PLAT BOOK 34 PAGE 46
SHEET 1 OF 3 SHEETS

91007392

BLACKBURN POINT WOODS
A SUBDIVISION
IN SECTION 15, TWP. 38S., RGE. 18E.
SARASOTA COUNTY, FLORIDA

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

Consent to Dedication recorded in O.R. Book 2270 at Page 2210 of the Public Records of Sarasota County, Florida.

DESCRIPTION

A tract of land lying in the North half of Section 15, Township 38 South, Range 18 East, Sarasota County, Florida, described as follows:

Commence at the Northeast corner of Section 15, Township 38 South, Range 18 East, Sarasota County, Florida; thence North 89° 54' 39" West along the North line of said Section 15 a distance of 1541.18 feet for a Point of Beginning; thence continue North 89° 54' 39" West along said North line of Section 15 a distance of 1165.47 feet to a concrete monument replacing I.P. found at the Northwest corner of property described in Official Records Book 976, Pages 1226 thru 1228 of the aforementioned Public Records; thence South 0° 04' 54" West along the west line of said described property, a distance of 490.0 feet to a concrete monument replacing an I.P. found; thence South 89° 54' 39" East along the South line of said described property, a distance of 400.0 feet to a concrete monument; thence South 00° 04' 54" West along the West line of said described property for a distance of 354.45 feet to a concrete monument at the North right of way line of 66 feet wide Blackburn Point Road; thence South 88° 22' 37" East along said North right of way line a distance of 195.40 feet; thence N 25° 13' 49" E, 285.00 feet; thence S 88° 22' 37" E, 232.05 feet; thence N 32° 04' 11" E, 252.82 feet; thence S 57° 55' 49" E, 17.69 feet, thence N 32° 04' 11" E, 113.54 feet; thence N 01° 37' 23" E, 296.60 feet to the Point of Beginning, containing 15.614 acres.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

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 22nd day of January, A.D., 1991.

APPROVED:

County Attorney

Chairman, Board of County Commissioners

Deputy County Engineer

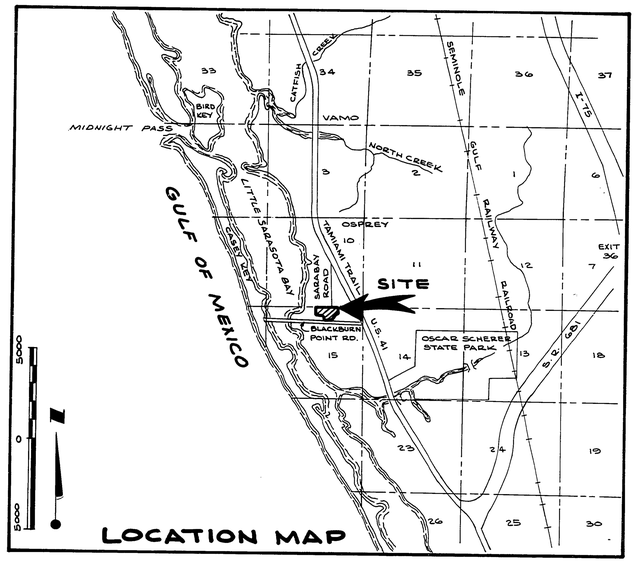
CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

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 34, Page 46 through 46-B, Public Records of Sarasota County, Florida, this 25th day of January, A.D., 1991.

Karen E. Rushing,
Clerk of the Circuit Court
Sarasota County, Florida

By: Elaine M. Hamel
Deputy Clerk



DECLARATION OF RESTRICTIONS

Simultaneously with the recording of this plat, Developer is recording a Declaration of Restrictions applicable to the open space reflected on this plat, said document being recorded in O.R. Book 2270, Page 2212, Public Records of Sarasota County, Florida.

PRIVATE ROADWAYS: All streets or roads designated hereon as private streets or roads are hereby specifically set aside for use of abutting property owners only, and in nowise 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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Licensed Professional 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, as amended and that the Permanent Reference Monuments (PRMs) were installed on May 14, 1990. The Permanent Control Points (PCP's) installation date will be certified by a recorded affidavit just prior to the release of the improvement bond.

Date: July 13, 1990

SMALLY, WELLFORD & NALVEN, INC.
By: Robert R. Cunningham
Robert R. Cunningham, PLS
Florida Certificate No. 3924

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

PRIVATE

BPW Associates, a Florida General Partnership, by Hallmark Communities of Sarasota, Inc., Managing General Partner, certifies ownership by said General Partnership of Blackburn Point Woods shown and described hereon, and does hereby dedicate and set apart all of the streets, lot line utility, drainage and pedestrian ingress and egress easements, open spaces, drainage and other easements shown and described on this plat, for said uses and purposes to the property owners and public utilities of this subdivision, 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, including cable television to the Subdivision, forever. Subject, however, to any rights dedicated to the County of Sarasota by this Plat.

