


Please record and return to: (Via Inter-Office Mail)  
**Cynthia Spraggins, Administrative Specialist**  
Planning Services  
1660 Ringling Blvd., 1<sup>st</sup> Floor  
Sarasota, FL 34236

**Customer ID# 5223**  
**Charge to: Planning Services**  
**Account# 51810000500489**

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

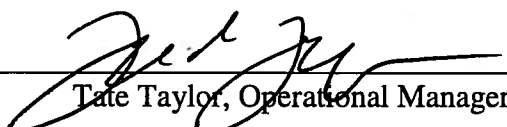


RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2016036425 13 PG(S)  
March 28, 2016 05:30:30 PM  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT  
SARASOTA COUNTY, FL



The following property, located at North Lockwood Ridge Road and Desoto Road, in Sarasota County, Florida, owned by Great West Capital, Inc., and described in Ordinance No. 2016-008 attached hereto, has been rezoned to a RSF-3 (Residential, Single-Family, 4.5 units/acre) zone district and OPI/PD (Office, Professional, and Institutional/Planned Development) zone district pursuant to Rezone Petition No. 15-25 filed by Shawn A. Dressler, PLA, Agent, and granted by Sarasota County on March 9, 2016 and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

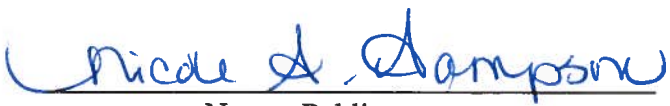
(Stipulations and limitations are those described in Section 3 of Ordinance No. 2016-008, attached hereto)

  
Tate Taylor, Operational Manager

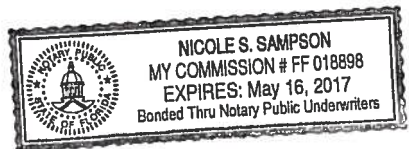
**STATE OF FLORIDA  
COUNTY OF SARASOTA**

Before me, the undersigned Notary Public, personally appeared Tate Taylor, Operational Manager, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 26<sup>th</sup> day of March, 2016.

  
Notary Public  
State of Florida at Large

This instrument prepared by:  
CMS







**FLORIDA DEPARTMENT *of* STATE**

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

March 10, 2016

Honorable Karen E. Rushing  
Clerk of the Circuit Court  
Board Records Department  
Sarasota County  
1660 Ringling Boulevard, Suite 210  
Sarasota, Florida 34236

Attention: Andrea Greer, Recording Secretary

Dear Ms. Rushing:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Sarasota County Ordinance No. 2016-008, which was filed in this office on March 10, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**ORDINANCE NO. 2016-008**

BOARD RECORDS  
FILED FOR THE RECORD  
2016 MAR 10 AM 11:59  
KAREN E. BUSHING  
CLERK OF THE 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:

1. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 15-25, requesting rezoning of the property described herein.
2. 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.
3. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of the Zoning Ordinance.
4. 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 RE-2 (Residential, Estate, 1 unit/acre) to RSF-3 (Residential, Single-Family, 4.5 units/acre) zone district and OPI/PD (Office, Professional, and Institutional/Planned Development) zone district for the following described property located in Sarasota County, Florida:

The property located east of N. Lockwood Ridge Road and north of Desoto Road, Sarasota, and being more particularly described as follows:

LEGAL DESCRIPTION:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 15056645, EFFECTIVE DATE: MAY 29, 2015 AT 8:00 A.M.) "100'x100' PARCEL"

