

Non-Conf Sub Shows Private Easements

260169

ORB 607 - PG 130

12-37-18  
Maps 93+94

**R E S T R I C T I O N S**

7418-37-19  
Maps 263, 264

Wood Ranch Estates



OR607/130

Non-Conforming Sub.

Maps 93, 94  
263, 264

KNOW ALL MEN BY THESE PRESENTS;

THAT, HEATHER REALTY CORPORATION, a Florida corporation, being the legal title holder thereof, does hereby declare and establish the restrictions hereinafter set forth upon the following described real property, situate in Sarasota County,

Florida, to-wit:

Lots 8, 11, 12 and the South 1/4 of Lots 9 & 10, Block 1; Lots 6, 7, 9, 10 & 12, of Block 2; Lots 1, 2, 3, 4, & 11, of Block 3; Lots 1, 2, 3, 4, 5, 6, 10, 11 & 12, of Block 4, all in SARASOTA - VENICE COMPANY'S SUBDIVISION, Sec. 12, Twp. 37 S., Rge. 18 E., as per Plat thereof recorded in Plat Book 1, Page 255, Public Records of Manatee County, Florida, together with the following described property, to-wit:

Begin at the Southwest corner of Sec. 7, Twp. 37 S., Rge. 19 East; thence North 0 degrees 18 minutes East along the West line of said Section 7, a distance of 50 feet to the North line of Clark Road (State Road No. 782, 100 feet wide) for a point of beginning; thence continue North 0 degrees 18 minutes East along said Section Line, 2907.5 feet to old possession fence corner (said corner being the Southwest corner of property belonging to George N. Lester --- see Deed Book 159, page 346, of Public Records of Sarasota County, Florida), thence North 89 degrees 17 minutes East along said old possession fence line, 1156.04 feet; thence South 0 degrees 18 minutes West and parallel to West line of said Section 7, 892.47 feet; thence South 89 degrees 42 minutes East and perpendicular to West line of said Section 7, 36.03 feet to a point on old possession fence line; thence South 1 degree 13 minutes East along said fence; 20.05 feet; thence North 89 degrees 32 minutes East along said fence, 663.53 feet; thence South 0 degrees 18 minutes East, 488.61 feet; thence South 89 degrees 42 minutes East, 49.09 feet to a point on said old possession fence line; thence South 0 degrees 26 minutes East along said fence, 10.05 feet to old possession fence corner; thence South 0 degrees 13 minutes East, 1521.05 feet to the North line of said Clark Road; thence North 89 degrees 49 minutes West along the North line of said Clark Road, 1918.62 feet to the point of beginning; being partly in Sections 7 and 18, Township 37 South, Range 19 East.

(The foregoing property being the same property as is contained in that certain Warranty Deed dated July 6, 1960, and recorded on July 6, 1960, in official record (book 241, at page 628, of the Public Records of Sarasota County, Florida.)

(For purposes of these restrictions, the )  
(foregoing property shall be referred to )  
(as "WOOD RANCH ESTATES". )

1. A "parcel" for purposes of these restrictions, shall be deemed to be any tract of land located within Wood Ranch Estates, and any future division or subdivision of such tract.

2. "Owner", shall mean the owner of any parcel of land in Wood Ranch Estates and when used throughout these restrictions shall include singular and plural, masculine, feminine and the neuter genders whenever and wherever the context so admits and requires.

3. No parcel shall be used in such a manner as to allow, permit or maintain any unusual or loud noises or obnoxious odours.

4. There shall be allowed the breeding or raising for resale of dogs, cats, rabbits, horses and cattle, so long as the same are kept fenced or caged. Except for the foregoing, no animals of any type shall be kept or maintained, bred or raised for resale and no animals of any type shall be kept as pets in Wood Ranch Estates other than normal domestic or household pets.

5. No accumulation or maintenance of trash, junk, refuse, wrecked or unusable automobiles, vehicles, machinery, or equipment, shall be allowed or permitted on any parcel.
6. No parcel shall be used for the maintenance or operation of a restaurant, packing house, cemetery, crematorium, mausoleum, or public or private burial ground of any sort.
7. All parcels shall be subject to a five (5) foot easement along all boundary lines of the parcel for utility purposes, the installation, maintenance, repair and removal of utility lines or facilities of any sort.
8. All parcels shall be subject to and receive the benefit of the private road easements and drainage ditch easements shown on the drawing annexed hereto. Said road and drainage easements shall be maintained by pro-rata assessments against all parcels within the property first described above, which said assessments shall be calculated and imposed by the Association hereinafter mentioned. The Association shall be entitled to a lien against any parcel, where default in payment of assessment occurs, which lien may be enforceable by foreclosure in equity.

9. It is contemplated that the owners of parcels shall form an Association, and upon the said Association being formed all owners shall be and become members thereof. The Association shall be for the purpose of promoting harmonious living and use of property in Wood Ranch Estates, and policing and enforcing these covenants and restrictions. Until such time as such Association is formed, HEATHER REALTY CORPORATION, shall be entitled to the right to enforce these restrictions and to seek remedy for any violation thereof.

10. If any owner shall violate or attempt to violate any of the restrictions herein, it shall be lawful for the Association, HEATHER REALTY CORPORATION, or any owner of any parcel to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate such covenant or restriction, and either to prevent such violation and/or recover damages or other relief for such violation.

11. The restrictions and covenants herein shall run with the land and be binding upon the heirs, executors, administrators, legal representatives, successors and assigns of all owners of parcels in Wood Ranch Estates.

12. Invalidation of any one or more of these covenants or restrictions by Judgment or Court Order shall in no wise affect any other provisions hereof which shall remain in full force and effect.

13. These restrictions and covenants shall remain in full force and effect for a period of twenty (20) years from the First day of October, 1967, and may be changed or modified at any time by an instrument in writing, signed and acknowledged by the owners of eighty (80%) per cent of the property described above. These restrictions shall at the end of said twenty (20) year period, automatically, without the need of any action, unless the owners of two-thirds (2/3rds) of the land described above sign and record an instrument terminating these restrictions, which said instrument must be recorded, if at all, no later than the last day of the initial twenty (20) year term.

IN WITNESS WHEREOF, HEATHER REALTY CORPORATION, has caused its signature and seal to be affixed this 13 day of October, 1966, by its duly authorized officers.

(CORP.  
SEAL)

HEATHER REALTY CORPORATION  
( a Florida corporation)

By: [Signature]  
President

ATTESTED:

[Signature]  
Secretary

STATE OF FLORIDA )  
                          )  
COUNTY OF SARASOTA )

BEFORE ME, an officer duly authorized to take acknowledgments and administer oaths, duly qualified under the laws of the State of Florida, personally appeared [Signature] and [Signature], President and Secretary, respectively of HEATHER REALTY CORPORATION, to me personally known and

known to me to be the individuals described in and who executed the foregoing Restrictions as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said Restrictions.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, at Sarasota, said County and State aforesaid, this 5th day of October, A.D., 1966.

