ARBOR THICKET, PHASE 1

A SUBDIVISION IN SECTION 17,
TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

PLAT BOOK 43 PAGE 21
SHEET 1 OF 2 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2002175796 2 PGS
2002 OCT 24 10:38 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
KRICE Receipt#233465

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 22ND DAY OF OCTOBER, A.D., 2002.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY SURVEYOR

COUNTY ATTORNEY

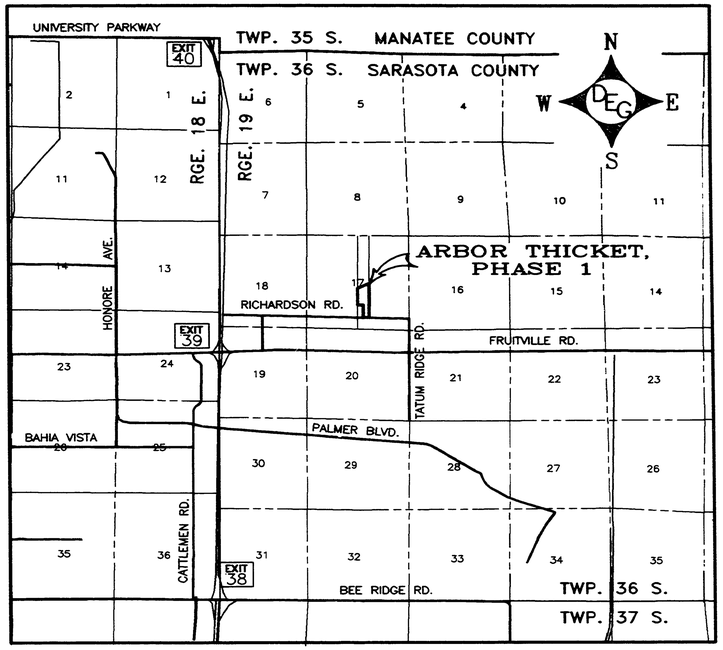
CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK 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 43, PAGES 21-21A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 24 DAY OF October, A.D., 2002.

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

BY: Elaine A. Hamel
DEPUTY CLERK



LOCATION MAP
NO SCALE

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT AND SIDE LOT LINE AND TWENTY (20) FEET ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. 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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, 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) AND LOT CORNERS WERE INSTALLED ON SEPTEMBER 6, 2001.

DATE: 09/26/02

WILLIAM J. McALLISTER, PSM No. PSM 5283
DARRELL E. GERKEN, PSM, INC. No. LB 6754
5730-A JASON LEE PLACE
SARASOTA, FLORIDA 34233

NOTICE

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.

THE COMMUNITY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT No. 2002175794 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONSENT TO DEDICATION BY MORTGAGEE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT No. 2002175792 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

JOINDER AND CONSENT TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS BY MORTGAGEE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT No. 2002175793 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT No. 2002175791 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

ARBOR THICKET DEVELOPMENT, A FLORIDA LIMITED LIABILITY COMPANY, BY ITS MANAGING MEMBER, EDWIN GREGORY TOPE, CERTIFIES OWNERSHIP BY SAID ARBOR THICKET DEVELOPMENT, LLC OF "ARBOR THICKET, PHASE 1", SHOWN AND DESCRIBED HEREON.

PRIVATE

ARBOR THICKET DEVELOPMENT, LLC DOES HEREBY DEDICATE AND SET APART THE FRONT, REAR AND SIDE 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 ARBOR THICKET, THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, AND TO UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES, INCLUDING CABLE TELEVISION, TO THE SUBDIVISION, FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

PUBLIC

ARBOR THICKET DEVELOPMENT, LLC DOES FURTHER DEDICATE AND SET APART PUBLIC FLOWAGE EASEMENTS MAINTAINED BY THE PROPERTY OWNERS OF ARBOR THICKET AND OTHER PUBLIC DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED ARBOR THICKET DEVELOPMENT, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGING MEMBER, THIS 4TH DAY OF October, A.D., 2002.

WITNESSES:

(PRINT NAME)

ISAAC R. BRAUNMAN
(PRINT NAME)

ARBOR THICKET DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY:
EDWIN GREGORY TOPE
MANAGING MEMBER
(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I HEREBY CERTIFY THAT ON THIS 4TH DAY OF October 2002 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY NAMED ABOVE, PERSONALLY APPEARED EDWIN GREGORY TOPE, AS MANAGING MEMBER OF ARBOR THICKET DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SAME FOR AND ON BEHALF OF THE COMPANY AS SUCH MANAGING MEMBER FOR THE PURPOSES THEREIN EXPRESSED AND THAT HE WAS DULY AUTHORIZED BY THE COMPANY TO DO SO.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES:

MARY M. STEPHENS
Notary Public - State of Florida
My Comm. Expires Jun 20, 2006
Commission # DD 127648
Bonded By National Notary Assn.

