STONEYWOOD COVE

A REPLAT OF PARCEL "N", STONEYBROOK AT VENICE, UNIT 4, PLAT BOOK 45 AT PAGE 28
IN SECTIONS 17 & 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST

SARASOTA COUNTY, FLORIDA

PLAT BOOK 45 PAGE 36
SHEET 1 OF 2 SHEETS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005277660 2 PGS
2005 DEC 19 11:37 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#726125

RESERVATION OF EASEMENTS

DRAINAGE EASEMENTS: RIVENDELL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP ("DEVELOPER") DOES HEREBY GRANT TO THE STONEYWOOD COVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, (THE ASSOCIATION) A NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND RETENTION PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT."

PUBLIC DRAINAGE EASEMENTS: DEVELOPER HEREBY GRANTS TO SARASOTA COUNTY A NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE AND RETENTION PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE EASEMENT".

PUBLIC UTILITY EASEMENT: DEVELOPER DOES HEREBY GRANT TO SARASOTA COUNTY, FLORIDA POWER & LIGHT COMPANY, AND OTHER UTILITY COMPANIES AUTHORIZED BY DEVELOPER A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES LINES AND FACILITIES UNDER AND ACROSS TRACT 151, AND EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT."

POND MAINTENANCE EASEMENT: DEVELOPER HEREBY GRANTS TO THE ASSOCIATION, A NON-EXCLUSIVE EASEMENT FOR THE MAINTENANCE, REPAIR AND ACCESS TO ALL PONDS OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "POND MAINTENANCE EASEMENT" AND A "MAINTENANCE ACCESS EASEMENT".

EACH LOT SHALL BE SUBJECT TO AN EASEMENT IN FAVOR OF ALL OTHER PORTIONS OF THE PROPERTIES FOR THE LOCATION OF UTILITIES, AND FOR THE OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND HVAC EQUIPMENT (INCLUDING, BUT NOT LIMITED TO AIR CONDITIONING COMPRESSORS, CONDUITS, LINES AND OTHER APPARATUS) WHICH MAY BE SITUATED ON CERTAIN LOTS BUT SERVES NEIGHBORING LOTS, FOR SURFACE WATER DRAINAGE, FOR LATERAL AND SUBJACENT SUPPORT, AND FOR THE USE, MAINTENANCE, REPAIR, AND REPLACEMENT OF PARTY WALLS, AND SHARED STRUCTURAL SUPPORTS, ROOFS, PIPES, WIRES, DUCTS, VENTS, CABLES, CONDUITS, PUBLIC UTILITY LINES AND OTHER SIMILAR OR RELATED FACILITIES SERVING THE PROPERTIES.

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

THIS IS A PLANNED UNIT DEVELOPMENT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR STONEYWOOD COVE IS SIMULATANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NO. 2005277659______, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONSENT TO DEDICATION BY MORTGAGEE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NO. _____N/A________ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NO. 2005277657___________ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 13th DAY OF December, A.D., 2005.

APPROVED:

