
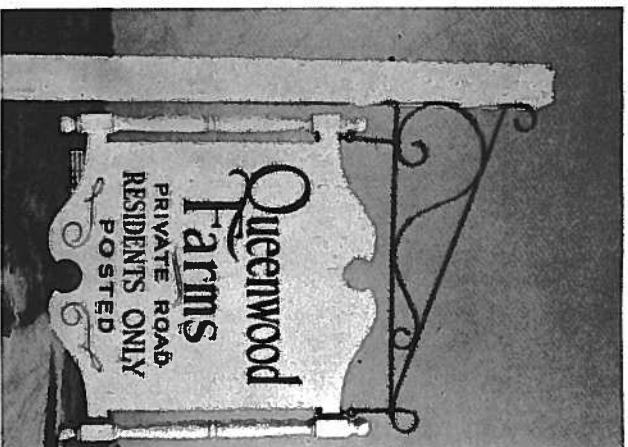
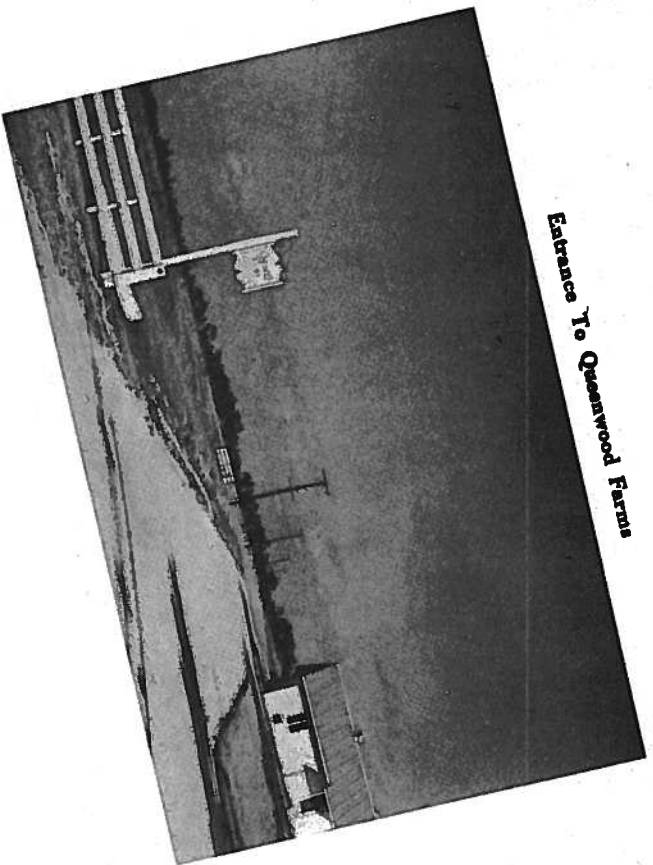




