

BOARD RECORDS  
FILED FOR RECORD

2009 JAN 13 PM 3: 09

ORDINANCE NO. 2008-069

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

ORDINANCE OF THE COUNTY OF SARASOTA,  
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 Rezone Petition No. 07-35, 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 from District OUE-1 (Open Use Estate, 1 unit/5 acres) to District RE-1/CS (Residential Estate, 1 unit/2 acres/Conservation Subdivision Overlay) for the following described property located in Sarasota County, Florida:

The legal description of said property in Sarasota County, Florida, being southeast corner of Ibis Street and Baxley Lane and being more particularly described as follows:

**PARCEL ONE-A:**

BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 523.48 FEET; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 396.47 FEET; THENCE NORTH 88°53'45" WEST TO A POINT ON THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4 TO THE POINT OF BEGINNING. LESS THE WEST 25.00 FEET THEREOF WHICH WAS DEEDED TO THE COUNTY OF SARASOTA FOR RIGHT-OF-WAY PURPOSES.

**PARCEL TWO-A:**

BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 523.48 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 396.47 FEET; THENCE SOUTH 88°53'45" EAST A DISTANCE OF 155.75 FEET; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 179.65 FEET; THENCE NORTH 89°15'10" EAST A DISTANCE OF 613.50 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE NORTH 02°10'08" EAST ALONG SAID EAST LINE A DISTANCE OF 590.16 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE SOUTH 88°40'49" WEST ALONG SAID NORTH LINE A DISTANCE OF 816.48 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES.

**PARCEL ONE-B:**

THAT PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A SARASOTA COUNTY

MONUMENT WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 1339.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, 590.16 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTH 89°15'10" WEST, A DISTANCE OF 613.50 FEET; THENCE NORTH 02°27'41" WEST, 179.65 FEET; THENCE NORTH 88°53'45" WEST, 710.44 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'36" EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS: THE WEST 25 FEET THEREOF DEEDED TO THE COUNTY OF SARASOTA FOR RIGHT-OF-WAY PURPOSES. ALL LYING AND BEING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

**PARCEL TWO-B:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT A SARASOTA COUNTY MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (AS ACCEPTED BY ABUTTING PROPERTY OWNERS), 1339.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST, ALONG WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 590.16 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°15'10" EAST, 92.12 FEET; THENCE SOUTH 02°10'08" WEST, 706.06 FEET TO THE SOUTH LINE OF SECTION 17; THENCE NORTH 87°41'05" WEST ALONG SAID SOUTH LINE, 92.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG AFORESAID WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 710.51 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

PARCEL THREE:

COMMENCE AT OFFICIAL COUNTY MONUMENT MARKING NW CORNER OF SW 1/4 OF SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, THENCE N. 88°40'49"E., ALONG PRESENTLY ACCEPTED NORTH LINE OF SW 1/4 OF SW 1/4, 1339.96 FEET TO C.M. AT NW CORNER OF SE 1/4 OF SW 1/4 OF SAID SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE CONTINUE N. 88°40'49"E., ALONG NORTH LINE OF SE 1/4 OF SW 1/4, 210.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.88°40'49"E., ALONG THE NORTH LINE, 126.4 FEET; THENCE S.01°27'W., 761.0 FEET TO A CORNER FENCE POST; THENCE S.84°44'E., 323.2 FEET TO I.P. IN EASTERLY LINE OF W 1/2 OF SE 1/4 OF SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF W 1/2 OF SE 1/4 OF SW 1/4, 533.0 FEET TO I.P. AT SE CORNER OF SAID W 1/2 OF SE 1/4 OF SW 1/4; THENCE WESTERLY ALONG SOUTHERLY LINE OF SAID W 1/2 OF SE 1/4 OF SW 1/4, 577.5 FEET TO AN I.P. LYING 92.0 FEET EASTERLY OF SW CORNER OF SE 1/4 OF SW 1/4; THENCE N.02°10'08"E., ALONG EAST LINE OF LANDS OF WALCH DESCRIBED IN O.R. BOOK 900, PAGE 490, SARASOTA COUNTY RECORDS, A DISTANCE OF 706.06 FEET TO C.M. AT NE CORNER OF SAID LANDS OF WALCH; THENCE S.89°15'10"W., 92.12 FEET TO C.M. AT NW CORNER OF SAID LANDS OF WALCH; THENCE N.02°10'08"E., ALONG WESTERLY LINE OF SE 1/4 OF SW 1/4 A DISTANCE OF 380.16 FEET TO AN I.P. LYING 210.0 FEET SOUTHERLY FROM NW CORNER OF SAID SE 1/4 OF SW 1/4; THENCE N.88°40'49"E., PARALLEL TO NORTHERLY LINE OF SAID SE 1/4 OF SW 1/4, 210.0 FEET; THENCE N.02°10'08"E., 210.0 FEET TO THE POINT OF BEGINNING. BEING A PART OF W 1/2 OF SE 1/4 OF SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST.

