PLAT BOOK 35 PAGE 48
SHEET 1 OF 4 SHEETS

93015670

SHENANDOAH

SECTION 23, 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 48-48C , PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 10th DAY OF February , A.D., 1993.

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 SARASOTA COUNTY, FLORIDA, THIS 9th DAY OF February ,A.D., 1993.

APPROVED:

DEPUTY COUNTY ENGINEER

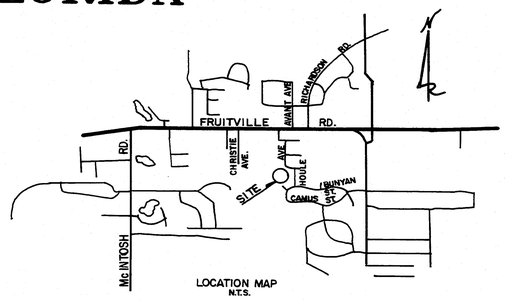
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

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

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2478 AT PAGES 1314 THRU 1344 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOT LINE EASEMENT
UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ALONG EACH FRONT LOT LINE AND (8') IN WIDTH ALONG EACH REAR LOT LINE, WITH THE EXCEPTION OF LOT 27, AND (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. IF ADDITIONAL PROPERTY IS ADDED TO THE WEST OF LOT 27, THE OUTSIDE BOUNDARY OF THIS ADDED PROPERTY SHALL BE SUBJECT TO THE REAR AND SIDE LOT LINE EASEMENTS IN LIEU OF THE REAR EASEMENT ON LOT 27.



LOCATION MAP
N.T.S.

DESCRIPTION:

A PARCEL OF LAND BEING AND LYING IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE S.01°05'37"E., ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 832.77 FEET; THENCE N.88°54'23"E., PERPENDICULAR TO SAID WEST LINE A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°09'33"E., A DISTANCE OF 71.50 FEET; THENCE N.00°58'17"W., A DISTANCE OF 100.00 FEET; THENCE N.89°09'33"E., A DISTANCE OF 221.00 FEET; THENCE N.00°58'17"W., A DISTANCE OF 229.00 FEET TO A POINT ON THE NORTHERLY LINE OF A 25' WIDE EASEMENT DESCRIBED OFFICIAL RECORDS BOOK 574 AT PAGE 618 OF SARASOTA COUNTY, FLORIDA; THENCE N.89°09'53"E., ALONG SAID 25' WIDE EASEMENT A DISTANCE OF 22.91 FEET TO A POINT ON THE WEST LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1911 AT PAGES 2626-2627 OF SARASOTA COUNTY, FLORIDA; THENCE N.00°05'28"W., ALONG SAID WEST LINE A DISTANCE OF 500.96 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FRUITVILLE ROAD; THENCE N.89°20'37"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 50.00 FEET; THENCE S.00°05'28"E., ALONG THE EAST LINE OF THE WEST 50' OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1911 AT PAGES 2626-2627 A DISTANCE OF 500.81 FEET TO A POINT ON NORTHERLY LINE OF SAID 25' EASEMENT; THENCE N.89°09'53"E., ALONG SAID NORTHERLY LINE A DISTANCE OF 256.45 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE S.01°03'32"E., ALONG SAID WEST LINE A DISTANCE OF 828.17 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF "THE GROVES" AS RECORDED IN PLAT BOOK 27, PAGES 4-4C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.88°10'42"W., ALONG A PORTION OF SAID NORTHERLY BOUNDARY LINE A DISTANCE OF 622.11 FEET TO A POINT LYING 65.00' EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23; THENCE N.01°05'37"W., ALONG A LINE THAT IS 65.00' EAST OF AND PARALLEL TO SAID WEST LINE A DISTANCE OF 509.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 469,942 SQUARE FEET, OR 10.79 ACRES, MORE OR LESS.

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 12-30-92 . THE PERMANENT CONTROL POINTS (PCP'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT. PRIOR TO THE EXPIRATION DATE OF THE IMPROVEMENT SURETY.

DATE: 1-7-93

GARY J. ACTRUDE
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, REG. NO. 3698

MOSBY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
3859 Bee Ridge Road
Sarasota, Florida 34233
Phone: 813 924-1101
FAX No.: 813 924-7130

SHENANDOAH
SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

I, WALTER C. EPPARD ALSO KNOWN AS WALTER EPPARD JR., AN INDIVIDUAL, CERTIFY THAT I AM THE OWNER OF SHENANDOAH SHOWN AND DESCRIBED HEREON.

