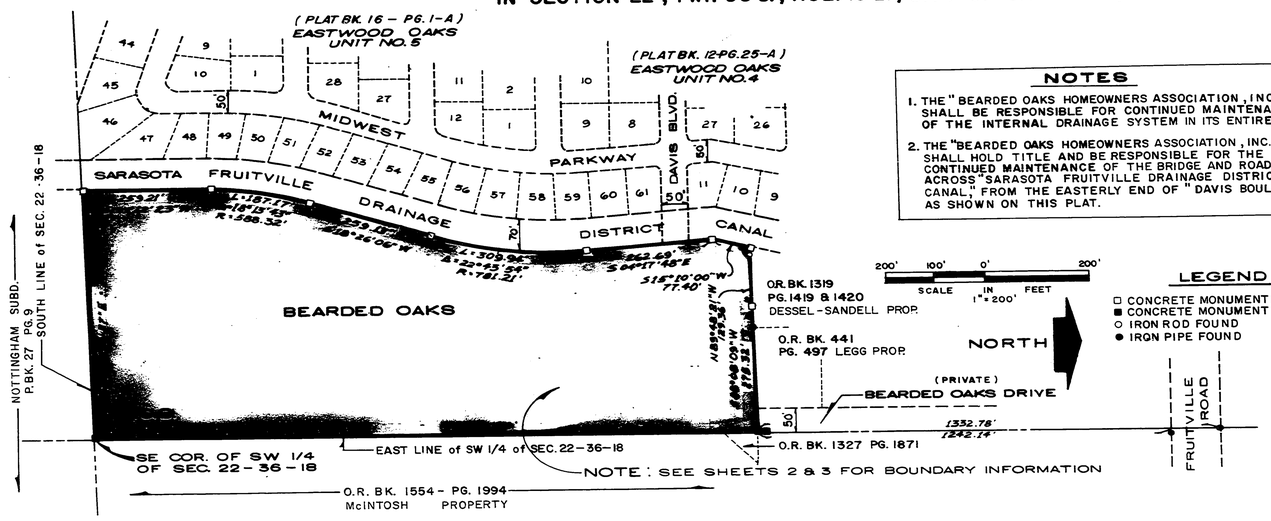
PLAT BOOK 29 PAGE 46
SHEET NO. 1 OF 3

443600

BEARDED OAKS
A SUBDIVISION

IN SECTION 22, TWP. 36 S., RGE. 18 E., CITY OF SARASOTA, COUNTY OF SARASOTA, STATE OF FLORIDA.



NOTES

1. THE "BEARDED OAKS HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF THE INTERNAL DRAINAGE SYSTEM IN ITS ENTIRETY.
2. THE "BEARDED OAKS HOMEOWNERS ASSOCIATION, INC." SHALL HOLD TITLE AND BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE BRIDGE AND ROADWAY ACROSS "SARASOTA FRUITVILLE DRAINAGE DISTRICT CANAL," FROM THE EASTERLY END OF "DAVIS BOULEVARD," AS SHOWN ON THIS PLAT.

LEGEND

- □ CONCRETE MONUMENT NO. 3723 SET
- ■ CONCRETE MONUMENT FOUND
- ○ IRON ROD FOUND
- ● IRON PIPE FOUND

LEGAL DESCRIPTION:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 22, TWP. 36 S., RGE. 18 E., FOR A POINT OF BEGINNING; THENCE N 00°11'12" E, ALONG THE EAST LINE OF SAID SW 1/4, 1326.80 FT. TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 22, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1,422, PAGE 160, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 88°08'09" W, 275.32 FT.; THENCE N 89°48'21" W, 129.36 FT. TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE "SARASOTA FRUITVILLE DRAINAGE DISTRICT CANAL" (70 FT. RIGHT-OF-WAY), AS SHOWN ON THE PLAT OF "EASTWOOD OAKS, UNIT NO. 4", AS RECORDED IN PLAT BOOK 12, PAGE 25-A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S 15°10'00" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 77.40 FT.; THENCE S 04°17'48" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AS SHOWN ON THE PLAT OF "EASTWOOD OAKS, UNIT NO. 5", AS RECORDED IN PLAT BOOK 16, PAGE 1-A, AFORESAID PUBLIC RECORDS, 262.69 FT. TO THE P.C. OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 781.21 FT.; THENCE RUN SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH CENTRAL ANGLE OF 22°43'54" A DISTANCE OF 309.94 FT. TO THE P.T. OF SAID CURVE; THENCE S 18°26'06" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 259.13 FT. TO THE P.C. OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 588.32 FT., THENCE RUN SOUTHWESTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°13'43", A DISTANCE OF 187.17 FT. TO THE P.T. OF SAID CURVE; THENCE S 00°12'23" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE 259.21 FT. TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 22, AS SHOWN ON SAID "EASTWOOD OAKS, UNIT NO. 5"; THENCE N 88°39'37" E, ALONG SAID SOUTH LINE, 551.88 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN THE SW 1/4 OF SECTION 22, TWP. 36 S., RGE. 18 E., SARASOTA COUNTY, FLORIDA.