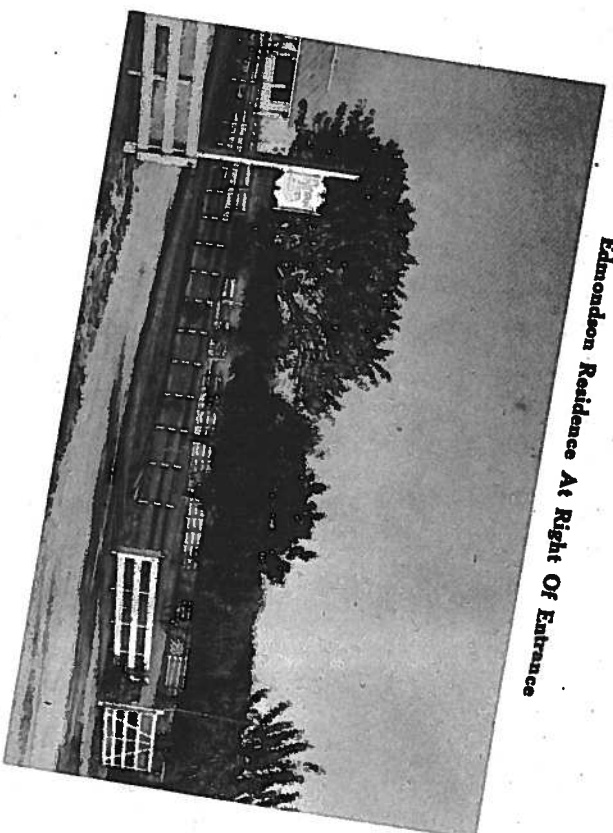
**QUEENWOOD FARMS**  
5 ACRE TRACTS

- 1. New Route - U.S. 41 - Tamiami Trail
  - 2. Island Waterway
  - 3. Main Shopping Centers, Banks, etc.
  - 4. Lake Venice Golf Course (18 hole)
  - 5. Venice Inlet & Fishing Jetties
  - 6. Venice Memorial Hospital
  - 7. Venice Yacht Club
  - 8. Tarpon Center Docks & Yacht Club
  - 9. Blackburn Canal to Myakka River
  - 10. Nokomis Shopping District
  - 11. Venice Elementary, Junior High & High School Complex
  - 12. Nokomis Elementary School
  - 13. Nokomis Fire Department
  - 14. Bird Key Estates
  - 15. Venice Gardens
  - 16. South Venice
-  County, and Municipal Public Beaches

*Entrance To Queenwood Farms*



*Edmondson Residence At Right Of Entrance*



## Queenwood Farms 5-Acre Tracts

The former dairy farm lands of Edmondson Farms, Inc. are being offered in 5-acre tracts to those who wish privacy and feel the need for more than just a city lot. This fertile land was part of a dairy farm for 40 years, and is located on a high ridge between Shakit Creek and the Blackburn Canal which assures good drainage even in years of extreme rainfall. The land is all cleared and planted to Pensacola Bahai and other grasses, and a reforestation program has been undertaken with approximately 1,000 Eucalyptus and Silk Oak trees planted along the borders of the tracts.

Those who value privacy will appreciate the general plan. Present plans and road easements provide for only one point-of-entrance-and-exit, and none of the roads are thru-roads. This means that high-speed thru traffic is restricted and that with these private roads the only traffic within the Queenwood Farms area will be that of the residents, their guests and service trucks.

Located adjacent to but outside the City of Venice, there are no city taxes, only county taxes, which average about \$5.00 per acre at present for undeveloped land. The 18 hole Lake Venice Golf Club and Venice Airport are within a 15 minute drive, and Venice beaches, the new complete Shopping Centers, schools and churches are all less than 10 minutes away. The new 4-lane highway (U.S.

41, Tamiami Trail) will make Sarasota, 18 miles to the north, a quicker and more comfortable drive.

It was the owner's desire to continue living in the old farm home, and yet continue to enjoy the space and privacy that nearby 5-acre tracts would provide, that has made this limited offering possible. There is no other adjacent land available to expand this development. Acreage, and space and privacy, at prices under smaller city lots, are at a great premium in Florida when located next to the city limits, and so convenient to schools, churches, shopping centers and Gulf beaches.

The restrictions are reasonable and compatible with modern Florida living and so designed to protect each individual's investment. Sarasota County is one of the three fastest growing counties in Florida. These factors and the location and present price are the best assurances for a sound investment. There will be only 35 of these 5-acre tracts available. A limited number (16) will be priced at \$1,350.00 an acre. Tracts can be purchased as low as \$675.00 down, with the balance paid monthly in payments of \$100.00, which includes interest, taxes and maintenance. Deeds and an insured title will be furnished by the Trust Department of the Sarasota Bank & Trust Company of Sarasota, Florida. Plans, photographs and additional information will be furnished on request to Edmondson Farms, Inc., Post Office Box 877, Venice, Florida.

## RESTRICTIONS

1. Except as hereinafter specified no parcel of land described on the reverse side hereof, shall be used for other than single family residential purposes.

a. No residence shall be constructed on a parcel of less than one acre.

b. Main residence shall have a floor area of not less than 950 square feet exclusive of porches, breezeways or carports or garages.

c. Private nurseries, greenhouses, small groves or gardens shall be permitted.

d. Attached or unattached garages, servant quarters or non-commercial guest houses shall be permitted, but in no case shall more than two detached buildings be constructed on a one acre parcel.

e. All buildings on a parcel are to be similar in design and in keeping with those of the surrounding development.

