PLAT BOOK 33 PAGE 23
SHEET 1 OF 2

041972

EMERALD GARDENS

A REPLAT OF PART OF LOT 3, BLOCK 4, SECTION 2
BEE RIDGE FARMS SUBDIVISION, PLAT BOOK A, PG. 40
PUBLIC RECORDS OF SARASOTA COUNTY AND OTHER LANDS IN
SEC. 2, TWP. 37S, RGE. 18E
SARASOTA COUNTY, FLORIDA

DESCRIPTION

NW 1/4 OF THE SE 1/4 OF SECTION 2 AND THE WEST 43' OF LOT 3, BLOCK 4, SECTION 2, TOWNSHIP 37 SOUTH, RANGE 18 EAST, BEE RIDGE FARMS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 40, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NW 1/4 OF SE 1/4 OF SEC. 2, TWP. 37S, RGE. 18E, SARASOTA COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE N 89° 20'17"E, ALONG THE NORTH LINE OF THE SAID NW 1/4 OF THE SE 1/4 OF SEC.2-37-18, 1385.84 FEET; THENCE S 00°06'55"W, 1366.68 FEET; THENCE S 89°22'59"W, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4 OF SEC.2-37-18, 1384.04 FEET; THENCE N 00°02'24"E, ALONG THE WEST LINE OF SAID NW 1/4 OF SE 1/4 OF SEC.2-37-18, 1365.59 FEET TO THE POINT OF BEGINNING. LESS THEREFROM THE EXISTING RIGHT OF WAY FOR WILKINSON ROAD AS SHOWN ON SAID BEE RIDGE FARMS SUBDIVISION. CONTAINING 43.44 ACRES, MORE OR LESS.

LOT LINE EASEMENTS: UNLESS NOTED OTHERWISE, EASEMENTS OF EIGHT(8) FEET IN WIDTH ALONG EACH REAR LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE, AND TEN(10) FEET IN WIDTH ALONG EACH FRONT 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.

SURVEYOR'S NOTES

1. BENCH MARK ELEVATION BASED ON SARASOTA COUNTY B.M.#68A, EL. 31.03, NEARBY INTERSECTION OF WILKINSON & BLISS ROADS, SHOWN ON SHEET #2.
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.

CERTIFICATE OF OWNERSHIP AND DEDICATIONS

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

PUBLIC

I, WEN Y. CHUNG, AS TRUSTEE, U/A DTD JUNE 5, 1986, CERTIFY THAT I AM THE OWNER OF EMERALD GARDENS SUBDIVISION SHOWN AND DESCRIBED HEREON, AND DO HEREBY DEDICATE AND SET APART ALL OF THE STREETS, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USE AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

I DO FURTHER DEDICATE AND SET APART ALL OF TRACT "A" (LAKE) AND THE WALL EASEMENT FOR SAID USES AND PURPOSES TO THE EMERALD GARDENS HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

THIS 8th DAY OF JUNE, A.D., 1989.

WITNESS: R.K. Bryne
Jeannie S Clements

Wen Y. Chung
TRUSTEE

STATE OF FLORIDA } S.S.
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WEN Y. CHUNG, TRUSTEE, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA

THIS 8th DAY OF JUNE, A.D., 1989.

NOTARY PUBLIC STATE OF FLORIDA

Jeannie S Clements
NOTARY PUBLIC, STATE OF FLORIDA
AT LARGE
MY COMMISSION EXPIRES: MARCH 13, 1993

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

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 ____ DAY OF ____, A.D. 19 89.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEPUTY COUNTY ENGINEER

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S.

I, KAREN E. RUSHING, 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 33, PAGE 23-23A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27th DAY OF June, A.D. 19 89.

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

BY: Karen E Rushing
~~DEPUTY~~ CLERK

CERTIFICATE OF THE SURVEYOR

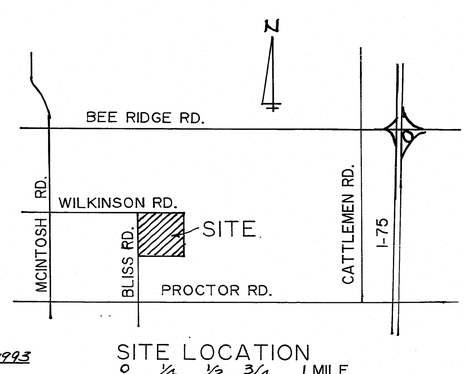
KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON May 15, 1989. THE PERMANENT CONTROL POINTS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT PRIOR TO THE RELEASE OF IMPROVEMENT BOND.