EXHIBIT A

COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS NOW LOCATED IN THE PAVEMENT OF LOCKWOOD RIDGE ROAD AND MARKED BY A METAL CAP; THENCE N 89°55'40" E ALONG THE NORTH BOUNDARY OF THE SAID SECTION 4, A DISTANCE OF 1340.62' TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 4; THENCE S 0°11'20" E ALONG THE EASTERLY BOUNDARY OF THE SAID NW 1/4 OF THE NE 1/4 1882.02'; THENCE N 89°21'20" W 288.0' FOR A POINT OF BEGINNING; THENCE S 0°11'10" E, 150.0'; THENCE N 89°21'20" W, 100.0'; THENCE N 0°11'20" W, 150.0'; THENCE S 89°11'36" E, 100.0' TO THE P.O.B. LESS THE SARASOTA FRUITVILLE DRAINAGE CANAL AS RECORDED IN CHANCERY ORDER BOOK 3, PAGES 206-242 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH EASEMENTS OVER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A 50' EASEMENT FOR INGRESS AND EGRESS, THE EAST LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE QUARTER SECTION CORNER OF THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST AS NOW LOCATED IN THE PAVEMENT OF LOCKWOOD RIDGE ROAD AND MARKED BY A METAL CAP; THENCE N 89°45'40" E, ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1340.2' TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 4; THENCE S 00°11'20" E ALONG EASTERLY LINE OF SAID NW 1/4 OF NE 1/4, AND EXTENSION, 1882.02'; THENCE N 89°21'20" W, 388.0' TO NW CORNER OF LANDS OF ARLENE PLASTER (OFFICIAL RECORDS BOOK 1057, PAGE 968, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA) FOR A POINT OF BEGINNING OF SAID EAST LINE OF SAID 50' EASEMENT; THENCE S 0°11'20" E, 330' MORE OR LESS TO SOUTH LINE OF OLD MORGAN PROPERTY AND END OF SAID 50' EASEMENT. TOGETHER WITH A NON EXCLUSIVE 20' EASEMENT FOR INGRESS AND EGRESS, THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS NOW LOCATED IN THE PAVEMENT OF LOCKWOOD RIDGE ROAD AND MARKED BY A METAL CAP; THENCE N 89°55'40" E ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 1340.62' TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 4; THENCE S 0°11'20" E ALONG THE EAST LINE OF SAID NW 1/4 OF NE 1/4, AND

EXTENSION, 2203.64'; THENCE N 89°21'20" W, 388.0' FOR A POINT OF BEGINNING OF SAID SOUTH LINE OF SAID 20' EASEMENT: THENCE CONTINUE N 89°21'20" W, 957' MORE OR LESS TO THE WEST LINE OF NE 1/4 OF SAID SECTION 4, AND END OF SAID 20' EASEMENT; LESS ANY RIGHT OF WAY FOR LOCKWOOD RIDGE ROAD.

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(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 15056646, EFFECTIVE DATE: MAY 29, 2015 AT 8:00 A.M.) "MORGAN PARCEL"  
THE NORTH 898 FEET OF THE EAST 538 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. LESS THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 330, PAGE 679, AS CORRECTED IN OFFICIAL RECORDS BOOK 1530, PAGE 246; LESS THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 460, PAGE 10 AND LESS THAT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 521, PAGE 893, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
TOGETHER WITH EASEMENT DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1186, PAGE 1624 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 15046414 MS, EFFECTIVE DATE: MAY 1, 2015 AT 8:00 A.M.) "TOSCANA VILLAGE, LLC PARCEL"  
BEGIN AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST AND 538 FEET WEST OF THE NE CORNER; THENCE SOUTH 351 FEET TO P.O.B.; THENCE CONTINUE SOUTH 511 FEET; THENCE WEST 804.9 FEET, MORE OR LESS, TO RIGHT OF WAY OF LOCKWOOD RIDGE ROAD; THENCE NORTH 215 FEET; THENCE EAST 229 FEET; THENCE NORTH 296 FEET; THENCE EAST 550.9 FEET TO THE P.O.B. LESS AND EXCEPT THE WEST 20 FEET THEREOF CONVEYED TO SARASOTA COUNTY IN O.R. BOOK 2032, PAGE 397, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE 20 FEET ABUTTING THE SOUTH BOUNDARY LINE OF THE PARCEL AND OVER THE 20 FEET ABUTTING THE NORTH BOUNDARY LINE OF THE WEST 229 FEET AND OVER THE 20 FEET ABUTTING THE WEST BOUNDARY LINE OF THE NORTH 276 FEET OF THE PARCEL.