AND

WEST 1/2 OF THE SE 1/4 OF THE SW 1/4, LESS THE NORTH 210 FEET OF THE WEST 210 FEET THEREOF AND LESS TRACT IN O.R. BOOK 900, PAGE 490 TO WALCH AND LESS TRACT IN O.R. BOOK 1089, PAGE 320, TO WALLACE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; LYING AND BEING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST.

AND

THE WEST 60 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS RECORDED IN INSTRUMENT NUMBER 2005026354 AND INSTRUMENT NUMBER 2005014845, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**TRACT 1:**

**THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; LESS THE WEST 60 FEET THEROF.**

**TRACT 2:**

**BEGIN AT A CONCRETE MONUMENT MARKING THE S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19, EAST; THENCE NORTH ALONG 1/4 SECTION LINE 106.50 FEET TO A 2" IRON PIPE; THENCE N. 89°09'31"W, 608.36 FEET; THENCE S. 00°00'09"W., 124.80 FEET TO THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE N. 89°07'06"E., 608.37 FEET 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:

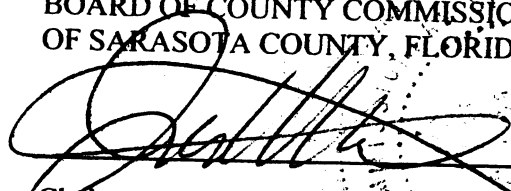
1. Development shall take place in substantial compliance with the Development Concept Plan date stamped March 27, 2008 and attached hereto as Exhibit "A." This does not imply or confer any variances from applicable zoning or land development regulations.
2. The project buildings shall be constructed using green building principles, and maintained at the level they were certified at, consistent with the standards of the Sarasota County Green Building Program as outlined in Sarasota County Resolution No. 2005-048.
3. Within 30 days of adoption, a Conservation Easement for the Conservation Open Space, shown on Exhibit "A" (Development Concept Plan date stamped March 27, 2008) and in the form of Exhibit "B," shall be recorded in the public records of Sarasota County, Florida.
4. The Master Surface Water Management Plan shall be consistent with the South Creek Basin Master Plan.
5. Prior to Construction Authorization, the developer shall enter into a Standard Utility Agreement regarding the off-site improvements necessary to supply central water and sewer to this development. Off-site improvements shall be included, but not limited to, the looping of potable water lines from Ibis Road to Hawkins Road.
6. Sarasota County Utilities shall be the purveyor of reclaimed water to the site. An isolated storage pond shall be provided within the development to accommodate storage of reclaimed water for irrigation purposes.

7. If required by the permitting agencies having jurisdiction, the Applicant may enlarge the proposed stormwater pond shown on the site plan, but in no event shall said pond be any larger than 5.46 acres. Notwithstanding any increase in the size of the pond, the total open space shall not be less than 34.96 acres. If the permitting agencies require a lesser size for said pond, the Applicant agrees to construct a smaller pond without diminution of the total open space shown on the site plan. In the event that the stormwater pond is increased in size, that will not constitute a violation of the Development Concept Plan.
8. All trees designated by Resource Protection staff as Grand Trees shall be preserved, unless it is determined by staff that the tree(s) may adversely affect the public's health, safety and welfare.
9. Prior to site and development approval the owner/applicant shall commission, and provide the results of an environmental site assessment (Phase I and Phase II as necessary) demonstrating the presence/absence of environmental contamination on PID 0284-11-0004.
10. Construction traffic shall be prohibited from using Baxley Lane when the subject parcel is developed.

