PLAT BOOK 34 PAGE 4
SHEET 1 OF 4 SHEETS

THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. II

90024260

SEC. 14, TWP. 39S., RGE. 19 E. SARASOTA COUNTY, FLORIDA

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 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 4-4C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 8th DAY OF March, A.D., 1990.

KAREN E. RUSHING,
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
Frederick B. Hopler
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 6th DAY OF MAR A.D., 1990.

DEPUTY COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

LOT LINE EASEMENT

EASEMENTS OF EIGHT (8') FEET IN WIDTH UNLESS OTHERWISE INDICATED ALONG EACH FRONT AND REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

NOTICE

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

CONSENT TO DEDICATION

CONSENT TO DEDICATION IS SIMULTANEOUSLY RECORDED IN OFFICIAL RECORD BOOK 2192 AT PAGE 2570 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

DECLARATION OF COVENANTS AND RESTRICTIONS

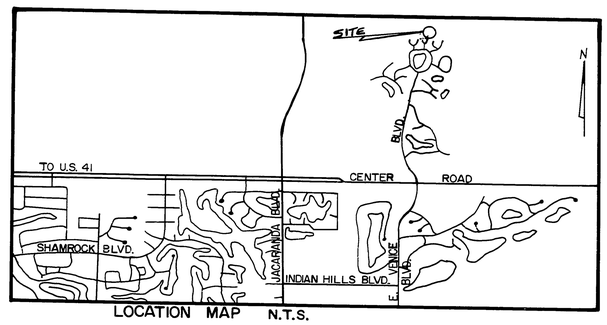
THE DECLARATION OF COVENANTS AND RESTRICTIONS HAVE BEEN RECORDED IN OFFICIAL RECORD BOOK 2061 AT PAGES 1799 THRU 1808 AND AMENDED IN OFFICIAL RECORD BOOK 2153 AT PAGES 1749 THRU 1753 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

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 (PRM'S) WERE INSTALLED ON 9-28-1989. THE PERMANENT CONTROL POINTS (PCP'S) INSTALLATION DATE WILL BE CERTIFIED BY A REGISTERED AFFIDAVIT WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

9-28-1989
DATE

CLIFF ALBERTI, STATE OF FLORIDA REGISTERED LICENSED SURVEYOR, REG. NO. 3599



LOCATION MAP N.T.S.

DESCRIPTION:

A PARCEL OF LAND SITUATE IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF " THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. I " AS RECORDED IN PLAT BOOK 32 , AT PAGE 32 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 02° 32' 05" EAST, 191.77'; THENCE NORTH 11° 47' 18" EAST, 655.10'TO THE NORTHERLY LINE OF A 170' WIDE FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1003, AT PAGE 787, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 14; THENCE SOUTH 89° 52' 56" EAST ALONG SAID NORTHERLY LINE, 578.53'; THENCE SOUTH 00° 22' 34" EAST, 921.17' TO THE NORTHERLY LINE OF SAID THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. I, THE FOLLOWING (20) TWENTY CALLS: NORTH 76° 39' 42" WEST, 126.68'; NORTH 80° 15' 06" WEST, 50.06' TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES NORTH 18° 08' 24" WEST, 25.00'; SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 13.87' THROUGH A CENTRAL ANGLE OF 31° 47' 08" TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT ; NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 299.20' FOR AN ARC DISTANCE OF 73.22' THROUGH A CENTRAL ANGLE OF 14° 01' 17' TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT ; SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 320.57' FOR AN ARC DISTANCE OF 26.50' THROUGH A CENTRAL ANGLE OF 04° 44' 13"; NORTH 00° 22' 34" WEST, 43.00' TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS POINT LIES NORTH 53° 30' 22" WEST, 25.00'; SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 27.58' THROUGH A CENTRAL ANGLE OF 63° 12' 30"; NORTH 77° 52' 39" WEST, 24.54' TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 32.92' THROUGH A CENTRAL ANGLE OF 75° 27' 27"; NORTH, 93.23' TO A POINT OF CURVATURE OF A CURVE TO THE LEFT; NORTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 39.27' THROUGH A CENTRAL ANGLE OF 90° 00' 00"; WEST, 25.00' TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 28.33' THROUGH A CENTRAL ANGLE OF 64° 55' 06"; SOUTH 11° 47' 18' WEST, 40.29'; SOUTH, 123.59' TO A POINT ON A CURVE TO THE LEFT WHOSE RADIUS POINT LIES SOUTH 07° 57' 39" WEST, 397.40'; NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 37.64' THROUGH A CENTRAL ANGLE OF 05° 25' 34'; NORTH 87° 27' 55" WEST, 74.02' TO A POINT ON A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 25.00' FOR AN ARC DISTANCE OF 12.53' THROUGH A CENTRAL ANGLE OF 28° 41' 07'; SOUTH 84° 23' 45" WEST, 50.51'; NORTH 87° 27' 55" WEST, 120.00' TO THE P.O.B..
CONTAINING 12.875 ACRES OF LAND MORE OR LESS.