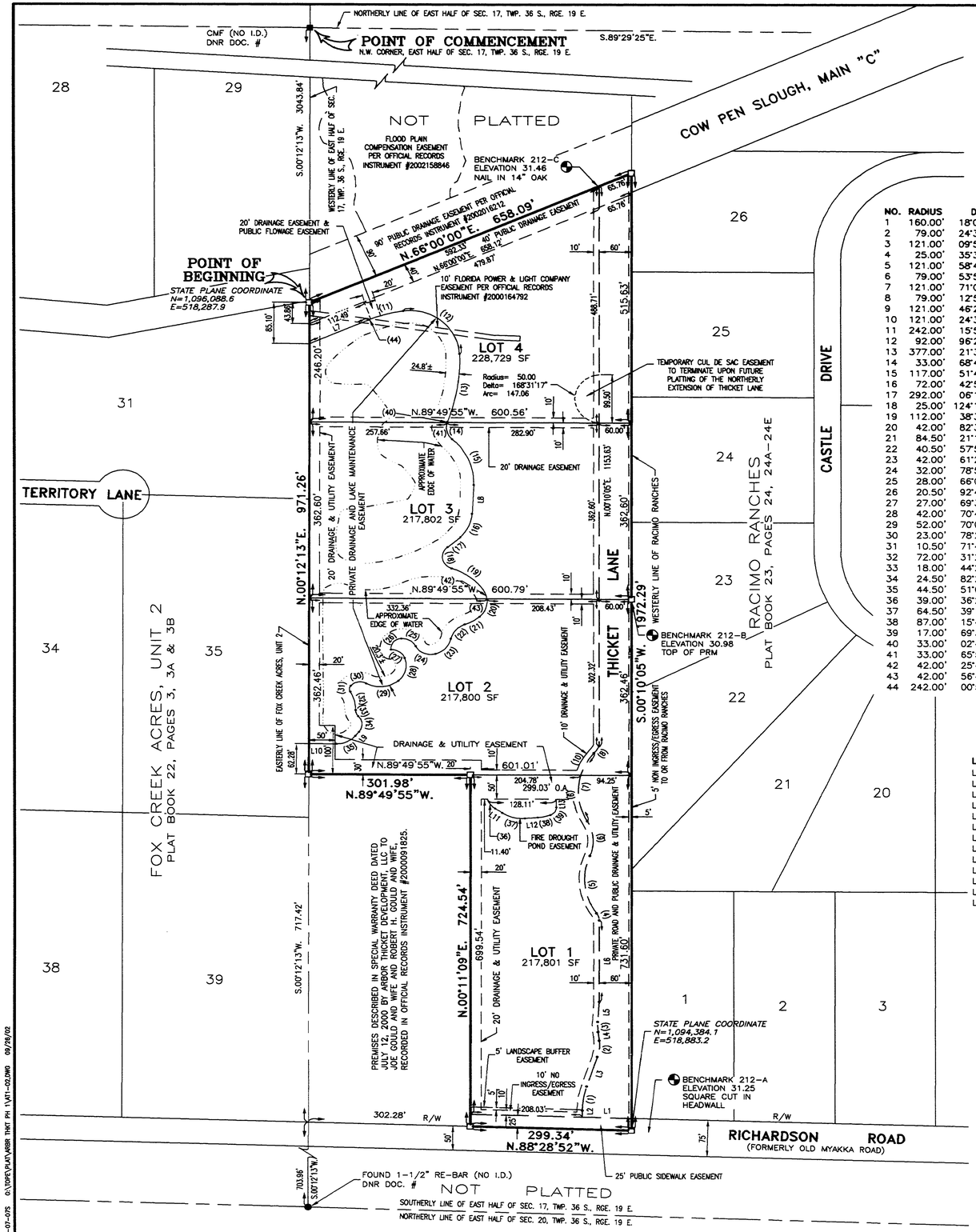
DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924-7465 (941) 922-3846 (FAX)

