PLAT BOOK 35 PAGE 17
SHEET 1 OF 3 SHEETS

91063689

TORREYA

SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST
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 35, PAGE 17-17B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 26th DAY OF June, A.D., 1991.

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

BY: Elaine M. Hamel
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 25th DAY OF JUNE, A.D., 1991.

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

LOT LINE EASEMENTS (PRIVATE ROADS)

UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD AND UTILITY EASEMENT 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, 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.

PRIVATE ROADWAYS

ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS, AND IN NOWISE CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO 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.

NOTICE

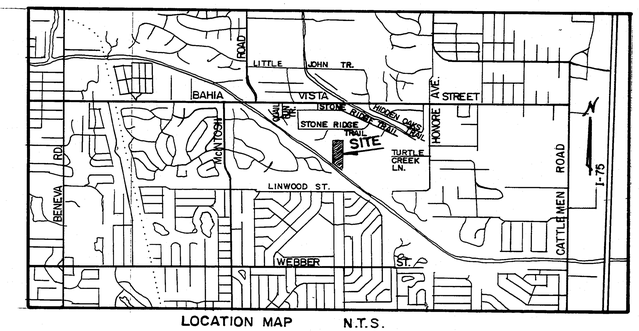
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF 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) WERE INSTALLED ON 1 MAY 1991. THE PERMANENT CONTROL POINTS (PCP'S) AND PERMANENT BENCH MARK (PBM) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

2 MAY 1991
DATE

TIMOTHY O. MOSBY, REGISTERED LICENSED
SURVEYOR, REG. NO. 4732, STATE OF FLORIDA



LOCATION MAP N.T.S.

DESCRIPTION

A PARCEL OF LAND BEING THE WESTERLY 3/4 OF THE WESTERLY 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST LYING NORTHERLY OF PHILLIPPI CREEK MAIN "A" AS DESCRIBED IN CHANCERY ORDER BOOK 3, PAGE 211, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14, HIDDEN OAKS ESTATES AS RECORDED IN PLAT BOOK 25 AT PAGES 24 THRU 24C PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 89°45' 59" EAST ALONG THE (SOUTH LINE OF THE NORTHWEST 1/4) OF THE SOUTHEAST 1/4 SAID SECTION 26 A DISTANCE OF 516.81'; THENCE SOUTH 00° 13' 48" WEST, 1284.93' TO THE NORTHERLY LINE OF THE FORMER 100' WIDE SARASOTA FRUITVILLE DRAINAGE DISTRICT DRAINAGE RIGHT OF WAY PARCEL 67 (PHILLIPPI CREEK MAIN "A", CHANCERY ORDER BOOK 3 AT PAGE 211 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE NORTH 51° 03' 51" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 662.90' TO THE WEST LINE OF THE SOUTHEAST 1/4 SAID SECTION 26; THENCE NORTH 00° 15' 50"E ALONG SAID WEST LINE A DISTANCE OF 866.22' TO THE POINT OF BEGINNING. TOGETHER WITH A 50.00 FOOT WIDE ROADWAY ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1104 AT PAGE 827 AND BOOK 1896 AT PAGE 1129 OF SAID PUBLIC RECORDS.

SUBJECT TO A 15.00 FOOT WIDE UNDERGROUND UTILITY EASEMENT TO THE BOARD OF PUBLIC INSTRUCTION OF SARASOTA COUNTY, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 368 AT PAGE 536 OF SAID PUBLIC RECORDS.

CONTAINING 12.76 ACRES MORE OR LESS.

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD SARASOTA, FLA. 34232

TORREYA

SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

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

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

1200 GULF CORPORATION, A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, NANCY S. ALLEN AND BY ITS DULY ELECTED SECRETARY, RICHARD G. ALLEN ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF TORREYA SHOWN, AND DESCRIBED HEREON, AND THEY HEREBY DEDICATE AND SET APART ALL OF THE STREETS, FRONT, REAR AND SIDE LOT LINE UTILITY, CABLE TELEVISION AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF TORREYA 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 30th DAY OF April, A.D., 1991.

ATTEST: R. Richard G. A.
SECRETARY, RICHARD G. ALLEN

1200 GULF CORPORATION
BY: Nancy S. Allen
PRESIDENT, NANCY S. ALLEN

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

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED NANCY S. ALLEN, PRESIDENT AND RICHARD G. ALLEN, SECRETARY OF 1200 GULF CORPORATION, A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

30th WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS DAY OF April, A.D., 1991.