SPECIAL CLUSTER HOUSING NOTE

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACK VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.
WHERE A ZERO LOT LINE EXISTS THE SIDE LOT LINE EASEMENT WILL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WITHIN SAID LOT LINE EASEMENT.

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

THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. II

SEC. 14, TWP. 39S., RGE. 19E. SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

McNABB HOMES, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, DAVID S. McNABB AND BY ITS DULY ELECTED SECRETARY, DAVID S. McNABB, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. II", SHOWN HEREON.

PUBLIC

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, FRONT, SIDE AND REAR LOT LINE UTILITY AND DRAINAGE EASEMENTS AND OTHER DRAINAGE EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART TRACT "F" SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE CHESTNUT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., 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 11TH DAY OF AUG, A.D., 1989.

McNABB HOMES, INC.

ATTEST: _____ BY: _____

SECRETARY, DAVID S. McNABB PRESIDENT, DAVID S. McNABB

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID S. McNABB, PRESIDENT, AND DAVID S. McNABB, SECRETARY OF McNABB HOMES, INC., A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 11TH DAY OF AUG, A.D., 1989.

MAY 24, 1991 _____

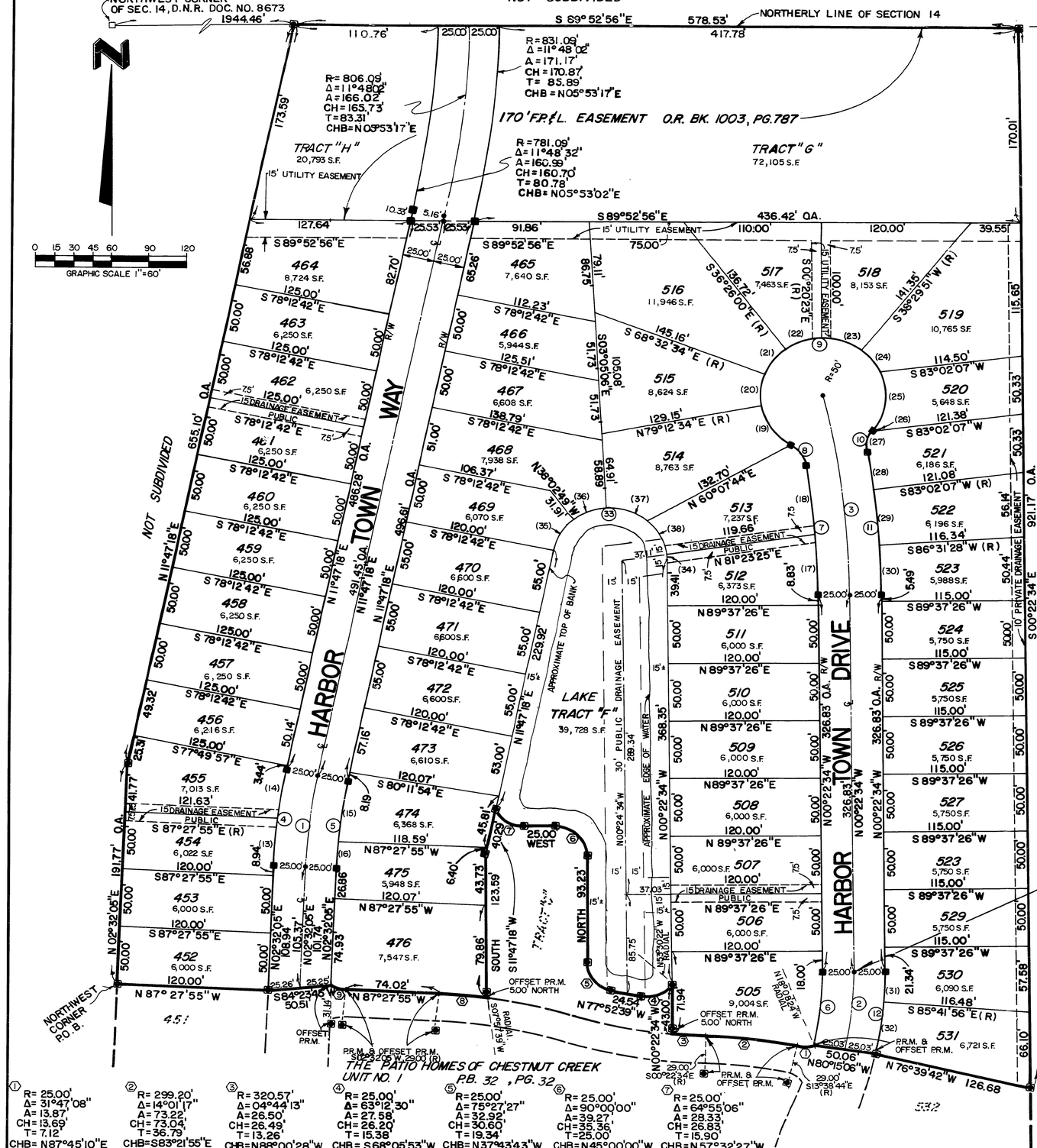
MY COMMISSION EXPIRES NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

