


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

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2001100932 10 PGS
 2001 JUL 17 11:27 AM
 KAREN E. RUSHING
 CLERK OF CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 VBROTHER Receipt#065774



2001100932

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 Mark J. Byrn, Vice-President, Palmer Ranch Holdings, and described in Ordinance No. 2001-030 attached hereto, has been rezoned to a RSF-1/PUD (Residential Single Family, 2.5 units/1 acre/Planned Unit Development) zone district with amended stipulations and RSF-1/PUD (Residential Single Family, 2.5 units/1 acre/Planned Unit Development) zone district with stipulations, pursuant to Rezone Petition No. 01-15 filed by James A. Paulman, Agent, and granted by Sarasota County on May 9, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

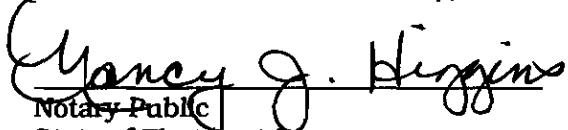
(Stipulations and limitations are those described in Section 3 of Ordinance No 2001-030, attached hereto)


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 10th day of July, 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 2001-030

2001 JUN 16 AM 10:11

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 01-15, 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 by Section 2 of the Zoning Ordinance, is hereby amended by changing the zoning district classification as follows

- A) 174.69 acres ±
FROM: RSF-1/PUD (Residential Single Family, 2.5 units/1 acre/Planned Unit Development) with stipulations, TO: RSF-1/PUD (Residential Single Family, 2.5 units/1 acre/Planned Unit Development) with amended stipulations, AND
- B) 48.5 acres ±
FROM: OUE-1 (Open Use Estate, 1 unit/5 acres), TO: RSF-1/PUD (Residential Single Family, 2.5 units/1 acre/Planned Unit Development) with stipulations, for the following described property located in Sarasota County, Florida

FILED
JUN 21 PM 4:27
CLERK OF COUNTY COMMISSIONERS
SARASOTA COUNTY
FLORIDA

JUN 21 9 07 AM '01

02001-03

Description of PARCEL A (prepared by certifying surveyor)

Southwest corner of Central Sarasota Parkway and Honore Avenue, more particularly described as follows

A tract of land lying in Sections 35 and 36, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows

Commence at the southwest corner of Tract 201, Turtle Rock, Unit 1, recorded in Plat Book 36, Pages 34, 34A through 34T of the Public Records of Sarasota County, Florida, said point being on the southerly right-of-way line of Central Sarasota Parkway, a 120-foot wide public right-of-way, said point also being the northwesterly corner of premises described in Official Records Book 2860 at Page 1687 of said Public Records (the following three calls are along said southerly right-of-way line and the following four calls are along the lines of said premises), thence S 88°44'29"E, a distance of 292.47 feet to the point of curvature of a curve to the right having a radius of 955.00 feet and a central angle of 45°00'00", thence southeasterly along the arc a distance of 750.06 feet; thence S 43°44'29"E a distance of 604.46 feet to the POINT OF BEGINNING, thence S 46°15'31"W, a distance of 423.73 feet, thence S 60°48'07"E, a distance of 35.80 feet, thence S 40°09'44"E, a distance of 92.01 feet; thence S 34°42'22"E, a distance of 75.60 feet, thence S 26°21'44"E, a distance of 63.61 feet; thence S 42°20'12"E, a distance of 45.65 feet; thence S 51°33'44"E, a distance of 76.41 feet, thence S 40°36'48"E, a distance of 52.19 feet; thence S 33°46'16"E, a distance of 67.54 feet; thence S 33°52'38"E, a distance of 76.13 feet, thence S 22°40'34"E, a distance of 106.91 feet to the point of curvature of a curve to the right having a radius of 190.00 feet and a central angle of 69°35'17"; thence southerly along the arc of said curve, an arc length of 230.76 feet, thence S 01°06'46"W, a distance of 47.35 feet, thence S 38°57'38"W, a distance of 67.81 feet, thence S 46°31'40"W, a distance of 112.01 feet, thence N 26°33'54"W, a distance of 21.03 feet, thence S 47°28'29"W, a distance of 11.95 feet; thence S 16°26'34"W, a distance of 75.99 feet; thence S 00°40'17"E, a distance of 36.23 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N 52°08'31"W, a radial distance of 95.00 feet, thence westerly along the arc of said curve, through a central angle of 61°00'12", an arc length of 101.15 feet, thence N 81°08'19"W, a distance of 163.99 feet, thence N 88°24'11"W, a distance of 153.47 feet to the point of curvature of a curve to the right having a radius of 160.00 feet and a central angle of 39°28'08", thence westerly along the arc of said curve, an arc length of 110.22 feet, thence N 48°56'04"W, a distance of 79.69 feet to the point of curvature

