ASHTON MEADOWS

A SUBDIVISION
A REPLAT OF SOUTH 1/2 OF LOT 10, BLOCK 2
BEE RIDGE FARMS
RECORDED IN PLAT BOOK A, PAGE 40
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
IN
SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

PLAT BOOK 52 PAGE 100
SHEET 1 OF 4

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018054945 4 PG(S)
April 27, 2018 10:23:52 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

DESCRIPTION

THE WEST 1/2 AND THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 10, BLOCK 2 OF THE PLAT OF BEE RIDGE FARMS AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN THE N.W. 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID N.W. 1/4; THENCE S 89°45'12" E, ALONG THE SOUTH LINE OF SAID N.W. 1/4, A DISTANCE OF 1338.99 FEET; THENCE N 00°14'48" E, A DISTANCE OF 23.91 FEET TO THE POINT OF BEGINNING; THENCE N 00°19'07" E, ALONG THE WEST LINE OF SAID WEST 1/2, A DISTANCE OF 647.53 FEET; THENCE S 89°57'06" E, ALONG THE NORTH LINE OF SAID WEST 1/2, A DISTANCE OF 333.79 FEET; THENCE S 89°38'39" E, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 334.68 FEET; THENCE S 00°16'12" W, ALONG THE EAST LINE OF SAID EAST 1/2, A DISTANCE OF 631.86 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF ASHTON ROAD AS PER OFFICIAL RECORD BOOK 2992, PAGE 811; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 89°43'10" W, A DISTANCE OF 334.63 FEET; (2) S 00°15'56" W, A DISTANCE OF 10.00 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT OF WAY LINE AS PER OFFICIAL RECORD BOOK 2958, PAGE 1176; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 89°49'09" W, A DISTANCE OF 100.00 FEET; (2) S 88°42'54" W, A DISTANCE OF 234.48 FEET TO THE POINT OF BEGINNING.

NOTES

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/2011 – EPOCH 2010.0000 AND ARE DERIVED FROM THE NORTH RIGHT OF WAY OF ASHTON ROAD HAVING A BEARING OF N 89°49'09" W. THIS BEARING ORIENTATION IS DERIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK SITE "FRUITVILLE".

2. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

3. TOTAL ACREAGE 9.80, ASHTON MEADOWS, A SUBDIVISION.

4. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON MEADOWS IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018054944 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

5. THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS INSTRUMENT NUMBER 2018054943 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

6. THE FLOODPLAIN DELINEATION MAP IS RECORDED IN MISCELLANEOUS MAP BOOK 2, PAGE 46, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2017143484 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

7. THE OPEN SPACE RESTRICTION AND COVENANT IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER N/A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

8. ELEVATIONS ARE BASED ON NGVD 1929 AND ARE DERIVED FROM BENCHMARK D 255 (PID AG1946) HAVING AN ELEVATION OF 31.51 (NGVD 1929).

9. PORTIONS OF THIS SURVEY WERE UNDERTAKEN USING A TRIMBLE R8 GPS SYSTEM IN REAL TIME KINEMATIC MODE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORK SITE "MANATEE G. STROOP CORS". REDUNDANCY WAS ACHIEVED BY MULTIPLE OCCUPATIONS OF POINTS USING VARYING SATELLITE CONFIGURATIONS. OBSERVATIONS WERE MADE DURING TIME PERIODS WHEN FIVE OR MORE SATELLITES WERE AVAILABLE AND A PDOP OF LESS THAN FOUR WAS IN EFFECT.

10. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 52, PAGES 100 THROUGH 103, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27 DAY OF April, 2018.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

Fred Miller
F. Miller, DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

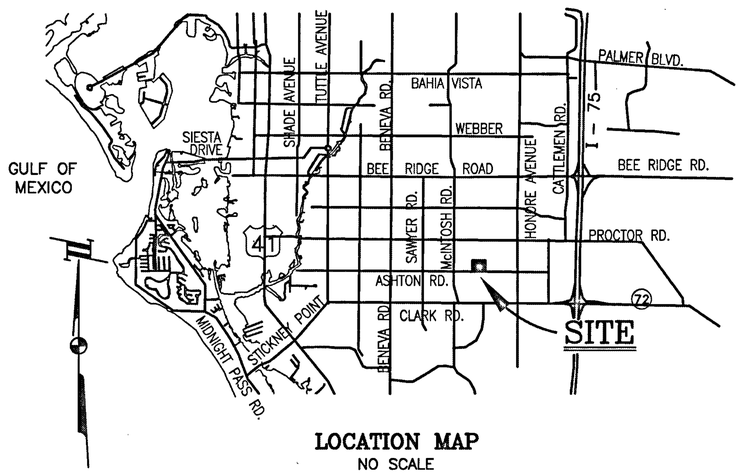
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA THIS 10th DAY OF April, 2018.