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

PLAT BOOK 34 PAGE 4-B
SHEET 3 OF 4 SHEETS

THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. II

SEC. 14, TWP. 39 S., RGE. 19 E
SARASOTA COUNTY, FLORIDA



NOTES

1. BENCHMARK ELEVATION BASED ON SARASOTA COUNTY B.M. # 437, EL. 13.92, P.BM. #421C EL. 12.96.
2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE VILLAS OF CHESTNUT CREEK UNIT NO. I AS RECORDED IN P.B. 30 AT PG. 13.
3. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACK VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

LEGEND

- x CROSS CUT IN CURB/GUTTER
- ▣ PERMANENT REFERENCE MONUMENT
- ■ PERMANENT CONTROL POINT (BLOCK LINE)
- • PERMANENT CONTROL POINT (P.C., P.T., R.P.)
- (R) RADIAL LINE
- ② OVERALL CURVE DATA
- (2) PARTIAL CURVE DATA
- ◒ BENCHMARK
- O.A. OVERALL DIMENSION
- ○ IRON ROD WITH CAP

LOT LINE EASEMENT

EASEMENTS OF EIGHT (8') FEET IN WIDTH UNLESS OTHERWISE INDICATED ALONG EACH FRONT AND REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE.

① R=25.00' Δ=31°47'08" A=13.87' CH=13.69' T=7.12' CHB=N87°45'10"E

② R=299.20' Δ=14°01'17" A=73.22' CH=73.04' T=36.79' CHB=S83°21'55"E

③ R=320.57' Δ=04°44'13" A=26.50' CH=26.49' T=13.26' CHB=N88°00'28"W

④ R=25.00' Δ=63°12'30" A=27.58' CH=26.20' T=15.38' CHB=S68°05'53"W

⑤ R=25.00' Δ=75°27'27" A=32.92' CH=30.60' T=19.34' CHB=N37°43'43"W

⑥ R=25.00' Δ=90°00'00" A=39.27' CH=35.36' T=25.00' CHB=N45°00'00"W

⑦ R=25.00' Δ=64°55'06" A=28.33' CH=26.83' T=15.90' CHB=N57°32'27"W

⑧ R=397.40' Δ=05°25'34" A=37.64' CH=37.62' T=18.83' CHB=N84°45'08"W

⑨ R=25.00' Δ=28°41'07" A=12.53' CH=12.39' T=6.39' CHB=N73°07'21"W

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

PLAT BOOK 34 PAGE 4-C
SHEET 4 OF 4 SHEETS

THE PATIO HOMES OF CHESTNUT CREEK, UNIT NO. II

SEC. 14, TWP. 39 S., RGE. 19 E.

