PLAT BOOK 47 PAGE 9
SHEET No. 1 OF 4 SHEETS

WOOD RIDGE AT THE MEADOWS

A SUBDIVISION
LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 200714179 4 PGS
2007 SEP 12 03:10 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#963205

DESCRIPTION

COMMENCE AT A SARASOTA COUNTY SECTION CORNER FOUND AT THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE S.87°27'12"E. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 2070.21 FEET TO A CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LONGMEADOW AS SHOWN ON THE PLAT OF THE MEADOWS, UNIT 2, SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGES 23 THRU 23G, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.61°23'54"W. A RADIAL DISTANCE OF 762.49 FEET (THE FOLLOWING THREE CALL ARE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LONGMEADOW); THENCE SOUTHWESTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 30°37'53" A DISTANCE OF 407.64 FEET TO A CONCRETE MONUMENT; THENCE S.59°13'59"W. A DISTANCE OF 359.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.59°13'59"W. A DISTANCE OF 260.06 FEET TO THE NORTH LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY (57 FEET WIDE) RECORDED IN OFFICIAL RECORDS BOOK 1172, PAGE 575, OF THE AFOREMENTIONED PUBLIC RECORDS AS SHOWN ON THE AFOREMENTIONED PLAT OF THE MEADOWS, UNIT 2, SUBDIVISION; THENCE N.88°42'28"W. ALONG SAID NORTH LINE A DISTANCE OF 658.45 FEET TO THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF PARCEL "K" OF SAID MEADOWS, UNIT 2, SUBDIVISION; THENCE N.42°21'21"E. ALONG SAID NORTHEASTERLY EXTENSION A DISTANCE OF 457.58 FEET; THENCE S.88°42'28"E. A DISTANCE OF 399.17 FEET; THENCE S.39°34'42"E. A DISTANCE OF 273.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES MORE OR LESS.

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 11th DAY OF September, 2007.

APPROVED:

CHAIRMAN
BOARD OF COMMISSIONERS

COUNTY ATTORNEY

COUNTY ENGINEER

COUNTY SURVEYOR

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK 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 47, PAGE 9-9-C, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 12 DAY OF September, 2007.

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

BY: Fred Miller
DEPUTY CLERK

CERTIFICATE OF REVIEW OF THE COUNTY SURVEYOR

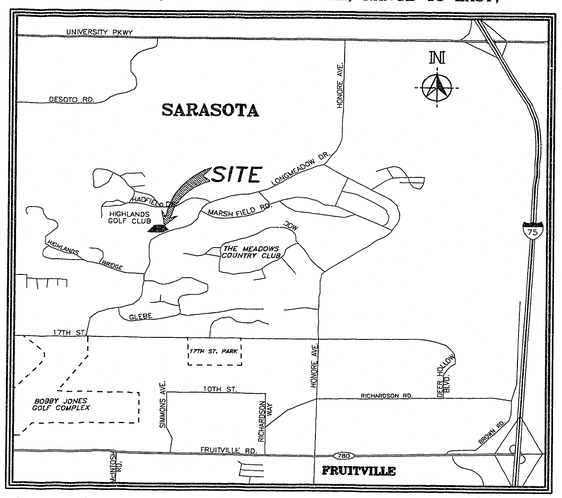
STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND SARASOTA LAND DEVELOPMENT REGULATIONS, AS AMENDED.

BY: Teri S. Owen DATE: 8.17.07
TERI S. OWEN, PSM#5928
SARASOTA COUNTY SURVEYOR

SITE LOCATION MAP

SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST,



NOT TO SCALE

NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, ASSUMED TO BE S.87°27'12"E., AND DO NOT REFER TO THE MERIDIAN.
2. THE SUBDIVISION LIES WITHIN FLOOD ZONE "A", AS SCALED FROM SARASOTA COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 125144 0151 D, DATED MAY 01, 1984.
3. ELEVATION ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK NUMBER 39-E. PUBLISHED ELEVATION IS 26.12.
4. WHERE A ZERO LOT LINE CONDITION EXISTS, THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WALL OR OVERHANG WITHIN SAID LOT LINE EASEMENT.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE SARASOTA COUNTY, FLORIDA CONTROL SURVEY OF 1992.
SCALE FACTOR = 0.999951002

NOTICE:

1) THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS ARE SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS INSTRUMENT # 200714179 5 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

