

MAP 1

319

RECEIVED

DEC 20 1989

SURVEY/MAPPING SECTION

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548/27

THIS INSTRUMENT,

Made this 31st day of December, A.D. 1953, BETWEEN HESTER RINGLING SANFORD, joined by her husband, CHARLES E. SANFORD, of the County of Sarasota in the State of Florida, party of the first part, and O. D. STYNCHOMB and MARGARET K. STYNCHOMB, husband and wife, of the County of Sarasota in the State of Florida, parties of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Sarasota, State of Florida, to-wit:



Begin at the NE corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1-36-17; thence South along the center of Bayshore Road, 557 feet to line with the center of Ringling Museum masonry wall; thence N89 $^{\circ}$ 42' W, 20 feet for a point of beginning; thence continue N89 $^{\circ}$ 42' W along the center of said wall, 100 feet; thence North 170 feet; thence S89 $^{\circ}$ 42' E, 100 feet to the West line of said Bayshore Road; thence South along the West line of said Bayshore Road, 170 feet to the point of beginning; being in the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1-36-17 Sarasota County, Florida, and being Lot 1, of an unrecorded Plat of Pine Park Subdivision, together with an easement of ingress and egress over a thirty-one foot roadway as shown on an unrecorded plat of Pine Park subdivision attached hereto.

The above conveyed parcel of land is subject to any easement that may exist on account of that certain masonry wall, the center line of which marks the common boundary of the within conveyed premises and the property lying immediately adjacent thereto.

The above described property is subject to all of the restrictions set forth hereinafter in that certain instrument entitled, "Restrictions on Sanford Property" containing said restrictions.

The above restrictions shall run with the land and inure to the benefit of the owners, their heirs and assigns, of any of the plots, parcels or lots lying within said unrecorded Plat of Pine Park Subdivision.

Subject to taxes for the year 1953 and subsequent years.

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RESTRICTIONS ON SANFORD PROPERTY

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KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, owners of the hereinafter described property, hereinafter designated as Sellers, do hereby establish and declare the following as restrictions for a period of 25 years from the date hereof, upon that certain tract situated in Sarasota County, Florida, described as follows:

Beginning at the NE corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Twp. 36 South, Range 17 East; thence South 356', thence N 89° 42' W, 20' to West R/W of Bayshore Road for a Point of Beginning; thence continue  $\approx$  89° 42' W, and parallel with the South line of the Ringling property, 1100', thence South 201' to the center of the Ringling Museum Masonry Wall; thence S 89° 42' E, along said wall, 1100' to West R/W line of said Bayshore Road; thence North along said R/W 201' to the point of beginning, being the land embraced in an unrecorded plat known or to be known as PINE PARK SUBDIVISION

1. All residential structures shall be erected with their fronts facing to the North and in these restrictions, the front of all plots shall be North and the rear shall be the South boundary of the plots and the East and West boundaries shall be the side lines and all of said side lines shall be on a straight line North and South.

2. There shall not be erected or maintained any structure other than a dwelling and suitable private garage for the owner or occupants of said dwelling.

3. No more than one single family residence shall be built on any single plot measuring less than 100 x 100 East and West and 170 x 170 North and South, but a single plot may be more than 100 feet in dimension East and West. No garage or accessory building be used for residential purposes, except for employees quarters, nor shall any garage or accessory building be used or occupied as living quarters prior to the erection of the dwelling.

4. Easements and rights of way are hereby expressly reserved for the creation, construction and maintenance of water, gas pipes and mains, valves, etc., as well as transmission lines for electricity, telephone and telegraph and poles and equipment connected therewith, and for public or private sewers, storm water drains, land drains, pipes and any public or quasi-public utility or function above or below the surface of the ground. Such easements and rights of way shall be confined to the southerly ten feet of the said tract.

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5. Plans and specifications for all buildings, or any other structures must be submitted to the Seller, or their designated agent for written approval, but such approval shall not be unreasonably withheld.
6. No sign of any kind or description shall be exhibited in any way on these premises, without the written approval of the Sellers.
7. No fence, including hedge shall be erected or maintained more than three feet in height.
8. The purchaser agrees to comply with the provisions of the approved system of sewage disposal and water supply and with the sanitation laws of the State, County and City officials or any other official having jurisdiction over the sanitation and health of these premises, and also agrees to allow inspectors from the various departments having jurisdiction thereof to make inspections from time to time on these premises.
9. No animals or fowls shall be kept or maintained upon the premises other than house pets.
10. No main buildings shall be erected within thirty feet of the North lot line or within twenty feet of the South line of any separate lot or plot nor within eight feet of the East and West sidelines thereof.
11. No garage or out-building shall be erected nearer than a distance equal to twenty five feet plus the set back affecting the construction of the dwelling on the plot on which such building is to be constructed excepting an attached garage. A garage which is not part of or attached to the main building may be built within ten feet of the South line and ten feet on the East and West sidelines of the separate plots.

