RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2007063511 3 PGS
2007 APR 19 09:47 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY,FLORIDA
CBETHEL Receipt#910675

McINTOSH ROAD LAND CONDOMINIUM

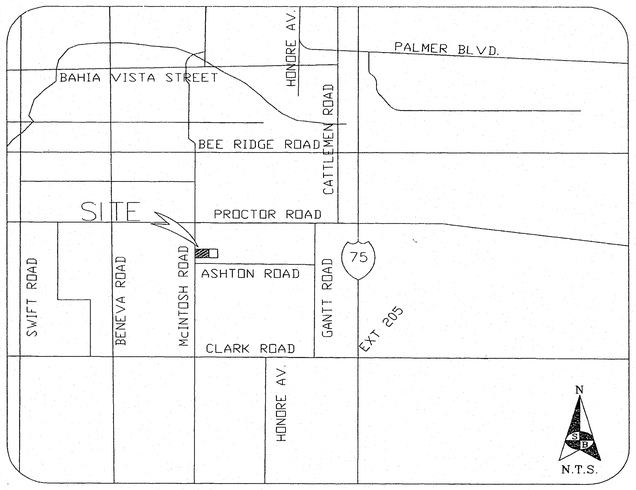
SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST

SARASOTA COUNTY, FLORIDA

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., 42.00 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 203,835.939 SQUARE FEET OR 4.68 ACRES, MORE OR LESS.



LOCATION MAP

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, BEING EAST.
2. EXISTING ROADWAYS AND RETENTION PONDS WITHIN THE CONDOMINIUM PROPERTY HAVE BEEN LOCATED AND ARE SHOWN HEREON. OTHER EXISTING IMPROVEMENT WITHIN THE CONDOMINIUM PROPERTY SUCH AS, BUT NOT LIMITED TO, BUILDINGS, PARKING, DRIVES, WATER METERS,WATER LINES, STORM DRAINS, SEWERS, FENCES, AND TREES HAVE NOT BEEN LOCATED.
3. UNIT BOUNDARIES :
   EACH UNIT SHALL INCLUDE THE LAND SHOWN ON THE SURVEY THAT LIES WITHIN THE FOLLOWING BOUNDARIES:

   A) UPPER AND LOWER BOUNDARIES THE UPPER AND LOWER BOUNDARIES OF THE UNIT SHALL BE THE FOLLOWING BOUNDARIES EXTENDED TO THEIR PLANNAR INTERSECTIONS WITH THE PERIMETRICAL BOUNDARIES:

      (i) UPPER BOUNDARY: THE UPPER BOUNDARY IS THAT OF AN OWNER IN FEE SIMPLE OF REAL PROPERTY AND IS OTHERWISE UNLIMITED.

      (ii) LOWER BOUNDARY: THE LOWER BOUNDARY IS THAT OF AN OWNER IN FEE SIMPLE OF REAL PROPERTY AND IS OTHERWISE UNLIMITED.

   B) PERIMETRICAL BOUNDARIES: THE PERIMETRICAL BOUNDARIES OF THE UNIT SHALL BE THE BOUNDARY LINES OF THE UNIT AS SHOWN ON THE SURVEY.

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.
5. COMMON ELEMENTS ARE ALL OF THE AREA WITHIN THE DESCRIBED BOUNDARIES NOT DESIGNATED AS UNITS OR LIMITED COMMON ELEMENTS.
6. THIS CONDOMINIUM IS SUBSTANTIALY COMPLETE, WITH EXCEPTION TO THE 24' DRIVE IMPROVEMENTS LOCATED IN UNIT 2 AND CONNECTING WITH MCINTOSH ROAD. SEE PARAGRAPH 7(C) OF THE DECLARATION OF CONDOMINIUM.
7. THE DECLARATION OF CONDOMINIUM, OF WHICH THIS PLAT IS AN EXHIBIT THERETO, IS BEING SIMUTANEOULY RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007063510, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

I, WILLIAM R. KNIGHT, JR., A PROFESSIONAL LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT THIS RECORD OF SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE.

I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF PROPOSED IMPROVEMENTS DESCRIBED, SO THAT THIS PLAT TOGETHER WITH THE PROVISIONS OF THE DECLARATION PROVIDES SUFFICIENT DETAIL OF THE LOCATION AND DIMENSION OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED THEREFROM UPON SUBSTANTIAL COMPLETION.

BY: William R. Knight Jr.

