

2/7/2022 11:00 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2808845

This instrument prepared by
and when recorded return to:

Jonathan J. Ellis, Esq.

SHUMAKER

Shumaker, Loop & Kendrick, LLP

101 East Kennedy Boulevard

Suite 2800

Tampa, Florida 33602

Phone: (813) 229-7600

**CERTIFICATE OF ADOPTING AMENDED AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE OAKS AT WOODLAND PARK**

This Certificate of Adopting Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland Park is made as of the 18th day of January, 2022, by The Oaks at Woodland Park Homeowners Association, Inc. (the "Association").

WHEREAS, the Association is a nonprofit corporation duly organized and existing under the laws of the State of Florida which is governed by Chapter 720, Florida Statutes, and the Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland Park, as originally recorded at OR Book 2870, Page 300 of the official records of Sarasota County, Florida, as amended from time to time ("Declaration");

WHEREAS, Article VII Section 5 of the Declaration authorizes amendments to the Declaration with the affirmative vote of not less than a majority of member votes cast at a duly called membership meeting;

WHEREAS, at a duly noticed special meeting of the Association's members held on October 20, 2021 and adjourned to December 1, 2021, in the manner required by the Association's governing documents, at least a majority of members voting approved the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland attached hereto as **Exhibit 1**.

NOW, THEREFORE, the Association hereby declares and certifies as follows:

1. The foregoing recitals are true and correct.
2. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland attached as Exhibit 1 hereto shall amend and supersede all prior versions of the Declaration;
3. All initially capitalized terms not defined herein shall have the meaning set forth in the Declaration.



4. In the event that there is a conflict between the Declaration and the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland, the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland shall control.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal as of the date first written above.

Witness 1:

Sign: K. H.

Print: Kengo Hamada

THE OAKS AT WOODLAND
HOMEOWNERS ASSOCIATION, INC.

Sign: Karel Labberton

Print: Karel Labberton

Witness 2:

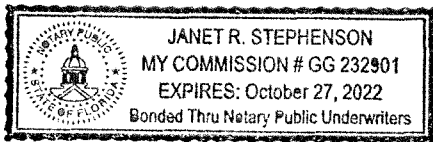
Sign: Janet R. Stephenson

Print: Janet R. Stephenson

Title: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18th day of January, 2022 by Karel Labberton, as President of The Oaks at Woodland Homeowners Association, Inc., a Florida nonprofit corporation, on behalf of the corporation, who are personally known to me or have produced FL Drivers License as identification.



Janet R. Stephenson
NOTARY PUBLIC
Print Name: Janet R. Stephenson
My Commission Expires: 10-27-2022

AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
THE OAKS AT WOODLAND PARK

*[Substantial Rewording of the Declaration of Covenants.
See original Declaration of Covenants and prior amendments for present text.]*

ARTICLE 1
INTRODUCTION AND SUBMISSION

Section 1.1 This Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland Park shall amend and restate the original Declaration of Covenants, Conditions and Restrictions for The Oaks at Woodland Park, as recorded at OR Book 2870 Page 300 of the official records of Sarasota County, Florida, as supplemented and amended from time to time.

Section 1.2 The Property. Woodlands Park Development, LTD., a Limited Partnership (hereinafter "Developer") owned the fee simple title to certain land described as Exhibit "A" attached hereto. A portion of the land described in **Exhibit "A"** was developed as Phase I of The Oaks at Woodland Park, which is further described in **Exhibit "B"** attached hereto, made subject to the original Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2870, Page 300 of the Public Records of Sarasota County, Florida, and platted in Plat Book 38, Page 11-11D of the Public Records of Sarasota County, Florida. The Developer subsequently added Phase II of The Oaks at Woodland Park, which is further described in **Exhibit "C"** attached hereto, which addition is codified in that certain Supplemental Declaration No. 1 of the Covenants, Conditions and Restrictions for The Oaks at Woodland Park recorded in Official Records Book 3056, Page 750 of the Public Records of Sarasota County, Florida and platted in Plat Book 39, Page 32-32B of the Public Records of Sarasota County, Florida. The Plats described herein for both Phase I and Phase II are attached hereto as **Exhibit "D"** (hereinafter referred to as the "Property"). As a result, the Property is divided into seventy-seven (77) Lots.

Section 1.3 Submission Statement. Developer submitted the Property, all improvements erected or to be erected thereon, all easements, rights and appurtenances belonging thereto, and all other property, real, personal or mixed, intended for use in connection therewith, to the ownership obligations and use restrictions described in the original Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 2870, Page 300 of the Public Records of Sarasota County, Florida, as amended from time to time, and in accordance with Florida Statutes Chapter 720.

