PLAT BOOK 40 PAGE 3
SHEET 1 OF 3

OFFICIAL RECORDS
INSTRUMENT # 1998101240 3 PGS

EDGEMONT

A SUBDIVISION
IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

SONADA DEVELOPMENT AND CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, RICHARD E. ROSS, AND ATTESTED BY ITS DULY ELECTED SECRETARY, RICHARD E. ROSS, ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "EDGEMONT" LESS LOTS 11 AND 15 SHOWN AND DESCRIBED HEREON.

PUBLIC

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART THE 26 FOOT ADDITIONAL RIGHT-OF-WAY FOR PROCTOR ROAD SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE COUNTY OF SARASOTA FOREVER.

PRIVATE

SAID CORPORATION DOES HEREBY DEDICATE AND SET APART ALL OF THE STREETS (TRACT "B"), FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, DRAINAGE POND (TRACT "A") AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSE TO THE EDGEMONT HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES, INCLUDING SARASOTA COUNTY 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, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 2ND DAY OF July, A.D., 1998.

SONADA DEVELOPMENT AND CONSTRUCTION CORPORATION

ATTEST: Richard E. Ross
RICHARD E. ROSS, SECRETARY

BY: Richard E. Ross
RICHARD E. ROSS, PRESIDENT

CORP. SEAL

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, RICHARD E. ROSS, PRESIDENT AND SECRETARY OF SONADA DEVELOPMENT AND CONSTRUCTION CORPORATION, A FLORIDA CORPORATION, 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, AS SUCH OFFICERS, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 2nd DAY OF July, A.D., 1998.

Sandra W. Altman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

"OFFICIAL NOTARY SEAL"
SANDRA W. ALTMAN
MY COMM. EXP. 12-12-99
No. CC 517603

MY COMMISSION EXPIRES: 12-12-99

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

ANDY J. LAPPIN AND MICHELLE TAYLOR, HUSBAND AND WIFE, CERTIFY THAT WE ARE THE OWNERS OF LOT 11 SHOWN AND DESCRIBED HEREON, AND DO HEREBY DEDICATE AND SET APART ALL OF THE FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE EDGEMONT PROPERTY OWNERS FOREVER.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1ST DAY OF July, A.D., 1998.

WITNESS: Jennifer L. Hawkins-Dykeda
BY: Andy J. Lappin
ANDY J. LAPPIN

WITNESS: Sandra W. Altman
BY: Michelle Taylor
MICHELLE TAYLOR

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, ANDY J. LAPPIN AND MICHELLE TAYLOR, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

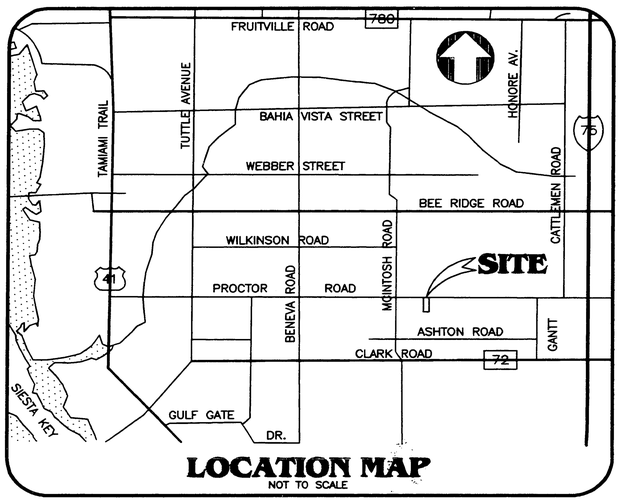
WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 1st DAY OF July, A.D., 1998.

Sandra W. Altman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

"OFFICIAL NOTARY SEAL"
SANDRA W. ALTMAN
MY COMM. EXP. 12-12-99
No. CC 517603

MY COMMISSION EXPIRES: 12-12-99

D:\B&C\EDGEMONT\EDGEMONT 6-12-98 2:31:10 pm EST



LOCATION MAP
NOT TO SCALE

DESCRIPTION

WEST 1/2 LOT 3, BLOCK 2, LESS SOUTH 595.34 FEET AND LESS WEST 30 FEET THEREOF, BEE RIDGE FARMS SUBDIVISION, LYING AND BEING IN SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PLUS:

THE SOUTH 595.34 FEET OF THE WEST HALF OF TRACT 3 AND THE WEST 30 FEET OF THE WEST HALF OF TRACT 3, LESS THE NORTH 24 FEET FOR ROAD RIGHT-OF-WAY, BLOCK 2, BEE RIDGE FARMS SUBDIVISION OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 18 EAST, AS RECORDED IN PLAT BOOK A, PAGE 40 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LESS:

THE NORTHERLY 24 FEET THEREOF FOR PROCTOR ROAD RIGHT-OF-WAY.
CONTAINING 10.150 ACRES, MORE OR LESS.