PUBLIC

I DO HEREBY DEDICATE AND SET ASIDE THE STREETS, FRONT, REAR AND SIDE LOT LINE UTILITY, DRAINAGE, MAINTENANCE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA, FOREVER.

PRIVATE

I DO HEREBY DEDICATE AND SET APART TRACT "A" AS SHOWN AND DESCRIBED ON THIS PLAT FOR THE USES AND PURPOSES TO THE PROPERTY OWNERS OF SHENANDOAH, 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 INDIVIDUAL HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15 DAY OF December, A.D., 1992.

Walter C. Eppard
WALTER C. EPPARD ALSO KNOWN AS, WALTER EPPARD JR. AN INDIVIDUAL

WITNESS: Doris L. Lamb
WITNESS:

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WALTER C. EPPARD ALSO KNOWN AS WALTER EPPARD JR., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 15 DAY OF Dec., A.D., 1992.

Doris L Lamb
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: 8-4-93

CONSENT TO DEDICATION

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

SUN BANK/SARASOTA COUNTY NATIONAL ASSOCIATION, A NATIONAL BANKING CORPORATION, HOLDER OF MORTGAGE DATED JULY 30. 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2420, AT PAGE 2448 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THERON.

IN WITNESS WHEREOF THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS VICE PRESIDENT, STEPHEN J. PUTNAM AND ATTESTED BY ITS COMMERCIAL LOAN OFFICER, ROY BORREGO, THIS 15 DAY OF December, A.D., 1992.

BY:
VICE PRESIDENT, STEPHEN J. PUTNAM

ATTEST: Roy Borrego
COMMERCIAL LOAN OFFICER,
ROY BORREGO

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

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEPHEN J. PUTNAM, VICE PRESIDENT AND ROY BOREGGO, COMMERCIAL LOAN OFFICER OF SUN BANK/SARASOTA COUNTY NATIONAL ASSOCIATION, 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 15 DAY OF December, A.D., 1992.

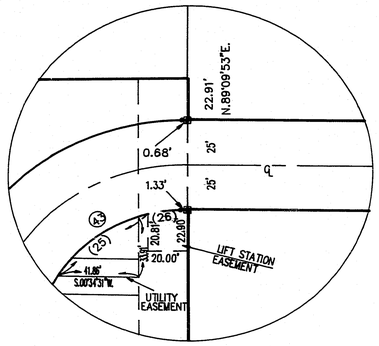
Kerry Chrisman #AA 672726
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.
MY COMMISSION EXPIRES: MAY 10, 1993

MOSBY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
3859 Bee Ridge Road
Sarasota, Florida 34233
Phone: 813 924-1101
FAX No.: 813 924-7130

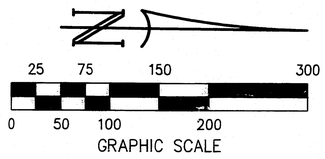
PLAT BOOK 35 PAGE 48-B
SHEET 3 OF 4 SHEETS

