PLAT BOOK 37 PAGE 2
SHEET 1 OF 2

94114313

SUNSET PLACE

IN SECTION 03, TOWNSHIP 38 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

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 20th DAY OF September A.D., 19 94.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY ATTORNEY

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 37, PAGE 2-2A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 23RD DAY OF SEPTEMBER, A.D., 19 94.

KAREN E. RUSHING, CLERK
OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Frederick B. Hagler
DEPUTY CLERK

PRIVATE ROADWAYS

ALL STREETS OR ROADS DESIGNATED AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR THE USE OF ABUTTING PROPERTY OWNERS, THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES AND INVITEES, AND IN NO WAY 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.

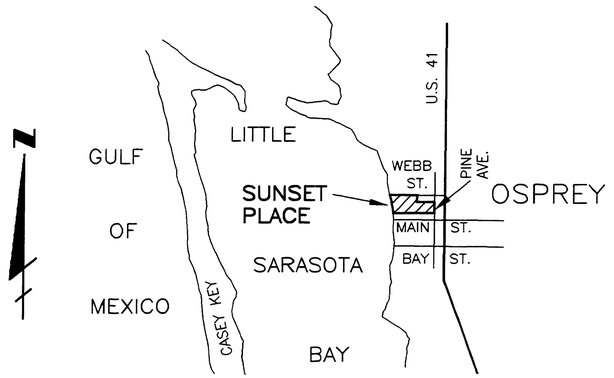
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, RONNIE K. TORKELSON, THE UNDERSIGNED 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), THE PERMANENT CONTROL POINTS (PCP'S) AND THE PERMANENT BENCH MARKS (PBM'S) INSTALLED ON FEBRUARY 26, 1992 .

DATE: 5/13/92

A M ENGINEERING INC. L.B. 4334

BY: Ronnie K. Torkelson
RONNIE K. TORKELSON, P.L.S.
FLORIDA CERTIFICATE NO. 4959



LOCATION MAP
N.T.S.

DESCRIPTION

BLOCK J, THE UNNAMED AND UNDIMENSIONED WIDTH OF RIGHT-OF-WAY WHICH LIES BETWEEN BLOCKS H AND J, THE 4 UNNUMBERED AND UNDIMENSIONED LOTS WHICH LIE SOUTH OF AND ADJOIN SAID BLOCKS H AND J AND THE NORTH 110 FEET OF THE 4 UNNUMBERED AND UNDIMENSIONED LOTS WHICH LIE NORTH OF AND ADJOIN MAIN STREET, ALL ON WEBB'S ADDITION TO VILLAGE OF OSPREY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A AT PAGE 33 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID LANDS BEING FORMALLY VACATED BY THE BOARD OF COUNTY COMMISSIONERS RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 2671 AT PAGE 715 OF SAID PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF BLOCK "H" OF THE AFOREMENTIONED W.B. WEBB'S ADDITION TO VILLAGE OF OSPREY; (THE FOLLOWING TWO CALLS ARE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID BLOCK "H") THENCE S.00°00'00"E. A DISTANCE OF 100.00 FEET; THENCE S.89°55'53"E. A DISTANCE OF 299.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PINE AVENUE (30 FEET WIDE PUBLIC RIGHT OF WAY); THENCE S.00°00'10" E. ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 320.84 FEET; THENCE N.89°43'39"W. A DISTANCE OF 649.39 FEET TO A CONCRETE MONUMENT MARKED "OFFSET PRM PLS 4959"; THENCE CONTINUE N.89°43'39"W. A DISTANCE OF 21 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF LITTLE SARASOTA BAY; THENCE NORTHWESTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE A DISTANCE OF 430 FEET MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF WEBB STREET (40 FEET WIDE PUBLIC RIGHT OF WAY); THENCE S.89°55'53"E. ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 49 FEET MORE OR LESS TO A CONCRETE MONUMENT MARKED "OFFSET PRM PLS 4959"; THENCE CONTINUE S.89°55'53"E. ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 414.88 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 6.1 ACRES MORE OR LESS

APPROXIMATE MEAN HIGH WATER LINE

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 II OF THE FLORIDA STATUTES) AND THE "RULES OF THE DEPARTMENT OF NATURAL RESOURCES" (CHAPTER 16-3 OF THE FLORIDA ADMINISTRATIVE CODE) AND IS NOT TO BE USED AS, REPRESENTED TO BE, OR BE AMISSIBLE AS A TIDAL PROPERTY BOUNDARY LINE BEFORE ANY ADMINISTRATIVE BODY OF 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. (SEE NOTE 4 ON SHEET 2)

LOT LINE EASEMENTS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF FIFTEEN (15') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD EASEMENT ON LOTS 1 THROUGH 4, TEN (10') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD EASEMENT ON LOTS 5 THROUGH 10, 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. THERE SHALL BE NO EASEMENT ALONG LITTLE SARASOTA BAY EXCEPT FOR THE TERMINATION OF THE LOT LINE EASEMENTS NOTED OR SHOWN IN LOTS 8, 9 AND 10.

