PLAT BOOK 49 PAGE 16
SHEET 1 OF 2

THE HOMES OF LAUREL PARK

A VACATION AND REPLAT OF DEVONSHIRE PARK
PLAT BOOK 46, PAGES 2, 2A THROUGH 2F
SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST
CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2015022049 2 PG(S)
February 26, 2015 11:14:56 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

"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."

LOT LINE EASEMENTS:

UNLESS OTHERWISE INDICATED, PUBLIC EASEMENTS OF 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE AND 5 FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE, WITH THE EXCEPTION OF LOTS 9, 10 AND 19, WHICH SHALL HAVE SIDE LOT LINE EASEMENTS WHICH ARE 5 FEET IN WIDTH AND REAR LOT LINE EASEMENTS WHICH ARE 8 FEET IN WIDTH. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. 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.

TRACT DESIGNATION:

TRACT "A": 50' WIDE PRIVATE ROADWAY, PUBLIC ACCESS, PRIVATE STORM EASEMENT AND PUBLIC & PRIVATE UTILITY EASEMENT

TRACT "B": PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT

CERTIFICATE OF APPROVAL. OF CITY COMMISSION

STATE OF FLORIDA)
SS
CITY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SARASOTA, FLORIDA, THIS 24th DAY OF February, A.D., 2015.

APPROVED:

MAYOR
CITY OF SARASOTA

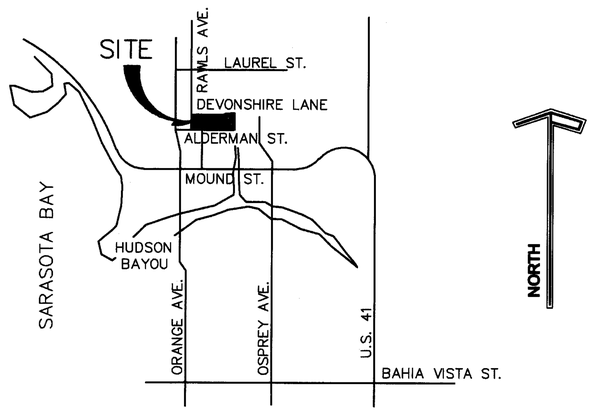
CITY ENGINEER | CITY ATTORNEY | CITY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE REQUIREMENTS OF THE CITY OF SARASOTA LAND DEVELOPMENT REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN INSTALLED. THE LOT CORNERS AND BENCHMARKS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

JIM AMBERGER LAND SURVEYING, LLC L.B.#7649

DATE 2-2-2015 BY: _____
JAMES B. AMBERGER, P.S.M.
FLORIDA CERTIFICATE #6333



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1 THROUGH 26, DEVONSHIRE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGES 2 AND 2A THROUGH 2F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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 49, PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 26 DAY OF February A.D., 2015.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: Fred Miller
DEPUTY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
SS
COUNTY OF SARASOTA)

THE UNDERSIGNED, YYZ PROPERTIES, INC., A FLORIDA CORPORATION, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AS TRACTS A & B AND LOTS 1 THRU 19 AS SHOWN ON THIS PLAT ENTITLED "THE HOMES OF LAUREL PARK" TO BE MADE AND DOES HEREBY AGREE TO THE PLATTING OF SAID PROPERTY.

WITNESSES:
Ben Carl
Beth Drechsler
PRINT
Lori A Rivers
PRINT

YYZ PROPERTIES, INC.
BY, _____
PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
SS
COUNTY OF SARASOTA)

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February 2015 BY MANAGER OF YYZ PROPERTIES, LLC WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED driver license AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

NOTARY SEAL & STAMP:

LORI A RIVERS
Notary Public - State of Florida
My Comm. Expires Jun 13, 2016
Commission # FF 066064

NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
SS
COUNTY OF SARASOTA)
CITY OF SARASOTA)

THE UNDERSIGNED, YYZ PROPERTIES, INC., A FLORIDA CORPORATION, CERTIFIES OWNERSHIP BY SAID FLORIDA CORPORATION OF THE HOMES OF LAUREL PARK, AS SHOWN AND DESCRIBED HEREON.

