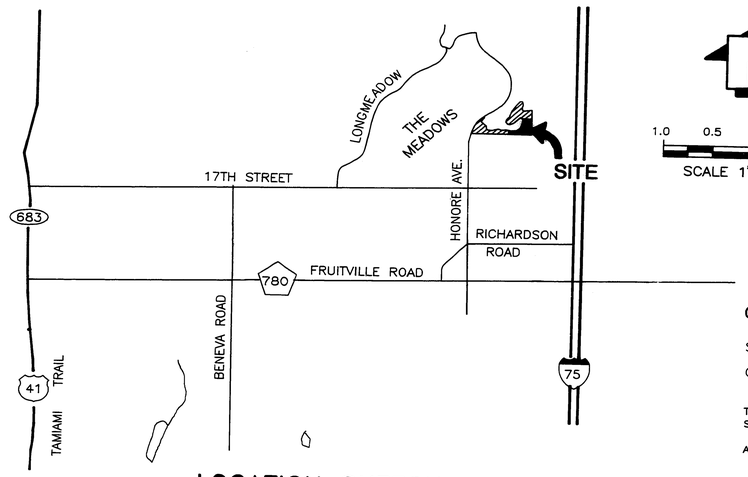
PLAT BOOK 34 PAGE 49
SHEET 1 OF 2 SHEETS

91011404

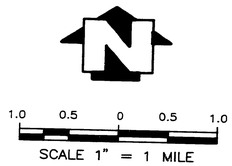
STRATFIELD PARK, PHASE I

A SUBDIVISION WITHIN A PLANNED UNIT DEVELOPMENT

A RE-PLAT OF A PORTION OF PARCEL II, THE MEADOWS, UNIT 16
(PLAT BOOK 33, PAGES 25 THROUGH 25-C) LYING IN SECTION 12,
TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA



LOCATION SKETCH



CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA
SS
COUNTY OF SARASOTA

TAYLOR WOODROW HOMES FLORIDA INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED VICE PRESIDENT RODNEY L. ROBINSON, AND BY ITS DULY ELECTED ASSISTANT SECRETARY, KATHRYN B. CLAYTON, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF STRATFIELD PARK, PHASE 1, SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART THE PRIVATE ROADS DOWNHAM MEADOW AND BRETON WOODS (TRACT CXVIII) AND THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON FOR THE USE OF THE OWNERS OF THE MEADOWS UNITS 1 THROUGH 16 INCLUSIVE, AND TO FUTURE OWNERS OF SUCH OTHER LANDS OWNED BY TAYLOR WOODROW HOMES FLORIDA INC. IN SECTIONS 2, 11, 12, 14, AND 15, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY FLORIDA, THAT ARE SUBSEQUENTLY DEVELOPED AS A PART OF THE MEADOWS. THE USES HEREBY DEDICATED AND SET APART SHALL BE FOR THE BENEFIT OF THE ABOVE-DESCRIBED OWNERS AND THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GUESTS, LICENSEES, AND INVITEES, AND FOR THE USE OF PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, AND FOR ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES, INCLUDING CABLE TELEVISION, TO THE SUBDIVISION AND THE RESIDENTS LIVING THEREIN FOREVER; SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS VICE PRESIDENT AND ITS ASSISTANT SECRETARY, THIS 5th DAY OF December, A.D., 1990.

TAYLOR WOODROW HOMES FLORIDA INC.

ATTEST:
Kathryn Clayton
ASSISTANT SECRETARY

BY: Rodney L. Robinson
VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RODNEY L. ROBINSON, VICE PRESIDENT AND KATHRYN B. CLAYTON, ASSISTANT SECRETARY, OF TAYLOR WOODROW HOMES FLORIDA INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATIONS, 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 5th DAY OF December, A.D., 1990.