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(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 15046442 DR, EFFECTIVE DATE: MAY 4, 2015 AT 8:00 A.M. "PARCELS A, B, C, D, E, 1 AND 2"  
PARCEL A:  
COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NE 1/4 TO ITS INTERSECTION WITH THE WESTERN PROJECTION OF THE NORTHERLY R/W LINE OF DESOTO ROAD (80' WIDE) AS SHOWN ON THE PLAT OF DESOTO ACRES, UNIT NO. 1 AND RECORDED IN PLAT BOOK 8, PAGE 118, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA N 00° 01'

50" W, 127.69 FEET; THENCE ALONG SAID WESTERLY PROJECTION AND ALONG THE NORTHERLY R/W OF SAID DESOTO ROAD TO ITS INTERSECTION WITH THE EAST LINE OF SARASOTA COUNTY DRAINAGE PARCEL "H" AS SHOWN ON ROAD PLAT BOOK 4, PAGE 2G, PRSCF, S 89° 14' 45" E, 200.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY R/W LINE OF DESOTO ROAD, S 89° 14' 45" E, 210.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE THE SOUTH AND HAVING A RADIUS OF 354.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 218.26 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY R/W, AND TO ITS INTERSECTION WITH THE NORTH R/W LINE OF A SARASOTA FRUITVILLE DRAINAGE DISTRICT (SFDD) R/W S 54° 00' 00" E, 63.84 FEET; THENCE LEAVING SAID NORTHERLY R/W OF DESOTO ROAD AND ALONG SAID NORTH SFDD R/W LINE, S 89° 28' 29" E, 36.29 FEET; THENCE LEAVING SAID SFDD R/W LINE, N 00° 02' 51" W, 183.04 FEET; THENCE TO ITS INTERSECTION WITH THE EAST LINE OF THE AFOREMENTIONED DRAINAGE PARCEL "H", N 89° 14' 16" W, 502.07 FEET; THENCE ALONG SAID EAST LINE, S 00° 01' 50" E, 81.37 FEET TO THE POINT OF BEGINNING.  
SHOWN ON MAP OF SURVEY

THE ABOVE DESCRIBED PARCEL "A" IS ALSO DESCRIBED AS FOLLOWS:  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE)

COMM AT THE CENTER OF SEC 4, TWP 36S, RGE 18E, SARASOTA COUNTY, FL; THENCE S 89° 14' 45" E ALONG THE N LINE OF THE SE 1/2 OF SAID SEC 40' TO THE E R/W OF LOCKWOOD RIDGE ROAD, THENCE N 0° 01' 50" W ALONG SAID R/W, 127.69 TO ITS INTERSECTION WITH THE N'LY R/W OF DESOTO ROAD (80' WIDE) AS SHOWN ON THAT CERTAIN PLAT OF DESOTO LAKES UNIT 1, RECORDED IN P.B. 8, PAGE 115, P.R. SARASOTA COUNTY, FL; TH 89° 14' 45" E ALONG SAID R/W 158.47' FOR A POB; TH CONT S 89° 14' 45" E ALONG SAID R/W 211.88' TO THE P.C. OF A CURVE CONCAVE TO THE S AND HAVING A RADIUS OF 354.80' TH SE'LY ALONG SAID R/W AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 218.26' TO THE P.T. OF SAID CURVE; TH S 54° 00' 00" E ALONG SAID R/W 63.50' TO THE N R/W OF S.F.D.D. CANAL NO. 319, RECORDED IN C.O. BOOK 3, PG 228, P.R. SARASOTA COUNTY, FL; TH S 89° 14' 45" E ALONG SAID R/W 36.44' TH N 0° 01' 50" W 183.00' TH N 89° 14' 45" W 503.53'; TH S 0° 01' 50" E, 81.31' TO TH POB - BEING AND LYING IN SEC 4, TWP 36S, RGE 18E, SARASOTA COUNTY, FL.