PUBLIC

Said BPW Associates does further dedicate and set apart drainage easements so designated on the plat as Public Drainage Easements for

IN WITNESS WHEREOF, the undersigned Partnership has caused these presents to be executed by its Managing General Partner this 14th day of June, A.D., 1990.

WITNESSES:

BPW ASSOCIATES, a Florida General Partnership
By: HALLMARK COMMUNITIES OF SARASOTA, INC., managing general partner

By: L. John Loud
L. John Loud
As its Vice President

ATTEST: Milton Fowler
Milton Fowler
Asst. Secretary

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, the undersigned Notary Public, personally appeared L. John Loud as Vice President and Milton Fowler as Asst. Secretary of and in behalf of Hallmark Communities of Sarasota, Inc., a Florida corporation, as Managing General Partner of BPW Associates, a Florida general partnership, to me known to be the individuals described in and who executed the foregoing Certificate of Ownership and Dedication, and they each duly acknowledged before me that they executed the same, for and in behalf of Hallmark Communities of Sarasota, Inc., and BPW Associates.

WITNESS my hand and official seal at Sarasota County, Florida this 14th day of June, A.D., 1990.

Barbara A. Hickman
NOTARY PUBLIC, State of Florida at Large

My Commission expires:
5/3/94

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

1458·10

AF 42608B

PLAT BOOK 34 PAGE 46-A
SHEET 2 OF 3 SHEETS

BLACKBURN POINT WOODS

IN SECTION 15, T. 38 S., R. 18 E.
SARASOTA COUNTY, FLORIDA

SARABAY ACRES SUBDIVISION
P.B. 4, PG. 62

SARABAY ROAD

N 89°54'39" W — SOUTHERLY LINE OF SECTION 10, TOWNSHIP 38S., RANGE 18E. — 1165.47'
NORTHERLY LINE OF SECTION 15, TOWNSHIP 38S., RANGE 18E.

N89°54'39"W 1541.18'

P.O.B.
N.E. Corner, N.E. 1/4
Section 15, T. 38 S., R. 18 E.
D.N.R. Doc. # 6182

10 11
15 14

LINE TABLE

Line	Bearing	Distance
L1	N.88°19'25"E.	24.51'
L2	N.36°16'49"E.	36.13'
L3	N.18°31'30"E.	27.80'
L4	N.76°13'55"E.	19.48'
L5	N.31°13'06"E.	23.68'
L6	N.59°50'32"E.	13.06'
L7	N.44°14'46"W.	31.32'
L8	N.38°05'44"E.	7.75'
L9	N.11°26'35"W.	8.57'
L10	SOUTH	29.68'

15' WIDE CONSERVATION EASEMENT BUFFER

TRACT "G"
186,645 S.F.
OPEN SPACE / PRESERVE AREA

CONSERVATION EASEMENT
O.R. 2174, P. 1430 & O.R. 2187, P. 2217

15' WIDE CONSERVATION EASEMENT BUFFER
SEE DETAIL SHEET 3

20' WIDE PUBLIC DRAINAGE EASEMENT
O.R. 1008, PG. 1457 & O.R. 570, PG. 671

10' WIDE FLORIDA POWER & LIGHT CO. EASE.

10' WIDE DRAINAGE EASEMENT

NOT SUBDIVIDED

S 00°04'54" W 490.00' (38.70')

OAK POINT ROAD
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT

TRACT "B"
9664 S.F.
DRAINAGE EASEMENT

TRACT "C"
8900 S.F.
DRAINAGE EASEMENT

TRACT "A"
88827 S.F.

TRACT "D"
2234 S.F.
OPEN SPACE

TRACT "H"
91,933 S.F.
OPEN SPACE / PRESERVE AREA

TRACT H
OPEN SPACE / PRESERVE AREA

TRACT "E"
6833 S.F.
DRAINAGE EASEMENT

TRACT "F"
5250 S.F.
DRAINAGE EASEMENT

WOODS POINT ROAD
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT

BLACKBURN POINT ROAD

B.M. #157, F
ELEV. 9.25'
Top of Conc. Mon.

