ASHTON ROAD LAND CONDOMINIUM

LYING AND BEING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

CONDOMINIUM BOOK 33 PAGE 8
SHEET 1 OF 2 SHEETS

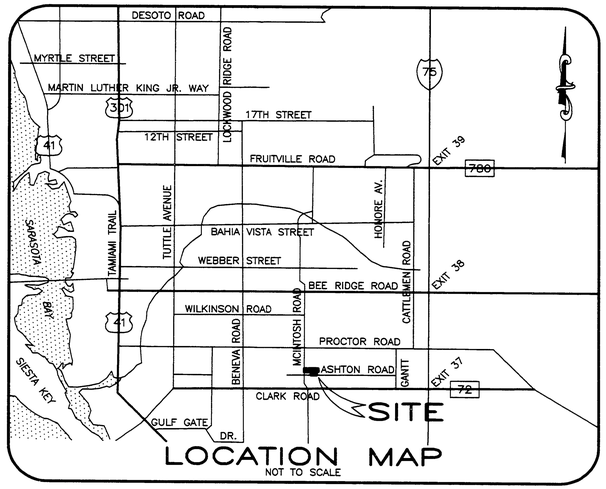
RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998171967 2 PGS
1998 DEC 24 10:48 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#062623

ASHTON ROAD LAND CONDOMINIUM MASTER LEGAL DESCRIPTION
(OVERALL PROPERTY)

FURNISHED DESCRIPTION
THE NORTH 1/2 OF LOT 8, AND THE SOUTH 1/2 OF LOT 9, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
LESS: RIGHT OF WAY FOR ASHTON ROAD AND MCINTOSH ROAD.
ALSO LESS: THE SOUTH 25' OF THE EAST 245' OF THE NORTH 1/2 OF LOT 8, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
ALSO LESS: (O.R. BOOK 2911, PAGE 1101)
THAT PART OF LOT 9, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;
COMMENCE AT A RAILROAD SPIKE FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 11, ALSO BEING THE SW CORNER OF LOT 8, BLOCK 2, OF SAID BEE RIDGE FARMS; THENCE ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 11, EAST, 1338.78 FEET TO THE SE CORNER OF SAID LOT 9; THENCE ALONG THE EAST LINE OF SAID LOT 9, N00°05'12"E., 24.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ASHTON ROAD FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, WEST, 150.00 FEET; THENCE N.00°05'12"E., 336.20 FEET; THENCE EAST, 150.00 FEET TO THE EAST LINE OF SAID LOT 9; THENCE ALONG SAID EAST LINE, S.00°05'12"W., 336.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 50,430.00 SQUARE FEET OR 1.158 ACRES, MORE OR LESS;
ALSO LESS: LANDS CONVEYED TO SARASOTA COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2968, PAGE 668, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS:
(SURVEYOR'S DESCRIPTION)
THAT PART OF LOT 8 AND THE SOUTH 1/2 OF LOT 9, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A RAILROAD SPIKE FOUND AT THE SW CORNER OF SAID LOT 8 ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF SAID LOT 8, N.00°04'35"E., 669.90 FEET TO THE NW CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOT 8, N.89°55'53"E., 43.00 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER ON THE EASTERLY RIGHT OF WAY LINE OF MCINTOSH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2211, PAGE 355, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 8, N.89°55'53"E., 626.45 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER AT THE NE CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 9, N.89°55'53"E., 669.45 FEET TO THE NE CORNER OF THE SOUTH 1/2 OF SAID LOT 9; THENCE ALONG THE EAST LINE OF SAID LOT 9, S.00°05'12"W., 311.31 FEET TO THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2911, PAGE 1101, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LANDS, DUE WEST, 150.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, S.00°05'12"W., 336.20 FEET TO A LINE THAT IS 24.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 11, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ASHTON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, WEST, 250.00 FEET TO THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2968, PAGE 668, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS, NORTH 10.00 FEET; THENCE ALONG THE NORTH LINE OF SAID LANDS, WEST 5.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, SOUTH 10.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ASHTON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, WEST, 264.39 FEET TO THE WEST LINE OF SAID LOT 9; THENCE ALONG SAID WEST LINE, N.00°04'53"E., 336.36 FEET TO THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1979, PAGE 2625, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LANDS, S.89°57'56"W., 245.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, S.00°04'53"W., 25.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 8; THENCE ALONG SAID LINE, S.89°57'56"W., 381.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCINTOSH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, N.00°04'35"E., 334.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 586,546.8462 SQUARE FEET OR 13.465 ACRES, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