of a curve to the left having a radius of 55 00 feet and a central angle of $42^{\circ}11'22''$, thence westerly along the arc of said curve, an arc length of 40 50 feet, thence $S 88^{\circ}52'35''W$, a distance of 43 83 feet to the point of curvature of a curve to the right having a radius of 105 00 feet and a central angle of $62^{\circ}21'45''$, thence northwesterly along the arc of said curve, an arc length of 114 29 feet, thence $N 28^{\circ}45'41''W$, a distance of 81 02 feet, thence $N 35^{\circ}31'14''W$, a distance of 82 99 feet, thence $N 30^{\circ}06'15''W$, a distance of 36 71 feet to the southerly line of the aforementioned premises described in Official Records Book 2860 at Page 1687, thence $S 78^{\circ}13'17''W$, a distance of 60 30 feet to the easterly right of way line of the Seminole Gulf Railway (formerly Seaboard Coast Line Railroad, 100 feet wide), thence $S 11^{\circ}46'43''E$, along said easterly right of way line a distance of 3,371 46 feet to the southerly line of the southeast quarter of said Section 35, thence $N 89^{\circ}52'00''E$, along said southerly line a distance of 268 39 feet to the southwest corner of the southwest quarter of said Section 36, thence $S 89^{\circ}45'29''E$, along the southerly line of said southwest quarter a distance of 921 18 feet, thence $N 00^{\circ}12'54''W$, a distance of 78 59 feet to the point of curvature of a curve to the right having a radius of 1,486 98 feet and a central angle of $47^{\circ}26'24''$, thence northeasterly along the arc of said curve, an arc length of 1,231 20 feet, thence $N 66^{\circ}57'35''E$, a distance of 129 31 feet, thence $N 77^{\circ}38'11''E$, a distance of 237 72 feet, thence $N 63^{\circ}37'57''E$, a distance of 111.86 feet, thence $N 54^{\circ}00'10''E$, a distance of 17 00 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies $S 54^{\circ}00'10''W$, a radial distance of 1,100.00 feet; thence northwesterly along the arc of said curve, through a central angle of $01^{\circ}17'32''$, an arc length of 24 81 feet; thence $N 28^{\circ}51'39''E$, a distance of 33 81 feet, thence $N 47^{\circ}04'04''E$, a distance of 71 56 feet to the point of curvature of a curve to the left having a radius of 355 00 feet and a central angle of $24^{\circ}42'46''$, thence northeasterly along the arc of said curve, an arc length of 153 12 feet to the point of compound curvature of a curve to the left having a radius of 770 00 feet and a central angle of $11^{\circ}38'49''$, thence northerly along the arc of said curve, an arc length of 156 52 feet to the point of compound curvature of a curve to the left having a radius of 180 00 feet and a central angle of $34^{\circ}43'39''$, thence northerly along the arc of said curve, an arc length of 109 10 feet to the point of compound curvature of a curve to the left having a radius of 310 00 feet and a central angle of $18^{\circ}41'37''$, thence northwesterly along the arc of said curve, an arc length of 101 14 feet to the point of compound curvature of a curve to the left having a radius of 755 00 feet and a central angle of $16^{\circ}41'45''$, thence northwesterly along the arc of said curve, an arc length of 220 00 feet to the point of compound curvature of a curve to the