2. All dwelling houses shall be occupied for residential purposes only, provided that the Grantor reserve the right to grant in writing unto certain professional persons the right to occupy certain designated areas in their residences as an office. The Grantor and its successor in interest, shall be the sole judge of those persons who may so occupy a portion of their residences, including but not limited to the character and number of such persons and the type of their professions.

3. No business, trade or activity shall be carried on upon any parcel, nor shall anything be done thereon which may be noxious or offensive or become an annoyance or nuisance to the neighborhood.

4. No structures shall be erected nearer than 70 feet of the centerline of any easement for roads as shown on survey to be attached to deed. No structure shall be erected nearer than 10 feet to any interior lot line.

5. No unlawful, improper or immoral uses shall be made of the premises herein described, and said premises shall at all times be kept mowed and clear of debris and vegetation that might become either a health or fire hazard to the surrounding community.

6. No barracks type or other structure shall be moved onto any lot or parcel in the area covered by these restrictions, and no pre-formed or pre-fabricated metal buildings shall be erected.

7. The parcels as described in the above mentioned plat shall not be re-subdivided into lots smaller than one acre.

8. No house trailers may be stored or maintained on any lot or parcel in the area covered by these restrictions.

9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any parcel with the exception of dogs, cats, horses and ponies for private use, and other household pets, provided that they are not kept, bred or maintained for any commercial purposes.

10. No sign of any kind shall be displayed to the public view on any residential lot except one sign identifying the occupant of the property, such sign to measure not over two square feet; one sign of not more than four square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

11. No outdoor toilets shall be erected or maintained on the parcels herein described, and all buildings with toilet facilities shall be equipped with septic tank and drain fields that conform to the sanitary and health laws of the County of Sarasota or the State of Florida.

12. A 10 foot easement or right-of-way along the rear lot lines and side lines is reserved for the purpose of constructing and maintaining facilities for furnishing property owners of this subdivision with electricity, gas, water, sewer drains, drainage and other facilities.

13. It is expressly agreed and understood, by and between the parties hereto, that all covenants and agreements herein, shall run with the land and be binding upon the heirs, executors, administrators, legal representatives, successors and assigns of the respective parties hereto. and, that the word "owner" when used in the deed shall include the singular and plural, and the masculine, feminine and neuter genders whenever and wherever the context so admits and requires.