WILLIAM R. KNIGHT, JR. PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE #4554

DATE: April 17, 2007

SAMPEY, BURCHETT AND KNIGHT, INC. LB 7009

(NOT VALID WITHOUT EMBOSSED SEAL OF CERTIFYING SURVEYOR)

S B K
Sampey, Burchett & Knight, Inc.
Professional Surveyors & Mappers
1588 Global Court
Sarasota, Florida 34240
Phone: 941-342-0349 Fax: 941-342-7490

CONDOMINIUM BOOK 40 PAGE 36A
SHEET 2 OF 3

McINTOSH ROAD LAND CONDOMINIUM

SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST.
SARASOTA COUNTY, FLORIDA

NE COR SEC 11-37-18
ALUMINUM CAP
SAR. CO.
DNR DOC 0024577

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

N 89°43'31" E 2678.56'

PROCTOR ROAD

LOT 7, BLOCK 5 SECTION 11
BEE RIDGE FARMS SUB (PB A/40)

FND 4" CM
PRM LB 4334

FND, PK & DISK
PRM LS 5577

S89°55'53"W 626.45'

4' STOCK WIRE FENCE

24" RCP

43.00'

2009.74'

FND NAIL
NAIL 0.09' S
0.16' S, 0.06' W

203.13'

423.32'

20' LANDSCAPE BUFFER ORI 2001083599

NORTH LINE LOT 8 BLOCK 5 SECTION 11
BEE RIDGE FARMS SUB
PB A/40

STORMWATER DETENTION POND

STORMWATER/DRAINAGE
EASEMENT

RIGHT-OF-WAY PER OR 2211/355

N00°00'00"W 125.81'

S90°00'00"E 33.87'

24' INGRESS/EGRESS EASEMENT

75' STRUCTURAL SETBACK LINE PER ORDER OF
STIPULATION (ORI 2001083599)

NON-EXCLUSIVE UNDERGROUND ELECTRICAL/UTILITY
EASEMENT O.R.I. # 2006147899, 3 PAGES

7' SW ESMT

RIGHT-OF-WAY

60' STRUCTURAL SETBACK LINE
PER ORDER OF STIPULATION
(ORI 2001083599)

UNIT 1
128613.9 SQ. FT.

UNIT 2
75220.8 SQ. FT.

ACCESS EASEMENT
ORI 2004018555

4' BARBED WIRE FENCE

N 00°04'35" E 334.98'

S 00°04'35" W 2679.64'

N 00°00'00" E 209.27'

NON-EXCLUSIVE UNDERGROUND
UTILITY EASEMENT OR 2798/428

PRM LB 4334
FND 2-4" CM

NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT
O.R.I. 2006006585, 3 PAGES

N 00°04'53" E 1310.35'

20' PUBLIC SEWER EASEMENT OR 2930/2585

N 00°04'53" E 25.00'

20' NON-EXCLUSIVE PUBLIC
UTILITY EASEMENT ORI 2000110020

6" CURB

S89°57'56"W 245.00'

RETENTION AREA

FND 4" CM
PRM LB 4334

237.45'

143.97'

63.00'

SIGN

4' BARBED WIRE & 6' WOOD FENCES

6" SEW C.O.

RETENTION SWALE

N 89°57'56" E 381.42'

6' CHAIN LINK FENCE

POSSIBLE DRAIN FIELD

646.72'

S LINE, N 1/2 LOT 8 BLOCK 5 SECTION 11
BEE RIDGE FARMS SUB

ASPHALT

16" CMP

WEST LINE, LOT 8 AND WEST
LINE SECTION 11-37-18

McINTOSH ROAD

334.95'

S 00°04'35" W 304.98'

R/W LINE PER OR 1547/243

EAST
180.00'

NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

NOT PART OF THIS PLAT

N 00°04'35" E 154.00'

6' x 10' PARCEL 123-A
CONVEYED TO
SARASOTA COUNTY PER
O.R. 2968/668

143.75'

S 00°04'35" W 360.21'

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

R/W LINE PER OR 1547/243

FND 4" x 4" CM
PRM LB 4334

N 00°04'53" E 336.36'

20' PUBLIC SEWER EASEMENT OR 2930/2585

194.39'

180.00'