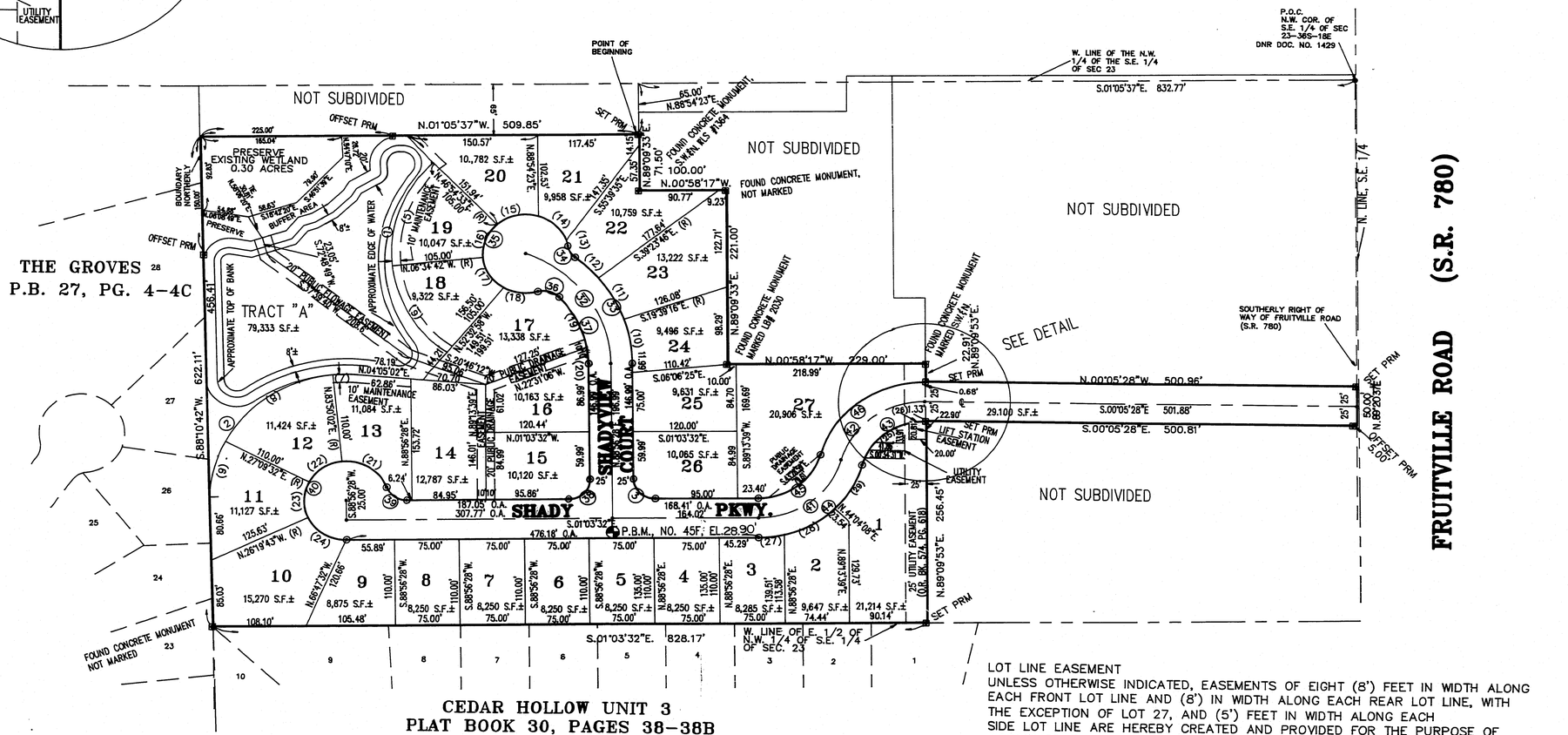
SHENANDOAH

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



DETAIL





CEDAR HOLLOW UNIT 3
PLAT BOOK 30, PAGES 38-38B

NOTES:

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

NOTES

BEARINGS ARE BASED ON THE PLAT OF CEDAR HOLLOW, UNIT 3, AS RECORDED IN PLAT BOOK 30, AT PAGES 38-38B, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
PERMANENT BENCH MARK BASED ON SARASOTA COUNTY BENCH MARK #45E, WITH A PUBLISHED ELEVATION OF 31.368, PERMANENT BENCH MARK NO. 45F, EL. 28.90 (BACK OF CURB).

LOT LINE EASEMENT

UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ALONG EACH FRONT LOT LINE AND (8') IN WIDTH ALONG EACH REAR LOT LINE, WITH THE EXCEPTION OF LOT 27, AND (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. IF ADDITIONAL PROPERTY IS ADDED TO THE WEST OF LOT 27, THE OUTSIDE BOUNDARY OF THIS ADDED PROPERTY SHALL BE SUBJECT TO THE REAR AND SIDE LOT LINE EASEMENTS IN LIEU OF THE REAR EASEMENT ON LOT 27.

