

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2014145345
December 05, 2014 04:43:20 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL



CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

JEBCO VENTURES, INC., A GEORGIA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED THEM TO BE SURVEYED AND PLATTED AS Q, AND DOES HEREBY STATE, MAKE AND GRANT THE FOLLOWING DEDICATIONS:

1) IT DOES HEREBY RESERVE UNTO ITSELF AND DEDICATE AND GRANT TO THE OWNERS OF LOTS IN Q, AND THEIR RESPECTIVE TENANTS, GUESTS, INVITEES AND LICENSEES, AND, TO FIRE, LAW ENFORCEMENT AND EMERGENCY SERVICE PERSONNEL AND UTILITY SERVICES PERSONNEL (INCLUDING, WITHOUT LIMITATION, THOSE PROVIDING CABLE OR FIBER OPTIC TELEVISION SERVICES) WHILE THEY ARE PROVIDING SERVICES TO THE SUBDIVISION AND/OR ITS RESIDENTS AND/OR MAINTAINING, REPAIRING OR REPLACING THEIR UTILITY FACILITIES WITHIN THE SUBDIVISION, A PERPETUAL NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS EASEMENT OVER THE PRIVATE STREETS, ROADS AND AVENUES OF THE SUBDIVISION AS THEY ARE SHOWN AND REFLECTED ON THIS PLAT.

2) IT DOES HEREBY DEDICATE AND GRANT TO THE CITY OF SARASOTA, FLORIDA, A PERPETUAL NON-EXCLUSIVE DRAINAGE, WATER UTILITY AND ACCESS EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND DRAINAGE AND POTABLE WATER LINES, MAINS AND APPURTENANCES THERETO UNDER, THROUGH AND ACROSS THOSE PORTIONS OF Q THAT ARE LOCATED OUTSIDE OF THE BUILDING ENVELOPES AS SHOWN ON SHEET 5 OF THIS PLAT.

3) IT DOES HEREBY DEDICATE AND GRANT TO THE CITY OF SARASOTA, FLORIDA AND TO ALL OTHER PROVIDERS OF UTILITY SERVICES TO THE SUBDIVISION AND/OR ITS RESIDENTS (INCLUDING, WITHOUT LIMITATION, THOSE PROVIDING CABLE OR FIBER OPTIC TELEVISION SERVICES), A PERPETUAL NON-EXCLUSIVE EASEMENT UNDER, THROUGH AND ACROSS THOSE PORTIONS OF Q, SHOWN ON THIS PLAT AS "CITY UTILITY, PUBLIC/PRIVATE UTILITY, PUBLIC/PRIVATE DRAINAGE EASEMENTS AND EMERGENCY ACCESS EASEMENT" FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF THEIR RESPECTIVE FACILITIES AND FOR TEMPORARY ACCESS TO MAKE SUCH INSTALLATION, MAINTENANCE, REPAIR OR REPLACEMENT.

4) IT DOES HEREBY RESERVE UNTO ITSELF AND DEDICATE AND GRANT TO THE Q HOMEOWNERS ASSOCIATION, INC., A NONPROFIT FLORIDA CORPORATION, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UNDERGROUND DRAINAGE AND SEWER LINES, MAINS AND APPURTENANCES THERETO UNDER, THROUGH AND ACROSS THOSE PORTIONS OF Q THAT ARE LOCATED OUTSIDE OF THE BUILDING ENVELOPES AS SHOWN ON SHEET 5 OF THIS PLAT.

5) IT DOES HEREBY DEDICATE, GRANT AND SET APART TRACTS A THROUGH I AS SHOWN AND DESCRIBED ON THIS PLAT TO THE Q HOMEOWNERS ASSOCIATION, INC., A NONPROFIT FLORIDA CORPORATION, FOR SAID USES AND PURPOSES. ALL SUCH TRACTS SHALL SUBSEQUENTLY BE CONVEYED TO THE Q HOMEOWNERS ASSOCIATION, INC. BY THE OWNER AND THE ASSOCIATION SHALL THEREAFTER OWN, MANAGE, OPERATE AND MAINTAIN SAID TRACTS AND ALL IMPROVEMENTS THEREON.

6) ALL STREETS, ROADS AND AVENUES WITHIN THE SUBDIVISION AND SHOWN AND REFLECTED ON THIS PLAT SHALL BE PRIVATE AND SHALL BE OWNED, MANAGED, MAINTAINED, REPAIRED AND REPLACED BY THE Q HOMEOWNERS ASSOCIATION, INC., A NONPROFIT FLORIDA CORPORATION.

OWNER:

JEBCO VENTURES, INC., A GEORGIA CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA,

BY: James E. Bridges
JAMES E. BRIDGES, PRESIDENT/CEO

WITNESSES:

Kathy Smith (SIGNATURE)

KATHY Smith (PRINT NAME)

Wm. Lloyd Smith Jr. (SIGNATURE)

Wm. Lloyd Smith Jr. (PRINT NAME)

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY JAMES E. BRIDGES, AS PRESIDENT/CEO OF JEBCO VENTURES, INC., ON BEHALF OF THE CORPORATION AND WHO IS PERSONALLY KNOWN TO ME.