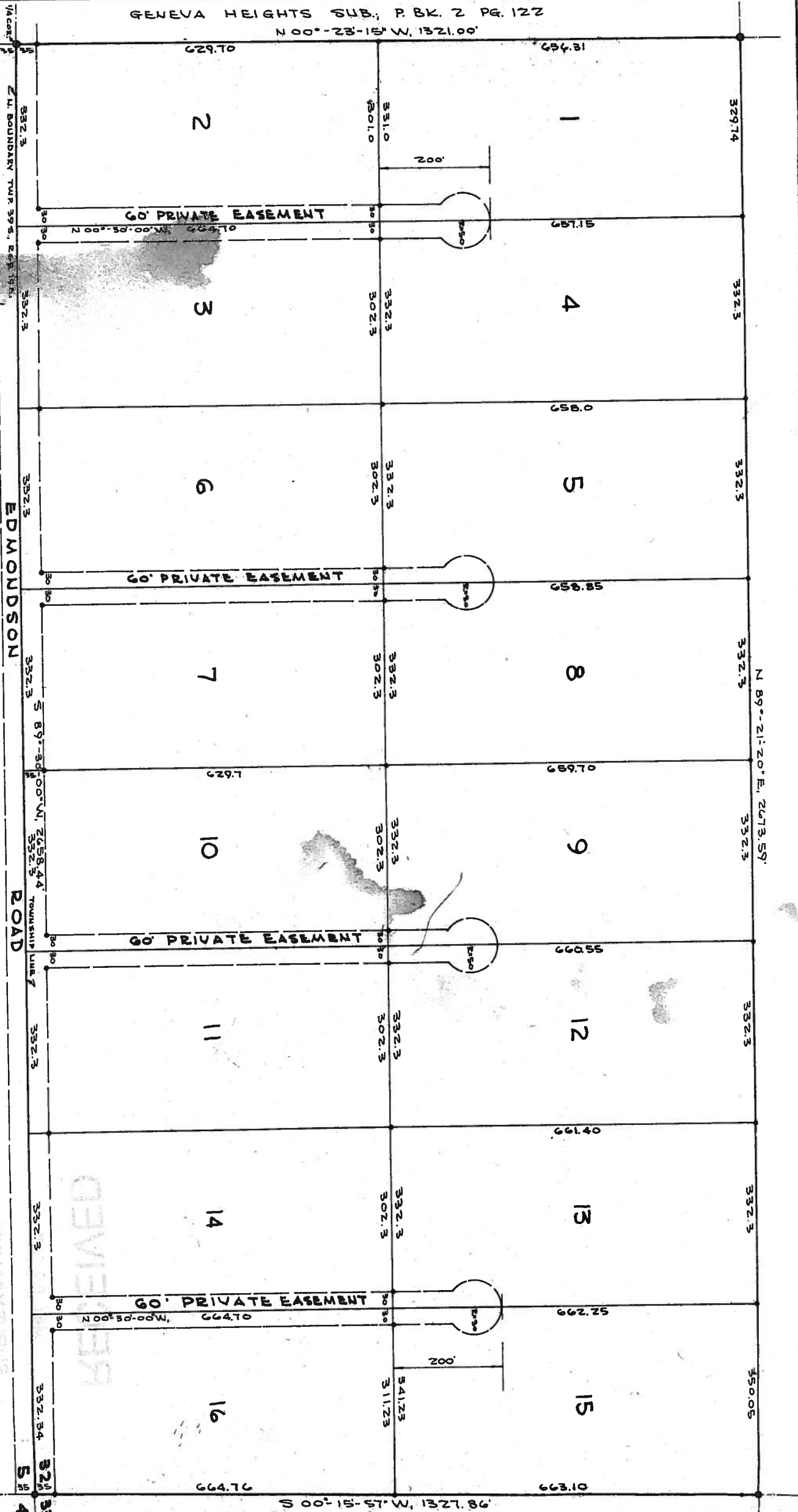
14. Septic tanks and their drain fields shall be within the area of the individual parcel located between the front lot lines and the setback line.

15. Nothing shall be done and no condition shall be allowed to continue which may be or become a nuisance. All vacant lots shall be kept free of accumulations of brush, trash or other materials which may constitute a fire hazard or a breeding place for rats or snakes, and the Grantors reserve the right to condition all parcels at all times prior to the building of the residence, such conditioning to include a maintenance of parcels, drainage and care of private roads and to impose a charge of not more than \$1.75 per acre per month for this purpose. The purpose of this charge shall be the maintenance of the property in its original condition at all times.

If the parties hereto, or any of them or their heirs, or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violations.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

GENEVA HEIGHTS SUB., P. BK. 2 PG. 122  
 N 00°-23'-15" W, 1321.00'



NOTE:  
 16 TRACTS OF 5 ACRES EACH  
 ORDER NO. 7407-8 REUNDED AUG-SEPT. 1961  
 JUNE, 1960  
 SCALE 1"=100'  
 ALL TRACTS IN "QUEENWOOD" ARE SUBJECT  
 TO EASEMENTS, RESTRICTIONS & DEDICATIONS  
 OF RECORD.