NOTICE

THE DECLARATION OF RESTRICTIONS FOR THIS PLAT IS RECORDED AT OFFICIAL RECORDS INSTRUMENT #1998101239, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

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

NOTICE TO PURCHASER FOR THIS PLAT IS RECORDED AT OFFICIAL RECORDS INSTRUMENT #1998101238, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

LOT LINE EASEMENTS

UNLESS OTHERWISE NOTED, EASEMENTS OF EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE, FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE AND TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, INCLUDING SARASOTA COUNTY 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.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED 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 (PRM'S) WERE INSTALLED ON 6/24/98. THE PERMANENT CONTROL POINTS (PCP'S) AND BENCH MARKS (BM'S) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

DATE: 6/24/1998

William R. Knight, Jr.
WILLIAM R. KNIGHT, JR., PLS
STATE OF FLORIDA
REGISTERED LAND SURVEYOR #4554

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

MAGLICH HOMES, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, RICK G. MAGLICH ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF LOT 15 SHOWN AND DESCRIBED HEREON, AND DOES HEREBY DEDICATE AND SET APART ALL OF THE FRONT, REAR AND SIDE LOT LINE UTILITY AND DRAINAGE EASEMENTS, DRAINAGE AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE EDGEMONT PROPERTY OWNERS FOREVER.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT, THIS 2ND DAY OF July, A.D., 1998.

MAGLICH HOMES, INC.

WITNESS: Sandra W. Altman

BY: Rick G. Maglich
RICK G. MAGLICH
PRESIDENT

STATE OF FLORIDA } SS
COUNTY OF SARASOTA }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, RICK G. MAGLICH, PRESIDENT OF MAGLICH HOMES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTICATE OF OWNERSHIP AND DEDICATION, AND DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 2nd DAY OF July, A.D., 1998.

Sandra W. Altman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

"OFFICIAL NOTARY SEAL"
SANDRA W. ALTMAN
MY COMM. EXP. 12-12-99
No. CC 517603

MY COMMISSION EXPIRES: 12-12-99

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, DO 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 40 PAGE 3 THROUGH 3B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 30th DAY OF July, A.D., 1998.

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

Elaine M. Hamel
DEPUTY CLERK

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 28 DAY OF July, A.D., 1998.

APPROVED:

COUNTY ATTORNEY

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY SURVEYOR

B & C SURVEYING
PROFESSIONAL LAND SURVEYORS
3981 SAWYER ROAD – SARASOTA, FL.
(941) 921-4297 34233 PO

EDGEMONT
A SUBDIVISION
IN SECTION 11, T.37S., R.18E.
SARASOTA COUNTY, FLORIDA

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT.

CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

GLENN E. STORY AND LIEZL STORY, HUSBAND AND WIFE, HOLDER OF MORTGAGES DATED 10/8/97 AND RECORDED IN OFFICIAL RECORDS BOOK 3023, AT PAGES 67 AND 77 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DO HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 30 DAY OF June, A.D., 1998.

Glenn E. Story
GLENN E. STORY

Liezl Story
LIEZL STORY

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, GLENN E. STORY AND LIEZL STORY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 30 DAY OF June, A.D., 1998.

M. Rebecca Clifton
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 12-19-99

"OFFICIAL NOTARY SEAL"
M. REBECCA CLIFTON
MY COMM. EXP. 12-19-99
No. CC 459784

CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF ~~SARASOTA~~ LEE } SS

SUNTRUST BANK, SOUTHWEST FLORIDA, A FLORIDA CORPORATION, HOLDER OF MORTGAGE DATED June 9th 1998 AND RECORDED IN OFFICIAL RECORDS ~~BOOK~~ #____, ~~AT PAGES~~ ____ – ____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS VICE PRESIDENT, THIS 2nd DAY OF July, A.D., 1998.
* INST. NO 1998073592.