DATE: JUNE 8, 1989

Wen Y. Chung
SIGNATURE

WEN Y. CHUNG
NAME

STATE OF FLORIDA
REGISTERED LAND SURVEYOR NO. 2637



SITE LOCATION
0 1/4 1/2 3/4 1 MILE

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: THE DECLARATION OF RESTRICTIONS IS RECORDED SIMULTANEOUSLY WITH THIS PLAT IN OFFICIAL RECORDS BOOK 2132 AT PAGE 2805 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

NOTE: CONSENT TO DEDICATION IS RECORDED SIMULTANEOUSLY WITH THIS PLAT IN OFFICIAL RECORDS BOOK 2132 AT PAGE 2801 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

1/2

EMERALD GARDENS

A REPLAT OF PART OF LOT 3, BLOCK 4, SECTION 2
BEE RIDGE FARMS SUBDIVISION, PLAT BOOK A, PG. 40
PUBLIC RECORDS OF SARASOTA COUNTY AND OTHER LANDS IN
SEC. 2, TWP. 37S, RGE. 18E
SARASOTA COUNTY, FLORIDA

PLAT BOOK 33 PAGE 23A
SHEET 2 OF 2

N

0 50 100 150 200 FEET

1"= 100'

Fd 5/8" IROD/ CAP
NW CORNER
NW 1/4 OF SE 1/4 OF SEC.2-37-18
DNR DOC. NO. 27965
P.O.B.

1 1/2" CAPPED IRON PIPE
NE CORNER SE 1/4 SEC. 2-37-18
DNR DOC. NO. 27966

LOT 8 | LOT 9 | LOT 10

EXISTING R/W BEE RIDGE FARMS PB. A, P.40

WILKINSON ROAD

N89° 20' 17" E 1385.84'

NORTH LINE OF NW 1/4 OF SE 1/4 OF SEC.2-37-18

S00°06'55"W, 24.00'

EXISTING R/W, BEE RIDGE FARM SUBD., PB. A, P.40

END OF 5' W.E.

775.79'

ADDITIONAL R/W DEDICATED BY THIS PLAT

SEE EASEMENT DETAILS ON RIGHT

N89° 20' 17" E, 665.77'

5' W.E. & N.I.E.

N89° 20' 17" E, 555.30'

567.05'

N 89°-20'-17"E, 43.00'

OFFSET PRM

10' U.E.

SARASOTA COUNTY B.M. #68A, EL.31.03

JADE AVENUE

DIAMOND CIRCLE NORTH

TRACT B (LIFT STATION-PRIVATE)

15' U.E.

WILKINSON RD.

N89°20'17"E 29.69'

5' N.I.E.

N89°20'17"E 30.30'

N45°18'39"W 70.07'

W.E.

N00°02'24"E 15.00'

5' W.E.

N89°20'17"E, 5.00'

60'(M/S)

JADE AVE.

N00°02'24"E 40.30'

N44°41'21"E 71.14'

EASEMENT DETAILS, LOTS 57 & 1

1" = 30'

0 10 20 30 40 FEET.

RECORDED IN OFFICIAL RECORDS
JUNE 28, 1989
AT 3:57 P.M.
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

BLOCK 3, SECTION 2
BEE RIDGE FARMS SUB. PB. A, P.40

LOT 1

WEST LINE OF NW 1/4 OF SE 1/4 OF SEC.2-37-18

ADDITIONAL R/W DEDICATED BY THIS PLAT

LOT 2

EXISTING R/W BEE RIDGE FARMS PB A PG.40

ROAD | BLISS | CIRCLE | WEST | DIAMOND | COURT

APPROXIMATE EDGE OF HIGH WATER LINE

LAKE TRACT "A" (PRIVATE)

OPAL

DIAMOND CIRCLE SOUTH

20' D.E.

10' D.E.

12.50' D.E.