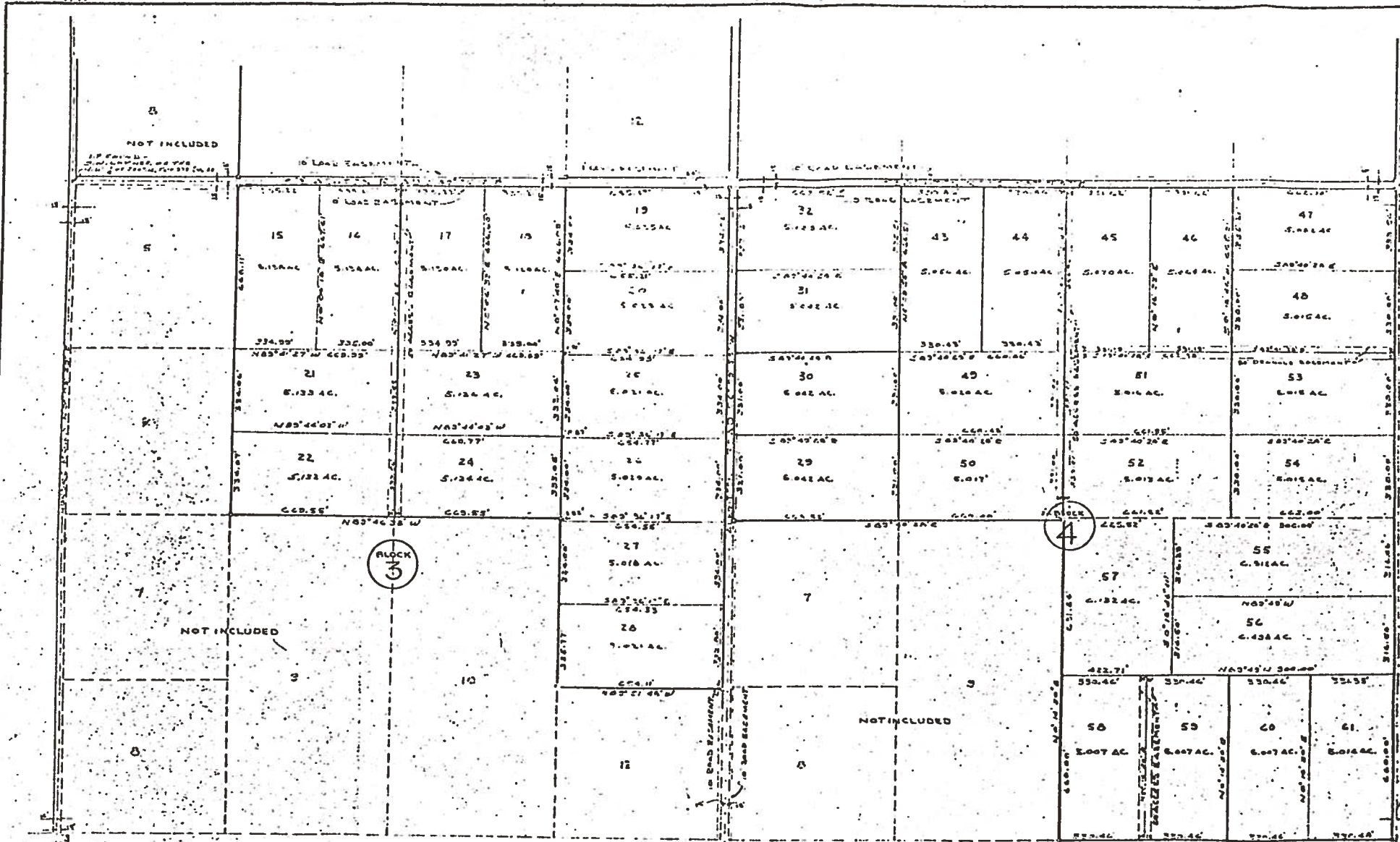


Notary Public

My Commission Expires:

7/9/69

NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES ON \_\_\_\_\_  
(SEAL)



N 85° 45' 00" W 2674.65' CLARK ROAD (STATE ROAD 702) N 85° 45' 00" W 2674.65'  
 S 85° 45' 00" W 2674.65' CLARK ROAD (STATE ROAD 702) N 85° 45' 00" W 2674.65'  
 S 85° 45' 00" W 2674.65' CLARK ROAD (STATE ROAD 702) N 85° 45' 00" W 2674.65'

OFF. REC. 607 PAGE 136


NOSSY ENGINEERING	
DATE	

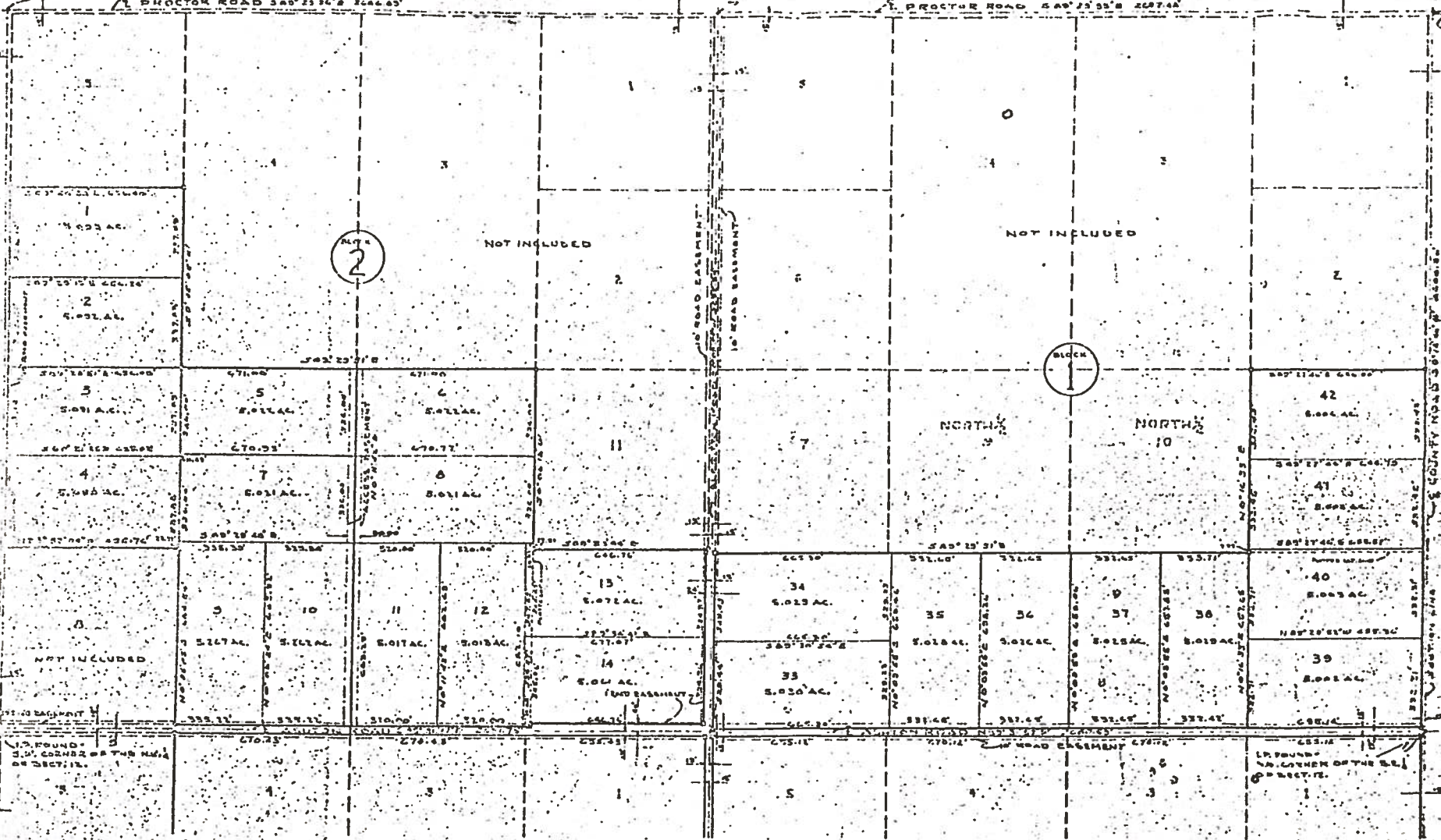
NON-CONFORMING SUB

2836

COUNTY SECT. CORNER  
N. CORNER OF THE S.E. 1/4  
OF SEC. 12, T. 21 N., R. 14 E.

IF FOUND  
N. CORNER OF THE  
S.E. 1/4 OF SEC. 12.

COUNTY SECT. CORNER  
N. CORNER OF THE  
S.E. 1/4 OF SEC. 12, T. 21 N., R. 14 E.