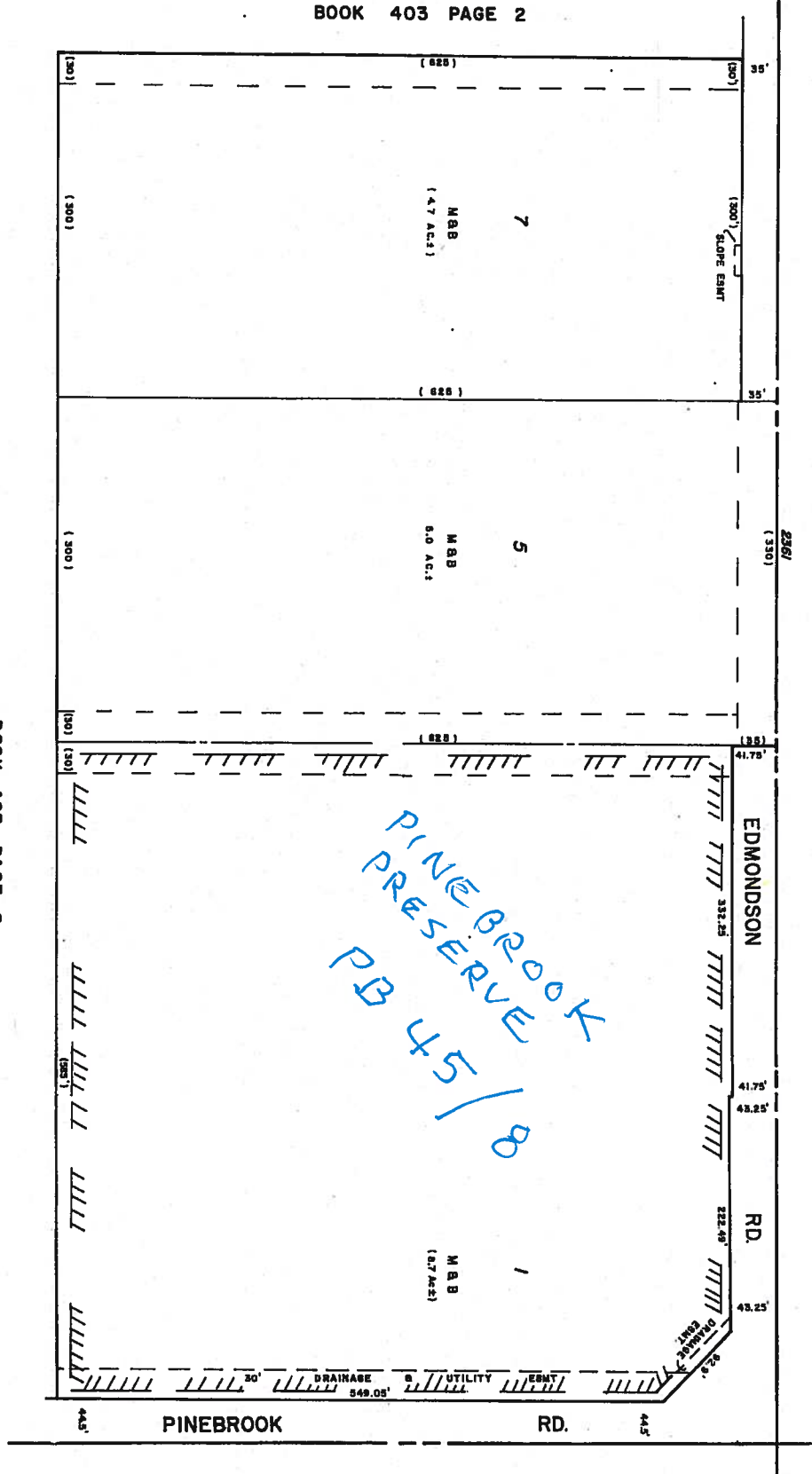
# QUEENWOOD

VENICE, FLORIDA

PRESENTED BY MR. GEORGE EDMONDSON OF VENICE, FLORIDA: OWNER  
 THE SOUTH 1/2 OF THE S.E. 1/4, SEC. 32, TWP. 35 S., R. 16 E., SARASOTA  
 COUNTY, FLORIDA  
 BY: ARCHIE E. BROWN, SURVEYOR 216 SOUTH MIAMI VENICE, FLORIDA

