SURVEYORS AFFIDAVIT
INSTRUMENT: 2020092074
RECORDING DATE: 7/27/20
NOTATION DATE: 7/12/22
DEPUTY CLERK: LFCB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020092074 4 PG(S)
July 14, 2020 11:35:08 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

SAND HILL COVE

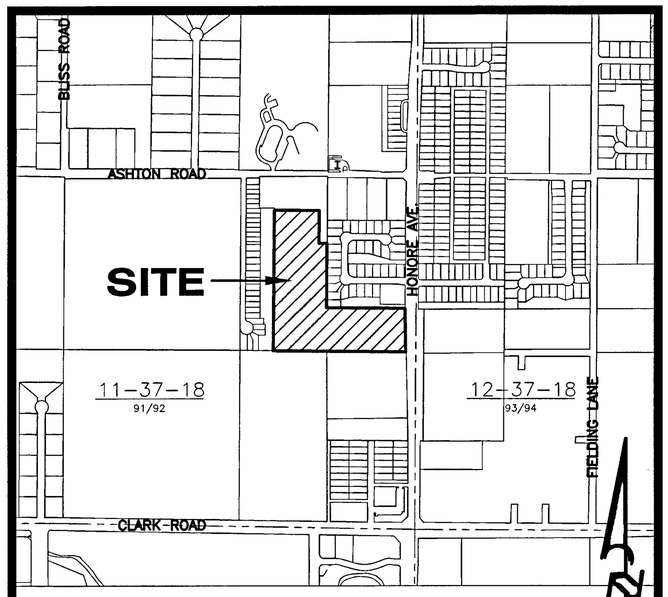
A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK 4, SARASOTA–VENICE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 70 AND LYING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54, PAGE 155
SHEET 1 OF 4 SHEETS

LEGAL DESCRIPTION

THAT PART OF LOTS 2 AND 3, BLOCK 4, SARASOTA–VENICE COMPANY'S SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 70, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SOUTHEAST 1/4 OF SAID SECTION 11; THENCE ALONG THE NORTH 1/4 LINE OF SAID SECTION 11, N.89°37'02"W., 680.00 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF MOCKINGBIRD PLACE AS RECORDED IN PLAT BOOK 44, PAGE 6 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID WEST LINE AND ALSO BEING THE WEST LINE OF ASHWOOD UNIT II, A SUBDIVISION AS RECORDED IN PLAT BOOK 39, PAGE 16 OF SAID PUBLIC RECORDS, S.00°28'20"W., 532.47 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "AM ENG LB 4334" LYING AT THE SOUTHEAST CORNER OF SOUTH LAKE, A LAND CONDOMINIUM AS RECORDED IN CONDOMINIUM BOOK 35, PAGE 31 OF SAID PUBLIC RECORDS FOR A POINT OF BEGINNING OF LANDS BEING DESCRIBED; THENCE CONTINUE ALONG THE SAID WEST LINE OF ASHWOOD UNIT II AND ALSO BEING THE WEST LINE OF ASHWOOD UNIT I, A SUBDIVISION AS RECORDED IN PLAT BOOK 38, PAGE 35 OF SAID PUBLIC RECORDS, S.00°28'20"W., 487.42 FEET TO THE SOUTH LINE OF SAID ASHWOOD UNIT I, THENCE ALONG LAST SAID SOUTH LINE S.89°29'31"E., 598.50 FEET TO THE WEST LINE OF PARCEL NO. 210, BEING AN ADDITIONAL RIGHT OF WAY PARCEL FOR HONORE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 2499, PAGE 1803 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST LINE OF PARCEL NO. 210, S.00°57'30"E., 332.22 FEET TO THE NORTH LINE OF PARCEL NO. 100 AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2007046480 OF SAID PUBLIC RECORDS ALSO BEING THE SOUTH LINE OF SAID LOT 2; THENCE ALONG THE LAST SAID SOUTH LINE OF LOT 2, N.89°29'03"W., 606.80 FEET TO A 4"X4" CONCRETE MONUMENT WITH PIN; THENCE N.89°27'33"W., 401.39 FEET TO A 4"X4" CONCRETE MONUMENT WITH PK NAIL AND DISK STAMPED "PRM RLS 4075" LYING AT THE SOUTHEAST CORNER OF COLONY LAKE SUBDIVISION, UNIT 2, AS RECORDED IN PLAT BOOK 38, PAGE 45 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID COLONY LAKE SUBDIVISION, UNIT 2 AND COLONY LAKE SUBDIVISION, UNIT 1, AS RECORDED IN PLAT BOOK 38, PAGE 17 OF SAID PUBLIC RECORDS, N.00°30'13"E., 1068.19 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH LAKE CONDOMINIUM; THENCE ALONG THE SOUTH LINE OF SAID SOUTH LAKE CONDOMINIUM, S.89°37'02"E., 340.07 FEET; THENCE CONTINUING ALONG SOUTH LAKE CONDOMINIUM PARCEL, S.00°28'33"W., 249.74 FEET TO THE MOST SOUTHERLY LINE OF SAID SOUTH LAKE CONDOMINIUM; THENCE ALONG LAST SAID MOST SOUTHERLY LINE, S.89°31'27"E., 60.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 613,619.42 SQUARE FEET OR 14.087 ACRES MORE OR LESS.



