AF 42608B

PLAT BOOK 34 PAGE 32

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SHEET 1 OF 2 SHEETS

SANDRINGHAM PLACE

A SUBDIVISION
A PLANNED UNIT DEVELOPMENT

A RE-PLAT OF PARCEL JJ OF THE MEADOWS, UNIT 16, P.B. 33, PG. 25-25C IN SECTION 12, T.36S., RGE.18E. 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."

GRANT OF EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE ROADS

TAYLOR WOODROW HOMES FLORIDA INC. does hereby grant to each property owner in this subdivision the nonexclusive and perpetual right of ingress and egress over and across the private road, Sandringham Place (Tract 1) reflected on this subdivision plat and on the private roads reflected on the plats of Units 1 through 16 of The Meadows; reserving, however, unto TAYLOR WOODROW HOMES FLORIDA INC., the right to grant similar rights of ingress and egress over and across said private roads to the public and to future property owners in other lands owned by TAYLOR WOODROW HOMES FLORIDA INC. in Sections 2, 11, 12, 14 and 15, Township 36 South, Range 18 East, Sarasota County, Florida, that are subsequently developed as a part of The Meadows. This right of ingress and egress shall be appurtenant to and shall pass with the title to each parcel of land in this subdivision as the same may be conveyed from time to time without necessity of referring to this grant. In nowise shall this grant 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 Sarasota County to maintain or improve said private roads.

DESCRIPTION

Parcel JJ of The Meadows, Unit 16 recorded in Plat Book 33, Pages 25-25C of the Public Records of Sarasota County, Florida. Containing 6.850 Acres.

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 24th day of Aug, A.D., 1990.

APPROVED:

County Attorney

Jim Greenwald
Chairman, Board of County Commissioners

Deputy County Engineer

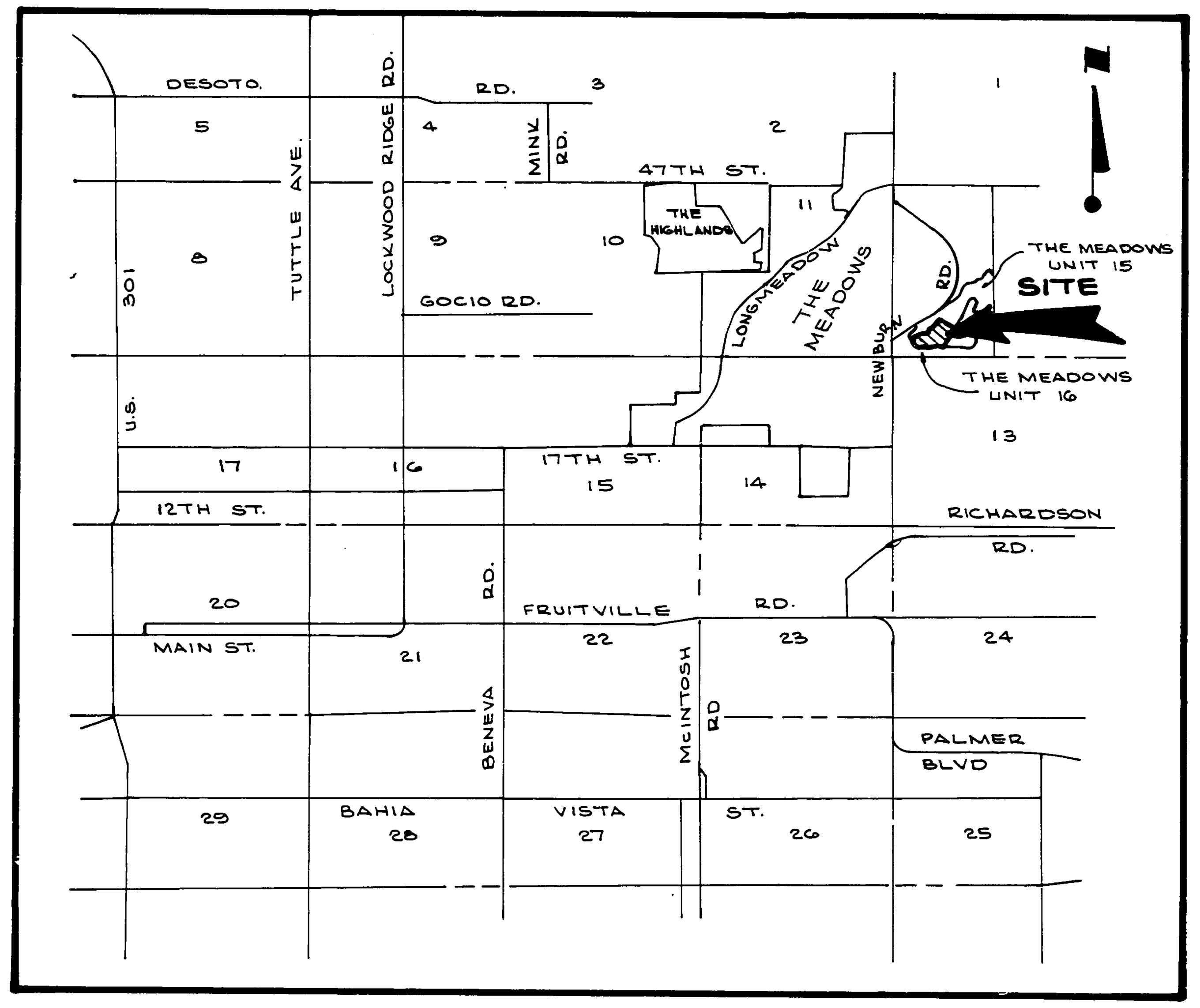
CERTIFICATE OF APPROVAL OF COUNTY CLERK

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, Page 32 through 32-A, Public Records of Sarasota County, Florida, this 27th day of August, A.D., 1990.

Karen E. Rushing,
Clerk of the Circuit Court
Sarasota County, Florida

By: Elaine M. Hamel
Deputy Clerk



LOT LINE EASEMENTS: Easements of eight feet in width along each rear lot line and five feet in width along each front and side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities, cable television and drainage. A five foot wide pedestrian walkway easement is hereby created and provided for along the front lot line of each lot. 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.

DECLARATION OF RESTRICTIONS

Simultaneously with the recording of this plat, Developer is recording an Amendment to Protective Covenants, Conditions and Restrictions applicable to the open space reflected on this plat, said document being recorded in O.R. Book 2236, Page 788, of the 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, as amended, and that the Permanent Reference Monuments (PRM's) were installed on JULY 23, 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.

SMALLY, WELLFORD & NALVEN, INC.

Date: JULY 23, 1990

By: Robert R. Cunningham
Robert R. Cunningham, PLS
Florida Certificate No. 3924

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

PRIVATE

TAYLOR WOODROW HOMES FLORIDA INC. a Corporation under the laws of the State of Florida, by its duly elected Vice President, Rodney L. Robinson and Assistant Secretary, KATHRYN B. CLAYTON, acting by and with the authority of the Board of Directors of said Corporation, does hereby certify that said Corporation is the owner of Sandringham Place, as shown and described hereon, and does hereby dedicate and set apart the private road, Sandringham Place (Tract 1) and the drainage, pedestrian walkway and utility easements as shown and described hereon for the use of the owners of The Meadows Units 1 through 16, inclusive, and the owners of such other lands owned by TAYLOR WOODROW HOMES FLORIDA INC. in Sections 2, 11, 12, 14, and 15, Township 36 South, Range 18 East, Sarasota County, Florida, that are subsequently developed as a part of The Meadows. The uses hereby dedicated and set apart shall be for the benefit of the above-described owners and their respective heirs, successors, assigns, guests, licensees, and invitees, and for the use of public utilities, their successors and assigns, and for all emergency and law enforcement personnel and all other persons providing essential services, including cable TV, to the subdivision and the residents living therein 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 duly authorized Vice President and its corporate seal to be affixed this 23rd. day of JULY, A.D., 1990.