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 13th day of January, 2008.

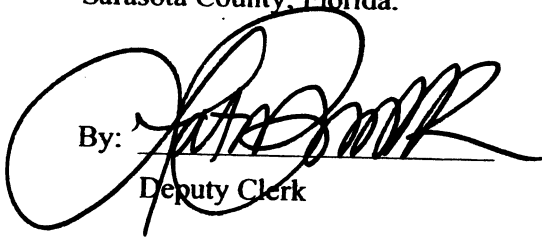
BOARD OF COUNTY COMMISSIONERS  
OF SARASOTA COUNTY, FLORIDA

  
Chair

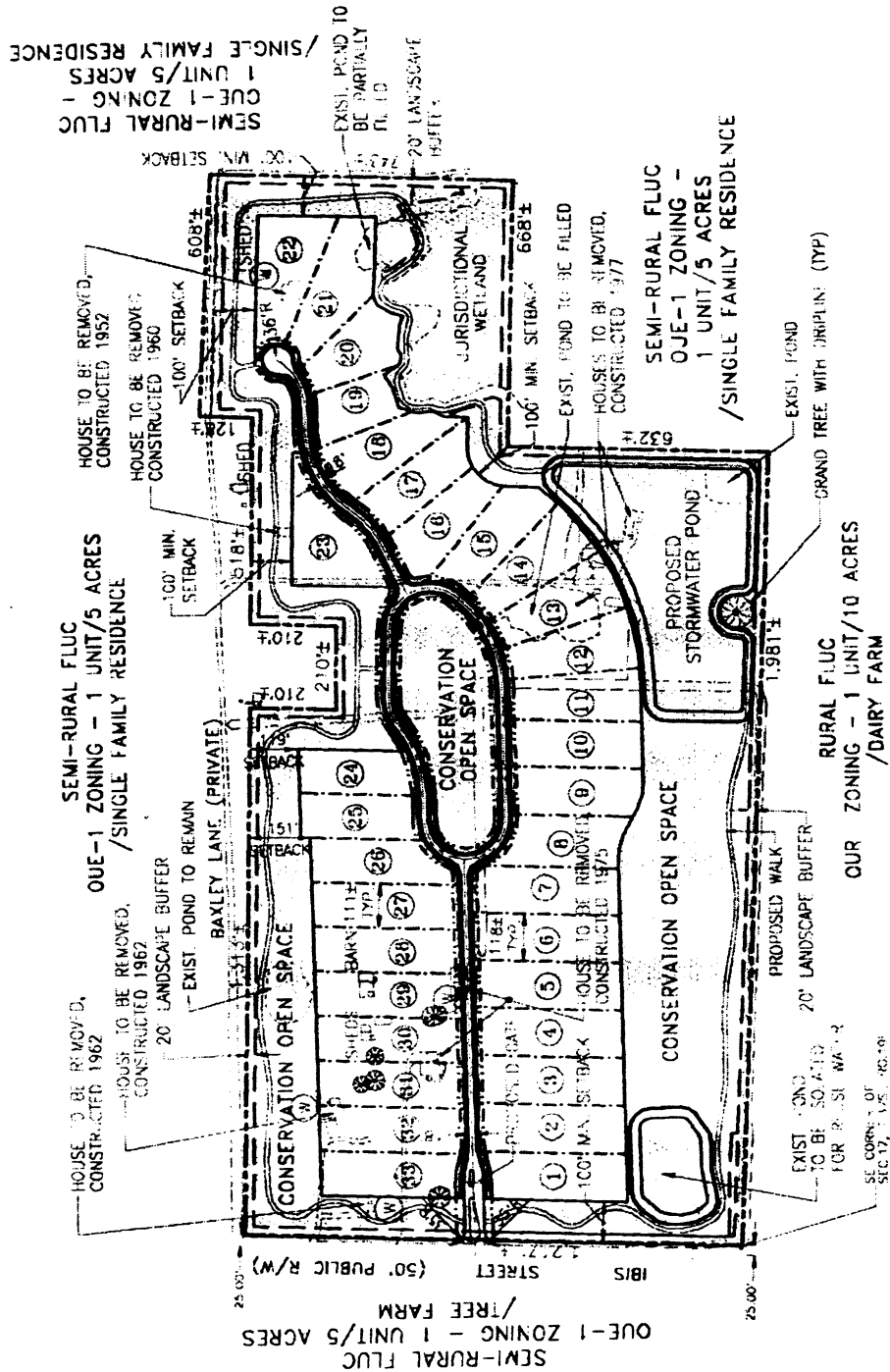
ATTEST:

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

By:

  
Deputy Clerk

# EXHIBIT A DEVELOPMENT CONCEPT PLAN



Date stamped March 27, 2008



**EXHIBIT B**

This Instrument Prepared By:  
Jeffrey S. Russell, Esquire  
Abel Band, Chartered  
P.O. Box 49948  
Sarasota, FL 34230-6948

---

**CONSERVATION EASEMENT**  
(Conservation Subdivision)

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2008 between GP Land Investment, L.L.C., a Florida limited liability company, whose address is 1765 Ringling Blvd., Suite 300, Sarasota, FL and Nehustan Associates, Ltd., a Florida limited partnership whose address is 3801 Bee Ridge Road, Suite 12, Sarasota, FL, hereinafter collectively referred to as GRANTOR, and SARASOTA COUNTY, a political subdivision of the State of Florida, hereinafter referred to as GRANTEE.

WITNESSETH, that the GRANTOR, in consideration of the premises, terms, conditions and restrictions contained herein, and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, its successors and assigns forever, a PERPETUAL CONSERVATION EASEMENT pursuant to the provisions of Section 704.06, Florida Statutes, over and upon the following described lands of each of the GRANTORS, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF (the "Easement Parcel")

1. Purpose: The purpose of this Conservation Easement is to assure that the conserved area will be retained in its existing or restored natural condition and to prevent use of the Easement Parcel that will impair or interfere with the environmental or wildlife habitat value of the conserved area. It is intended to fulfill the conditions of a rezoning of the Grantor's property (as described in Exhibit "B" hereof) in accordance with the Sarasota County Zoning Regulations. Grantee has approved a Resource Management Plan dated September 26, 2008 for the Easement Parcel described on Exhibit "A" hereof. Any activities of Grantor that are specifically authorized by said Resource Management Plan shall not be deemed to constitute a violation of the provisions of this Conservation Easement.

2. Prohibited Uses: Except as is provided above, any activity on or use of the conserved area inconsistent with the terms and purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following acts and activities are expressly prohibited within the boundaries of the Easement Parcel hereinafter provided, to-wit:

A. Construction including but not limited to placing of buildings, roads, signs, billboards or other advertising, or other structures on, above or below the ground.

- B. Filling, dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash, waste, organic debris, stormwater, or unsightly or offensive materials.
- C. Any trimming, alteration, removal, or destruction of native plants, dead or alive, including trees, shrubs, grasses, forbs or other vegetation including mangrove trees and any vegetation planted for purposes of mitigation.
- D. Excavating, dredging, altering, or removing loam, peat, gravel, soil, rock, sand, or other material substances.
- E. Surface use except for purposes that permit the land or water areas to remain predominately in their natural conditions.
- F. Activities detrimental to drainage, flood control, water conservation, erosion control, or soil conservation.
- G. Installation or retention of any plant material, including sod and turf grasses, that is not native to Sarasota County.
- H. Any cultural maintenance practices, including mowing, pruning, trimming, the creation and maintenance of viewsheds, edging and the application of fertilizers, herbicides, and pesticides.
- I. Acts or uses detrimental to such retention of land or water areas.

3. **Reserved Rights:** Grantors reserve to themselves and their successors and assigns, all rights accruing from its ownership of the Easement Parcel, including the right to engage in or permit or invite others to engage in all uses of the Easement Parcel that are not prohibited herein and are not inconsistent with the terms and purpose of this Grant and to sell or otherwise convey the Easement Parcel subject to the terms, conditions and restrictions of this Grant. Grantor also reserves the rights to construct stormwater retention facilities to the extent specifically authorized as part of the County Zoning approval. It may also engage in passive recreation and habitat management activities, including construction of foot and bike trails, and such other activities as may be specifically permitted by the above-mentioned Resource Management Plan.