PRIVATE:

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART TRACTS A AND B, AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO HOMES OF LAUREL PARK HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ITS GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION FOREVER; SUBJECT HOWEVER, TO ANY RIGHTS DEDICATED TO THE CITY OF SARASOTA, FLORIDA BY THIS PLAT.

PUBLIC:

SAID CORPORATION AND ASSOCIATION FURTHER DEDICATE AND SET APART TRACTS A & B AND PUBLIC UTILITY EASEMENTS, AS SO DESIGNATED AND DESCRIBED ON THIS PLAT SOLELY FOR SAID USES AND PURPOSES TO THE CITY OF SARASOTA, FLORIDA, FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS GENERAL PARTNER THIS 4th DAY OF February, A.D., 2015.

WITNESSES:
BY: YYZ PROPERTIES, INC.
A FLORIDA CORPORATION
(PRINT) Kathy Lee
Lori A Rivers
(PRINT) Lori A Rivers
BY _____
(NAME & OFFICE HELD)

STATE OF FLORIDA)
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LOU DONATO, AS PRESIDENT OF YYZ PROPERTIES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER OF SUCH CORPORATION, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE CITY OF SARASOTA, FLORIDA, THIS 2nd DAY OF February A.D. 2015.

NOTARY SEAL & STAMP:

LORI A. RIVERS
Notary Public - State of Florida
My Comm. Expires Jun 13, 2016
Commission # FF 066064

(SIGNATURE) NOTARY PUBLIC, STATE OF FLORIDA

IN WITNESS WHEREOF, THE UNDERSIGNED ASSOCIATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2nd DAY OF February, A.D., 2015.

WITNESSES:
YYZ PROPERTIES, INC.
(PRINT) Kathy Lee
BY _____
(NAME),(POSITION HELD)
(PRINT) Lori A Rivers

STATE OF FLORIDA)
CITY OF SARASOTA) SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Lou Donato AS President OF THE HOMES OF LAUREL PARK HOMEOWNERS ASSOCIATION, INC., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER OF SUCH ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE CITY OF SARASOTA, FLORIDA, THIS 2nd DAY OF February A.D. 2015.

NOTARY SEAL & STAMP:

LORI A. RIVERS
Notary Public - State of Florida
My Comm. Expires Jun 13, 2016
Commission # FF 066064

(SIGNATURE) NOTARY PUBLIC, STATE OF FLORIDA

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)
SS
CITY OF SARASOTA)

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

Pamela A. Hyatt
PAMELA A. HYATT, LS #5550
CITY OF SARASOTA SURVEYOR

2/26/15
DATE

JIM AMBERGER LAND SURVEYING, LLC
1055 South Tamiami Trail, Suite 110-B
Sarasota, FL 34236
Phone (941) 955-6333 bergertime@verizon.net
Surveying & Mapping Business Authorization #LB7649

PLAT BOOK 46, PAGE 1 of 4
SHEET 2 OF 2

THE HOMES OF LAUREL PARK

A VACATION AND REPLAT OF DEVONSHIRE PARK
PLAT BOOK 46, PAGES 2, 2A THROUGH 2F
SECTION 19, TOWNSHIP 36 SOUTH, RANGE 18 EAST
CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA

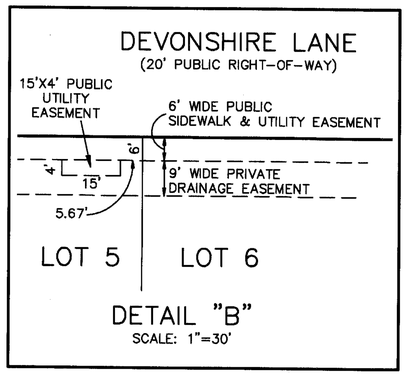
LEGEND AND ABBREVIATIONS:

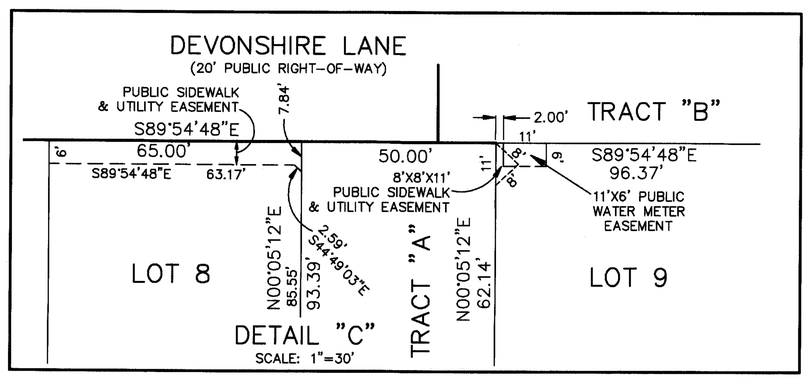
(P)	PLAT DIMENSION
(M)	MEASURED DIMENSION
(D)	DEED DIMENSION
(C)	CALCULATED DIMENSION
O.R./PG.	OFFICIAL RECORDS BOOK/PAGE
O.R. INST.	OFFICIAL RECORDS INSTRUMENT
D.B./PG.	DEED BOOK/PAGE
P.B./PG.	PLAT BOOK/PAGE
C.B./PG.	CONDOMINIUM BOOK/PAGE
PRM	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
D&U	DRAINAGE & UTILITY (EASEMENT) PER PLAT
ESMT.	EASEMENT
PT.	PORTION OF (LOT/BLOCK)
O/A	OVERALL DISTANCE
ELEV.	ELEVATION
I.R.	IRON ROD
SQ. FT.	SQUARE FEET
C.M.	CONCRETE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
LS	LICENSED SURVEYOR

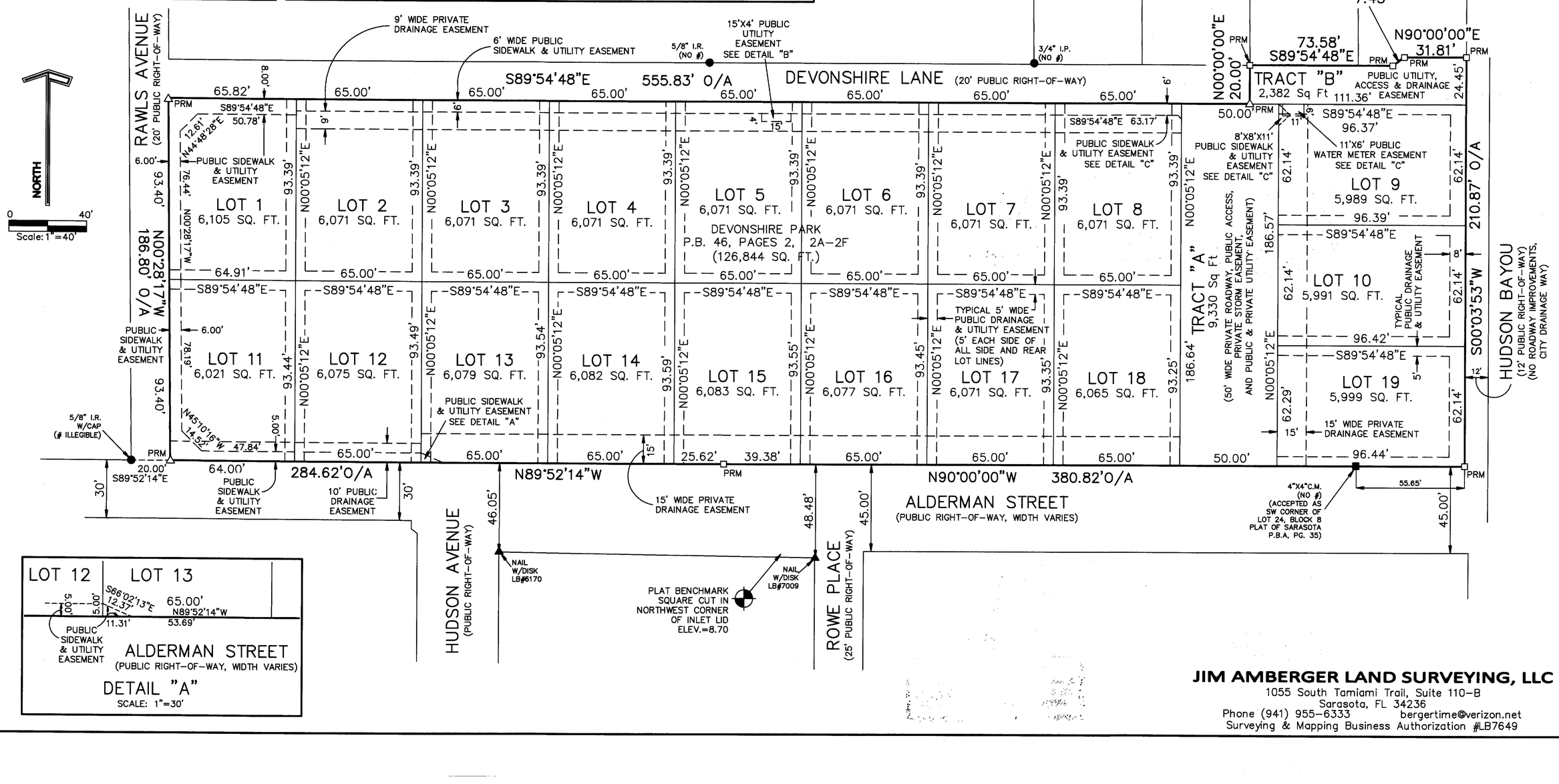
- ● IRON ROD (I.R.) OR IRON PIPE (I.P.) FOUND
- ■ CONCRETE MONUMENT (C.M.) FOUND
- ▲ MAG NAIL FOUND
- △ MAG NAIL SET W/DISK PSM#6333 (PERMANENT REFERENCE MONUMENT)
- ○ 5/8" I. ROD SET W/CAP PSM#6333
- □ 4"X4" CONCRETE MONUMENT SET W/DISK PSM 6333 (PERMANENT REFERENCE MONUMENT)