SURVEYORS CERTIFICATE:

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THE CITY OF SARASOTA SUBDIVISION REGULATIONS AND THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING.

04/20/1984
DATE

JAN L. SKIPPER, P.L.S.
FLORIDA CERTIFICATE NO. 3723

CERTIFICATE OF APPROVAL OF THE CITY COMMISSION

STATE OF FLORIDA
CITY OF SARASOTA SS:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF SARASOTA, FLORIDA, THIS [illegible] DAY OF November, A.D. 1984.

APPROVED

CITY AUDITOR AND CLERK — MAYOR, CITY OF SARASOTA

CITY ENGINEER — CITY ATTORNEY

CERTIFICATE OF APPROVAL OF THE COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA SS:

I, R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT 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 29 PAGES 46, 46A AND 46B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27 DAY OF NOV, A.D. 1984.

BY: R. H. HACKNEY, JR., CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

CIVIL ENGINEERING CONSULTANTS, INC.
ENGINEERS · PLANNERS · SURVEYORS
P.O. BOX 188, PALMETTO, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA SS:

MAC CONSTRUCTION, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, L. J. MCNEARY AND BY ITS DULY ELECTED SECRETARY, BERNICE A MCNEARY, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF BEARDED OAKS, DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE EASEMENTS AS SHOWN ON THIS PLAT, FOR THE STATED USES AND PURPOSES TO THE CITY OF SARASOTA FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 27th DAY OF April, A.D., 1984.

ATTEST: BERNICE A. MCNEARY
SECRETARY

BY: L. J. MCNEARY
PRESIDENT

(SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED L. J. MCNEARY, PRESIDENT, AND BERNICE A. MCNEARY, SECRETARY, OF MAC CONSTRUCTION, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 27th DAY OF April, A.D., 1984.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 1/10/88

CONSENT TO DEDICATION

STATE OF FLORIDA
COUNTY OF SARASOTA SS:

COAST FEDERAL SAVINGS AND LOAN, HOLDER OF A MORTGAGE DATED JUNE 3, 1983 AND RECORDED IN OFFICIAL RECORD BOOK 1590, PAGE 1226, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA DOES HEREBY CONSENT TO, RATIFY, APPROVE AND CONFIRM THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 1ST DAY OF MAY, A.D., 1984.

ATTEST: SUSAN C. TOWER
ASSISTANT SECRETARY

BY: PETER R. TAYLOR
VICE-PRESIDENT

(SEAL)

STATE OF FLORIDA
COUNTY OF SARASOTA SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PETER R. TAYLOR, PRESIDENT, AND SUSAN C. TOWER, ASSISTANT SECRETARY, OF COAST FEDERAL SAVINGS AND LOAN, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY DULY ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED THE SAME, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 1ST DAY OF MAY, A.D., 1984.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 1/25/88

PLAT BOOK 29 PAGE 46A
SHEET NO. 2 OF 3

BEARDED OAKS

A SUBDIVISION
IN SECTION 22, TWP. 36 S., RGE. 18 E.
CITY OF SARASOTA, COUNTY OF SARASOTA
STATE OF FLORIDA

NORTH

LEGEND

- ■ CONCRETE MONUMENT FOUND.
- □ PERMANENT REFERENCE MONUMENT NO. 3723 SET.
- ○ IRON ROD FOUND.
- ● IRON PIPE FOUND.
- ⊙ PERMANANT CONTROL POINT NO. 3723 SET.
- (R) RADIAL LINE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	40.00	292 44 14	204.37	-26.61	44.31
2	25.00	056 22 08	24.60	13.40	23.62
3	25.00	091 08 47	39.77	25.51	35.71
4	1824.00	003 34 28	113.79	56.91	113.77
5	1496.00	010 00 00	261.10	130.88	260.77
6	114.00	108 00 00	214.88	156.91	184.46
7	50.00	022 33 59	19.69	9.98	19.57
8	50.00	034 33 59	30.16	15.56	29.71
9	50.00	017 12 28	15.02	7.57	14.96
10	50.00	027 38 01	24.11	12.30	23.88
11	324.00	001 34 27	8.90	4.45	8.90
12	136.00	108 00 00	256.35	187.19	220.05
13	1474.00	010 00 00	257.26	128.96	256.94
14	1846.00	008 00 00	257.75	129.08	257.54

SCALE IN FEET 50' 25' 0' 50' 100' — 1"=50'

EASTWOOD OAKS UNIT NO.5 PLAT BK. 16 PAGE 1-A

℄ DAVIS BLVD.