OFF. REC. 607 PAGE 137


1000 BASE  
36" 1/4" SEC. 7 1/2, T. 21 N.,  
SARASOTA COUNTY,  
FLORIDA CORNER

MOSEBY ENGINEERING

SCALE	1" = 200'	DATE	
BY		DRAWN	
CHECKED			

2836

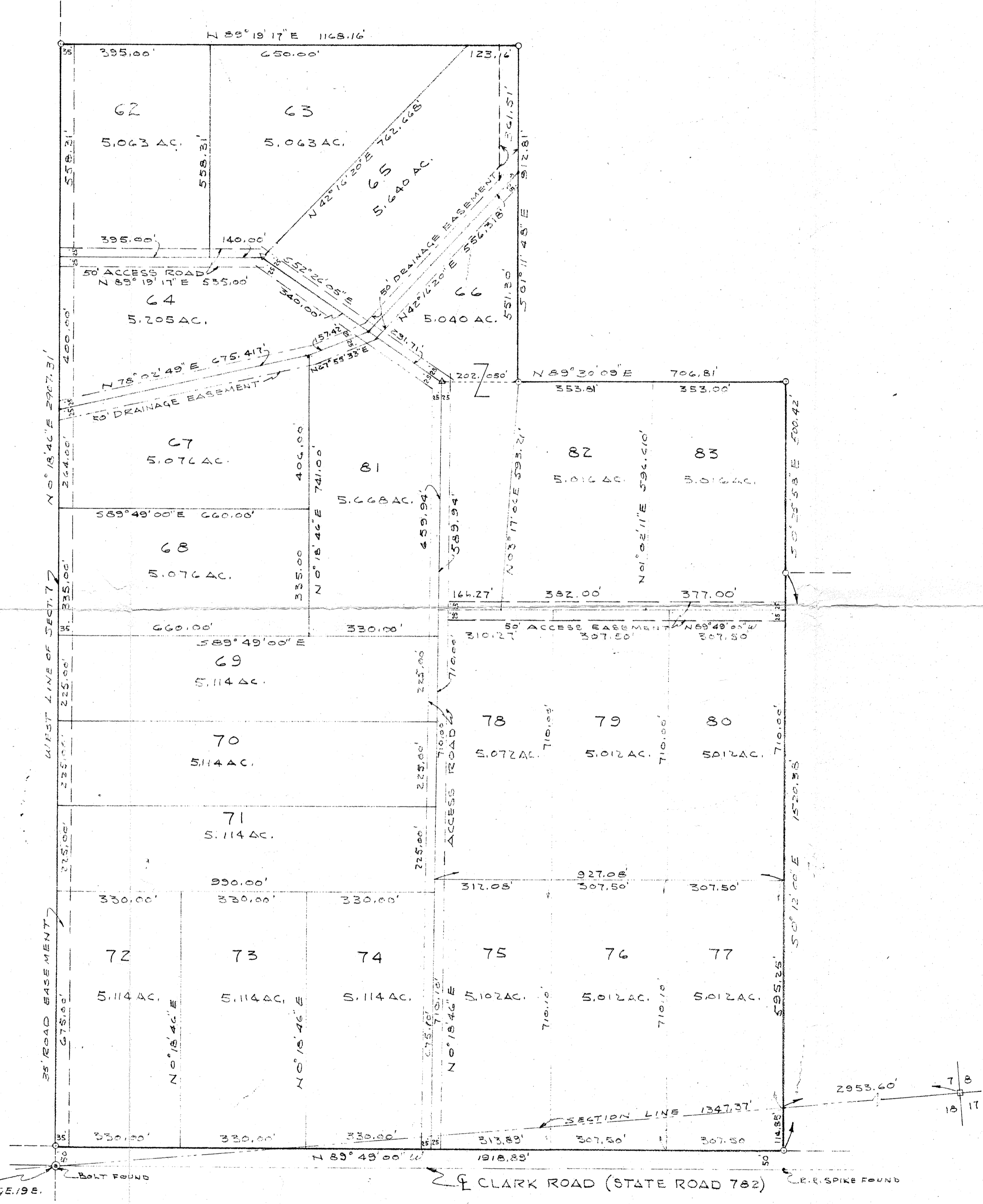




**DESCRIPTION**

Begin at the S.W. Corner of Sect. 7, Twp. 37S, Rng. 18E, thence N0°18'45"E along the west line of said Sec. 7, a distance of 50.00 ft. to the North R/W of Clark Road (State Road 782, 60 ft. wide) for a P.O.B., thence continue N0°18'45"E along said Section Line, a distance of 2907.31 ft. to a concrete monument, thence N85°19'17"E a distance of 1148.16 ft. to a concrete monument, thence S01°11'48"E a distance of 912.81 ft. to a concrete monument, thence N85°30'55"E a distance of 706.81 ft. to a concrete monument, thence S0°25'58"E a distance of 500.42 ft. to a concrete monument, thence S0°12'00"E a distance of 1200.00 ft. to a concrete monument on the North R/W of said Clark Road, thence N85°43'00"W along the North R/W of said Clark Road a distance of 1918.63 ft. to the P.O.B., being & lying in Sec. 7, Twp. 37S, Rng. 18E, Sarasota County, Florida, and containing 112.12 acres.

**NOTE:**  
The above description is a Resurvey of the property described in Deed Book 244, Page 254, Sarasota County, Florida. Less the descriptions for Lots 1, 2, 3, 10, 11, & 12 of Block 4.



S.W. CORNER OF SECT. 7, TWP. 37S, RGE. 18E. BOLT FOUND

CLARK ROAD (STATE ROAD 782) E.E. SPIKE FOUND

REVISED	DATE	DESCRIPTION	DRAWN

"THE WOOD RANCHES"  
LOCATED IN SEC. 7 & 12, TWP. 37S., RNG. 18E & 19E  
SARASOTA COUNTY, FLORIDA  
PAVER CONST. CO. INC.

**MOSBY ENGINEERING ASSOCIATES, INC.**  
2259 BEE RIDGE ROAD SARASOTA, FLA.

SCALE: 1" = 200'      DRN. BY: L. L. S.

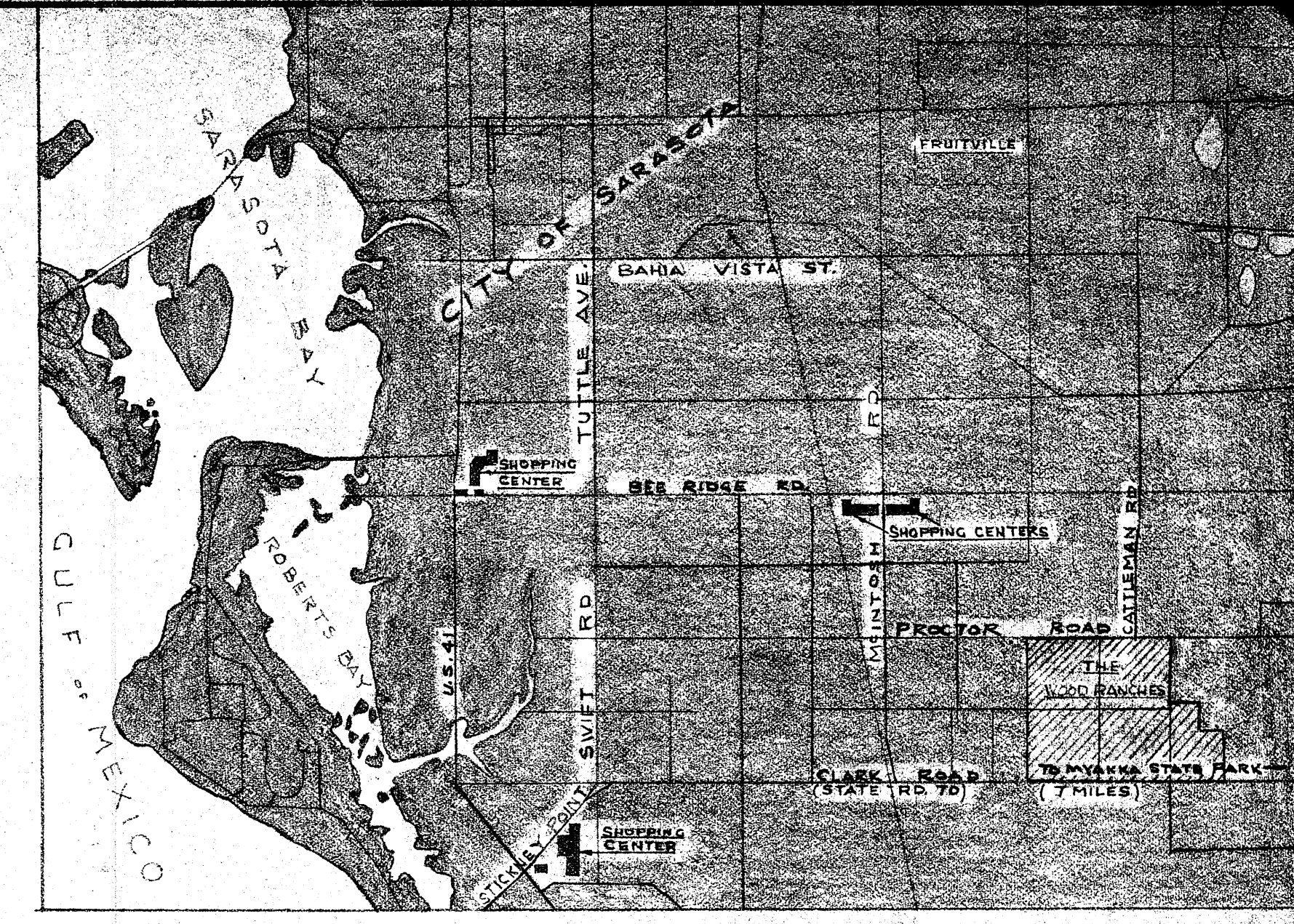
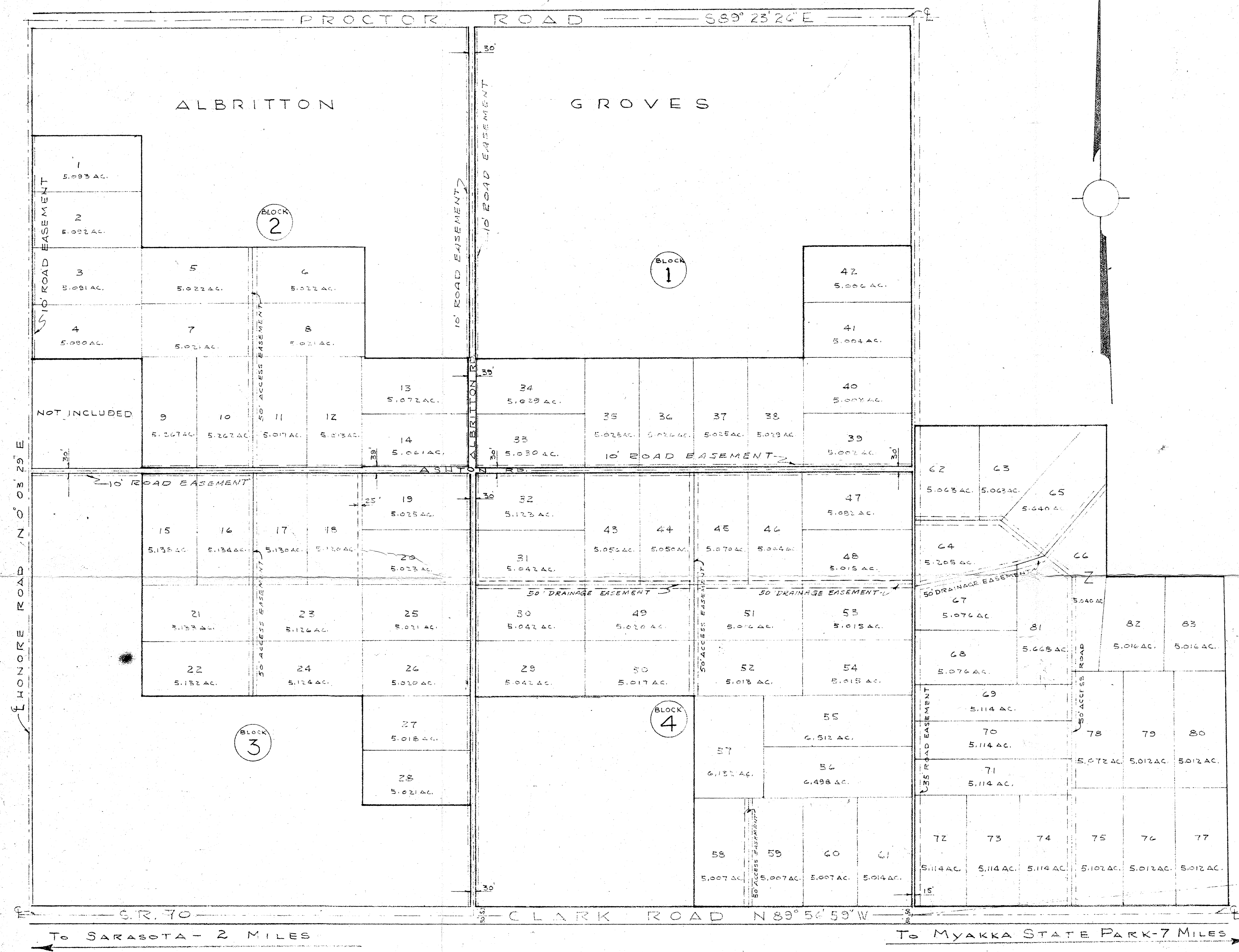
DES. BY:      CRD. BY:

APP. BY:      REG. ENG. NO.      STATE OF FLORIDA

DATE: 7-25-66      JOB NO. 2856

TITLE:      SHEET NO. 3

PRINTS TO:      DATE



LOCATION MAP

S.R. 70  
 To SARASOTA - 2 MILES  
 CLARK ROAD N89°54'59"W  
 To MYAKKA STATE PARK - 7 MILES

REVISED	DATE	DESCRIPTION	DRAWN
3-6-67		EXTENDED 50' DRAINAGE EASEMENT WEST TO ALBRITTON ROAD	J.R.C.

"THE WOOD RANCHES"  
 LOCATED IN SEC. 12, TWP. 37 S., RNC. 18 E.,  
 SARASOTA COUNTY, FLA.  
 PAVER CONST. CO., INC.

**MOSBY ENGINEERING ASSOCIATES, INC.**  
 2259 BEE RIDGE ROAD SARASOTA, FLA.

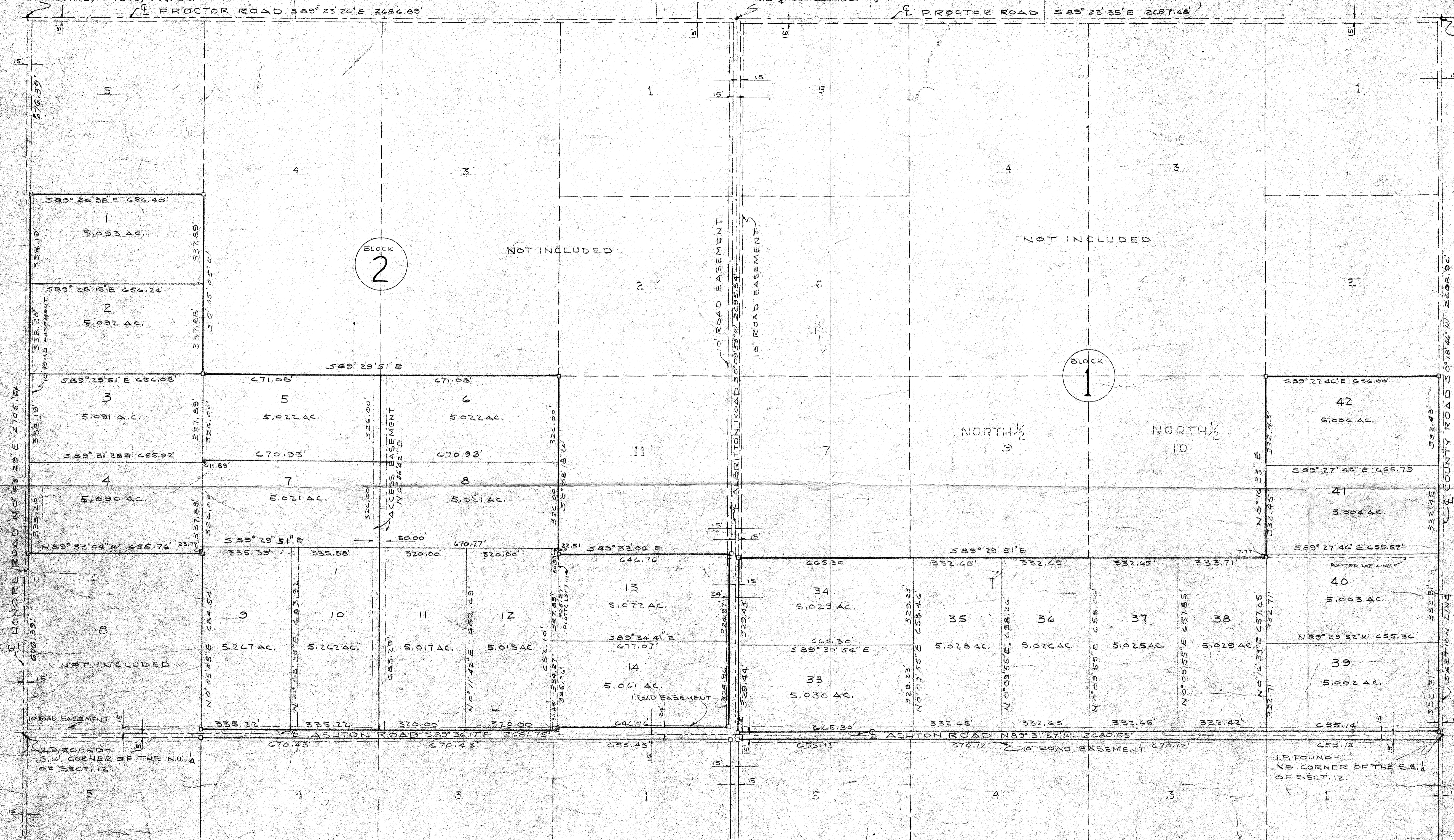
SCALE: 1" = 400'	DRN. BY: L.L.S.
DES. BY:	CKD. BY:
APP. BY:	REG. ENG. NO. STATE OF FLORIDA
DATE: 8-2-66	JOB NO. 2836
TITLE:	SHT. NO. 4

PRINTS TO:	DATE:
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COUNTY SECT. CORNER MONUMENT FOUND. N.W. CORNER OF SECT. 12, TWP. 37S, RNG. 18E.

I.P. FOUND - N.E. CORNER OF THE N.W. 1/4 OF SECT. 12.

COUNTY SECTION CORNER FOUND. N.E. CORNER OF SECT. 12, TWP. 37S, RNG. 18E.



REVISED	DATE	DESCRIPTION	DRAWN
	12-7-66	CHANGED LENGTH OF W. LINE OF N.W. 1/4 SEC. 12.	J.R.C.

THE WOOD BRANCHES  
 LOCATED IN SECT. 7 & 12, TWP. 37S, RNG. 18E, 18E  
 SARASOTA COUNTY, FLA.  
 PAPER CONST. CO., INC.

**MOSBY ENGINEERING ASSOCIATES, INC.**  
 2259 BEE RIDGE ROAD SARASOTA, FLA.

SCALE: 1" = 200'      DRN. BY: L.L.S.

DES. BY:      CKD. BY:

APP. BY:      REG. ENG. NO.      STATE OF FLORIDA

DATE: 7-25-66      JOB NO. 2854

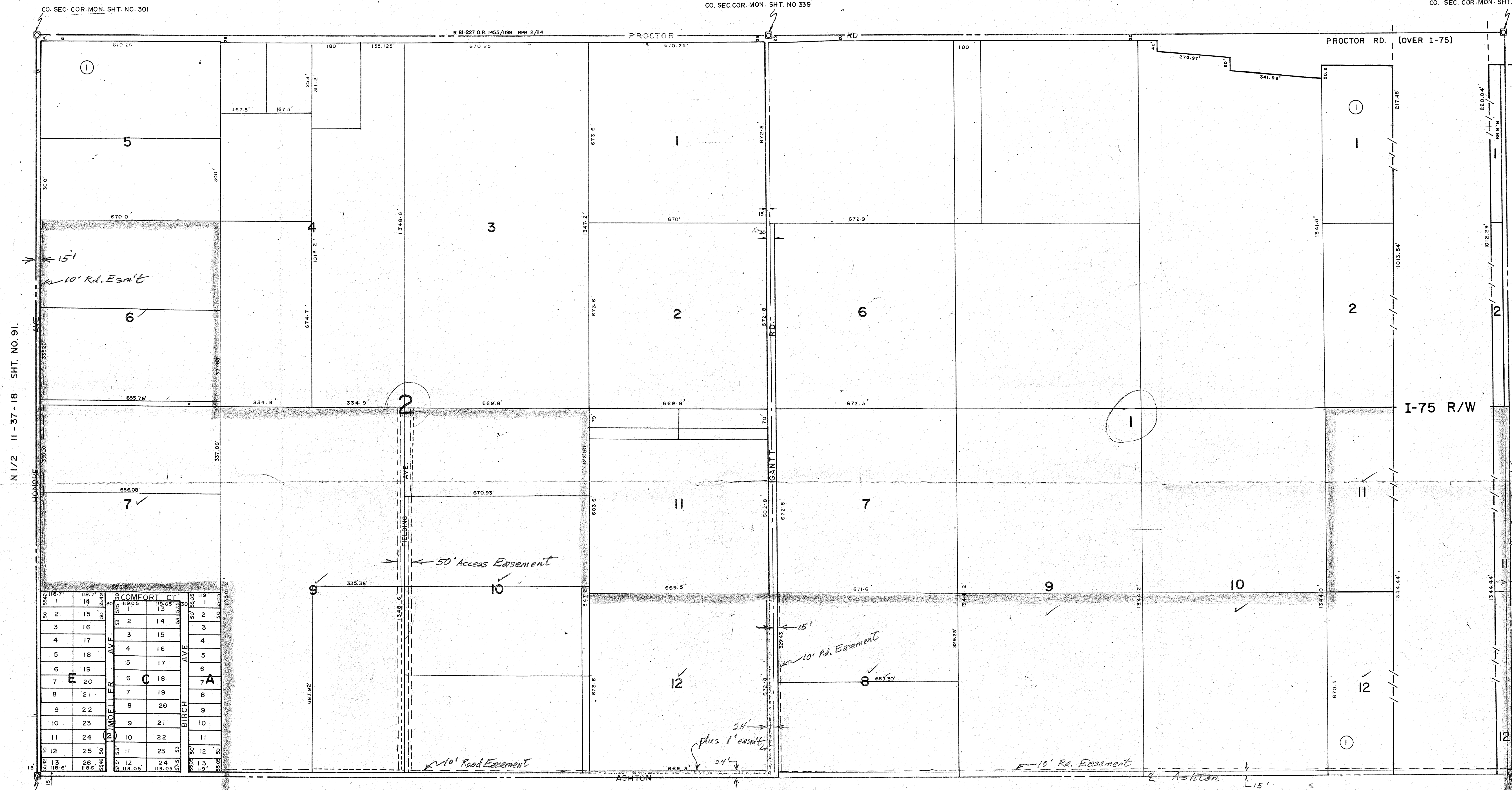
TITLE:      SHEET NO.

PRINTS TO:      DATE:

S1/2 1-37-18 SHT. NO. 67.

CO. SEC. COR. MON. SHT. NO. 339

CO. SEC. COR. MON. SHT. NO. 392



CO. SEC. COR. MON. SHT. NO. 301

N 1/2 11-37-18 SHT. NO. 91.

N 1/2 7-37-19 SHT. NO. 263.

1	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66

CO. SEC. COR. MON. SHT. NO. 302

CO. SEC. COR. MON. SHT. NO. 393

S1/2 12-37-18 SHT. NO. 94.

### SUBDIVISION INDEX

No.	Name
1	SARASOTA VENICE CO. SUB. OF SEC 12-37-18 A/68
2	1st ADD. TO CEDAR GROVE 1/65.

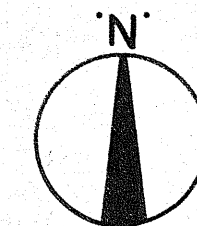
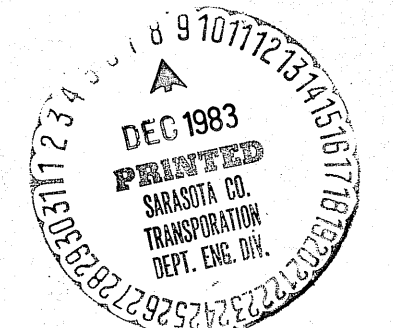
- LEGEND**
- PERM. REF. MON. (for Subs)
  - CONC. MON.
  - IRON PIPE.
  - CO. SEC. COR. MON. (NEW NUMBERS)

DATE	ALTERATIONS DESCRIPTIONS
JUNE 1964	REDRAWN
NOV 1967	SPLITS & REVISIONS
OCT 1973	FIELDING AVE. ADDED
JAN 1976	ADDED T-75 (Storia Road Mills)
JAN 1976	VACATED ASHTON ROAD & UNKNOWN IS' ROAD (O.R. 1213, R1414, 1415) 45.0
FEBRUARY 81	CONCRETE PROCTOR ROAD R/W PER R.S. A/B
AUG 1981	PROCTOR RD. R/W PER R.S. 2/24 & Res. 81-227, OR1455/1199
CONCRETE I-75 R/W PER R.S. 2/24 & Res. 81-227, OR1455/1199	JUNY
VACATED ACCESS RD. 15 PER OR 1521/656	MS

SARASOTA COUNTY, FLORIDA.  
SCALE 1"=200'  
JUNE 1964.

N 1/2 SECTION 12  
TWP. 37 S. RNG. 18 E.

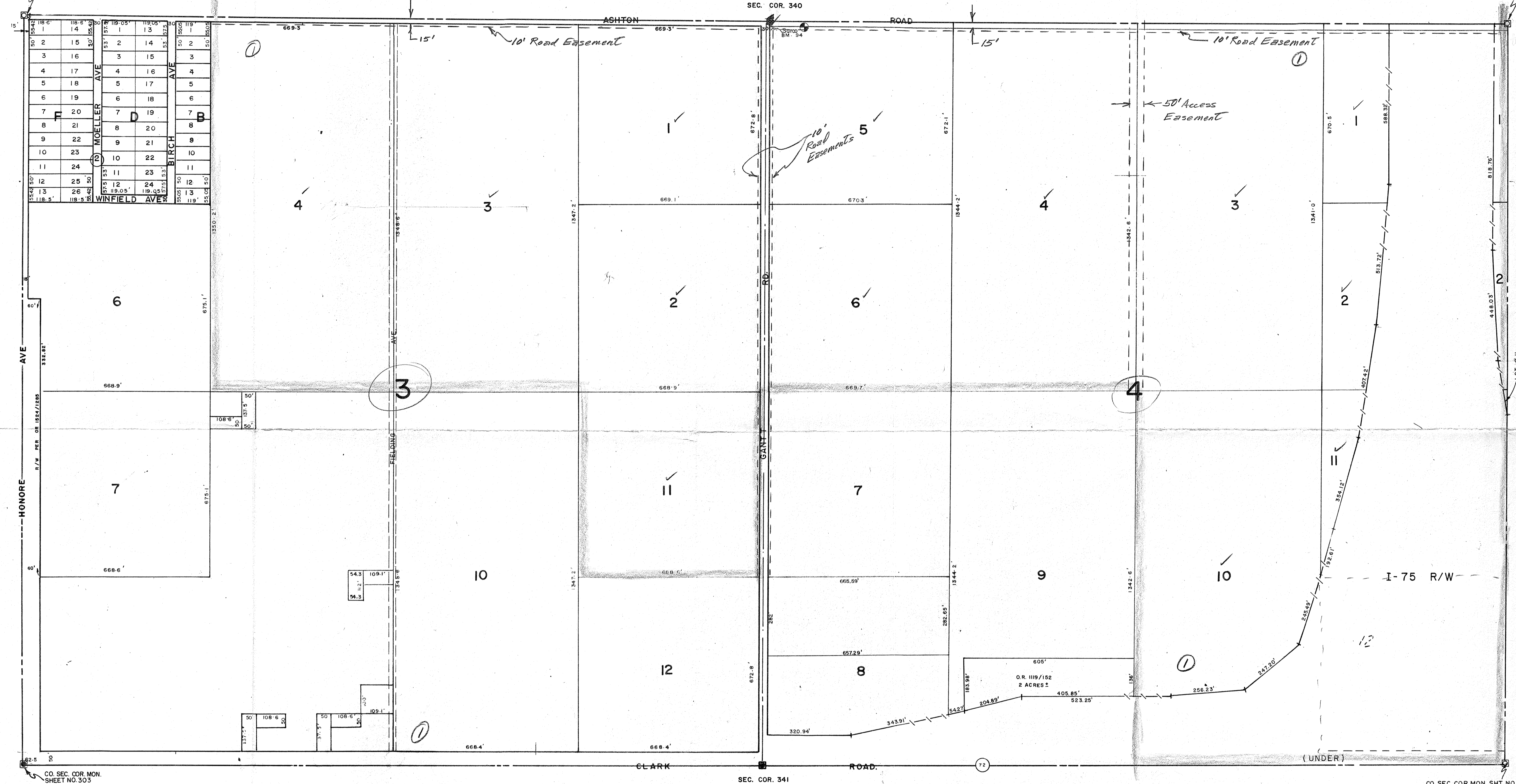
SHT. NO.  
93



N 1/2 12 - 37 - 18 SHT. NO 93

CO. SEC. COR. MON. SHT. NO. 302

CO. SEC. COR. MON. SHT. NO. 393



S 1/2 11 - 37 - 18 SHT. NO. 92.

S 1/2 7 - 37 - 19 SHT. NO. 264

CO. SEC. COR. MON. SHEET NO. 303

SEC. COR. 341

CO. SEC. COR. MON. SHT. NO. 394

N 1/2 13 - 37 - 18 SHT. NO. 95.