LOCATION MAP
(NOT TO SCALE)

SHEET INDEX

1 COVER SHEET
2 KEY SHEET
3 DETAIL SHEET
4 DETAIL SHEET

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 54, PAGE 155 - 161 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 14th DAY OF July, A.D., 2020.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT OF
SARASOTA COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
S. Armstrong

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 7th DAY OF July, A.D., 2020.

APPROVED: _____
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

_____
COUNTY ENGINEER

_____
COUNTY ATTORNEY

CERTIFICATE OF REVIEW OF COUNTY SURVEYOR

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

BY: _____ DATE: April 15th, 2020
TERI S. OWEN, PSM 5928
SARASOTA COUNTY SURVEYOR

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE, TWO AND A HALF (2.5') FEET IN WIDTH ALONG EACH REAR LOT LINE AND TWO AND A HALF (2.5') FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

PRIVATE ACCESS AND UTILITY EASEMENT

ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF THE HOMEOWNERS ASSOCIATION OF SAND HILL COVE, INC. AND SEAGATE INVESTMENTS, LLC., THEIR SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES ONLY AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE COUNTY OF SARASOTA, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE COUNTY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.

NOTICE

THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT NUMBER 2020092072, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAND HILL COVE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT AS OFFICIAL RECORDS INSTRUMENT NUMBER 2020092073, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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.

THE FLOODPLAIN DELINEATION MAP IS RECORDED IN MISCELLANEOUS MAP BOOK 3, PAGE 4 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE UDC REGULATIONS. (ARTICLE 12, SECTION 124–231(a)(10) AND ARTICLE 18, APPENDIX B11, PLAT RESTRICTIONS, PARAGRAPH 3).

THE NATIVE HABITAT PRESERVE AREAS, (IF ANY) SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE ENVIRONMENTAL PROTECTION DIVISION. EXCEPTION MAY BE GRANTED BY ENVIRONMENTAL PROTECTION TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

SEAGATE INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, BY ITS DULY ELECTED MANAGER, CHERYL JANEZIC, CERTIFIES OWNERSHIP BY SAID LIMITED LIABILITY COMPANY OF "SAND HILL COVE" SHOWN AND DESCRIBED HEREON AND:

PRIVATE:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS, DRAINAGE AND PEDESTRIAN EASEMENT, THE SIDEWALK EASEMENT, THE FRONT, SIDE AND REAR LOT LINE UTILITY AND DRAINAGE EASEMENTS AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE HOMEOWNERS ASSOCIATION OF SAND HILL COVE, INC. AND SEAGATE INVESTMENTS, LLC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION INCLUDING CABLE TELEVISION, RECLAIMED WATER, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

PUBLIC:

DO HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO SARASOTA COUNTY FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER THIS 24th DAY OF March, A.D., 2020.

