


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

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

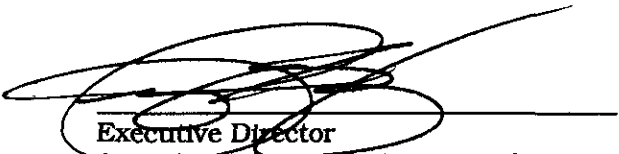
RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2001164998 4 PGS  
2001 NOV 14 05:11 PM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
LKROHN RECEIPT#105275



2001164998

The following property located in Sarasota County, Florida, owned by Joe Jr. and Frances D Nigro, and described in Ordinance No. 2001-074 attached hereto, has been rezoned to a RE-1 (Residential, Estate, 1 unit/2 acres) zone district pursuant to Rezone Petition No. 00-34 filed by Mr. & Mrs. Joe Nigro, Jr , Agent, and granted by Sarasota County on September 25, 2001, 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. 2001-074, attached hereto)

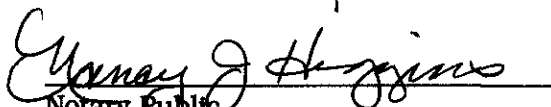


Executive Director  
Growth Management Business Center

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 2<sup>nd</sup> day of November, A D. 2001.



Notary Public  
State of Florida at Large

This instrument prepared by:  
Nancy Higgins



Nancy J. Higgins  
Commission # CC 936530  
Expires May 15, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc.

ORDINANCE NO 2001-074

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 00-34, 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 5 acres ± from District OUE-1 (Open Use, Estate, 1 unit/5 acres) to District RE-1 (Residential, Estate, 1 unit/2 acres) for the following described property located in Sarasota County, Florida:

FILED  
2001 OCT 15 PM 3:00  
DEPT. OF COUNTY CLERK  
SARASOTA COUNTY, FLORIDA

1 OCT 15 2001  
SARASOTA COUNTY CLERK

02001-074

West of Havana Road and 1275 feet south of Venice Avenue, more particularly described as follows

Begin at a point which is 1306 59 feet south and 30 22 feet west from the intersection of the center lines of Venice Avenue, 100 feet in width and Havana Road, 66 feet in width, in Section 11, Township 39 South, Range 19 East, as shown on Plat of Venice Farms, recorded in Plat book 2, Page 179, of the Public Records of Sarasota County, Florida, thence south 00°06'18" east along the west right-of-way of said Havana Road, extended, 685 36 feet, thence north 87°06'20" west, 291 90 feet; thence north 00°07'18" west, 808 99 feet to the intersection with Gladesview Road (not dedicated), thence southeasterly, along a curve to the right whose radius is 3908 52 feet, chord is 128 17 feet and bears south 63°55'22" east, through a central angle of 01°52'44" and arc distance of 128 171 feet to a point of reverse curve, and iron pipe, thence southeasterly, along a curve to the left, whose radius is 2640 34 feet, chord is 194 80 feet and bears south 65°05'51" east, through a central angle of 04°13'41" an arc distance of 194 84 feet to the POINT OF BEGINNING

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:

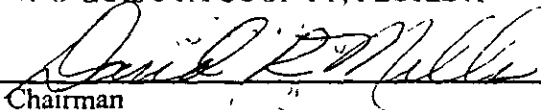
NONE

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

02001-074

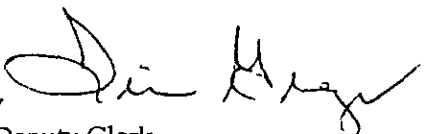
PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 25<sup>th</sup> day of September, A D, 2001


BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
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   
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 WITNESS MY HAND AND OFFICIAL  
SEAL THIS DATE October 1 2001  
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
EX OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
BY   
DEPUTY CLERK

02001-074