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Please record and return to: (Via Inter-Office Mail)  
Susan F. Carleton, Administrative Coordinator  
Planning Services  
660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

Charge to: Planning Services JUL 6 2006  
Account# 51800100500489

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

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2006120849 21 P68  
2006 JUN 30 05:40 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FLORIDA  
CBURN Receipt#802735



2006120849

The following property, located at 2401 Beneva Road in Sarasota County, Florida, owned by Mark S. Miller and Chad Bratzke, and described in Ordinance No. 2005-065 attached hereto, has been rezoned to a RSF-3/PUD (Residential Single Family, 4.5 units per acre/Planned Unit Development Overlay) zone district pursuant to Rezone Petition No. 05-05 filed by Robert Medred, Agent, and granted by Sarasota County on December 7, 2005, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

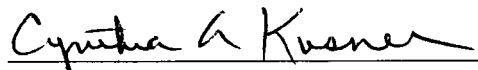
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2005-065, attached hereto)

  
Crystal Allred, Acting Manager  
Planning Services

**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Crystal Allred, Acting Manager, Planning Services, 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 she acknowledged before me that she executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 29<sup>th</sup> day of JUNE, 2006.

  
Cynthia A. Kusner  
Notary Public  
State of Florida at Large

This instrument prepared by:  
sfc



Cynthia A. Kusner  
Commission #DD308088  
Expires: May 22, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

**ORDINANCE NO. 2005-065**

BOARD RECORDS  
FILED FOR RECORD

2005 DEC 13 PM 4:48

KAREN E. RUSHING  
CLERK OF CIRCUIT COURT  
SARASOTA COUNTY, FL

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA,  
AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF  
SARASOTA COUNTY ORDINANCE NO. 2003-052, 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. 05-05, 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. 2003-052,  
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  
Article 4 of the Zoning Ordinance, is hereby amended by changing the zoning district classification  
for 100.2 acres  $\pm$  from Districts RE-1 (Residential Estate, 1 unit/2 acres), RSF-2 (Residential Single  
Family, 3.5 units/acre), RMF-1 (Residential Multi-Family, 6 units/acre), and RMF-3 (Residential  
Multi-Family, 13 units/acre) to District RSF-3/PUD (Residential Single Family, 4.5 units per acre/  
Planned Unit Development Overlay) for the following described property located in Sarasota  
County, Florida:

The area under consideration is known as the Forest Lakes Golf Course and is generally located at 2401 Beneva Road, Sarasota, Florida, and lying in Sections 27, 28, 33, and 34, Township 36 South, Range 18 East, Sarasota County, Florida, comprising 100.2 acres more or less, being more particularly described as follows;

**PARCEL 1-A (CLUBHOUSE SITE) (PER O.R. BOOK 1178 P. 949)**

Portions of Lots 6-S, 7-S, & 8-S (not included), Block 1, of a Resubdivision of HYDE PARK CITRUS SUBDIVISION as recorded in Plat Book 3, page 86 of the Public Records of Sarasota County, Florida, and more particularly described as follows: Commence at the SW corner of NW  $\frac{1}{4}$  of Sec. 34, Twp. 36 S, Range 18 E, Sarasota County, Florida (said corner being also the intersection of Beneva Rd. & Webber Street, as recorded in South Gate Sub. Unit 36 as recorded in Plat Book 16, page 9A, Public Records of Sarasota County, Florida); run thence N  $0^{\circ} 01' 27''$  E, 450' to a point on the N'ly line of the said Unit 36; thence N  $89^{\circ} 46' 52''$  E, 68' to the Easterly R/W line of a 100' R/W for Beneva Rd. as shown on the unrecorded Plat of Forest Lakes Country Club Estates Unit #1; thence N  $0^{\circ} 01' 27''$  E, along said Easterly R/W line 250' to a P.O.B.; thence continue N  $0^{\circ} 01' 27''$  E, along said R/W line 700'; thence N  $89^{\circ} 46' 52''$  E, 382'; thence S  $0^{\circ} 01' 27''$  W, 700'; thence S  $89^{\circ} 46' 52''$  W, 382' to the P.O.B., being and lying in Section 34, Township 36 South, Range 18 East.

**AND (PER OR. BOOK 1178 P. 949)**

Parts of Tracts 3-S and 4-S, Section 34 of HYDE PARK CITRUS SUB., as per plat thereof recorded in Plat Book 3, page 86, Public Records of Sarasota County, Florida; more particularly described as follows: Commence at the SE corner of the NE  $\frac{1}{4}$  of Section 33, Township 36 South, Range 18 East; run thence N  $0^{\circ} 01' 27''$  E along the Easterly line of Section 33, 1355.01'; thence S  $89^{\circ} 58' 33''$  East 68.00' to a point on the Easterly R/W of Beneva Road; thence N  $0^{\circ} 01' 27''$  East along the said R/W line, 145.28', to the SW corner of Lot 15, Block J, Forest Lakes Country Club Estates Unit No. 2, as per plat thereof recorded in Plat Book 18, page 3A, for a P.O.B.; thence N  $39^{\circ} 46' 52''$  E 485.00', along the Southerly line of the said Lot 15, to its south easterly corner; thence S  $0^{\circ} 01' 27''$  W 100'; thence S  $89^{\circ} 46' 52''$  West, 485.00' to a point on the said Easterly R/W line of Beneva Road; thence N  $0^{\circ} 01' 27''$  East, along the said R/W line 100' to the P.O.B., being and lying in Section 34, Township 36 South, Range 18 East.

**PARCEL I-B (PER OR. BOOK 1178 P. 958)**

Commence at the S.E. corner of the N.E.  $\frac{1}{4}$  of Section 33, Twp. 36 S., Range 18 E., as shown on Plat of Forest Lakes Country Club Estates, Unit No. 2, recorded in Plat Book 18, page 3A of the Public Records of Sarasota County, Fla.; thence N.  $0^{\circ} 01' 27''$  E. along the E'ly line of said Sec. 33, (Westerly line of Sec. 34), 1355.01'; thence S.  $89^{\circ} 58' 55''$  E., 68' to a point on the E'ly R/W line of Beneva Road (100' R/W) for a point of beginning; thence N.  $0^{\circ} 01' 27''$  E. along said E'ly R/W line of Beneva Road, 125.28'; thence N  $89^{\circ} 43' 27''$  E. along a line which is parallel to and 20.0' Southerly there from the Southerly line of Lot 15, Block J of said Forest Lakes Country Club Estates, Unit No. 2, 485.48'; thence S.  $0^{\circ} 01' 03''$  E. along the Southerly extension of the E'ly line of said Block J, 125.28'; thence S.  $89^{\circ} 44' 35''$  W., 485.56' to the P.O.B. All lying and being in Section 34, Township 36 South, Range 18 East, Sarasota County, Florida.

**AND (PER OR. BOOK 1205, p. 1469)**

Tract 1, Block T, Forest Lakes Country Club Estates, Unit 3, according to the Plat thereof as recorded in Plat Book 19, pages 35 and 35-A, of the Public Records of Sarasota County, Florida.

**LESS (PER OR. BOOK 1235 P. 155)**

Commence at the S.E. corner of the N.E.  $\frac{1}{4}$  of Section 33 Twp. 36 S., Range. 18 E., as shown on Plat of Forest Lakes Country Club Estates, Unit No. 2, recorded in Plat Book 18, page 3A of the Public Records of Sarasota County, Fla.; thence N.  $0^{\circ}01'27''$  E. along the E'ly line of said Sec. 33, (W'ly line of Sec. 34), 1355.01'; thence S.  $89^{\circ}58'33''$  E., 68' to a point on the E'ly R/W line of Beneva Road (100' R/W) for a P.O.B.; thence N.  $0^{\circ}01'27''$  E. along said E'ly R/W line of Beneva Road, 125.28'; thence N  $89^{\circ}43'27''$  E. along a line which is parallel to and 20.0' Southerly there from the Southerly line of Lot 15, Block J of said Forest Lakes Country Club Estates, Unit No. 2, 485.48'; thence S.  $0^{\circ}01'05''$  E. along the Southerly extension of the E'ly line of said Block J, 125.28'; thence S.  $89^{\circ}44'35''$  W., 485.56' to the P.O.B. All lying and being in Section 34, Township 36 South, Range 18 East, Sarasota County, Florida.