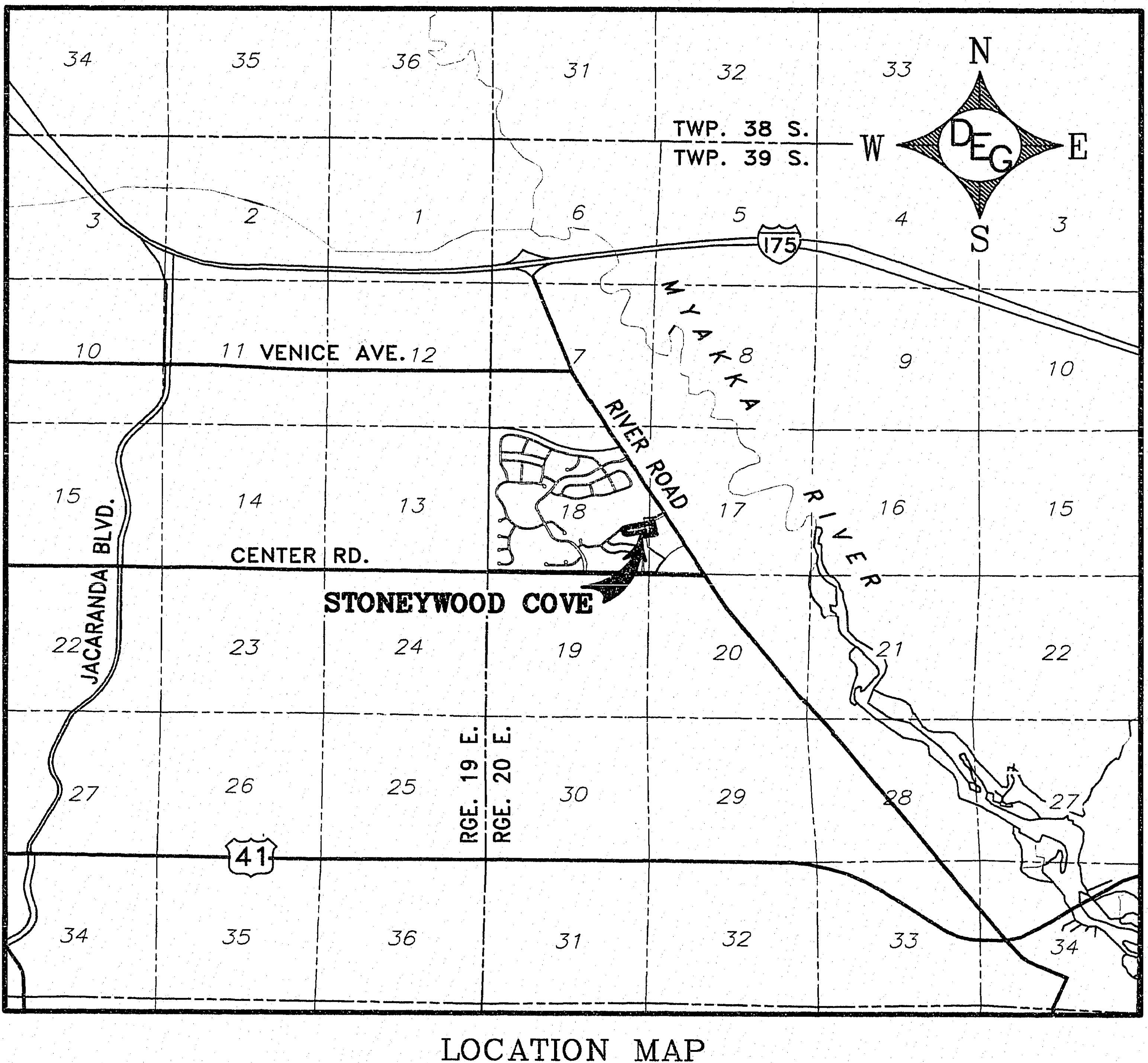
CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

COUNTY SURVEYOR

COUNTY ENGINEER

GAYLE FOSNESS
No. 4149



LOCATION MAP
NO SCALE

NOTE

TRACT 151 IS A "COMMUNITY ROAD" UNDER THE TERMS OF THE DECLARATION OF RESTRICTIONS FOR STONEYWOOD COVE (THE "STONEYWOOD COVE RESTRICTIONS"), WHICH SHALL BE MAINTAINED BY THE STONEYWOOD COVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, (THE "ASSOCIATION"), AND THE USE OF WHICH SHALL BE GOVERNED BY THE STONEYWOOD COVE RESTRICTIONS.

TRACTS 625 AND 626 ARE "COMMUNITY COMMON AREAS" UNDER THE TERMS OF THE STONEYWOOD COVE RESTRICTIONS, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AND THE USE OF WHICH WILL BE GOVERNED BY THE STONEYWOOD COVE RESTRICTIONS.

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 45, PAGES 36 - 36-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 19th DAY OF December, A.D., 2005.

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

BY: Celestina Bethel
DEPUTY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

RIVENDELL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, BY RIVENHOME CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER, BY ITS DULY ELECTED VICE-PRESIDENT, KENNETH J. STOKES, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFY OWNERSHIP BY SAID RIVENDELL JOINT VENTURE OF "STONEYWOOD COVE", SHOWN AND DESCRIBED HEREON.

PRIVATE

RIVENDELL JOINT VENTURE DOES HEREBY DEDICATE AND SET APART THE PRIVATE ROAD RIGHT OF WAY (TRACT 151), THE PRIVATE RECREATION AREA (TRACT 404) AND THE PRIVATE COMMON AREAS (TRACTS 625 AND 626) TO STONEYWOOD COVE COMMUNITY ASSOCIATION, INC.; AND DOES FURTHER DEDICATE AND SET APART THE UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO STONEYWOOD COVE COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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

RIVENDELL JOINT VENTURE DOES FURTHER DEDICATE AND SET APART THE 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 RIVENDELL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER, THIS 4th DAY OF NOVEMBER, A.D., 2005.

