

LAUREL GARDENS

A SUBDIVISION

A REPLAT OF A PORTION OF LOT 9, CITRUS PARK SUBDIVISION,
AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
AND LYING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 48 PAGE 28
SHEET 1 OF 2

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013156424 2 PGS
2013 NOV 20 12:46 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMIller Receipt#1685580

LEGAL DESCRIPTION:

A PORTION OF LOT 9, CITRUS PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 9, ALSO BEING A PERMANENT REFERENCE MONUMENT AS SHOWN ON THE PLAT OF CITRUS HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 59-59A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON THE SOUTH LINE OF SAID LOT 9, S.89°13'41"E., 395.33 FEET, FOR A POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N.01°11'24"E., 293.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COLLINS ROAD, A PUBLIC RIGHT-OF-WAY PER ROAD PLAT BOOK 4, PAGE 64, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: S.89°33'41"E., 232.71 FEET; THENCE N.44°31'07"E., 34.66 FEET; THENCE S.89°25'36"E., 7.23 FEET, TO THE EAST LINE OF SAID LOT 9; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ON THE EAST LINE OF SAID LOT 9, S.01°11'24"W., 319.67 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ON THE SOUTH LINE OF SAID LOT 9, N.89°13'41"W., 263.72 FEET, TO THE POINT OF BEGINNING.

PORTION OF SAID LOT 9 CONTAINS 78,011 SQUARE FEET, OR 1.79 ACRES MORE OR LESS.

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT. FOR THE DIMENSIONS OF THE REAR LOT LINE DRAINAGE EASEMENTS REFER TO THE LINE TABLE ON SHEET 2.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
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 19TH DAY OF NOVEMBER, A.D. 2013.

APPROVED:
CANDY J. ALAN
CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS

STEPH S. DEMOND
COUNTY ENGINEER
COUNTY ATTORNEY

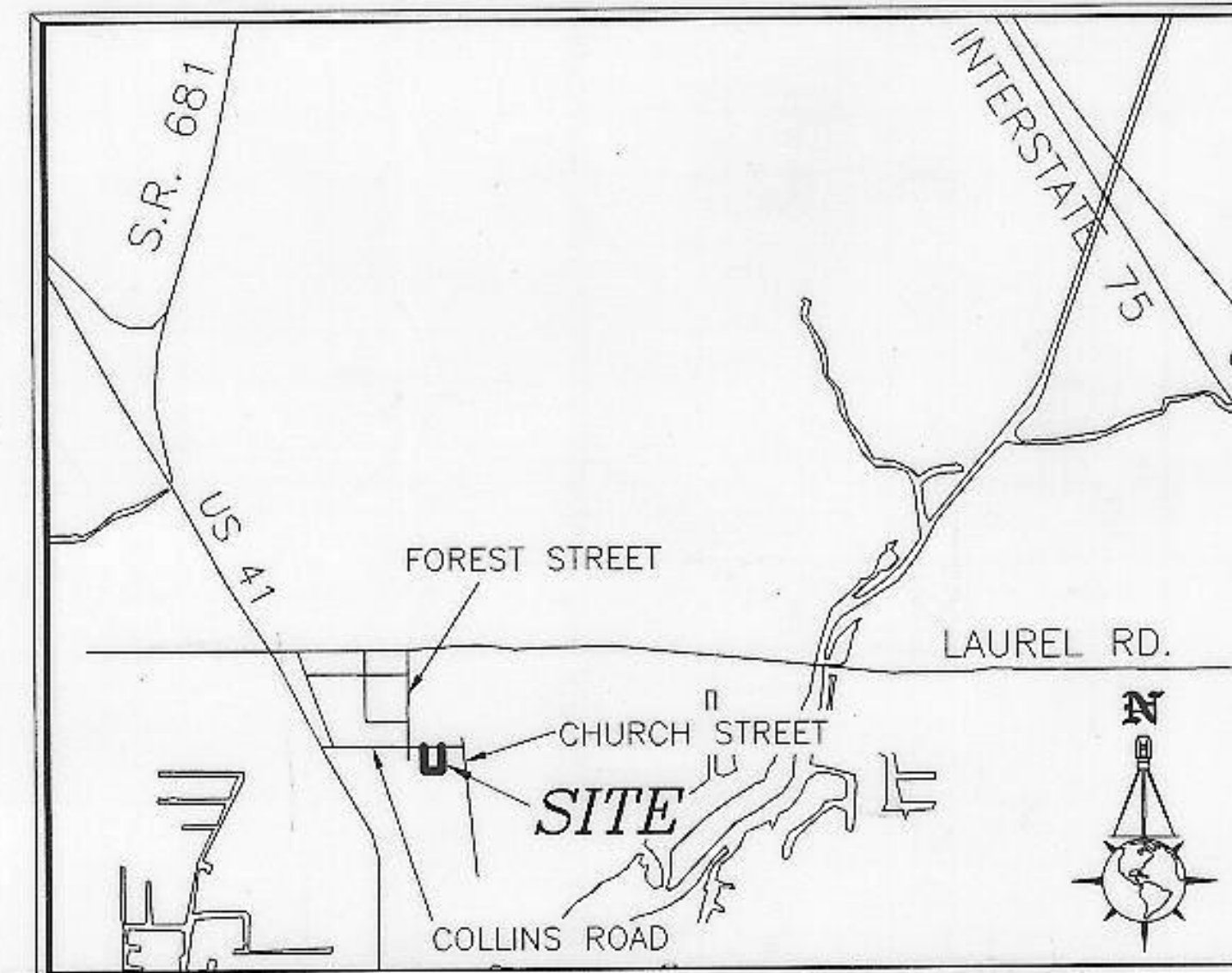
CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
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 48, PAGES 28-28A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 20TH DAY OF NOVEMBER, A.D. 2013.