Lot	Area
1	5102 S.F.
2	4241 S.F.
3	6981 S.F.
4	7284 S.F.
5	6360 S.F.
6	6408 S.F.
7	5741 S.F.
8	6005 S.F.
9	6139 S.F.
10	9173 S.F.
11	4852 S.F.
12	9070 S.F.
13	11523 S.F.
14	4463 S.F.
15	7045 S.F.
16	12392 S.F.
17	4370 S.F.
18	5448 S.F.
19	5369 S.F.
20	4312 S.F.
21	6804 S.F.
22	7478 S.F.
23	4929 S.F.
24	7793 S.F.
25	6084 S.F.
26	6310 S.F.
27	6581 S.F.
28	5342 S.F.
29	6444 S.F.
30	6043 S.F.
31	5106 S.F.
32	5133 S.F.
33	6626 S.F.
34	4362 S.F.
35	6010 S.F.
36	6712 S.F.
37	4392 S.F.
38	5422 S.F.
39	6070 S.F.
40	4490 S.F.
41	5607 S.F.
42	7706 S.F.
43	5704 S.F.
44	8645 S.F.

CURVE TABLE

NO.	RADIUS	DELTA	ARC
1	65.00'	79°46'04"	90.49'
2	100.00'	27°43'32"	48.39'
3	35.00'	77°43'38"	47.48'
4	30.00'	186°16'32"	97.53'
5	220.00'	22°53'28"	87.90'
6	30.00'	97°48'39"	51.21'
7	166.00'	41°45'33"	120.99'
8	280.00'	24°48'17"	121.22'
9	600.00'	03°33'14"	37.22'
10	60.00'	31°40'05"	33.16'
11	42.00'	21°44'16"	15.93'
12	108.00'	21°46'07"	41.03'
13	45.00'	79°46'04"	62.65'
14	85.00'	79°46'04"	118.34'
15	29.20'	47°46'11"	24.34'
16	80.00'	27°43'32"	38.71'
17	15.00'	77°43'38"	20.35'
18	44.00'	275°32'23"	211.60'
19	120.00'	27°43'32"	58.07'
20	29.20'	47°46'11"	24.34'
21	55.00'	77°43'38"	74.61'
22	65.00'	92°04'52"	104.46'
23	50.00'	58°23'14"	50.95'
24	596.00'	08°48'09"	91.22'
25	500.00'	06°12'09"	54.13'
26	260.00'	41°34'57"	188.70'
27	300.00'	16°53'32"	88.45'
28	500.00'	02°58'12"	25.92'
29	150.00'	66°22'15"	173.76'
30	46.00'	186°16'32"	149.55'
31	204.00'	22°53'28"	81.50'
32	46.00'	97°48'39"	78.53'
33	50.00'	12°48'51"	11.18'
34	500.00'	01°21'08"	11.80'
35	500.00'	03°07'17"	27.24'
36	150.00'	15°26'11"	40.41'
37	300.00'	06°49'50"	35.76'
38	260.00'	10°16'09"	46.60'
39	596.00'	04°08'39"	43.11'
40	46.00'	28°54'06"	23.20'
41	204.00'	04°25'35"	15.76'
42	46.00'	09°54'29"	7.95'
43	29.20'	14°18'28"	7.29'
44	120.00'	11°32'01"	24.16'
45	55.00'	19°08'45"	18.37'
46	44.00'	55°49'23"	42.87'
47	44.00'	27°29'39"	21.11'
48	44.00'	27°29'39"	21.11'
49	44.00'	27°29'39"	21.11'
50	44.00'	34°17'22"	26.33'