Section 1.4 Identity. The name by which this community is identified is The Oaks at Woodland Park. The Oaks at Woodland Park is governed by this Amended and Restated Declaration, as well as the Articles of Incorporation and Bylaws that are attached hereto as **Exhibits "E"** and **"F"** respectively.

ARTICLE 2
DEFINITIONS

(a) **"Articles of Incorporation" or "Articles"** refers to the Amended and Restated Articles of Incorporation for THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC., attached hereto as **Exhibit "E."**

(b) **"Assessment"** means a share of the funds required for the payment of Common Expenses and for individual charges and assessments attributable to a Lot as provided herein.

(c) **"Association"** refers to THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

(d) **"Board" or "Board of Directors"** refers collectively to the individuals who are responsible for the administration of the Association and who make up the Board of Directors of the Association.

(e) **"Bylaws"** shall mean the Amended and Restated Bylaws for THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC., attached hereto as **Exhibit "F."**

(f) **"Common Areas"** shall refer to portions of the Property, improvements and personal property thereon, owned or leased by the Association for the common use and enjoyment of the members of the Association, exclusive of the Lots identified on the Plats for The Oaks at Woodland Park.

(g) **"Common Expenses"** means the expenses for the operation, maintenance, repair, or replacement of the Common Areas, costs of carrying out the powers and duties of the Association, and any other expenses designated as Common Expenses by the Declaration, the Articles or the Bylaws.

(h) **"Common Surplus"** means the amount of all receipts of the Association, including but not limited to, assessments, rents, profits and revenues in excess of the amount of Common Expenses.

(i) **"Declaration" or "Amended and Restated Declaration"** shall mean and refer to this instrument.

(j) **"Governing Documents"** shall mean, collectively, the Declaration, Articles of Incorporation, Bylaws, and Rules and Regulations of the Association.

(k) **"Lot"** shall mean and refer to any plot of land individually owned, as shown upon the Plats attached hereto as **Exhibit "D,"** with the exception of Common Areas.

(l) **"Member"** shall mean and refer to the record owners of each Lot.

(m) **"Owner"** shall mean and refer to the record title holder, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Property.

(n) **"Plat(s)"** shall mean and refer to the Plats for Phase I and Phase II of The Oaks at Woodland Park Subdivision recorded in Plat Book 38, Pages 11 through 11D, and Plat Book 39, Pages 32 through 32B of the Public Records of Sarasota County, which is attached hereto as **Exhibit "D."**

(o) **"Property"** means the certain tracts of land described in the Plats for both Phase I and Phase II.

(p) **"Structure"** shall mean that improvement which is built or constructed on a Lot, including residential improvements used for the purpose of residences.

ARTICLE 3 COMMON AREAS AND EASEMENTS

Section 3.1 Common Areas & Share of Common Surplus/Expenses.

(a) The Association shall retain ownership of Common Areas and Members of the Association shall have the authority to use the Common Areas for so long as they are Members of the Association.

(b) The Common Surplus shall be equal among all Lots. The Owner of each Lot will own an undivided one seventy-seventh (1/77th) of the Common Surplus and be responsible for one seventy-seventh (1/77th) of the Common Expenses for each Lot owned.

Section 3.2 Changes to the Common Areas. The Common Areas are permanent in nature and neither the Association nor any Owner or occupant of any Lot shall alter, improve or change same, except with the consent and prior approval of a majority of the Board of Directors of the Association.

Section 3.3 Use and Maintenance of the Common Areas. The Association shall maintain, at its expense, all portions of the Common Areas. Every Owner shall have the nonexclusive right to use those portions of the Common Areas in accordance with the following provisions:

(a) *Common Area Maintenance Generally.* The Association shall be responsible for the repair, maintenance and replacement of all Common Areas either depicted on the Plats or as otherwise acquired and the areas described as follows, the costs of which shall be a Common Expense:

(i) all utility installations or facilities serving more than one Lot or the Common Areas;

- (ii) all electrical apparatus and wiring, plumbing pipes and apparatus, and other ducts, conduits, cables, wire or pipes that are located outside the boundaries of the Lots or which, regardless of location, serve more than one Lot or serve the Common Areas;
- (iii) all roadways;
- (iv) all sod, shrubs, landscape, berms and other landscaping and irrigation, on the Common Areas;
- (v) the preserve areas identified on the Plats, except those located on individual Lots;
- (vi) drainage and retention ponds and areas that are governed by Southwest Florida Water Management District ("SWFWMD") and Department of Environmental Protection ("DEP") agencies;
- (vii) Any such Common Areas or property for which the Association is responsible to maintain, whether or not located on the Common Areas, including but not limited to, roadways, fences, walls, drainage and landscaping areas; and,
- (viii) private roads within the Property described on the Plats.