SURVEYOR'S REPORT:

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON PLAT BENCHMARK AS SHOWN ON PLAT BOOK 46, PAGE 2, WITH A PUBLISHED ELEVATION OF 8.70.
2. BEARINGS SHOWN HEREON ARE BASED ON A PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ALDERMAN STREET HAVING A BEARING OF N89°52'14"W PER PLAT BOOK 46, PAGE 2, AND DO NOT REFER TO THE TRUE MERIDIAN.
3. THIS SURVEY PERFORMED WITH RELIANCE ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT, FILE NO. 12-0914, EFFECTIVE DATE: 21 MARCH, 2012 AT 11:00 PM.
4. SUBJECT PROPERTY LOCATED IN FIRM ZONE A13 (EL 11), AS SCALED FROM FEMA MAP PANEL #125150 0009 B, DATED 2/15/1984.
5. THIS PLAT IS A REPLAT AND VACATION OF DEVONSHIRE PARK AS RECORDED IN PLAT BOOK 46, PAGES, 2A-2F, ANY EASEMENTS CREATED BY SAID VACATED PLAT ARE HEREBY ALSO VACATED.
6. THIS PLAT CONTAINS 2.9119 ACRES (126,844 SQUARE FEET).
7. YYZ PROPERTIE, INC. INTENDS TO CAUSE THE FOLLOWING EASEMENTS TO BE TERMINATED ON OR ABOUT THE DATE OF RECORDING OF THIS PLAT:
   SEWER EASEMENT RECORDED IN O.R. 1027, PG. 1433 (ENCUMBERING PROPOSED LOTS 2 & 12)
   EASEMENT FOR PUBLIC HIGHWAY, ROAD, STREET, DRAINAGE & UTILITY PURPOSES RECORDED IN O.R. 1728, PG. 1356 & 1357 (ENCUMBERING PROPOSED TRACT A & PROPOSED LOTS 18 AND 19)
   PERPETUAL DRAINAGE EASEMENT RECORDED IN O.R. INST. #2001062441 (ENCUMBERING PROPOSED LOTS 11 & 12)
   PERPETUAL DRAINAGE EASEMENT RECORDED IN O.R. INST. #2001109899 (ENCUMBERING PROPOSED LOTS 12 & 13)
   PERPETUAL DRAINAGE EASEMENT RECORDED IN O.R. INST. #2001092388 (ENCUMBERING PROPOSED LOTS 13 & 14)







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