOK 1583, PG. 1313)

MYRTLE AVENUE (40.00' R/W DEDICATION TO SARASOTA COUNTY BY THIS PLAT)

NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SEC. 9

675.37' | 448.38' | 227.00'

69.45'

SARASOTA COUNTY WETLAND LINE
N 32°43'13" E - 97.79'

TRACT "C"
(PRESERVE AREA)

40.00' | 406.01'

FND. R.R. SPIKE
N.W. COR. S.E.1/4, SEC. 9-36-18
D.N.R. DOC. NO. 21854.

N0°09'40" E - 1271.01'(O.A.)

NOT SUBDIVIDED (O.R. BOOK 266, PG. 420)

WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SEC. 9

MAPLE HAMMOCK DRIVE

25' | 25'

39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56

LINE	DIRECTION	DISTANCE
L1	S 61°47'01" W	62.63
L2	S 73°34'18" E	70.04
L3	S 35°29'45" E	72.88
L4	N 48°15'19" W	38.84
L5	N 5°57'07" W	35.77
L6	N 19°35'28" W	41.82
L7	N 40°43'58" E	43.18
L8	N 45°05'07" E	51.61
L9	N 88°19'37" E	73.57
L10	S 0°25'35" W	17.45

NOTES:

1. THE BEARINGS SHOWN REFER TO THE PLAT OF "TOBERO WOODS", AS RECORDED IN PLAT BOOK 28, PAGES 25-25B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY.
2. BENCHMARK SHOWN IS BASED ON SARASOTA COUNTY VERTICAL DATUM, BENCHMARK #R-32, WITH A PUBLISHED ELEVATION OF +31.104', N.G.V.D..
3. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

LEGEND:
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- ⊕ - INDICATES BENCHMARK AND ELEVATION
- ● - INDICATES CENTERLINE CONTROL POINT, SET NAIL AND DISK NO. 2909)
- (O.A.) - INDICATES OVERALL MEASUREMENT

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MAPLE HAMMOCK

A SUBDIVISION IN SECTION 9, TOWNSHIP 36 SOUTH, RANGE 18 EAST
COUNTY OF SARASOTA — STATE OF FLORIDA

PLAT BOOK 34 PAGE 10-B
SHEET 3 OF 3 SHEETS

RECORDED IN OFFICIAL RECORDS
APRIL 6 19 90
AT 2:19 P M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

SCALE: 1" = 50'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	10.00	90°15'55"	15.75	10.05	14.17
C2	25.00	64°37'29"	28.20	15.81	26.73
C3	45.00	13°45'57"	10.81	5.43	10.79
C4	45.00	137°59'24"	108.38	117.20	84.02
C5	10.00	89°44'05"	15.66	9.95	14.11
C6	10.00	90°15'55"	15.75	10.05	14.17
C7	25.00	64°37'29"	28.20	15.81	26.73
C8	10.00	89°44'05"	15.66	9.95	14.11
C9	25.00	64°37'29"	28.20	15.81	26.73
C10	45.00	12°38'21"	9.93	4.98	9.91
C11	45.00	125°21'03"	98.45	87.09	79.96
C12	45.00	37°24'45"	29.38	15.24	28.86
C13	45.00	60°39'07"	47.64	26.32	45.44
C14	45.00	112°42'58"	88.53	67.62	74.93
C15	45.00	33°50'32"	26.58	13.69	26.20
C16	45.00	30°39'13"	29.98	15.36	29.65
C17	45.00	140°15'55"	111.75	131.74	85.17
C18	45.00	35°25'24"	27.82	14.37	27.38
C19	45.00	38°26'58"	30.63	14.82	30.15
C20	45.00	90°00'00"	70.69	45.00	63.64
C21	45.00	154°37'29"	121.44	199.87	87.80
C22	45.00	154°37'29"	121.44	199.87	87.80
C23	45.00	90°00'00"	70.69	45.00	63.64
C24	10.00	89°44'05"	15.66	9.95	14.11
C25	10.00	90°15'55"	15.75	10.05	14.17

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 89°50'20" E	20.00
L2	N 0°25'35" E	20.00
L3	S 0°25'35" W	20.00
L4	S 61°47'01" W	62.63
L5	S 73°34'19" E	70.04
L6	S 55°38'45" W	72.80
L7	N 46°15'19" W	36.84
L8	N 5°57'07" W	35.77
L9	N 19°38'20" W	41.82
L10	N 40°43'30" E	43.18
L11	N 46°05'07" E	51.61
L12	N 60°19'37" E	73.57
L13	N 46°51'56" W	82.97
L14	N 53°23'30" W	29.37
L15	S 89°34'25" E	80.00
L16	S 47°08'25" E	44.39
L17	S 0°25'35" W	30.00
L18	N 0°25'35" E	25.00
L19	N 80°14'39" E	70.99
L20	N 80°14'39" E	55.76
L21	N 80°14'39" E	15.23
L22	S 89°34'25" E	30.00
L23	S 89°34'25" E	19.91
L24	S 89°34'25" E	16.74
L25	S 89°34'25" E	2.33
L26	S 0°13'33" W	11.55
L27	S 0°13'33" W	16.59
L28	S 0°09'40" W	4.38
L29	N 0°09'40" E	4.95
L30	N 0°09'40" E	15.00
L31	S 89°34'25" E	9.98
L32	S 0°25'35" W	17.45

NOTES:

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- ● - INDICATES CENTERLINE CONTROL POINT, SET NAIL AND DISK NO. 2909)
- (O.A.) - INDICATES OVERALL MEASUREMENT

B.M. # 30-C
ELEV. +32.54'

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