ROLAND OAKS ESTATES

PLAT BOOK 35 PAGE 1
SHEET 1 OF 4

91024035

A REPLAT OF A PORTION OF LOT "A", RE-ARRANGEMENT OF CEDAR COVE SUBDIVISION, RECORDED IN PLAT BOOK "A", PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LYING AND BEING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

DESCRIPTION

SEE SHEET 4 OF 4

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 (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) AND BENCH MARK WERE INSTALLED

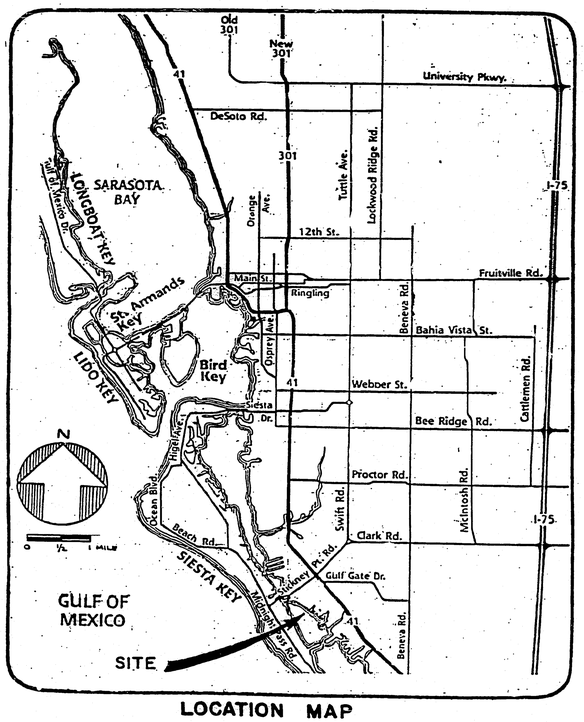
ON : 12 OCT. 1990

DATE : 15 OCT. 1990

THOMAS E. ROBINSON, P.L.S.
STATE OF FLORIDA
REGISTERED LAND SURVEYOR #4075

LOT LINE EASEMENTS

EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE AND 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, F.P.L., CABLE T.V. 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.



LOCATION MAP

MISCELLANEOUS PLAT NOTES

THE STREET DESIGNATED HEREON AS PRIVATE ROAD IS HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS ONLY, AND IN NO WISE CONSTITUTES 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 STREET OR ROAD.

SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT, DEVELOPER IS RECORDING A DECLARATION OF RESTRICTIONS APPLICABLE TO THIS PLAT, SAID DOCUMENT BEING RECORDED IN O.R. BOOK 2281, PAGES 1419, THRU 1435, 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.

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 35, PAGES 1 THRU 10, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 13TH DAY OF MARCH A.D, 1991

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

BY: Lockwood 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 12 DAY OF March A.D., 1991.

APPROVED:

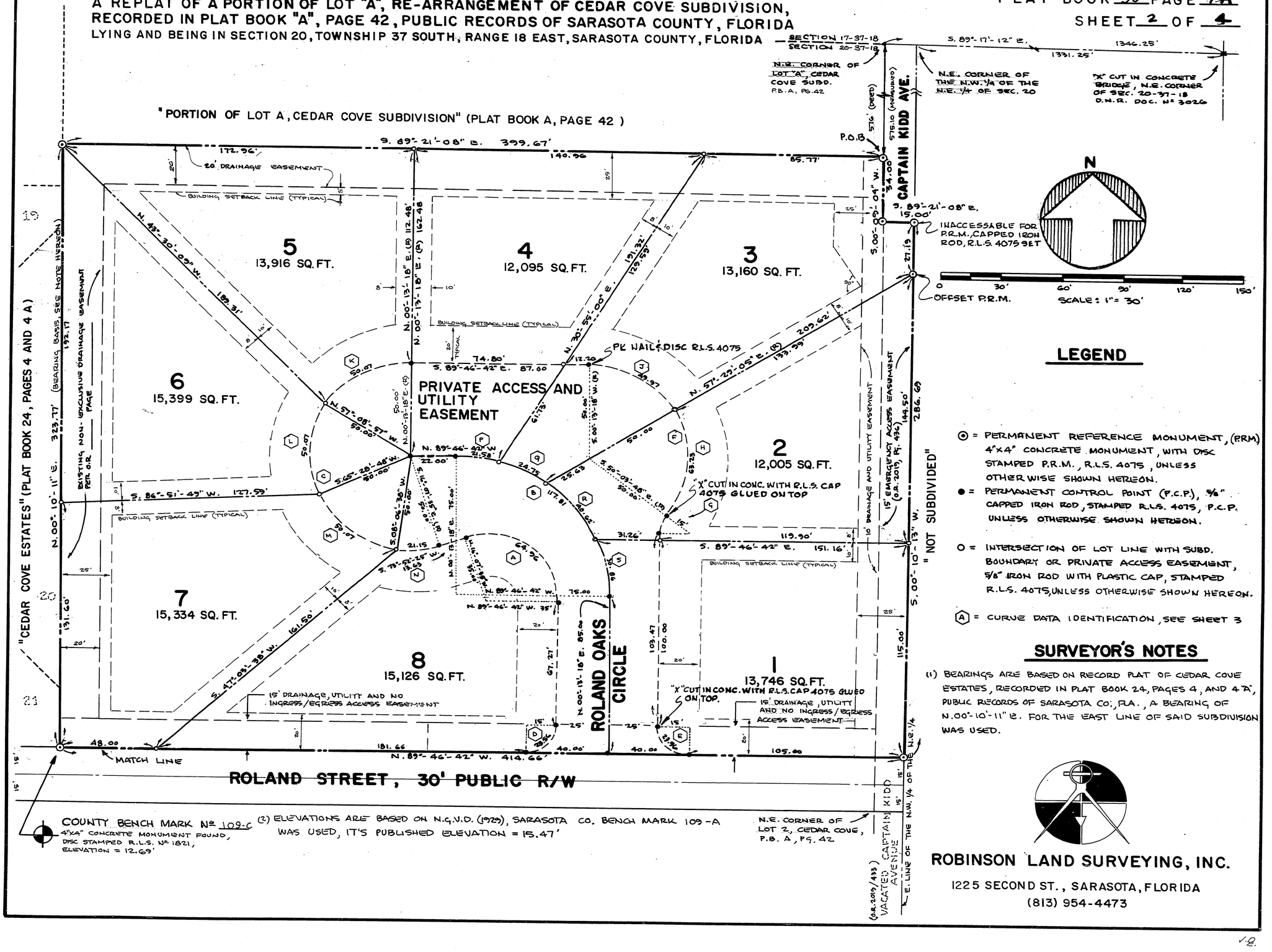
COUNTY ENGINEER COUNTY ATTORNEY

ROBINSON LAND SURVEYING, INC.
1225 SECOND ST., SARASOTA, FLORIDA
(813) 954-4473

ROLAND OAKS ESTATES

A REPLAT OF A PORTION OF LOT "A", RE-ARRANGEMENT OF CEDAR COVE SUBDIVISION, RECORDED IN PLAT BOOK "A", PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
LYING AND BEING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 35 PAGE 1-A
SHEET 2 OF 4



LEGEND

⊙ = PERMANENT REFERENCE MONUMENT, (PRM) 4"x4" CONCRETE MONUMENT, WITH DISC STAMPED P.R.M., R.L.S. 4075, UNLESS OTHERWISE SHOWN HEREON.

● = PERMANENT CONTROL POINT (P.C.P.), 5/8" CAPPED IRON ROD, STAMPED R.L.S. 4075, P.C.P. UNLESS OTHERWISE SHOWN HEREON.

O = INTERSECTION OF LOT LINE WITH SUBD. BOUNDARY OR PRIVATE ACCESS EASEMENT, 5/8" IRON ROD WITH PLASTIC CAP, STAMPED R.L.S. 4075, UNLESS OTHERWISE SHOWN HEREON.

(A) = CURVE DATA IDENTIFICATION, SEE SHEET 3

SURVEYOR'S NOTES

(1) BEARINGS ARE BASED ON RECORD PLAT OF CEDAR COVE ESTATES, RECORDED IN PLAT BOOK 24, PAGES 4, AND 4-A, PUBLIC RECORDS OF SARASOTA CO., FLA., A BEARING OF N.00°-10'-11" E. FOR THE EAST LINE OF SAID SUBDIVISION WAS USED.

COUNTY BENCH MARK Nº 109-C
4"x4" CONCRETE MONUMENT FOUND, DISC STAMPED R.L.S. Nº 1821, ELEVATION = 12.69'

(2) ELEVATIONS ARE BASED ON N.G.V.D. (1929), SARASOTA CO. BENCH MARK 109-A WAS USED, IT'S PUBLISHED ELEVATION = 15.47'

ROBINSON LAND SURVEYING, INC.
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1-2.