Lauri A. Stumpf
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

OCT. 30, 2017
MY COMMISSION EXPIRES

THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE Q, HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER

2014145345 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF JOINDER AND CONSENT TO PLAT AND DEDICATIONS AND RESERVATIONS ON PLAT BY MORTGAGEE

CONSENT OF MORTGAGEE RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER

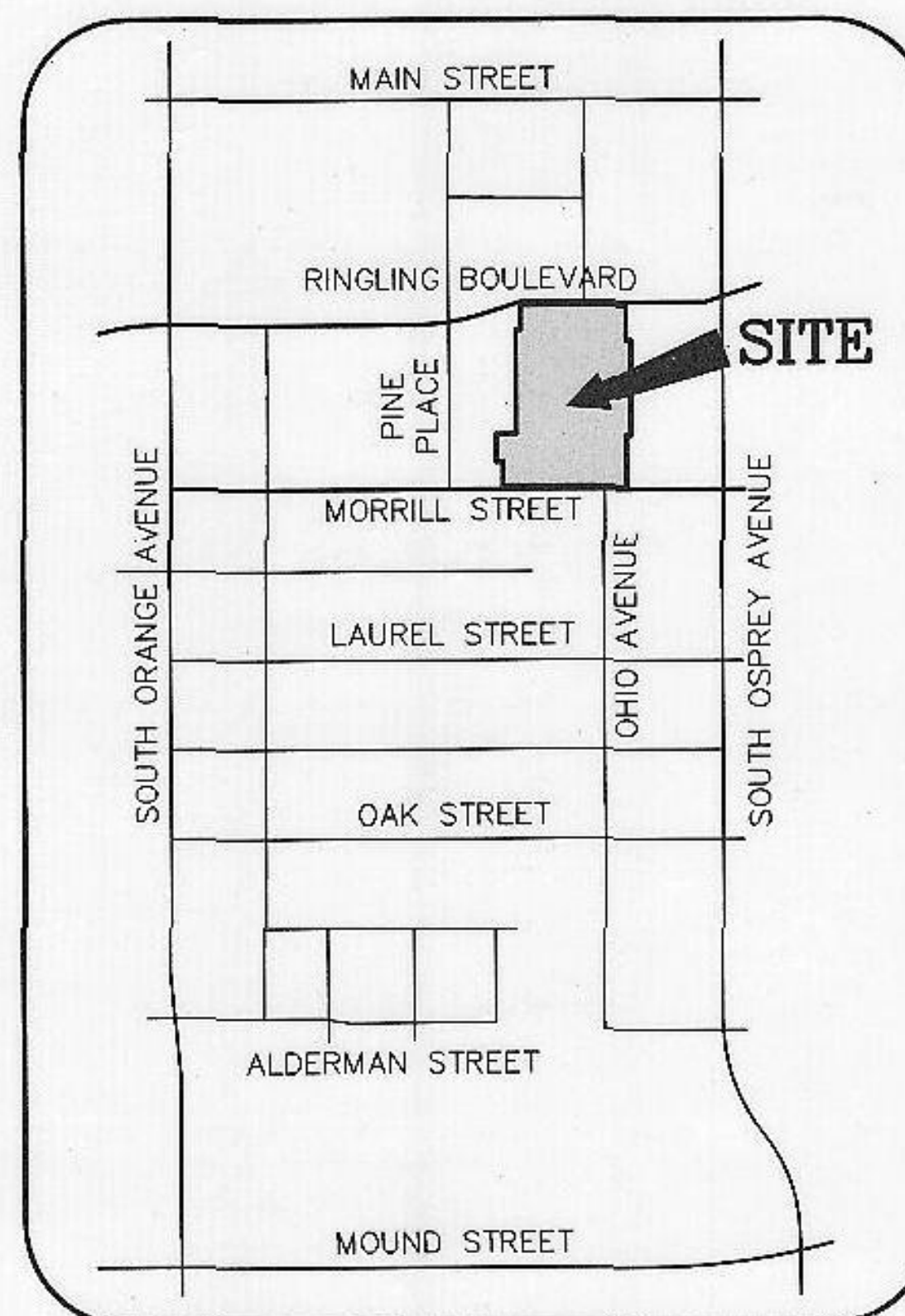
2014145346 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



Sampey, Burchett & Knight, Inc.
Professional Surveyors & Mappers
1570 Global Court
Sarasota, Florida 34240
Phone: 941-342-0349 Fax: 941-342-7490

JOB 12-010

A RE-PLAT OF PART OF
A SUBDIVISION OF BLOCKS "G" AND "H", PLAT OF SARASOTA
SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