left having a radius of 330 00 feet and a central angle of $03^{\circ}32'31''$, thence northwesterly along the arc of said curve, an arc length of 20 40 feet, thence $N 57^{\circ}01'01''E$, a distance of 104 00 feet to the westerly right-of-way line of Honore Avenue, a 150-foot wide public right of way, (the following four calls are along said westerly right-of-way line), thence $N 32^{\circ}58'59''W$, a distance of 160 14 feet to the point of curvature of a curve to the right having a radius of 1,610 00 feet and a central angle of $34^{\circ}14'30''$, thence northerly along the arc of said curve, an arc length of 962 18 feet, thence $N 01^{\circ}15'31''E$, a distance of 491 80 feet to the point of curvature of a curve to the left having a radius of 50 00 feet and a central angle of $90^{\circ}00'00''$ thence northwesterly along the arc of said curve, an arc length of 78 54 feet to the southerly right-of-way line of the aforementioned Central Sarasota Parkway, (the following three calls are along said southerly right-of-way line), thence $N 88^{\circ}44'29''W$, a distance of 341 53 feet to the point of curvature of a curve to the right having a radius of 1,245 00 feet and a central angle of $45^{\circ}00'00''$, thence northwesterly along the arc of said curve, an arc length of 977 82 feet; thence $N 43^{\circ}44'29''W$, a distance of 324 00 feet to the POINT OF BEGINNING

Tract contains 7,609,297 49 square feet or 174 6854 acres, more or less

Description of PARCEL B (prepared by certifying surveyor)

A tract of land lying in Sections 35 and 36, Township 37 South, Range 18 East, Sarasota County, Florida and more particularly described as follows

Commence at the southwest corner of Tract 201, Turtle Rock, Unit 1, recorded in Plat Book 36, Pages 34 through 34T of the Public Records of Sarasota County, Florida, said point being on the southerly right-of-way line of Central Sarasota Parkway, a 120-foot wide public right-of-way, said point also being the northwesterly corner of premises described in Official Records Book 2860 at Page 1687 of said Public Records (the following three calls are along said southerly right-of-way line and the following four calls are along the lines of said premises), thence $S 88^{\circ}44'29''E$ a distance of 292 47 feet to the point of curvature of a curve to the right having a radius of 955 00 feet and a central angle of $45^{\circ}00'00''$, thence southeasterly along the arc a distance of 750 06 feet, thence $S 43^{\circ}44'29''E$ a distance of 604 46 feet, thence $S 43^{\circ}44'29''E$, a distance of 324 00 feet to the point of curvature of a curve to the left having a radius of 1,245 00 feet and a central angle of $45^{\circ}00'00''$, thence southeasterly along the arc of said