Dolores Coy-Dobbyn
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES: Feb. 21, 1993

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES FEB. 21 1993 BONDED THRU NOTARY PUBLIC UNDERWRITERS

NOTE:

THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2273, PAGE 1085, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS: EASEMENTS OF EIGHT FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE FEET IN WIDTH ALONG EACH FRONT AND SIDE LOT LINE, EXCEPT FOR LOTS 1 THROUGH 6 WHERE THE DIMENSIONS OF THE SIDE LOT LINE EASEMENTS ARE AS SPECIFICALLY SHOWN ON PLAT, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, CABLE TELEVISION 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. SPECIFIC EASEMENTS INCLUDE A UTILTIY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT AS SHOWN ON PLAT

GRANT OF EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE ROADS

TAYLOR WOODROW HOMES FLORIDA INC. DOES HEREBY GRANT TO EACH PROPERTY OWNER IN THIS SUBDIVISION THE NONEXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS, DOWNHAM MEADOW AND BRETON WOODS (TRACT CXVIII), REFLECTED ON THIS SUBDIVISION PLAT OF THE MEADOWS; RESERVING, HOWEVER, UNTO TAYLOR WOODROW HOMES FLORIDA INC., THE RIGHT TO GRANT SIMILAR RIGHTS OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADS TO THE PUBLIC AND TO FUTURE PROPERTY OWNERS IN OTHER LANDS OWNED BY TAYLOR WOODROW HOMES FLORIDA INC. IN SECTIONS 2, 11, 12, 14 AND 15, TOWNSHIP 35 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THAT ARE SUBSEQUENTLY DEVELOPED AS A PART OF THE MEADOWS. THIS RIGHT OF INGRESS AND EGRESS SHALL BE APPURTENANT TO AND SHALL PASS WITH THE TITLE TO EACH PARCEL OF LAND IN THIS SUBDIVISION AS THE SAME MAY BE CONVEYED FROM TIME TO TIME WITHOUT NECESSITY OF REFERRING TO THIS GRANT. IN NOWISE SHALL THIS GRANT 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 SARASOTA COUNTY TO MAINTAIN OR IMPROVE SAID PRIVATE ROADS.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA:
COUNTY OF SARASOTA: : SS

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 5th DAY OF FEBRUARY, A.D., 1991.

APPROVED:

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA:
COUNTY OF SARASOTA: : SS

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 49-49A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 6th DAY OF Feb., A.D., 1991.

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

BY: Elaine M. Hamel
DEPUTY CLERK

CERTIFICATE OF 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, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 10-25-90. THE PERMANENT CONTROL POINTS (PCP'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT PRIOR TO THE EXPIRATION OF THE COMPLETION BOND.

DATE: 12-12-90

Ralph J. Rhodes
RALPH J. RHODES, PLS
STATE OF FLORIDA REGISTERED
LAND SURVEYOR NO. 3959

RALPH J. RHODES CERTIFICATE NO. 3959 STATE OF FLORIDA

MR MINDER & RHODES ENGINEERING CORPORATION
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

CAD FILE: S0043RP1.DWG - 12/03/90

V-2.

STRATFIELD PARK, PHASE I

A SUBDIVISION WITHIN, A PLANNED UNIT DEVELOPMENT

A RE-PLAT OF A PORTION OF PARCEL II, THE MEADOWS, UNIT 16
(PLAT BOOK 33, PAGES 25 THROUGH 25-C) LYING IN SECTION 12,
TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