Section 3.4 Easements. The Association has the power to grant easements or assign its rights under this paragraph, under such terms and conditions as it may deem appropriate, to public or private utilities, as herein described;

(a) *Utility Easements.* The Association shall have the right to dedicate or transfer all or any part of the Common Areas to any public agency, authority, or utility for the installation, maintenance, construction and repair of utilities, including, but not limited to, cable, communication, sewer, water, gas, drainage, irrigation, lighting, television transmission, security, garbage and waste removal, emergency services, and such purposes and subject to such conditions as may be agreed to by the members of the Board.

(b) *Ingress and Egress.* An easement shall exist for pedestrian traffic over, through and across the roads, sidewalks, paths, and other portions of the Lots and Common Areas as may be from time to time intended and designated for vehicular and pedestrian traffic.

(c) *Access for Maintenance.* The Association (including its designees, contractors, successors and assigns) shall have the right to enter the Lots in order to access property to be maintained by the Association, including, but not limited to the right to construct, repair and maintain walls along the back of certain Lots that abut roadways, landscape areas and drainage areas, and for other such purposes where the Association finds it necessary to do so, provided that the Association takes all efforts necessary to prevent any activity that unreasonably interferes with

the use or enjoyment by the Owners.

ARTICLE 4 THE ASSOCIATION

Section 4.1 Name. The name of the entity responsible for the operation and management of the Property is THE OAKS AT WOODLAND PARK HOMEOWNERS ASSOCIATION, INC., a corporation not- for-profit, incorporated under the laws of the State of Florida.

Section 4.2 Power and Duties. The Association shall be the entity responsible for the operation of the Common Areas. The powers and duties of the Association shall include those set forth in the Articles of incorporation and Bylaws (respectively, **Exhibits "E" and "F"** attached hereto), as amended from time to time, and as provided by law.

Section 4.3 Conflicts. In the event of any conflict, the Declaration shall take precedence over the Articles of Incorporation, Bylaws and applicable Rules and Regulations; the Articles shall take precedence over the Bylaws and applicable Rules and Regulations; and the Bylaws shall take precedence over applicable Rules and Regulations; all as amended from time to time.

Section 4.4 Membership Rights. All persons owning a vested present interest in the fee title to any of the Lots, which interest is evidenced by a proper instrument duly recorded in the Public Records of Sarasota County, Florida, shall automatically be Members of the Association and their respective memberships shall terminate as their vested interest in the fee title terminates. An Owner of more than one Lot is entitled to one (1) membership for each Lot owned.

Section 4.5 Voting Rights. All Owners of record shall be Members of the Association. Members shall be entitled to one (1) vote for each Lot owned. In the event of joint Ownership of a Lot, or Ownership by a legal entity, the vote to which that Lot is entitled shall be exercised in accordance with the requirements set forth in the Bylaws.

ARTICLE 5 COMMON EXPENSES

Section 5.1 Common Expenses. Common Expenses include all expenses of the operation, maintenance, repair, replacement and protection of the Common Areas, and the expenses of operating the Association incurred by carrying out any of the express or implied duties of the Association.

Common Expenses may also include:

- (a) costs of operation, maintenance, repair and replacement of the Common Areas;
- (b) administrative costs of the Association, including professional fees and

expenses;

- (c) damages to the Property in excess of insurance coverage;
- (d) salary of a manager, if deemed desirable by the Board of Directors, and any assistants and agents;
- (e) premium costs general liability, and other insurance deemed necessary by the Board of Directors;
- (f) initial cost of installation of additions, alterations or improvements, or additional Properties, leaseholds or other possessory or use rights in Property or facilities, purchased as part of the Common Areas for the benefit of all Members;
- (g) a reasonable contingency fund for the ensuing year and to provide a reasonable annual reserve for anticipated major capital repairs, maintenance and improvements, and capital replacements;
- (h) operating expenses of the Association including reimbursement of actual expenses properly incurred by its Officers and Directors;
- (i) funds borrowed by the Association for any of its lawful purposes, including interest on funds borrowed;
- (j) contributions and payments due under that certain Roadway Agreement by and between the Association and Park Management, Inc. dated February 9, 1996, and any addendums thereto; and,
- (k) all other costs and expenses that may be duly incurred by the Association through its Board of Directors from time to time in operating, protecting, managing and conserving the Property and in carrying out its duties and responsibilities as provided by law, this Declaration, the Articles of Incorporation or the Bylaws.

