COVINGTON PLACE, UNIT 2

A SUBDIVISION

A RESUBDIVISION OF TRACT 19, WOOD RANCH ESTATES

IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000095368 2 PGS
2000 JUL 27 02:22 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
RVENABLE Receipt#059843

LEGAL DESCRIPTION

PART OF TRACT 19, WOOD RANCHES; ALL THAT PART OF TRACT NO. 1, BLOCK 3 OF SARASOTA-VENICE COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 18 EAST, (PLAT BOOK "A", PAGE 68, SARASOTA COUNTY PUBLIC RECORDS) LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 18 EAST (CENTER OF SAID SECTION 12); THENCE S00°09'55"W, ALONG THE EAST LINE OF THE S.W.1/4 OF SAID SECTION 12, A DISTANCE OF 349.38 FEET; THENCE N89°22'10"W, A DISTANCE OF 383.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°22'10"W, A DISTANCE OF 284.02 FEET; THENCE N00°08'39"E, A DISTANCE OF 307.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF ASHTON ROAD; THENCE S89°29'26"E, ALOND SAID RIGHT OF WAY LINE, A DISTANCE OF 284.02 FEET, SAID RIGHT OF WAY LINE BEING 40.00 FEET SOUTH OF AND PARALLEL TO THE CENTERLINE OF ASHTON ROAD; THENCE S00°08'39"W, A DISTANCE OF 308.57 FEET TO THE POINT OF BEGINNING. CONTAINING 2.0100 ACRES, MORE OR LESS.

NOTES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS. ALL CLUSTER HOUSING LOTS WILL HAVE A SIDE SETBACK OF 6' EXCEPT WHERE A ZERO LOT LINE CONDITION EXISTS. WHERE A ZERO LOT LINE CONDITION EXISTS, THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE, WALL OR OVERHANG WITHIN SAID LOT LINE EASEMENT.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN OFFICIAL RECORDS INSTRUMENT #2000052090, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASER IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2000095367 PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA

RESERVATION OF EASEMENT

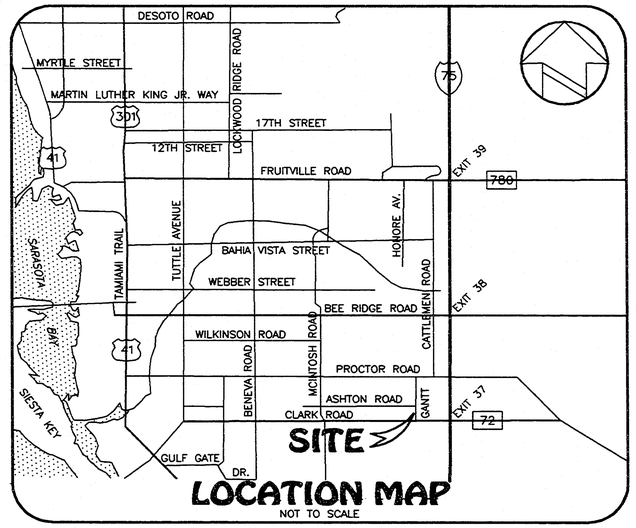
THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF 8' IN WIDTH ALONG THE REAR LINES AND 10' IN WIDTH ALONG THE FRONT LINES OF ALL LOTS FOR UNDERGROUND AND OVERHEAD UTILITIES, CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, SURFACE AND UNDERGROUND DRAINAGE, AND EASEMENTS OF 5' IN WIDTH ALONG EACH SIDE LOT LINE. DESIGNATED NON-CLUSTER HOUSING CONCEPT LOTS (LOTS 2-9) FOR THE SAME PURPOSES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY OF THE PURPOSES NOTED.

CERTIFICATE OF SURVEYOR

I, 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT CODE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

DATE: 7/10 2000

VAN S. BROWN, SR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4978
BETA COMPANY SURVEYING, INC.
4523 30th STREET WEST
BRADENTON, FLORIDA 34282



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF CIRCUIT COURT CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

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 THE PLAT BOOK 41, PAGE 32-32A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27th DAY OF July, 2000.

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

Elaine M. Hamel
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

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 25 DAY OF July, 2000.

COUNTY ATTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

PUBLIC

FLORIDA COAST DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, BY IT'S DULY ELECTED PRESIDENT, WALTER C. EPPARD, ACTING BY AND WITH AUTHORITY OF IT'S BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF COVINGTON PLACE, UNIT 2, SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS, FRONT, REAR AND SIDE LOT LINE DRAINAGE, UTILITY, CABLE TELEVISION EASEMENTS, AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART TRACTS A AND B, BUFFER EASEMENTS AND DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED HEREON FOR THE USES AND PURPOSES TO THE COVINGTON PLACE HOME OWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUEST, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT HOWEVER, TO ANY RIGHT 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, THIS 10th DAY OF July, A.D., 2000.

Witness
Marcus Helmuth
SIGNATURE
MARCUS HELMUTH
PRINT NAME

Witness
Ashley Courtney
SIGNATURE
Ashley Courtney
PRINT NAME

FLORIDA COAST DEVELOPMENT CORPORATION

BY: Walter C. Eppard
WALTER C. EPPARD, PRESIDENT

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WALTER C. EPPARD, PRESIDENT OF FLORIDA COAST DEVELOPMENT CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTICATE OF DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 10th DAY OF July, A.D., 2000.