APPROVED:

COUNTY ATTORNEY

COUNTY ENGINEER

CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS



LOCATION MAP
NO SCALE

EASEMENT DESCRIPTIONS

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED TO D.R. HORTON, INC., A DELAWARE CORPORATION (THE "CORPORATION"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND TWO & HALF (2.5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, UNLESS OTHERWISE SHOWN, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS. THE UTILITY FOR CABLE TV IS INCLUDED AND ALL TELECOMMUNICATIONS. ALL UTILITIES WILL BE PLACED UNDERGROUND.

UTILITY EASEMENTS

THE CORPORATION DOES HEREBY GRANT NONEXCLUSIVE UTILITY EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, UNLESS OTHERWISE SHOWN, FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE, AND TWO & HALF (2.5') FEET IN WIDTH ALONG EACH SIDE LOT LINE, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "UTILITY EASEMENT" OR A "PUBLIC UTILITY EASEMENT" TO SARASOTA COUNTY, FLORIDA, AND AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OR OTHER PUBLIC UTILITY. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE. THE OUTSIDE BOUNDARIES ONLY OF THE BUILDING SITE SHALL CARRY SAID EASEMENTS. THE UTILITY FOR CABLE TV IS INCLUDED AND ALL TELECOMMUNICATIONS.

PRIVATE DRAINAGE EASEMENTS

THE CORPORATION DOES HEREBY GRANT NONEXCLUSIVE DRAINAGE EASEMENTS TO THE ASHTON MEADOWS HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), FOR STORMWATER DRAINAGE AND ACCESS OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT".

PRIVATE ROAD RIGHT OF WAY

THE CORPORATION DOES HEREBY GRANT NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE ASSOCIATION, ITS MEMBERS AND TO ALL OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT, THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS, AND TO SARASOTA COUNTY FOR ALL EMERGENCY AND LAW ENFORCEMENT SERVING THE SUBDIVISION, AND TO ALL PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "TRACT 100".

PUBLIC DRAINAGE EASEMENTS

THE CORPORATION DOES HEREBY GRANT NONEXCLUSIVE PUBLIC DRAINAGE EASEMENTS TO SARASOTA COUNTY FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC DRAINAGE/FLOWAGE EASEMENT".

PRIVATE ACCESS EASEMENT

THE CORPORATION DOES HEREBY GRANT TO THE ASSOCIATION AND THE OWNER OF LOT 1, A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS. UTILITIES UNDER AND ACROSS THE AREA DEPICTED ON LOT 2 AS A 20 FOOT PRIVATE ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, DARREN SALTZBERG, AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "ASHTON MEADOWS" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

PUBLIC

THE OWNER FURTHER DOES HEREBY DEDICATE TO SARASOTA COUNTY AND ALL PROVIDERS OF EMERGENCY SERVICES, A NON-EXCLUSIVE EASEMENT OVER THE ROADS AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT 100 FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND GOVERNMENTAL SERVICES. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC OR PRIVATE UTILITIES, A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER THE ROADS AND RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT 100, AND A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, REPAIR, MAINTENANCE, AND REPLACEMENT, AND OPERATION OF THE UNDERGROUND UTILITY LINES AND RELATED ABOVEGROUND AND UNDERGROUND FACILITIES IN THE AREA MARKED OR DESCRIBED ON THIS PLAT AS UTILITY EASEMENTS AND EXCLUSIVE PUBLIC LIFT STATION EASEMENT DEDICATED TO SARASOTA COUNTY. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PUBLIC DRAINAGE AND FLOWAGE EASEMENT AS SHOWN HEREON.