ASHTON ROAD LAND CONDOMINIUM PHASE 1 LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF LOT 9, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A RAILROAD SPIKE FOUND AT THE SW CORNER OF LOT 8 OF SAID BLOCK 2 ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF SAID LOT 8, N.00°04'35"E., 669.90 FEET TO THE NW CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOT 8, N.89°55'53"E., 43.00 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER ON THE EASTERLY RIGHT OF WAY LINE OF MCINTOSH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2211, PAGE 355, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 8, N.89°55'53"E., 626.45 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER AT THE NE CORNER OF SAID LOT 8 FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 9, N.89°55'53"E., 669.45 FEET TO THE NE CORNER OF THE SOUTH 1/2 OF SAID LOT 9; THENCE ALONG THE EAST LINE OF SAID LOT 9, S.00°05'12"W., 311.31 FEET TO THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2911, PAGE 1101, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LANDS, DUE WEST, 150.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, S.00°05'12"W., 336.20 FEET TO A LINE THAT IS 24.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 11, ALSO BEING THE NORTH RIGHT OF WAY LINE OF ASHTON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, WEST, 250.00 FEET TO THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2968, PAGE 668, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID LANDS, NORTH, 10.00 FEET; THENCE ALONG THE NORTH LINE OF SAID LANDS, WEST 5.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, SOUTH, 10.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ASHTON ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, WEST, 264.39 FEET TO THE WEST LINE OF SAID LOT 9; THENCE ALONG SAID WEST LINE, N.00°04'53"E., 646.72 FEET TO THE^POINT OF BEGINNING AND CONTAINING 382,710.9068 SQUARE FEET OR 8.786 ACRES, MORE OR LESS.

ASHTON ROAD LAND CONDOMINIUM PHASE 2 LEGAL DESCRIPTION

THAT PART OF LOT 8, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT A RAILROAD SPIKE FOUND AT THE SW CORNER OF SAID LOT 8 ALSO BEING THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF SAID LOT 8, N.00°04'35"E., 669.90 FEET TO THE NW CORNER OF SAID LOT 8; THENCE ALONG THE NORTH LINE OF SAID LOT 8, N.89°55'53"E., 43.00 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER ON THE EASTERLY RIGHT OF WAY LINE OF MCINTOSH ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2211, PAGE 355, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 8, N.89°55'53"E., 626.45 FEET TO A 4"X4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER AT THE NE CORNER OF SAID LOT 8; THENCE ALONG THE EAST LINE OF SAID LOT 8, S.00°04'53"W., 310.36 FEET TO THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1979, PAGE 2625, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LANDS, S.89°57'56"W., 245.00 FEET; THENCE ALONG THE WEST LINE OF SAID LANDS, S.00°04'53"W., 25.00 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID LOT 8; THENCE ALONG SAID SOUTH LINE, S.89°57'56"W., 381.42 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MCINTOSH ROAD; THENCE ALONG SAID RIGHT OF WAY LINE, N.00°04'35"E., 334.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 203,835.9394 SQUARE FEET OR 4.6794 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, BEING EAST.
2. EXISTING IMPROVEMENTS WITHIN THE CONDOMINIUM PROPERTY SUCH AS, BUT NOT LIMITED TO, WATER METERS, WATER LINES, STORM DRAINS, SEWERS, SIDEWALKS, BUILDINGS, FENCES AND TREES HAVE NOT BEEN LOCATED.
3. UNIT BOUNDARIES:
   EACH UNIT SHALL INCLUDE THAT PART OF THE CONDOMINIUM PROPERTY WHICH LIES WITHIN THE BOUNDARIES OF THE UNIT. WHICH BOUNDARIES SHALL BE DETERMINED IN THE FOLLOWING MANNER:

   A) THE UPPER AND LOWER BOUNDARIES OF EACH UNIT SHALL BE DETERMINED IN THE SAME MANNER AS PROVIDED FROM TIME TO TIME BY THE LAWS OF FLORIDA THEN IN FORCE FOR THE DETERMINATION OF BOUNDARIES AND RIGHTS OF AN OWNER OF A PARCEL OF REAL PROPERTY OWNED IN FEE SIMPLE NOT SUBJECT TO CONDOMINIUM OWNERSHIP.