*Hester Ringling Sanford*  
 Hester Ringling Sanford

*Charles E. Sanfords*  
 Charles E. Sanfords

And the said party of the first part, Hester Ringling Sanford, does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

as witnesses. \* Hester Ringling Sanford (SEAL)  
Hester Ringling Sanford

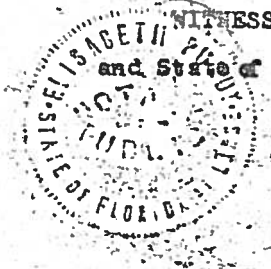
Elizabeth P. Roddy \*  
As to parties of First Part

\* Charles E. Sanford (SEAL)  
Charles E. Sanford

STATE OF FLORIDA )  
COUNTY OF SARASOTA )

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, HESTER RINGLING SANFORD and CHARLES E. SANFORD, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at SARASOTA, County of SARASOTA, and State of Florida, A.D. 1953, this 31st day of December, 1953.



Elizabeth P. Roddy  
Notary Public  
My commission expires \_\_\_\_\_

Notary Public State of Florida at Large  
My commission expires Aug. 31, 1957

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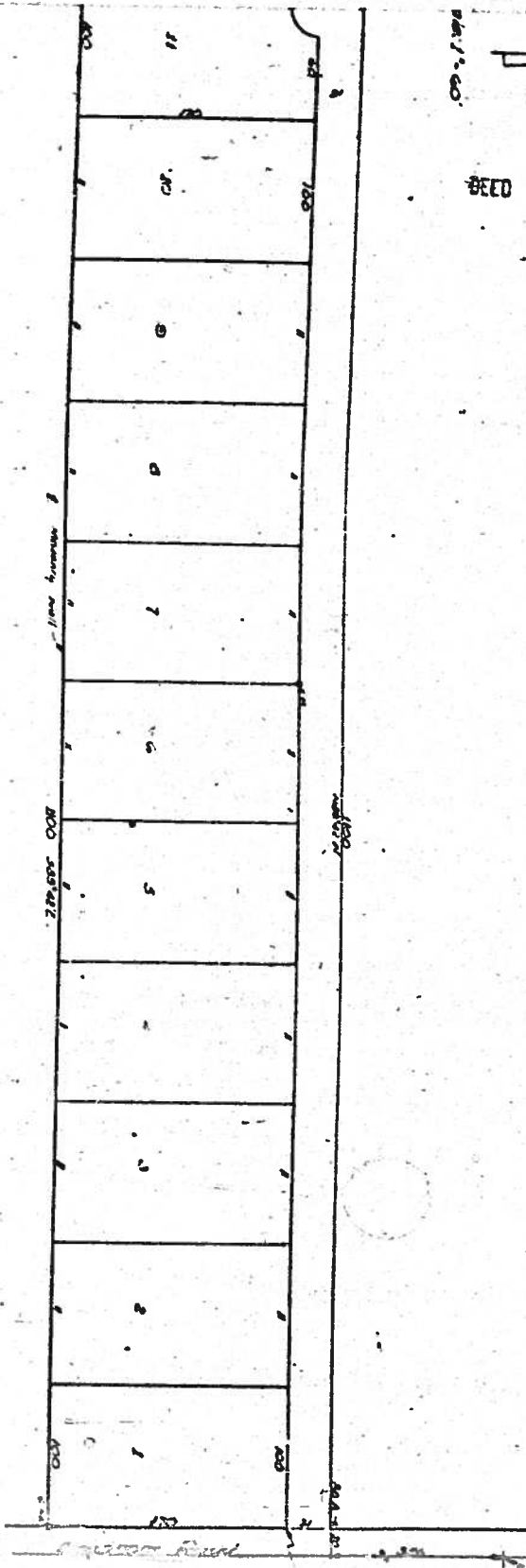
PINE PARK  
NW1/4 OF NW1/4 OF SECTION 1-36-17  
SARASOTA COUNTY FLORIDA

FILED AND RECORDED

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1954 JAN 16 PM 3:25

W. A. WYHIE, CLERK  
SARASOTA COUNTY, FLA.



Beginning at the NE corner of the SW1/4 of NW1/4 of Section 1, Twp. 36-South, Range 17-East, Thence South 58° , thence N89°42'W, 80' to West Edge of Highway Easement for a point of beginning; thence S 01°10'42"W, and parallel with the South line of the Dingling property, 150'. thence South 85°1' to the center of the Dingling Museum Building Wall, thence S89°42'15" along any of wall, 100' to West E/W line of road Daphne Easement, thence N67°15' along road 4'W, 20' to the point of beginning.

July 4, 1953

Sarasota County, Florida

*J. Lewis Cook*  
 State Surveyor - License No. 723

NE CORNER  
 1/4 SECTION 1-36-17