PLAT BOOK 39 PAGE 19
SHEET 1 OF 2

97121896

SONADA SUBDIVISION

IN SECTION 5, TOWNSHIP 37S., RANGE 18E. SARASOTA COUNTY, FLORIDA

NOTICE

1) THE DECLARATION OF RESTRICTIONS ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 3026 AT PAGES 247 THROUGH 262 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

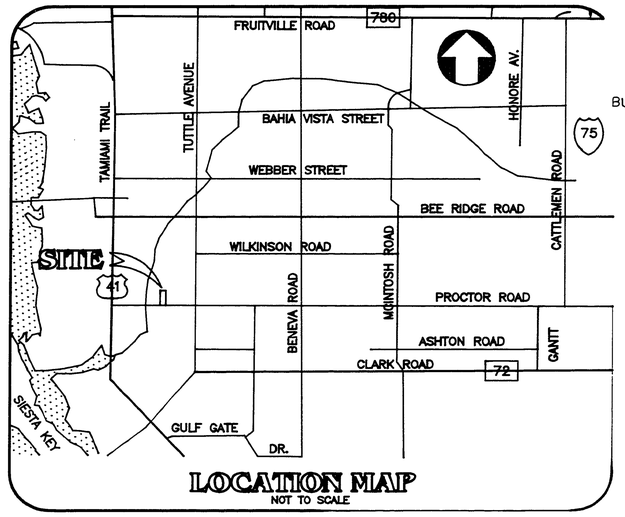
2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) PRIVATE ROADWAYS: ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING PROPERTY OWNERS ONLY AND IN NO WAY CONSTITUTE 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 STREETS OR ROADS.

4) THE UTILITY EASEMENTS CREATED BY THIS PLAT ARE ALSO PROVIDED FOR CABLE TELEVISION

LOT LINE EASEMENTS

UNLESS OTHERWISE NOTED, EASEMENTS OF EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE AND TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, INCLUDING SARASOTA COUNTY 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.



LOCATION MAP
NOT TO SCALE

BUFFERS

DESCRIPTION

DEED BOOK 277, PAGE 323:

BEGINNING AT THE SE CORNER OF S.1/2 OF S.E. 1/4 OF S.E. 1/4 OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST (BEING 20 ACRES OF LAND) THENCE RUN DUE WEST 630 FEET FOR A POINT OF BEGINNING, THENCE RUN DUE NORTH TO THE NORTH BOUNDARY LINE OF SAID 20 ACRES, THENCE RUN DUE WEST 210 FEET, THENCE RUN DUE SOUTH TO A POINT 210 FEET WEST OF THE POINT OF BEGINNING, THENCE RUN DUE EAST 210 FEET TO THE POINT OF BEGINNING; IT BEING THE INTENTIONS OF THE PARTIES TO CONVEY 3 ACRES OF LAND.

ALSO BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE N89°46'39"W ALONG THE SOUTH LINE OF SAID SECTION 5, ALSO BEING THE CENTERLINE OF PROCTOR ROAD, A DISTANCE OF 633.65 FEET; THENCE N00°01'53"W A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PROCTOR ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE N00°01'53"W TO THE NORTHWEST CORNER OF PINEWOOD VILLAGE, A CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 5 PAGES 28-28L OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 633.00 FEET; THENCE N89°47'22"W TO THE NORTHEAST CORNER OF RIVERWOOD ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 30, PAGES 33-33B OF SAID PUBLIC RECORDS, A DISTANCE OF 209.72 FEET; THENCE S00°01'15"E ALONG THE EASTERLY LINE OF SAID RIVERWOOD ESTATES SUBDIVISION, A DISTANCE OF 622.96 FEET TO THE AFOREMENTIONED NORTH RIGHT-OF-WAY OF PROCTOR ROAD (THE FOLLOWING 3 CALLS ARE ALONG SAID RIGHT-OF-WAY); THENCE S89°46'39"E A DISTANCE OF 6.18 FEET; THENCE S00°13'21"W A DISTANCE OF 10.00 FEET; THENCE S89°46'39"E A DISTANCE OF 203.70 FEET TO THE POINT OF BEGINNING. CONTAINING 3.047 ACRES.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED 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), PERMANENT CONTROL POINTS (PCP'S) AND BENCH MARKS (BM'S) WERE INSTALLED ON 4/29/97.