NOT SHOWN ON MAP OF SURVEY FOR CLARITY PURPOSES

**PARCEL B:**

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF SECTION 4, TO ITS INTERSECTION WITH THE NORTHERLY R/W OF DESOTO ROAD (80' WIDE), AS SHOWN ON THE PLAT OF DESOTO LAKES UNIT 1, RECORDED IN PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (PRSCF) S 89° 14' 45" E, 702.31 FEET; THENCE ALONG SAID NORTHERLY R/W TO ITS INTERSECTION WITH THE SOUTHERLY R/W OF A SARASOTA FRUITVILLE DRAINAGE DISTRICT (SFDD) CANAL R/W (52 FEET WIDE) AND RECORDED IN DEED BOOK 361, PAGE 103, PRSCF, S 54° 00' 00" E, 70.19 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID



NORTHERLY R/W LINE OF DESOTO ROAD, S 54° 00' 00" E, 50.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST (NORTHEAST) AND HAVING A RADIUS OF 274.80 FEET; THENCE NORTHEASTERLY (SOUTHEASTERLY) ALONG THE ARC OF SAID CURVE, 169.06 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY R/W TO ITS INTERSECTION WITH THE WESTERLY R/W OF SFDD CANAL, AS RECORDED IN DEED BOOK 361, PAGE 103, PRSCF, S 89° 14' 45" E, 692.60 FEET; THENCE LEAVING SAID NORTHERLY R/W OF DESOTO ROAD AND ALONG WITH WESTERLY R/W OF SAID SFDD CANAL TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID SFDD CANAL, N 29° 17' 36" W, 130.63 FEET; THENCE ALONG SAID SOUTHERLY CANAL R/W, S 88° 24' 49" W, 827.38 FEET TO THE POINT OF BEGINNING.

SHOWN ON MAP OF SURVEY

THE ABOVE DESCRIBED PARCEL "B" IS ALSO DESCRIBED AS FOLLOWS:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE)

COMM AT THE CENTER OF SEC 4, TWP 36S, RGE 18E, SARASOTA COUNTY, FL; TH S 89° 14' 45" E ALONG THE N LINE OF THE SE 1/4 OF SAID SEC 702.07' TO ITS INTERSECTION WITH THE N'LY R/W OF DESOTO ROAD (80' WIDE) AS SHOWN ON THAT CERTAIN PLAT OF DESOTO LAKES UNIT 1, RECORDED IN P.B. 8, PG 115, P.R. SARASOTA COUNTY, FL; TH S 54° 00' 00" E ALONG SAID R/W 85.28' FOR A POB SAID POINT BEING ON THE S R/W OF S.F.D.D. CANAL RECORDED IN DEED BOOK 361, PAGE 103, P.R. SARASOTA COUNTY, FL; TH CONT S 54° 00' 00" E ALONG SAID R/W OF DESOTO ROAD 50.55' TO THE P.C. OF A CURVE CONCAVE TO THE NE AND HAVING A RADIUS OF 274.80'; TH SE'LY ALONG SAID R/W AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 169.04' TO THE P.T. OF SAID CURVE; TH S 89° 14' 45" E ALONG THE N R/W OF SAID DESOTO ROAD, 692.54' TO THE W'LY R/W OF A S.F.D.D. CANAL R/W DESCRIBED IN DEED BOOK 361, PAGE 103, P.R. SARASOTA COUNTY, FL; TH N 29° 17' 36" W ALONG SAID R/W 130.63'; TH S 88° 25' 57" W ALONG THE S R/W OF A S.F.D.D. CANAL R/W DESCRIBED IN SAID DEED BOOK 827.68' TO THE POB - BEING AND LYING IN SEC 4, TWP 36S, RGE 18E, SARASOTA COUNTY, FL. NOT SHOWN ON MAP OF SURVEY FOR CLARITY PURPOSES