~~SUNTRUST BANK~~, SOUTHWEST FLORIDA
Charles Grutman
CHARLES GRUTMAN, VICE PRESIDENT

STATE OF FLORIDA }
COUNTY OF ~~SARASOTA~~ LEE } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, CHARLES GRUTMAN, VICE PRESIDENT OF SUNTRUST BANK, SOUTHWEST FLORIDA, A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 2nd DAY OF July, A.D., 1998.

Terry McElfresh Jenkins
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 9/18/99

TERRY MCELFRESH JENKINS
My Commission CC495280
Expires Sep. 18, 1999

CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

NORTHERN TRUST BANK OF FLORIDA, N.A., HOLDER OF MORTGAGE DATED 2/12/98 AND RECORDED IN OFFICIAL RECORDS BOOK 3067, AT PAGE 2359 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY JEFFREY T. BOYD, ITS VICE–PRESIDENT, EXECUTED THIS 30 DAY OF June, A.D., 1998.

NORTHERN TRUST BANK OF FLORIDA, N.A.
BY: Jeffrey T. Boyd
JEFFREY T. BOYD, VICE–PRESIDENT

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, JEFFREY T. BOYD, VICE–PRESIDENT OF NORTHERN TRUST BANK OF FLORIDA, N.A., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 30th DAY OF June, A.D., 1998.

Annie L. Brogley
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 1-31-2000

ANNIE L. BROGLEY
Notary Public, State of Florida
My Comm. Expires Jan. 31, 2000
No. CC 524508
Bonded Thru Federal Notary Assoc.
1-(800) 723-0121

CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

NATIONSBANK, N.A., A FLORIDA CORPORATION, HOLDER OF MORTGAGE DATED May 29, 1998 AND RECORDED IN OFFICIAL RECORDS ~~BOOK~~ #____, ~~AT PAGES~~ ____ – ____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DOES HEREBY RATIFY, APPROVE, CONFIRM AND CONSENT TO THIS PLAT AND THE DEDICATION CERTIFICATE THEREON.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS VICE PRESIDENT, THIS 30 DAY OF June, A.D., 1998.
* INST. NO. 1998071534.

NATIONSBANK, N.A.
R. K. Byrne
ROBERTS K. BYRNE, SENIOR VICE–PRESIDENT

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED, ROBERTS K. BYRNE, SENIOR VICE–PRESIDENT OF NATIONSBANK, N.A., A FLORIDA CORPORATION TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT TO DEDICATION, AND WHO DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS, MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA THIS 30 DAY OF June, A.D., 1998.

Donna B. Carpenter
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
DONNA B. CARPENTER

MY COMMISSION EXPIRES: 12/22/2000

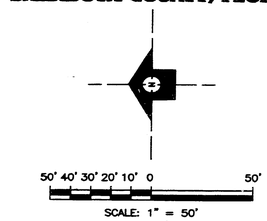
Donna B. Carpenter
Notary Public, State of Florida
Comm. No. CC 551136
My Commission Exp. 12/22/2000
1-800-NOTARY - Fla. Notary Service & Bonding Co.

B & C SURVEYING
PROFESSIONAL LAND SURVEYORS
3981 SAWYER ROAD – SARASOTA, FL.
(941) 921–4297 34233

PO

PLAT BOOK 40 PAGE 3-B
SHEET 3 OF 3

EDGEMONT
A SUBDIVISION IN SECTION 11, T.37S., R.18E. SARASOTA COUNTY, FLORIDA



BEE RIDGE FARMS SUBDIVISION
PLAT BOOK A, PAGE 40
LOT 3 BLOCK 2

S.00°13'10"E. 1319.62' OA

PROCTOR ROAD (PUBLIC)
℄
NORTH LINE OF SECTION 11, TOWNSHIP 37S., RANGE 18E.
N.89°27'31"E. 334.58'

26' ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT

26.00' 117.17' 105.37' 105.37' 105.37' 105.37' 105.37' 105.37'

22'X30' EXCLUSIVE SARASOTA COUNTY LIFT STATION UTILITY EASEMENT

30' BUFFER EASEMENT

25' DRAINAGE & UTILITY EASEMENT

1	2	3	4	5	6	7
16032 S.F.	15002 S.F.	15012 S.F.	15022 S.F.	15032 S.F.	15041 S.F.	15051 S.F.