SARASOTA COUNTY, FLORIDA

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
1	9° 15' 12"	494.27'	79.83'	79.74'	40.00'	N 07° 09' 41 "E
2	12° 57' 10"	302.95'	68.49'	68.34'	34.39'	N 06° 06' 01 "E
3	12° 55' 36"	775.00'	174.85'	174.48'	87.80'	N06° 50' 22 "W
4	9° 15' 12"	519.27'	83.86'	83.77'	42.02'	N 07° 09' 41 "E
5	9° 15' 12"	469.27'	75.79'	75.71'	37.98'	S 07° 09' 41 "W
6	13° 12' 27"	277.95'	64.07'	63.93'	32.18'	N 06° 13' 40 "E
7	08° 39' 10"	750.00'	133.26'	113.16'	56.74'	N 04° 42' 09 "W
8	50° 21' 44"	25.00'	21.97'	21.27'	11.75'	N 34° 12' 36 "W
9	276° 18' 45"	50.00'	241.13'	66.71'	0.00	N 78° 45' 55 "E
10	46° 13' 04"	25.00'	20.17'	19.62'	10.67'	S 13° 48' 46 "W
11	08° 55' 13"	800.00'	124.55'	124.42'	62.40'	S 04° 50' 10 "E
12	12° 44' 13"	327.95'	72.90'	72.75'	36.60'	S 05° 59' 33 "W
13	04° 32' 05"	519.27'	41.10'	41.09'	20.56'	S 04° 48' 08 "W
14	04° 43' 07"	519.27'	42.77'	42.75'	21.39'	S 09° 25' 44 "W
15	06° 25' 38"	469.27'	52.64'	52.61'	26.35'	N 08° 34' 28 "E
16	02° 49' 34"	469.27'	23.15	23.14'	11.58'	N 03° 56' 52 "E
17	04° 02' 59"	750.00'	53.01'	53.00'	26.52'	S 02° 24' 04 "E
18	04° 36' 11"	750.00'	60.25'	60.24'	30.14'	S 06° 43' 38 "E
19	48° 36' 02"	50.00'	42.41'	41.15'	22.58'	S 35° 05' 27 "E
20	32° 14' 52"	50.00'	28.14'	27.77'	14.45'	S 05° 20' 00 "W
21	32° 06' 34"	50.00'	28.02'	27.66'	14.39'	S 37° 30' 43 "W
22	36° 05' 38"	50.00'	31.50'	30.98'	16.29'	S 71° 36' 49 "W
23	38° 50' 14"	50.00'	33.89'	33.25'	17.63'	N 70° 55' 16 "W
24	27° 44' 49"	50.00'	24.21'	23.98'	12.35'	N 37° 37' 44 "W
25	60° 40' 38"	50.00'	52.95'	50.51'	29.26'	N 06° 34' 59 "E
26	02° 46' 52"	25.00'	1.21'	1.21'	0.61'	N 35° 31' 52 "E
27	46° 13' 04"	25.00'	20.17'	19.62'	10.67'	S 13° 48' 46 "W
28	02° 19' 54"	800.00'	32.56'	32.55'	16.28'	S 08° 07' 50 "E
29	03° 29' 21"	800.00'	48.72'	48.71'	24.37'	N 05° 13' 12 "W
30	03° 05' 58"	800.00'	43.28'	43.27'	21.64'	N 01° 55' 33 "W
31	04° 40' 37"	327.95'	26.77'	26.76'	13.39'	N 01° 57' 45 "E
32	08° 03' 36"	327.95'	46.13'	46.10'	23.11'	N 08° 19' 52 "E
33	167° 50' 09"	45.61'	133.61'	90.71'	428.08'	S 84° 17' 38 "E
34	06° 36' 25"	45.61'	5.26'	5.26'	2.63'	N 03° 40' 46 "W
35	40° 09' 53"	45.61'	31.98	31.32'	16.68'	S 31° 52' 14 "W
36	34° 57' 44"	45.61'	27.83'	27.40'	14.37'	S 69° 26' 02 "W
37	43° 23' 30"	45.61'	34.54'	33.72'	18.15'	N 71° 23' 21 "W
38	42° 42' 37"	45.61'	34.00'	33.22'	17.83'	N 28° 20' 17 "W

RECORDED IN OFFICIAL RECORDS
March 8 ,19 90
AT 3:03 P M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

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