PLAT BOOK 34 PAGE 49-A
SHEET 2 OF 2 SHEETS

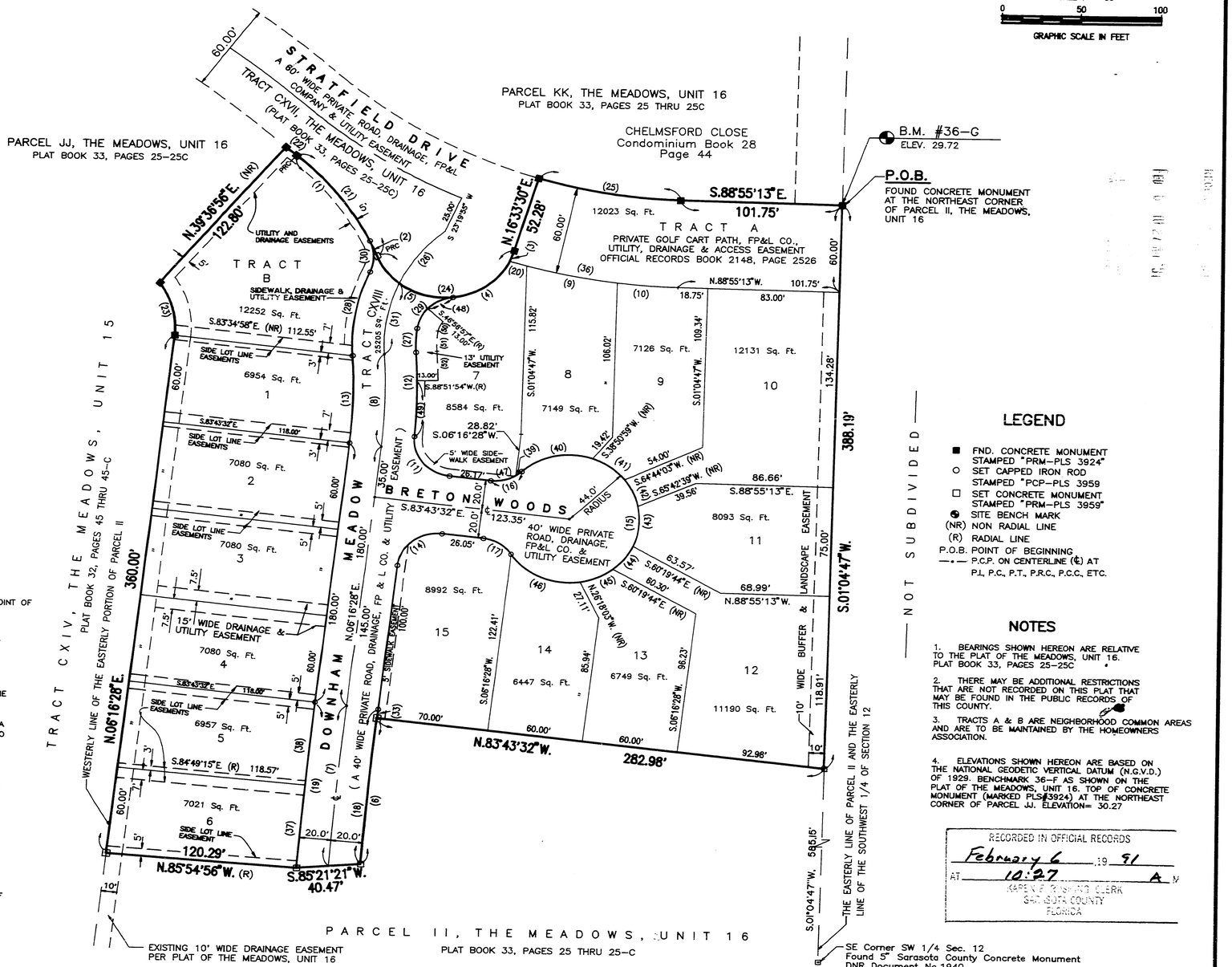
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	175.00'	24°39'21"	75.31'	74.73'	N.38°42'35"W.
2	175.00'	03°44'01"	11.40'	11.40'	N.24°30'54"W.
3	46.00'	09°39'39"	7.76'	7.75'	N.21°23'20"E.
4	46.00'	57°11'05"	45.91'	44.03'	N.54°48'42"E.
5	46.00'	73°56'53"	59.37'	55.33'	S.59°37'20"E.
6	2980.00'	01°57'16"	101.66'	101.65'	S.05°10'47"W.
7	3000.00'	02°07'53"	111.60'	111.59'	S.05°12'32"W.
8	350.00'	10°25'33"	63.69'	63.60'	N.01°03'41"E.
9	395.00'	08°23'49"	57.89'	57.84'	S.79°09'54"E.
10	395.00'	05°33'25"	38.31'	38.30'	S.86°08'31"E.
11	25.00'	88°32'58"	38.64'	34.90'	S.39°27'03"E.
12	370.00'	08°58'31"	57.96'	57.90'	N.00°20'10"E.
13	330.00'	10°25'33"	60.05'	59.97'	N.01°03'41"E.
14	25.00'	90°00'00"	39.27'	35.36'	S.51°16'28"W.
15	44.00'	278°35'19"	213.94'	57.39'	N.06°16'28"E.
16	25.00'	49°17'39"	21.51'	20.85'	N.71°37'38"E.
17	25.00'	49°17'39"	21.51'	20.85'	N.59°04'42"W.
18	2980.00'	02°04'19"	107.76'	107.76'	S.05°14'19"W.
19	3020.00'	02°11'24"	115.43'	115.42'	S.05°10'46"W.
20	395.00'	01°37'10"	11.16'	11.16'	S.74°09'24"E.
21	175.00'	28°23'22"	86.71'	85.83'	S.36°50'35"E.
22	395.00'	01°16'53"	8.83'	8.83'	S.50°23'49"E.
23	50.00'	43°59'24"	38.39'	37.45'	N.15°43'14"W.