DATE: 8/20/1997

William R. Knight Jr.
WILLIAM R. KNIGHT, JR., PLS
STATE OF FLORIDA
REGISTERED LAND SURVEYOR #4554

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

I, KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT OF SARASOTA COUNTY, FLORIDA, DO 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 39, PAGE 19 THROUGH 19A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 21 DAY OF October, A.D., 1997.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
Elaine M. Hamel
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } SS
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 21 DAY OF October, A.D., 1997.

APPROVED:

COUNTY ATTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

SONADA DEVELOPMENT & CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, RICHARD E. ROSS, AND ATTESTED BY ITS DULY ELECTED SECRETARY, RICHARD E. ROSS, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "SONADA SUBDIVISION" SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS (TRACT A), FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, DRAINAGE, LANDSCAPE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE SONADA HOMEOWNERS ASSOCIATION, INC. THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES, INCLUDING SARASOTA COUNTY 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 21 DAY OF August, A.D., 1997.

SONADA DEVELOPMENT & CONSTRUCTION CORPORATION

ATTEST: R.E.R.
RICHARD E. ROSS, SECRETARY

BY: R.E.R.
RICHARD E. ROSS, PRESIDENT

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, RICHARD E. ROSS, PRESIDENT AND SECRETARY OF SONADA DEVELOPMENT & CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND 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 21 DAY OF August, A.D., 1997.

Sandra W. Altman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-12-99

"OFFICIAL NOTARY SEAL"
SANDRA W. ALTMAN
MY COMM. EXP. 12-12-99
No. CC 517603

CONSENT TO DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

NATIONSBANK, N.A. (SOUTH), HOLDER OF MORTGAGE DATED 6/4/97 AND RECORDED IN OFFICIAL RECORDS BOOK 2860 AT PAGE 1720 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ROBERTS K. BYRNE, ITS SENIOR VICE-PRESIDENT AND ATTESTED BY P. EDWARD MAGUIRE, ITS VICE-PRESIDENT, EXECUTED THIS 21 DAY OF August, A.D., 1997.

P. EDWARD MAGUIRE, VICE-PRESIDENT

ROBERTS K. BYRNE, SENIOR VICE-PRESIDENT

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, ROBERTS K. BYRNE, SENIOR VICE-PRESIDENT AND P. EDWARD MAGUIRE, VICE-PRESIDENT PRESIDENT OF NATIONSBANK, N.A. (SOUTH), 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 21 DAY OF August, A.D., 1997.