LOCATION MAP

LEGAL DESCRIPTION

A PARCEL OF LAND, LYING IN SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK "H", A SUBDIVISION OF BLOCKS "G" AND "H", MAP OF SARASOTA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 57, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND THE SOUTH RIGHT OF WAY LINE OF RINGLING BOULEVARD (88 FEET WIDE)(SEE OFFICIAL RECORDS BOOK 463, PAGE 899 AND OFFICIAL RECORDS BOOK 490, PAGE 778, FOR ORDER OF TAKING); THENCE S 00°04'10" W ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 72.77 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF OSPREY COURT (PLATTED ALLEY ~ 20 FEET WIDE); THENCE S 89°49'22" E, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 10.00 FEET TO THE CENTERLINE OF THE PLATTED ALLEY; THENCE S 00°04'10" W, ALONG SAID CENTERLINE, A DISTANCE OF 200.32 FEET; THENCE N 89°02'18" W, A DISTANCE OF 10.00 FEET TO THE EAST LINE OF SAID LOT 10; THENCE S 00°04'10" W, A DISTANCE OF 109.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE N 89°44'59" W, ALONG THE NORTH RIGHT OF WAY LINE OF MORRILL STREET, A DISTANCE OF 260.59 FEET; THENCE N 00°01'11" W, A DISTANCE OF 51.75 FEET; THENCE N 89°39'47" W, A DISTANCE OF 14.13 FEET; THENCE N 00°02'01" E, A DISTANCE OF 57.66 FEET TO THE CENTERLINE OF THE PLATTED ALLEY (20 FEET WIDE); THENCE S 89°49'01" E, ALONG THE CENTERLINE OF SAID PLATTED ALLEY, A DISTANCE OF 32.19 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY LINE OF SAID PLATTED ALLEY; THENCE N 00°05'52" E, A DISTANCE OF 191.96 FEET TO A POINT ON SAID RIGHT OF WAY LINE LYING 8.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF LOT 5, BLOCK 8, SUBDIVISION OF BLOCKS "G" AND "H", MAP OF SARASOTA, RECORDED IN PLAT BOOK "A", PAGE 57, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 89°49'22" E, A DISTANCE OF 10.00 FEET; THENCE N 00°05'52" E, A DISTANCE OF 28.00 FEET TO INTERSECT THE SOUTH LINE OF LOT 4, OF SAID BLOCK 8; THENCE S 89°49'22" E, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N 00°05'52" E, ALONG THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF SAID LOT 10), A DISTANCE OF 52.08 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF RINGLING BOULEVARD; THENCE EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 222.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,138 SQUARE FEET, MORE OR LESS.

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 DATE COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT THE PERMANENT REFERENCE MONUMENTS WERE INSTALLED ON 11/10/2014. THE PERMANENT CONTROL POINTS, LOT CORNERS, AND BENCHMARKS WILL BE INSTALLED WITHIN ONE YEAR OF DATE OF RECORDING.

DATE: 10 NOVEMBER 2014

EDWARD T. SAMPEY, P.S.M.
FLORIDA CERTIFICATE LS 4509



PLAT BOOK 49 PAGE 10
SHEET 1 OF 5 SHEETS

SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY AND KEY SHEET
- 3-4 LOT DIMENSIONS
- 5 EASEMENT DETAILS

NOTES

1. 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.

2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF RINGLING BOULEVARD BEING EAST.

3. ELEVATIONS ARE BASED ON CITY OF SARASOTA BENCHMARK F-38, HAVING A PUBLISHED ELEVATION OF 6.90 FEET, NATIONAL GEODETIC VERTICAL DATUM, 1929.

4. ALL ON-SITE WASTEWATER/SANITARY SEWER GRAVITY LINES, LIFT STATION AND FORCE MAIN SHALL BE PRIVATELY OWNED, MANAGED, MAINTAINED, REPAIRED AND REPLACED BY THE Q HOMEOWNERS ASSOCIATION, INC., A NONPROFIT FLORIDA CORPORATION.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES (FLORIDA STATUTES, SECTION 177.091(28)).

6. THE PHASES OR BUILDINGS REFLECTED ON THIS PLAT MAY BE CONSTRUCTED OUT OF SEQUENCE AND IN ANY SEQUENCE AS DETERMINED BY THE OWNER/DEVELOPER OF THE SUBDIVISION, EXCEPT THAT ALL ON-SITE WATER UTILITIES THAT WILL BE OWNED, MAINTAINED, REPAIRED AND REPLACED BY THE CITY HAVE BEEN INSTALLED AND CONSTRUCTED BY THE OWNER/DEVELOPER OR HAVE BEEN BONDED BY THE OWNER/DEVELOPER PRIOR TO THE FINAL APPROVAL OF THIS PLAT BY THE CITY.

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA, THIS

THE 5TH DAY OF December, 2014.