24	46.00'	140°47'37"	113.04'	86.67'	N.86°57'18"E.
25	335.00'	15°28'43"	90.50'	90.23'	S.81°10'52"E.
26	100.00'	26°35'38"	46.42'	46.00'	S.37°54'27"W.
27	80.00'	11°53'35"	16.61'	16.58'	S.01°47'42"W.
28	120.00'	28°22'25"	59.43'	58.82'	S.10°02'08"W.
29	25.00'	75°39'45"	33.01'	30.67'	S.45°34'22"W.
30	25.00'	50°36'15"	22.08'	21.37'	N.01°04'47"W.
31	100.00'	28°45'42"	50.20'	49.67'	S.10°13'46"W.
33	2980.00'	00°07'02"	6.10'	6.10'	S.06°12'57"W.
36	395.00'	15°34'24"	107.36'	107.03'	N.81°08'02"W.
37	3020.00'	01°05'41"	57.69'	57.69'	S.04°37'54"W.
38	3020.00'	01°05'43"	57.74'	57.74'	S.05°43'36"W.
39	25.00'	11°05'31"	4.84'	4.83'	N.52°31'34"E.
40	44.00'	61°43'06"	47.40'	45.14'	S.77°50'21"W.
41	44.00'	32°36'59"	25.05'	24.71'	N.54°59'36"W.
42	44.00'	26°20'34"	20.23'	20.05'	N.25°30'50"W.
43	44.00'	36°44'17"	28.21'	27.73'	N.06°01'35"E.
44	44.00'	26°32'08"	20.38'	20.20'	N.37°39'47"E.
45	44.00'	29°26'58"	22.62'	22.37'	N.65°39'20"E.
46	44.00'	65°11'18"	50.06'	47.40'	S.67°01'32"E.
47	25.00'	38°12'08"	16.67'	16.36'	N.77°10'24"E.
48	25.00'	40°21'11"	17.61'	17.25'	S.63°13'39"W.
49	370.00'	05°57'32"	38.48'	38.46'	N.01°50'40"E.
50	12.00'	35°18'34"	7.40'	7.28'	S.25°23'48"W.
51	67.00'	11°53'35"	13.91'	13.88'	S.01°47'42"W.
52	383.00'	03°00'59"	20.16'	20.16'	S.02°38'36"E.