CURVE TABLE

NO.	RADIUS	DELTA	ARC
51	44.00'	30°55'06"	23.74'
52	29.20'	33°27'44"	17.05'
53	55.00'	20°50'05"	20.00'
54	55.00'	20°50'05"	20.00'
55	55.00'	16°54'27"	16.23'
56	120.00'	14°42'27"	30.80'
57	60.00'	45°34'23"	39.77'
58	65.00'	03°49'46"	4.34'
59	65.00'	63°25'53"	71.96'
60	596.00'	04°09'04"	43.18'
61	596.00'	00°28'25"	4.93'
62	500.00'	03°04'52"	26.89'
63	300.00'	10°03'42"	52.68'
64	500.00'	01°37'04"	14.12'
65	260.00'	16°31'37"	75.00'
66	260.00'	14°47'11"	67.10'
67	150.00'	10°20'12"	27.06'
68	150.00'	27°16'06"	71.39'
69	150.00'	13°19'43"	34.89'
70	46.00'	15°20'53"	12.32'
71	46.00'	53°33'41"	43.00'
72	204.00'	12°26'13"	44.28'
73	204.00'	06°01'40"	21.46'
74	46.00'	36°31'03"	29.32'
75	46.00'	28°41'46"	23.04'
76	46.00'	37°00'13"	29.71'
77	46.00'	34°28'14"	27.67'
78	46.00'	27°35'47"	22.16'
79	46.00'	12°08'00"	9.70'
80	65.00'	24°49'13"	28.16'
81	120.00'	01°29'04"	3.11'
82	44.00'	72°01'37"	55.31'
83	15.00'	75°54'42"	19.87'
84	10.00'	32°48'11"	5.73'
85	14.24'	130°27'37"	32.42'
86	17.20'	139°36'17"	41.91'
87	17.71'	63°22'39"	19.59'
88	10.00'	46°37'24"	8.14'
89	24.00'	112°17'54"	47.04'
90	42.00'	16°57'05"	12.43'
91	42.00'	04°47'11"	3.51'
92	8.00'	52°02'36"	7.27'
93	8.00'	17°48'19"	2.48'
94	12.00'	57°42'25"	12.08'
95	8.00'	45°00'49"	6.29'
96	85.00'	69°43'10"	103.43'
97	85.00'	10°02'54"	14.91'

LINE TABLE

Line	Bearing	Distance
L11	N.25°48'39"E.	27.40'
L12	N.49°12'37"E.	26.33'
L13	N.77°25'31"E.	32.27'
L14	N.05°15'55"W.	16.98'
L15	N.52°44'43"E.	38.65'
L16	N.58°29'25"E.	8.95'
L17	N.02°42'37"W.	17.51'
L18	N.38°13'20"E.	9.48'
L19	N.37°36'51"W.	5.08'
L20	N.59°01'54"W.	40.03'
L21	N.51°25'29"E.	41.31'
L22	N.64°17'57"E.	23.70'
L23	N.55°43'45"E.	17.84'
L24	S.83°37'59"E.	32.23'
L25	S.29°02'22"E.	43.84'
L26	N.85°55'34"E.	10.30'
L27	S.69°06'57"E.	11.50'
L28	N.14°28'38"E.	12.84'
L29	N.88°30'57"E.	42.45'
L30	S.81°59'52"E.	24.78'
L31	S.58°37'04"E.	35.59'
L32	S.52°21'21"E.	78.53'

NOT SUBDIVIDED
(Pine Run Condominium Recreation Area)

PINE RUN CONDOMINIUM
C.B. 8, PG. 13

N 01°37'23" E 296.60'

N 32°04'11" E 113.54'

N 25°13'49" E 265.46'

N 32°04'11" E 252.82'

S 89°54'39" E 400.00'

S 88°22'37" E 232.05'

S 88°22'37" E 195.40'

S 57°55'49" E 17.69'

S 00°04'54" W 354.45'

S 00°04'54" W 285.00'

SCALE: 1"=60'
0' 60' 120'

NOTES:

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHERLY LINE OF THE NORTHEAST 1/4, SECTION 15, TOWNSHIP 38 SOUTH, RANGE 18 EAST HAVING A BEARING OF N 89°54'39" W.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 BASED ON SARASOTA COUNTY BENCH MARK NO. 157 WITH A PUBLISHED ELEVATION OF 17.74 FEET.

ALL EASEMENTS SHOWN HEREON ARE "PRIVATE" UNLESS OTHERWISE NOTED.

THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

LEGEND

- ■ CONC. MON. PREVIOUSLY ESTABLISHED - P.R.M. - PLS #1364
- ○ P.C.P. - PLS #3924
- o P.C.P. - SET ON CENTERLINE P.C., P.T., P.I., P.R.C. OR P.C.C. - PLS #3924
- (R) RADIAL LINE
- BENCH MARK
- (1) CURVE NUMBER FOR CURVE DATA TABLE
- L1 LINE NUMBER FOR LINE TABLE
- SF SQUARE FEET
- □ CONC. MON. SET, PLS #3924