CERTIFICATE OF OWNERSHIP AND PUBLIC AND PRIVATE DEDICATIONS

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

RAYMOND E. SWART, JR. AND NANCY C. SWART, AS TRUSTEES UNDER A CERTAIN UNRECORDED TRUST AGREEMENT DATED JUNE 1, 1990, UNDER AUTHORITY CONFERRED IN O.R. 2224, PAGE 257, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA CERTIFY OWNERSHIP BY SAID TRUSTEES OF "SUNSET PLACE" SHOWN AND DESCRIBED HEREON, AND DO HEREBY DEDICATE AND SET APART THE PUBLIC DRAINAGE EASEMENT SHOWN ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA, FOREVER, AND DO FURTHER DEDICATE AND SET APART "PUESTA DEL SOL," FRONT, SIDE AND REAR LOT LINE UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF SUNSET PLACE, 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 TRUSTEES HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF September, A.D. 1994.

WITNESSES:
Cheryl C. Groner
D Shawn Zeiss

Raymond E Swart Jr.
RAYMOND E. SWART, JR.

Nancy C Swart
NANCY C. SWART

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

THE FOREGOING "CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION," WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF September A.D. 1994 BY RAYMOND E. SWART, JR., AS TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

CHERYL C. GRONER
State of Florida
My Comm. Exp. Dec. 2, 1994
COMM NO. CC 067859

Cheryl C. Groner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NUMBER CC 067859
MY COMMISSION EXPIRES ON 12-02-94

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

THE FOREGOING "CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION," WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF September A.D. 1994 BY NANCY C. SWART, AS TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

CHERYL C. GRONER
State of Florida
My Comm. Exp. Dec. 2, 1994
COMM NO. CC 067859

Cheryl C. Groner
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NUMBER CC 067859
MY COMMISSION EXPIRES ON 12-02-94

NOTE:

THE DECLARATION OF COVENANTS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS BOOK 2671 AT PAGE 717 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTICE:

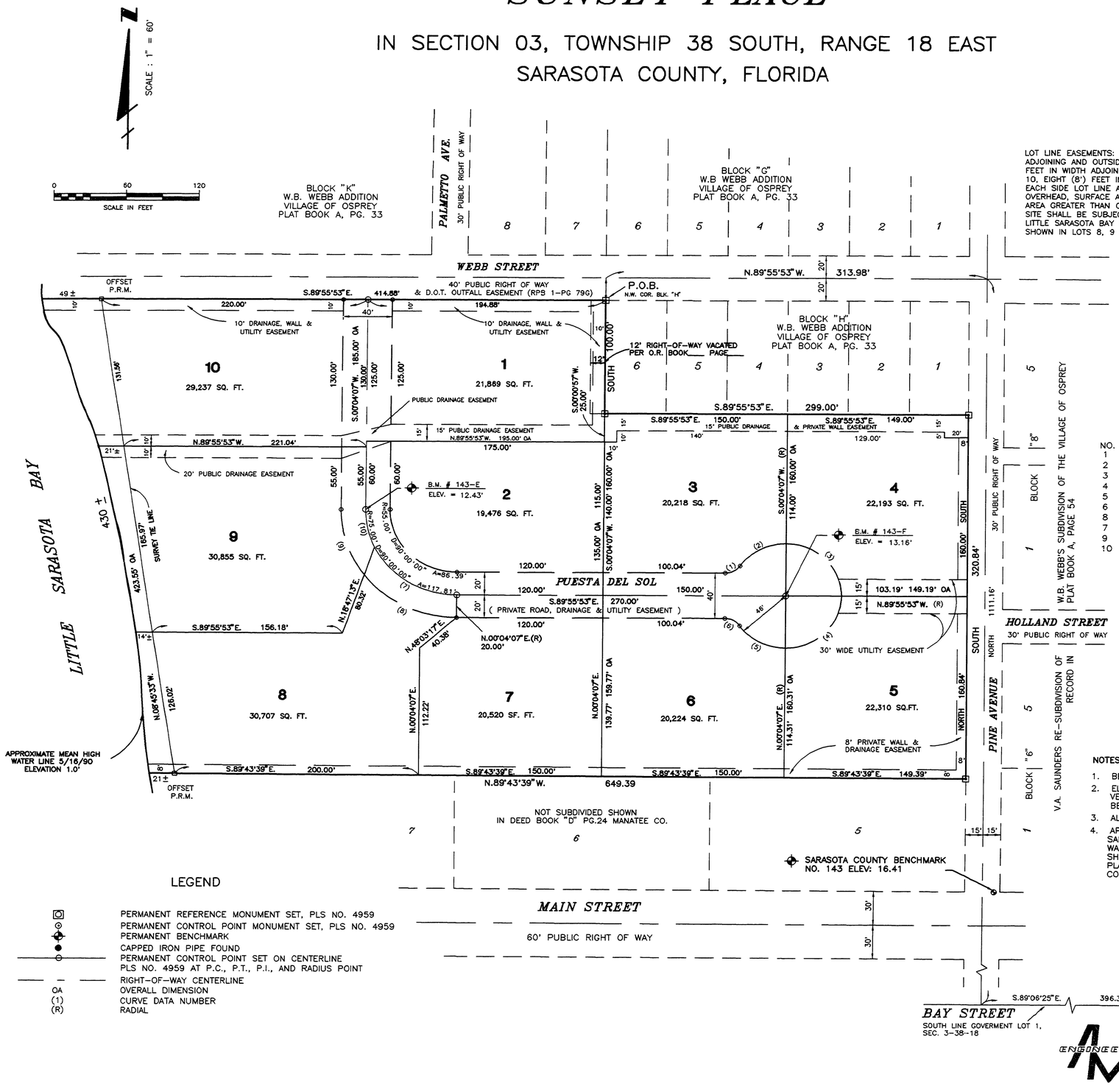
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