4. **Rights of Grantee:** To accomplish the purposes stated herein, the Grantor conveys the following rights to the Grantee:

- A. To allow reasonable access to County staff to inspect the Easement Parcel, to study and make scientific observations of its ecosystems, and to determine that activities conducted within the Easement Parcel are in compliance with the terms of this Easement, in a manner that does not unreasonably disturb the use of the Easement Parcel.
- B. To proceed at law or in equity to enforce the provisions of this Conservation Easement and

the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the conserved area that may be damaged by any activity inconsistent with the Conservation Easement.

5. Successors: The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of (i) the parties hereto and their respective personal representatives, heirs, successors and assigns and (ii) the additional properties of Grantor which are to be developed as single family homesites as described on Exhibit "B" hereof and said covenants, terms, conditions and restrictions shall continue to be binding upon the Easement Parcel and the properties described on Exhibit "B" hereof.

GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of the Easement Parcel in fee simple; that GRANTOR has good right and lawful authority to grant this easement and shall take no action which would constitute a violation of GRANTEE'S easement rights hereunder; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the GRANTOR hereunto sets their hand and seal this first date written above.

WITNESSES:

GP Land Investment, L.L.C.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
As its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Nehustan Associates, Ltd.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
As its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008,  
by \_\_\_\_\_ as \_\_\_\_\_ of GP Land Investment, L.L.C. on behalf of  
said company.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known \_\_\_\_ (OR) Produced Identification \_\_\_\_  
Type of identification produced \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008,  
by \_\_\_\_\_ as \_\_\_\_\_ of Nehustan Associates, Ltd. on behalf of said  
partnership.

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Personally Known \_\_\_\_ (OR) Produced Identification \_\_\_\_  
Type of identification produced \_\_\_\_\_

APPROVED AS TO FORM:

By: \_\_\_\_\_  
COUNTY ATTORNEY

EXHIBIT "A"  
DESCRIPTION OF EASEMENT PARCEL

DESCRIPTION OF CONSERVATION EASEMENT "PARCEL A"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE SOUTH 87D45'53" EAST 25.00 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, FOR A POINT OF BEGINNING; THENCE NORTH 2D15'53" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 622.53 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 73D18'56" EAST, FOR 18.65 FEET, HAVING A RADIUS 35.00 FEET, A DELTA ANGLE 30D54'13", AND AN ARC LENGTH 18.88 FEET; THENCE NORTH 88D46'03" EAST, 82.51 FEET; THENCE SOUTH 02D15'53" WEST, 351.98 FEET; THENCE NORTH 88D46'03" EAST, 843.06 FEET, TO A CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 73D29'30" EAST, FOR 110.61 FEET, AND HAVING A RADIUS 191.27 FEET, A DELTA ANGLE 33D36'55", AND AN ARC LENGTH OF 112.22 FEET, TO A REVERSE CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 73D13'12" EAST, FOR 110.77 FEET, HAVING A RADIUS OF 186.07 FEET, A DELTA ANGLE OF 34D37'58", AND AN ARC LENGTH OF 112.47 FEET; THENCE NORTH 88D46'03" EAST, 246.28 FEET, TO A CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 63D40'59" EAST, FOR 546.24 FEET, HAVING A RADIUS OF 643.16 FEET, A DELTA ANGLE OF 50D15'26", AND AN ARC LENGTH OF 564.15 FEET; THENCE NORTH 02D14'46" EAST, 78.22 FEET TO A CURVE TO THE RIGHT, WHOSE CHORD BEARS OF NORTH 47D00'19" EAST FOR 140.83 FEET, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 89D31'05", AND AN ARC OF 156.24 FEET; THENCE SOUTH 88D14'09" EAST, 72.57 FEET; THENCE NORTH 01D46'00" EAST, 57.67 FEET; THENCE NORTH 29D16'02" EAST, 27.56 FEET; THENCE NORTH 10D54'25" EAST, 8.68 FEET; THENCE NORTH 08D56'19" WEST, 32.75 FEET; THENCE NORTH 17D34'16" EAST, 48.49 FEET; THENCE NORTH 75D13'59" EAST, 52.74 FEET; THENCE NORTH 55D59'57" EAST, 39.79 FEET; THENCE SOUTH 32D06'35" EAST, 45.73 FEET; THENCE SOUTH 71D54'11" EAST, 12.81 FEET; THENCE SOUTH 87D44'50" EAST, 12.86 FEET; THENCE NORTH 61D43'37" EAST, 17.17 FEET; THENCE SOUTH 84D38'47" EAST, 59.73 FEET; THENCE SOUTH 71D18'57" EAST, 23.30 FEET; THENCE NORTH 18D36'03" EAST, 32.41 FEET; THENCE NORTH 30D00'52" EAST, 36.49 FEET; THENCE NORTH 68D21'58" EAST, 26.26 FEET; THENCE SOUTH 85D09'42" EAST, 46.13 FEET; THENCE SOUTH 87D43'30" EAST, 150.07 FEET; THENCE NORTH 02D12'36" EAST, 290.01 FEET; THENCE NORTH 87D46'56" WEST, 354.29 FEET, TO A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 47D39'14" WEST, FOR 9.75 FEET, A RADIUS OF 6.95 FEET, A DELTA ANGLE OF 89D07'41", AND AN ARC LENGTH OF 10.81 FEET; THENCE SOUTH 03D05'23" WEST, 13.99 FEET TO A NON-TANGENTIAL CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 42D35'06" WEST, FOR 55.56 FEET, A RADIUS OF 36.00 FEET, A DELTA ANGLE OF 101D00'35", AND A ARC LENGTH OF 63.47 FEET, TO A REVERSE CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 25D47'33" WEST, 38.85 FEET A RADIUS OF 35.00 FEET DELTA ANGLE