LEGAL DESCRIPTION

A PORTION OF PARCEL II, THE MEADOWS, UNIT 16 AS RECORDED IN PLAT BOOK 33, PAGES 25 - 25C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL II, SAID POINT BEING THE POINT OF BEGINNING; THENCE S01°04'47"W ALONG THE EASTERLY LINE OF SAID PARCEL II AND THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12, A DISTANCE OF 388.19 FEET; THENCE N83°43'32"W, A DISTANCE OF 282.98 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2980.00 FEET AND A CENTRAL ANGLE OF 01°57'16", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 101.66 FEET, (CHORD BEARING S05°10'47"W, A DISTANCE OF 101.65 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S85°21'21"W, A DISTANCE OF 40.47 FEET; THENCE N85°54'56"W, A DISTANCE OF 120.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY PORTION OF SAID PARCEL II; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING COURSES: N06°16'28"E, A DISTANCE OF 360.00 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 43°59'24", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 38.39 FEET, (CHORD BEARING N15°43'14"W, A DISTANCE OF 37.45 FEET) TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N39°36'56"E, A DISTANCE OF 122.80 FEET TO THE NORTHERLY LINE OF THE SAID EASTERLY PORTION OF PARCEL II AND THE SOUTHERLY LINE OF STRATFIELD DRIVE (A 60' WIDE PRIVATE ROAD EASEMENT) SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 01°16'53", THENCE ALONG SAID NORTHERLY AND SOUTHERLY LINES THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 8.83 FEET, (CHORD BEARING S50°23'49"E, A DISTANCE OF 8.83 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 28°23'22", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 86.71 FEET, (CHORD BEARING S36°50'35"E, A DISTANCE OF 85.83 FEET) TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 140°47'37", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.04 FEET, (CHORD BEARING N86°57'18"E, A DISTANCE OF 86.67 FEET) TO A POINT OF TANGENCY; THENCE N16°33'30"E, A DISTANCE OF 52.28 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 15°28'43", THENCE LEAVING SAID SOUTHERLY LINE OF STRATFIELD DRIVE AND CONTINUING ALONG THE SAID NORTHERLY LINE OF PARCEL II, RUN EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 90.50 FEET, (CHORD BEARING S81°10'51"E, A DISTANCE OF 90.23 FEET) TO A POINT OF TANGENCY; THENCE S88°55'13"E, A DISTANCE OF 101.75 FEET TO THE AFOREMENTIONED NORTHEAST CORNER OF PARCEL II AND THE POINT OF BEGINNING; CONTAINING 3.86 ACRES, MORE OR LESS.



LEGEND

- ■ FND. CONCRETE MONUMENT STAMPED "PRM-PLS 3924"
- ○ SET CAPPED IRON ROD STAMPED "PCP-PLS 3959
- □ SET CONCRETE MONUMENT STAMPED "PRM-PLS 3959"
- SITE BENCH MARK
- (NR) NON RADIAL LINE
- (R) RADIAL LINE
- P.O.B. POINT OF BEGINNING
- —•— P.C.P. ON CENTERLINE (℄) AT P.I., P.C., P.T., P.R.C., P.C.C., ETC.

NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF THE MEADOWS, UNIT 16. PLAT BOOK 33, PAGES 25-25C
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. TRACTS A & B ARE NEIGHBORHOOD COMMON AREAS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. BENCHMARK 36-F AS SHOWN ON THE PLAT OF THE MEADOWS, UNIT 16. TOP OF CONCRETE MONUMENT (MARKED PLS#3924) AT THE NORTHEAST CORNER OF PARCEL JJ. ELEVATION= 30.27

RECORDED IN OFFICIAL RECORDS
February 6 19 91
AT 10:27 A M
KAREN E. RUSHING, CLERK
SARASOTA COUNTY
FLORIDA

MINDER & RHODES ENGINEERING CORPORATION
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

CAD FILE: SD0439P2.DWG - 12/03/90