AM ENGINEERING INC. CONSULTING ENGINEERS & SURVEYORS
6320 TOWER LANE SARASOTA, FL. 813-377-9178

PLAT BOOK 37 PAGE 2A
SHEET 2 OF 2

SUNSET PLACE

IN SECTION 03, TOWNSHIP 38 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



EASEMENTS:

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF FIFTEEN (15') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD EASEMENT ON LOTS 1 THROUGH 4, TEN (10') FEET IN WIDTH ADJOINING AND OUTSIDE OF THE PRIVATE ROAD EASEMENT ON LOTS 5 THROUGH 10, 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. THERE SHALL BE NO EASEMENT ALONG LITTLE SARASOTA BAY EXCEPT FOR THE TERMINATION OF THE LOT LINE EASEMENTS NOTED OR SHOWN IN LOTS 8, 9 AND 10.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD BEARING
1	15.00'	54°59'11"	14.40'	S.62°34'31"W.
2	46.00'	54°59'11"	44.15'	N.62°34'31"E.
3	46.00'	90°00'00"	72.26'	S.44°55'53"E.
4	46.00'	90°00'00"	72.26'	S.45°04'07"W.
5	46.00'	54°59'11"	44.15'	N.62°26'17"W.
6	15.00'	54°59'11"	14.40'	S.62°26'17"E.
8	95.00'	52°48'47"	87.57'	N.63°31'30"W.
7	75.00'	63°57'25"	83.72'	N.57°57'11"W.
9	95.00'	37°11'13"	61.66'	N.18°31'30"W.
10	75.00'	26°02'35"	34.09'	N.12°57'11"W.

RECORDED IN OFFICIAL RECORDS
RECORD VERIFIED

94 SEP 23 AM 10:34

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

NOTES:

1. BEARING SHOWN HEREON REFER TO AN ASSUMED MERIDIAN.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCHMARK NO. 143 WITH A PUBLISHED ELEVATIONS OF 16.41 FEET.
3. ALL EASEMENTS SHOWN ARE "PRIVATE" UNLESS OTHERWISE NOTED.
4. APPROXIMATE MEAN HIGH WATER LINE ELEVATION OF 1.0 FEET FOR LITTLE SARASOTA BAY SHOWN HEREON IS BASED ON THE ACTUAL MEAN HIGH WATER LINE ELEVATION OF 1.0 FEET APPROXIMATELY 0.5 MILES NORTH AS SHOWN ON THE OAKS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28 AT PAGE 48 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LEGEND

- PERMANENT REFERENCE MONUMENT SET, PLS NO. 4959
- PERMANENT CONTROL POINT MONUMENT SET, PLS NO. 4959
- PERMANENT BENCHMARK
- CAPPED IRON PIPE FOUND
- PERMANENT CONTROL POINT SET ON CENTERLINE PLS NO. 4959 AT P.C., P.T., P.I., AND RADIUS POINT
- RIGHT-OF-WAY CENTERLINE
- OA OVERALL DIMENSION
- (1) CURVE DATA NUMBER
- (R) RADIAL

ENGINEERING
CONSULTING ENGINEERS - SURVEYORS
6320 TOWER LANE SARASOTA, FL. 813-377-9178