PRIVATE

THE OWNER FURTHER DOES HEREBY DEDICATE AND SET APART TRACTS 100, 200, 300 AND 400 AND THE PRIVATE UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND ANY OTHER PRIVATE EASEMENTS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO ASHTON MEADOW HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ASHTON MEADOWS AS RECORDED IN THE PUBLIC RECORDS IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE CORPORATION, HAS CAUSED THIS CERTIFICATE TO BE EXECUTED THIS 19th DAY OF MARCH, 2018.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____
DARREN SALTZBERG, VICE PRESIDENT

WITNESSES:

_____ (SIGNATURE) Ethan Mellish (SIGNATURE)
CRAIGIE D. SANDERS (PRINT NAME) Ethan Mellish (PRINT NAME)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MARCH, 2018, BY DARREN SALTZBERG, AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ON BEHALF OF SAID CORPORATION. THE ABOVE NAMED PERSON IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION IS INDICATED.

_____
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 6/12/2018

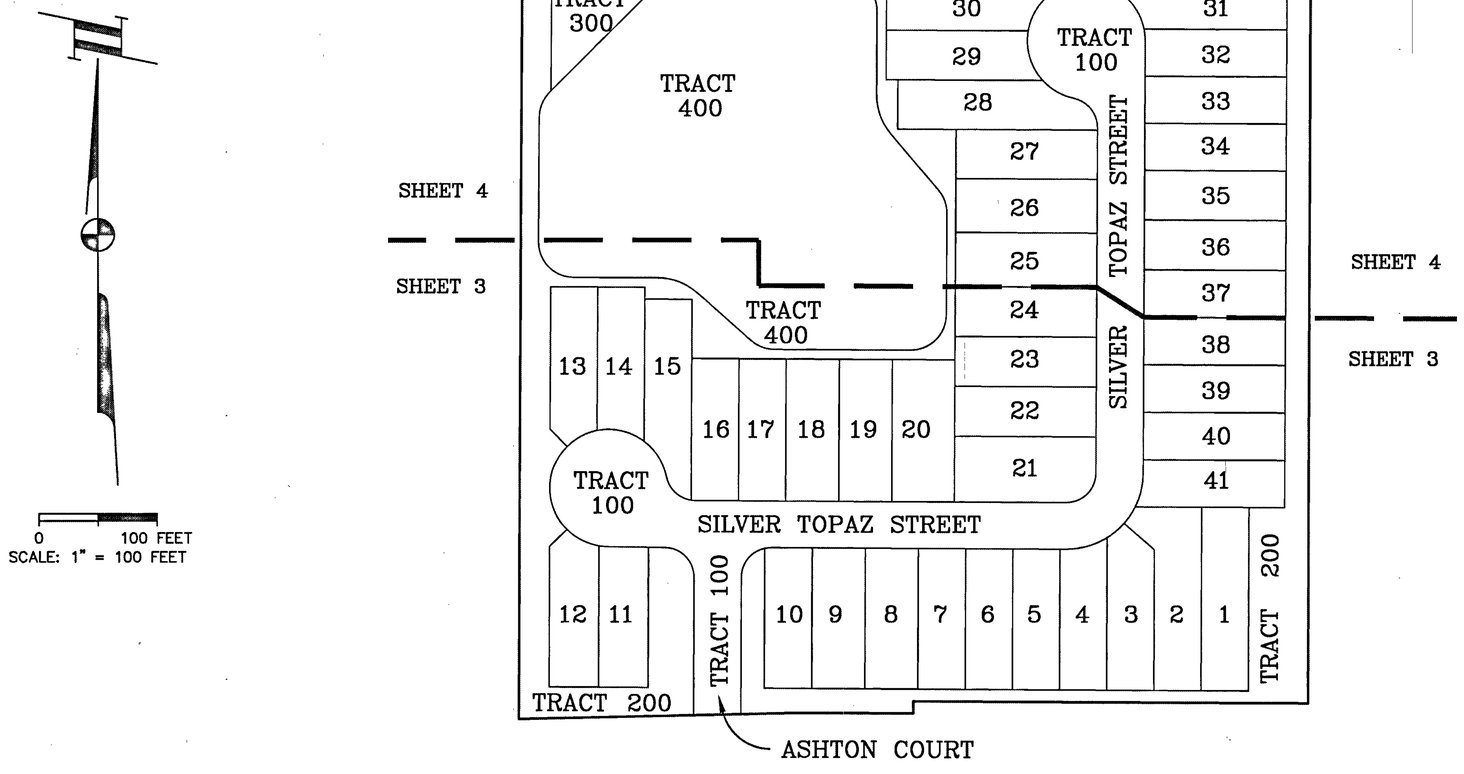
(STAMP)