Section 5.2 Taxation. Each Owner shall be solely responsible for all taxes and special governmental assessments that are separately assessed against their respective Lot(s).

Section 5.3 Contracts and Bids. All contracts that will not be fully performed within one (1) year after the making thereof for the purchase, lease, or renting of materials or equipment to be used by the Association in accomplishing its duties as described in this Article 5, as well as all contracts for services, shall be in writing. If a contract for the purchase, lease, or renting of materials or equipment, or for the provision of services, requires payment by the Association that exceeds ten (10%) percent of the total annual budget of the Association, including reserves, the Association must obtain competitive bids for the materials, equipment, or services. Nothing contained in this section shall be construed to require the Association to accept the lowest bid. .

ARTICLE 6

ASSESSMENTS AND LIENS

Section 6.1 Assessments and Liens. The Association has the power to levy and collect assessments against each Lot and its Owner in order to provide the necessary funds for proper operation and management of the Property and for the operation of the Association, including regular assessments for each Lot's share of the Common Expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted Common Expenses. Regular assessments may not be increased more than five (5%) percent-each year over the maximum regular assessment imposed the previous year without the approval of a majority of those members of the Association voting in person or by proxy, at which a quorum is present.

Section 6.2 Liability for Assessments. The Owner of each Lot, regardless of how title was acquired, including a purchaser at a judicial sale, is liable for all assessments or installments due for that respective Lot. The sale or transfer of any Lot shall not affect the Association's assessment lien. No sale or transfer shall relieve a Lot from lien rights for any assessments thereafter becoming due. In the event of a transfer of title, the transferee shall be jointly and severally liable for all assessments, interest, late fees, attorney's fees, costs and any other monetary obligations owed to the Association at the time of conveyance. Notwithstanding, the liability of a first mortgagee, or its successor or assignee as a subsequent holder of the first mortgage who acquires title to a parcel by foreclosure or by deed in lieu of foreclosure for the unpaid assessments that became due before the mortgagee's acquisition of title, shall be in accordance with Chapter 720, Florida Statutes, as it exists on the date hereof.

Section 6.3 Special Assessments. The Association may, from time to time, levy a special assessment for the purpose of providing funds, in whole or in part, for construction, reconstruction, repair or replacement of a capital improvement, including any fixtures or personal property related to it, or for the purpose of funding any shortfall in the budget. A special assessment must be approved by a majority of the members of the Association present in person or by proxy at a duly-noticed Member meeting, provided that the votes represent at least 25% (twenty five percent) of all Lots in the Association. Notice of such meetings shall be provided to the Owners as set forth in the Bylaws and the Notice must include a statement that a special assessment will be considered at the meetings. The amount of the Special Assessment levied against a Lot shall be determined and collected in the same percentages as for regular annual assessments.

Section 6.4 Individual Assessments. The Association may levy an Individual Assessment against any Owner individually and against such Owner's Unit to reimburse the Association for costs incurred in bringing an Owner or Owner's tenants, guests and invitees, and such tenants' guests and invitees, or his or her Unit, into compliance with the provisions of the Declaration, any amendments thereto, the Articles, the Bylaws, or the Association rules and regulations, which Individual Assessment may be levied upon the vote of the Board after notice to the Member and an opportunity for a hearing.

Section 6.5 No Waiver or Excuse From Payment. The liability for assessments may not be avoided or abated by waiver of the use or enjoyment of any Common Areas, by abandonment of the Lot for which the assessments are made, or by interruption in the availability

of the Lot or the Common Areas for any reason whatsoever.

Section 6.6 Application of Payments; Failure To Pay; Interest. All Assessments and installments thereof not paid within thirty (30) days of when due shall bear interest at the rate of 18% per annum, or the maximum legal rate if raised by subsequent amendment to Florida law, and shall be subject to a late fee of \$25.00 or 5% of the amount of each installment that is paid past the past due date, unless the Board of Directors establishes a lower interest rate and/or late fee. Assessments are due, and the Owner shall become liable for the assessments or installments, on the date established by the Association for payment. All partial payments on account shall be applied first to interest, then to late payment fees, then to any attorneys' fees and costs incurred in collection, and then to the delinquent assessments. The foregoing shall be applicable notwithstanding any restrictive endorsement, purported accord and satisfaction, designation or instruction in or accompanying the payment. No payment by check is deemed received until the check has cleared.