99-07-075 G:\DWGS\PLAT\ARBR THKT PH 1\ATI-SHO1.DWG 09/26/02

PLAT BOOK 43 PAGE 21A
SHEET 2 OF 2 SHEETS

ARBOR THICKET, PHASE 1

A SUBDIVISION IN SECTION 17
TOWNSHIP 36 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	160.00'	18°07'31"	50.61'	25.52'	50.40'	N.09°13'51"E.
2	79.00'	24°36'44"	33.94'	17.23'	33.68'	S.05°59'14"W.
3	121.00'	09°56'14"	20.99'	10.52'	20.96'	N.01°21'01"W.
4	25.00'	35°30'09"	15.49'	8.00'	15.24'	S.17°34'59"E.
5	121.00'	58°43'35"	124.02'	68.08'	118.66'	N.05°58'16"W.
6	79.00'	53°51'40"	74.26'	40.13'	71.56'	S.03°32'18"E.
7	121.00'	71°06'31"	150.17'	86.48'	140.72'	N.05°05'07"E.
8	79.00'	12°51'21"	17.73'	8.90'	17.69'	S.34°12'43"W.
9	121.00'	46°29'32"	98.18'	51.98'	95.51'	N.07°13'22"W.
10	121.00'	24°36'59"	51.99'	26.40'	51.59'	N.28°19'53"E.
11	242.00'	15°56'59"	67.37'	33.90'	67.15'	N.73°58'29"E.
12	92.00'	96°23'43"	154.78'	102.89'	137.16'	S.49°51'10"E.
13	377.00'	21°39'04"	142.46'	72.09'	141.62'	S.09°10'14"W.
14	33.00'	68°41'03"	39.56'	22.55'	37.23'	N.14°20'46"W.
15	117.00'	51°43'39"	105.63'	56.72'	102.08'	S.22°49'27"E.
16	72.00'	42°55'39"	53.94'	28.31'	52.69'	S.24°30'12"W.
17	292.00'	06°14'57"	31.85'	15.94'	31.83'	S.49°05'29"W.
18	25.00'	124°15'06"	54.22'	47.27'	44.20'	N.09°54'35"W.
19	112.00'	38°38'32"	75.54'	39.27'	74.11'	S.52°42'52"E.
20	42.00'	82°30'20"	60.48'	36.84'	55.39'	S.07°51'34"W.
21	84.50'	21°19'44"	31.46'	15.91'	31.27'	S.59°46'37"W.
22	40.50'	57°56'42"	40.96'	22.42'	39.24'	N.41°28'08"E.
23	42.00'	61°28'25"	45.06'	24.97'	42.93'	S.43°13'59"W.
24	32.00'	78°59'55"	44.12'	26.38'	40.71'	N.66°31'51"W.
25	28.00'	66°07'09"	32.31'	18.22'	30.55'	S.60°05'28"E.
26	20.50'	92°42'45"	33.17'	21.49'	29.67'	N.40°29'35"E.
27	27.00'	69°34'01"	32.78'	18.75'	30.81'	S.55°56'22"E.
28	42.00'	70°44'15"	51.85'	29.81'	48.62'	S.14°12'46"W.
29	52.00'	70°09'23"	63.67'	36.52'	59.77'	S.84°39'35"W.
30	23.00'	78°28'03"	31.50'	18.78'	29.09'	N.80°30'14"E.
31	10.50'	71°45'07"	13.15'	7.59'	12.31'	N.05°23'39"E.
32	72.00'	31°28'03"	39.54'	20.28'	39.05'	S.14°44'53"E.
33	18.00'	44°20'02"	13.93'	7.33'	13.58'	N.21°10'52"W.
34	24.50'	82°24'58"	35.24'	21.45'	32.28'	S.02°08'24"E.
35	44.50'	51°08'09"	39.72'	21.29'	38.41'	S.64°38'09"W.
36	39.00'	36°25'01"	24.79'	12.83'	24.37'	N.37°03'48"W.
37	64.50'	39°16'58"	44.22'	23.02'	43.36'	N.74°54'48"W.
38	87.00'	15°42'11"	23.84'	12.00'	23.77'	S.77°35'38"W.
39	17.00'	69°34'26"	20.64'	11.81'	19.40'	S.34°57'19"W.
40	33.00'	02°41'57"	1.55'	0.78'	1.55'	S.18°38'17"W.
41	33.00'	65°58'35"	38.00'	21.42'	35.94'	S.15°41'59"E.
42	42.00'	25°49'43"	18.93'	9.63'	18.77'	S.20°28'13"E.
43	42.00'	56°40'06"	41.54'	22.65'	39.87'	S.20°46'41"W.
44	242.00'	00°53'52"	3.79'	1.90'	3.79'	N.66°26'56"E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.88°28'52"W.	91.30'
L2	N.00°10'05"E.	13.48'
L3	N.18°17'36"E.	64.25'
L4	N.06°19'08"W.	17.77'
L5	N.03°37'06"E.	41.50'
L6	N.00°10'05"E.	167.95'
L7	N.66°00'00"E.	121.25'
L8	S.03°02'22"W.	59.39'
L9	S.39°04'05"W.	10.86'
L10	N.89°47'47"W.	52.50'
L11	S.55°16'19"E.	15.96'
L12	N.85°26'43"E.	24.14'
L13	N.00°10'05"E.	16.53'

N
W DEG E
S

0 150 300
SCALE: 1" = 150'