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

ASHTON MEADOWS

A SUBDIVISION
A REPLAT OF SOUTH 1/2 OF LOT 10, BLOCK 2
BEE RIDGE FARMS
RECORDED IN PLAT BOOK A, PAGE 40
PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA
IN
SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

KEY / IDENTIFICATION MAP



CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

3-22-18
DATE

TERI S. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT CODE REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN INSTALLED. THE PERMANENT CONTROL POINTS, AND LOT CORNERS AND BENCH MARKS WILL BE INSTALLED AND CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

DATE OF CERTIFICATION: 3/21/2018

SIGNATURE: _____

JAMES N. GATCH, JR.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NUMBER 4295
CERTIFICATE OF AUTHORIZATION # LB6982

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

PLAT BOOK 52 PAGE 102

SHEET 3 OF 4

ASHTON MEADOWS

A SUBDIVISION

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IN
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SARASOTA COUNTY, FLORIDA

LEGEND:

- ● – MARKER FOUND AS NOTED
- ⊡ – PERMANENT REFERENCE MONUMENT SET/FOUND 4"x4" CONCRETE MONUMENT (P.R.M. # LB6982)
- ◎ – PERMANENT CONTROL POINT NAIL & DISC SET (P.C.P. # LB6982)
- P.O.C. – POINT OF COMMENCEMENT
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- C1 – CURVE # (SEE CURVE DATA TABLE)
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- CCR – CERTIFIED CORNER REFERENCE
- ID – IDENTIFICATION
- IPF – IRON PIPE FOUND
- FCM – FOUND CONCRETE MONUMENT
- N&D – NAIL & DISK
- PSM – PROFESSIONAL SURVEY & MAPPER
- ESMT. – EASEMENT
- P.R.M. – PERMANENT REFERENCE MONUMENT
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- LS – LAND SURVEYOR
- LB – LICENSED BUSINESS
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- (R) – RADIAL LINE
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- CB – CHORD BEARING
- \+ – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ◔ – BENCHMARK (AS NOTED) (SEE SHEET 4)

CENTERLINE CURVE DATA

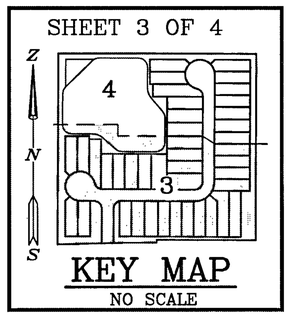
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	70.69	89°59'59"	45.00	63.64	S 45°18'47" W	45.00