UTILITY, LANDSCAPE, WALL & BUFFER EASEMENT

15' DRAINAGE EASEMENT

15' UTILITY EASEMENT

BM #91-N
ELEVATION=

58369 S.F.
TRACT "B"
EDGEMONT COURT
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT

N.00°10'08"W. 894.11'
S.00°10'08"E. 1057.75'
S.00°10'08"E. 885.74'

SEE BELOW

LANDSCAPE, WALL & BUFFER EASEMENT

22	21	20	19	18	17	16
15542 S.F.	15022 S.F.	15000 S.F.	15000 S.F.	15000 S.F.	15000 S.F.	15000 S.F.

5' SIDEWALK EASEMENT

25' DRAINAGE EASEMENT

MATCH LINE

24.00' 26.00' 115.00' 105.37' 105.37' 105.37' 105.37' 105.37' 105.37'
50.00'

N.00°10'08"W. 1318.86' OA

AMBERLEA SUBDIVISION
PLAT BOOK 32, PAGE 23

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1998101240 3 PGS
1998 JUL 30 03:02 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA

BEE RIDGE FARMS SUBDIVISION
PLAT BOOK A, PAGE 40
LOT 3 BLOCK 2

S.00°13'10"E. 1319.62' OA

S89°27'31"W. 1339.25'

N.W. CORNER SECTION 11-37-18

℄ MCINTOSH ROAD

105.37' 25' DRAINAGE & UTILITY EASEMENT
105.37' 30' BUFFER EASEMENT
116.37' 30' DRAINAGE & UTILITY EASEMENT
89.74'
127.35'

SEE ABOVE

8	9	10	11
15061 S.F.	15071 S.F.	15009 S.F.	15165 S.F.

R=44.00 D=49°34'12" A=38.07 C=36.89 CB=S.18°56'43"E.
R=25.00 D=43°33'41" A=19.01 C=18.55 CB=N.21°56'58"W.
R=44.00 D=83°59'28" A=64.50 C=58.88 CB=S.47°50'08"W.
15' UTILITY EASEMENT
125.10'(R) S.84°09'37"E.

TRACT A
DRAINAGE POND
42981 S.F.

20' ACCESS & LAKE MAINTENANCE EASEMENT

BM #91-O
ELEVATION=

58369 S.F.
TRACT "B"
EDGEMONT COURT
PRIVATE ROAD, DRAINAGE & UTILITY EASEMENT

R=44.00' D=267°07'27" C=63.77' A=205.14' CB=S.89°49'52"W.
S.00°10'08"E. 63.44'
50' VISUAL EASEMENT

R=25.00 D=43°33'41" A=19.01 C=18.55 CB=S.21°36'42"W.
R=44.00 D=49°56'16" A=38.35 C=37.15 CB=N.18°25'25"E.
R=44.00 D=83°37'25" A=64.22 C=58.67 CB=N.48°21'26"W.
15' DRAINAGE EASEMENT
N.83°27'17"E. 124.39'(R)

MATCH LINE

15	14	13	12
15000 S.F.	15000 S.F.	15004 S.F.	15003 S.F.

10' DRAINAGE EASEMENT

S.89°35'27"W. 335.71'

BM #91-P
PK NAIL & DISK SET IN TOP OF CONTROL STRUCTURE
ELEVATION=

105.37' 105.37' 105.37' 88.74' 128.75'

20'X55' EASEMENT
O.R. BOOK 3038, PAGES 2226-2230

N.00°10'08"W. 1318.86' OA

AMBERLEA SUBDIVISION
PLAT BOOK 32, PAGE 23

BEE RIDGE FARMS SUBDIVISION
PLAT BOOK A, PAGE 40
LOT 10 BLOCK 2

NOTES

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF AMBERLEA SUBDIVISION, BEING S00°10'08"E.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, BASED ON SARASOTA COUNTY BENCH MARK # WITH A PUBLISHED ELEVATION OF FEET.

ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.

LEGEND

- □ CONCRETE MONUMENT SET – P.R.M. – PLS #4554
- ■ 4" CONCRETE MONUMENT FOUND – P.R.M. – NO PLS #
- ○ PERMANENT CONTROL POINT AT CENTERLINE OR RIGHT-OF-WAY P.I., P.C., P.T., P.R.C. OR P.C.C.
- PLS PROFESSIONAL LAND SURVEYOR
- (R) RADIAL
- OA OVERALL

B & C SURVEYING
PROFESSIONAL LAND SURVEYORS
3981 SAWYER ROAD – SARASOTA, FL.
(941) 921-4297 34233 PO