PARCEL C:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF SECTION 4, TO ITS INTERSECTION WITH THE NORTHERLY R/W OF DESOTO ROAD (80' WIDE), AS SHOWN ON THE PLAT OF DESOTO LAKES UNIT 1, RECORDED IN PLAT BOOK 8, PAGE 115, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (PRSCF) S 89° 14' 45" E, 702.31 FEET; THENCE ALONG SAID NORTHERLY R/W S 54° 00' 00" E, 120.28 FEET TO THE POINT OF A CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 274.80 FEET; THENCE NORTHEASTERLY (SOUTHEASTERLY) ALONG THE ARC OF SAID CURVE, 169.06 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTHERLY R/W TO ITS INTERSECTION WITH THE EASTERLY R/W OF A SARASOTA FRUITVILLE DRAINAGE DISTRICT (SFDD) CANAL, AS RECORDED IN DEED BOOK 361, PAGE 103, PRSCF, S 89° 14' 45" E, 752.67 FEET AND A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY R/W OF DESOTO



ROAD TO ITS INTERSECTION WITH THE WESTERLY R/W OF SAN JUAN DRIVE (50' WIDE) AS SHOWN ON THE AFOREMENTIONED PLAT OF DESOTO LAKES, UNIT NO. 1 AND ALSO SHOWN ON THE PLAT OF CEDAR CREEK UNIT NO. 2, RECORDED IN PLAT BOOK 31, PAGE 7, PRSCF, S 89° 14' 45" E, 821.20 FEET; THENCE LEAVING SAID NORTHERLY R/W AND ALONG SAID WESTERLY R/W TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SAID LINE ALSO BEING THE SOUTH LINE OF SAID CEDAR CREEK UNIT NO. 2, N 00° 32' 07" E, 119.18 FEET; THENCE LEAVING SAID WESTERN R/W AND ALONG SAID SOUTH LINE OF THE SE 1/4 OF THE NW (NE) 1/4 OF SECTION 4, AND THE SOUTH LINE OF CEDAR CREEK, UNIT NO. 2 AND TO ITS INTERSECTION WITH THE EAST LINE OF CEDAR CREEK, UNIT NO. 1, AS RECORDED IN PLAT BOOK 32, PAGE 5, PRSCF, N 89° 11' 34" W, 155.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4 AND ALONG THE SOUTH LINE OF SAID CEDAR CREEK UNIT NO. 1, TO ITS INTERSECTION WITH THE EASTERLY LINE OF A SFDD CANAL, N 89° 11' 34" W, 735.16 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EASTERLY CANAL R/W, S 29° 17' 36" E, 138.63 FEET TO THE POINT OF BEGINNING.  
SHOWN ON MAP OF SURVEY

THE ABOVE DESCRIBED PARCEL "C" IS ALSO DESCRIBED AS FOLLOWS:  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE)

COMM AT THE NE COR OF THE SE 1/4 OF SEC 4, TWP 36S RGE 18 E SARASOTA COUNTY, FL; TH N 89° 14' 45" W ALONG THE N LINE OF TH SE 1/4 OF SAID SEC 158.05' FOR A POB; TH CONT N 89° 14' 45" W ALONG SAID N LINE OF THE SE 1/4 OF SAID SEC 889.53' TO THE E R/W OF A S.F.D.D. CANAL R/W (54' WIDE), DESCRIBED IN DEED BOOK 361, PAGE 103, P.R. SARASOTA COUNTY, FL; TH S 29° 17' 36" E ALONG SAID CANAL R/W 138.63' TO THE N R/W OF DESOTO ROAD (80' WIDE) AS SO SHOWN ON THAT CERTAIN PLAT OF DESOTO LAKES UNIT 1, RECORDED IN PLAT BOOK 8, PAGE 115, P.R. SARASOTA COUNTY, FL; TH S 89° 14' 45" E ALONG SAID N R/W 820.12' TO ITS INTERSECTION WITH THE W R/W OF SAN JUAN DRIVE; TH N 0° 45' 07" E ALONG SAID W R/W 120.00' TO THE POB - BEING AND LYING IN SEC 4, TWP 36S, RGE 18E, SARASOTA COUNTY, FL.  
NOT SHOWN ON MAP OF SURVEY FOR CLARITY PURPOSES

PARCEL D:

THE SOUTH 418 FEET OF THE SW 1/4 OF THE NE 1/4, LESS THE WEST 702 FEET THEREOF, IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 20 FEET OF THE SOUTH 438 FEET OF THE WEST 722 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, ALL LOCATED IN SARASOTA COUNTY, FLORIDA.