Aug. 4, 1993
MY COMMISSION EXPIRES

Doris L. Lamb
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

DECLARATION OF COVENANTS AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORD BOOK 2308 AT PAGES 1279 THRU 1309 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD SARASOTA, FLA. 34232

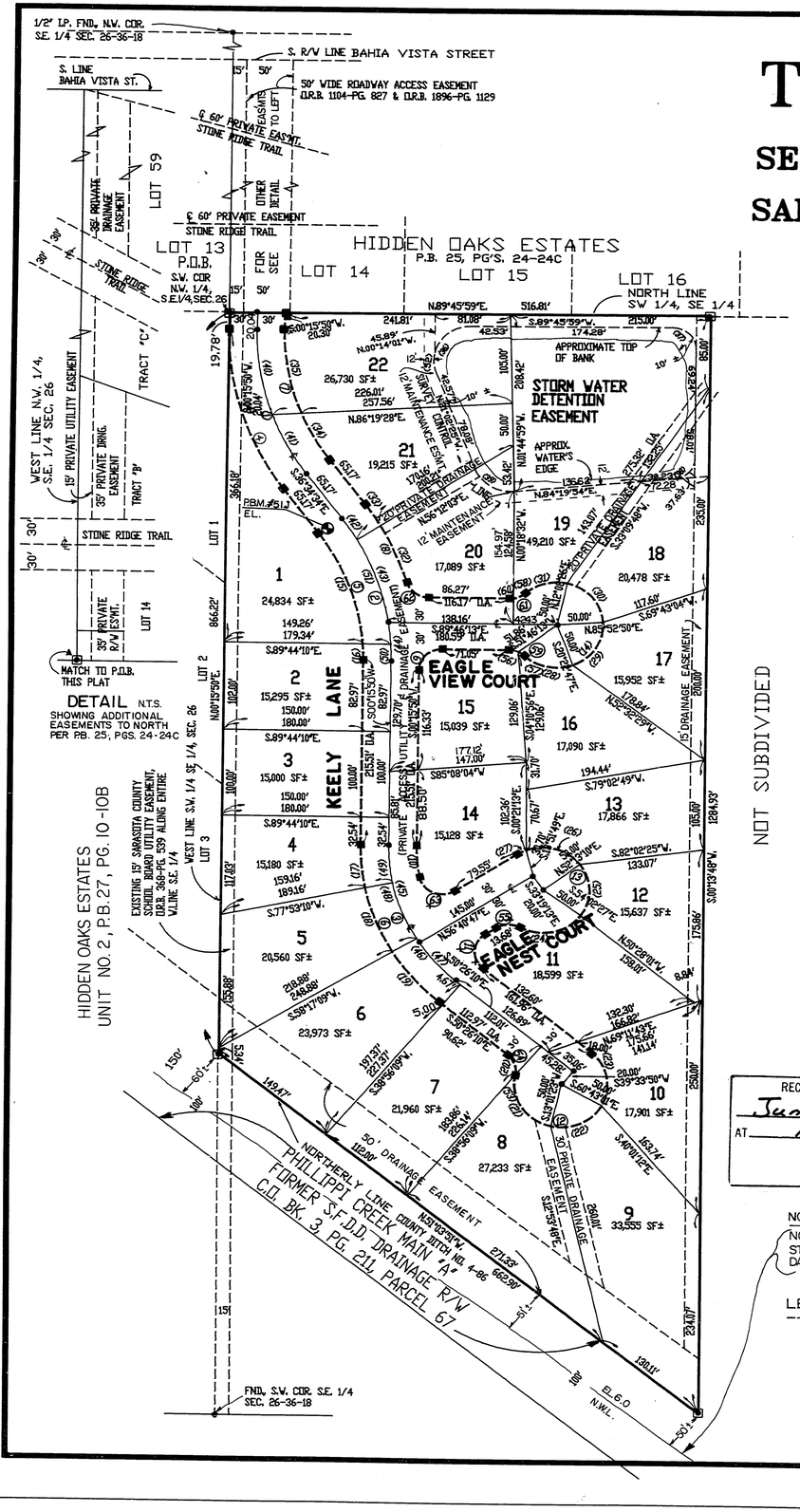
PLAT BOOK 35 PAGE 17-B
SHEET 3 OF 3 SHEETS

RECORDED
Jun 26 10 58 AM '91
CLERK CIRCUIT COURT
SARASOTA COUNTY, FL.