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

BY: FRED MILLER
DEPUTY CLERK F.Miller



LOCATION MAP

NOT TO SCALE

NOTES

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.

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT NUMBER 2013156422, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013156423, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N89°13'41"W FOR THE SOUTH LINE OF LOT 9, CITRUS PARK SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 50, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA WAS USED.

THE NORTHING AND EASTING COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (1990) ADJUSTMENT, AS ESTABLISHED FROM THE DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORDS "#073782" & "#089797"

ELEVATIONS SHOWN ON THIS PLAT ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. ELEVATIONS ARE BASED ON A PLAT BENCHMARK #170-F, ELEVATION 6.47' (N.G.V.D. 1929) AS SHOWN ON THE PLAT OF NOKOMIS OAKS, AS RECORDED IN PLAT BOOK 38, PAGE 20, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

FLOODPLAIN DELINEATION MAP RECORDED IN MISCELLANEOUS MAP BOOK 1, PAGE 29, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS, AND PETROLEUM RESERVATIONS IN SARASOTA COUNTY BY VIRTUE OF SEC. 270.11(1), F.S. CONTAINED IN DEED BOOK 219, PAGE 116, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA
COUNTY OF SARASOTA

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

TERI S. OWEN
P.S.M. #5928
SARASOTA COUNTY SURVEYOR



CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA

HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., A FLORIDA NOT FOR PROFIT CORPORATION, DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF THE PROPERTY DESCRIBED AS "LAUREL GARDENS" AS SHOWN ON THIS PLAT AND DOES HEREBY DEDICATE THE FOLLOWING:

PRIVATE

DOES HEREBY DEDICATE AND SET APART TRACTS A, B, C, D, E, F, AND DRAINAGE EASEMENTS TO THE LAUREL GARDENS HOME OWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES WITH RESPONSIBILITY FOR MAINTENANCE.