RECEIVED

BOOK 403 PAGE 2



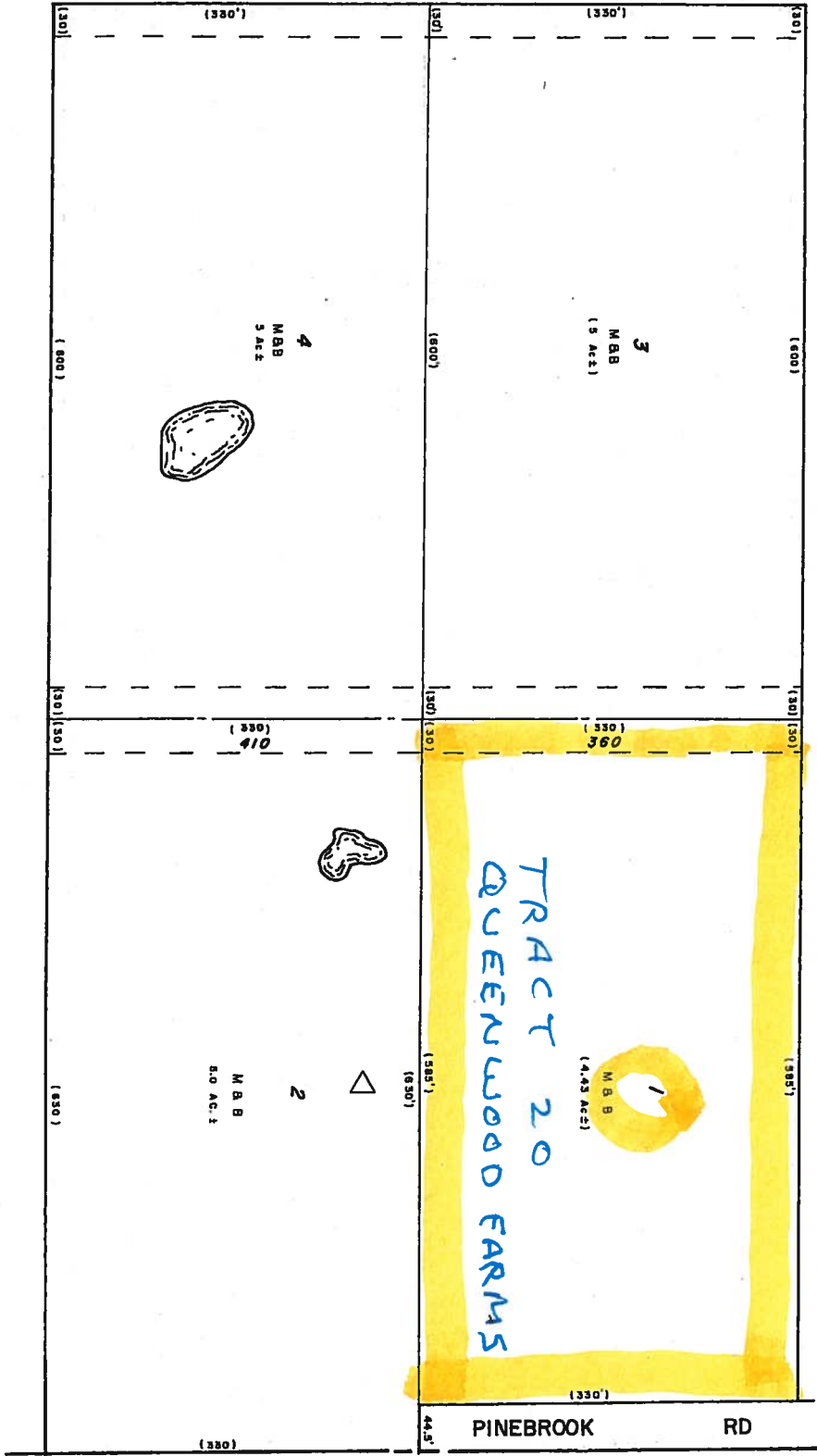
BOOK 386 PAGE 16

BOOK 401 PAGE 4

**JIM TODORA**  
 PROPERTY APPRAISER  
 Sarasota County Florida  
 STATE OF FLORIDA  
 DATE DEC 1974  
 Sec 5, Twp. 39 S., Rng. 19 E.  
 403

RAY BRIGHAM  
 YEAR 1978  
 A.K.A. EDMONDSON ESTATES (PROPOSED)  
 CALG. SHEET FOR  
 QUEENWOOD FARMS (PROPOSED)  
 WINNINGHAM ESTATE

BOOK 403 PAGE 7



BOOK 403 PAGE 1

BOOK 401 PAGE 5



BOOK 403 PAGE 9

**JIM TODORA**

**PROPERTY APPRAISER**  
Sarasota County  
Florida

FOR TAX PURPOSES ONLY

SCALE	DATE	REVISIONS
1" = 100'	08-15-06	

SECURITY

Sec. 5, Twp. 39 S., Rng. 19 E.