**SUBDIVISION INDEX**

NO.	Name
1	SARASOTA VENICE CO. SUB. OF SEC. 12-37-18 A/68
2	1st. ADD. TO CEDAR GROVE 1/65
3	FAIRLAWN 2/32 (VACATED)

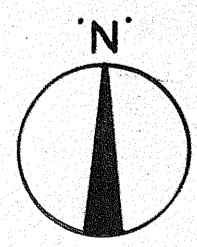
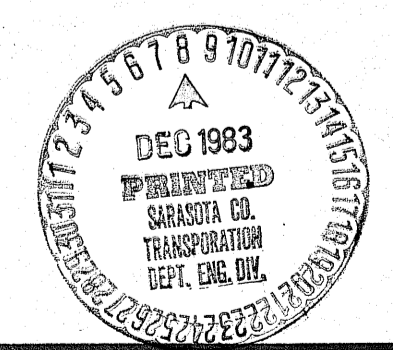
- LEGEND**
- PERM. REF. MON. (for Subs)
  - CONC. MON.
  - IRON PIPE
  - ⊙ CO. SEC. COR. MON. (NEW NO'S)
  - ⊕ CO. BENCH MARK

DATE	ALTERATIONS DESCRIPTION
JUNE 64	RE-DRAWN
JULY 62	CLARK ROAD EXTENDED
FEB. 1974	SPLITS & REVISIONS
OCT. 1975	FIELDING AVE. ADDED
FEB. 1977	SPLIT - 0.1119/152, 60' ENTRANCE TO WINDWARD ISLES MHP.
JAN. 1978	ADDED I-75 (State Rd. Map)
JAN. 1978	VACATED AUSTON ROAD & CLARK ROAD (O.R. 1213, P. 1414 & 1415)
JUL. 1982	Additional HONORE AV. R/W
FEB. 1983	S.M.
AUG. 1983	Corrected HONORE AVE. per OR 1524/1285

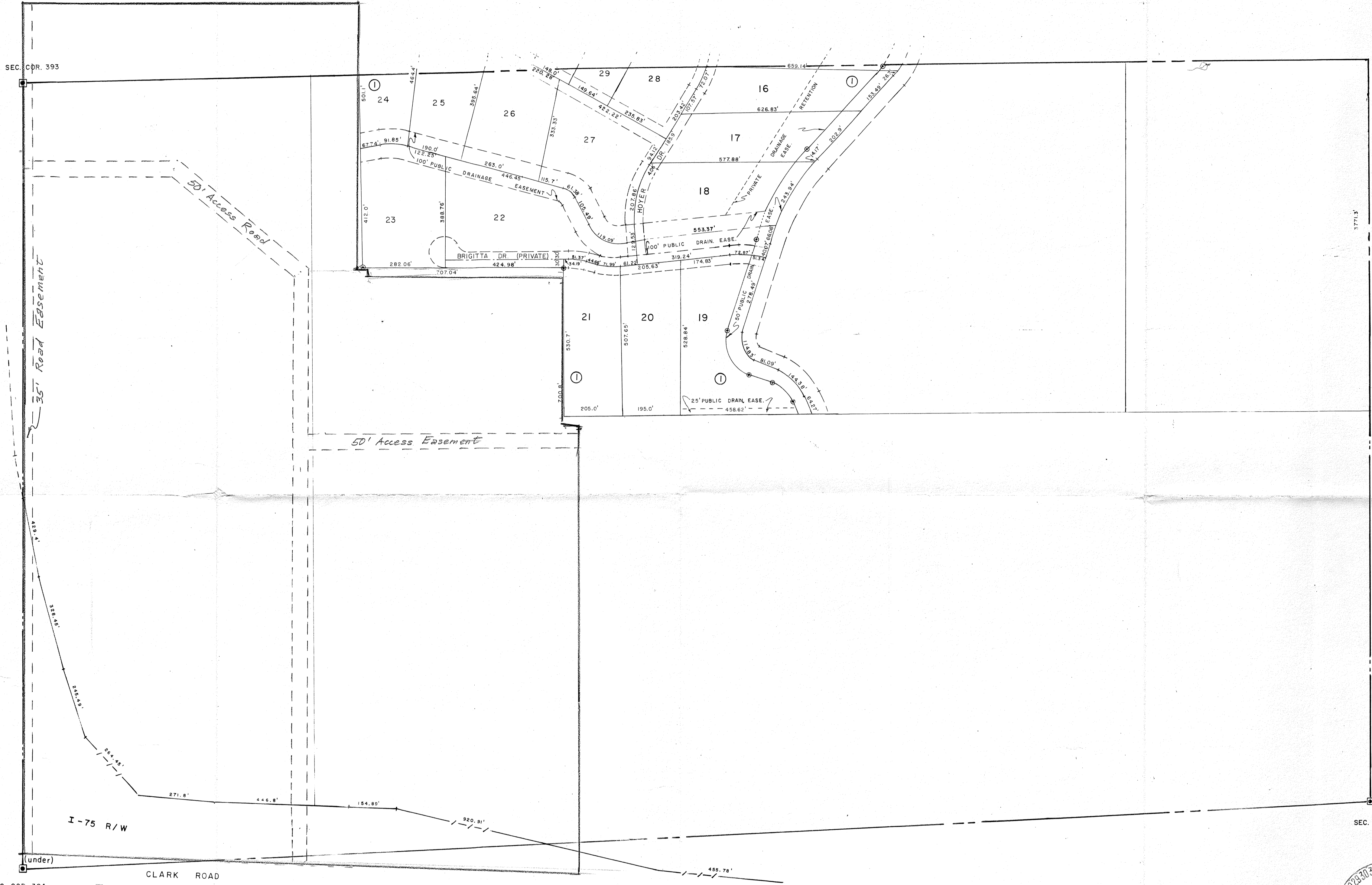
SARASOTA COUNTY FLORIDA.  
SCALE 1" = 200' JUNE 1964

S 1/2 SECTION 12  
TWP 37 S. RNG. 18 E.

SHT. NO.  
94



N 1/2 7-37-19 SHT. NO. 263



S 1/2 12-37-18 SHT. NO. 94

S 1/2 8-37-19 SHT. NO. 266

N 1/2 18-37-19 SHT. NO. 285

SUBDIVISION INDEX  
I. FOXFIRE WEST SUB. (UNIT 1) P.B. 26/19

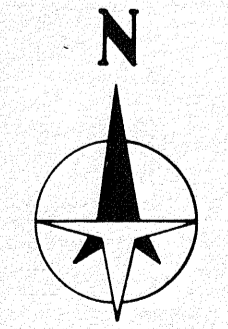
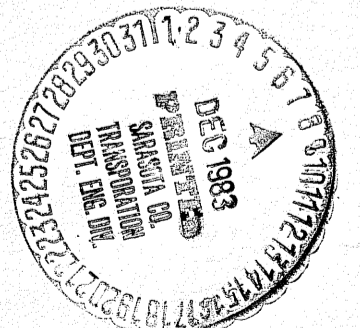
- LEGEND:
- County Section Corner Monument (NEW NOS.)
  - ⊙ County Bench Mark
  - Permanent Ref. Mon. for Subs.
  - ① Subdivision Index Number

REVISIONS	
DATE	DESCRIPTION
JULY 1979	Redrawn and added Foxfire West
JUN 1980	DELETED PROCTOR ROAD LANDFILL COUNTY PROPERTY 100/126/2155
JUN 1982	Revised Section Lines & I-75