TOPAZ COURT | DIAMOND CIRCLE EAST

LOT 3, BLOCK 4, SECTION 2
BEE RIDGE FARMS SUB. PB.A, P.40

LEGENDS:

- A.E. ACCESS EASEMENT (PRIVATE)
- D.E. DRAINAGE EASEMENT (PUBLIC)
- U.E. UTILITY EASEMENT (PUBLIC)
- W.E. WALL EASEMENT (PRIVATE)
- N.I.E. NO INGRESS/EGRESS BUFFER (PUBLIC)
- ■ PERMANENT REFERENCE MONUMENT, 2637
- ⊠ FOUND P.R.M., NO NUMBER
- ○ PERMANENT CONTROL POINT, 2637
- ● BENCHMARK

Curve ID	Radius	Delta	Length	Tangent	Chord
C1	25.00'	89°17'53"	38.96'	24.70'	35.14'
C2	25.00'	89°42'07"	39.58'	25.31'	35.57'
C3	25.00'	48°11'23"	21.03'	11.18'	20.41'
C4	50.00'	186°40'39"	162.03'	.00'	99.88'
C5	50.00'	187°24'52"	163.26'	.00'	99.91'
C6	25.00'	44°24'55"	19.38'	10.21'	18.90'
C7	45.00'	268°49'50"	211.14'	.00'	64.29'
C8	25.00'	70°31'30"	30.77'	17.68'	28.87'
C9	50.00'	206°00'54"	181.53'	.00'	97.03'
C10	50.00'	29°49'12"	26.02'	13.31'	25.73'
C11	50.00'	53°28'15"	46.68'	25.20'	45.00'
C12	50.00'	53°28'15"	46.68'	25.20'	45.00'
C13	50.00'	48°52'58"	42.66'	22.72'	41.38'
C14	50.00'	23°47'07"	20.76'	10.53'	20.61'
C15	50.00'	58°32'33"	51.10'	28.04'	48.91'
C16	50.00'	23°04'26"	20.14'	10.21'	20.00'
C17	25.00'	55°36'56"	24.53'	13.37'	23.58'
C18	25.00'	28°02'54"	12.24'	6.24'	12.12'
C19	25.00'	38°23'44"	16.75'	8.70'	16.44'
C20	25.00'	9°47'38"	4.27'	2.14'	4.27'
C21	25.00'	65°48'43"	28.72'	16.09'	27.17'
C22	50.00'	53°28'15"	46.68'	25.20'	45.00'
C23	50.00'	53°28'15"	46.68'	25.20'	45.00'
C24	50.00'	39°13'51"	34.24'	17.80'	33.57'
C25	25.00'	9°51'02"	4.30'	2.15'	4.29'
C26	25.00'	38°20'21"	16.73'	8.68'	16.42'
C27	25.00'	58°47'06"	25.66'	13.96'	24.54'
C28	50.00'	65°44'02"	58.24'	32.93'	55.00'
C29	50.00'	60°08'31"	52.50'	28.96'	50.12'
C30	45.00'	11°48'03"	9.27'	4.65'	9.25'
C31	45.00'	61°18'26"	48.15'	26.67'	45.89'
C32	45.00'	61°18'26"	48.15'	26.67'	45.89'
C33	45.00'	62°00'33"	48.70'	27.04'	46.36'
C34	45.00'	62°00'33"	48.70'	27.04'	46.36'
C35	45.00'	10°23'50"	8.17'	4.09'	8.16'
C36	25.00'	43°55'51"	19.20'	10.09'	18.70'
C37	25.00'	46°03'08"	20.09'	10.63'	19.56'

HEX BOLT IN PAVEMENT
SE CORNER SE 1/4 SEC. 2-37-18
DNR DOC. NO. 27964

OFFSET PRM

LOT 7

DIMENSIONS NOT TO SCALE

BLOCK 4, SECTION 2
BEE RIDGE FARMS SUB. PB. A, P.40

S89° 22' 59" W 1384.04'

SOUTH LINE OF NW 1/4 OF SEC.2-37-18

20' U.E. & A.E.
(A.E. RECORDED IN OR. BOOK 2132 P. 2801)

LOT 9 | LOT 10

BM NO. 69-C
ELV. 34.37