619.39' WEST

1338.81

POINT OF
COMMENCEMENT
WEST 1/4 SEC 11-37-18
SET PK & DISK
LB 7009
RESET FROM REFERENCES
DNR DOC 24576

NOT PART OF THIS PLAT
FIRST AMMENDED PLAT OF ASHTON
ROAD LAND CONDOMINIUM
CONDOMINIUM BOOK 34, PAGE 48

LEGEND

- ◎ = NAIL & DISK FOUND (AS NOTED)
- ■ = CONC MONUMENT FOUND (AS NOTED)
- WV ⋈ = WATER VALVE
- POB = POINT OF BEGINNING
- BM = BENCHMARK
- CONC. = CONCRETE
- O.R.I. = OFFICIAL RECORDS INSTRUMENT
- O.R. = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK AND PAGE
- CL = CENTERLINE
- SQ.FT. = SQUARE FEET
- AC. = ACRES
- ✢ = HEX BOLT
- STOP = STOP SIGN
- Ⓢ = SANITARY MANHOLE
- ⊖ = MISC SIGN
- Ⓦ = WATER METER
- ⌀ = POWER WOOD POLE
- ⊠ = CATCH BASIN
- ⊡ = SANITARY CLEANOUT
- Ⓕ = FIRE HYDRANT
- ✦ = FOUND RAILROAD SPIKE

N

SCALE 1"=50'

0 50 100
GRAPHIC SCALE

SITE PLAN & BOUNDARY SURVEY

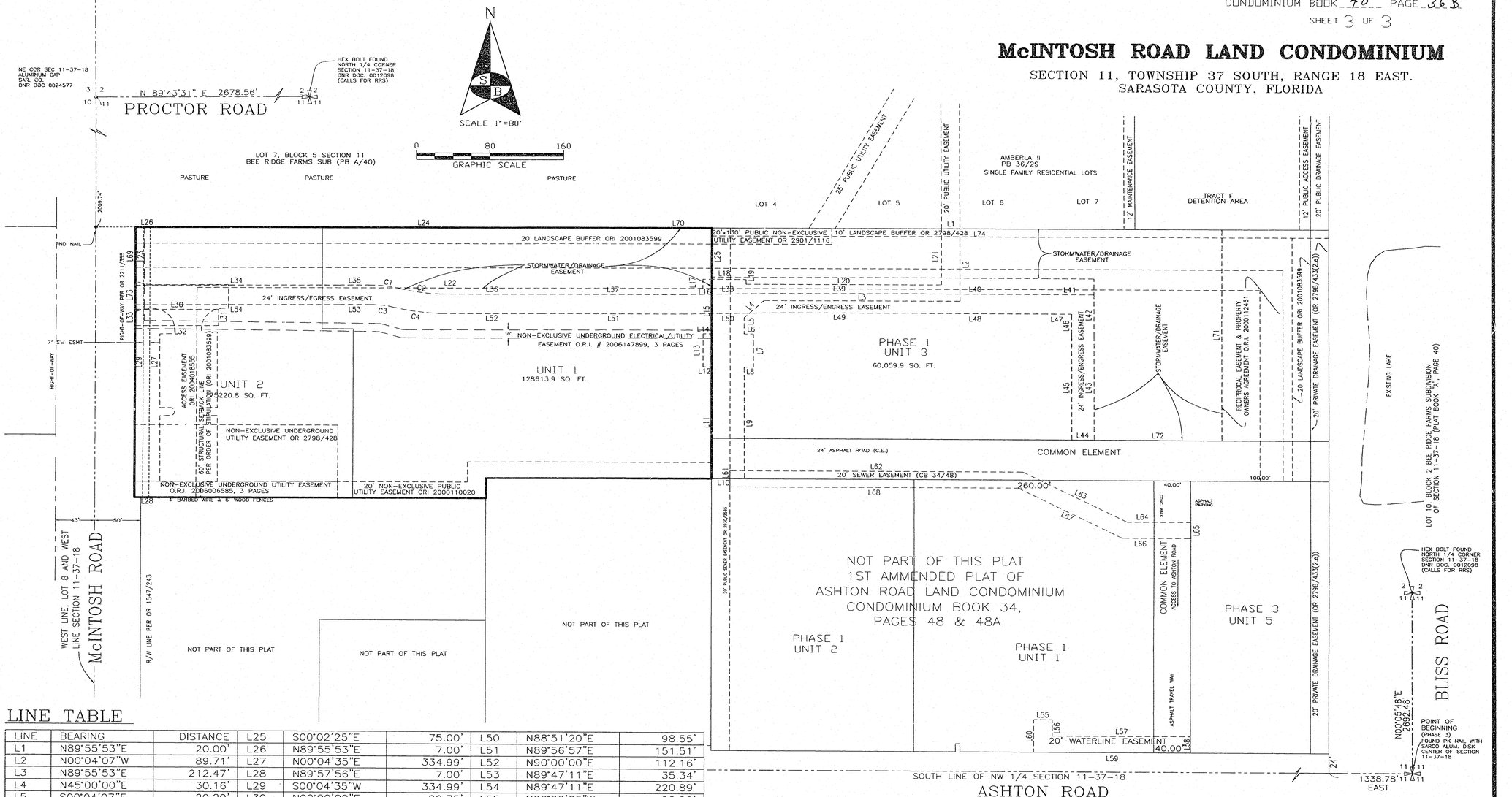
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CONDOMINIUM BOOK 40 PAGE 368