WITNESSES:
Norman B. Derix
NORMAN B. DERIX
(PRINT NAME)
Wayne Holland
(PRINT NAME)

RIVENDELL JOINT VENTURE,
A FLORIDA GENERAL PARTNERSHIP

BY: RIVENHOME CORPORATION,
A FLORIDA CORPORATION,
AS GENERAL PARTNER

BY: Kenneth J. Stokes
KENNETH J. STOKES
VICE-PRESIDENT
(CORPORATE SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

I HEREBY CERTIFY THAT ON THIS 4th DAY OF NOVEMBER 2005 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY NAMED ABOVE, PERSONALLY APPEARED KENNETH J. STOKES, AS VICE-PRESIDENT OF RIVENHOME CORPORATION, A FLORIDA CORPORATION AND A GENERAL PARTNER OF RIVENDELL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, 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 CORPORATION AND THE PARTNERSHIP AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND THAT HE WAS DULY AUTHORIZED BY THE CORPORATION TO DO SO.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 3/24/08

DAVID F. KROEPFL

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) WERE INSTALLED ON OCTOBER 8, 2005. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS (BM'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

DATE: 11/04/05

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

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)

H:\STONEYBROOK AT VENICE\03-06-01S-3\STONEYWOOD COVE PLAT\SWC SH01.DWG, 11/04/2005 11:28:16 AM

PLAT BOOK 45 PAGE 36-A
SHEET 2 OF 2 SHEETS

STONEYWOOD COVE

A REPLAT OF PARCEL "N", STONEYBROOK AT VENICE, UNIT 4,
PLAT BOOK 45 AT PAGE 28 IN SECTIONS 17 & 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST
SARASOTA COUNTY, FLORIDA

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	40.00'	70°14'55"	49.04'	28.14'	46.03'	N.65°45'14"W.
2	50.00'	57°57'34"	50.58'	27.69'	48.45'	N.71°53'55"W.
3	40.00'	90°00'00"	62.83'	40.00'	56.57'	N.02°04'53"E.
4	440.00'	10°07'05"	77.70'	38.95'	77.60'	N.55°01'03"E.
5	76.00'	21°49'48"	28.96'	14.66'	28.78'	N.70°59'30"E.
6	124.00'	14°07'28"	30.57'	15.36'	30.49'	N.74°50'40"E.
7	430.67'	11°20'23"	85.23'	42.76'	85.10'	N.73°27'07"E.
8	124.00'	17°34'22"	38.03'	19.17'	37.88'	N.70°20'07"E.
9	76.00'	17°34'22"	23.31'	11.75'	23.22'	N.70°20'07"E.
10	25.00'	53°07'48"	23.18'	12.50'	22.36'	N.74°18'47"W.
11	25.00'	53°07'48"	23.18'	12.50'	22.36'	S.52°33'24"W.
12	1010.00'	15°38'36"	275.76'	138.74'	274.90'	N.71°18'00"E.
13	25.00'	90°00'00"	39.27'	25.00'	35.36'	N.34°07'18"E.
14	25.00'	90°00'00"	39.27'	25.00'	35.36'	S.55°52'42"E.
15	87.67'	22°24'43"	34.29'	17.37'	34.07'	N.22°05'03"W.
16	62.33'	22°24'43"	24.38'	12.35'	24.23'	S.22°05'03"E.
17	25.00'	36°52'12"	16.09'	8.33'	15.81'	N.07°33'24"E.
18	25.00'	36°52'12"	16.09'	8.33'	15.81'	S.29°18'47"E.
19	19.00'	90°00'00"	29.85'	19.00'	26.87'	N.55°52'42"W.