SHOWN ON MAP OF SURVEY

THE ABOVE DESCRIBED PARCEL "D" IS ALSO DESCRIBED AS FOLLOWS:  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE)

THE SOUTH 418 FEET OF THE SW 1/4 OF THE NW (NE) 1/4, LESS THE WEST 702 FEET THEREOF, IN SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 20 FEET OF THE SOUTH 438 FEET OF THE WEST 722 FEET OF THE SW 1/4 OF THE NW (NE) 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, ALL LOCATED IN SARASOTA COUNTY, FLORIDA.

NOT SHOWN ON MAP OF SURVEY FOR CLARITY PURPOSES

**PARCEL E:**

COMMENCE AT THE SW CORNER OF THE NW (NE) 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NE 1/4 TO ITS INTERSECTION WITH THE WESTERN PROJECTION OF THE NORTHERLY LINE OF SARASOTA COUNTY DRAINAGE PARCEL "H" AS SHOWN ON ROAD PLAT BOOK 4, PAGE 2G, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (PRSCF), N 00° 01' 50" E, 377.07 FEET; THENCE LEAVING SAID SECTION LINE AND ALONG THE AFOREMENTIONED WESTERN PROJECTION OF THE NORTH LINE OF SAID DRAINAGE PARCEL, N 89° 58' 10" E, 45.00 FEET TO THE NW CORNER OF SAID DRAINAGE PARCEL AND THE EASTERN R/W LINE OF LOCKWOOD RIDGE ROAD (WIDTH VARIES) FOR A POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID DRAINAGE PARCEL, N 89° 58' 10" E, 155.00 FEET TO THE NORTHWEST (NORTHEAST) CORNER OF SAID DRAINAGE PARCEL; THENCE ALONG THE EAST LINE OF SAID DRAINAGE PARCEL S 00° 01' 19" E, 170.75 FEET; THENCE LEAVING SAID EAST LINE AND TO ITS INTERSECTION WITH THE EAST LINE OF THE SOUTH 418 FEET OF THE WEST 702 FEET OF THE NE 1/4 OF SECTION 4, S 89° 14' 16" E, 502.07 FEET; THENCE TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 418 FEET OF THE WEST 702 FEET OF SAID NE 1/4 OF SECTION 4, N 00° 01' 50" W, 208.84'; THENCE ALONG SAID NORTH LINE TO ITS INTERSECTION WITH THE EAST R/W OF LOCKWOOD RIDGE ROAD, S 89° 13' 44.5" W, 657.06 FEET; THENCE ALONG SAID EAST R/W, S 00° 01' 50" E, 40.34 FEET TO THE POINT OF BEGINNING.

SHOWN ON MAP OF SURVEY

THE ABOVE DESCRIBED PARCEL "E" IS ALSO DESCRIBED AS FOLLOWS:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE)

BEGIN 209 FEET NORTH OF THE SW CORNER OF SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, THENCE NORTH 209 FEET, THENCE EAST 702 FEET, THENCE SOUTH 209 FEET, THENCE WEST 702 FEET TO THE POB, LESS THE WEST 45 FEET FOR ROAD RIGHT-OF-WAY AND LESS THAT PORTION IN ORDER OF TAKING TO SARASOTA COUNTY, RECORDED IN OR BOOK 2043, PAGE 2418, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**PARCEL I:**

COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH BOUNDARY OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST, AS NOW LOCATED IN THE PAVEMENT OF LOCKWOOD RIDGE ROAD AND MARKED BY A METAL CAP; THENCE N 89° 55' 40" E, ALONG THE NORTH BOUNDARY OF THE SAID SECTION 4, A