curve, an arc length of 977.82 feet, thence S 88°44'29"E, a distance of 341.53 feet to the westerly right-of-way line of Honore Avenue, a 150-foot wide public right-of-way, said point also being the point of curvature of a curve to the right having a radius of 50.00 feet and a central angle of 90°00'00", (the following six calls are along said westerly right-of-way line), thence southeasterly along the arc of said curve, an arc length of 78.54 feet, thence S 01°15'31"W, a distance of 491.80 feet to the point of curvature of a curve to the left having a radius of 1.610.00 feet and a central angle of 34°14'30", thence southerly along the arc of said curve, an arc length of 962.18 feet, thence S 32°58'59"E, a distance of 160.14 feet, to the POINT OF BEGINNING, thence S 32°58'59"E, a distance of 756.96 feet to the point of curvature of a curve to the right having a radius of 2,000.00 feet and a central angle of 33°13'59", thence southerly along the arc of said curve, an arc length of 1,160.05 feet, thence S 00°15'00"W, a distance of 379.50 feet to a point on the southerly line of the southwest quarter of Section 36, thence N 89°45'29"W along the southerly line of the aforementioned southwest quarter of Section 36, a distance of 272.33 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N 76°00'13"W, a radial distance of 215.00 feet, thence westerly along the arc of said curve, through a central angle of 112°15'35", an arc length of 421.25 feet to the point of reverse curvature of a curve to the left having a radius of 235.00 feet and a central angle of 22°12'22", thence northwesterly along the arc of said curve, a distance of 91.08 feet to the point of reverse curvature of a curve to the right having a radius of 1,420.00 feet and a central angle of 05°26'04", thence westerly along the arc of said curve, a distance of 134.69 feet to the point of reverse curvature of a curve to the left having a radius of 830.00 feet and a central angle of 19°14'33", thence westerly along the arc of said curve, a distance of 278.75 feet to a point on the southerly line of the southwest quarter of Section 36, thence N 89°45'29"W along the southerly line of the aforementioned southwest quarter of Section 36, a distance of 598.39 feet, thence N 00°12'54"W, a distance of 78.59 feet to the point of curvature of a curve to the right having a radius of 1,486.98 feet and a central angle of 47°26'24", thence northeasterly along the arc of said curve, an arc length of 1,231.20 feet, thence N 66°57'35"E, a distance of 129.31 feet, thence N 77°38'11"E, a distance of 237.72 feet, thence N 63°37'57"E, a distance of 111.86 feet, thence N 54°00'10"E, a distance of 17.00 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S 54°00'10"W, a radial distance of 1,100.00 feet, thence northwesterly along the arc of said curve, through a central angle of 01°17'32", an arc length of 24.81 feet, thence N 28°51'39"E, a distance of 33.81 feet, thence N 47°04'04"E, a distance of 71.56

feet to the point of curvature of a curve to the left having a radius of 355 00 feet and a central angle of $24^{\circ}42'46''$, thence northeasterly along the arc of said curve, an arc length of 153 12 feet to the point of compound curvature of a curve to the left having a radius of 770 00 feet and a central angle of $11^{\circ}38'49''$ thence northerly along the arc of said curve, an arc length of 156 52 feet to the point of compound curvature of a curve to the left having a radius of 180 00 feet and a central angle of $34^{\circ}43'39''$, thence northerly along the arc of said curve, an arc length of 109 10 feet to the point of compound curvature of a curve to the left having a radius of 310 00 feet and a central angle of $18^{\circ}41'37''$, thence northwesterly along the arc of said curve, an arc length of 101 14 feet to the point of compound curvature of a curve to the left having a radius of 755 00 feet and a central angle of $16^{\circ}41'45''$, thence northwesterly along the arc of said curve, an arc length of 220 00 feet to the point of compound curvature of a curve to the left having a radius of 330 00 feet and a central angle of $03^{\circ}32'31''$, thence northwesterly along the arc of said curve, an arc length of 20 40 feet, thence $N 57^{\circ}01'01''E$, a distance of 104 00 feet to the POINT OF BEGINNING

Tract contains 2,110,504 64 square feet or 48 4505 acres, more or less

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

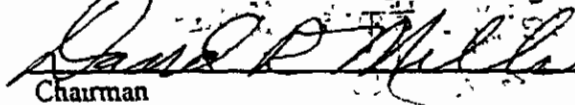
- 1) The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state or local regulations At the time of recording a plat 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 preliminary plans, site and development plans, construction plans, and final plats, shall comply with the Development Order for Increment XI of the Palmer Ranch Development of Regional Impact (DRI)
- 3) The subject parcel shall comply with all applicable conditions of the Amended and Restated Master Development Order (MDO) for Palmer Ranch (Resolution No 91-170), as may be amended from time to time

- 4) All development shall occur in substantial accordance with the Development Concept Plan date stamped December 18 2000 attached hereto as Exhibit "A". Development shall not exceed a maximum of 280 total dwelling units. This does not imply or confer any deviations from applicable zoning or land development regulations, unless expressly granted on said Development Concept Plan.