Donna B. Carpenter
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-22-2000

B & C SURVEYING
PROFESSIONAL LAND SURVEYORS
3981 SAWYER ROAD - SARASOTA, FL. 34233
(941) 921-4297

D:\B&C\ROSS\SONADA 8-9-97 10:22:29 am EST

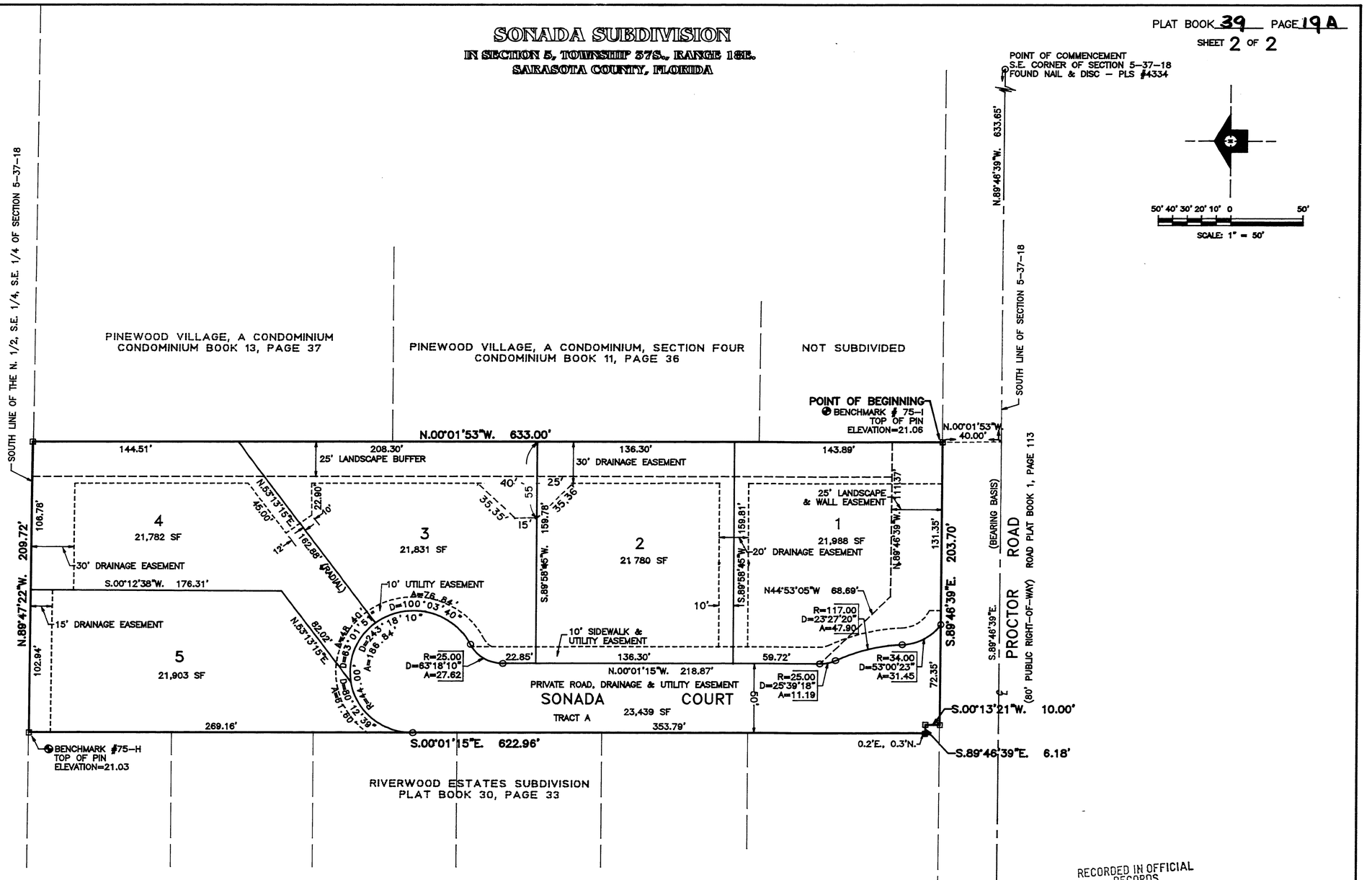
VG

SONADA SUBDIVISION

IN SECTION 5, TOWNSHIP 37S., RANGE 18E.
SARASOTA COUNTY, FLORIDA

PLAT BOOK 39 PAGE 19A
SHEET 2 OF 2

A PLAT OF THE N.E. 1/4 OF THE S.E. 1/4
OF SECTION 5, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA
PLAT BOOK 3, PAGE 5



RECORDED IN OFFICIAL RECORDS
97 OCT 21 PM 2:48
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

LEGEND

- □ CONCRETE MONUMENT SET - P.R.M. - PLS #4554
- ■ 4" CONCRETE MONUMENT FOUND - P.R.M. - PLS #1821
- ● PERMANENT CONTROL POINT AT CENTERLINE OR RIGHT-OF-WAY P.I., P.C., P.T., P.R.C. OR P.C.C.

PLS PROFESSIONAL LAND SURVEYOR

NOTES

BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 5-37-18, BEING S89°46'39"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON SARASOTA COUNTY BENCH MARK #75-B WITH A PUBLISHED ELEVATION OF 20.22 FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

B & C SURVEYING
PROFESSIONAL LAND SURVEYORS
3981 SAWYER ROAD - SARASOTA, FL. 34233
(941) 921-4297

PO