ROLAND OAKS ESTATES

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PLAT BOOK 35 PAGE 1-B
SHEET 3 OF 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

SHIRLEY PROPERTIES, INC., A FLORIDA CORPORATION, BY IT'S DULY ELECTED PRESIDENT, H. MONROE WARRINGTON, AND BY IT'S DULY ELECTED VICE PRESIDENT, SHIRLEY A. WARRINGTON ACTING BY AND WITH AUTHORITY OF IT'S BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "ROLAND OAKS ESTATES" SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, WALKS, THOROUGHFARES, REAR AND SIDE LOT LINES, CABLE T.V., UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "ROLAND OAKS ESTATES", 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 SARASOTA COUNTY BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY IT'S PRESIDENT AND ATTESTED BY IT'S VICE PRESIDENT, THIS 17th DAY OF October, A.D., 1990.

SHIRLEY PROPERTIES, INC.

ATTEST: Shirley A. Warrington — BY: H. Monroe Warrington

SHIRLEY A. WARRINGTON
VICE PRESIDENT

H. MONROE WARRINGTON
PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED H. MONROE WARRINGTON, PRESIDENT, AND SHIRLEY A. WARRINGTON, VICE PRESIDENT, OF SHIRLEY PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AS 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 17th DAY OF October, A.D., 1990

Sonja Snyder
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: May 23, 1993

CONSENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

WEST COAST BANK OF SARASOTA, A FLORIDA CORPORATION, HOLDER OF MORTGAGE DATED JAN. 4, 1989 AND RECORDED IN OFFICIAL RECORDS BOOK 2089 AT PAGES 541 THRU 544 *, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON. * AND MORTGAGE MODIFICATION AGREEMENTS DATED 1/4/90 AND RECORDED IN O.R. BOOK 2181 AT PAGES 1577 THRU 1578; AND 1/5/91 IN O.R. BOOK 2270 AT PAGE 425

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY MARIO MARCHESE IT'S CHIEF EXECUTIVE OFFICER, AND ATTESTED BY DEE BARTH, IT'S VICE PRESIDENT, THIS 18th DAT OF OCTOBER, A.D., 1990.

WEST COAST BANK OF SARASOTA

ATTEST: Dee Barth — BY: Mario Marchese

DEE BARTH, VICE PRESIDENT

MARIO MARCHESE, CHIEF EXECUTIVE OFFICER

STATE OF FLORIDA
COUNTY OF SARASOTA S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARIO MARCHESE, CHIEF EXECUTIVE OFFICER, AND DEE BARTH, VICE PRESIDENT OF WEST COAST BANK, A FLORIDA 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 18th DAY OF OCTOBER, A.D., 1990.

Kristen Kriste NOTARY PUBLIC STATE OF FLORIDA AT LARGE; MY COMMISSION EXPIRES FEB. 14, 1992

CURVE DATA

(A)	R= 35.00' Δ= 106°-20'-53" A= 64.96' CH= 56.03' C.B.= N.52°-57'-09" W.	(B) R= 75.00' Δ= 90°-00'-00" A= 117.81' CH= 106.07' C.B.= N.44°-46'-52" W.	(C) R= 50.00' Δ= 196°-20'-53" A= 171.35' CH= 98.98' C.B.= N.7°-57'-09" W.
(D)	R= 15.00' Δ= 90°-00'-00" A= 23.56' CH= 21.21' C.B.= N.45°-13'-23" E.	(E) R= 15.00' Δ= 90°-00'-00" A= 23.56' CH= 21.21' C.B.= N.44°-46'-42" W.	(F) R= 50.00' Δ= 129°-42'-54" A= 113.20' CH= 90.53' C.B.= S. 24°-55'-15" E.
(G)	R= 15.00' Δ= 39°-42'-54" A= 10.40' CH= 10.19' C.B.= N. 20°-09'-45" E.	(H) R= 50.00' Δ= 72°-27'-07" A= 63.23' CH= 59.10' C.B.= N.03°-42'-45" E.	(J) R= 50.00' Δ= 57°-15'-47" A= 49.97' CH= 47.92' C.B.= N.61°-08'-57" W.
(K)	R= 50.00' Δ= 57°-22'-16" A= 50.07 CH= 48.00' C.B.= S.61°-32'-11" W.	(L) R= 50.00' Δ= 57°-22'-16" A= 50.07 CH= 48.00' C.B.= S.04°-09'-56" W.	(M) R= 50.00' Δ= 57°-22'-16" A= 50.07' CH= 48.00' C.B.= S.53°-12'-19" E.
(N)	R= 50.00' Δ= 24°-14'-08" A= 21.15' CH= 20.99 C.B.= N.85°-59'-29" E.	(P) R= 75.00' Δ= 16°-29'-20" A= 21.58' CH= 21.51' C.B.= S.81°-32'-02" E.	(Q) R= 75.00' Δ= 18°-54'-19" A= 24.75' CH= 24.64' C.B.= S.63°-50'-13" E.
(R)	R= 75.00' Δ= 31°-01'-40" A= 40.62' CH= 40.12' C.B.= S.38°-52'-13" E.	(S) R=75.00' Δ= 23°-34'-41" A= 30.86' CH= 30.65' C.B.= S.11°-34'-03" E.	LEGEND R= RADIUS Δ= DELTA ANGLE A= ARC CH.= CHORD C.B.= CHORD BEARING