**LESS**

Commence at the SE corner of the NE  $\frac{1}{4}$  of Section 33, Township 36 South, Range 18 East; run thence N.  $0^{\circ}01'27''$  E along the Easterly Line of Section 33, 1355.01'; thence S  $89^{\circ}58.33''$  East 68.00' to a point on the Easterly R/W of Beneva Road; thence N  $0^{\circ}01'27''$  East along the said R/W of line, 145.28' to the SW corner of Lot 15, Block J, Forest Lakes Country Club Estates Unit No. 2, as per plat thereof recorded in Plat Book 18, page 3A, for a P.O.B.; thence N  $89^{\circ}46'52''$  E 485.00', along the Southerly line of the said Lot 15, to the southeasterly corner; thence S  $0^{\circ}01'27''$  W to the north line of a parcel of land described by O.R. Book 1235, page 155, Public Records Sarasota County, Florida, a distance of 20 feet, more or less; thence N  $09^{\circ}46'52''$  E along said northerly line, 485.00 feet to a point on the said Easterly R/W line of Beneva Road; thence N  $0^{\circ}01'27''$  East, along the said R/W line 20 feet, more or less, to the P.O.B., being and lying in Section 34, Township 36 South, Range 18 East.

**ALSO LESS**

A portion of parcel 2, Forest Lakes Golf Club (PER OR. BOOK 1178, PG. 949) being more particularly described as follows: Commence at the most southwesterly corner of said parcel 2, Forest Lakes Golf Club (PER OR. BOOK 1178, PG. 949) said commencement point being on the Northeast intersection of Riviera Drive and Beneva Road Right-Of-Way lines; thence along the North Right-Of-Way line of Beneva Road S.  $00^{\circ}01'27''$  W., a distance of 140.01 feet; thence N.  $89^{\circ}59'58''$  E., a distance of 80.05 feet; thence S.  $45^{\circ}00'22''$  E., a distance of 572.88 feet; thence S.  $00^{\circ}03'16''$  W., a distance of 674.21 feet to the P.O.B.; thence S.  $16^{\circ}23'12''$  E., a distance of 1068.54 feet to a point on the North line of tract 8 (P.B.1, pg.7); thence S.  $89^{\circ}37'01''$  W., along said line a distance of 404.88 feet; thence N.  $00^{\circ}00'18''$  E., a distance of 372.20 feet; thence N.  $00^{\circ}01'21''$  E., a distance of 654.72 feet; thence S.  $89^{\circ}46'46''$  W., a distance of 103.00 feet to the P.O.B..

**PARCEL 2 (FAIRWAYS 1, 2, 3, 4, 9, AND DRIVING RANGE) (PER OP. BOOK 1178 P. 949)**

All that part of Tracts 1-S, 2-S, 3-S, 4-S, 5-S, 6-S, and 7—S, Blk. 1, Sec 34 of a "Resubdivision of a part of HYDE PARK CITRUS SUBDIVISION as recorded in Plat Book 3, Page 86, Sarasota County records lying within the following described boundary: Commence at the N.W. corner of Sec. 34, Twp. 36 S., Range, 18 E.; thence N  $89^{\circ}29'58''$  E along the North line of Section 34 for 68.00 feet to the Easterly R/W boundary of a proposed 100.00 ft. street R/W for Beneva Road; thence S  $0^{\circ}01'27''$  W along said Easterly R/W boundary, 50.00 ft. for P.O.B. Thence along a boundary of Forest Lakes

Country Club Estates, (an unrecorded subdivision) for the following calls: N 89°29'58" E, 87.23'; S 44°58'33" E, 210.21'; N 89°29'58" E, 234.68'; S 70°55'52" E, 426.58'; S 43°55'31", 111.21'; South, 732.40'; S 42°48'55" W, 276.07'; South, 192.49'; S 42°15'48" E, 472.28'; South, 400.27' to the North boundary of Tract No. 8 of the First Addition to Hyde Park Citrus Sub. as recorded in P.B. 1, Pg. 7, Sarasota County records; thence S 89°37'07" W along said boundary, 699.77' to the East boundary of South Gate Subdivision, Unit No. 36 (P.B. 16, Pg. 9-A Sarasota County records); thence N 0°01'27" E along unit line, 1073.64' to intersect a boundary of Forest Lakes Country Club Estates, an unrecorded Subdivision; thence along said subdivision boundary for the following calls: N 89°46'52" E, 103.00'; N 0°01'27" E, 628.03'; N 44°58'33" W, 572.68'; S 89°59'58" W, 80.05' to the aforesaid Easterly R/W boundary of Beneva Road; thence N 0°01'27" E along said R/W boundary, 140.01' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 950)**

That part of Tract No. 8 of the "First Addition to HYDE PARK CITRUS SUBDIVISION", Plot Book 1, Pg. 7, Sarasota County records lying within the following described boundary: Commence at the S.W. corner of the N.W. ¼ of Section 34, Twp. 36 S., Range 18 E.; thence N 89°46'52" E along the South line of said N.W. ¼, 450.00'; thence N 0°01'27" E, 225.00' to a point on the East line of South Gate, Unit No. 36 for a P.O.B. Thence continue N 0°01'27" E along said East line, 101.36' to the North line of said Tract No. 8; thence N 89°37'07" E along said North line, 699.77'; thence South, 278.35'; thence S 89°46'52" W (50' from and parallel to the ¼ Section line), 209.88'; thence N 0°01'27" E, 100.00'; thence N 22°14'17" W, 80.90'; thence S 89°46'52" W, 459.35' to the P.O.B.

**AND (PER OR. BOOK 1178 P. 950)**

A portion of the E. 250' of the W. 940' of said Tract 8 as follows: Commence at the S.W. corner of said Lot 8; thence N 89°46'52" E along the S. line of Lot 8, 940'; thence N 0°01'27" E, 50.00' to the N. line of a proposed 100' R/W for Webber St. for a P.O.B.; thence N 9°55'01" W, 177.54'; thence S 22°14'17" E, 80.90'; thence S 0°01'27" W, 100' to the P.O.B. All being and lying in Sec. 34, Twp. 36 S., Range 18 E., Sarasota County, Florida.

**AND (PER OR. BOOK 1178 P. 950)**

All that part of Tracts 1-S, 2-S, 5-S, 6-S, and 7-S, Blk. 1, Sec. 34 of a "Resubdivision of a part of HYDE PARK CITRUS SUB." plat Bk. 3, Pg. 86, Sarasota County Records, and Tract No. 8 of the "First Addition to Hyde Park Citrus Subdivision", Plat Bk. 1 Pg. 7; Sarasota County Records, lying within the following described boundary: Commence at the N.W. corner of Sec. 34, Twp. 36 S., Range 18 E.; thence N 89°29'58" E along the North line of Sec. 34 for 68.00' to the Easterly R/W boundary of a 100' street R/W for Beneva Rd.; thence S 0°01'27" W along said R/W boundary, 50.00'; thence along a boundary of Forest Lakes Country Club Golf Course for the following calls: N 89°29'58" E, 87.23'; S 44°58'33" E, 210.21'; N 89°29'58" E, 234.68'; S 70°55'52" E, 426.58'; S 43°55'31" E, 111.21'; South, 732.40' for a P.O.B.; Thence continue along said boundary of Forest Lakes Country Club Golf Course S 42°48'55" W, 276.07'; South, 192.49'; S 42°15'48" E, 472.28'; South 678.62' to intersect the North line of a proposed R/W for Webber Street; thence departing aforesaid boundary of Forest Lakes Country Club Golf Course, run N 89°46'52" E, (50' from and parallel to the S. line of N.W. ¼ of Sec. 34), 25.00'; thence North 673.32'; thence N 42°15'48" W, 487.14'; thence North, 180.81'; thence N 50°20'47" E, 171.66'; thence N 22°15'34" E, 106.80' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 951)**

All that part of Tracts 2-S, 3-S, and 4-S, Blk. 1, Sec. 34 of a "Resubdivision of a part of HYDE PARK CITRUS SUBDIVISION", P.B. 3, Pg. 86, Sarasota County Records, lying within the following described boundary: Commence at the N.W. corner of Sec 34, Twp. 36 S., Range. 18 E.; thence 89°29'58" E along the North line of Sec. 34 for 68.00' to the Easterly R/W boundary of a 100.00' street R/W for Beneva Road; thence S 0°01'27" W along said R/W boundary, 50.00'; thence 89°29'538" E, 87.23'; thence S 44°58'33", 168.17' for a P.O.B. Thence along a boundary of Forest Lakes Country Club Golf Course for the following calls: S 44°58'33" E, 42.04'; N 89°29'58" E, 234.68'; S 70°55'52" E, 426.58'; thence N 67°26'51" W, 441.50'; thence S 81°36'59" W, 196.86'; thence N 67°53'20" W, 70.22' to the P.O.B.