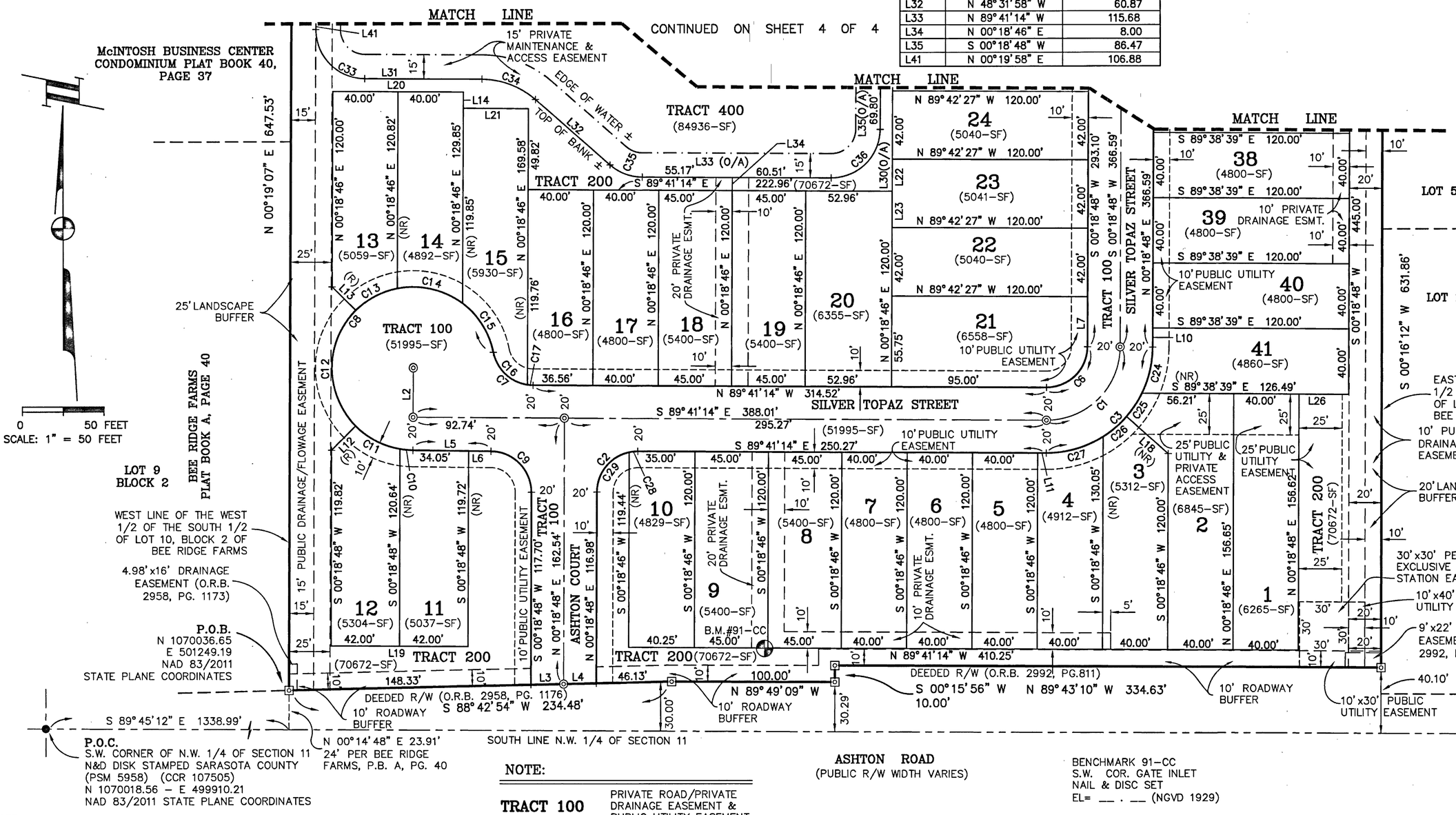
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C2	39.27	89°59'59"	25.00	N 45°18'47" E
C3	102.10	89°59'59"	65.00	N 45°18'47" E
C6	39.27	89°59'59"	25.00	S 45°18'47" W
C7	34.24	78°27'47"	25.00	N 50°27'20" W
C8	225.55	258°27'45"	50.00	S 39°32'41" W
C9	39.27	90°00'01"	25.00	S 44°41'13" E
C10	7.99	09°09'16"	50.00	N 85°06'34" W
C11	31.17	35°42'59"	50.00	N 62°40'27" W
C12	78.59	90°03'07"	50.00	N 00°12'36" E
C13	29.32	33°35'40"	50.00	N 62°01'59" E
C14	42.25	48°25'09"	50.00	S 76°57'36" E
C15	36.24	41°31'35"	50.00	S 31°59'14" E
C16	30.79	70°33'30"	25.00	S 46°30'11" E
C17	3.45	07°54'17"	25.00	S 85°44'05" E
C24	29.28	25°48'47"	65.00	S 13°13'11" W
C25	17.12	15°05'41"	65.00	S 33°40'25" W
C26	19.06	16°47'51"	65.00	S 49°37'10" W
C27	36.64	32°17'41"	65.00	S 74°09'56" W
C28	5.29	12°07'26"	25.00	S 84°15'03" W
C29	33.98	77°52'32"	25.00	S 39°15'04" W
C33	47.13	90°01'12"	30.00	N 44°40'38" W
C34	35.91	41°09'15"	50.00	N 69°06'36" W
C35	21.55	41°09'15"	30.00	N 69°09'15" W
C36	47.12	89°59'59"	30.00	S 45°18'47" W