TORREYA

SECTION 26, TOWNSHIP 36 SOUTH, RANGE 18 EAST

SARASOTA COUNTY, FLORIDA



NOT SUBDIVIDED

N

25 75 150 300 FT.

0 50 100 200

GRAPHIC SCALE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	280.25'	36°50'24"	180.19'	93.33'	177.11'	S.18°09'22"E.
2	275.23'	36°50'24"	176.97'	91.67'	173.94'	S.18°09'22"E.
3	205.00'	50°42'00"	181.40'	97.12'	175.54'	S.25°05'10"E.
4	310.25'	36°50'24"	199.48'	103.33'	196.06'	S.18°09'22"E.
5	245.23'	36°50'24"	157.68'	81.67'	154.98'	S.18°09'22"E.
6	235.00'	50°42'00"	207.95'	111.33'	201.23'	S.25°05'10"E.
7	250.25'	36°50'24"	160.90'	83.34'	158.15'	S.18°09'22"E.
8	305.23'	22°45'06"	121.21'	61.41'	120.41'	S.25°12'01"E.
9	25.00'	89°57'58"	39.25'	24.98'	35.34'	N.45°14'49"E.
10	175.00'	12°04'26"	36.88'	18.51'	36.81'	N.05°46'23"W.
11	25.00'	107°06'57"	46.74'	33.86'	40.22'	N.03°07'19"E.
12	50.00'	256°27'47"	225.55'	———	77.46'	S.78°47'44"W.
13	50.00'	256°27'45"	225.55'	———	77.46'	S.05°54'41"W.
14	50.00'	286°15'37"	249.81'	———	60.00'	S.00°13'48"W.
15	245.23'	32°23'22"	138.63'	71.22'	136.79'	S.20°22'53"E.
16	245.23'	04°27'02"	19.05'	9.53'	19.04'	S.01°57'41"E.
17	235.00'	12°22'40"	50.77'	25.48'	50.67'	S.05°55'30"E.
18	235.00'	19°36'01"	80.39'	40.59'	80.00'	S.21°54'50"E.
19	235.00'	18°43'19"	76.79'	38.74'	76.45'	S.41°04'31"E.
20	25.00'	59°23'50"	25.92'	14.26'	24.77'	S.20°44'15"E.
21	50.00'	88°43'22"	77.42'	48.90'	69.92'	S.32°36'56"E.
22	50.00'	73°44'23"	64.35'	37.50'	60.00'	N.66°09'11"E.
23	50.00'	79°43'09"	69.57'	41.75'	64.09'	N.10°34'35"W.
24	50.00'	82°54'09"	72.35'	44.16'	66.20'	N.77°24'38"E.
25	50.00'	73°44'23"	64.35'	37.50'	60.00'	N.00°54'38"W.
26	50.00'	73°44'10"	64.35'	37.50'	60.00'	N.74°38'33"W.
27	50.00'	11°49'12"	10.30'	5.17'	10.28'	S.62°32'15"W.
28	50.00'	63°26'35"	55.36'	30.91'	52.58'	N.78°39'30"W.
29	50.00'	73°44'23"	64.35'	37.50'	60.00'	N.32°45'01"E.
30	50.00'	73°44'23"	64.35'	37.50'	60.00'	N.40°59'22"W.
31	50.00'	54°44'39"	47.77'	25.89'	45.98'	S.74°46'07"W.
32	305.23'	13°32'34"	72.15'	36.24'	71.98'	N.24°00'32"W.
33	305.23'	05°47'45"	30.88'	15.45'	30.86'	N.33°40'42"W.
34	250.25'	13°46'14"	60.14'	30.22'	60.00'	N.29°41'27"W.
35	250.25'	23°04'10"	100.76'	51.07'	100.08'	N.11°16'15"W.
36	40.00'	110°42'24"	77.36'	57.99'	65.85'	N.34°21'47"E.
37	25.00'	90°27'49"	39.47'	25.20'	35.50'	S.45°00'07"E.
38	25.00'	84°06'06"	36.70'	22.55'	33.49'	S.42°16'51"W.
39	40.91'	74°37'41"	53.29'	31.18'	49.60'	N.58°21'16"W.
40	280.25'	20°57'18"	102.50'	51.83'	101.93'	S.10°12'49"E.
41	280.25'	15°53'06"	77.70'	39.10'	77.45'	S.28°38'01"E.
42	275.23'	06°07'31"	29.42'	14.73'	29.41'	S.33°30'49"E.
43	275.23'	21°27'21"	103.07'	52.14'	102.47'	S.19°43'23"E.
44	275.23'	09°15'33"	44.48'	22.29'	44.43'	S.04°21'57"E.
45	205.00'	33°35'03"	120.16'	61.86'	118.45'	S.16°31'41"E.
46	205.00'	18°43'19"	66.99'	33.79'	66.69'	S.41°04'31"E.
47	205.00'	17°06'57"	61.24'	30.85'	61.01'	N.41°52'41"W.
48	205.00'	19°36'01"	70.13'	35.41'	69.79'	N.21°54'50"W.
49	205.00'	12°22'40"	44.29'	22.23'	44.20'	N.05°55'30"W.
50	275.23'	03°57'53"	19.05'	9.53'	19.04'	N.01°43'06"W.
51	275.23'	32°52'31"	157.93'	81.20'	155.77'	N.20°08'19"W.
52	40.00'	33°57'58"	23.71'	12.22'	23.37'	N.04°03'26"W.
53	25.00'	62°10'55"	1.21'	0.61'	1.21'	S.10°21'13"W.
54	25.00'	62°10'55"	27.13'	25.82'	15.08'	N.19°20'43"W.
55	25.00'	62°10'55"	27.13'	15.07'	25.82'	N.87°46'15"E.
56	25.00'	24°31'50"	10.70'	5.43'	10.62'	S.77°30'17"E.
57	25.00'	18°18'10"	7.98'	4.03'	7.95'	N.56°05'17"W.
58	25.00'	3°46'14"	14.30'	7.35'	14.10'	S63°46'54"W.
59	40.00'	33°57'58"	23.71'	12.22'	23.37'	N.04°03'26"W.
60	25.00'	10°03'47"	4.39'	2.20'	4.38'	S.85°11'54"W.
61	25.00'	42°50'00"	18.69'	18.26'	9.81'	N.68°48'48"E.
62	25.00'	72°31'57"	31.65'	18.34'	29.58'	N.53°30'14"W.
63	25.00'	111°30'37"	48.65'	36.72'	41.33'	N.67°33'54"W.