PUBLIC

DOES HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS, LOT LINE UTILITY EASEMENTS, LIFT STATION EASEMENT AND ROAD RIGHT-OF-WAY SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED, THIS 10TH DAY OF October, A.D. 2013.

WITNESS: Michael Solitto, HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC.

PRINT NAME: Michael Solitto BY: Michele Hazeltine, MICHELE HAZELTINE, PRESIDENT

WITNESS: Terri Leininger

PRINT NAME: Terri Leininger

THE FOREGOING INSTRUMENT, WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF October, 2013, BY Michelle Hazeltine, AUTHORIZED AGENT OF HABITAT FOR HUMANITY SOUTH SARASOTA COUNTY, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 10TH DAY OF October, A.D. 2013.

Kathleen M. Leavitt
NOTARY PUBLIC - STATE OF FLORIDA

Kathleen M. Leavitt
NAME PRINTED

EE 196384 May 7, 2016
COMMISSION # MY COMMISSION EXPIRES:



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED 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 AND THAT THE SURVEY PLAT 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 8/29/13. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN 1 YEAR OR BEFORE BOND EXPIRATION.

STRAYER SURVEYING & MAPPING, INC., L.B. #6639

ROBERT B. STRAYER, JR., P.S.M. NO. 5027
DATED 10/10/13

742 Shamrock Boulevard
Venice, Florida 34293
(941) 496-9488
(941) 624-4900
Fax (941) 497-6186

www.strayersurveying.com

EST. 1987
STRAYER
SURVEYING & MAPPING, INC.

LEGEND

□ = 4"x4" CONCRETE MONUMENT ("P.R.M.") L.S. #5027
 ⊗ = 5/8" IRON ROD AND CAP, L.B. #6639 (LOT CORNERS)
 ⊙ = NAIL & DISK, L.S. #5027 (P.R.M.)
 ⊕ = 5/8" IRON ROD AND CAP, L.B. #6639 (P.C.P.)
 ⊖ = NAIL & DISK, L.B. #6639 (P.C.P.)
 U. & D. = UTILITY & DRAINAGE
 L.B. = LICENSED SURVEYOR BUSINESS
 R/W = RIGHT-OF-WAY
 C/L = CENTER LINE
 (TYP.) = TYPICAL
 I.D. = IDENTIFICATION
 P.R.M. = PERMANENT REFERENCE MONUMENT
 N. = NORTHING
 E. = EASTING
 P.B. = PLAT BOOK
 PG. = PAGE
 SQ. FT. = SQUARE FEET
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.C.P. = PERMANENT CONTROL POINT
 P.B.M. = PLAT BENCHMARK
 SEC. = SECTION
 TWP. = TOWNSHIP
 RGE. = RANGE
 NR. = NORTH-RADIAL
 R. = RADIAL
 O/A = OVERALL