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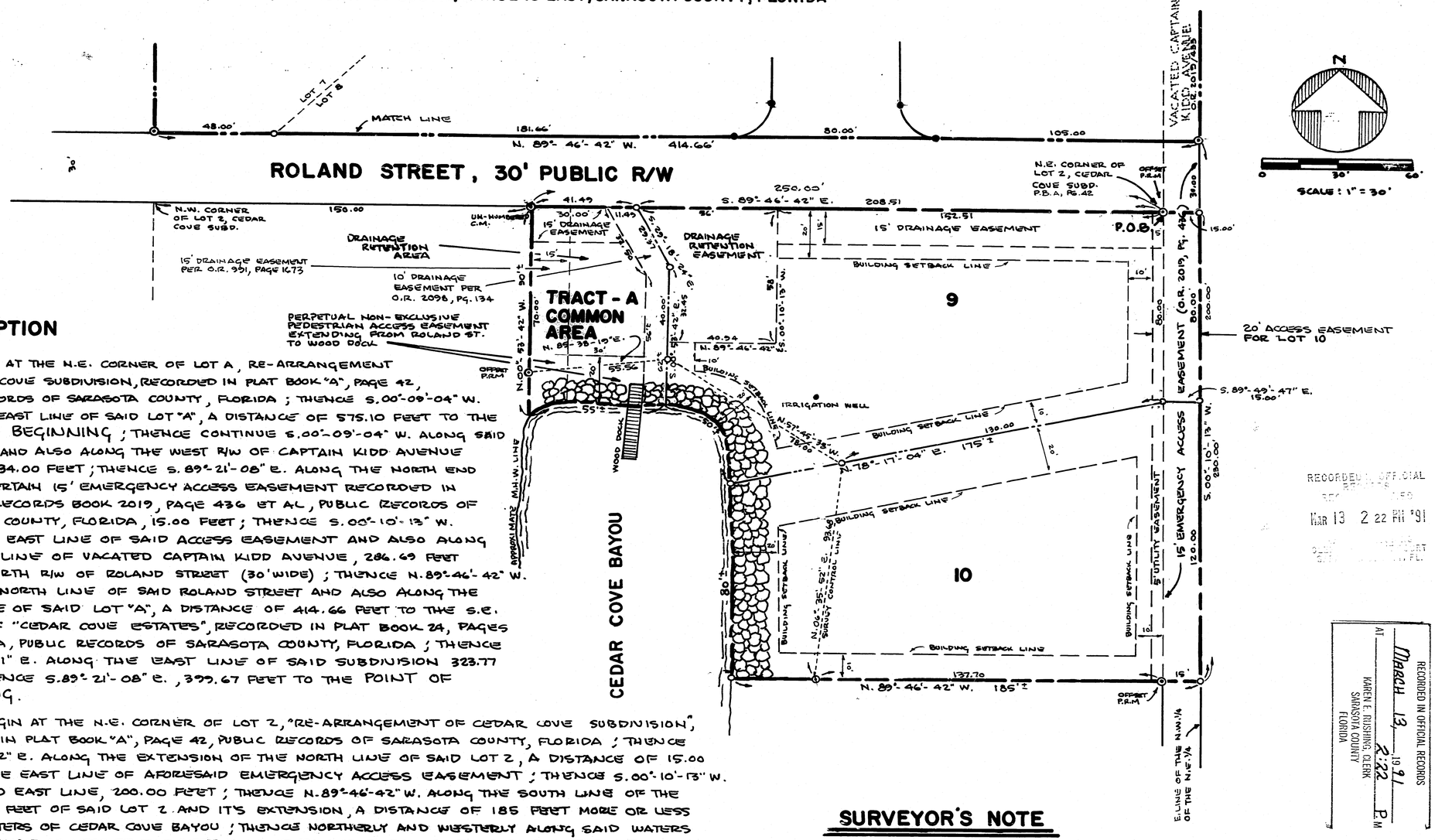
LYING AND BEING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 35 PAGE 1-C
SHEET 4 OF 4