SEAGATE INVESTMENTS, LLC. (CORPORATE SEAL)
BY: Cheryl Janezic
CHERYL JANEZIC, AS MANAGER

STATE OF GEORGIA
COUNTY OF CHEROKEE

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC BY MEANS OF (✓) PHYSICAL PRESENCE OR (_____) ONLINE NOTARIZATION THIS 24th DAY OF March, 2020, BY CHERYL JANEZIC, MANAGER, OF SEAGATE INVESTMENTS, LLC., A FLORIDA LIMITED LIABILITY COMPANY, (✓) WHO IS PERSONALLY KNOWN TO ME, OR (_____) WHO HAS PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH AND SHE DULY ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME, AS SUCH MANAGER, FOR AND IN BEHALF OF SAID ENTITY.

(AFFIX SEAL)
Jacqueline A. Corny
SIGNATURE OF NOTARY PUBLIC
PRINT NOTARY NAME: Jacqueline A Corny
NOTARY PUBLIC STATE OF GEORGIA
COMMISSION NO. _____
EXPIRATION DATE: 04/27/2020

TRACT DESIGNATION

TRACT 100 IS COMPRISED OF STORMWATER MANAGEMENT AREA.

TRACT 200 IS COMPRISED OF OPEN SPACE AREA.

TRACTS 300, 301 AND 302 ARE LANDSCAPE BUFFER AREAS.

TRACT 400 IS A PRIVATE ROAD COMPRISED OF PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENTS AND PUBLIC UTILITY EASEMENTS.

TRACT 500 IS COMPRISED OF FUTURE DEVELOPMENT AREA.

SURVEYOR'S NOTES

* BEARINGS ARE BASED ON AN ASSUMED MERIDIAN. A BEARING OF N.89°36'44"W. FOR THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST WAS USED;
* ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 AND WERE CONVERTED FROM NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 FROM SARASOTA COUNTY PLAT BENCH MARK #92–O, WITH A PUBLISHED ELEVATION=37.84' (N.G.V.D.1929). THESE ELEVATIONS WERE CONVERTED FROM N.G.V.D. 1929 TO N.A.V.D. 1988 BY SUBTRACTING 1.089 FEET FROM THE ESTABLISHED N.G.V.D. 1929 ELEVATIONS. THIS CONVERSION IS BASED ON THE VERTCON PROCESS FROM THE WEBSITE WWW.NGS.NOAA.GOV USING LATITUDE 27°16'24.04" AND LONGITUDE 082°27'56.02";
* STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA ZONE WEST 0902, NORTH AMERICAN DATUM 1983 (1990) ADJUSTMENT, BASED ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER RECORD DOCUMENT #106561 BEING THE WEST 1/4 CORNER OF SECTION 12–37S–18E SARASOTA COUNTY, FLORIDA HAVING PUBLISHED COORDINATE VALUES OF N. 1069995.50, E. 505263.62 AND DOCUMENT #106562 BEING THE CENTER CORNER OF SECTION 12–37S–18E SARASOTA COUNTY, FLORIDA HAVING PUBLISHED COORDINATE VALUES OF N. 1069958.42, E. 507942.55.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, HOLDING CERTIFICATE NO. LS 0006026, HEREBY CERTIFY THAT I AM ACTING ON BEHALF OF A M ENGINEERING, LLC., A LIMITED LIABILITY COMPANY AUTHORIZED TO OFFER SERVICES OF REGISTERED SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA, HOLDING L.B. NO. 4334, 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 THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED AS OF 05/20/2019 AND THE PLAT BENCH MARKS (PBM'S), PERMANENT CONTROL POINTS (PCP'S), AND THE LOT CORNERS WILL BE INSTALLED WITHIN 1 YEAR FROM DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

A M ENGINEERING, LLC.