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 17th day of May, 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

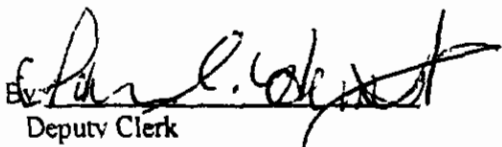
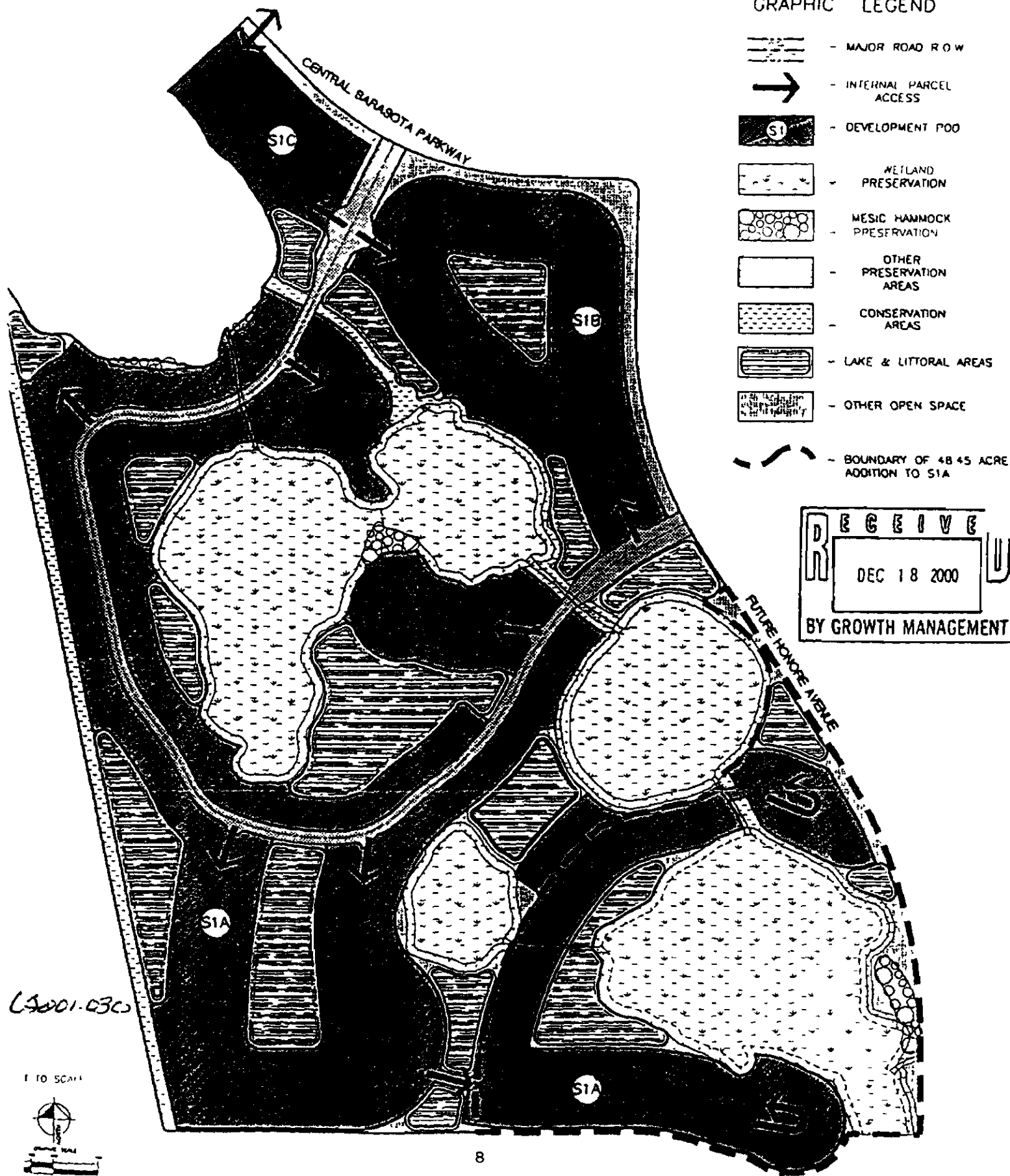