Section 6.7 Acceleration. If any special assessment, individual assessment or installment of regular assessments as to a Lot becomes more than thirty (30) days past due upon notice to the Owner, the Association may accelerate the remaining installments of the regular assessments or special assessment, and declare the entire assessments as to that delinquent Owner due and payable in full as if the entire amount was originally assessed. Interest shall accrue on any unpaid assessments, whether or not accelerated, at the highest rate allowed by law. The right to accelerate is exercised by sending to the delinquent Owner a notice of the exercise, which notice shall be sent by certified or registered mail to the Owner's last known address, and shall be deemed given upon mailing of the notice. The notice may be given as part of other pre-suit notices, such as the notice of intent to lien and the notice of intent to foreclose, or may be sent separately.

Section 6.8 Lien for Assessments. All assessments, together with interest at the maximum rate allowed by law from the date on which payment thereof becomes delinquent, late charges, costs, and reasonable attorney's fees incurred prior to and in litigation, appellate and bankruptcy proceeds, and attorney's fees incurred in litigating the amount of attorney's fees recoverable, shall be a charge on the land and shall be a continuing lien upon the Unit against which each assessment is made until paid regardless of whether the Association records a Claim of Lien or commences a foreclosure action against the Owner. Each such assessment, together with interest, late charges, costs, and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of such Unit at the time the assessment arose. The lien is effective from and shall relate back to the date of recording of the Association's original Declaration.

Section 6.9 Priority of Lien. The Association's lien for any assessment shall be subordinate to the lien of an institutional first mortgagee recorded prior to the recording of the Association's Claim of Lien and to any other lien which is superior pursuant to applicable law. However, this subordination shall apply only to assessments that were due and payable prior to a foreclosure sale or transfer of the property pursuant to a final judgment of foreclosure or any other proceeding or transfer in lieu of foreclosure. Where a first institutional mortgagee obtains title pursuant to judicial or nonjudicial foreclosure of the mortgage, or by a deed in lieu of foreclosure, it shall be liable for the share of the Common Expenses or assessments as set forth in Section 6.2, above. A purchaser other than the first mortgagee, including pursuant to foreclosure of a first

mortgage, shall be jointly and severally liable with the previous owner for all amounts coming due up until the date of transfer of title. The term "previous owner" shall not include the Association, if it obtains title to a unit by foreclosure or deed in lieu thereof. No sale or transfer shall relieve any parcel or the purchaser or transferee from liability for any assessments thereafter becoming due or from the lien of any such subsequent assessment.

Section 6.10 Foreclosure of Lien. The Association may bring an action in its name to foreclose its lien for all unpaid assessments, and may also bring an action to recover a money judgment for the unpaid assessments in the same action or a separate action without waiving any lien rights.

Section 6.11 Association Defense of a Legal Action. If the Association is a named defendant in any action actually or purporting to affect a Lot, including the defense of a mortgage foreclosure, the Association shall have the right to collect from the Owner all attorneys' fees and costs incurred by the Association to defend the lawsuit in the manner described in this Article.

ARTICLE 7 LOT USE RESTRICTIONS

Section 7.1 Occupants Bound. All provisions and any of the use and maintenance restrictions of the Declaration, Bylaws, or Rules and Regulations adopted by the Board of Directors, which govern the conduct of the Owners shall also apply to all Owners and the Owner's tenants, guests and invitees and such tenants' guests and invitees. Every Owner shall cause all tenants, guests and invitees and such tenants' guests and invitees of his/her Lot to comply with the Declaration, Bylaws, and Rules and Regulations, and shall be responsible for all violations and damages caused by tenants, guests and invitees and such tenants' guests and invitees, notwithstanding the fact that such tenants, guests and invitees and such tenants' guests and invitees of a Lot are also fully liable for such violations.

Section 7.2 Occupancy No person may occupy a Lot or Structure unless, at the same time of such occupancy, the Structure or Lot is also occupied by (a) the Owner of the Lot or if the Owner is an entity, the person designated by such entity as the primary person entitled to occupy the Structure or Lot, the Owner's children, domestic partner, or guests or (b) the tenant under a lease or rental agreement complying with Section 8.2 hereof.

Section 7.3 Business Use. No trade or business may be conducted in or from any Lot, except that an Owner or occupant residing in a Lot may conduct business activities within the Lot so long as (1) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Lot; (2) the business activity conforms to all zoning requirements for the Property; (3) the business activity does not involve employees coming into the subdivision who do not reside within the subdivision or door-to-door solicitation of residents of the subdivision; and (4) the business activity is consistent with the residential character of the subdivision and does not constitute a nuisance, or a hazardous, noxious, illegal or offensive use, or threaten the security or safety of other residents of the subdivision, as may be determined in the sole discretion of the Board.

