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

RECORDED IN OFFICIAL RECORDS
 INSTRUMENT # 2003120075 / 000
 INSTRUMENT # 2003120075 / 000
 2003 JUN 18 06:30 PM
 KAREN E. RUSHING
 CLERK OF THE CIRCUIT COURT
 SARASOTA COUNTY, FLORIDA
 NGEROLMO Receipt#335233

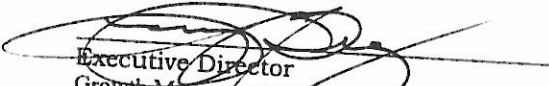


2003120075

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

The following property located at the southeast corner of Clark Road and Dove Street in Sarasota County, Florida, owned by Fred Chamberlain, and described in Ordinance No. 2003-007 attached hereto, has been rezoned from OUE-1 (Open Use, Estate, 1 unit/5 acres) and PRD (Planned Recreational Development) to an RE-1 (Residential, Estate, 1 unit/2 acres) zone district pursuant to Rezone Petition No. 02-49 filed by Robert Medred, Agent, and granted by Sarasota County on May 13, 2003, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

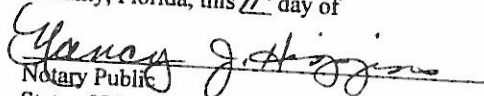
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2003-07, attached hereto)


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 11th day of June, A.D. 2003.


Notary Public
State of Florida at Large

This instrument prepared by:
CF

 Nancy J. Higgins
Commission # CC 936530
Expires May 13, 2004
Bonded Thru
Atlantic Bonding Co., Inc.



2003 MAY 16 AM 8:50

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.

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. 02-49, 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 64.39 acres ±
from District OUE-1 (Open Use, Estate, 1 unit/5 acres) and PRD (Planned Recreational Development) to
District RE-1 (Residential, Estate, 1 unit/2 acres) for the following described property located in Sarasota
County, Florida:

At the southeast corner of Clark Road and Dove Street, being more
particularly described as follows;
A PARCEL OF LAND LYING IN SECTIONS 17 AND 16,
TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA
COUNTY, FLORIDA, BEING MORE PARTICULARLY

FILED
2003 MAY 16 PM 3:18
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

MAY 16 2003

DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARK ROAD (STATE ROAD 782) A PUBLIC RIGHT-OF-WAY 100.00 FEET IN WIDTH AS RECORDED IN ROAD PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY OF DOVE STREET, A PUBLIC RIGHT-OF-WAY (50.00 FEET IN WIDTH) SHOWN ON THE PLAT FOR LAKE WOOD TRACT C, UNIT 1 AS RECORDED IN PLAT BOOK 8, PAGE 37 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°28'02"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CLARK ROAD, A DISTANCE OF 55.00 FEET; THENCE S.00°29'47" W. BEING 55.00 FEET EASTERLY OF AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY OF DOVE STREET, A DISTANCE OF 10.00 FEET TO A RIGHT-OF-WAY LINE DEEDED TO SARASOTA COUNTY AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 854 (THE FOLLOWING TWO (2) CALLS ARE ALONG SAID DEEDED RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE S.89°28'02"E., A DISTANCE OF 195.00 FEET; THENCE N.00°29'47"E., A DISTANCE OF 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID CLARK ROAD; THENCE S.89°28'02"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY OF CLARK ROAD, A DISTANCE OF 302.33 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 72 (SUGAR BOWL ROAD), A PUBLIC RIGHT-OF-WAY 100.00 FEET IN WIDTH AS RECORDED IN ROAD PLAT BOOK 1, PAGE 52 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.55°50'33"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 72, A DISTANCE OF 1113.91 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2034, PAGE 2224 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.00°29'47"W. ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2034, PAGE 2224, BEING 1479.47 FEET EASTERLY OF AND PARALLEL WITH SAID WESTERLY RIGHT-OF-WAY OF DOVE STREET, A DISTANCE OF 1532.67 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF HAWKINS ROAD (WIDTH VARIES) AS RECORDED IN ROAD PLAT BOOK 4, PAGE 13 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING FOUR (4) CALLS ARE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY OF HAWKINS ROAD); THENCE S.88°38'38"W., A DISTANCE OF 400.59 FEET; THENCE N.89°19'01"W., A DISTANCE OF 111.24

FEET; THENCE S.87°19'08"W., A DISTANCE OF 231.93 FEET; THENCE S.89°22'06"W., A DISTANCE OF 681.41 FEET TO THE EASTERLY LINE OF AFOREMENTIONED DEEDED RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 1588, PAGE 854; THENCE N.00°29'47"E. ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 2179.26 FEET TO THE POINT OF BEGINNING. CONTAINING 64.3930 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS - OF -WAY OF RECORD, IF ANY.

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 and 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. Concurrent with the development of the subject parcel the developer shall construct a southeast to southwest right turn lane into the subject parcel in accordance with The Florida Department of Transportation Roadway and Traffic Deign Standard Indexes 301 and 526. The improvements shall be included in the construction plan.
3. The on-site wetland areas shall be preserved consistent with Guiding Principles of the Comprehensive Plan and shall be labeled preserves on all future plans and final plats, as depicted on the Development Concept Plan dated July 25, 2002. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from the Resource Permitting Division.
4. An enhancement plan for the wetlands and buffer areas shall be submitted to Resource Protection with site and development plans. The plan needs to address removal of nuisance/invasive plant species from the areas, as well as any proposed planting of trees and/or understory in the buffer areas.

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5. In accordance with Section 74-61.a.2.c of Sarasota County's Land Development Regulations, all nuisance/invasive plant species shall be removed from the site. All removed vegetation shall be disposed of in a County-approved landfill or by another method approved by Resource Protection Services.
6. The Master Surface Water Management Plan shall be updated with the existing Cow Pen Slough Master Plan.
7. Language shall be included in the Declaration of Covenants and Restrictions at the time of Final Plat approval that informs the lot owners that "adjacent properties are zone agricultural use. At times, odor, noise, spraying and insects may occur due to normal food production and/or raising or boarding of animals. The adjacent property owner's right to continue agricultural operations is protected by Florida Statute 823.14. Parties interested in locating adjacent or near this property should take this into consideration."
8. All construction traffic shall access the development via Clark Road (S.R. 72).
9. The owner will construct a master irrigation system; they will attempt to permit irrigation with the water supply source from the surface water system as the first priority. The owner may use a well that will be deeper than the casings of the Lakewood Subdivision wells. Individual wells shall be prohibited.
10. The Applicant will be required to hookup to reuse for irrigation purposes as soon as it is available and reliable.

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.

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0 2003-007

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 13th day of MAY, A.D., 2003.

BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA

Shannon Staal
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: Claudia F. Goods
Deputy Clerk

INSTRUMENT # 2003120075
6 PGS

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 5/14/03
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
EX-OFFICIO CLERK TO THE BOARD OF COUNTY
COMMISSIONERS, SARASOTA COUNTY, FLORIDA

BY Claudia F. Goods
DEPUTY CLERK

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