DISTANCE OF 1340.62 FEET TO THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 4; THENCE S 0°11'20" E, 1675.86 FEET FOR A P.O.B.; THENCE CONTINUE S 0°11'20" E, 527.78 FEET; THENCE N 89°21'20" W, 288.0 FEET; THENCE N 0°11'20" W, 527.78 FEET; THENCE S 89°21'20" E, 288.0 FEET TO THE P.O.B. LESS THE SARASOTA-FRUITVILLE DRAINAGE CANAL AS RECORDED IN C.O. 3, PAGES 206-242, OF SAID RECORDS. TOGETHER WITH AN ACCESS EASEMENT FROM THE S.W. CORNER OF ABOVE PARCEL TO LOCKWOOD RIDGE ROAD.  
SHOWN ON MAP OF SURVEY

**PARCEL 2:**

BEGIN AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 36 SOUTH, RANGE 18 EAST AND 538 FEET WEST OF THE NE CORNER; THENCE SOUTH 882 FEET FOR A P.O.B.; THENCE WEST TO THE EASTERLY RIGHT OF WAY OF LOCKWOOD RIDGE ROAD; THENCE NORTH 20 FEET; THENCE EAST TO A POINT 20 FEET NORTH OF THE P.O.B.; THENCE SOUTH TO THE P.O.B.; LESS LANDS CONVEYED TO SARASOTA COUNTY FOR RIGHT OF WAY RECORDED IN O.R. BOOK 2036, PAGE 1715, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
SHOWN ON MAP OF SURVEY

**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 November 13, 2015, and attached hereto as Exhibit "A" except as necessary to comply with stipulations herein. This does not imply or confer any variances from applicable zoning or land development regulations.
2. The Master Surface Water Management Plan shall be consistent with the Phillippi Creek Basin Master Plan.
3. Prior to being granted Site Plan approval for the first phase of development, the Owner shall receive approval for a Utilities Master Plan and hydraulic models for the entire development signed and sealed by a registered professional engineer identifying the infrastructure required to connect the development to Sarasota County Public Utilities Water, and Wastewater systems. The Master Plan will include a Water Quality Plan that demonstrates how the potable water system expansion will maintain compliance with applicable drinking water quality standards; a Lift Station Optimization Plan evaluating system impacts for the entire development; the identification of any off-site improvements required; and an Irrigation Plan identifying irrigation demands and the infrastructure required to serve the development.

4. There shall be no more than 12 dwelling units constructed north of the canal labeled Canal 3-16 on the Development Concept Plan.

Section 4. Effective Date. This Ordinance shall take effect upon filing with the Department of State.

PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 9<sup>th</sup> day of MARCH, 2016.

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: Andrea Greer  
Deputy Clerk



<b>STATISTICS:</b>	
<b>TOTAL SITE AREA:</b>	<b>+/-28.7 ACRES</b>
EXISTING PERVIOUS AREA	+/- 1,242,489 SF
EXISTING IMPERVIOUS AREA	+/- 7683 SF
<b>NON-BINDING AREA:</b>	<b>+/-15.0 ACRES</b>
DEVELOPED AREA	+/- 7.9 AC
OPEN SPACE AREA	+/- 7.1 AC
<b>BINDING AREA:</b>	<b>+/-13.7 ACRES</b>
PROPOSED PERVIOUS AREA	+/- 406,772 SF
PROPOSED IMPERVIOUS AREA	+/- 190,000 SF
<b>TOTAL DWELLING UNITS:</b>	
NON-BINDING RESIDENTIAL	UPTO 67 UNITS
ALF/ILF	UPTO 123 UNITS (MAX OF 4 BEDS PER UNIT)
<b>PARKING:</b>	
NON-BINDING RESIDENTIAL	UPTO 138 (2 PER DU)
ALF/ILF	UPTO 246 (.5 PER BED)
<b>LEGEND</b>	
PROJECT BOUNDARY	-----
GRAND TREE	●