**4038**

✓ Merritt & Merritt  
1800 Second Street, Ste. 780  
Sarasota, FL 34236

Prepared by and return to:  
Michael T. Robertson, Esq.  
Michael T. Robertson & Assoc., P.A.  
1834 Main Street  
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006033831 2 PGS  
2006 FEB 22 01:59 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
FMILLER Receipt#751756  
Doc Stamp-Deed: 0.70

①



Recording Fee:

2006033831

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** made this August 31, 2005 between Beverley I Jandreau, whose address is 360 Bristol Lane, Nokomis, Florida 34274, GRANTOR, and Harvey G. Jandreau, Jr., whose address is 4229 S. Tamiami Trail, Venice Florida, GRANTEE.

A SINGLE WOMAN

**WITNESSETH** that GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and quitclaimed to said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate and lying and being in the County of Sarasota, State of Florida, to-wit:

THE N 1/2 of SE 1/4 of NE 1/4, of NE 1/4 SECTION 5 TOWNSHIP 39 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA KNOWN AS TRACT 20 QUEENWOOD FARMS:

LESS: THE EAST 44.5 FEET FOR PINEBROOK ROAD AS DESCRIBED IN ORDER OF TAXES RECORDED IN D.R.

TOGETHER WITH: AN EASEMENT OVER THE SOUTH 35 FEET OF THE SE 1/4, SECTION 32, TOWNSHIP 38 SOUTH, RANGE 19 EAST, AND NORTH 35 FEET OF THE NE 1/4, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 19 EAST, BEING AN EXTENSION OF EDMONSON ROAD (70 FT R/W) ALONG THE TOWNSHIP LINE EASTERLY FROM THE SE CORNER OF PLAT OF GENEVA HEIGHTS, AS RECORDED IN PLAT BOOK 2, PAGE 122 OF SAID PUBLIC RECORDS;

BOOK 2890,  
PAGE 2781,  
OF THE PUBLIC  
RECORDS OF  
SARASOTA COUNTY,  
FLORIDA.

ALSO A 60 FT. PRIVATE EASEMENT, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 19 EAST; THENCE WESTERLY ALONG THE NORTH LINE OF TOWNSHIP 39 SOUTH, 664.61 FEET; THENCE SOUTHERLY ALONG THE WEST LINE OF E 1/2 OF E 1/2 OF NE 1/4, SECTION 5, TOWNSHIP 39 SOUTH, RANGE 19 EAST, 1975.71 FEET, BEING IN SECTION 5, TOWNSHIP 39 SOUTH, RANGE 19 EAST: SUBJECT TO: AN EASEMENT OVER THE WEST 30 FEET OF THE ABOVE PROPERTY FOR INGRESS AND EGRESS; SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.

PID#: 0403-08-0001

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of GRANTOR, either in law or equity, for the use, benefit and profit of said GRANTEE, forever. This Quit Claim Deed is being issued pursuant to, and subject to the parties performance of the settlement agreement entered into by the Grantor and Grantee dated August 12 2005, and that furthermore, the GRANTOR does hereby promise and agree that she shall defend against, or otherwise satisfy any amounts owed pursuant to any claim of lien on the real property described herein, if any, that may be asserted by Ms. Pamela Calderon on the real property described herein, pursuant to the claim of lien for attorneys fees filed by same.

IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal the day and year first above written.

Witnesses:

Rachel Fisher  
Name Rachel Fisher

Audrey Nuzzo  
Name Audrey Nuzzo

GRANTOR

Beverly I Jandreau  
Beverly I Jandreau

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 13 day of September, 2005 by Beverly I Jandreau, who is personally known to me or who produced DRIVERS LICENSE as identification.

(SEAL)

Audrey Nuzzo  
Notary Public  
Name Audrey Nuzzo  
Commission Expires

FL DL J53L-063-51-839-0