BY: _____ 03/20/2020
RONALD R. NOURSE, P.S.M., VICE PRESIDENT
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS 0006026

A M ENGINEERING, LLC.
CONSULTING ENGINEERS
& SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA, 34240
PHONE (941) 377–9178
FAX 378–3786

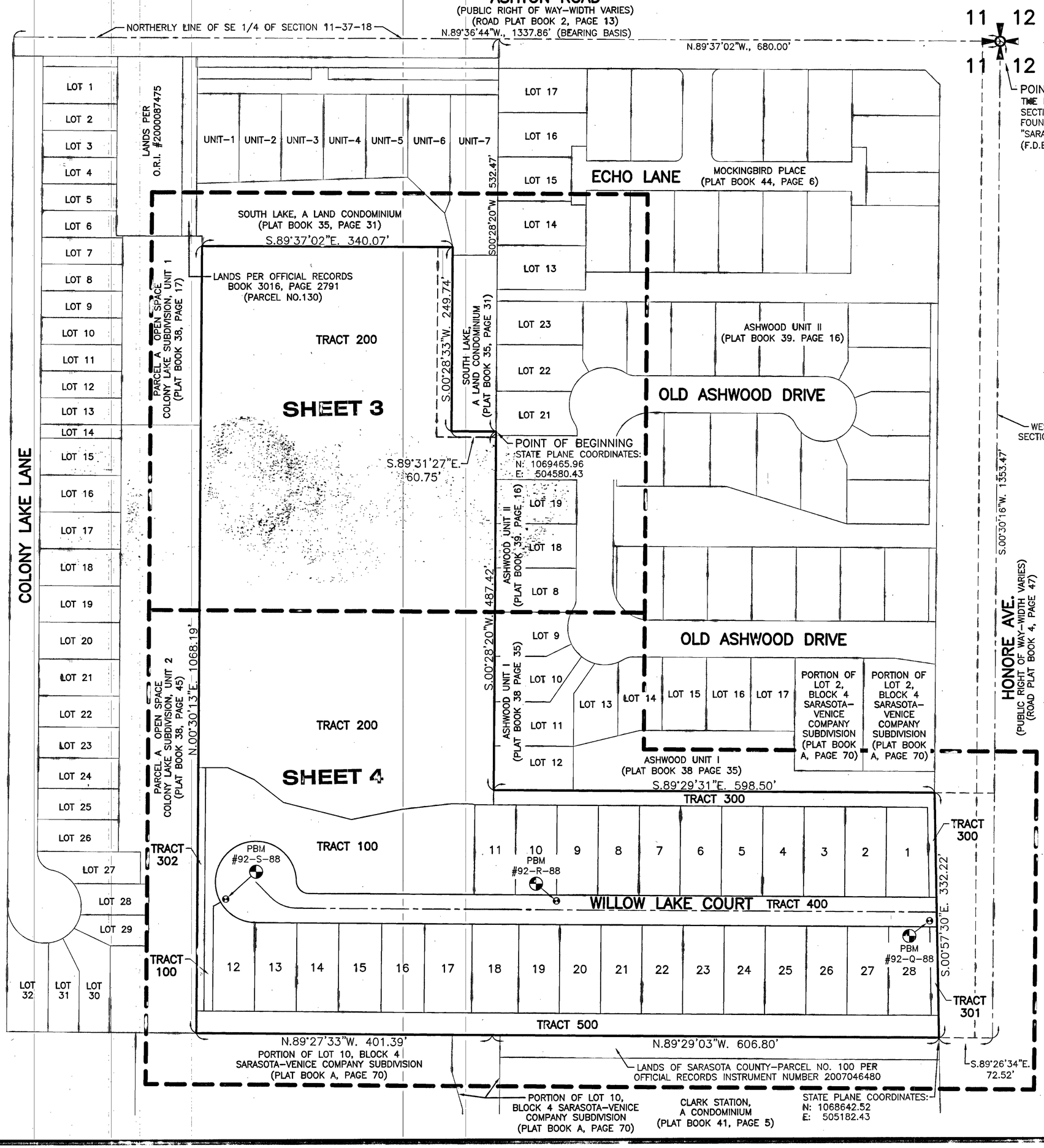
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COVER SHEET–PLOTTED DATE: 01/31/2020