ATTEST: Parula M. Hester CITY AUDITOR AND CLERK
Michael J. Schum MAYOR OF THE CITY OF SARASOTA
Robert M. Sommer CITY ATTORNEY

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

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 PLAT BOOK 49, PAGE 10-10D, PUBLIC

RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 5TH DAY OF

December 2014.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY FLORIDA
Fred M. Miller DEPUTY CLERK

CERTIFICATE OF APPROVAL OF SARASOTA CITY ENGINEER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT MEETS THE CRITERIA OF THE ENGINEERING DESIGN CRITERIA MANUAL (EDCM)

FOR THE CITY OF SARASOTA, THIS 5 DAY OF Dec, A.D., 2014.

C. J. D. O.
CITY ENGINEER, CITY OF SARASOTA

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE: 11-10-2014

Robert E. Hoggan, Jr., P.S.M.
CITY OF SARASOTA SURVEYOR
FLORIDA LICENSE NO. LS 6933

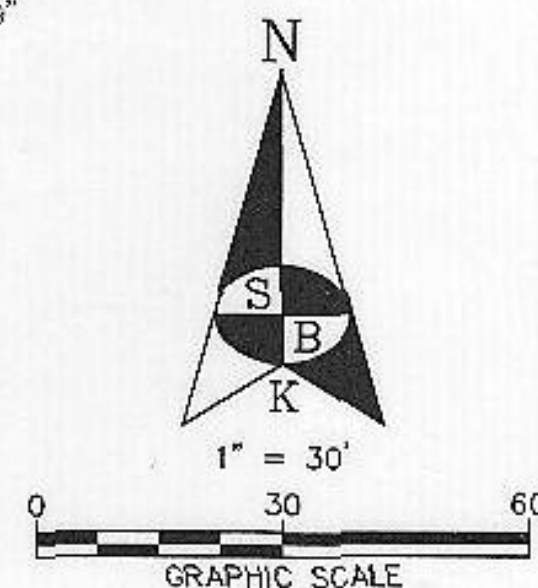
Q
A RE-PLAT OF PART OF
A SUBDIVISION OF BLOCKS "G" AND "H", MAP OF SARASOTA, PLAT BOOK A, PAGE 57
SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

TRACT TABLE

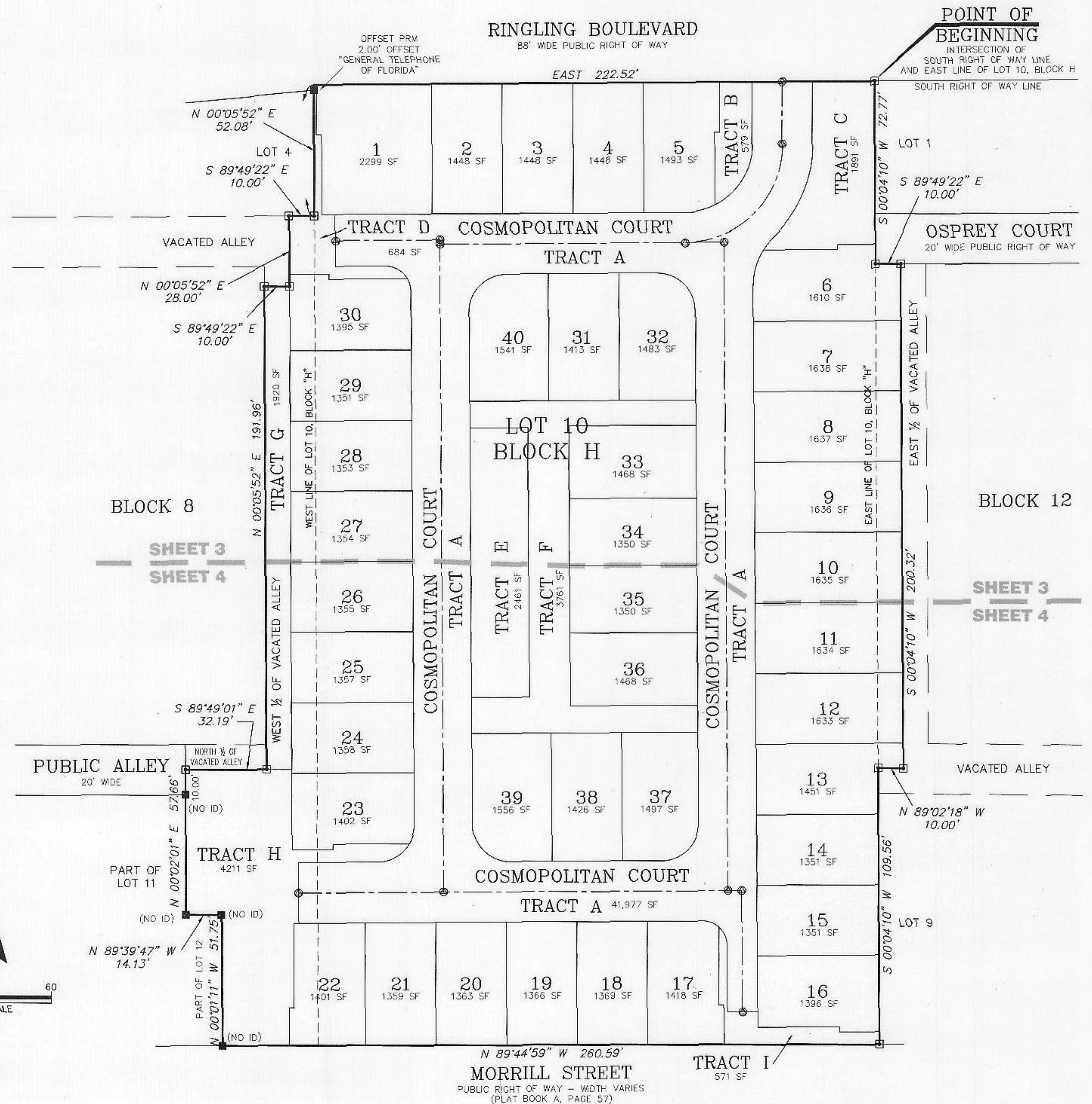
TRACT A:	COMMON AREA AND PRIVATE INGRESS/EGRESS EASEMENT
TRACT B:	OPEN SPACE AND COMMON AREA
TRACT C:	OPEN SPACE, COMMON AREA AND MAILBOX KIOSK
TRACT D:	OPEN SPACE AND COMMON AREA
TRACT E:	COMMON AREA AND PARKING AREA
TRACT F:	OPEN SPACE AND COMMON AREA
TRACT G:	OPEN SPACE, COMMON AREA AND LANDSCAPE BUFFER
TRACT H:	OPEN SPACE, COMMON AREA
TRACT I:	OPEN SPACE AND COMMON AREA