TAYLOR WOODROW HOMES FLORIDA, INC.

ATTEST:

K C Clayton
Assistant Secretary

By:
Vice President

No. in Seal Register 1412/90

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, the undersigned Notary Public, personally appeared RODNEY L. ROBINSON, Vice President of TAYLOR WOODROW HOMES FLORIDA INC. and KATHRYN B. CLAYTON, Assistant Secretary of TAYLOR WOODROW HOMES FLORIDA INC., to me known to be the individuals described in and who executed the foregoing Certificate of Ownership and Private 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 23rd day of July, A.D., 1990.

Dolores Roy-Dobbyn
NOTARY PUBLIC, State of Florida at Large

My Commission expires: Feb. 21, 1993

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

1553-21-1
V.E.

AF 42608B   CLOSED 6-19-90 SK

PLAT BOOK 34 PAGE 32-A

SHEET 2 OF 2 SHEETS

SANDRINGHAM PLACE

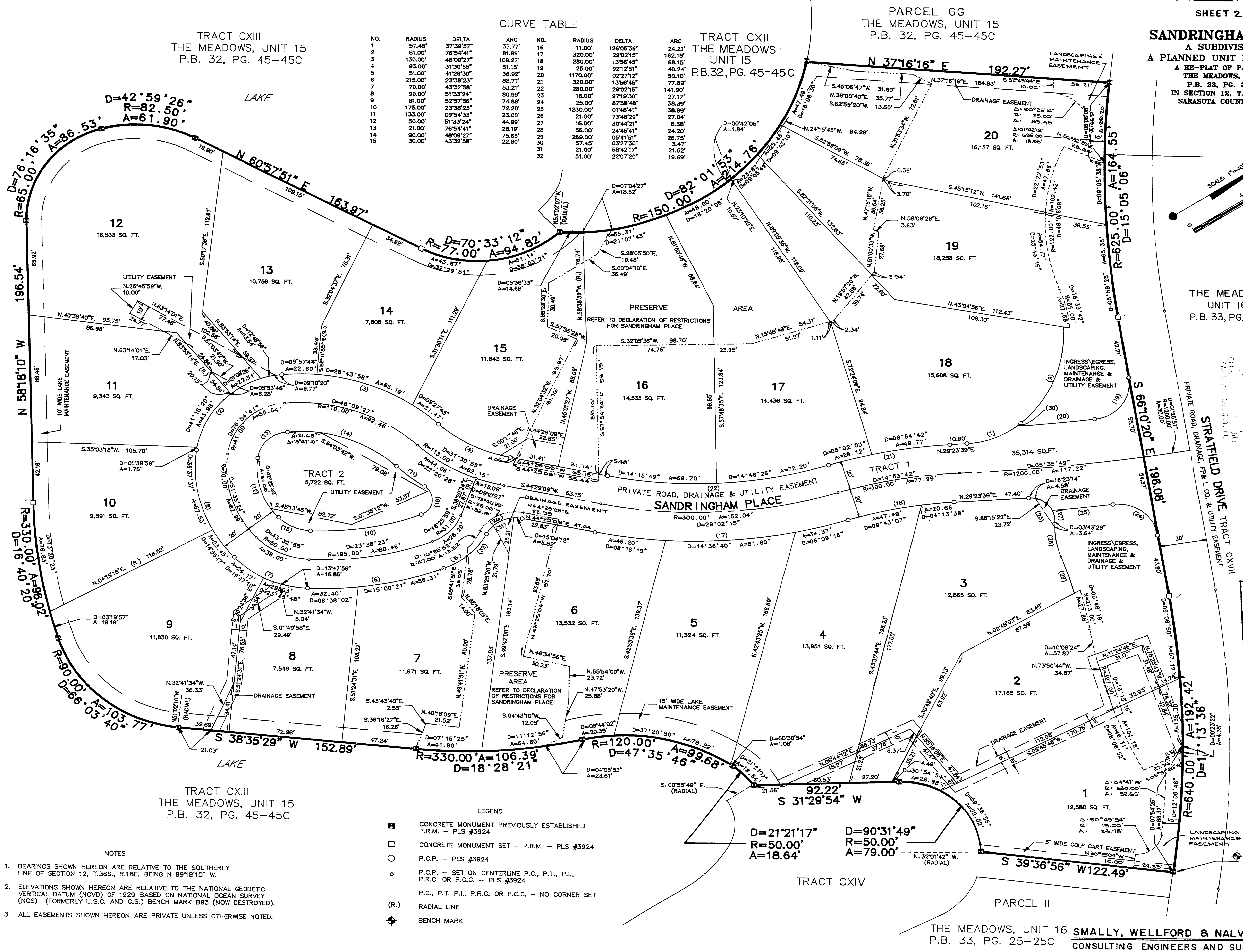
A SUBDIVISION

A PLANNED UNIT DEVELOPMENT

A RE-PLAT OF PARCEL JJ OF
THE MEADOWS, UNIT 16
P.B. 33, PG. 25-25C
IN SECTION 12, T.36S., R.18E.
SARASOTA COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	NO.	RADIUS	DELTA	ARC
1	57.45'	37°39'57"	37.77'	16	11.00'	126°05'39"	24.21'
2	61.00'	76°54'41"	81.89'	17	320.00'	29°02'15"	162.18'
3	130.00'	48°09'27"	109.27'	18	280.00'	13°56'45"	68.15'
4	93.00'	31°30'55"	51.15'	19	25.00'	92°12'51"	40.24'
5	51.00'	41°28'30"	36.92'	20	1170.00'	02°27'12"	50.10'