SARASOTA FRUITVILLE DRAINAGE DISTRICT CANAL

CANAL R/W

MATCH LINE

S 18°26'06" W 259.13'

Δ = 22°43'54" R = 781.21' A = 309.94'

S 04°17'48" E 262.69'

S 15°10'00" W 77.40'

BRIDGE

IRON ROD 1.0' EAST

N 89°48'21" W 129.36'

O.R. Book - 1319 Page - 1419 & 1420 DESSEL - SANDELL PROP.

N 89°48'09" W - 275.32'

O.R. Book - 491 Page - 497, LEGG PROP.

Iron pipe found

S 88°08'09" W 138.29'

NE. COR. OF SE. 1/4 OF SW. 1/4 SEC. 22 PER. O.R. BK. 1422 PAGE 160.

BEARDED OAKS DRIVE (PRIVATE)

EAST LINE of SW. 1/4 of SEC. 22-36-18

N 00°11'12" E 1326.80'

existing fence

Iron rod no. 3723 set flush w/ disturbed conc. mon. found

CM.# 2612, 2.9' North

TRACT "A"

TRACT "A" AREA

COMMON AREA

22' PRIVATE ROAD EASEMENT

TYPICAL DRIVEWAY EASEMENT

TYPICAL LOT LINE

BACK OF DRIVE

NOTE: (15) DENOTES R/W CURVE, SEE TABLE ABOVE.

(37) DENOTES LOT DIMENSION TIE, SEE TABLE BELOW.

SEE SHEET 3 OF 3

MATCH LINE — O.R. BK. 1554, PG. 1994 - McINTOSH PROPERTY

TABLE of LOT DIMENSION TIES

REF. NO.	BEARING FROM CENTERLINE	DIST.	REF. NO.	BEARING FROM CENTERLINE	DIST.
1	N 00°00'00" E	40.00'	28	N 13°05'54" W	58.35'
2	N 00°48'11" E	28.32'	29	N 00°43'16" E	31.65'
3	N 34°55'23" E	43.89'	30	S 88°50'08" W	30.43'
4	S 89°48'48" E	23.80'	31	S 87°43'44" W	29.24'
5	S 89°48'48" E	29.81'	32	N 89°54'26" W	46.13'
6	S 86°54'29" E	28.81'	33	N 86°01'32" W	30.95'
7	N 88°07'03" E	28.96'	34	N 84°00'00" W	30.00'
8	N 87°32'52" E	25.99'	35	S 67°41'59" W	28.75'
9	S 89°15'43" E	30.58'	36	S 02°18'02" W	28.75'
27	N 83°26'11" W	81.29'	37	S 00°00'00" W	40.00'

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON A MERIDIAN ESTABLISHED FROM THE EASTERLY LINE OF EASTWOOD OAKS SUBDIVISION.
2. TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE "BEARDED OAKS HOMEOWNERS ASSOCIATION" FOR THE BENEFIT OF THE MEMBERS OF THE PROPERTY ASSOCIATION FOR THE PURPOSES OF COMMON ACCESS, INGRESS AND EGRESS AND FOR THE COMBINED ROADWAY, EASEMENT AND RIGHT-OF-WAY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY SERVICES AND DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY ASSOCIATION.
3. THE CITY OF SARASOTA SHALL HAVE RIGHT OF ACCESS ACROSS ALL STREETS, ~~ROADS AND~~ WAYS, PRIVATE OR OTHERWISE, FOR ALL PUBLIC SAFETY PURPOSES AND FOR INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR OR SERVICE OF ANY UTILITIES OR UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO TRACT "A"
4. DRIVEWAYS SERVING INDIVIDUAL LOTS SHALL BE DEEMED TO BE EASEMENT AREAS APPURTENANT TO SAID LOTS.
5. REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE BEARDED OAKS HOMEOWNERS ASSOCIATION RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____ THRU _____, PUBLIC RECORDS OF SARASOTA COUNTY FOR ADDITIONAL INFORMATION.