Section 7.4 Garage Sales. No garage sales may be conducted in The Oaks at Woodland Park, except with prior written approval of the Board of Directors, which shall not be unreasonably withheld. The Board of Directors may promulgate rules and regulations relating to garage sales including, but not limited to, proscribing permissible times and dates for yard sales and governing the conduct of those hosting or visiting garage sales. The Board of Directors shall have the authority and power to coordinate garage sales.

Section 7.5 Animals and Pets. All animals and pets shall conform to all local laws, county ordinances, and regulations of all governmental bodies including but not limited to, Chapter 14, Article II of the Sarasota County Code, as may be amended.

Section 7.6 Antennas and Satellite Dishes. A satellite television antenna is permitted and may be installed on a Lot which is compatible with the residential character and appearance of the subdivision, and in compliance with this Declaration. No other visible antennas or antennas that interfere with reception of signals are allowed.

Section 7.7 Signs, Exterior Decorations, and Flags. Except for flags permitted under the Homeowners Association Act, Florida Statutes, Chapter 720 and these Governing Documents, all signs, flags, and banners are prohibited to be displayed on an Owner's Lot. Notwithstanding the foregoing, one (1) "Open House", "For Sale" and "For Rent" is allowed on the Lot and within the Owner's Lot boundaries while the home is actively listed for sale or rent. Except for signs posted by the Board of Directors, no signs shall be displayed in the Common Areas.

Section 7.8 Subdivision Prohibited. No Lot or group of Lots shall be subdivided or combined.

Section 7.9 Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash, waste and other such debris ("Trash"). Trash shall be kept only in Trash containers with a lid, which shall be kept in a clean and sanitary condition and screened from view from the road, neighboring lots, or other property located adjacent to the Lot. Trash containers may be placed at the street after noon on the day before pickup and must be removed from the curb side on the pickup day.

Section 7.10 Lawns and Landscaping. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any Lot. All lawns, landscaping, trees, hedges, shrubs, vines and plantings shall be trimmed and maintained in good, safe, clean, neat and attractive condition. All edges of curbs and sidewalks must be edged to prevent grass from growing into the curbs and sidewalks. If an Owner fails to maintain the lawn and landscaping within thirty (30) days after the Association gives written notice of same, the Association may enter upon the Lot and make such improvements or corrections as may be necessary, the costs of which shall be paid by the Owner as an Individual Assessment. Such entry by the Association shall not be a trespass and by acceptance of a deed for a Lot, such party has expressly given the Association the continuing permission to do so which permission may not be revoked. If any Owner fails to make payment for the cost of the correction within thirty (30) days after request to do so by the Association, an Individual Assessment for the payment requested shall be levied and enforced in accordance with the provisions of Article 6 hereof.

Section 7.11 Trees. Each Lot must be landscaped with not less than two (2) three-inch caliper (measured 12 inches above the root ball) Florida Number 1 grade “canopy type” trees ("Trees"), in conformity with the Sarasota County tree ordinance under Chapter 54, Article XVIII. Owners must seek prior approval in writing from the Board if they desire to remove any tree. It shall be the obligation of each Lot Owner to maintain the Trees in good condition at all times. In the event that such Trees die or are destroyed for any reason, the Lot Owner shall replace the deceased Tree with a conforming Tree as soon as it is practically feasible, but no later than nine (9) months from when the Tree died or was destroyed.

Section 7.12 Fences, Walls, & Hedges. No fence or wall may be erected or installed upon any Lot without the prior consent of the Board of Directors or ARC, which shall have the authority to regulate location, type, materials used, size and color. Fences may be constructed of natural wood, white vinyl, or similar-looking plastic materials. Fences, walls and hedges shall conform to the Sarasota County Zoning Ordinances. Fences and walls may not exceed six (6') feet in height, except as otherwise provided herein. For lots bordering the lake or retention area, fences constructed at the rear of the property may not extend past the rear most portion of the structure. No fences or walls may be constructed on the rear lot line of a Lot which adjoins a lake or retention area. With respect to Lots along Legacy Trail only, the Board of Directors may adopt rules and regulations as to a sufficient fence height.

Section 7.13 Sidewalks. Residents with sidewalks must make sure that they are maintained in good and safe repair and kept unencumbered by vegetation, vehicles or other items.