Tesha J. Wood
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 01/02/2003

NOTARY PUBLIC STATE OF FLORIDA
TESHA J. WOOD
MY COMMISSION # CC 778826
EXPIRES: 01/02/2003
1-800-3-NOTARY Fla Notary Services & Bonding Co

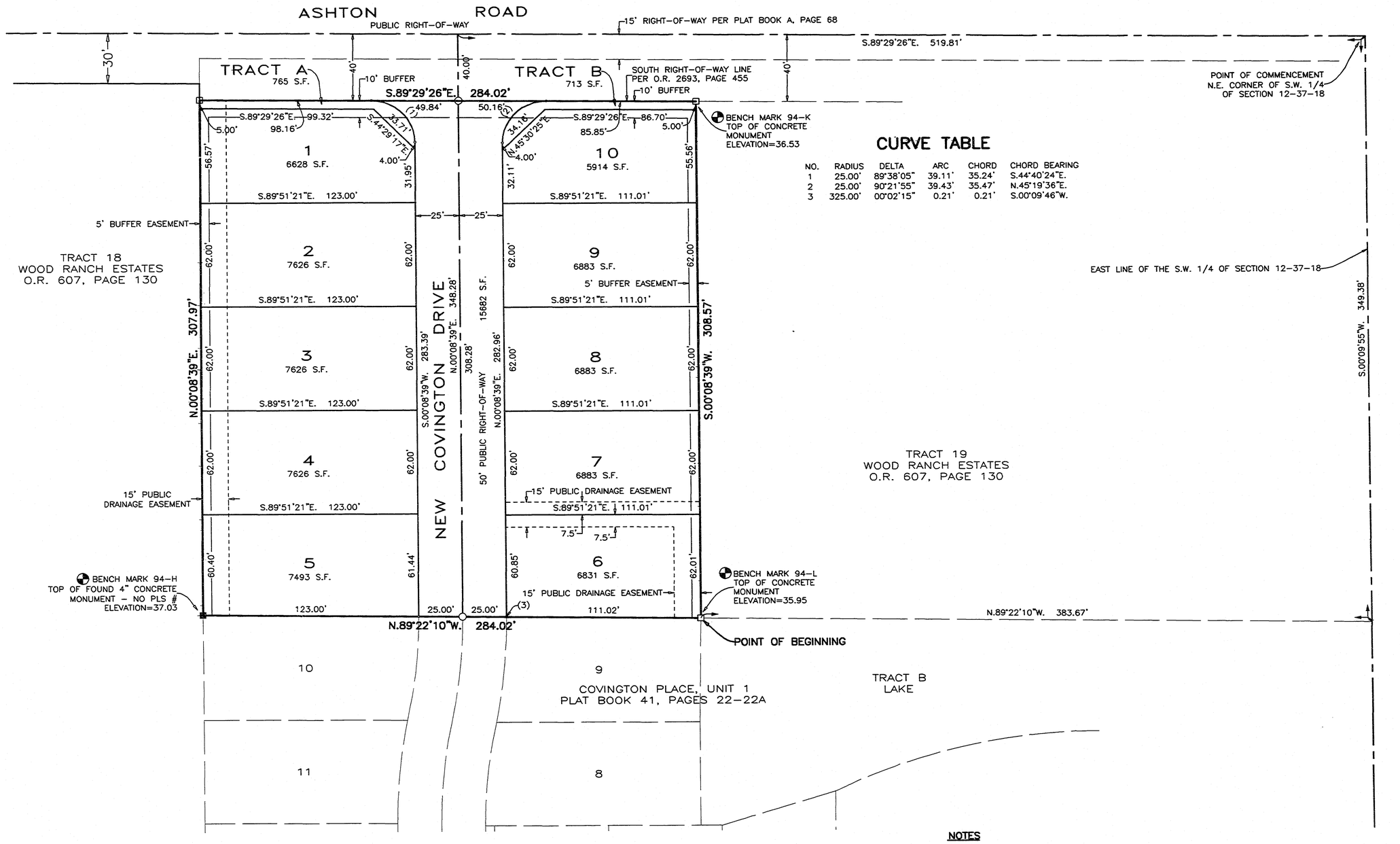
BETA
BETA COMPANY SURVEYING, INC.-LB #6704
PROFESSIONAL SURVEYORS
4523 30th STREET WEST
BRADENTON, FLORIDA 34282-1265
(941) 751-6016

Mar 10, 2000 - 16:31:07 D:\BETA\COVINGTON\COVINGTON.dwg

COVINGTON PLACE, UNIT 2

A SUBDIVISION
A RESUBDIVISION OF A PORTION OF TRACT 19, WOOD RANCH ESTATES
IN SECTION 12, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

40' 30' 20' 10' 0 40'
SCALE: 1" = 40'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	25.00'	89°38'05"	39.11'	35.24'	S.44°40'24"E.
2	25.00'	90°21'55"	39.43'	35.47'	N.45°19'36"E.
3	325.00'	00°02'15"	0.21'	0.21'	S.00°09'46"W.

LEGEND

□ = SET 4" CONCRETE MONUMENT-PLS #4978-PERMANENT REFERENCE MONUMENT
○ = SET NAIL & DISK-PLS #4978-PERMANENT CONTROL POINT
• = TIC MARK @ PC, PT, PI,
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENCED BUSINESS
R = RADIUS
D = DELTA
A = ARC
C = CHORD
CB = CHORD BEARING

NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF THE S.W. 1/4 OF SECTION 12, TOWNSHIP 37S., RANGE 18E., BEING N00°09'55"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON SARASOTA COUNTY BENCH MARK #93-E, WITH A PUBLISHED ELEVATION OF 36.10 FEET.

A PORTION OF THIS PLAT IS SPECIFIED CLUSTER HOUSING CONCEPT. BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REQUIREMENTS. LOTS 1 & 10 HAVE BEEN DESIGNATED CLUSTER HOUSING CONCEPT LOTS.

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