**PARCEL 3 (FAIRWAY 5) (PER O.R. BOOK 1178 P. 951)**

Commence at the S.W. corner of Sec. 27, Twp. 36 South, Rge. 18 E; thence N 89°29'58" E along the South line of Sec. 27, 468.00' for a P.O.B.; thence along a boundary of Forest Lakes Country Club Estates (unrecorded) for the following calls: N 0°00'02" W, 165.00'; N 18°11'19" W, 832.92'; S 89°59'58" W, 140.00'; N 0°11'02" W, 50.00'; N 89°59'58" E., 140.00'; N 21°08'02" E., 64.27'; N 72°07'17" E., 65.15'; S 49°38'35" E., 362.91'; thence S 0°14'58" W, 850.40' to intersect the aforesaid South line of Sec. 27; thence S 89°29'58" W along said South line 98.02' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 951)**

Commence at the S.W. corner of Sec. 27, Twp. 36 S., Rge. 18 E.; thence N 0°00'02" W along the West line of Sec. 27, 1010.39'; thence N 89°59'58" E, 68.00 to the East line of a 100' R/W for Beneva Road; thence continue N 89°59'58" E, along a boundary of Forest Lakes Country Club Golf Course, 118.56' for a P.O.B.; thence departing golf course boundary, run N 21°08'02" E., 55.80'; thence N 72°07'17" E, 25.74' to a point on aforesaid golf course boundary; thence S 21°08'02" W along said boundary, 64.27' to a P.I.; thence S 89°59'58" W along golf course boundary, 21.44' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 951)**

A parcel of land lying in the S.W. ¼ of Sec. 27, Twp. 36 S., Rge. 18 E. being more particularly described as follows: Commence at the S.W. corner of Sec. 27; thence N 89°29'58" E. along the South line of Sec. 27, 68.00' to the easterly line of a 100' R/W for Beneva Road; thence N 0°00'02" W along said easterly R/W line, 959.79'; thence N 89°59'58" E along a boundary of Forest Lakes Country Club Estates, 100' for a P.O.B.; thence continue N 89°59'58" along said boundary, 40.00' to a P.I.; thence S 18°11'19" E along original golf course boundary, 131.58'; thence establishing new golf course boundary, run N 32°57'57" W., 148.99' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 959)**

A strip of land 20' x 440' lying along the Easterly line of Fairway line of Fairway No. 5 of Forest Lakes Country Club Golf Course in Section 27, Township 36 S, Range 18 E, Sarasota County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 27; thence run N 89°35'53" E along the South line of said Section 27, 566' for a P.O.B.; thence N 0°22'07" E along said Easterly line of Fairway No. 5, 440'; thence N 89°35'53" E, 20'; thence S 0°22'07" W, 440'; thence S 89°35'53" W, 20' to the P.O.B. All being and lying in Section 27, Township 36 S., Range 18 E., Sarasota, County, Florida.

**PARCEL 4 (FAIRWAYS 6, 7, and 8) (PER O.R. BOOK 1178 P.952)**

Commence at the S.E. corner of Section 28, Twp. 36 S., Rge. 18E.; thence N 89°55' W along the South line of Sec. 28 for 32.00 feet to the Westerly R/W boundary of a proposed 100.00 ft. street R/W for Beneva Road for P.O.B. Thence continue N 89°55' W along said South line on Sec. 28, 1293.74 feet to intersect a boundary of the proposed Forest Lakes Country Club Estates (unrecorded); thence along said subdivision boundary for the following calls: N 0°05' E, 100.00 feet; N 50°55'03" W, 243.33 feet; North, 675.00 feet; West, 15.00 feet; North, 50.00 feet; N 62°36'13" E, 81.84 feet, N 87°48'07" E, 807.39 feet; S 85°55'32" E, 619.57 feet to intersect the aforesaid Westerly R/W boundary for Beneva Road; thence S 0°00'02" E along said R/W boundary, 125.00 feet to intersect a boundary of said Forest Lakes Country Club Estates; thence along said boundary for the following calls: S 89°59'58" W, 120.00 feet, S 81°18'27" W, 604.87 feet; S 84°51'11" W, 100.33 feet; N 85°25'21" W, 100.24 feet; N 87°42'28" W, 100.00 feet; N 81°43'08" W, 179.20 feet; S 64°57'46" W, 135.00 feet; S 2°17'33" E, 488.20 feet; S 45°11'02" E, 85.00 feet; N 87°42'27" E, 620.00 feet; S 84°14'21" E, 621.14 feet to the aforesaid westerly R/W boundary of Beneva Road; thence S 0°00'02" E along said R/W boundary (parallel and 32 feet from East line of Sec. 28) for 174.89 feet to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 952)**

A parcel of land situated in the S ½ of the S.E. ¼ of Section 28, Twp. 36 S., Rge. 18 E., Sarasota County, Florida and being more particularly described as follows: Begin at the S.E. corner of Lot 18, Blk. "O", Forest Lakes Country Club Estates, Unit No. 8 (Plat Bk. 19, Pages 10 and 10-A, Sarasota County Records) for a P.O.B. Thence along the Southerly line of Block "O" for the following calls: N 57°22'16" E, 100.92'; N 89°54'33" E, 442.46' to the S.E. corner of Lot 12, Blk. "O"; thence departing said southerly block line, run S 87°48'07" W, 455.12'; thence S 62°36'13" W, 81.84' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 952)**

A parcel of land situated in the S ½ of the S.E. ¼ of Section 28, Twp. 36 S., Rge. E., Sarasota County, Florida and being more particularly described as follows: Commence at the S.E. corner of Section 28, Twp. 36 S., Rge. 18 E.; thence N 89°55' W along the South line of Sec. 28, 1325.74'; thence N 0°05' E, 100.00 to the N.E. corner of Lot 29 Blk. "O" of Forest Lakes Country Club Estates, Unit No. 8 (Plat Bk. 19, Pages 10 and 10-A, Sarasota County records) for a P.O.B.; thence along the Easterly line of said Blk. "O" for the following calls: N 66°09'20" W, 106.70'; N 43°56'47" W, 153.16'; North, 675.00'; thence departing said East line of Blk. "O", run East, 15.00'; thence South 675.00'; thence S 50°55'03" E, 243.33' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 953)**

Begin at the S.E. corner of Lot 29, Block "O", Forest Lakes Country Club Estates, Unit No. 8 (P.B. 19, Pg. 10-A, Sarasota County Records) for a P.O.B.; thence S 0°05' W, 25.00' to the South line of Sec. 28, Twp. 36 S., Rge. 18 E; thence N 89°55' W along said section line, 115.00' to the easterly line of a 50' street dedication for Brook-haven Drive; thence N 23°15' W along said street dedication, 8.25' to the P.C. of a tangent curve concave to southwest; thence Northwesterly along arc of said curve (delta angle = 2°57'23", R = 125') 6.45'; thence N 84°37'14" E along South line of said Lot 29, 121.53' to the P.O.B. All being and lying in Section 28, Township 36 South, Range 18 East, Sarasota County, Florida.

**LESS AND EXCEPT**

**NEW CLUBHOUSE PARCEL (A PARCEL OF LAND CREATED FROM O.R. BOOK 1178 P. 949)**

Portions of Lots 6-S, 7-S, & 8-S (not included), Block 1, of a Resub. of HYDE PARK CITRUS SUB. as recorded in Plat Book 3, page 86 of the Public Records of Sarasota County, Florida, and more particularly described as follows: Commence at the SW corner of the NW ¼ of Sec. 34, Twp. 36S., Rge. 18 E., Sarasota County, Florida (said corner being also the intersection of Beneva Rd. & Webber Street, as recorded in South Gate Sub. Unit 36 as recorded in Plat Book 16, page 9A, Public Records of Sarasota County, Florida); run thence N 0° 01' 27" E., 450' to a point on the N'yly line of the said Unit 36; thence N 89° 46' 52" E., 68' to the Easterly R/W line of a 100' R/W for Beneva Rd. as shown on the recorded Plat of Forest Lakes Country Club Estates Unit #1 as recorded in Plat Book 17, pages 31 through 31B, said Public Records; thence N 0° 01' 27" E. along said Easterly R/W line 250.00 feet; thence continue along said R/W line 343.59 feet; thence S 89° 59' 52" E., 183.49 feet; thence S 0° 6' 59" E., 124.33 feet; thence S 89° 59' 52" E., 54.08 feet; thence S 0° 04' 24" W., 42.69 feet; thence S 89° 56' 48" W., 208.05 feet to the P.O.B.