Deputy Clerk

EXHIBIT C - MASTER DEVELOPMENT PLAN FOR INCREMENT XI



GRAPHIC LEGEND

- MAJOR ROAD ROW
- INTERNAL PARCEL ACCESS
- DEVELOPMENT POO
- WETLAND PRESERVATION
- MESIC HAMMOCK PRESERVATION
- OTHER PRESERVATION AREAS
- CONSERVATION AREAS
- LAKE & LITTORAL AREAS
- OTHER OPEN SPACE
- BOUNDARY OF 48.45 ACRE ADDITION TO S1A

RECEIVED
 DEC 18 2000
 BY GROWTH MANAGEMENT

LA001-030

1 TO SCALE



EXHIBIT C - MASTER DEVELOPMENT PLAN FOR INCREMENT XI

NOTES

- 1 FINAL ACREAGE WILL VARY BASED ON DETAILED SITE PLANNING (LAKES, DEVELOPMENT PODS, OTHER OPEN SPACE, ETC)
- 2 LAKES MAY ENCROACH INTO WETLAND BUFFERS AND OTHER OPEN SPACE AREAS AS REQUIRED TO PROVIDE HYDRAULIC CONNECTION.
- 3 WETLAND BUFFERS MAY BE ADJUSTED SUBJECT TO FINAL LAND PLAN AND AS APPROVED THROUGH THE PRELIMINARY PLAN PROCESS AND SUBSEQUENT PERMITTING

FIXED DEVELOPMENT CRITERIA:

- 1) MAXIMUM SINGLE FAMILY UNITS SHALL BE 280
- 2) OPEN SPACE USE SHALL BE 52% (+/- 5%) or 115.64 ACRES.
- 3) LOCATION OF ACCESS POINTS TO PUBLIC ROADWAYS

VARIABLE DEVELOPMENT CRITERIA:

- 1) NUMBER OF SPECIFIC SINGLE FAMILY UNITS WITHIN DEVELOPMENT PODS S-1A, S-1B & S-1C.
- 2) TYPES OF SINGLE FAMILY UNITS (i.e. ATTACHED/DETACHED, Etc.):
- 5) INTERNAL ROAD ALIGNMENTS

STATE OF FLORIDA
 COUNTY OF SARASOTA
 I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILED IN THIS OFFICE WITH MY HAND AND OFFICIAL SEAL THIS DATE: May 16, 2001
 KAPEN S. RUSHING, CLERK OF THE CIRCUIT COURT
 EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS SARASOTA COUNTY FLORIDA
 USE BY: [Signature]
 DEPUTY CLERK

SITE DATA

DEVELOPMENT POD

	PREVIOUSLY APPROVED AREAS (ACRES)	AREAS WITH ADDITION TO S1A (ACRES)	
S-1A	53.94	73.71	SINGLE FAMILY
S-1B	18.73	18.73	SINGLE FAMILY
S-1C	6.78	6.78	SINGLE FAMILY
ROADWAY	8.28	8.28	MAJOR ROAD R. O. W.
OPEN SPACE	33.05	49.24	WETLAND PRESERVATION
OPEN SPACE	0.65	1.35	MESIC HAMMOCK PRESERVATION
OPEN SPACE	6.49	9.13	OTHER PRESERVATION AREAS
OPEN SPACE	6.49	7.44	CONSERVATION AREA
OPEN SPACE	27.20	31.09	LAKE AND LITTORAL AREAS
OPEN SPACE	13.05	17.39	OTHER OPEN SPACE
TOTAL AREA	174.66	223.14	(TOTAL RESIDENTIAL UNITS - 280)

PREVIOUSLY APPROVED GROSS RESIDENTIAL DENSITY - 2.29 UNITS/AC.
 GROSS RESIDENTIAL DENSITY WITH ADDITION TO S1A - 1.25 UNITS/AC