SAND HILL COVE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK 4, SARASOTA–VENICE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 70 AND LYING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 159
SHEET 2 OF 4 SHEETS

KEY SHEET



ABBREVIATION LEGEND

O.R.I. OFFICIAL RECORDS INSTRUMENT
PBM PLAT BENCH MARK

SYMBOL LEGEND

● (PBM) PLAT BENCH MARK AS NOTED

PLAT BENCH MARKS

PBM #92–Q–88, CHISELED SQUARE SET IN TOP OF CONCRETE CURB. ELEVATION=_____'. (AM ENG BM#_____)

PBM #92–R–88, CHISELED SQUARE SET IN TOP OF CONCRETE CURB. ELEVATION=_____'. (AM ENG BM#_____)

PBM #92–S–88, CHISELED SQUARE SET IN TOP OF CONCRETE CURB. ELEVATION=_____'. (AM ENG BM#_____)

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

ENGINEERING, LLC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377–9178
FAX 378–3786

DRAWING FILE: PFDC16P2.DWG
KEY SHEET 2–PLOTTED DATE 01/31/2020

SAND HILL COVE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK 4, SARASOTA-VENICE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 70 AND LYING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 160
SHEET 3 OF 4 SHEETS

DETAIL SHEET

ASHTON ROAD
(PUBLIC RIGHT OF WAY-WIDTH VARIES)
(ROAD PLAT BOOK 2, PAGE 13)

NORTHERLY LINE OF SE 1/4 OF SECTION 11-37-18

N.89°36'44"W., 1337.86' (BEARING BASIS)

N.89°37'02"W., 680.00'

POINT OF COMMENCEMENT
THE NORTHEAST CORNER OF SOUTHEAST 1/4 SECTION 11-37-18, SARASOTA COUNTY, FLORIDA
FOUND MAGNETIC NAIL & DISK STAMPED "SARASOTA COUNTY SURVEY POINT PSM 5928" (F.D.E.P. CCR# 106561)

11 12
11 12

S.00°30'16"W. 1353.47'

LANDS PER O.R.I. #2000087475

LANDS PER O.R. BOOK 3016, PAGE 2791 (PARCEL NO.130)

UNIT-1 UNIT-2 UNIT-3 UNIT-4 UNIT-5 UNIT-6 UNIT-7

SOUTH LAKE, A LAND CONDOMINIUM (PLAT BOOK 35, PAGE 31)

S.00°28'20"W. 532.47'

LOT 17
LOT 16
LOT 15
LOT 14
LOT 13

ECHO LANE

MOCKINGBIRD PLACE (PLAT BOOK 44, PAGE 6)

(OFFSET CORNER) SET 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 SURVEY MARKER 325.07' OFFSET"

S.89°37'02"E. 340.07'

NO CORNER, FALLS IN LAKE. SEE OFFSET CORNERS.

MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007017800

20'

20'

20' DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2002126146

S.00°28'33"W. 249.74'

SOUTH LAKE, A LAND CONDOMINIUM (PLAT BOOK 35, PAGE 31)

ASHWOOD UNIT II (PLAT BOOK 39, PAGE 16)
LOT 23
LOT 22

OLD ASHWOOD DRIVE

POINT OF BEGINNING
5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER"

8'

MAINTENANCE EASEMENT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007017800

S.89°31'27"E. 60.75'

LOT 20
LOT 19
LOT 18
ASHWOOD UNIT II (PLAT BOOK 39, PAGE 16)
ASHWOOD UNIT I (PLAT BOOK 38 PAGE 35)
LOT 8

S.00°28'20"W. 487.42'

OLD ASHWOOD DRIVE

TRACT 200
OPEN SPACE
(286315.16 S.F.)

PARCEL A
OPEN SPACE
COLONY LAKE SUBDIVISION, UNIT 1
(PLAT BOOK 38, PAGE 17)

N00°30'13"E 708.12'
N00°30'13"E 675.00'

PARCEL A
OPEN SPACE
COLONY LAKE SUBDIVISION, UNIT 2
(PLAT BOOK 38, PAGE 45)

N.00°30'13"E. 1068.19'

MATCHLINE SEE SHEET 4

(OFFSET CORNER) 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 SURVEY MARKER 675' OFFSET" STAMPED "PRM"

SOUTHWEST CORNER TRACT 200

SOUTHWEST CORNER TRACT 500

FOUND 4"x4" CONCRETE MONUMENT WITH PK NAIL AND DISK STAMPED "PRM RLS 4075". 0.1'N

FOUND 4"x4" CONCRETE MONUMENT. EPOXIED 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER"

NORTHWEST CORNER TRACT 300

60' 30' 0 60' 120' 180'

SCALE IN FEET
1"=60'

ABBREVIATION LEGEND

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
(L.B.) LICENSE BUSINESS

SYMBOL LEGEND

- ■ 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED
- ● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

AM ENGINEERING, LLC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178
FAX 378-3786

DRAWING FILE: PFDC16P3.DWG
DETAIL SHEET 3-PLOTTED DATE 01/31/2020

SAND HILL COVE

A REPLAT OF A PORTION OF LOTS 2 AND 3, BLOCK 4, SARASOTA–VENICE COMPANY'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 70 AND LYING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 54 PAGE 161
SHEET 4 OF 4 SHEETS

DETAIL SHEET

11 12
11 12

NO CORNER, FALLS IN LAKE. SEE OFFSET CORNERS.

NORTHWEST CORNER TRACT 200

MATCHLINE SEE SHEET 3

POINT OF BEGINNING
5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER"

NORTHWEST CORNER LOT 20

ASHWOOD UNIT I (PLAT BOOK 38 PAGE 35)

OLD ASHWOOD DRIVE

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

PORTION OF LOT 2, BLOCK 4 SARASOTA–VENICE COMPANY SUBDIVISION (PLAT BOOK A, PAGE 70)

PORTION OF LOT 2, BLOCK 4 SARASOTA–VENICE COMPANY SUBDIVISION (PLAT BOOK A, PAGE 70)

ASHWOOD UNIT I (PLAT BOOK 38 PAGE 35)

PARCEL A OPEN SPACE COLONY LAKE SUBDIVISION, UNIT 2 (PLAT BOOK 38, PAGE 45)

N.00°30'13"E. 1068.19'

N00°30'13"E 708.12'

N00°30'13"E 675.00'

S.00°28'20"W. 487.42'

TRACT 200 OPEN SPACE (286315.16 S.F.)

(OFFSET CORNER) 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 SURVEY MARKER 675' OFFSET" STAMPED "PRM"

FOUND 4"x4" CONCRETE MONUMENT. EPOXIED 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER"

FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM PLS 3868"

S.89°29'31"E. 598.50'

S.89°29'31"E. 81.09'

24'

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13

20.00' TRACT 300 (13196.64 S.F.) LANDSCAPE BUFFER

S89°29'31"E 589.03'

20.00'

57.00'(D)

10'

S00°57'30"E 142.15'

S00°57'30"E 122.15'

TRACT 300 LANDSCAPE BUFFER (13196.64 S.F.)