   B) THE PERIMETRICAL BOUNDARIES OF EACH UNIT SHALL BE THE VERTICAL PROJECTIONS OF THE UNIT BOUNDARY LINES AS DEPICTED ON THIS PLAT.
4. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR RIGHTS OF WAY THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATE

I, STEVEN E. BURKHOLDER, BEING A LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HOLDING FLORIDA CERTIFICATE NO. 4521, DO HEREBY CERTIFY THAT:

A.) I AM ACTING ON BEHALF OF A M ENGINEERING, INC., A CORPORATION AUTHORIZED TO OFFER SERVICES OF LICENSED AND REGISTERED PROFESSIONAL SURVEYORS AND MAPPERS, HOLDING L.B. NO. 4334;

B.) THIS PLAT IS A CORRECT REPRESENTATION OF A BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY MADE UNDER MY DIRECTION ON JULY 6, 1995, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, RULE NO. 61G17-6 (FORMERLY KNOWN AS 21HH-6) OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THE MONUMENTS SHOWN HEREON WERE SET APRIL 26TH, 1998.

C.) THIS PLAT, COMPRISING EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OF ASHTON ROAD LAND CONDOMINIUM, TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND THE UNITS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THIS PLAT AND THE PROVISIONS OF THE DECLARATION;

D.) UNITS IN THE CONDOMINIUM ARE NOT AND WILL NOT BE LOCATED WITHIN IMPROVEMENTS EITHER PRESENTLY EXISTING OR TO BE SUBSEQUENTLY CONSTRUCTED. PLANNED IMPROVEMENTS TO THE COMMON ELEMENTS OF THE CONDOMINIUM ARE NOT SUBSTANTIALLY COMPLETE

A M ENGINEERING, INC. LB 4334

Steven E. Burkholder 11/24/98

STEVEN E. BURKHOLDER, P.L.S., FLORIDA CERTIFICATE NO. 4521
LICENSED AND REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER
VICE PRESIDENT, A M ENGINEERING, INC.

STEVEN E. BURKHOLDER CERTIFICATE NO. 4521 STATE OF FLORIDA REGISTERED LAND SURVEYOR

(NOT VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL)

A M ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
6320 TOWER LANE
SARASOTA, FLORIDA. 34240
PHONE (941) 377-9178 FAX 378-3786

BRK00351.DWG
REVISED 11/19/1998
SEB

EXHIBIT "A" TO THE DECLARATION, PAGE 1 OF 2

CONDOMINIUM BOOK 33 PAGE 8A
SHEET 2 OF 2 SHEETS

ASHTON ROAD LAND CONDOMINIUM

LYING AND BEING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA.

SPECIAL NOTE:
IT IS PRESUMED BY THIS PLAT THAT THE BOUNDARIES OF THE LOTS SHOWN ON THE RECORD PLAT OF BEE RIDGE FARMS SUBDIVISION OF SECTION 11–37–18 PER PLAT BOOK "A", PAGE 40 GO TO THE CENTERLINES OF THE STREETS, SINCE THE LOT DIMENSIONS AND THE AREAS SHOWN ON THE LOTS REFLECT THIS. ALTHOUGH THERE ARE NO DIMENSIONS FOR THE WIDTHS OF THE STREETS SHOWN ON SAID PLAT OF BEE RIDGE FARMS, IT IS COMMON KNOWLEDGE AMONG LOCAL SURVEYORS THAT THE INTENDED WIDTH OF THE STREETS WAS 48' (24' ON EACH SIDE OF THE SECTION AND 1/4 SECTION LINES), WHICH HAS BEEN INDICATED ON SOME OLDER CONVEYANCES.

NAIL FOUND 0.2' BELOW ASPHALT REF. VERIFIED 7/6/95, NW CORNER SECTION 11–37–18 DNR DOC. 0024577

PROCTOR ROAD
2678.56'
N.89°43'31"E.