**SUBJECT TO AND RESERVING THE FOLLOWING EASEMENTS**

**EASEMENT #1**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00° 01' 27" EAST ALONG THE WESTERLY LINE OF SAID SECTION 34 A DISTANCE OF 1355.01 FEET; THENCE SOUTH 89° 58' 33" EAST A DISTANCE OF 68.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BENEVA ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89° 46' 52" EAST ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN O.R. BOOK 1235, PAGE 155 A DISTANCE OF 183.22 FEET; THENCE SOUTH 00° 16' 59" EAST A DISTANCE OF 51.24'; THENCE NORTH 89° 59' 52" WEST A DISTANCE OF 183.49 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00° 01' 27" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 50.54 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

**EASEMENT #2**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ½ OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 00° 01' 27" EAST ALONG THE WESTERLY LINE OF SAID SECTION 34 A DISTANCE OF 852.79 FEET; THENCE NORTH 89° 56' 48" EAST A DISTANCE OF 68.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BENEVA ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00° 01' 27" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 25.00 FEET; THENCE LEAVING SAID LINE NORTH 89° 56' 48" EAST A DISTANCE OF 25.00 FEET; THENCE NORTH 00° 01' 27" EAST A DISTANCE OF 83.00 FEET; THENCE NORTH 89° 56' 48" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00° 01' 27" WEST A DISTANCE OF 83.00'; THENCE NORTH 89° 56' 48" EAST A DISTANCE OF 45.86 FEET; THENCE NORTH 00° 01' 27" EAST A DISTANCE OF 83.00 FEET; THENCE NORTH 89° 56' 48" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00° 01' 27" WEST A DISTANCE OF 108.00 FEET; THENCE SOUTH 89° 56' 48" WEST A DISTANCE OF 110.86



FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 34, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

**PARCEL 5 (FAIRWAYS 10 and 11) (PER O.R. BOOK 1178 P. 953)**

All that part of Tracts 123, 124 and 125, Block 1, Section 33 of the resubdivision of a part of HYDE PARK CITRUS SUB., Plat Bk. 4, Page 86, Sarasota County Records and the W ¼ of the N.E. ¼ of N.E. ¼ of Section 33, Twp. 36 South, Rge. 18 East, lying within the following described boundary: Commence at the N.E. corner of Section 33, Twp. 36 S., Rge. 18 E; thence N 89°55' W along the North line of Section 33, 32.00' to the Westerly R/W boundary of a proposed 100.00' street R/W for Beneva Road for P.O.B.; thence S 0° 01'27" W along said R/W boundary, 100.00' to intersect a boundary line of Forest Lakes Country Club Estates; (un-record) thence along said boundary line for the following calls: S 83°26'32" W, 130.86'; S 6° 02' W, 286.58'; S 11° 20'30" W, 203.96'; S 0° 01'27" W, 200.00'; S 13° 28'18" E, 385.65'; S 77° 10'18" E, 112.80' to the aforesaid Westerly R/W boundary of Beneva Road; thence S 0° 01'27" W, along said R/W boundary, 69.71' to a boundary line of Forest Lakes Country Club Estates; thence along said subdivision boundary line for the following calls: N 89°58'33" W, 83.73' to the P.C. of a tangent curve having a radius of 125.00' whose center bears N 0°01'27" E from the P.C.; thence along the arc of said curve to the right through a delta angle of 18°27'17" for 40.26' to the P.T.; N 71°31'16" W, 52.16'; N 17° 04'56" W, 120.34'; N 51°30' W, 133.00'; N 41°11'58" W, 177.94'; N 20° 46'06" W, 175.88'; N 0° 20'14" W, 154.86'; N 23°40'56" E, 383.55'; N 64°30'W, 130.00'; S 82°30'W, 375.00'; N 75°19'31" W, 141.68'; N 60°10'09" W, 92.47'; N 62°35'21" W, 233.55'; N 89°55'W, 134.26'; N 23°15'W, 54.45'; to intersect the North line of Sec. 33; thence S 89°55' E along said section line, 1408.74' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 953)**

A portion of Lot 6, Block G, Forest Lakes Country Club Estates Unit No. 1 (P.B. 17, Pg. 31-B, Sarasota County Records) being more particularly described as follows: Commence at the point on the Easterly boundary of said Unit No. 1 which is the common corner between Lots 6 and 7 thence N 23°40'56" E along said Easterly boundary, 47.83' for a P.O.B.; thence N 4°41'29" W, 66.11' to intersect the Northerly line of Lot 6; thence S 64°30' E along said Northerly line, 31.43' to N.E. corner of Lot 6; thence S 23°20'56" W along aforesaid Easterly boundary, 57.17' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 954)**

All that part of Tract 123, Blk. 1, Sec 33 of the resubdivision of a part of HYDE PARK CITRUS SUB., Plat Bk. 3, Page 86, Sarasota County Records and the W ¼ of NE ¼ of N.E. ¼ of Sec. 33, Twp 36 South, Range 18 East, lying within the following described boundary: Begin at the N.E. corner of Lot 33, Block "0", Forest Lakes Country Club Estates, Unit No. 8 (Plat Bk. 19, Pages 10 and 10-A, Sarasota County Records) for a P.O.B. Thence along the Northerly line of Block "0" for the following calls: N 75° 19'31" W, 141.05'; N 62° 35'21" W, 45.46'; N 48° 49'41" W, 147.13' to the N.E. corner of Lot 30, Block "0"; thence departing said Northerly block line run S 62° 35'21" E, 233.55'; thence S 60° 10'09" E, 92.47' to the P.O.B.

**LESS (PER O.R. BOOK 1178 P. 954)**

A portion of Tract 124, Block 1, Sec 33 of the Resubdivision of a part of HYDE PARK CITRUS SUB. (Plat Bk. 3, Pg. 86, Sarasota County Records) lying within the following described boundary: Begin at the point on the Northerly boundary of Forest Lakes Country Club Estates, Unit No. 1 (P.B. 17, Pg. 31-B, Sarasota County Records) which is the common corner between Lots 5 and 6 for a

P.O.B; thence N 82° 30' E, 85.30'; thence S 4° 41' 29" E, 53.75' to intersect the Northerly line of Lot No. 6; thence N 64° 30' W along said Northerly lot line, 98.57' to the P.O.B. All being and lying in Sec. 33, Twp. 36 S., Rge. 18 E., Sarasota County, Florida.

**LESS (PER O.R. BOOK 1178 P. 959)**

A part of Fairway No. 10 of Forest Lakes Country Club Golf Course (Parcel No. 14) being a part of Lot 125, Block 1, of a Resubdivision of a part of Hyde Park Citrus Subdivision as per plat thereof recorded in Plat Book 3, Page 86, of Public Records of Sarasota County, Florida, and being more particularly described as follows: Commence at the SE corner of Lot 10, Block H of Forest Lakes Country Club Estates Unit No. 2 as per plat thereof recorded in Plat Book 18, Pages 3, 3A of Public Records of Sarasota County, Florida, being a point on the Westerly right-of-way line of Beneva Road (100') for a P.O.B.; run thence S 0° 01' 27" W along said Westerly right-of-way line 20.51'; thence N 77° 10' 18" W along a line parallel to and 20' from the Southerly line of said Lot 10, 52.62'; thence N 60.00' 00" W, 67.74' to the SW corner of said Lot 10; thence S 77° 10' 18" E along said Southerly line of Lot 10, 112.80' to the P.O.B.