LINE DATA

LINE	BEARING	DISTANCE
L2	N 00°18'48" E	30.00
L3	N 88°42'54" E	20.01
L4	N 88°42'54" E	20.01
L5	S 89°12'48" E	47.74
L6	N 89°12'48" W	13.69
L7	N 00°18'48" E	30.79
L10	S 00°18'48" W	11.69
L11	N 89°41'14" W	5.27
L12	S 45°11'02" W	20.81
L13	N 44°45'50" W	20.55
L14	S 00°18'46" W	10.00
L18	S 48°27'27" E	34.04
L19	N 89°41'14" W	84.00
L20	S 89°41'14" E	80.00
L21	S 89°41'14" E	40.00
L22	S 00°18'48" W	19.75
L23	S 00°18'46" W	22.26
L26	N 89°38'39" W	30.27
L30	N 00°18'48" E	195.74
L31	N 89°41'14" W	71.88
L32	N 48°31'58" W	60.87
L33	N 89°41'14" W	115.68
L34	N 00°18'46" E	8.00
L35	S 00°18'48" W	86.47
L41	N 00°19'58" E	106.88





NOTE:

TRACT 100	PRIVATE ROAD/PRIVATE DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
TRACT 200	OPEN SPACE
TRACT 400	PRIVATE DRAINAGE EASEMENT

BENCHMARK 91–CC
S.W. COR. GATE INLET
NAIL & DISC SET
EL= __ . __ (NGVD 1929)

NOTE:
EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

ZNS Engineering, L.C.
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
201 – 5th AVENUE DRIVE EAST, BRADENTON, FLORIDA 34208

ASHTON MEADOWS

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- IPF – IRON PIPE FOUND
- IRF – IRON ROD FOUND
- FCM – FOUND CONCRETE MONUMENT
- ESMT. – EASEMENT
- P.R.M. – PERMANENT REFERENCE MONUMENT
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- + – DENOTES P.C., P.T., P.I., P.R.C. AND P.C.C.
- ⊕ – BENCHMARK (AS NOTED) (SEE SHEET 3)

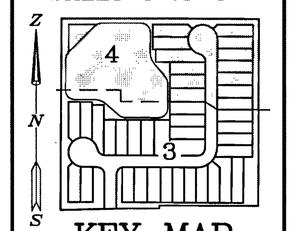
LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°41'12" E	30.00
L8	N 00°18'48" E	2.31
L9	S 00°18'48" W	29.89
L15	S 89°41'12" E	10.00
L16	N 44°30'08" W	20.35
L17	N 45°11'43" E	20.71
L24	N 00°18'48" E	42.00
L25	N 00°18'48" E	84.00
L27	N 89°38'39" W	30.00
L28	N 00°21'21" E	22.28
L29	N 00°21'21" E	22.62
L30	N 00°18'48" E	195.74
L35	S 00°18'48" W	86.47
L36	N 89°41'12" W	7.45
L37	S 40°03'45" E	63.21
L38	S 00°18'48" W	71.49
L39	S 89°48'50" E	135.24
L40	N 45°15'34" E	128.48
L41	N 00°19'58" E	106.88
L42	N 00°19'07" E	93.33
L43	S 89°57'06" E	94.54
L44	S 45°15'34" W	1.68
L45	N 44°30'08" W	16.61
L46	N 89°48'50" W	310.23
L47	N 89°57'06" W	4.27
L48	N 89°57'06" W	90.27