OF 67D25'29", AND AN ARC LENGTH 41.19 FEET, TO A COMPOUND CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 74D03'41" WEST, FOR 60.32 FEET, A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 29D06'46", AND AN ARC LENGTH OF 60.97 FEET; THENCE SOUTH 88D37'04" WEST, 70.58 FEET, TO A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 83D11'51" WEST, FOR 48.93 FEET, A RADIUS OF 259.00 FEET, A DELTA ANGLE OF 10D50'25", AND A ARC LENGTH OF 49.00 FEET; THENCE NORTH 15D25'55" WEST, 16.18 FEET; THENCE NORTH 01D17'48" EAST, 13.29 FEET; THENCE NORTH 89D00'27" WEST, 332.19 FEET; THENCE SOUTH 02D16'58" WEST, 262.07 FEET; TO A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 77D15'21" WEST, FOR 32.15 FEET, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 54D40'55", AND AN ARC LENGTH OF 33.40 FEET, TO A REVERSE CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 69D18'40" WEST, FOR 72.40 FEET, HAVING A RADIUS OF 109.00 FEET, A DELTA ANGLE OF 38D47'33", AND AN ARC LENGTH OF 73.80 FEET; THENCE NORTH 88D42'26" WEST, 178.45 FEET; TO A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 71D45'38" WEST, FOR 72.89 FEET, HAVING A RADIUS OF 109.00 FEET, A DELTA ANGLE OF 39D03'52", AND A ARC LENGTH OF 74.32 FEET, TO A REVERSE CURVE TO THR RIGHT, WHOSE CHORD BEARS SOUTH 59D33'22" WEST, FOR 74.83 FEET, HAVING A RADIUS OF 297.98 FEET, A DELTA ANGLE OF 14D25'35", AND A ARC LENGTH OF 75.03 FEET; THENCE NORTH 02D16'58" EAST, 274.22 FEET; THENCE SOUTH 88D46'03" WEST, 223.28 FEET; THENCE SOUTH 02D15'12" WEST, 23.34 FEET; THENCE SOUTH 88D46'03" WEST, 891.79 FEET; THENCE SOUTH 02D15'53" WEST, 351.64 FEET; THENCE SOUTH 88D46'03" WEST, 78.87 FEET; TO A CURVE TO THR RIGHT, WHOSE CHORD BEARS NORTH 72D54'22" WEST, FOR 22.01 FEET, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 36D39'11", AND A ARC LENGTH OF 22.39 FEET; THENCE NORTH 02D15'53" EAST, 534.27 FEET; THENCE SOUTH 89D00'27" EAST, 1313.35 FEET; THENCE SOUTH 02D16'58" WEST, 210.00 FEET; THENCE SOUTH 89D00'19" EAST, 210.00 FEET; THENCE NORTH 02D16'58" EAST, 210.01 FEET; THENCE SOUTH 89D00'27" EAST, 518.35 FEET; THENCE NORTH 02D15'06" EAST, 99.10 FEET; THENCE SOUTH 87D46'56" EAST, 607.88 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE SOUTH 02D12'36" WEST, ALONG SAID EAST LINE, 723.20 FEET; THENCE LEAVING SAID EAST LINE, RUN NORTH 88D14'09" WEST, 668.36 FEET; THENCE SOUTH 02D14'46" WEST, 631.68 FEET, TO A POINT ON THE SOUTH LINE OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE ALONG SAID SOUTH LINE, NORTH 87D45'53" WEST, 1981.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.52 ACRES MORE OR LESS.