**PARCEL 6 (FAIRWAYS 12, 13 AND 14) (PER O.R. BOOK 1178 P. 954)**

All that part of Tracts 93, 94, 95 and 96, Blk. 1, Sec 33 of the resubdivision of a part of HYDE PARK CITRUS SUBDIVISION as recorded in Plat Bk. 3, Page 86, Sarasota County Records, and Tract 80, Blk. 2, Section 33, Hyde Park Citrus Subdivision, Plat Bk. A., Page 8, Sarasota County Records and W ¼ of N.E. ¼ of N.E. ¼ of Sec. 33 Twp. 36 South, Rge. 18 East, lying within the following described boundary: Commence at the N.E. corner of Section 33, Twp. 36 South, Range 18 East; thence N 89° 55' W along the North line of Sec. 33, 2687.63' to the quarter-section corner; thence S 0° 04' 07" W along the quarter-section line 24' for a P.O.B.; thence continue S 0° 04' 07" W along said quarter-section line, 226.00'; thence S 89° 55' E, 400.00'; thence N 0° 04' 07" E, 226.00'; thence S 89° 55' E (24' from and parallel to said section line) 463.18'; thence N 24.00' to the North line of Sec. 33; thence S 89° 55' E along said North line, 327.88' to intersect the arc of a curve (R=75') whose center bears S 56° 05' 18" W from point of intersection; thence Southerly along the arc of said curve through a delta angle of 10° 39' 42" for 13.96' to the P.T.; thence S 23° 15' E, 106.95' to the P.C. of a tangent curve having a radius of 250.00'; thence Southeasterly and to the left along the arc of said curve through a delta angle of 39° 20' 21" for 171.65' to the P.T.; S 62° 35' 21" E, 191.82'; S 2° 52' E, 140.75'; S 87° 08' W, 224.90'; S 89° 52' 23" W, 728.77'; S 86° 07' 10" W, 108.02'; N 88° 55' 27" W, 154.46'; N 71° 05' 40" W, 127.94'; N 62° 00' W, 216.04' to intersect the arc of a curve having a radius of 319.16; whose center bears S 57° 00' W from point of intersection; thence Northwesterly along the arc of said curve for 77.18 feet to a P.C.C.; thence along the arc of a curve having a radius of 225.00'; through a delta angle of 16° 31' 40" for 64.90'; N 33° 41' E, 122.94'; N 0° 04' W, 116.39'; thence N 89° 56' E along a line 24'; from and parallel to the North line of Sec. 33 for 29.81' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 955)**

All that part of Lots 1, 2, 3, 4 and 5 of Block E, Forest Lakes Country Club Estates, Unit No. 1 (Plat Bk. 17, Pages 31, 31-A and 31-B, Sarasota County Records) lying within the following described boundary: Begin at the N.E. corner of Lot 5 for a P.O.B.; thence S 83° 54' 43" W, 158.63' to a point on the line between Lots 3 and 4 that is 128.08' from the S.W. corner of said Lot 4; thence N 67° 52' 14" W, 305.57' to intersect the Northerly dedication line of Pine Valley Drive; thence Northwesterly along said dedication line (R=319.16', delta angle=9° 41') for 53.94' to the N.W.

corner of Lot 1; thence along the Northerly line of Block E for the following calls: S 62°00' E, 216.04'; S 71°05'40"E., 127.94'; S 88°55'27"E, 154.46' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 955)**

A portion of Lot 94, Block 1, Resubdivision of a part of HYDE PARK CITRUS SUBDIVISION, Section 33, Township 36 South, Range 18 East, as per plat thereof as recorded in Plat book 3, Page 86, Public Records of Sarasota County, Florida and being more particularly described as follows: Commence at the NW corner of the NE ¼ Section 33, Township 36 South, Range 18 East, Sarasota County, Florida; thence South 89°55' East along the North line of said NE ¼ of Section 33, 400 feet; thence South 0°04'07" West and parallel with the West line of said NE ¼ of Section 33, 24 feet for a P.O.B., said point also on the Southerly Right-of-Way of Hyde Park Street; thence continue South 0°04'07" West, 126 feet; thence North 16°37'50" West, 52.20 feet; thence North 0°04'07" East, 76 feet to the Southerly right-of-way of the aforementioned Hyde Park Street; thence South 89° 55' East 15 feet to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 955)**

A portion of Lot 93, Block 1, Resubdivision of a part of HYDE PARK CITRUS SUBDIVISION, Section 33, Township 36 South, Range 18 East, as per plat thereof as recorded in Plat Book 3, Page 86, Public Records of Sarasota County, Florida, and being more particularly described as follows: Commence at the NW corner of the NE ¼ of Section 33, Township 36 South, Range 18 East, Sarasota County, Florida; thence South 0° 04'07" West, along the West line of said NE ¼ of Section 33, 218 feet for a P.O.B.; thence South 87°04'28" East, 100.83 feet; thence South 68°37'49" East, 74.37 feet; thence North 89°55' West, and parallel with the North line of said NE ¼ of Section 33, 170 feet to the West line of said NE ¼ of Section 33; thence North 0°04'07" East along the West line of said NE ¼ of Section 33, 32 feet to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 956)**

An easement over a strip of land 12 feet in width, 100.83 feet in length, and contiguous with Parcel 6-C, above, and having for its southerly boundary the first call used in describing said Parcel 6-C, to wit: South 87°04'28" East, 100.83 feet, on which easement may be located and maintained a fence, horticultural plantings, and a golf cart path for pedestrian and golf cart traffic. Subject to reservation by Florida Cities Water Company, its successors and assigns of the right to use said easement, as provided in O.R. Book 726, page 177, Public Records of Sarasota County Florida.

**LESS (PER O.R. BOOK 1178 P. 956)**

Commence at the NE corner of Section 33, Twp. 36 South, Rge. 18E; thence N 89°55' W along the North line of Sect. 33, 1673.23' to intersect the arc of a curve (R=125' and whose center bears N 36°47'12" W from point of intersection) for a P.O.B. Thence Southwesterly along the arc of said curve through a delta angle of 36°52'12" for 80.44' to the P.T.; thence N 89°55' W (parallel to and 25' from the N. line of Sec. 33) for 554.39' to the East line of Florida Cities Water Co. sewer plant site; thence N 0°04'07" E. along said East line, 1.00'; thence S 89°55' E (24' from and parallel to the N. line of Sec. 33) for 478.18' to the West line of Forest Lakes Country Club Estates, Unit No. 8 extended South; thence North along said West line, 24.00' to the N. line of Sec. 33; thence S 89°55' E along said section line, 151.25' to the P.O.B. All being and lying in Sec. 33, Twp. 36 S., Rge. 18E., Sarasota, County, Florida.

**AND FURTHER LESS:**

A portion of Lot 93 and 94, Block 1, Resubdivision of a part of HYDE PARK CITRUS SUBDIVISION, Section 33, Township 36 South, Range 18 East, as per plat thereof recorded in Plat Book 3, Page 86, Public Records of Sarasota County, Florida, and being more particularly described as follows: Commence at the NW corner of the NE ¼ Section 33, Township 36 South, Range 18 East, Sarasota County, Florida; thence South 89°55' East along the North line of said NE ¼ of Section 33, 400 feet; thence South 0°04'07" West and parallel with West line of said NE ¼ of Section 33, 250 feet for a P.O.B. thence North 89°55' West and parallel with the North line of said NE ¼ of Section 33, 230 feet, said point being 170 feet easterly of the West line of said NE ¼ of section 33; thence South 68°37'49" East, 41.32 feet; thence South 89°55' East, 191.50 feet; thence North 0°04'07" East, 15 feet to the P.O.B.