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

JF
1458.10

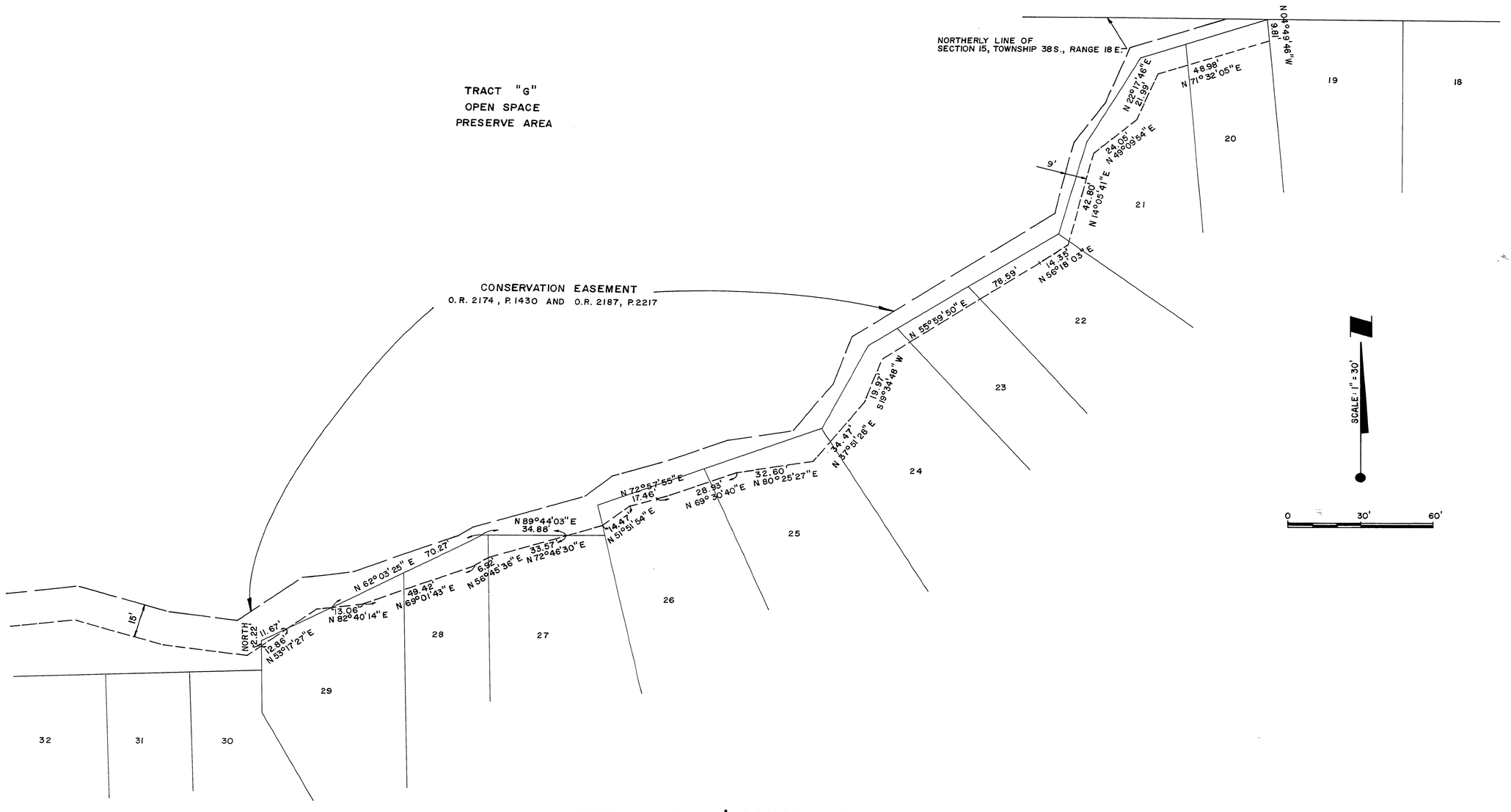
AF 42608B

RECORDED IN OFFICIAL RECORDS
January 25, 19 91
AT 1:28 P M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

RECORDED IN OFFICIAL
Jan 25 1 28 PM '91
CLERK CIRCUIT COURT
SARASOTA COUNTY, FL.

PLAT BOOK 34 PAGE 46-B
SHEET 3 OF 3 SHEETS

BLACKBURN POINT WOODS
IN SECTION 15, T. 38 S., R. 18 E.
SARASOTA COUNTY, FLORIDA



DETAIL OF 15' CONSERVATION EASEMENT BUFFER

LOT LINE EASEMENTS: An easement of ten feet along each front lot line is hereby created and provided for the purpose of accommodating surface and underground utilities, including Florida Power & Light Co., and drainage. Easements of eight feet in width along each rear lot line and five 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. Where a zero lot line condition exists, the side lot line easement will terminate at the vertical plane of the outside perimeter of any structure, pool or patio within said side lot line easement.

SMALLY, WELLFORD & NALVEN, INC.
CONSULTING ENGINEERS AND SURVEYORS
SARASOTA, FLORIDA

V.B. 1458-10