DESCRIPTION

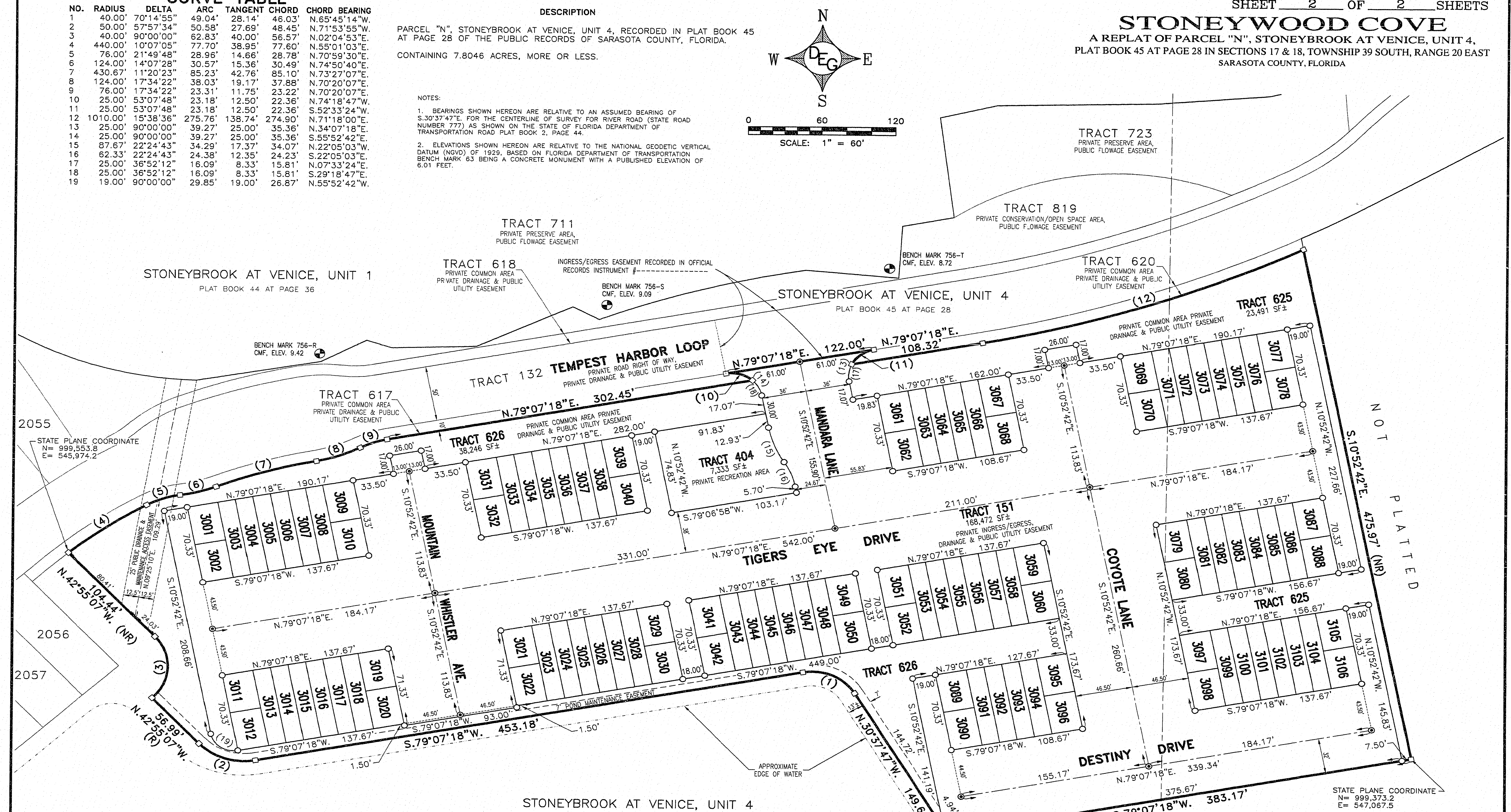
PARCEL "N", STONEYBROOK AT VENICE, UNIT 4, RECORDED IN PLAT BOOK 45 AT PAGE 28 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CONTAINING 7.8046 ACRES, MORE OR LESS.

NOTES:

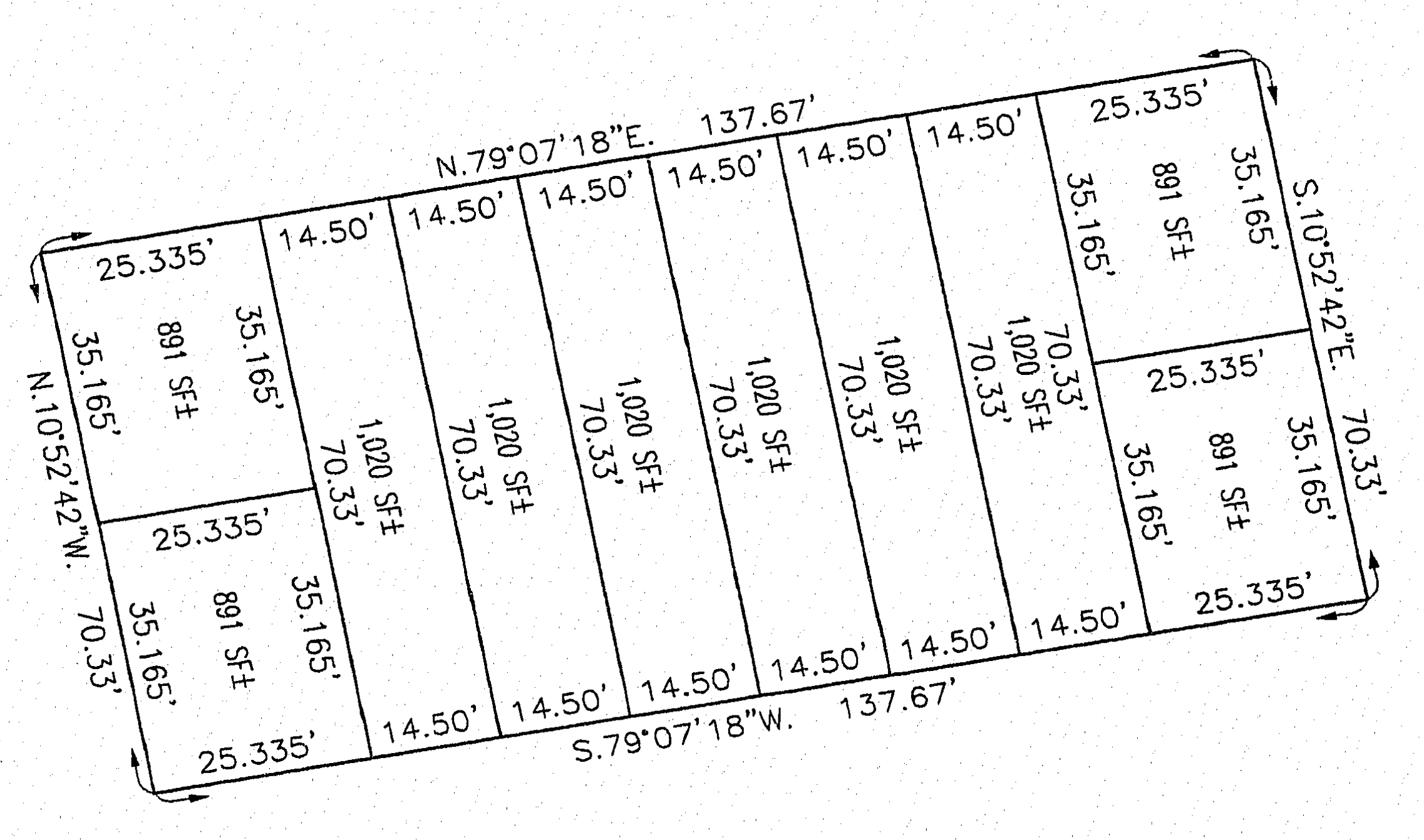
1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.30°37'47"E. FOR THE CENTERLINE OF SURVEY FOR RIVER ROAD (STATE ROAD NUMBER 777) AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROAD PLAT BOOK 2, PAGE 44.

2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCH MARK 63 BEING A CONCRETE MONUMENT WITH A PUBLISHED ELEVATION OF 6.01 FEET.


