PLAT BOOK 34 . PAGE 12

90037762

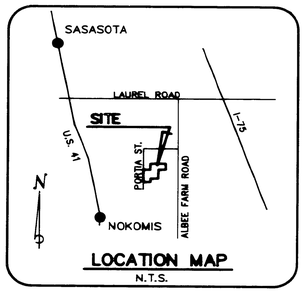
SHEET 1 OF 2 SHEETS

CURRY ACRES

A SUBDIVISION

COUNTY OF SARASOTA STATE OF FLORIDA

SECTION 31 - TWP. 38 S. - RGE. 19 E.



LOCATION MAP
N.T.S.

DESCRIPTION

A TRACT OF LAND, LYING IN SECTION 31, TOWNSHIP 38 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 31.

LESS: THE EAST 330' OF THE SOUTH 330' OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 31.

ALSO LESS: THE SOUTH 156.89 FT. OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 31.

TOGETHER WITH: ALL OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 31.

TOGETHER WITH: ALL OF THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.49 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE BEING SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS BOOK 2201 AT PAGE 1904 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

CONSENT TO DEDICATION

THE 3 CONSENTS TO DEDICATION FOR THIS PLAT ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2201 AT PAGES 1892, 1897 AND 1902 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
SS
COUNTY OF SARASOTA)

HELEN H. SMITH, AN UNREMARRIED WIDOW, HEREBY CERTIFIES THAT SHE IS THE OWNER OF "CURRY ACRES" AS SHOWN AND DESCRIBED ON THIS PLAT.

PUBLIC

SAID WIDOW DOES HEREBY DEDICATE AND SET APART 30 FEET OF ADDITIONAL RIGHT-OF-WAY FOR PORTIA STREET AS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

SAID WIDOW DOES FURTHER DEDICATE AND SET APART ALL OF THE STREET (TRACT "A", OAK TREE LANE), REAR AND SIDE LOT LINE DRAINAGE AND UTILITY EASEMENTS, DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "CURRY ACRES", 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, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3rd DAY OF FEBRUARY, A.D., 1990.

WITNESSES:
William B Houghton
Gerald Curry

Helen H. Smith (SEAL)
HELEN H. SMITH

STATE OF FLORIDA)
SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED HELEN H. SMITH, AN UNREMARRIED WIDOW, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND SHE DULY ACKNOWLEDGED BEFORE ME SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 3RD DAY OF FEBRUARY, A.D., 1990.

Zilpha Dee Curry
NOTARY PUBLIC,
STATE OF Sarasota, Florida
AT LARGE
MY COMMISSION EXPIRES: MARCH 11, 1990

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
S.S.
COUNTY OF SARASOTA

I Karen E. Rushing, Clerk of the Circuit Court of Sarasota County, Florida, hereby certify that this plat as been examined and that it complies in form with all the requirements of the Statures of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 34, Page(s) 12-12A, Public Records of Sarasota County, Florida, this 10th 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 APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
S.S.
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 10th day of APRIL, A.D., 1990.

Approved:

Jim Greenwald
Chairman
Board of County Commissioners

D. Smith
Deputy County Engineer

Peter D. Fabian
County Attorney

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, Alex S. Esber, 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, as amended, and that the Permanent Reference Monuments (P.R.M.'s) were installed on January 10, 1990.

The Permanent Control Points (PCP's) installation date will be certified by a recorded affidavit within one year of the recording of this plat.

Date 1/31/90

Alex S. Esber
Alex S. Esber
Registered Land Surveyor No. 4349
State of Florida

Bishop & Associates (L.B. #128)
78 Sarasota Center Boulevard
Sarasota, Florida 34240
(813) 371-6362

BISHOP & ASSOCIATES
Consulting Engineers • Surveyors
78 SARASOTA CENTER BLVD. SARASOTA, FLORIDA 34240
813/371-6362 • Fax 813/378-3213