#### DESCRIPTION OF CONSERVATION EASEMENT "PARCEL B"

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE SOUTH 87D45'53" EAST 25.00 FEET TO A POINT ON A LINE 25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE NORTH 2D15'53" EAST, ALONG SAID PARALLEL LINE A DISTANCE OF 651.56 FEET; THENCE LEAVING SAID

PARALLEL LINE, NORTH 88D46'03" EAST, 954.81 FEET TO A POINT ON A CURVE, TO THE RIGHT FOR A POINT OF BEGINNING; THENCE RUN NORTHEASTWARDLY ALONG SAID CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 45D41'39" EAST, FOR 124.29 FEET, HAVING A RADIUS OF 91.00 FEET, A DELTA ANGLE OF 86D08'48", AND AN ARC LENGTH OF 136.82 FEET; THENCE NORTH 88D46'03" EAST, 65.72 FEET, TO A CURVE TO THE LEFT, WHOSE CHORD BEARS NORTH 70D31'32" EAST, FOR 197.52 FEET, HAVING A RADIUS OF 315.97 FEET, A DELTA ANGLE OF 36D25'36", AND AN ARC LENGTH OF 200.88 FEET TO A REVERSE CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 71D48'09" EAST, FOR 60.72 FEET, HAVING A RADIUS OF 91.00 FEET, A DELTA ANGLE OF 38D58'50", AND AN ARC LENGTH OF 61.91 FEET; THENCE SOUTH 88°42'26" EAST, 178.45 FEET, TO A CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 25D01'53" EAST, FOR 163.13 FEET, HAVING A RADIUS OF 91.00 FEET, A DELTA ANGLE OF 127D21'05", AND AN ARC LENGTH OF 202.27 FEET, TO A COMPOUND CURVE TO THE RIGHT, WHOSE CHORD BEARS SOUTH 63D42'21" WEST, FOR 246.53 FEET, HAVING A RADIUS OF 291.00 FEET, A DELTA ANGLE OF 50D07'23", AND AN ARC LENGTH OF 254.57 FEET; THENCE SOUTH 88°46'03" WEST, 332.18 FEET, TO A CURVE TO THE RIGHT, WHOSE CHORD BEARS NORTH 44D18'21" WEST, FOR 132.95 FEET, HAVING A RADIUS OF 91.00 FEET, A DELTA ANGLE OF 93D51'12", AND AN ARC LENGTH OF 149.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.08 ACRES MORE OF LESS.

**EXHIBIT "B"**  
**DESCRIPTION OF ADDITIONAL PROPERTY BOUND**  
**(OVERALL DESCRIPTION LESS EXHIBIT "A")**

**PARCEL ONE-A:**

BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 523.48 FEET; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 396.47 FEET; THENCE NORTH 88°53'45" WEST TO A POINT ON THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE SW 1/4 TO THE POINT OF BEGINNING. LESS THE WEST 25.00 FEET THEREOF WHICH WAS DEEDED TO THE COUNTY OF SARASOTA FOR RIGHT-OF-WAY PURPOSES.