**PARCEL 7 (FAIRWAYS 15, 16, 17 and 18) (PER O.R. BOOK 1178 P. 956)**

All that part of Tracts 93, 94, 95, 96 and 122, Block 1, Sec. 33 of the Resubdivision of a part of HYDE PARK CITRUS SUB., Plat Bk. 3, Page 86, Sarasota County Records and all that part of Tracts 80, Block 2, Sec. 33 of HYDE PARK CITRUS SUB., Plat Bk. A, Page 8, Sarasota County Records, and that part of the W. ¼ of the N.E. ¼ of N.E. ¼ of Section 33, Twp. 36 S., Rge. 18 E. lying within the following described boundary: Commence at the N.E. boundary of Sec. 33, Twp. 36 S., Rge. 18 E.; thence S 0°01'27" W along the East line of Section 33, 1439.68'; thence N 89°58'33" W, 32.00' to the Westerly R/W boundary of a 100 foot street R/W for Beneva Road for a P.O.B. Thence S 0°01'27" W along said R/W boundary 144.99' to intersect a boundary of Forest Lakes Country Club Estates (an unrecorded Sub-division); thence along said boundary for the following calls: N 89°55'58" W, 1170.42'; N 0°02'47" E, 365.86'; N 28°25'37" W, 100.00'; N 59°45'40" W, 85.00'; N 84°29'02" W, 507.93'; N 89°53'28" W, 688.16'; N 88°31'50" W, 658.78'; N 13°45'57" E, 317.74; N 33°41' E, 517.06' to intersect the arc of a curve having a radius of 175.00' whose center bears S 24°32'17" W from point of intersection; thence Easterly along the arc of said curve through a delta angle of 18°36'26" for 56.83' to the P.T.; thence continue along said subdivision boundary for the following calls: S 18°00' W, 310.00'; S 9°15' W, 150.00'; S 47°00' E, 80.00'; N 70°55'39" E, 169.38'; S 76°00' E, 279.65'; S 82°36'37" E, 111.18'; N 86°04' E, 190.08'; N 89°52'23" E, 702.90'; S 86°25'37" E, 78.94'; S 63°12'58" E, 132.16'; S 32°33'46" E, 132.16'; S 15°54'12" E, 155.48'; S 1°06'40" W, 277.60'; N 87°18'18" E, 163.38'; N 80°00' E, 110.00'; N 74°00' E., 93.63'; N 84°30' E, 190.87'; S 74°36'37" E, 323.30'; S 89°58'33" E, 193.00' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 957)**

All that part of Tract 79, Block 2, Section 33 of HYDE PARK CITRUS SUB. (as recorded in Plat Bk. A, Pg. 8, Public Records of Sarasota, County Florida) lying within the following described boundary: Begin at the N.W. corner of Lot 1, Block "Q", Forest Lakes Country Club Estates, Unit No. 4 (Plat Book 18, Page 18-A, Sarasota County Records) for a P.O.B.; thence N 13°45'57" E, 51.17'; thence S 88°31'50" E (50' from and parallel to the N. line of said Block Q) for 122.82'; thence N 13°45'57" E, 188.11'; thence N 17°19'49" E, 90.83; thence N 58°47'16" E, 58.51' to intersect a boundary of Forest Lakes Country Club Golf Course; thence S 33°41' W along said golf course boundary, 50.00 to a P.I.; thence S 13°45'57" W along said boundary 317.74' to intersect the North line of Forest Lakes country Club Estates, Unit No. 4; thence N 88°31'50" W along said North line, 153.52' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 957)**

All that part of Lots 10, 11 and 12, Block Q, Forest Lakes Country Club Estates, Unit No. 4 (Plat Bk. 18, Pages 18 and 18-A, Public Records of Sarasota County, Florida) lying within the following described boundary: Begin at the N.W. corner of Lot 10 for a P.O.B.; thence S 89°53'28" E along the North line of Block Q, 300' to the N.E. corner of Lot 12; thence S 76°04'22" W, 103.08' to a point on the line between Lots 11 and 12 which is 125' from the S.W. corner of Lot 12; thence N 82°45'58" W, 201.56' to the P.O.B.

**AND (PER O.R. BOOK 1178 P. 957)**

Begin at the Southeast corner of Lot 27, Block "S", Forest Lakes Country Club Estates, Unit 1, recorded in Plat Book 17, Page 31-B, Public Records Sarasota County, Florida; thence Easterly along the South line of said Lot 27, a distance of 59'; thence Northwesterly 60.15' to the West line of Lot 26 of said Block "S"; thence Southerly along the West line of said Lot 26, a distance of 15.75' to the P.O.B. Being a part of said Lots 26 and 27, Block "S", Forest Lakes Country Club Estates, Unit No. 1. All being and lying in Section 33, Twp. 36 South, Range 18 East, Sarasota County Florida.

**PARCEL II: (PER O.R. BOOK 1178 P. 958)**

Parcel west of Fairway No. 14 – A part of Lot 80, Block 2, of Hyde Park Citrus Subdivision as per plat thereof recorded in Plat Book A, Page 8 of the Public Records of Sarasota County, Florida, in Section 33, Township 36 South, Range 18 E., being more particularly described as follows: Commence at the NE corner of the NW ¼ of said Section 33; run thence S 89°56'00" W. along the northerly line of said NW ¼, 29.84'; thence S 0°04'00" E., 24' to the existing southerly right of way line of Hyde Park Street for a Point of Beginning; continue thence S 0°04'00" E. along the westerly line of Fairway No. 14 of Forest Lakes Country Club Golf Course, 116.14'; thence S 33°41'00" W., 123.23' to a point on the curve of the northerly right of way line of the proposed extension of Pine Valley Drive as shown in Forest Lakes Country Club Estates Unit No. 1, Plat Book 17, Pages 31, 31A, Public Records of Sarasota County, Florida, said point lying 225', N 26°37'02" of the center thereof; thence westerly along the arc of said northerly right of way extension, having a radius of 225' and a central angle of 2°02'03", 7.99 to the point of tangency; thence N 65°25'01" W., 49.55' to the point of curvature of a curve to the right; thence westerly along the arc of said curve, having a radius of 430.96' and a central angle of 9°06'01", 68.45'; thence N 33°41'00" E., 85' to the point of curvature of a curve to the left; thence northerly along the arc of said curve, having a radius of 125' and a central angle of 33°45'00", 73.66' to the point of tangency; thence N 0°04'00" W., 21' to the aforementioned existing southerly right of way line of Hyde Park Street; thence N 89°56'00" E along said right of way line, 112.10' to the P.O.B., and containing 0.58 acres, more or less. Subject to the northerly 1' thereof being dedicated for right of way purposes, and SUBJECT TO A DRAINAGE EASEMENT along the southerly 20' of the northerly 21' of said tract.

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 Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
2. Prior to or concurrent with submission of Preliminary Plans for Site and Development review, the Owner shall record a restrictive covenant in the form attached to this Ordinance as Exhibit "C" for that portion of the subject property designated on the Development Concept Plan as Golf Course-Open Space to remain as open space in perpetuity.
3. Development shall take place in substantial compliance with the Development Concept Plan date stamped August 19, 2005, and attached hereto as Exhibits A and B. This does not imply or confer any variances from applicable zoning or land development regulations, other than as stated below, and as identified on Exhibit A:
  - a) Modification to building setback for Building 5 from the southern property line to 30 feet at the southwest corner of the building;
  - b) Modification to the building setbacks for Building 6 from the western property line to 13 feet at the northwest corner of the building and 35 feet at the southwest corner of the building; and
  - c) Modification to the building setbacks for Building 7 from the western property line to 37 feet at the northwest corner of the building and 61 feet at the southwest corner of the building, and from the southern property line to 12 feet at the southwest corner of the building.
4. The golf course shall be maintained with the following best management practices:
  - a) Maximize evening hour irrigation to minimize losses by evaporation;
  - b) Use of reclaimed water or stormwater to provide all or part of irrigation;
  - c) Plant native species in landscaped areas and roughs in an attempt to maximize xeriscaping;
  - d) Inventory existing vegetation and eliminate exotic, nuisance and invasive plants;
  - e) Install and use a recycling water equipment wash station to contain and manage the biological breakdown of organic compounds such as residual

- pesticide, herbicide and fertilizer by specialized microbes in a self-contained digester similar to those manufactured by Environmental Systems Design.
- f) Use spray equipment that is computer-controlled to apply typical golf course chemicals in strict accordance with manufacturer's specifications.
  - g) Provide educational materials and training to all equipment operators to ensure that equipment use and maintenance is in accordance with good environmental BMPs.
  - h) Install double-walled fuel storage tanks for fueling maintenance equipment and use chemical wash down area for fueling to capture and process any incidental fuel spills.
  - i) Provide a chemical storage area that is designed to contain spills by installing impervious sealed concrete floors with a raised ramped sill and a floor sump.
  - j) Provide area in chemical storage area where chemicals are mixed, tanks flushed, and flush water collected for reuse as make-up water.
  - k) Consider economics of using endophytically-enhanced turf varieties if turf replacement is economically viable;
  - l) Consider use of organic fertilizers;
  - m) Adjust irrigation system to not water areas other than tees, greens, fairways or landscaping;
  - n) Use irrigation system with weather station that can be programmed to apply only the amount of water needed in a specific area that has irrigation-soak cycling to eliminate over-watering sloped areas that could generate runoff;
  - o) Monitor areas of golf course that require moisture monitoring to avoid over irrigating; and
  - p) Evaluate the feasibility of re-designing stormwater management system to capture and recycle stormwater for irrigation.