RIGHT OF WAY LINE (PLAT BOOK A, PAGE 70)

S00°57'30"E 332.22'

LESS PARCEL NO. 210 ADDITIONAL RIGHT OF WAY PER O.R.B. 2499, PAGE 1803

S.00°30'18"W. 332.41'(D)

S.00°30'16"W. 1353.47'

SECTION LINE AS MONUMENTED

HONORE AVE.
(PUBLIC RIGHT OF WAY–WIDTH VARIES)
(ROAD PLAT BOOK 4, PAGE 47)

TRACT 302 LANDSCAPE BUFFER (LIGHT GRAY) (3300.72 S.F.)

N00°30'13"E 330.08'

10' PUBLIC UTILITY & SIDEWALK EASEMENT

10'

TRACT 100 STORMWATER MANAGEMENT AREA (41620.69 S.F.)

C4 C3 C2 C1 C5 C6

S89°29'47"E 24.37'

20'

10'

20' PUBLIC UTILITY EASEMENT

N00°30'13"E 330.07'

N00°30'13"E 170.50'

N00°30'13"E 142.06'

L17 L18

N00°32'27"E 55.00'

N89°27'33"W 224.43'

40.00'

20.00' N89°27'33"W 250.32'

N89°27'33"W 266.57'

20.00' N89°27'33"W 322.30'

10.0' 10.0'

N89°29'03"W 601.88'

N89°29'03"W 602.38'

N89°29'03"W 602.90'

10' PUBLIC UTILITY & SIDEWALK EASEMENT

20.00' 40.00' L14

20.00' L15

L16

WILLOW LAKE COURT
TRACT 400 (45001.37 S.F.)
PRIVATE ACCESS, DRAINAGE & PEDESTRIAN EASEMENT & PUBLIC UTILITY EASEMENT

12	7448.27 S.F.	13	6822.00 S.F.	14	6822.00 S.F.	15	7002.00 S.F.	16	7002.00 S.F.	17	7722.00 S.F.	18	7593.60 S.F.	19	6693.60 S.F.	20	6693.60 S.F.	21	6693.60 S.F.	22	6693.60 S.F.	23	6693.60 S.F.
24	6693.60 S.F.	25	6693.60 S.F.	26	6693.60 S.F.	27	6693.60 S.F.	28	6879.76 S.F.														
11	6818.74 S.F.	10	6819.30 S.F.	9	6819.72 S.F.	8	6820.14 S.F.	7	6820.56 S.F.	6	6820.98 S.F.	5	6821.40 S.F.	4	6821.82 S.F.	3	6822.24 S.F.	2	6822.66 S.F.	1	7008.66 S.F.		

N00°30'57"E 122.02' N00°30'57"E 122.03' N00°30'57"E 122.04' N00°30'57"E 122.05' N00°30'57"E 122.06' N00°30'57"E 122.06' N00°30'57"E 122.07' N00°30'57"E 122.08' N00°30'57"E 122.09' N00°30'57"E 122.09' N00°30'57"E 122.10'

55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.83'

25.89' 29.99' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 55.88' 10' 55.88' 10.00' 58.97'

56.21' 56.85' 58.35' 58.35' 64.35' 35.09' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 10' 55.78' 55.79'

11.64' 56.85' 56.85' 56.85' 58.35' 58.35' 64.35' 28.16' 35.12' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 55.78' 10.00' 58.88'

S00°30'57"W 120.00'(NR) N00°30'57"E 120.00' 20' PUBLIC UTILITY EASEMENT 129.48' 28.19' 10' PUBLIC UTILITY & SIDEWALK EASEMENT S00°57'30"E 120.04'

TRACT 301 LANDSCAPE BUFFER (1200.40 S.F.)

TRACT 100 STORMWATER MANAGEMENT AREA (41620.69 S.F.)