MOSBY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
3859 Bee Ridge Road
Sarasota, Florida 34233
Phone: 813 924-1101
FAX No.: 813 924-7130

PLAT BOOK 35 PAGE 48-C
SHEET 4 OF 4 SHEETS

SHENANDOAH

SECTION 23, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED
93 FEB 10 PM 2:46
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHD. BEARING
1	155.00′	101°52′37″	275.60′	190.99′	240.71′	S.85°58′14″W.
2	160.00′	66°55′30″	186.89′	105.75′	176.44′	S.29°22′43″E.
3	25.00′	90°00′00″	39.27′	25.00′	35.36′	N.43°56′28″E.
4						
5	155.00′	53°29′15″	144.70′	78.11′	139.50′	S.69°50′04″E.
6	155.00′	48°23′22″	130.91′	69.64′	127.05′	N.59°13′37″E.
7	160.00′	10°15′00″	28.62′	14.35′	28.59′	S.01°02′28″E.
8	160.00′	56°40′30″	158.27′	86.29′	151.89′	S.34°30′13″E.
9	160.00′	26°10′56″	73.11′	37.21′	72.48′	S.75°55′56″E.
10	175.00′	18°35′44″	56.80′	28.65′	56.55′	S.79°38′36″W.
11	175.00′	19°44′30″	60.30′	30.45′	60.00′	S.60°28′29″W.
12	175.00′	12°16′46″	37.51′	18.82′	37.43′	S.44°27′50″W.
13	50.00′	07°29′56″	6.54′	3.28′	6.54′	S.74°08′46″W.
14	50.00′	53°29′15″	46.68′	25.20′	45.00′	S.43°39′10″W.
15	50.00′	60°00′00″	52.36′	28.87′	50.00′	S.13°05′27″E.
16	50.00′	53°29′15″	46.68′	25.20′	45.00′	S.69°50′04″E.
17	50.00′	53°29′15″	46.68′	25.20′	45.00′	N.56°40′41″E.
18	50.00′	46°31′10″	40.60′	21.49′	39.49′	N.06°40′29″E.
19	125.00′	33°19′53″	72.72′	37.42′	71.70′	S.62°48′03″W.
20	125.00′	09°28′28″	20.67′	10.36′	20.65′	S.84°12′14″W.
21	50.00′	75°38′10″	66.00′	38.81′	61.32′	S.31°39′07″W.
22	50.00′	56°40′30″	49.46′	26.96′	47.47′	S.34°30′13″E.
23	50.00′	53°29′15″	46.68′	25.20′	45.00′	S.89°35′05″E.
24	50.00′	64°43′49″	56.49′	31.69′	53.53′	N.31°18′23″E.
25	75.00′	61°03′04″	79.92′	44.22′	76.19′	S.45°00′44″E.
26	75.00′	14°23′45″	18.84′	9.47′	18.79′	S.07°17′20″E.
27	125.00′	13°45′05″	30.00′	15.07′	29.93′	N.07°56′04″W.
28	125.00′	31°07′16″	67.90′	34.81′	67.06′	N.30°22′14″W.
29	125.00′	29°36′24″	64.59′	33.03′	63.88′	N.60°44′04″W.
30						
31						
32	150.00′	69°11′25″	181.14′	103.46′	170.33′	S.54°20′46″W.
33	175.00′	50°37′01″	154.60′	82.75′	149.62′	S.63°37′58″W.
34	25.00′	39°34′16″	17.27′	8.99′	16.93′	N.58°06′35″E.
35	50.00′	274°28′50″	239.53′	-46.24′	67.89′	S.59°20′41″E.
36	25.00′	62°43′13″	27.37′	15.24′	26.02′	S.14°46′30″W.
37	125.00′	42°48′21″	93.39′	48.99′	91.23′	S.67°32′17″W.
38	25.00′	90°00′00″	39.27′	25.00′	35.36′	N.46°03′32″W.
39	25.00′	70°31′44″	30.77′	17.68′	28.87′	N.34°12′20″E.
40	50.00′	250°31′44″	218.63′	-70.71′	81.65′	S.55°47′40″E.
41	100.00′	74°28′44″	129.99′	76.01′	121.03′	N.38°17′54″W.
42	100.00′	75°26′48″	131.68′	77.35′	122.37′	S.37°48′52″E.
43	75.00′	75°26′48″	98.76′	58.02′	91.78′	S.37°48′52″E.
44	125.00′	74°28′44″	162.49′	95.02′	151.29′	N.38°17′54″W.
45	75.00′	74°28′44″	97.49′	57.01′	90.77′	N.38°17′54″W.
46	125.00′	75°26′48″	164.60′	96.69′	152.96′	S.37°48′52″E.

MOSBY ENGINEERING ASSOCIATES, INC.
CONSULTING ENGINEERS AND PLANNERS
3859 Bee Ridge Road
Sarasota, Florida 34233
Phone: 813 924-1101
FAX No.: 813 924-7130

1 of 2