LEGEND

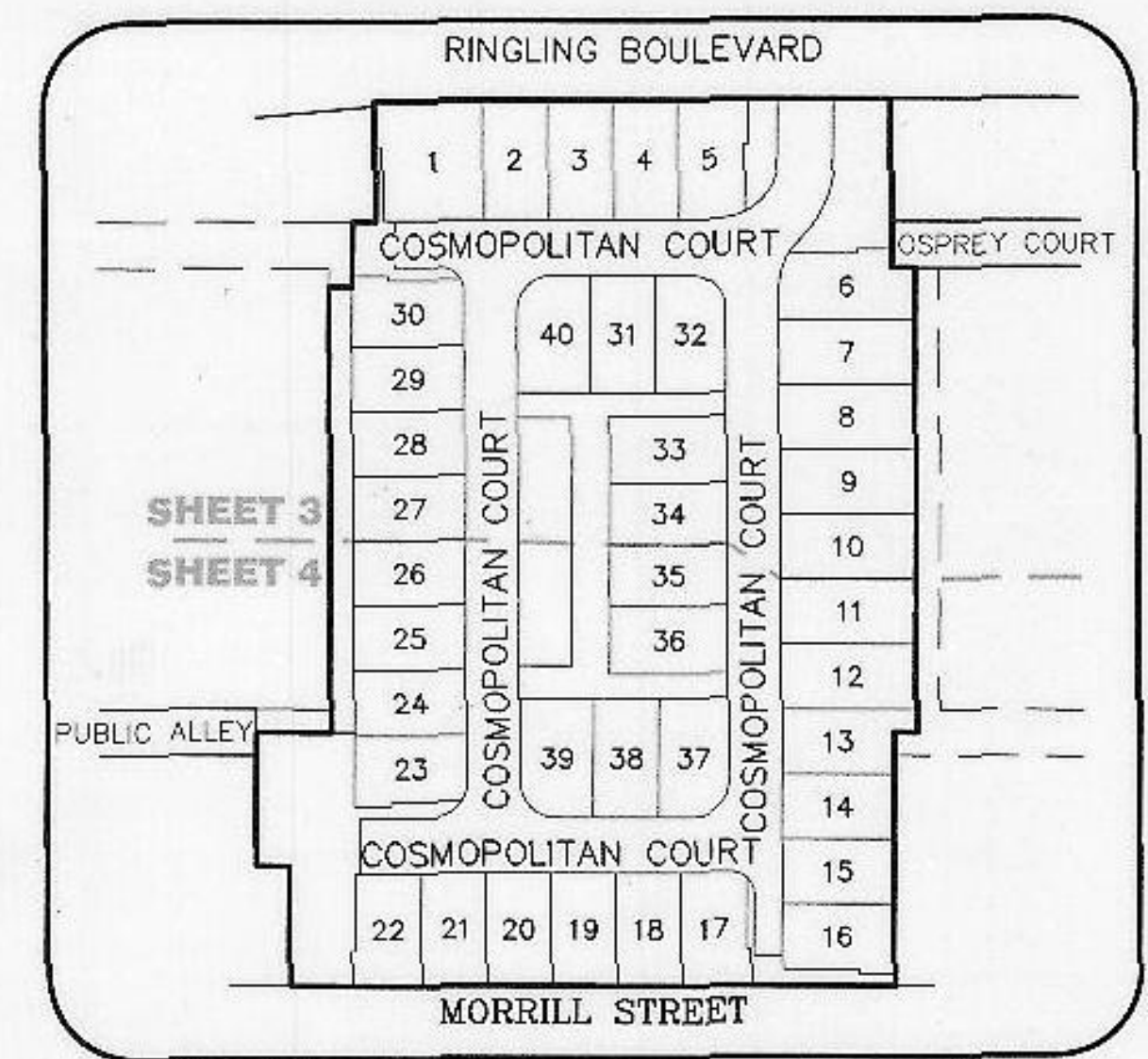
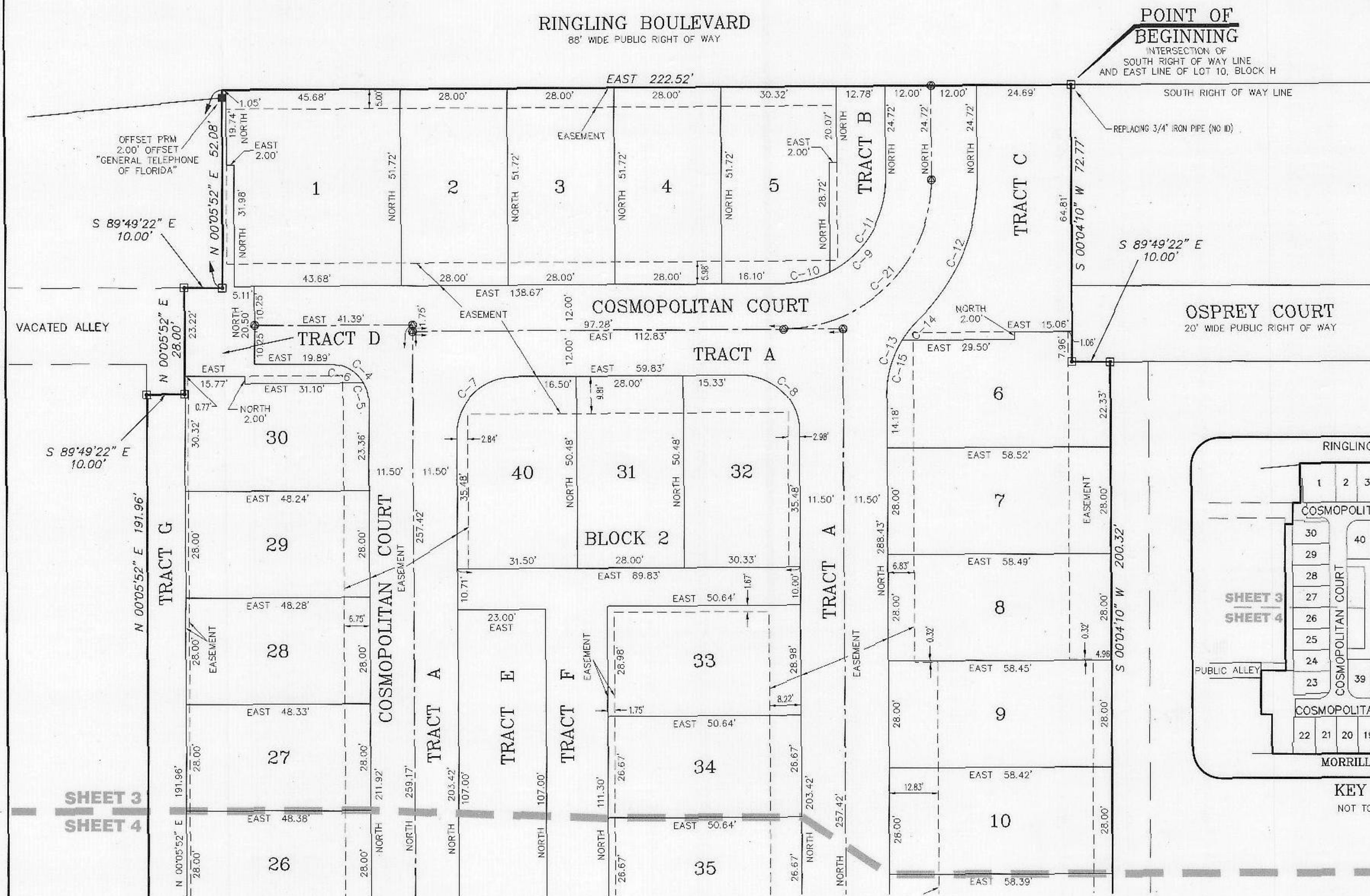
- 4"x4" CONCRETE MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT SET "PRM LB 7009"
- ⊙ NAIL & DISC SET "PCP PSM 4509"
- SF SQUARE FEET
- PRM PERMANENT REFERENCE MONUMENT