N
W
E
S
DEG
0
60
120
SCALE: 1" = 60'
TRACT 723
PRIVATE PRESERVE AREA, PUBLIC FLOWAGE EASEMENT
TRACT 819
PRIVATE CONSERVATION/OPEN SPACE AREA, PUBLIC FLOWAGE EASEMENT
TRACT 711
PRIVATE PRESERVE AREA, PUBLIC FLOWAGE EASEMENT
TRACT 618
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT #
BENCH MARK 756-T CMF, ELEV. 8.72
BENCH MARK 756-S CMF, ELEV. 9.09
BENCH MARK 756-R CMF, ELEV. 9.42
TRACT 620
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
STONEYBROOK AT VENICE, UNIT 1
PLAT BOOK 44 AT PAGE 36
STONEYBROOK AT VENICE, UNIT 4
PLAT BOOK 45 AT PAGE 28
TRACT 625
23,491 SF±
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT 132 TEMPEST HARBOR LOOP
PRIVATE ROAD RIGHT OF WAY, PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
N.79°07'18"E. 122.00'
N.79°07'18"E. 108.32'
N.79°07'18"E. 302.45'
TRACT 617
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT 626
38,246 SF±
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
TRACT 404
7,333 SF±
PRIVATE RECREATION AREA
MANDARA LANE
MOUNTAIN WHISTLER AVE.
TRACT 151
168,472 SF±
PRIVATE INGRESS/EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENT
TIGERS EYE DRIVE
COYOTE LANE
DESTINY DRIVE
TRACT 626
TRACT 625
2055
2056
2057
STATE PLANE COORDINATE N= 999,553.8 E= 545,974.2
STATE PLANE COORDINATE N= 999,373.2 E= 547,067.5
N.42°55'07"W. (NR) 104.44'
N.42°55'07"W. (R) 56.99'
S.79°07'18"W. 453.18'
S.79°07'18"W. 383.17'
S.10°52'42"E. 475.97' (NR)
N.30°37'47"W. 149.66'
25' PUBLIC DRAINAGE & MAINTENANCE ACCESS EASEMENT
POND MAINTENANCE EASEMENT
APPROXIMATE EDGE OF WATER
3001 3002 3003 3004 3005 3006 3007 3008 3009 3010
3011 3012 3013 3014 3015 3016 3017 3018 3019 3020
3021 3022 3023 3024 3025 3026 3027 3028 3029 3030
3031 3032 3033 3034 3035 3036 3037 3038 3039 3040
3041 3042 3043 3044 3045 3046 3047 3048 3049 3050
3051 3052 3053 3054 3055 3056 3057 3058 3059 3060
3061 3062 3063 3064 3065 3066 3067 3068
3069 3070 3071 3072 3073 3074 3075 3076 3077 3078
3079 3080 3081 3082 3083 3084 3085 3086 3087 3088
3089 3090 3091 3092 3093 3094 3095 3096
3097 3098 3099 3100 3101 3102 3103 3104 3105 3106
N O T P L A T T E D
STONEYBROOK AT VENICE, UNIT 4
PLAT BOOK 45 AT PAGE 28

POND
TRACT 536
PRIVATE DRAINAGE EASEMENT
PUBLIC FLOWAGE EASEMENT

TRACT 619
PRIVATE COMMON AREA PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
20' PUBLIC UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT #2005202069
S.E. 1/4, SEC. 18, TWP. 39 S., RGE. 20 E.
S.W. 1/4, SEC. 17, TWP. 39 S., RGE. 20 E.



DETAIL OF TYPICAL LOT DIMENSIONS & AREAS

STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON PUBLISHED COORDINATES FOR STATION No. 175-83-A25 OF THE SARASOTA COUNTY GEOGRAPHIC INFORMATION SYSTEM RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, BASED ON THE NORTH AMERICAN DATUM, 1983 ADJUSTMENT. THE SCALE FACTOR USED FOR THIS PROJECT IS 0.999956.

BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE RELATIVE TO A BEARING OF S.30°37'47"E. FOR THE CENTERLINE OF SURVEY FOR RIVER ROAD, AND DO NOT REFER TO THE STATE PLANE COORDINATE SYSTEM.

LEGEND

■	CMF	=	CONC. MONUMENT FOUND NO. LB 6754, PRM
□	CMS	=	CONC. MONUMENT SET NO. LB 6754, PRM
○	CMS	=	CONC. MONUMENT SET NO. LB 6754, PCP
⊙	PKS	=	P.K. NAIL SET NO. LB 6754, PCP, CENTERLINE AT P.I., P.C., P.T., P.R.C., P.C.C.
◕	B.M.	=	BENCH MARK
	PCP	=	PERMANENT CONTROL POINT
	PRM	=	PERMANENT REFERENCE MONUMENT
	(R)	=	RADIAL LINE
	(NR)	=	NONRADIAL LINE
	(#)	=	CURVE NUMBER
	SF	=	SQUARE FEET
	O.A.	=	OVER ALL
	WC	=	WITNESS CORNER
	SEC.	=	SECTION
	TWP.	=	TOWNSHIP
	RGE.	=	RANGE
	ELEV.	=	ELEVATION

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VG

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