2) CONSENT TO DEDICATION BY MORTGAGEE IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT # 200714179 6 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3) THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT # 200714179 4 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) THE FLOOD PLAIN MAP IS RECORDED IN MISCELLANEOUS MAP BOOK 1, PAGE 15 OF THE PUBLIC RECORDS OF 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 THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

QLS, INC., A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, WILLIAM TIDMORE AND BY ITS DULY ELECTED SECRETARY, ROBERT HENRY ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "WOOD RIDGE AT THE MEADOWS" SHOWN AND DESCRIBED HEREON, AND

PRIVATE

DOES HEREBY DEDICATE AND SET APART ALL OF THE PRIVATE ROAD AND DRAINAGE EASEMENT (TRACT 100-A); THE PRIVATE LAKE OR POND, DRAINAGE AND MAINTENANCE EASEMENTS (TRACTS "A", "B" AND "C"); PRIVATE LIFT STATION (TRACT "D") AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "WOOD RIDGE AT THE MEADOWS" 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 TV TO THE SUBDIVISION FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

PUBLIC

DOES HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENT (TRACT 100-A); PUBLIC FLOWAGE EASEMENT (TRACT "A") FOR THE SAID USES AND PURPOSES TO THE COUNTY 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 1st DAY OF June, 2007.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 14th DAY OF June, 2007

ATTEST: _____ BY: _____
SECRETARY PRESIDENT

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM TIDMORE, PRESIDENT, AND ROBERT HENRY, SECRETARY, OF QLS, 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 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 14 DAY OF June, 2007

CHRYSTAL D. CARPENTER
MY COMMISSION # DD 664932
EXPIRES: May 22, 2011
Bonded Thru Budget Notary Services

NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:
MAY 22, 2011

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR/MAPPER, 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 THE JULY 28, 2006. THE PERMANENT CONTROL POINTS (PCP'S), BENCH MARKS (BMS), AND LOT CORNERS WERE INSTALLED ON AUGUST 01, 2006.

DATE: AUGUST 01, 2006 SIGNATURE: _____

KENNETH R. PALMER, PLS
FLORIDA CERTIFICATE NUMBER 4661
CERTIFICATE OF AUTHORIZATION LB 6694

CYRIX ENGINEERING, INC.
Engineers & Surveyors
7678 15th Street East
Sarasota, Fla 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

PLAT BOOK 47 PAGE 9-A
SHEET No. 2 OF 4 SHEETS

W O O D R I D G E A T T H E M E A D O W S

A SUBDIVISION
LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

KENDAR HOMES CORPORATION A FLORIDA CORPORATION, BY ITS DULY ELECTED PRESIDENT, AND BY ITS DULY ELECTED SECRETARY, DARRELL L. REHA ACTING BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFIES OWNERSHIP BY SAID CORPORATION OF "WOOD RIDGE AT THE MEADOWS" SHOWN AND DESCRIBED HEREON.

PRIVATE

DOES HEREBY DEDICATE AND SET APART ALL OF THE PRIVATE ROAD AND DRAINAGE EASEMENT (TRACT 100-A); THE PRIVATE LAKE OR POND, DRAINAGE AND MAINTENANCE EASEMENTS (TRACTS "A", "B" AND "C"); PRIVATE LIFT STATION (TRACT "D") AND OTHER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT, FOR SAID USES AND PURPOSES TO THE PROPERTY OWNERS OF "WOOD RIDGE AT THE MEADOWS" 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 TV TO THE SUBDIVISION FOREVER. SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA BY THIS PLAT.

PUBLIC

DOES HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENT (TRACT 100-A); PUBLIC FLOWAGE EASEMENT (TRACT "A") FOR THE SAID USES AND PURPOSES TO THE COUNTY 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 6th DAY OF June, 2007.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, THIS 6th DAY OF June, 2007

ATTEST: Darrell L Reha BY: Darrell L Reha
SECRETARY PRESIDENT

STATE OF FLORIDA)
)SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARRELL L. REHA, PRESIDENT AND SECRETARY OF KENDAR HOMES CORPORATION, A FLORIDA CORPORATION. TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND THEY EACH 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 6th DAY OF June, 2007

CHRYSTAL B. CARPENTER
MY COMMISSION # DD 664932
EXPIRES: May 22, 2011
Bonded Thru Budget Notary Services

NOTARY PUBLIC,
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES:

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS:

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING 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.