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 7th day of December, 2005.

BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

Paul H. Meier  
Chair

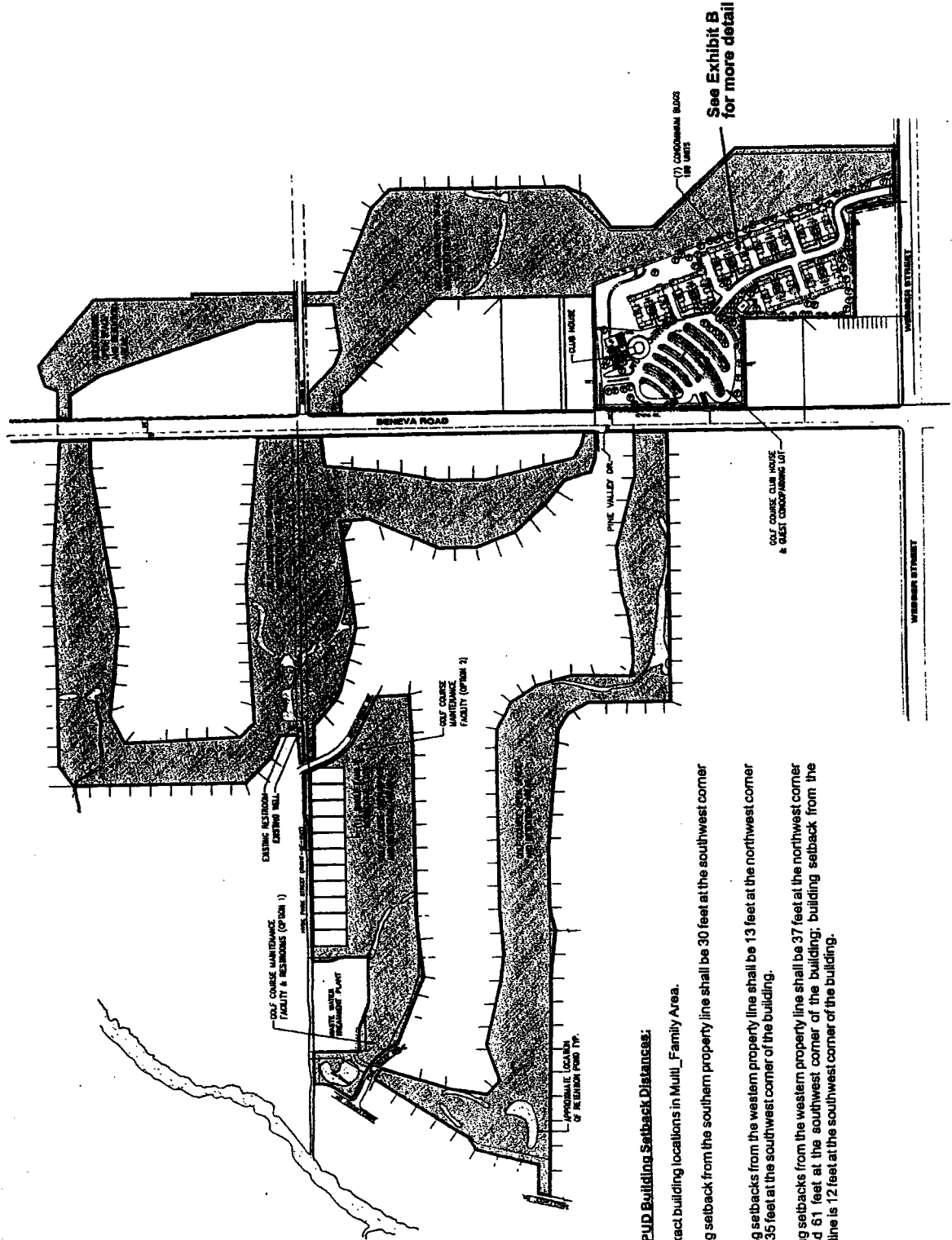
ATTEST:

KAREN E. RUSHING, Clerk of  
the Circuit Court and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Sarasota County, Florida.

By: Leah Von Gruen  
Deputy Clerk



**DEVELOPMENT CONCEPT PLAN  
EXHIBIT A (BINDING)**



**Note -- Approved PUD Building Setback Distances:**

See Exhibit B for exact building localities in Multi-Family Area.

Building 5 -- building setback from the southern property line shall be 30 feet at the southwest corner of the building.

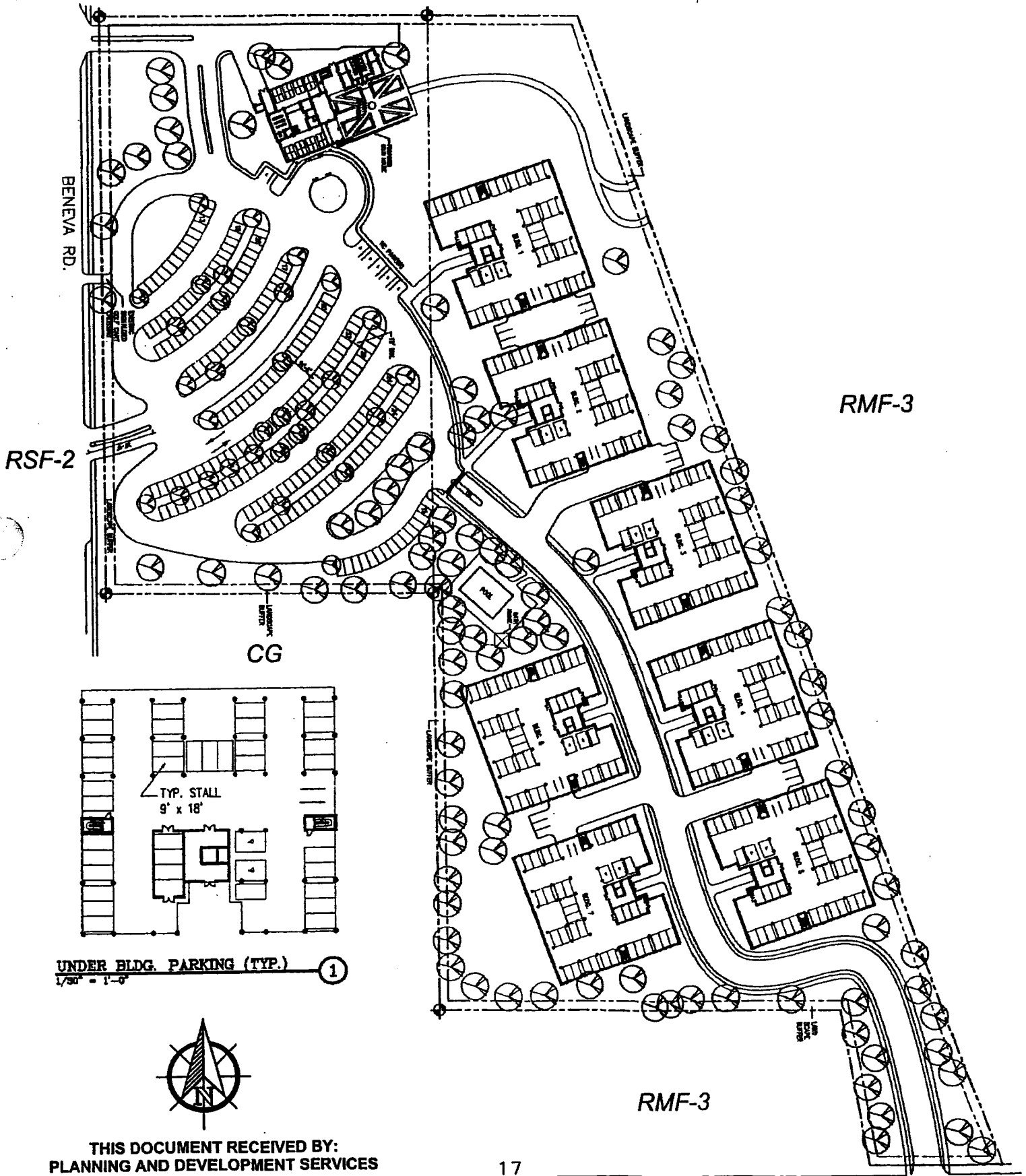
Building 6 -- building setbacks from the western property line shall be 13 feet at the northwest corner of the building and 35 feet at the southwest corner of the building.