CIVIL ENGINEERING CONSULTANTS, INC.
ENGINEERS · PLANNERS · SURVEYORS
P.O. BOX 188, PALMETTO, FLORIDA

PLAT BOOK 29 PAGE 46B
SHEET NO. 3 OF 3

BEARDED OAKS

A SUBDIVISION

IN SECTION 22, TWP. 36 S., RGE. 18 E.
CITY OF SARASOTA, COUNTY OF SARASOTA
STATE OF FLORIDA

NORTH

SCALE IN FEET
1"=50'

EASTWOOD OAKS UNIT NO. 5 PLAT BOOK 16 PAGE 1-A

SARASOTA FRUITVILLE DRAINAGE DISTRICT CANAL

S 00°12'23" W – 259.21' Δ=18°13'43" A=187.17' R=588.32' S 18°26'06" W – 259.13'

CANAL R/W

MATCH LINE

TYPICAL LOT LINE

LAKE AREA

COMMON AREA

TYPICAL DRIVEWAY EASEMENT

22' PRIVATE ROAD EASEMENT

TRACT "A"

TYPICAL DRIVEWAY EASEMENT

SOUTH LINE of SEC. 22-36-18

N 88°39'37" E – 551.88'

NOTTINGHAM SUBD. P.BK. 27, PG. 9

SE. CORNER of SW¼ of SEC. 22-36-18

P.O.B.

N 00°11'12" E – 1326.80'

O.R.BK. 1554, PG. 1994 – McINTOSH PROPERTY

EAST LINE of SW¼ of SEC. 22-36-18

MATCH LINE

SEE SHEET 2 OF 3

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON A MERIDIAN ESTABLISHED FROM THE EASTERLY LINE OF EASTWOOD OAKS SUBDIVISION.
2. SEE NOTE 2, SHEET 2 OF 3
3. SEE NOTE 3, SHEET 2 OF 3
4. SEE NOTE 4, SHEET 2 OF 3
5. SEE NOTE 5, SHEET 2 OF 3

LEGEND

- ■ CONCRETE MONUMENT FOUND.
- □ PERMANENT REFERENCE MONUMENT NO. 3723 SET.
- ○ IRON ROD FOUND.
- ● IRON PIPE FOUND.
- ⊙ PERMANENT CONTROL POINT NO. 3723 SET.
- (R) RADIAL LINE

NOTE: (37) DENOTES LOT DIMENSION TIE, SEE TABLE BELOW.

(15) DENOTES R/W CURVE, SEE TABLE BELOW.

TABLE OF LOT DIMENSION TIES

REF. NO.	BEARING FROM CENTERLINE	DIST.	REF. NO.	BEARING FROM CENTERLINE	DIST.
9	S 89°15'43" E	30.58'	19	N 01°00'00" W	40.00'
10	S 86°04'10" E	29.02'	20	N 25°54'17" W	26.52'
11	S 86°00'00" E	29.02'	21	N 79°42'02" W	35.38'
12	S 78°26'56" E	32.36'	22	N 79°30'00" W	30.38'
13	S 47°15'00" E	36.00'	23	N 86°00'00" W	24.30'
14	S 11°41'50" E	27.46'	24	N 86°00'00" W	18.46'
15	S 01°20'23" E	28.00'	25	S 00°43'16" W	57.91'
16	S 05°22'56" W	55.96'	26	S 29°00'00" W	58.00'
17	S 46°07'21" W	57.16'	27	N 83°26'11" W	81.29'
18	N 40°14'07" W	55.74'			

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
1	40.00	292 44 14	204.37	-26.61	44.31
14	1846.00	008 00 00	257.75	129.08	257.54
15	161.00	085 00 00	238.85	147.53	217.54
16	40.00	249 10 22	173.96	-58.01	65.86
17	50.00	069 10 22	60.36	34.48	56.76
18	139.00	085 00 00	206.21	127.37	187.81
19	1824.00	002 07 56	67.88	33.94	67.87
20	25.00	091 08 47	39.77	25.51	35.71
21	25.00	056 22 08	24.60	13.40	23.62

CIVIL ENGINEERING CONSULTANTS, INC.
ENGINEERS · PLANNERS · SURVEYORS
P.O. BOX 188, PALMETTO, FLORIDA

FILED FOR RECORD
R.H. HACKNEY, CLERK
SARASOTA CO., FLA.
Nov 27 9 08 AM '84
44360