HEX BOLT FOUND NORTH 1/4 CORNER SECTION 11–37–18 DNR DOC. 0012098 (CALLS FOR RRS)

80 40 0 80 160 240
SCALE IN FEET

LOT 7, BLOCK 2, BEE RIDGE FARMS SUB. OF SEC. 11–37–18 (PLAT BOOK "A", PAGE 40)

LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
TRACT "F" (DETENTION AREA)
AMBERLEA II (PLAT BOOK 38, PAGE 29)

13.50'
25.00'
11.50'
25' DRAINAGE AND UTILITY EASEMENT

NW CORNER LOT 8, BLOCK "2" (P.B. A/40) FOUND NAIL 0.04' SOUTH, FOUND NAIL 0.09' SOUTH & FOUND NAIL 0.16' SOUTH AND 0.06' WEST

N.89°55'53"E. 43.00'

South line, lot 7, block 2, Bee Ridge Farms Sub of Sec. 11–37–18 (PB A, PG 40)
North line, lot 8, block 2, Bee Ridge Farms Sub of Sec. 11–37–18 (PB A, PG 40)
626.45'

N.89°55'53"E. 1295.90'

North line, south 1/2 lot 9, block 2, Bee Ridge Farms Sub of Sec. 11–37–18 (PB A, PG 40)
669.45'

20'X130' UTILITY EASEMENT PER O.R.2901/1116

SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED OFFSET PRM PLS 4521

NE CORNER, S. 1/2 LOT 9, BLOCK 2 (PB A, PG 40) FOUND 1/2" IRON ROD 0.05' SOUTH, 0.02' EAST & FOUND 1–1/2" IRON PIPE 0.87' SOUTH, 0.06' EAST, OF THE CALCULATED CORNER

POINT OF BEGINNING (OVERALL MASTER) (PHASE 2) FOUND 1/2" IRON ROD 0.13' NORTH, 0.12' EAST, & FOUND 1/2" IRON ROD WITH CAP STAMPED LB 812 0.12' SOUTH, 0.05 EAST, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER

POINT OF BEGINNING (PHASE 1) NE CORNER LOT 8, BLOCK 2, (PB A, PG 40) FOUND 1/2" IRON ROD 0.19' NORTH, 0.20' WEST, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG INC LB 4334 PRM PLS 4521 SURVEY MARKER

PHASE 2
UNIT 4
(178,434.192 SQ. FT. OR 4.10 ACRES, MORE OR LESS)

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING
C1	125.00	41°24'35"	90.34	88.39	S.69°15'39"W.
C2	75.00	41°24'35"	54.21	53.03	N.69°15'39"E.

PHASE 1
UNIT 3
(174,628.120 SQ. FT. OR 4.01 ACRES, MORE OR LESS)

N.00°04'35"E. 2679.64' (OVERALL 1/2 MILE)

MC INTOSH ROAD
(PUBLIC RIGHT OF WAY–WIDTH VARIES)

334.95'
R/W LINE PER PB A/40
334.98'
309.98'
R/W LINE PER OR 2211/355
N.00°04'35"E. 669.90'
WEST LINE LOT 8 AND WEST LINE SECTION 11–37–18
N.00°04'35"E.

FOUND 5/8" IRON ROD WITH SARCO. ALUM. R/W MARKER 0.21' SOUTH OF CALCULATED CORNER, SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

LOT 8, BLOCK 2, (PB A/40)

S.89°57'56"W. 245.10'
S.89°57'56"W. 249.13'
S.89°57'56"W. 381.42'
S.89°57'56"W. 245.00'
(PHASE 2 COMMON ELEMENTS = 25,401.747 SQ. FT. OR 0.58 ACRES, MORE OR LESS)
COMMON ELEMENTS

C1
C2
S.00°04'53"W. 125.00'

South line, N 1/2 lot 8, block 2, Bee Ridge Farms Sub. of Sec. 11–37–18 (PB A, PG 40)

SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

FOUND IRON PIPE, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

FOUND 5/8" IRON ROD WITH CAP STAMPED RLS 4078, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

LANDS OF GULFCOAST DEVELOPERS PER O.R. 1979, PG. 2625

NE CORNER LANDS PER O.R. 1979/2625 FOUND 5/8" IRON ROD, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

NOT PART OF THIS PLAT

151.21'
360.21'
S.00°04'35"W. 304.98'
R/W LINE PER OR 1547/243

EAST 180.00'
154.00'
N.00°04'53"E.
S.00°04'53"W. 154.00'