Building 7 -- building setbacks from the western property line shall be 37 feet at the northwest corner of the building and 61 feet at the southwest corner of the building; building setback from the southern property line is 12 feet at the southwest corner of the building.



THIS DOCUMENT RECEIVED BY:  
PLANNING SERVICES ON  
AUGUST 18, 2005  
05-05

# EXHIBIT B (BINDING) DEVELOPMENT CONCEPT PLAN CLUB HOUSE & CONDOMINIUM BLDGS.



RMF-3

RSF-2

CG

RMF-3

UNDER BLDG. PARKING (TYP.) ①  
1/32" = 1'-0"



THIS DOCUMENT RECEIVED BY:  
PLANNING AND DEVELOPMENT SERVICES  
AUGUST 19, 2005

## **EXHIBIT C**

Prepared by: Gary K. Oldehoff, Esq.  
Office of the Sarasota County Attorney  
1660 Ringling Boulevard, Second Floor  
Sarasota, Florida 34236

### **OPEN SPACE COVENANT RUNNING WITH THE LAND**

The undersigned, Forest Lakes Development, LLC, a Florida Limited Liability Corporation, being the owner of the property described herein in Exhibit "A" ("Golf Course – Open Space") to this Open Space Covenant Running With the Land ("Covenant"), in consideration for approval by the Sarasota Board of County Commissioners of Rezone Petition 05-05, and for other good and valuable consideration, the sufficiency and receipt of which is acknowledged, does hereby covenant and agree that, the undersigned shall restrict the use of the "Golf Course – Open Space" to the following: (i) public or private golf course (including executive and par three golf courses) club house, tennis club, country club or community recreation uses, including any accessory uses permitted by the Sarasota County Zoning Code; or (ii) park/open area uses. Not more than 5% of the area of the Golf Course – Open Space shall be occupied by impervious surface (impervious surfaces shall not include water bodies). The Golf Course – Open Space may be used for passive recreation, conservation, preservation of native habitat and other natural resources but not for athletic fields or similar uses. For the purposes of this Covenant, the uses listed herein shall also include all uses, functions, structures and facilities customarily associated with such uses, and accessory uses and structures relating thereto, as contemplated above, including but not limited to golf cart storage facilities, golf course maintenance shed and structures, tennis courts, swimming pools, or any other use, facility or structure that is accessory to, consistent with, or which could be associated with a golf course, country club, tennis club or other outdoor recreational use, provided that such uses, functions, structures and facilities are allowed by right in accordance with the Sarasota County Zoning Code or duly approved Planned Unit Development and Development Concept Plan, or amendment thereto. This Covenant does not confer or imply governmental regulatory approval or disapproval for the uses listed herein. Any development or use rights otherwise appertaining to the said "Golf Course – Open Space" are relinquished and shall not be asserted.

The undersigned further agrees that this condition, restriction, and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by act of the Board of County Commissioners of Sarasota County, Florida. This Covenant may be enforced by the Board of County Commissioners of Sarasota County by injunction or proceeding in equity or at law.

The undersigned further agrees that this instrument shall be recorded in the public records of Sarasota County, Florida.

IN WITNESS WHEREOF, the undersigned Owner has executed these presents on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Signed, sealed, and delivered in the presence of:

FOREST LAKES DEVELOPMENT LLC.

By: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_, of Forest Lakes Development, LLC, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_, as identification and who did/did not take an oath.

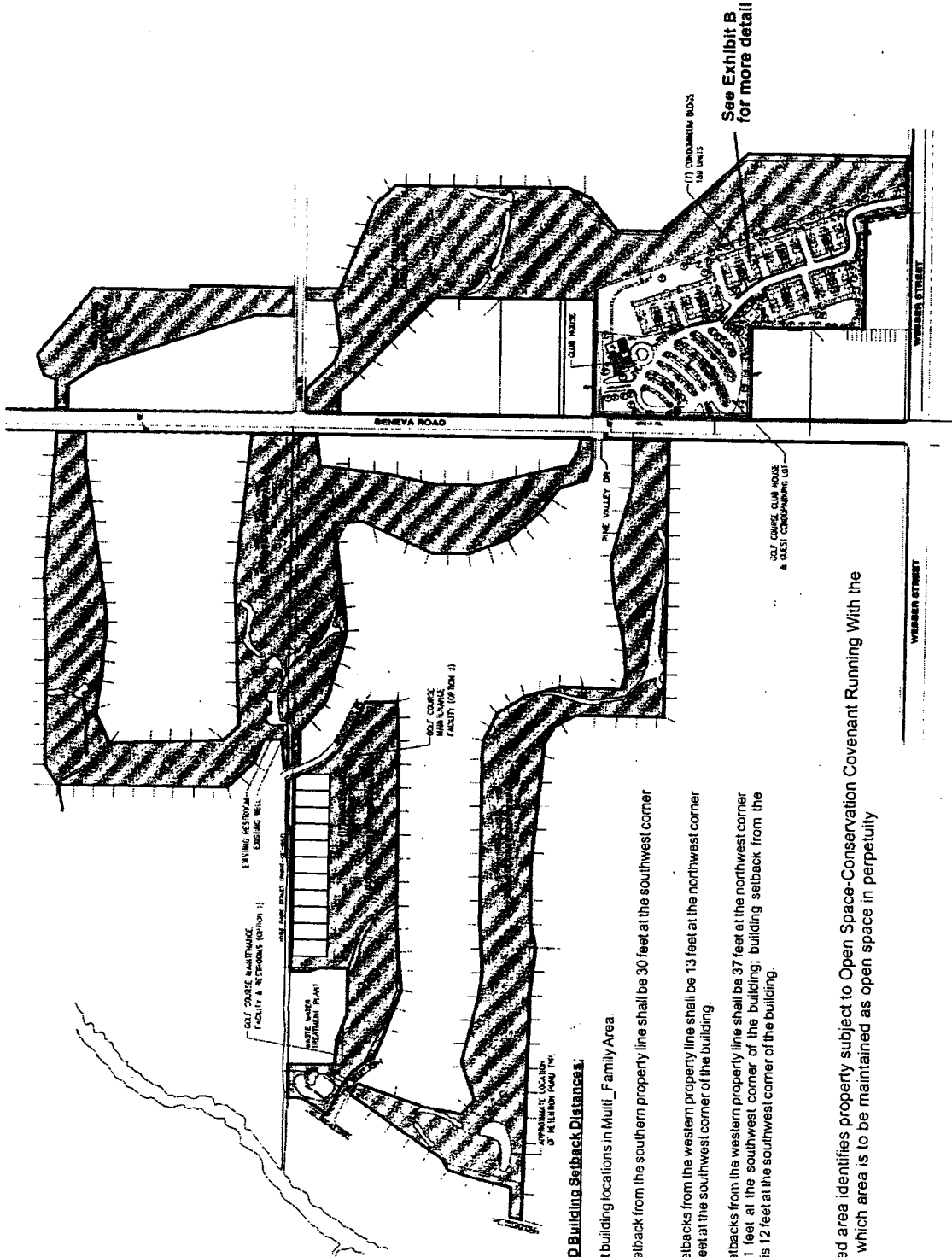
\_\_\_\_\_  
Signature of Notary Public, State of Florida

\_\_\_\_\_  
Printed, Typed or Stamped Name of Notary Public

\* This covenant has been given to comply with the requirement of Section 6.11.a.3 of Appendix A, Zoning Regulations of the Sarasota County Code of Laws and Ordinances.

# DEVELOPMENT CONCEPT PLAN

## APPENDIX A



See Exhibit B for more detail

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 12/13/05  
 KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT  
 EX OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA  
 BY Paula J. [Signature]  
 DEPUTY CLERK

**Note - Approved PUD Building Setback Distances:**  
 See Exhibit B for exact building locations in Multi-Family Area.  
 Building 5 - building setback from the southern property line shall be 30 feet at the southwest corner of the building.  
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 Building 7 - building setbacks from the western property line shall be 37 feet at the northwest corner of the building and 61 feet at the southwest corner of the building; building setback from the southern property line is 12 feet at the southwest corner of the building.

Shaded area identifies property subject to Open Space-Conservation Covenant Running With the Land, which area is to be maintained as open space in perpetuity



THIS DOCUMENT RECEIVED BY:  
 PLANNING SERVICES ON  
 OCTOBER 18, 2005  
 05-05