UTILITY EASEMENTS:

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ADJOINING AND OUTSIDE OF: "PRIVATE ROAD AND DRAINAGE EASEMENT; AND PUBLIC UTILITY EASEMENT" (TRACT 100-A), ARE FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENT. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSE NOTED.

PRIVATE ROADWAYS:

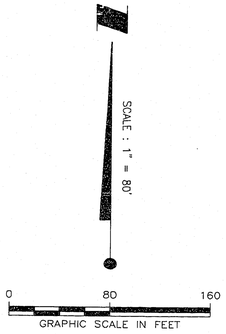
ALL STREETS OR ROADS DESIGNATED HEREON AS PRIVATE STREETS OR ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ABUTTING OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE COUNTY OF SARASOTA, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE COUNTY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.

CYRIX ENGINEERING, INC.
Engineers & Surveyors
7678 15th Street East
Sarasota, Fla 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

PLAT BOOK 47 PAGE 9-B
SHEET No. 3 OF 4 SHEETS

W O O D R I D G E A T T H E M E A D O W S

A SUBDIVISION
LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA



THE HUNT CLUB
PLAT BOOK 27, PAGE 6-6A

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, ASSUMED TO BE S.87°27'12"E., AND DO NOT REFER TO THE MERIDIAN.
2. THE SUBDIVISION LIES WITHIN FLOOD ZONE "A", AS SCALED FROM SARASOTA COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 125144 0151 D, DATED MAY 01, 1984.
3. ELEVATION ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK NUMBER 39-E. PUBLISHED ELEVATION IS 26.12.
4. WHERE A ZERO LOT LINE CONDITION EXISTS, THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WALL OR OVERHANG WITHIN SAID LOT LINE EASEMENT.

LOT LINE EASEMENTS:

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING 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.

LEGEND

o	– 5/8" CAPPED IRON ROD SET (LS #4661)
⊠	– PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PRM LS #4661)
⊙	– PERMANENT CONTROL POINT SET NAIL & DISC (PCP LS #4661)
□	– PERMANENT CONTROL POINT SET 4"x4" CONCRETE MONUMENT (PCP LS #4661)
⊙	– P.K. NAIL & DISC FOUND
▣	– 4"x4" CONCRETE MONUMENT FOUND
SF	– SQUARE FEET
C1	– CURVE # (SEE CURVE TABLE)
L1	– LINE # (SEE LINE TABLE)
POC	– POINT OF CURVATURE
POT	– POINT OF TANGENCY
PI	– POINT OF INTERSECTION
PRC	– POINT OF REVERSE CURVE
PCC	– POINT OF COMPOUND CURVE
POB	– POINT OF BEGINNING
POC	– POINT OF COMMENCEMENT
(R)	– RADIAL LINE
(NR)	– NON-RADIAL LINE
EL	– ELEVATION
PCP	– PERMANENT CONTROL POINT
PRM	– PERMANENT REFERENCE MONUMENT
R	– REFERENCE
OR	– OFFICIAL RECORD BOOK
PG	– PAGE
⊗	– BENCHMARK (AS NOTED)
℄	– CENTERLINE
LS	– LICENSE SURVEYOR
(OA)	– OVERALL
LB	– LICENSE BUSINESS

CYRIX ENGINEERING, INC.
Engineers & Surveyors
7678 15th Street East
Sarasota, Fla 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