DESCRIPTION

COMMENCE AT THE N.E. CORNER OF LOT A, RE-ARRANGEMENT OF CEDAR COVE SUBDIVISION, RECORDED IN PLAT BOOK "A", PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°-09'-04" W. ALONG THE EAST LINE OF SAID LOT "A", A DISTANCE OF 575.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°-09'-04" W. ALONG SAID EAST LINE AND ALSO ALONG THE WEST R/W OF CAPTAIN KIDD AVENUE (15' WIDE), 34.00 FEET; THENCE S. 89°-21'-08" E. ALONG THE NORTH END OF THAT CERTAIN 15' EMERGENCY ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2019, PAGE 436 ET AL, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 15.00 FEET; THENCE S.00°-10'-13" W. ALONG THE EAST LINE OF SAID ACCESS EASEMENT AND ALSO ALONG THE EAST LINE OF VACATED CAPTAIN KIDD AVENUE, 286.69 FEET TO THE NORTH R/W OF ROLAND STREET (30' WIDE); THENCE N.89°-46'-42" W. ALONG THE NORTH LINE OF SAID ROLAND STREET AND ALSO ALONG THE SOUTH LINE OF SAID LOT "A", A DISTANCE OF 414.66 FEET TO THE S.E. CORNER OF "CEDAR COVE ESTATES", RECORDED IN PLAT BOOK 24, PAGES 4 AND 4-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE N.00°-10'-11" E. ALONG THE EAST LINE OF SAID SUBDIVISION 323.77 FEET; THENCE S.89°-21'-08" E., 399.67 FEET TO THE POINT OF BEGINNING.

ALSO: BEGIN AT THE N.E. CORNER OF LOT 2, "RE-ARRANGEMENT OF CEDAR COVE SUBDIVISION", RECORDED IN PLAT BOOK "A", PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S. 89°-46'-42" E. ALONG THE EXTENSION OF THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 15.00 FEET TO THE EAST LINE OF AFORESAID EMERGENCY ACCESS EASEMENT; THENCE S.00°-10'-13" W. ALONG SAID EAST LINE, 200.00 FEET; THENCE N.89°-46'-42" W. ALONG THE SOUTH LINE OF THE NORTH 200 FEET OF SAID LOT 2 AND IT'S EXTENSION, A DISTANCE OF 185 FEET MORE OR LESS TO THE WATERS OF CEDAR COVE BAYOU; THENCE NORTHERLY AND WESTERLY ALONG SAID WATERS 185 FEET MORE OR LESS TO THE WEST LINE OF THE EAST 250 FEET OF SAID LOT 2; THENCE N.00°-53-42" W. ALONG SAID WEST LINE, 90 FEET MORE OR LESS TO THE SOUTH R/W OF ROLAND STREET (30' WIDE); THENCE S.89°-46'-42" E. ALONG SAID R/W 250.00 FEET TO THE POINT OF BEGINNING

LYING AND BEING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

SURVEYOR'S NOTE

THE APPROXIMATE MEAN HIGH WATER LINE AS SHOWN ON THIS PLAT IS NOT A TIDAL PROPERTY BOUNDARY, WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE COASTAL MAPPING ACT OF 1974 (CHAPTER 177, PART 2, OF THE FLORIDA STATUTES), AND THE RULES OF THE D.N.R. (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE), AND IS NOT TO BE USED AS, REPRESENTED TO BE, OR BE ADMISSIBLE AS A TIDAL BOUNDARY LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW. THE APPROXIMATE MEAN HIGH WATER LINE HAS BEEN USED DUE TO IT BEING INCIDENTAL TO THE PURPOSE FOR WHICH THIS PLAT HAS BEEN PREPARED.

ROBINSON LAND SURVEYING, INC.
1225 SECOND ST., SARASOTA, FLORIDA
(813) 954-4473

RECORDED IN OFFICIAL RECORDS
AT MARCH 13, 1991 2:22 P.M.
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

RECORDED IN OFFICIAL RECORDS
MAR 13 2 22 PM '91