LAUREL GARDENS

A SUBDIVISION

A REPLAT OF A PORTION OF LOT 9, CITRUS PARK SUBDIVISION,
 AS RECORDED IN PLAT BOOK 2, PAGE 50, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;
 AND LYING IN SECTION 36, TOWNSHIP 38 SOUTH, RANGE 18 EAST,
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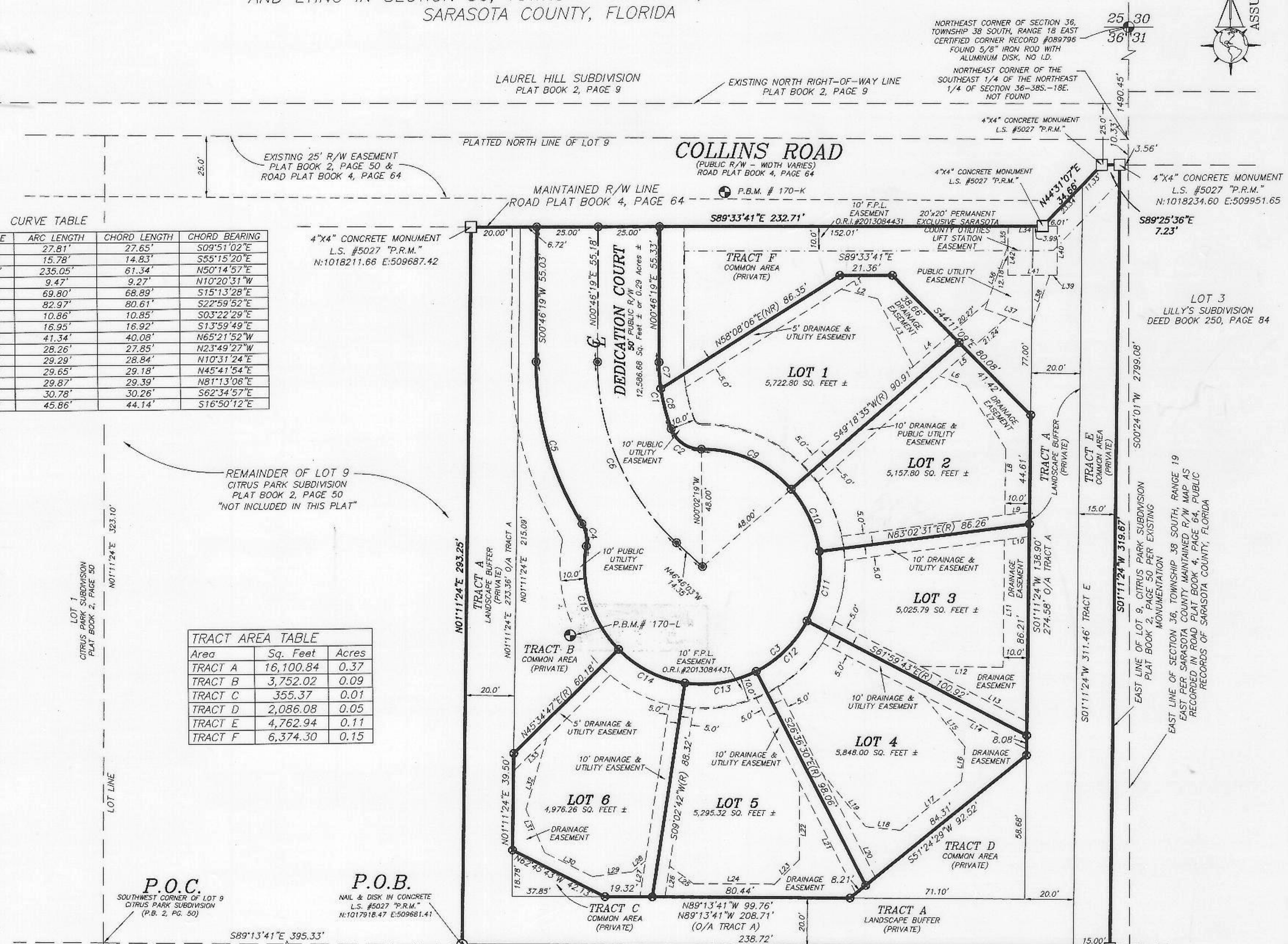
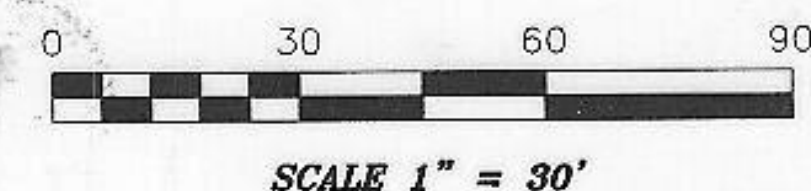
PLAT BOOK 48 PAGE 28A
 SHEET 2 OF 2