NOT PART OF THIS PLAT

LANDS OF GULFCOAST DEVELOPERS PER O.R. 1556, PG. 1668

6'X10' PARCEL 123–A CONVEYED TO SARASOTA COUNTY PER O.R. 2968/668

10'X10' PARCEL 123–B CONVEYED TO SARASOTA COUNTY PER O.R. 2968/668

R/W LINE PER O.R. 1547/243
180.00'
EAST 619.39'

FOUND 5/8" IRON ROD WITH CAP STAMPED LB 812

R/W LINE PER P.B. A/40
245.00'

50.00'
26.00'
30.00'
24.00'
194.39'
30'
24'

10 11

POINT OF COMMENCEMENT
SW CORNER LOT 8, BLOCK 2, (PB A, PG 40) FOUND RAILROAD SPIKE (REFERENCES VERIFIED 7/6/95 WEST 1/4 CORNER SECTION 11–37–18 DNR DOC. 0024576

646.72'
N.00°04'53"E. 336.36'
646.72'
310.36'
260.36'
1.00'
N.00°04'53"E.
20' SEWER EASEMENT
PER O.R. 2930, PG. 2585

10.00'
50.00'
20' WIDE SEWER EASEMENT
N.89°58'58"W. 317.32'
S.89°58'58"E. 519.42'
(PHASE 1 COMMON ELEMENTS= 46,916.048 SQ. FT. OR 1.08 ACRES, MORE OR LESS)

N.89°58'58"W. 669.43'

219.42'
S.89°58'58"E. 312.25'
10.00'
N.00°04'53"E.
20' SEWER EASEMENT

260.00'
S.61°24'55"E. 127.81'
N.61°24'55"W. 127.80'
68.78'
73.86'
N.89°54'48"W.
40'
51.20'
30'
100.00'
150.00' WEST
20'
49.95'

SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED OFFSET PRM PLS 4521

NOTHING FOUND OR SET (IN DITCH)

LOT 10, BLOCK 2 BEE RIDGE FARMS SUBDIVISION OF SECTION 11–37–18 (PLAT BOOK "A", PAGE 40)

LOT 8, BLOCK 2, (PB A/40)

PHASE 1
UNIT 2
(73,791.537 SQ. FT. OR 1.69 ACRES, MORE OR LESS)

PHASE 1
UNIT 1
(87,375.202 SQ. FT. OR 2.01 ACRES, MORE OR LESS)

N.00°05'12"E. 336.29'
N.00°05'12"E. 336.21'
COMMON ELEMENTS
S.00°05'12"W. 336.20'
20' DRAINAGE EASEMENT
336.20'
S.00°05'12"W. 360.20'

LANDS OF RIJLAARSOAM PER O.R. 2911, PG. 1101 NOT PART OF THIS PLAT

FOUND 5/8" IRON ROD WITH CAP STAMPED RLS 2171, REPLACED WITH 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED A M ENG. LB 4334 PRM PLS 4521 SURVEY MARKER

5'X10' PARCEL CONVEYED TO SARASOTA COUNTY PER O.R. 2968/668

SOUTH 10.00'
WEST 5.00'
10.00' NORTH

SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED OFFSET PRM PLS 4521

20.00'
20.00'
40.00'
150.03'
20' WATERLINE EASEMENT

SET 4"X4" CONCRETE MONUMENT WITH 2" ALUM. DISK STAMPED OFFSET PRM PLS 4521

HEX BOLT FOUND NORTH 1/4 CORNER SECTION 11–37–18 DNR DOC. 0012098 (CALLS FOR RRS)

N.00°05'48"E. 2692.48'
BLISS ROAD

FOUND PK NAIL WITH SARCO ALUM. DISK CENTER OF SECTION 11–37–18

219.39'
WEST 264.39'
45.00'
210.00'
WEST 250.00'
40'
130.00'
150.00'
20'
EAST 1338.78'
1338.78' EAST

10 11
11 11
2 2

ASHTON ROAD
(PUBLIC RIGHT OF WAY–WIDTH VARIES)
EAST (BEARING BASIS) 2677.56' (OVERALL 1/2 MILE)

STEVEN E. BURKHOLDER * CERTIFICATE NO. 4521 STATE OF FLORIDA * REGISTERED LAND SURVEYOR *

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