PRIVATE ROADWAYS

ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS, AND IN NOWISE CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO 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.

LOT LINE EASEMENTS < PRIVATE ROADS >

UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD AND UTILITY EASEMENT 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, 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.

RECORDED IN OFFICIAL RECORDS
June 26, 19 91
AT 10:58 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

NORMAL WATER LEVEL NOTE

NORMAL WATER LEVEL (EL. 6.0 N.G.V.D.) PER PHILLIPPI CREEK MAIN A PLAN & PROFILE STA. 388 ± 00 TO 420 ± 00, BY SMALLY, WELLFORD & NALVEN, INC. DRAWING E-571-25, DATED 4-21-61, FOR BOARD OF COUNTY COMMISSIONERS.

LEGEND

- ⊞ PERMANENT REFERENCE MONUMENT
- • PERMANENT CONTROL POINTS < ℄ AT P.I., P.R.C., P.C., P.T. AND R.P. >
- □ PERMANENT CONTROL POINTS < BLOCK LINES >
- (R) RADIAL LINES
- (2) OVERALL CURVE DATA
- (2) PARTIAL CURVE DATA
- BENCH MARK
- O.A. OVERALL DIMENSION

NOTES:

1. BEARINGS ARE BASED ON THE PLAT OF HIDDEN OAK ESTATES, AS RECORDED IN PLAT BOOK 25, AT PAGES 24-24C PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2. ELEVATIONS AREA BASED ON SARASOTA COUNTY BENCH MARK NO. 50 G, ELEVATION 19.46 PERMANENT BENCH NO. 51 J, ELEVATION _____

MOSBY ENGINEERING ASSOCIATES, INC.
3859 BEE RIDGE ROAD SARASOTA, FLA. 34232