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PLEASE RE-RECORD TO
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Please record and return to: Karen Grasset
(Via Inter-Office Mail)
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003223505 4 PGS
2003 NOV 05 11:00 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
CFOLKINS Receipt#396457

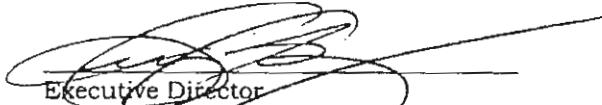


2003223505

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

The following property, located west of Jackson Road and 1430' ± feet south of Venice Avenue, in Sarasota County, Florida, owned by Joseph H. Brown, trustee and described in Ordinance No. 2003-016 attached hereto, has been rezoned from District OUE-1 (Open Use, Estate, 1 unit/5 acres) to District ILW (Industrial, Light and Warehousing), pursuant to Rezone Petition No. 02-13 filed by Robert L. Moore, Agent, and granted by Sarasota County on March 18th, 2003, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

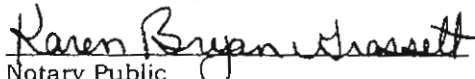
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2003-016, attached hereto)


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 28th day of October, 2003 A.D.


Notary Public
State of Florida at Large

This instrument prepared by: SMA

OFFICIAL NOTARY SEAL
KAREN BRYAN GRASSETT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD117899
MY COMMISSION EXP. MAY 14, 2006

ORDINANCE NO. 2003 - 016

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, CODIFIED IN 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.

CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

2003 MAR 14 AM 7:30

BOARD OF COUNTY COMMISSIONERS
FILED FOR RECORD

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. 02-13, 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 6.9 acres ± from District OUE-1 (Open Use, Estate, 1 unit/5 acres) to District ILW (Industrial, Light and Warehousing) for the following described property located in Sarasota County, Florida:

West of Jackson Road and 1430' ± feet south of Venice Avenue, more particularly described as follows:

Begin at the SE corner of Tract 181 of Venice Farms Subdivision for the Point of Beginning; thence S 89°38'30" W along the South Line of Lots 180 and 181 of Venice Farms Subdivision 340.09 ft. to a point that is 295 feet easterly of the Southwest corner of Lot 180; thence S 0°01'44" W, 626 ft., more or less, to the South boundary of Section 12, Township 39 South, Range 19 East; thence N 89°36'10"E, along the South line of Section 12, a distance of 340 ft., more or less, to an intersection with the Southerly extension of the Westerly boundary of Jackson Road as shown on the plat of

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2003 MAR 28 PM 4:17

FILED

Venice Farms Subdivision; thence N. 626 ft., more or less, along the Southerly extension of the Westerly boundary of Jackson Road, to the **Point of Beginning**.

Parcel I.D. No. 418-06-0002

Commence at the Northwest corner of Tract 176, Venice Farms, as recorded in Plat Book 2, page 179, of the Public Records of Sarasota County, Florida; thence N 89°06'05"E along the South right-of-way of Venice Avenue (100 feet right-of-way), 235 ft. for a Point of Beginning; thence S 0°01'37"E and parallel with the West line of said Tract 176, 2050.71 ft. to the South line of Section 12, Township 39 South, Range 19 East, Sarasota County, Florida; thence N 89°38'08"E, along said South line of Section 12, 59.47 ft.; thence N 0°01'44"E, 626 ft.; thence N 89°38'13"E, 22.56 ft.; thence N 0°03'50"E, 712.45 ft.; thence S 89°19'43"W, 24 ft.; thence N 0°00'17"W, 712.96 ft. to the South right-of-way of Venice Avenue (100 feet right-of-way); thence S 89°06'05"W, along said South right-of-way, 60.09 ft. to the **Point of Beginning**.

Less the following:

Commence at the Northwest corner of Tract 176, Venice Farms, as recorded in Plat Book 2, page 179, of the Public Records of Sarasota County, Florida; thence N 89°06'05"E along the South right-of-way of Venice Avenue (100 feet right-of-way), 235 ft. for a Point of Beginning; thence S 0°01'37"W and parallel with the West line of Tract 176, 712.60 ft.; thence S 89°19'43"E, 59.99 ft.; thence N 0°00'17" W, 712.96 ft. to the South right-of-way of Venice Avenue (100 feet right-of-way); thence S 89°06'05"W along said right of way 60.09 ft. 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:

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. The Master Surface Stormwater Management Plans shall be consistent with the Myakka River Basin Flood Study.
3. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets.
4. Refuse areas shall be setback at least 50 feet from the west property line and shall be visually screened.

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 18th day of March, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Shannon Hart
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: Cynthia A. Strath
Deputy Clerk

NOV 10 2003

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 3-19-03
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY Cynthia A. Strath
DEPUTY CLERK