**PARCEL TWO-A:**

BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 523.48 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 396.47 FEET; THENCE SOUTH 88°53'45" EAST A DISTANCE OF 155.75 FEET; THENCE SOUTH 02°27'41" EAST A DISTANCE OF 179.65 FEET; THENCE NORTH 89°15'10" EAST A DISTANCE OF 613.50 FEET TO THE EAST LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE NORTH 02°10'08" EAST ALONG SAID EAST LINE A DISTANCE OF 590.16 FEET TO THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4; THENCE SOUTH 88°40'49" WEST ALONG SAID NORTH LINE A DISTANCE OF 816.48 FEET TO THE POINT OF BEGINNING. CONTAINING 10.0 ACRES.

**PARCEL ONE-B:**

THAT PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 1339.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST



ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, 590.16 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTH 89°15'10" WEST, A DISTANCE OF 613.50 FEET; THENCE NORTH 02°27'41" WEST, 179.65 FEET; THENCE NORTH 88°53'45" WEST, 710.44 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'36" EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS: THE WEST 25 FEET THEREOF DEEDED TO THE COUNTY OF SARASOTA FOR RIGHT-OF-WAY PURPOSES. ALL LYING AND BEING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 23.39 ACRES.

**PARCEL TWO-B:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT A SARASOTA COUNTY MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (AS ACCEPTED BY ABUTTING PROPERTY OWNERS), 1339.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST, ALONG WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 590.16 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°15'10" EAST, 92.12 FEET; THENCE SOUTH 02°10'08" WEST, 706.06 FEET TO THE SOUTH LINE OF SECTION 17; THENCE NORTH 87°41'05" WEST ALONG SAID SOUTH LINE, 92.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG AFORESAID WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 710.51 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

**PARCEL ONE-B:**

THAT PART OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A SARASOTA COUNTY MONUMENT WHICH IS THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST

1/4 AS ACCEPTED THROUGH USE AND LONG TIME ACCEPTANCE BY ABUTTING PROPERTY OWNERS, A DISTANCE OF 1339.96 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, 590.16 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTH 89°15'10" WEST, A DISTANCE OF 613.50 FEET; THENCE NORTH 02°27'41" WEST, 179.65 FEET; THENCE NORTH 88°53'45" WEST, 710.44 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE SOUTH 02°10'36" EAST ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE EASTERLY ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 700 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS: THE WEST 25 FEET THEREOF DEEDED TO THE COUNTY OF SARASOTA FOR RIGHT-OF-WAY PURPOSES. ALL LYING AND BEING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

CONTAINING 23.39 ACRES.

PARCEL TWO-B:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY: COMMENCE AT A SARASOTA COUNTY MONUMENT MARKING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 88°40'49" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (AS ACCEPTED BY ABUTTING PROPERTY OWNERS), 1339.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 02°10'08" WEST, ALONG WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 590.16 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89°15'10" EAST, 92.12 FEET; THENCE SOUTH 02°10'08" WEST, 706.06 FEET TO THE SOUTH LINE OF SECTION 17; THENCE NORTH 87°41'05" WEST ALONG SAID SOUTH LINE, 92.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 02°10'08" EAST ALONG AFORESAID WEST LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 710.51 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA.

TRACT 1:

THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA; LESS THE WEST 60 FEET THEROF.

TRACT 2:

BEGIN AT A CONCRETE MONUMENT MARKING THE S.E. CORNER OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19, EAST; THENCE NORTH ALONG 1/4 SECTION LINE 106.50 FEET TO A 2" IRON PIPE; THENCE N. 89°09'31"W, 608.36 FEET; THENCE S. 00°00'09"W., 124.80 FEET TO THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE N. 89°07'06"E., 608.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE PROPERTY DESCRIBED ON THIS EXHIBIT "B", THE PROPERTY DESCRIBED ON EXHIBIT "A" HEREOF.

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 *January 13, 2009*  
SEAL THIS DAY  
KAREN E. DUNN, CLERK OF THE COUNTY  
BY *[Signature]*