Section 7.14 Restrictions on Structure Exteriors. The prior written approval of the Architectural Review Committee shall be required before altering the exterior of any Structure or Lot, which approval must comply with the following parameters:

(a) *Paint.* The prior written approval of the Architectural Review Committee shall be required before painting any structure or improvement unless repainting with the same color(s). All paint used on the exterior of a Structure or improvement shall be of subdued tones and no bright or loud colors may be used. The Architectural Review Committee may promulgate rules and regulations establishing approved paint colors and color combinations. No more than one (1) paint color may be used for the body of the Structure or improvement and no more than two (2) paint colors may be used for trim.

(b) *Overhead Garage Doors.* All overhead garage doors shall be decorated in design and should complement the exterior of each residence. Under no circumstances may fiberglass or plastic garage doors be installed.

(c) *Roofs.* The prior written approval of the ARC shall be required before installing, repairing, or replacing a roof located on any Structure. The ARC must approve the placement, type, color, material and style of all roofs and may promulgate rules and regulations more specifically governing roofs.

(d) *HVAC Systems.* No air-conditioning units may be placed further forward

than ten (10) feet behind the front of the residence and must be screened with fencing or landscaped so that the unit is not visible from the street. No window unit air conditioners may be installed.

(e) *Swimming Pools.* The prior written approval of the ARC shall be required before installing a swimming pool and pool screens on any Lot. Access to a pool from the boundaries of the Lot must be controlled from all directions by fencing and the residential Structure. Pools must be in-ground and be constructed of fiberglass, concrete or similar materials. Above ground pools are prohibited. Pool equipment shall be screened from view from the street and adjacent Lots.

(f) All temporary games and play apparatus may not remain outside of an enclosed garage when not in use and for periods longer than approved by the ARC.

(g) *Oil and Gas Tanks.* No oil or gas tanks may be placed above ground on any Lot.

Section 7.15 Temporary Structures. No trailer, shed, tent shack, detached garage, barn, tool house, vehicle tent or other similar structure of a temporary nature shall be placed or constructed upon a Lot or any part of the property except on a temporary basis and with the express advanced written approval of the Board of Directors.

Section 7.16 Clotheslines. Clotheslines may be installed in the rear of a Lot so long as not visible from the front of the Lot.

Section 7.17 Parking.

a. *Generally Accepted Vehicles.* Except as set forth below, only conventional passenger vehicles may be parked in any designated parking area, including driveways, and only if the vehicle has a current license tag affixed to it and is road operable. A "conventional passenger vehicle" shall be limited to those vehicles that are primarily used as passenger motor vehicles. Vans, trucks, sport utility vehicles, motorcycles, mopeds and other similar vehicles may be allowed, provided they are in a condition substantially similar to that which existed when they were sold by the manufacturer and have not been modified by increasing their height, utilizing off-road tires, installing roll bars and other similar changes and/or additions.

b. *Prohibited Vehicles.* Commercial vehicles, vehicles with commercial writing or tools, racks or other equipment visible from the exterior indicating a trade or occupation, vehicles primarily used or designed for commercial purposes as well as tractors, all terrain vehicles (ATVs), golf carts, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, conversion vans, boats and other watercraft, and boat trailers shall be parked only in fully enclosed garages. For purposes of this provision, a vehicle owned by a law enforcement agency shall not be considered a commercial vehicle. All-terrain vehicles (ATV's), golf carts, boats, campers, recreational vehicles, trailers, motor-homes and mobile homes are prohibited from parking in any area within the community or on any Lot unless they are maintained

in a fully enclosed garage.

c. Licensed Vehicles. All motor vehicles operated or parked within Woodland Park must be in working order and registered for street operation.

d. Other Vehicles. Motorcycles, motor scooters, mopeds, motorcycles, motor scooters, mopeds, go-peds, go-carts, golf carts, motorized skateboards, all-terrain vehicles (ATVs) and other similar vehicles may only be operated within Oaks at Woodland Park when such vehicles are (1) duly licensed; (2) tagged; (3) properly insured for public street use; (4) and insured for public street use, equipped with proper muffling equipment; and (5) do not create an unreasonable annoyance or nuisance to other residents.

e. Exceptions. Notwithstanding the foregoing limitations, the following exceptions shall be made: (1) police, fire, emergency medical service and other emergency or public safety vehicles may be parked in response to an emergency. (2) service and delivery vehicles may be parked during daylight hours and then only for such period of time as is reasonably necessary to provide service or to make a delivery to a Lot; (3) Vehicles prohibited under 7.18(b) may be temporarily parked when vehicles are being actively loaded or unloaded and only for such period of time as is reasonably necessary to load or unload the vehicle, but not to exceed three hours.