6	215.00'	23°38'23"	88.71'	21	320.00'	13°56'45"	77.89'
7	70.00'	43°32'58"	53.21'	22	280.00'	29°02'15"	141.90'
8	90.00'	51°33'24"	80.99'	23	16.00'	97°19'30"	27.17'
9	81.00'	52°57'56"	74.88'	24	25.00'	87°58'48"	38.39'
10	175.00'	23°38'23"	72.20'	25	1230.00'	01°48'41"	38.89'
11	133.00'	09°54'33"	23.00'	26	21.00'	73°46'29"	27.04'
12	50.00'	51°33'24"	44.99'	27	16.00'	30°44'21"	8.58'
13	21.00'	76°54'41"	28.19'	28	56.00'	24°45'41"	24.20'
14	90.00'	48°09'27"	75.65'	29	269.00'	05°41'51"	26.75'
15	30.00'	43°32'58"	22.80'	30	57.45'	03°27'30"	3.47'
				31	21.00'	58°42'17"	21.52'
				32	51.00'	22°07'20"	19.69'



RECORDED IN OFFICIAL RECORDS
August 27, 19 90
AT 8:42 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

LEGEND

- CONCRETE MONUMENT PREVIOUSLY ESTABLISHED P.R.M. – PLS #3924
- ☐ CONCRETE MONUMENT SET – P.R.M. – PLS #3924
- ○ P.C.P. – PLS #3924
- ∘ P.C.P. – SET ON CENTERLINE P.C., P.T., P.I., P.R.C. OR P.C.C. – PLS #3924
- P.C., P.T. P.I., P.R.C. OR P.C.C. – NO CORNER SET
- (R.) RADIAL LINE
- ⌖ BENCH MARK

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTHERLY LINE OF SECTION 12, T.36S., R.18E. BEING N 89°18'10" W.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON NATIONAL OCEAN SURVEY (NOS) (FORMERLY U.S.C. AND G.S.) BENCH MARK B93 (NOW DESTROYED).
3. ALL EASEMENTS SHOWN HEREON ARE PRIVATE UNLESS OTHERWISE NOTED.

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

1553-21-1