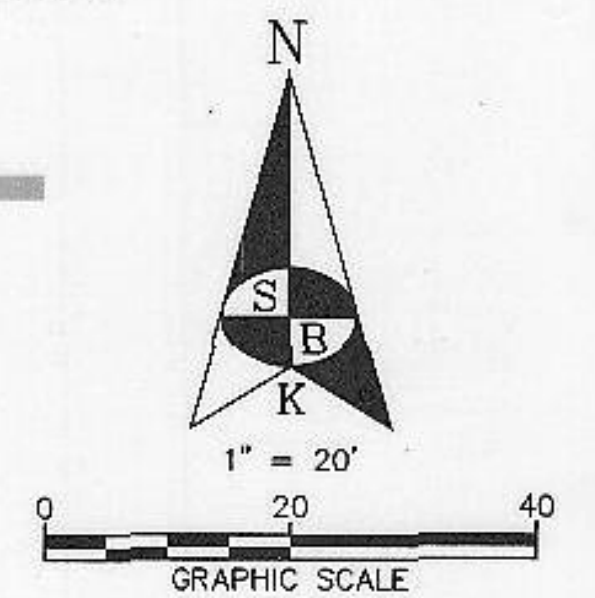
S&B Sampey, Burchett & Knight, Inc.
Professional Surveyors & Mappers
1570 Global Court
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Phone: 941-342-0349 Fax: 941-342-7490



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SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA



KEY MAP
NOT TO SCALE



CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C-4	10.00'	90°00'00"	15.71'	14.14'	N 45°00'00" W
C-5	10.00'	29°42'26"	5.18'	5.13'	N 14°51'13" W
C-6	10.00'	60°17'34"	10.52'	10.04'	N 59°51'13" E
C-7	15.00'	90°00'00"	23.56'	21.21'	S 45°00'00" E
C-8	15.00'	90°00'00"	23.56'	21.21'	S 45°00'00" E
C-9	27.00'	90°00'00"	42.41'	38.18'	N 45°00'00" E
C-10	27.00'	26°54'26"	12.68'	12.50'	N 76°32'47" E
C-11	27.00'	63°05'34"	29.73'	28.25'	N 31°32'47" E
C-12	51.00'	46°08'00"	41.06'	39.96'	S 23°04'00" W
C-13	27.00'	46°08'00"	21.74'	21.16'	S 23°04'00" W
C-14	27.00'	14°32'37"	6.85'	6.84'	S 38°51'41" W
C-15	27.00'	31°35'23"	14.89'	14.70'	S 15°47'41" W
C-21	39.00'	90°00'00"	61.26'	55.15'	N 45°00'00" E