**SARASOTA COUNTY, FLORIDA**  
Scale: 1" = 200' Date: JULY 1979

**S 1/2 SECTION 7  
TWP. 37 S. RNG. 19 E.**

Sheet No.  
**264**

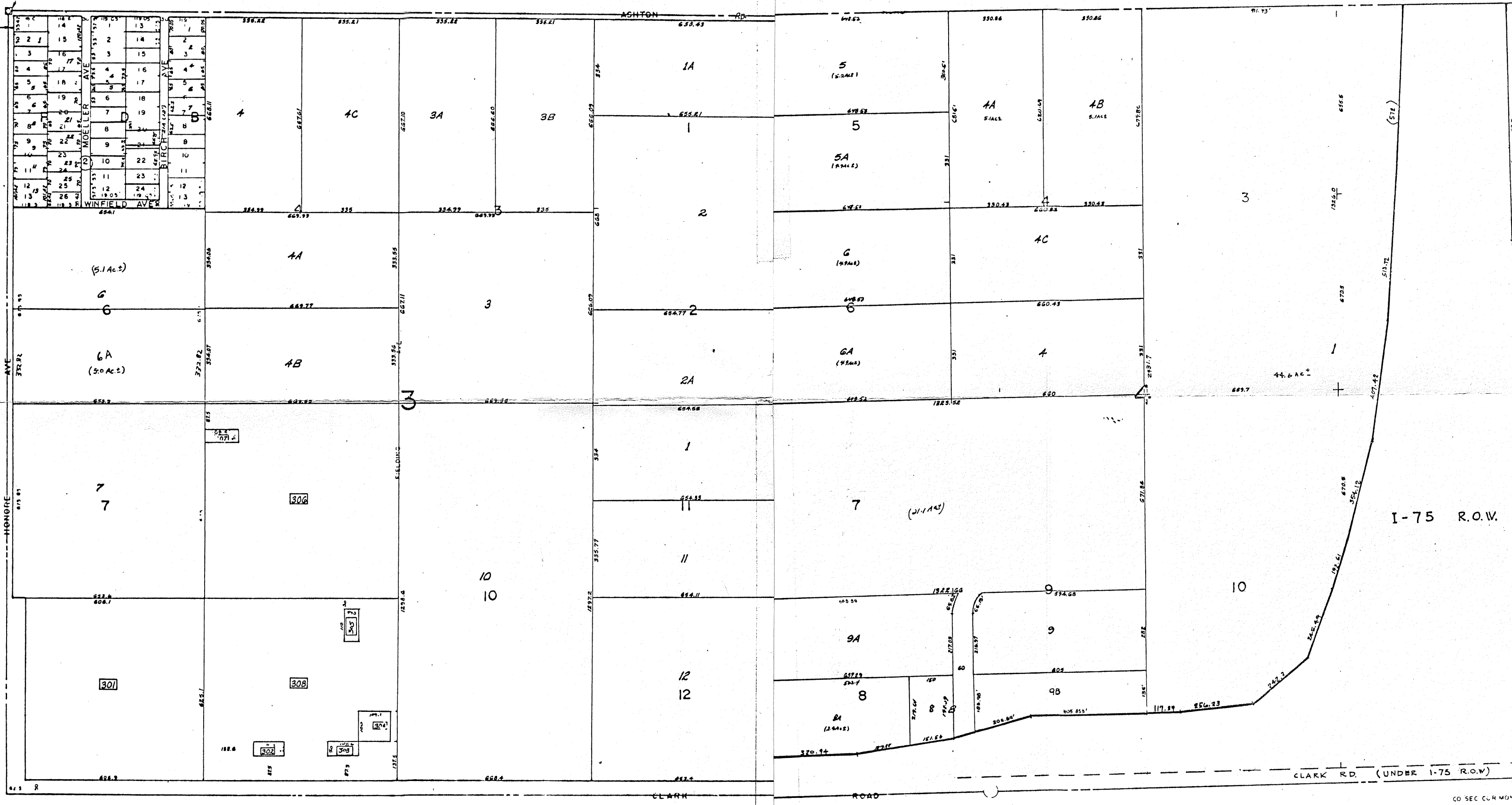


BRUNING 44-511 16772

N 1/2 12 SHT. NO 93

CO. SEC. COR. MON. SHT. NO. 313

CO. SEC. COR. MON. SHT. NO.



S 1/2 11-37-18 SHT. NO. 92.

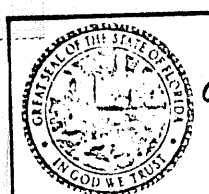
CO. SEC. COR. MON. NO. 267  
N 1/2 13 - 18 SHT. NO. 95

SUBDIVISION INDEX

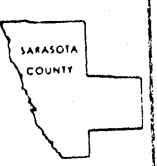
Area Code No.	No.	Name
1	1	SARASOTA VENICE CO. SUB. OF SEC. 12-37-18 A/68
2	2	1ST. ADD. TO CEDAR GROVE 1/65
3	3	

- LEGEND
- ⊙ PERM. REF. MON. (for Subs)
  - ⊞ CONC. MON.
  - ⊙ IRON PIPE
  - ⊞ CO. SEC. COR. MON.
  - ⊙ CO. BENCH MARK

DATE	ALTERATIONS
JUNE 24 1964	RE-DRAWN
FEB. 1973	CLARK ROAD ESTABLISHED
FEB. 1973	SPLITS & REVISIONS
OCT. 1973	FIELDING AVE. ADDED
APR. 1976	UPDATED



*John W. Nikos, C.F.A.*  
 PROPERTY APPRAISER  
 SARASOTA COUNTY, FLORIDA



NOTE: This sheet drawn for "Visual" purposes only. Dimensions shown are taken from Legal Descriptions, when possible, but Section Line dimensions are unknown. Therefore drawing may not be to scale.

SARASOTA COUNTY FLORIDA.  
 SCALE 1" = 200'  
 JUNE 1964

S 1/2 SECTION 12  
 TWP 37 S. RNG. 18 E.

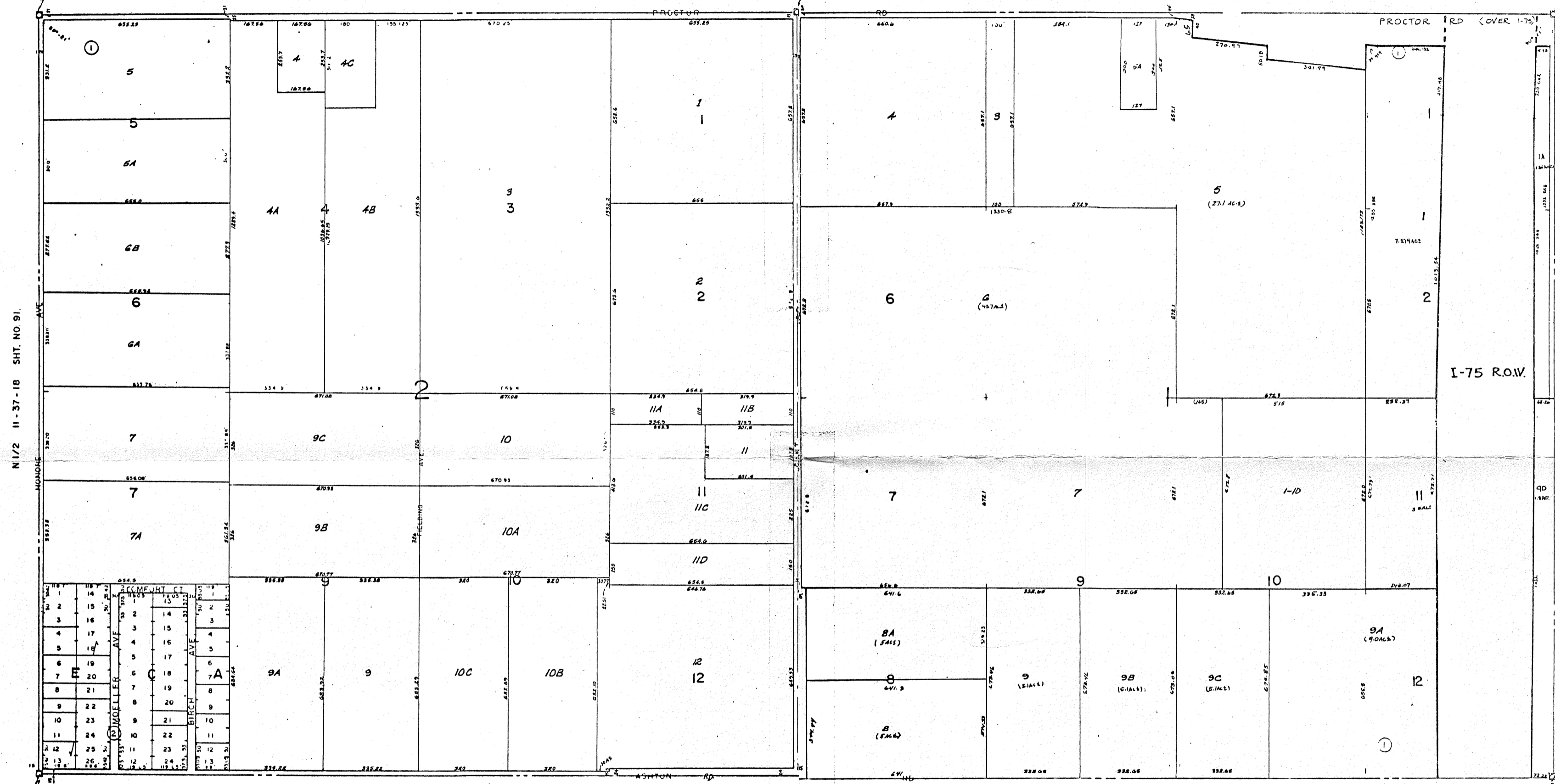


S1/2 1-37-18 SHT. NO. 67

CO. SEC. COR. MON. SHT. NO. 155

CO. SEC. COR. MON. SHT. NO. 30

CO. SEC. COR. MON. SHT.



N 1/2 11-37-18 SHT. NO. 91

I-75 R.O.W.

CO. SEC. COR. MON. SHT. NO. 313

CO. SEC. COR. MON. SHT.

