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


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2001100930 4 PGS  
2001 JUL 17 11:27 AM  
KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
VBROTHER Receipt#065774

**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 John J. Nevins, as Bishop of the Diocese of Venice, A Corporation Sole, and described in Ordinance No 2001-043 attached hereto, has been rezoned to a RSF-2 (Residential, Single Family, 3.5 units/acre) zone district pursuant to Rezone Petition No 01-16 filed by Jonathan H. Cole, P.E., Giffels-Webster Engineers, Inc., Agent, and granted by Sarasota County on June 19, 2001, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

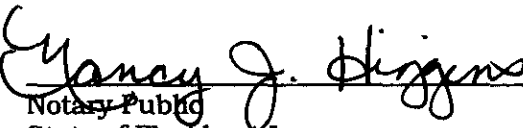
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2001-043, attached hereto)

  
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 10<sup>th</sup> 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 Through  
Atlantic Bonding Co., Inc.

ORDINANCE NO 2001-043

2001 JUN 25 AM 11:17

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

100930  
010430

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 01-16, 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 5.0 acres ± from OUE-1 (Open Use, Estate, 1 unit/5 acres) to RSF-2 (Residential, Single Family, 3.5 units/acre) for the following described property located in Sarasota County, Florida

FILED  
2001 JUN 28 PM 3:54  
TALLAHASSEE, FLORIDA  
DEPARTMENT OF STATE

North of Center Road and 1550 feet  $\pm$  East of Venice East Boulevard, more particularly described as follows,

The East 350 feet of the South 658 feet of the following described property;

A tract of land in Section 14, Township 39 South, Range 19 East, described as follows

Beginning 149 4 feet West of the  $\frac{1}{4}$  Section corner on the North line of Section 14. thence run East along the North line of Section 14, 819 4 feet; thence South 5,316.0 feet to the South line of Section 14; thence West, 819 4 feet, thence North 5,312.0 feet to the North line of Section 14 to the Point of Beginning. Less the South 33 feet thereof for existing dedicated right-of-way for Center Road

**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.

**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 19<sup>th</sup> day of June, A D, 2001

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

*David P. Mills*  
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 *Dina Deagan*  
Deputy Clerk

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 WITNESS MY HAND AND OFFICIAL

SEAL THIS DATE 6/26/01  
KAREN E. RUSHING CLERK OF THE CIRCUIT COURT  
EX-OFFICIO CLERK TO THE BOARD OF COUNTY  
COMMISSIONERS SARASOTA COUNTY FLORIDA  
By *Dina Deagan*  
DEPUTY CLERK