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	21°14'41"	27.81'	27.65'	S09°51'02"E
C2	13.00'	69°33'57"	15.78'	14.83'	S55°15'20"E
C3	48.00'	280°34'31"	235.05'	61.34'	N50°14'57"E
C4	13.00'	41°45'27"	9.47'	9.27'	N10°20'31"W
C5	125.00'	31°59'33"	69.80'	68.89'	S15°13'28"E
C6	100.00'	47°32'22"	82.97'	80.61'	S22°59'52"E
C7	75.00'	8°17'36"	10.86'	10.85'	S03°22'29"E
C8	75.00'	12°57'05"	16.95'	16.92'	S13°59'49"E
C9	48.00'	49°20'54"	41.34'	40.08'	N65°21'52"W
C10	48.00'	33°43'55"	28.26'	27.85'	N23°49'27"W
C11	48.00'	34°57'47"	29.29'	28.84'	N10°31'24"E
C12	48.00'	35°23'13"	29.65'	29.18'	N45°41'54"E
C13	48.00'	35°39'12"	29.87'	29.39'	N81°13'06"E
C14	48.00'	36°44'41"	30.78'	30.26'	S62°34'57"E
C15	48.00'	54°44'49"	45.86'	44.14'	S16°50'12"E

LINE	BEARING	DISTANCE
L1	S58°08'08"W	10.40'
L2	S74°29'37"E	15.28'
L3	S27°07'20"E	31.26'
L4	N49°18'35"E	20.20'
L5	S49°18'35"W	15.13'
L6	S67°53'41"E	11.59'
L7	S31°44'39"E	30.07'
L8	S01°11'24"W	27.09'
L9	N83°02'31"E	10.10'
L10	S83°02'31"W	10.10'
L11	S01°11'24"W	52.02'
L12	N88°52'50"W	33.65'
L13	S61°59'43"E	48.91'
L14	N61°59'43"W	47.38'
L15	S38°35'31"E	26.88'
L16	S06°24'29"W	14.14'
L17	S51°24'29"W	32.00'
L18	N83°35'31"W	14.14'
L19	N38°35'31"W	28.41'
L20	S26°36'30"E	47.97'
L21	N26°36'30"W	50.38'
L22	S00°46'19"W	31.20'
L23	S45°46'19"W	14.14'
L24	N89°13'41"W	33.06'
L25	N53°20'19"W	12.01'
L26	S09°02'42"W	12.67'
L27	N09°02'42"E	14.82'
L28	S50°13'14"W	6.84'
L29	S83°43'45"W	16.56'
L30	N62°45'43"W	21.63'
L31	N23°04'45"W	19.16'
L32	N16°36'14"E	30.47'
L33	S45°34'47"W	19.08'
L34	N89°33'41"W	13.99'
L35	S01°11'24"W	7.83'
L36	S20°20'35"W	27.70'
L37	S69°39'25"E	20.00'
L38	N20°20'35"E	21.99'
L39	N89°33'41"W	2.98'
L40	S01°11'24"W	20.00'
L41	N89°33'41"W	20.00'
L42	N01°11'24"E	20.00'

Area	Sq. Feet	Acres
TRACT A	16,100.84	0.37
TRACT B	3,752.02	0.09
TRACT C	355.37	0.01
TRACT D	2,086.08	0.05
TRACT E	4,762.94	0.11
TRACT F	6,374.30	0.15



P.O.C.
 SOUTHWEST CORNER OF LOT 9
 CITRUS PARK SUBDIVISION
 (P.B. 2, PG. 50)

P.O.B.
 NAIL & DISK IN CONCRETE
 L.S. #5027 "P.R.M."
 N:1017918.47 E:509681.41

LOT 5, BLOCK 1
 CITRUS HIGHLANDS
 PLAT BOOK 8,
 PAGES 59-59A

LOT 6, BLOCK 1
 CITRUS HIGHLANDS
 PLAT BOOK 8,
 PAGES 59-59A

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EST. 1987
STRAYER
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