NOTE: SEE SHEET 2 - TRACT TABLE
FOR TRACT DESIGNATIONS

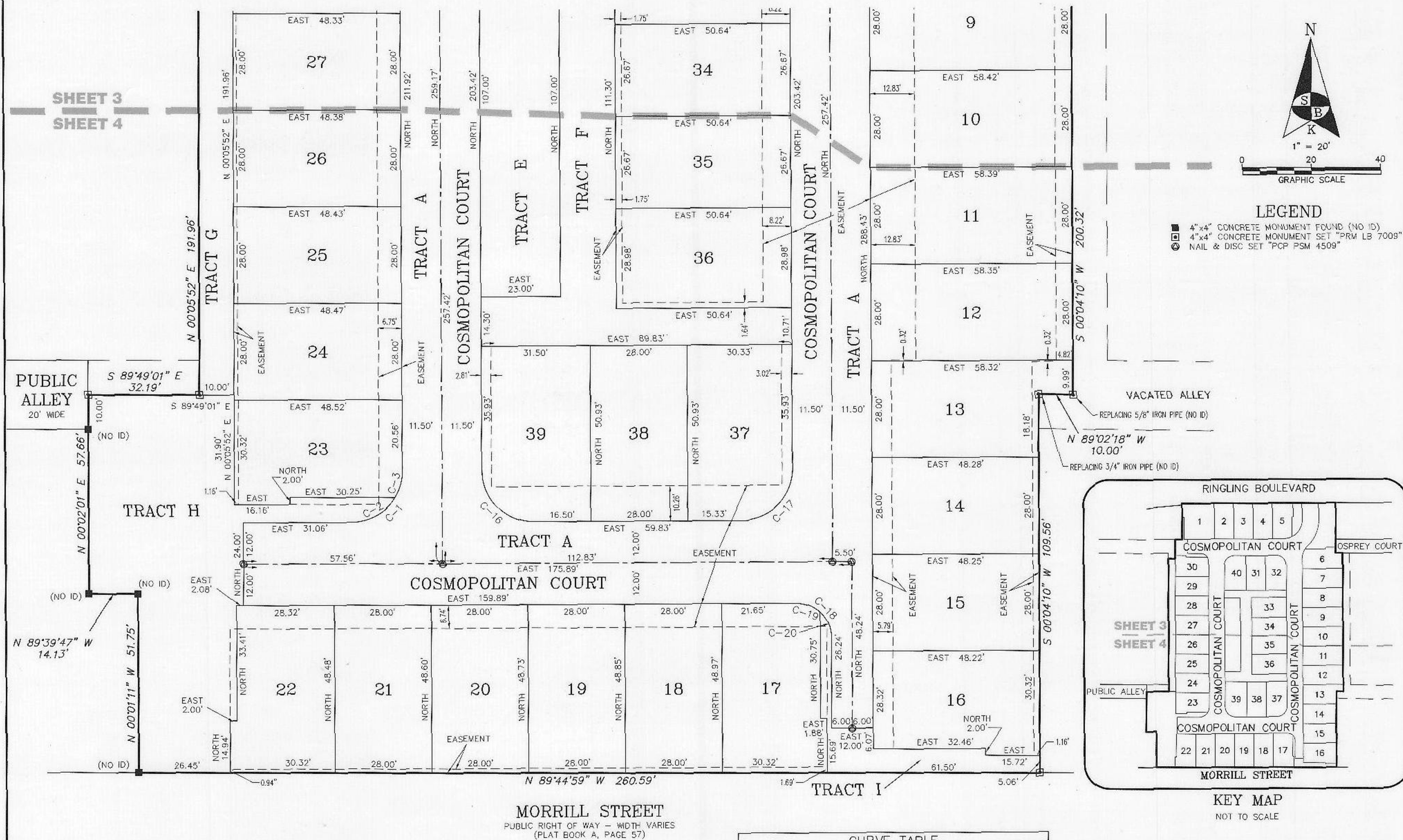
SEE SHEET 5 FOR PUBLIC AND
PRIVATE UTILITY AND DRAINAGE
EASEMENTS DETAIL

SJB Sampey, Burchett & Knight, Inc.
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LEGEND

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- ⊕ 4"x4" CONCRETE MONUMENT SET "PRM LB 7009"
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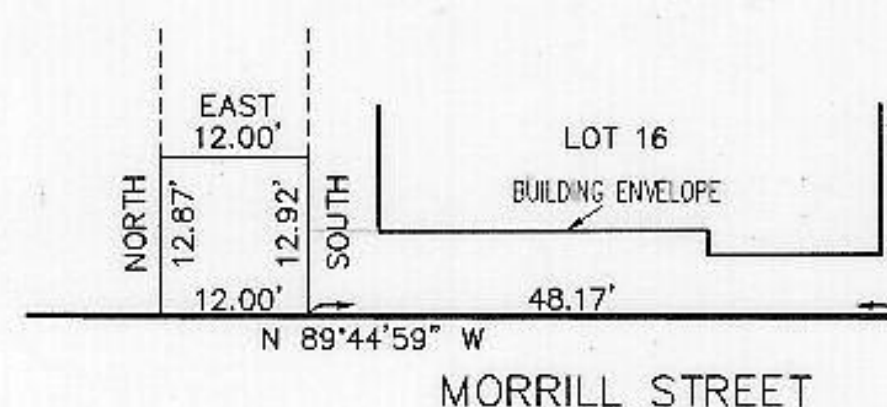
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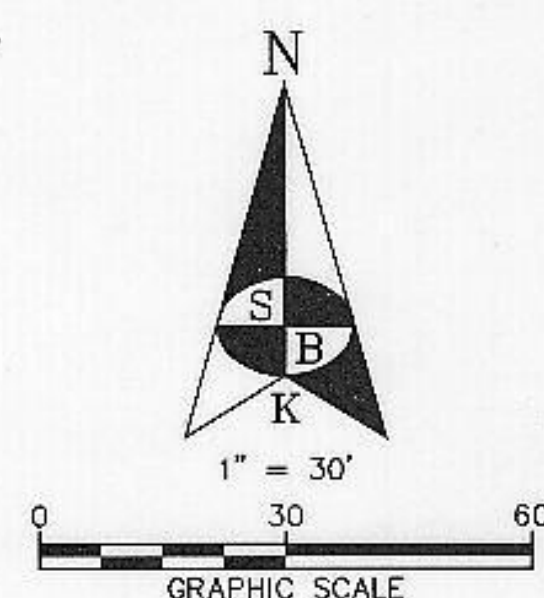
DEFINES:
CITY UTILITY, PUBLIC/PRIVATE UTILITY,
PUBLIC/PRIVATE DRAINAGE EASEMENTS AND
EMERGENCY ACCESS EASEMENT

ALL AREAS OF PLAT NOT DESIGNATED AS
BUILDING ENVELOPE ON THIS SHEET ARE SUBJECT
TO ABOVE EASEMENTS

NOTE: BUILDING ENVELOPE BEARINGS ARE NORTH,
SOUTH, EAST AND WEST



EMERGENCY ACCESS EASEMENT DETAIL
NOT TO SCALE



LEGEND

O.R.I. OFFICIAL RECORDS INSTRUMENT NUMBER

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