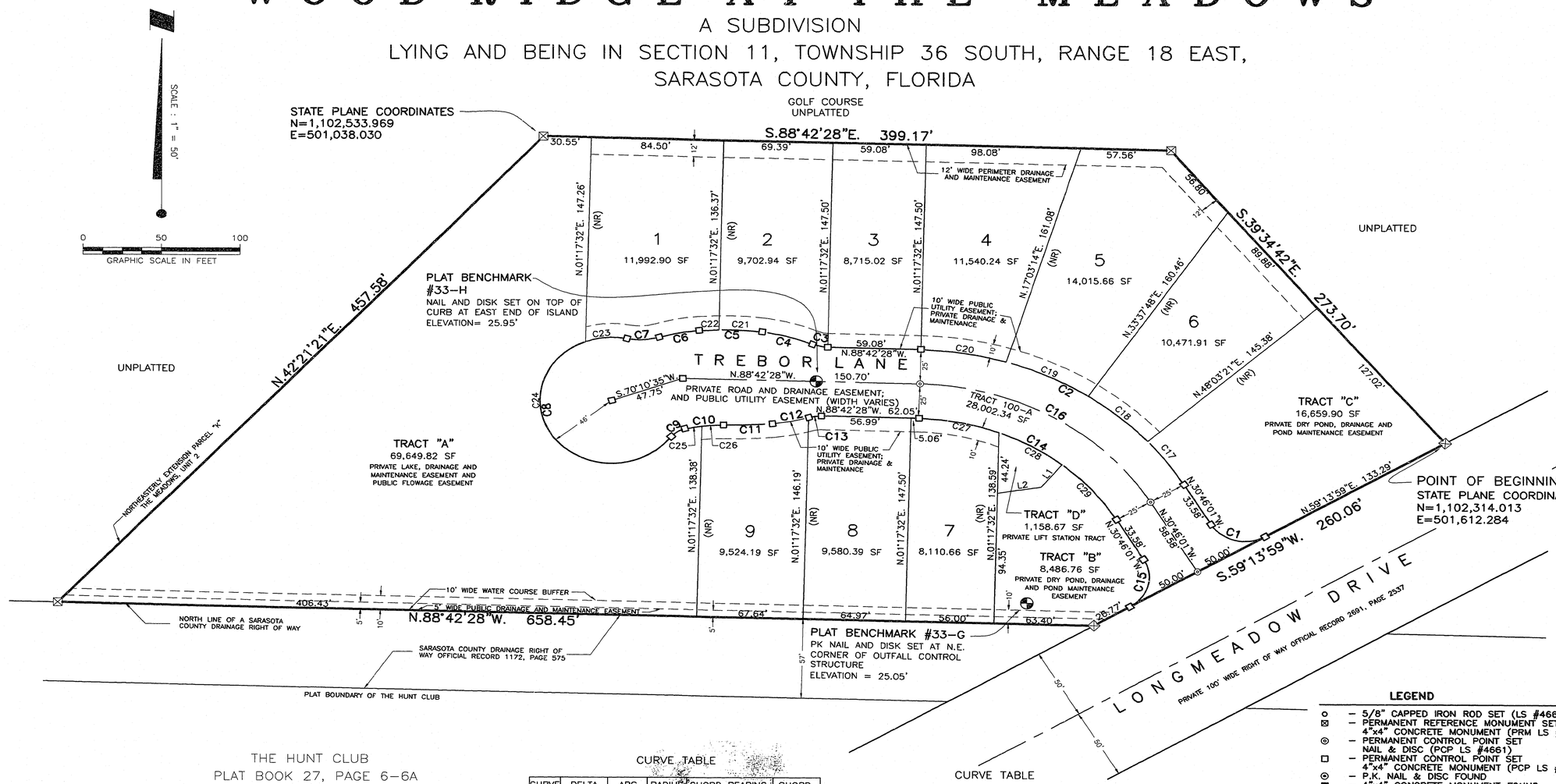
WRS-P2.DWG 10-29-2003

PLAT BOOK 47 PAGE 9-C
SHEET No. 4 OF 4 SHEETS

WOOD RIDGE AT THE MEADOWS

A SUBDIVISION

LYING AND BEING IN SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA



THE HUNT CLUB
PLAT BOOK 27, PAGE 6-6A

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, ASSUMED TO BE S.87°27'12"E., AND DO NOT REFER TO THE MERIDIAN.
2. THE SUBDIVISION LIES WITHIN FLOOD ZONE "A", AS SCALED FROM SARASOTA COUNTY FLOOD INSURANCE RATE MAP, PANEL NUMBER 125144 0151 D, DATED MAY 01, 1984.
3. ELEVATION ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929. BENCHMARK USED WAS SARASOTA COUNTY BENCHMARK NUMBER 39-E. PUBLISHED ELEVATION IS 26.12.
4. WHERE A ZERO LOT LINE CONDITION EXISTS, THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WALL OR OVERHANG WITHIN SAID LOT LINE EASEMENT.
5. COORDINATES ARE BASED ON FLORIDA STATE PLANE SYSTEM (WEST ZONE) NAD 1983/90. THE COORDINATES ARE DERIVED FROM THE SARASOTA COUNTY, FLORIDA CONTROL SURVEY OF 1992.
SCALE FACTOR = 0.999951002