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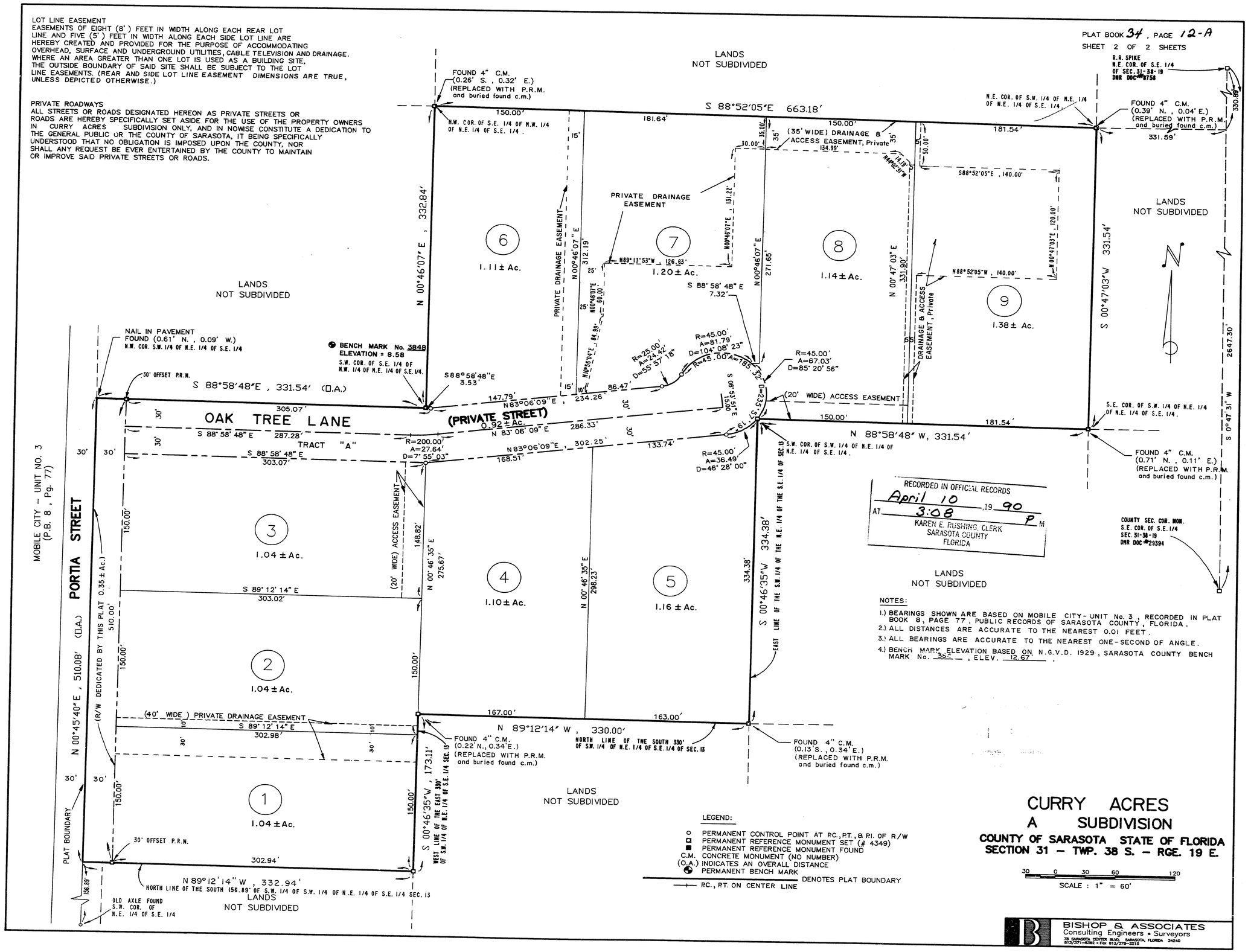
LOT LINE EASEMENT
EASEMENTS OF EIGHT (8') FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, CABLE TELEVISION AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. (REAR AND SIDE LOT LINE EASEMENT DIMENSIONS ARE TRUE, UNLESS DEPICTED OTHERWISE.)

PRIVATE ROADWAYS
ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF THE PROPERTY OWNERS IN CURRY ACRES SUBDIVISION ONLY, 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 SHOWN ARE BASED ON MOBILE CITY - UNIT No. 3, RECORDED IN PLAT BOOK 8, PAGE 77, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2.) ALL DISTANCES ARE ACCURATE TO THE NEAREST 0.01 FEET.
3.) ALL BEARINGS ARE ACCURATE TO THE NEAREST ONE-SECOND OF ANGLE.
4.) BENCH MARK ELEVATION BASED ON N.G.V.D. 1929, SARASOTA COUNTY BENCH MARK No. 3849, ELEV. 12.67'.

LEGEND:

- ○ PERMANENT CONTROL POINT AT P.C., P.T., & P.I. OF R/W
- □ PERMANENT REFERENCE MONUMENT SET (# 4349)
- ■ PERMANENT REFERENCE MONUMENT FOUND
- C.M. CONCRETE MONUMENT (NO NUMBER)
- (O.A.) INDICATES AN OVERALL DISTANCE
- PERMANENT BENCH MARK
- DENOTES PLAT BOUNDARY
- P.C., P.T. ON CENTER LINE

CURRY ACRES
A SUBDIVISION
COUNTY OF SARASOTA STATE OF FLORIDA
SECTION 31 – TWP. 38 S. – RGE. 19 E.

30 0 30 60 120
SCALE : 1" = 60'

BISHOP & ASSOCIATES
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