DESCRIPTION

A TRACT OF LAND IN THE EAST HALF OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SECTION 17; THENCE S.00°12'13"W., ALONG THE WESTERLY LINE OF SAID EAST HALF, A DISTANCE OF 3043.84 FEET FOR THE **POINT OF BEGINNING**: THENCE N.66°00'00"E. A DISTANCE OF 658.09 FEET TO THE WESTERLY LINE OF RACIMO RANCHES, RECORDED IN PLAT BOOK 23 AT PAGE 24 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°10'05"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 1972.29 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RICHARDSON ROAD (50 FEET WIDE); THENCE N.88°28'52"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 299.34 FEET TO THE EASTERLY LINE OF PREMISES DESCRIBED IN SPECIAL WARRANTY DEED DATED JULY 12, 2000 BY ARBOR THICKET DEVELOPMENT, LLC TO JOE GOULD AND WIFE AND ROBERT H. GOULD AND WIFE, RECORDED IN OFFICIAL RECORDS INSTRUMENT #2000091825 OF SAID PUBLIC RECORDS (THE FOLLOWING TWO CALLS ARE ALONG THE LINES OF SAID PREMISES); THENCE N.00°11'09"E. A DISTANCE OF 724.54 FEET; THENCE N.89°49'55"W. A DISTANCE OF 301.98 FEET TO THE WESTERLY LINE OF THE EAST HALF OF SECTION 17; THENCE N.00°12'13"E. ALONG SAID WESTERLY LINE A DISTANCE OF 971.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.251 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO A BEARING OF S.89°29'25"E. FOR THE NORTHERLY LINE OF THE EAST HALF OF SECTION 17.

2. BENCH MARK ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCH MARK 210 AT THE INTERSECTION OF THE CENTERLINES OF RICHARDSON AND TATUM RIDGE ROADS WITH A PUBLISHED ELEVATION OF 34.56 FEET.

3. 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 AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

4. UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT AND SIDE LOT LINE AND TWENTY (20) FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 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.

5. THE PRIVATE DRAINAGE AND LAKE MAINTENANCE EASEMENT AREA CONTAINS LITTORAL SHELF AREA, AS REQUIRED BY STATE AND COUNTY REGULATIONS. PERPETUAL MAINTENANCE OF LITTORAL SHELF VEGETATION IS A RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION; THEREFORE, NO HOMEOWNER SHALL IMPACT A LITTORAL SHELF (I.E., ALTER AND/OR REMOVE LITTORAL SHELF VEGETATION) WITHOUT PRIOR WRITTEN CONSENT FROM SARASOTA COUNTY'S RESOURCE PROTECTION SERVICES OFFICE.

LEGEND

■	CMF	= CONC. MONUMENT FOUND
□	CMS	= CONC. MONUMENT SET NO. LB 6754, PRM
⊕	B.M.	= BENCH MARK
	PCP	= PERMANENT CONTROL POINT
	PRM	= PERMANENT REFERENCE MONUMENT
	(R)	= RADIAL LINE
	(NR)	= NONRADIAL LINE
	(#)	= CURVE NUMBER
	R/W	= RIGHT OF WAY LINE
	SF	= SQUARE FEET
	O.A.	= OVER ALL
	WC	= WITNESS CORNER
	SEC.	= SECTION
	TWP.	= TOWNSHIP
	RGE.	= RANGE
	LB	= LAND SURVEYOR & MAPPER BUSINESS
	LS	= LAND SURVEYOR
	PLS	= PROFESSIONAL LAND SURVEYOR
	PSM	= PROFESSIONAL SURVEYOR & MAPPER
	P.C.	= POINT OF CURVE
	P.I.	= POINT OF INTERSECTION
	P.T.	= POINT OF TANGENCY
	P.R.C.	= POINT OF REVERSE CURVE
	P.C.C.	= POINT OF COMPOUND CURVE
	ELEV.	= ELEVATION

STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. 175 84 ADJ AND STATION No. 175 83 ASB OF THE SARASOTA COUNTY GEOGRAPHIC INFORMATION SYSTEM RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PROJECT IS 0.999963.

BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE RELATIVE TO A BEARING OF S.89°29'25"E. FOR THE NORTHERLY LINE OF THE EAST HALF OF SECTION 17 AND DO NOT REFER TO THE STATE PLANE COORDINATE SYSTEM.

DARRELL E. GERKEN PSM, INC.
PROFESSIONAL SURVEYORS & MAPPERS
CERTIFICATE No. LB 6754
5730A JASON LEE PLACE SARASOTA, FLORIDA 34233
(941) 924-7465 (941) 922-3848 (FAX)

99-07-075 G:\DPE\PLAT\ARBR THKT PH 1\ATI-02.DWG 09/26/02

VGF