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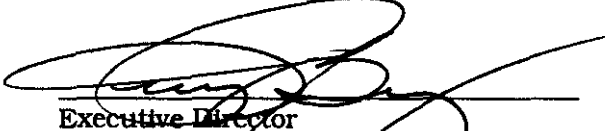
Please record and return to Karen Grasset
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000161812 4 PGS
2000 DEC 21 10:38 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HARMSTRONG Receipt#099578

NOTICE OF STIPULATIONS
AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO
THE SARASOTA COUNTY ZONING CODE

The following property located in Sarasota County, Florida, owned by Wayne and Geraldine Rankin, and described in Ordinance No. 2000-077 attached hereto, has been rezoned to a RE-2 (Residential, Estate, 1 unit/acre) zone district pursuant to Rezone Petition No. 00-29 filed by Kano Keller, Agent, and granted by Sarasota County on November 28, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:


(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-077, attached hereto)


Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 18th day of December, A.D. 2000.

 Nancy J. Higgins
Commission #CG-936530
Notary Public Expires May 15, 2004
State of Florida Bonded Thru Atlantic Bonding Co., Inc.

This instrument prepared by:
Nancy Higgins

ORDINANCE NO 2000-077

FILED NOV 30 2000

2300 NOV 31 AM 7:53

CLERK OF DISTRICT COURT SARASOTA COUNTY, FL

STATE OF FLORIDA

NOV 30 2000

FBI ID

AN ORDINANCE OF THE COUNTY OF SARASOTA FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, APPENDIX A TO THE SARASOTA COUNTY CODE, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS, PROVIDING FOR AMENDMENT OF THE ZONING ATLAS, PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS, AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

Section 1 Findings The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No 00-29, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 75-38, codified in Appendix A of the Sarasota County Code (hereinafter "the Zoning Ordinance"), and has considered the information received at said public hearing

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.

D Pursuant to the provisions of Article VII of Chapter 94 of the Sarasota County Code, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2 Amendment of the Zoning Ordinance. The Official Zoning Atlas, adopted under Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification for 3.7 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RE-2 (Residential, Estate, 1 unit/acre) for the following described property located in Sarasota County, Florida

Northeast corner of Old Albee Farm Road and Sorrento Ranches Drive, more particularly described as follows

Begin at the southwest corner of the north 1/2 of the southeast 1/4 of the northwest 1/4 of Section 32, Township 38 South, Range 19 East; thence north 0°45' west, along the west line of said north 1/2 of the southeast 1/4 of the northwest 1/4, 175.6 feet for a POINT OF BEGINNING, thence continue north 0°45' west, 220 feet to a point, thence east 446 feet; thence south 0°45' east, 220 feet; thence west 446 feet to the

POINT OF BEGINNING, LESS therefrom, a strip 30 feet wide off the west side thereof, for road, all lying and being in Sarasota County, Florida

And

Begin at the southwest corner of the north 1/2 of the southeast 1/4 of the northwest 1/4 of Section 32, Township 38 South, Range 19 East, north 0°45' west, along the west line of the north 1/2 of the southeast 1/4 of the northwest 1/4, a distance of 395 6 feet for a POINT OF BEGINNING; thence continue north 0°45' west, 180 feet more or less, to the southwest corner of property described in Official Records Book 706, Page 235, thence east 346 feet to a point directly south of the southwest corner of property described in Official Records Book 450, Page 228, thence north to said southwest corner, thence east 100 feet to the easterly boundary of property described in Deed Book 329, Page 560, thence south 196 feet, more or less, to a point on said easterly boundary 220 feet north of the southeast corner of property described in Deed Book 329, Page 560, thence west 446 feet to the POINT OF BEGINNING, LESS therefrom, a strip 30 feet wide off the west side thereof, for road, all lying and being in Sarasota County, Florida

RECORDED
DEC 11 9 03 AM '00
FINANCIAL DEPT

Section 3 Restrictions, Stipulations and Safeguards As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by the Zoning Ordinance, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

- 1 The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility
- 2 All parcels shall connect to a central sewer system within 90 days of availability

Section 4 Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 28th day of November, A D, 2000

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Nora Patterson 1201
Chairman

ATTEST

KAREN E RUSHING, Clerk of
the Circuit Court and Ex-
Officio Clerk of the Board of
County Commissioners of
Sarasota County, Florida.

By [Signature]
Deputy Clerk

STATE OF FLORIDA)
COUNTY OF SARASOTA)
I HEREBY CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL FILES
IN THIS OFFICE WITH MY HAND AND OFFICIAL

12-1-00
KAREN E RUSHING CLERK OF THE CIRCUIT COURT
EX OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS SARASOTA COUNTY FLORIDA
BY [Signature]
DEPUTY CLERK