10.00'

30.00' 30.00' S89°27'33"E 401.40'

10.0' S11°46'32"E 21.00' 10.0' N89°27'33"W 23.68'

TRACT 500 (30234.16 S.F.) FUTURE DEVELOPMENT AREA

30.00' S89°29'03"E 606.02'

2' NON–INGRESS/EGRESS EASEMENT

30.01'

(D) 48.44'

S.89°26'34"E. 72.52'

SOUTH LINE OF NE. 1/4 OF SE. 1/4 SECTION 11

N.89°27'33"W. 401.39'

FOUND 4"x4" CONCRETE MONUMENT WITH PK NAIL AND DISK STAMPED "PRM RLS 4075". 0.1'N

20' PUBLIC UTILITY EASEMENT

30'

N.89°29'03"W. 606.80'

LANDS OF SARASOTA COUNTY–PARCEL NO. 100 PER OFFICIAL RECORDS INSTRUMENT NUMBER 2007046480

30'

PORTION OF LOT 10, BLOCK 4 SARASOTA–VENICE COMPANY SUBDIVISION (PLAT BOOK A, PAGE 70)

CLARK STATION, A CONDOMINIUM (PLAT BOOK 41, PAGE 5)

PORTION OF LOT 10, BLOCK 4 SARASOTA–VENICE COMPANY SUBDIVISION (PLAT BOOK A, PAGE 70)

60' 30' 0 60' 120' 180'

SCALE IN FEET
1"=60'

CURVE TABLE					
NUMBER	RADIUS	DELTA ANGLE	ARC	CHORD	CHORD BEARING
C1	17.00	88°24'30"	26.23	23.71	S45°15'18"E
C2	50.00	44°58'40"	39.25	38.25	S66°58'13"E
C3	55.00	268°24'30"	257.65	78.85	S44°44'42"W
C4	55.00	208°12'52"	199.87	106.68	S74°50'31"W
C5	55.00	59°31'58"	57.15	54.61	S59°01'54"E
C6	55.00	00°39'40"	0.63	0.63	S89°07'43"E

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S89°29'31"E	30.28'
L2	S00°30'29"W	20.00'
L3	S89°29'31"E	25.60'
L4	S73°43'25"E	4.16'
L5	S89°27'33"E	27.92'
L6	N83°46'05"E	66.69'
L7	N78°38'31"E	70.59'
L8	S75°50'16"E	95.30'
L9	S51°46'36"E	50.79'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L10	S65°31'20"E	39.14'
L11	S89°29'47"E	39.84'
L12	S89°29'47"E	29.84'
L13	S89°29'47"E	10.00'
L14	S00°57'30"E	20.01'
L15	S00°57'30"E	20.01'
L16	S00°57'30"E	40.02'
L17	N44°28'53"W	28.82'
L18	N60°44'05"E	11.26'

ABBREVIATION LEGEND

(S.F.) SQUARE FEET
PRM PERMANENT REFERENCE MARKER
PCP PERMANENT CONTROL POINT
(L.B.) LICENSE BUSINESS
(NR) NON–RADIAL

SYMBOL LEGEND

■ 4"x4" CONCRETE MONUMENT STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

⊙ MAGNETIC NAIL WITH 2" ALUMINUM DISK STAMPED "AM ENG INC LB 4334 PCP SURVEY MARKER" OR AS OTHERWISE NOTED

● 5/8" IRON ROD WITH 2" ALUMINUM CAP STAMPED "AM ENG INC LB 4334 PRM SURVEY MARKER" OR AS OTHERWISE NOTED

• INDICATES CHANGE IN DIRECTION OF RIGHT OF WAY

RONALD R. NOURSE CERTIFICATE NO. 6026 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

ENGINEERING, LLC.
CONSULTING ENGINEERS & SURVEYORS, L.B. 4334
8340 CONSUMER COURT
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DETAIL SHEET 4–PLOTTED DATE 01/31/2020