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
1	90°00'00"	39.27'	25.00'	N.75°46'01"W.	35.36'
2	57°56'27"	202.25'	200.00'	N.59°44'14"W.	193.74'
3	22°51'31"	9.97'	25.00'	N.77°16'42"W.	9.91'
4	16°50'26"	33.21'	113.00'	N.74°16'10"W.	33.09'
5	12°02'15"	40.34'	192.00'	N.88°42'31"W.	40.26'
6	13°09'31"	25.95'	113.00'	S.78°41'36"W.	25.89'
7	29°42'56"	20.75'	40.00'	S.86°58'18"W.	20.51'
8	246°59'01"	198.29'	46.00'	S.21°39'44"E.	76.72'
9	40°21'14"	10.56'	15.00'	N.55°01'22"E.	10.35'
10	16°49'47"	24.97'	85.00'	N.83°36'53"E.	24.88'
11	07°45'24"	31.27'	231.00'	N.88°09'05"E.	31.25'
12	11°36'27"	23.30'	115.00'	N.78°28'09"E.	23.26'
13	18°37'36"	8.13'	25.00'	N.81°58'44"E.	8.09'
14	57°56'27"	151.69'	150.00'	S.59°44'14"E.	145.31'
15	90°00'00"	39.27'	25.00'	S.14°13'59"W.	35.36'

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
16	57°56'27"	176.97'	175.00'	N.59°44'14"W.	169.53'
17	11°10'36"	39.01'	200.00'	N.36°21'19"W.	38.95'
18	14°25'33"	50.36'	200.00'	N.49°04'24"W.	50.22'
19	16°34'34"	57.86'	200.00'	N.64°39'27"W.	57.66'
20	15°45'44"	55.02'	200.00'	N.89°49'36"W.	54.85'
21	08°15'25"	27.67'	192.00'	N.89°49'06"W.	27.65'
22	03°46'50"	12.67'	192.00'	S.89°09'47"W.	12.67'
23	33°12'17"	26.66'	46.00'	S.85°13'38"W.	26.29
24	213°46'44"	171.63'	46.00'	S.38°15'52"E.	88.03'
25	07°31'10"	11.16'	85.00'	N.78°57'34"E.	11.15'
26	09°18'37"	13.81'	85.00'	N.87°22'28"E.	13.80'
27	19°51'04"	51.97'	150.00'	S.78°46'56"E.	51.71'
28	17°50'23"	46.72'	150.00'	S.59°56'02"E.	46.53'
29	20°14'40"	53.00'	150.00'	S.40°53'21"E.	52.72'

LOT LINE EASEMENTS:

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT FEET (8') IN WIDTH ALONG EACH REAR LOT LINE AND FIVE FEET (5') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING 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.

LINE TABLE

LINE	BEARING	DISTANCE
1	S.38°59'19"W.	21.16'
2	S.80°54'04"W.	28.31'

LEGEND

- ○ – 5/8" CAPPED IRON ROD SET (LS #4661)
- ⊠ – PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT (PRM LS #4661)
- ⊙ – PERMANENT CONTROL POINT SET NAIL & DISC (PCP LS #4661)
- □ – PERMANENT CONTROL POINT SET 4"x4" CONCRETE MONUMENT (PCP LS #4661)
- ⊙ – P.K. NAIL & DISC FOUND
- ■ – 4"x4" CONCRETE MONUMENT FOUND
- SF – SQUARE FEET
- C1 – CURVE # (SEE CURVE TABLE)
- L1 – LINE # (SEE LINE TABLE)
- POC – POINT OF CURVATURE
- POT – POINT OF TANGENCY
- PI – POINT OF INTERSECTION
- PRC – POINT OF REVERSE CURVE
- PCC – POINT OF COMPOUND CURVE
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- (R) – RADIAL LINE
- (NR) – (NR) LINE
- EL – ELEVATION
- PCP – PERMANENT CONTROL POINT
- PRM – PERMANENT REFERENCE MONUMENT
- R – REFERENCE
- OR – OFFICIAL RECORD BOOK
- PG – PAGE
- ⊛ – BENCHMARK (AS NOTED)
- ℄ – CENTERLINE
- LS – LICENSE SURVEYOR
- (OA) – OVERALL
- LB – LICENSE BUSINESS

CYRIX ENGINEERING, INC.
Engineers & Surveyors
7678 15th Street East
Sarasota, Fla 34243
(941) 358-8812 (ph) * (941) 358-8909 (fax)

WRS-P3.DWG 10-29-03