S1/2 12-37-18 SHT. NO. 94


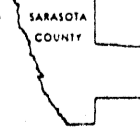
**SUBDIVISION INDEX**

No.	Name
1	SARASOTA VENICE CO. SUB OF SEC 12-37-18 A/G/H
2	1st ADD. TO CEDAR GROVE 1/65

- LEGEND**
- PERM REF MON (for Subs)
  - CONC MON
  - IRON PIPE
  - CO. SEC. COR. MON

DATE	DESCRIPTION
NOV 1967	DRAWN
OCT 1973	SPLITS & REVISIONS
APR 1978	FIELDING AVE. ADDED
	UPDATED

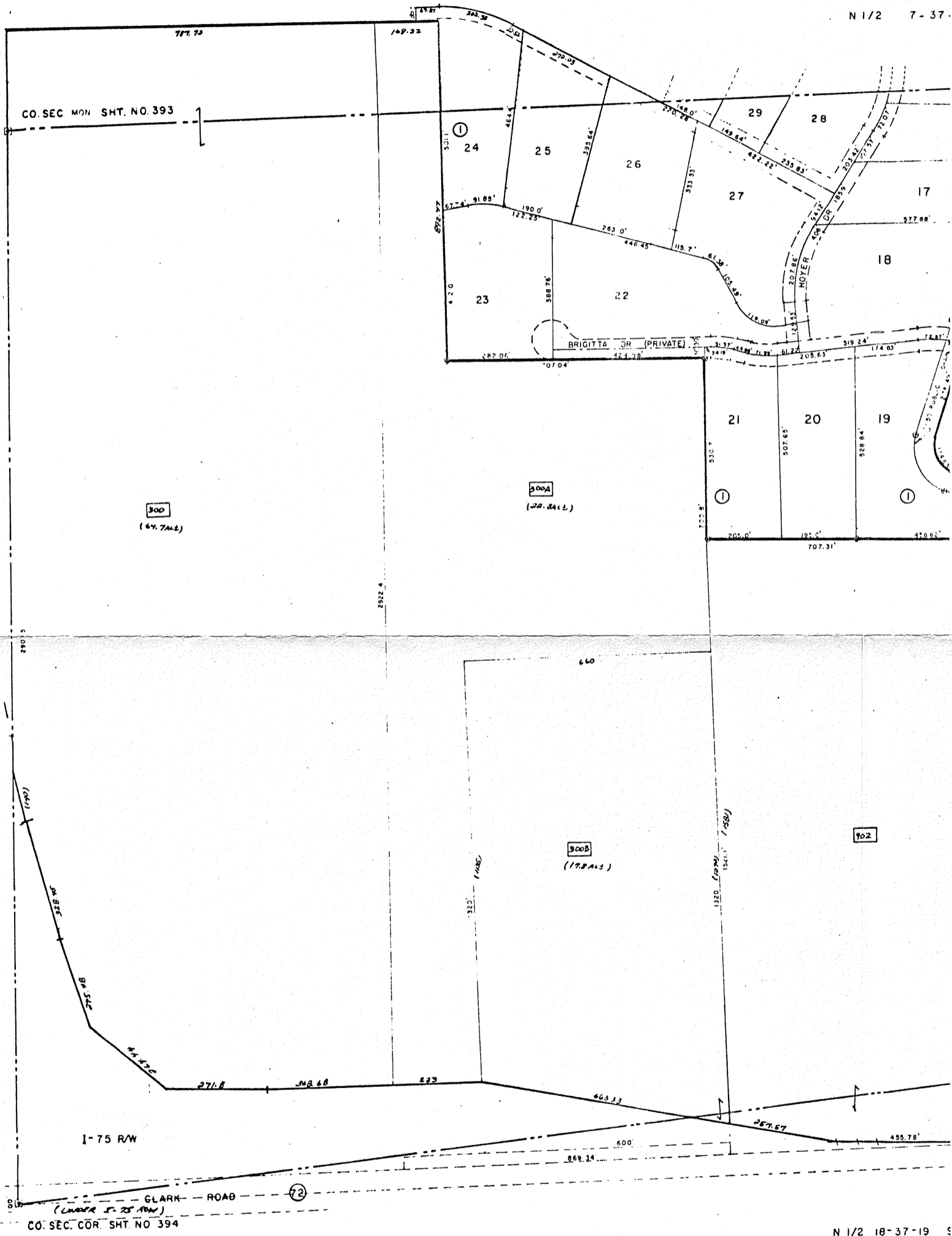
*John W. Niles, C.F.A.*  
**PROPERTY APPRAISER**  
 SARASOTA COUNTY, FLORIDA

**NOTE:** This sheet drawn for "Visual" purposes only. Dimensions shown are taken from Legal Descriptions, when possible, but Section Line dimensions are unknown. Therefore drawing may not be to scale.

SARASOTA COUNTY, FLORIDA.  
 SCALE 1" = 200'  
 JUNE 1964

**N 1/2 SECTION 12  
 TWP. 37 S. RNG. 18 E.**



SUBDIVISION INDEX  
 1-1. FOXFIRE WEST SUB. (UNIT 1) P.B. 26/19 (1979)

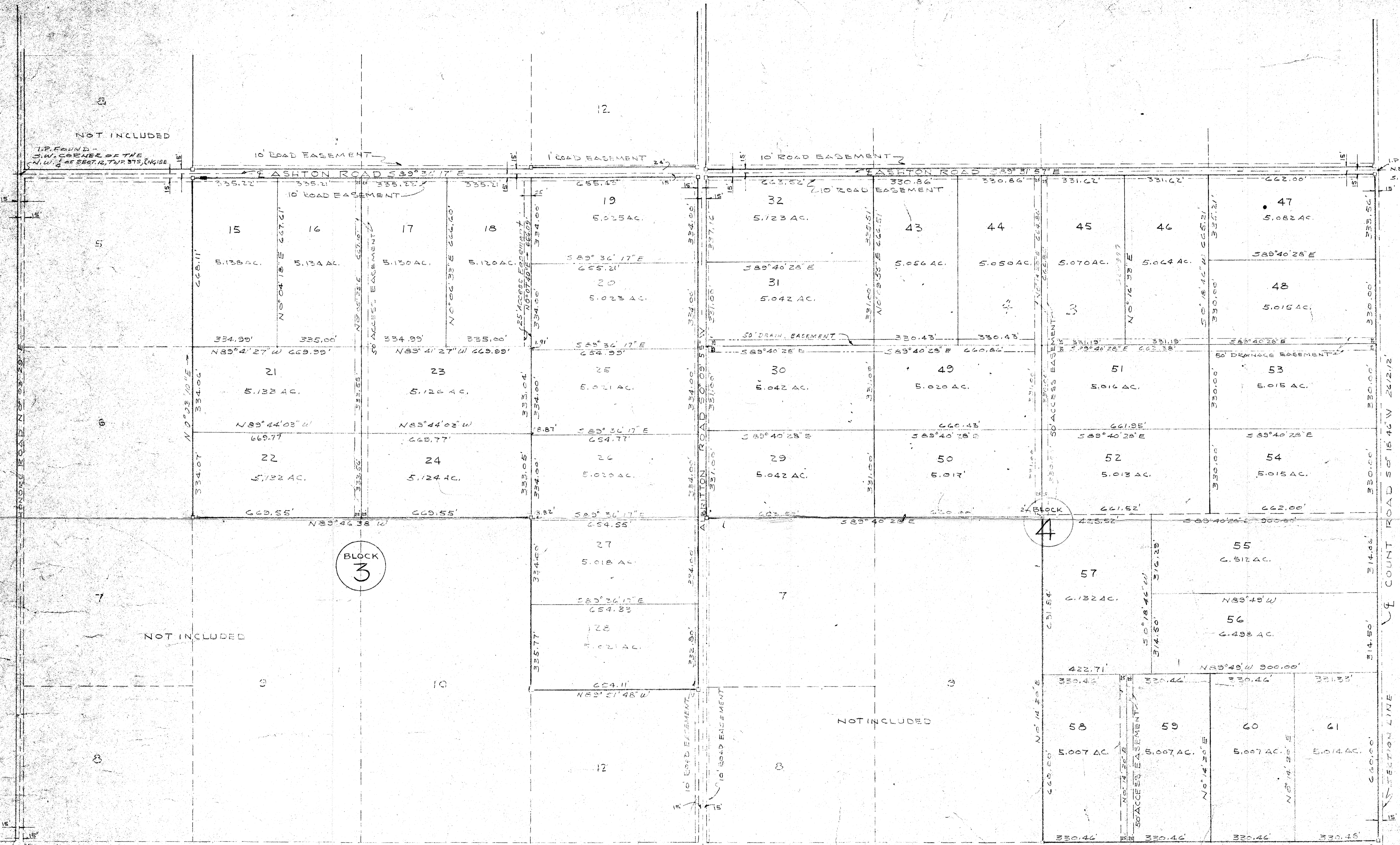
- LEGEND:
- ☐ County Section Corner Monument (NEW NOS)
  - ⊗ County Bench Mark
  - Permanent Ref. Mon. for Subs.
  - ① Subdivision Index Number

REVIS	
DATE	DE
July 1979	Redrawn and added Postfire W

Map 264

NOT INCLUDED  
I.P. FOUND - SW CORNER OF THE S.W. 1/4 OF SECT. 12, TWP. 37S, R. 18E.

I.P. FOUND - NE CORNER OF THE S.E. 1/4 OF SECT. 12.



NOT INCLUDED

NOT INCLUDED

I.P. SPIKE FOUND - SW CORNER OF SECT. 12, TWP. 37S, R. 18E.

I.P. SPIKE FOUND - SW CORNER OF THE S.E. 1/4 OF SECTION 12.

I.P. SPIKE FOUND - SE CORNER OF SECT. 12, TWP. 37S, R. 18E.

SECTION LINE 5 CLARK ROAD (STATE ROAD 782) N89°50'55\" W 2674.65'

SECTION LINE 2 CLARK ROAD (STATE ROAD 782) N89°49'00\" W 2673.28'

SECTION LINE 3 I.P. FOUND - SW CORNER OF SECT. 12, TWP. 37S, R. 18E.

REVISED		
3-6-67	EXPANDED 50' DRAINAGE EASEMENT WEST TO ALBERTON ROAD	J.R.C.
DATE	DESCRIPTION	DRAWN
"THE WOOD RANCHES" LOCATED IN SEC. 12, TWP. 37S, R. 18E, 18E SARASOTA COUNTY, FLA. PAVER CONST. CO., INC.		
<b>MOSBY ENGINEERING ASSOCIATES, INC.</b> 2250 BEE RIDGE ROAD SARASOTA, FLA.		
SCALE: 1" = 200'	DRN. BY: L.L.S.	
DES. BY:	CHK. BY:	
APP. BY:	REG. ENG. NO.	STATE OF FLORIDA
DATE: 7-21-66	JOB NO. 3524	
TITLE:		SHT. NO. 2
PRINTS TO:	DATE:	