SHEET 3 OF 3

McINTOSH ROAD LAND CONDOMINIUM

SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST.
SARASOTA COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°55'53"E	20.00'	L26	N89°55'53"E	7.00'	L51	N89°56'57"E	151.51'
L2	N00°04'07"W	89.71'	L27	N00°04'35"E	334.99'	L52	N90°00'00"E	112.16'
L3	N89°55'53"E	212.47'	L28	N89°57'56"E	7.00'	L53	N89°47'11"E	35.34'
L4	N45°00'00"E	30.16'	L29	S00°04'35"W	334.99'	L54	N89°47'11"E	220.89'
L5	S00°04'07"E	20.20'	L30	N90°00'00"E	90.75'	L55	N90°00'00"W	20.00'
L6	N90°00'00"W	10.00'	L31	N00°00'00"E	20.00'	L56	S00°00'00"E	20.00'
L7	N00°04'07"W	40.95'	L32	N90°00'00"E	90.78'	L57	N90°00'00"W	150.03'
L8	S89°58'27"W	10.00'	L33	S00°04'35"W	20.00'	L58	S00°05'12"W	20.00'
L9	N00°04'07"W	138.24'	L34	N89°47'11"E	220.77'	L59	N90°00'00"W	170.00'
L10	N89°58'58"W	35.77'	L35	N90°00'00"W	111.74'	L60	S00°00'00"E	40.04'
L11	S00°04'53"W	138.21'	L36	S89°56'57"W	151.26'	L61	N00°04'53"E	20.00'
L12	N89°58'27"E	9.60'	L37	S88°51'20"W	98.54'	L62	N89°58'58"W	317.32'
L13	S00°04'07"E	40.97'	L38	N88°51'20"E	98.54'	L63	N61°24'55"W	127.81'
L14	N90°00'00"W	9.70'	L39	N89°53'55"W	151.60'	L64	S89°54'48"E	69.78'
L15	S00°04'54"W	56.17'	L40	N90°00'00"E	52.77'	L65	S00°05'12"W	20.00'
L16	N89°55'53"E	10.00'	L41	N00°01'11"E	50.53'	L66	S89°54'48"E	74.85'
L17	S00°04'53"W	11.43'	L42	N00°01'11"E	50.53'	L67	S61°24'55"E	127.80'
L18	N90°00'00"W	47.14'	L43	N00°00'00"E	129.22'	L68	S89°58'58"E	312.25'
L19	N00°00'00"E	6.08'	L44	S89°58'58"E	24.00'	L69	N00°04'35"E	72.32'
L20	S89°55'53"W	211.81'	L45	S00°00'00"E	129.21'	L70	S89°55'53"W	1179.86'
L21	N00°04'07"W	69.71'	L46	S00°01'11"W	26.53'	L71	N00°05'12"E	261.18'
L22	N89°55'53"E	626.44'	L47	N90°00'00"W	28.78'	L72	S89°58'58"E	138.92'
L23	S00°04'35"W	72.32'	L48	S89°53'55"E	151.58'	L73	N00°04'35"E	24.00'
L24	S89°55'53"W	626.29'	L49	N89°52'10"E	142.95'	L74	N89°55'53"E	553.57'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	114.00'	30.52'	15°20'23"	N82°32'38"W
C2	200.67'	45.89'	13°06'04"	N81°25'29"W
C3	90.00'	24.10'	15°20'23"	S82°32'38"E
C4	224.67'	51.81'	13°12'45"	S81°28'49"E

EASEMENT PLAN

S B
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