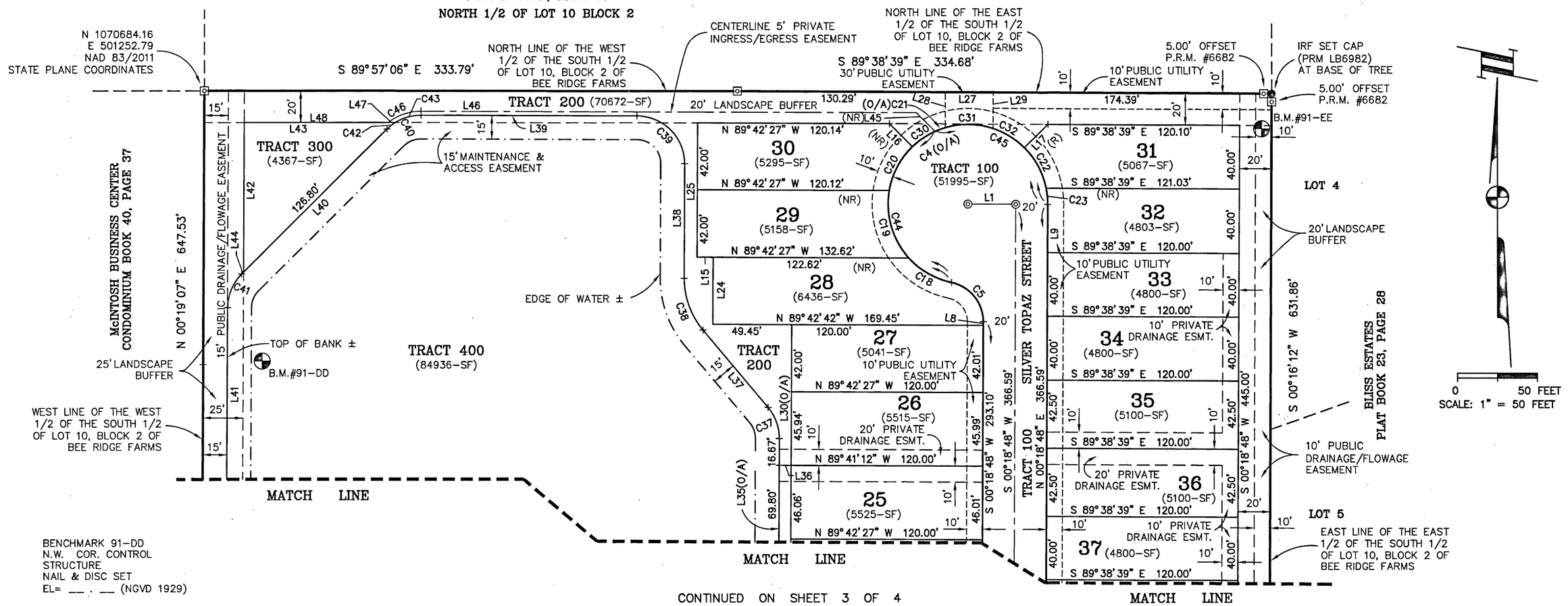
CURVE DATA

CURVE	ARC	DELTA	RADIUS	CHORD BEARING
C4	225.55	258°27'47"	50.00	S 51°04'54" W
C5	34.24	78°27'47"	25.00	S 38°55'06" E
C18	31.33	35°54'23"	50.00	N 60°11'47" W
C19	45.35	51°58'19"	50.00	N 16°15'26" W
C20	31.60	36°12'53"	50.00	N 27°50'10" E
C21	77.89	89°15'06"	50.00	S 89°25'50" E
C22	29.20	33°27'23"	50.00	S 28°04'35" E
C23	10.18	11°39'42"	50.00	S 05°31'03" E
C30	24.09	27°36'11"	50.00	N 59°44'43" E
C31	30.47	34°55'03"	50.00	S 88°59'40" E
C32	23.33	26°43'52"	50.00	S 58°10'13" E
C37	21.14	40°22'33"	30.00	S 19°52'29" E
C38	35.23	40°22'33"	50.00	S 19°52'29" E
C39	47.19	90°07'38"	30.00	S 44°45'01" E
C40	23.52	44°55'36"	30.00	N 67°43'22" E
C41	23.52	44°55'36"	30.00	N 22°47'46" E
C42	6.41	12°14'00"	30.00	S 51°22'34" W
C43	17.12	32°41'36"	30.00	S 73°50'22" W
C44	125.53	143°50'38"	50.00	N 06°13'40" W
C45	100.02	114°37'09"	50.00	S 56°59'47" E
C46	22.15	39°03'25"	32.50	S 70°39'28" W

SHEET 4 OF 4



KEY MAP
NO SCALE



BENCHMARK 91–DD
N.W. COR. CONTROL STRUCTURE
NAIL & DISC SET
EL= __ . __ (NGVD 1929)

BENCHMARK 91–EE
N.W. COR. GATE INLET
NAIL & DISC SET
EL= __ . __ (NGVD 1929)

CONTINUED ON SHEET 3 OF 4

NOTE:

TRACT 100	PRIVATE ROAD/PRIVATE DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT
TRACT 200	OPEN SPACE
TRACT 300	FOCAL POINT / OPEN SPACE
TRACT 400	PRIVATE DRAINAGE EASEMENT

NOTE:
EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

ZNS Engineering, L.C.
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