f. Vehicle Repair. Except in an enclosed garage located on an Owner's Lot, no maintenance (oil changes) or repair, except emergency repair (locksmith, tire replacement, broken window replacement) shall be performed within the Association nor shall vehicle repair equipment (mechanic lifts, transmission pullers, etc.) be stored or operated in the public view.

g. Parking. Vehicles may not be parked overnight on the street within the subdivision. Vehicles may not be parked on the grass, greenbelts or medians within the subdivision at any time. Any vehicle parked in violation of this Section may be towed by the Board of Directors in the manner permitted by law.

h. Interpretation and Additional Rules and Regulations. Recognizing that the design and use of vehicles evolves over time, and that on occasion it may be difficult to determine whether a specific vehicles falls into one classification or another, it is the intent of this Section that vehicles of a customary size, the purpose and use of which is predominately for personal transportation, shall be deemed passenger vehicles. Notwithstanding, the Board shall have the authority from time to time to adopt and amend standards of interpretation of this Section, as part of the Rules and Regulations, providing in more detail for the delineation of different vehicles and vehicle types, including further determination of which classification of the vehicles is applicable to a specific vehicles or as to the number of vehicles permitted per Lot. In making such determinations, the Board may take into consideration the general condition and appearance of the vehicle in question. Where any specific vehicles is not clearly and unambiguously addressed by this Section or by the Rules and Regulations, the Board may determine the restrictions applicable thereto. All such determinations and standards adopted by the Board shall be conclusive for all purposes, and binding on all Owners and the Owner's tenants, guests and invitees and such tenants' guests and invitees.

Section 7.18 Nuisance. No portion of the subdivision shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear, in the sole discretion of the Board of Directors, to be in an unclean or untidy condition that will be obnoxious to the eye, nor shall any substance, thing, or material be kept upon any portion of the subdivision that will emit foul or obnoxious odors be a risk to health and safety or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding Lots.

No noxious, illegal or offensive activity shall be carried on upon any portion of the subdivision, nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance, or nuisance to any person using any portion of the subdivision. Owners shall not maintain any plants, animals, devices or things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the subdivision. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted within the subdivision.

Section 7.19 Compliance with Laws and Ordinances. All uses of the Lots and residences within the community must comply with the laws, ordinances and regulations of all applicable laws. Nothing shall be permitted or undertaken that may cause damage to, or increase the insurance rates on, any part of the subdivision.

Section 7.20 Additional Standards and Rules. The Association, through the Board of Directors, shall have the right to promulgate and impose further standards and rules of the Association and thereafter to modify, alter, amend, rescind and augment any of the same with respect to the use, operation and enjoyment of all or a portion of the Lots, the Common Areas, and any improvements located thereon. Such rules and regulations may be rescinded at any duly called annual or special meeting of the members by the majority of the members present or represented by proxy, provided that the votes represent at least 25% (twenty five percent) of the Lots in the Association .

ARTICLE 8 LEASING RESIDENTS

Section 8.1 Definition. "Leasing," for purposes of this Declaration, is defined as the temporary possession or use of a Lot in exchange for consideration.

Section 8.2 Rentals and Leases. All lease and rental agreements must be for a period of at least twelve (12) consecutive months and in writing. The Board may adopt rules and regulations regarding leasing. Tenants shall be provided with a copy of the Governing Documents and a copy of each signed lease shall be submitted to the Board.

Section 8.3 Tenants Subject to Use Restrictions. Any lease of a Lot shall be deemed to contain the following provisions, whether or not expressly therein stated, and each Owner covenants and agrees that if such language is not expressly contained therein, then such language shall be deemed incorporated into the lease by existence of this covenant and incorporation of the

following language into the lease:

(i) **Compliance with Declaration, Bylaws, and Rules and Regulations.** The lessee agrees to abide and comply with all provisions of the Declaration, the Bylaws, and the rules and regulations adopted pursuant thereto. The Owner agrees to cause all occupants of his or her Lot to comply with the Declaration, the Bylaws, and the rules and regulations adopted pursuant thereto and is responsible for all violations thereof and resulting losses or damages caused by such occupants, notwithstanding the fact that such occupants of the Lot are fully liable and may be subject to a penalty for any violation of the Declaration, the Bylaws, and the rules and regulations adopted pursuant thereto.

(ii) Any violation of the Declaration, the Bylaws, or the rules and regulations adopted pursuant thereto is deemed to be a violation of the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Florida law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, the Bylaws, and the rules and regulations adopted pursuant thereto, including but not limited to the power and authority to evict the lessee on behalf of and for the benefit of the Owner, in accordance with the terms of this Declaration. In the event that the Association proceeds to evict the lessee, any costs associated with the eviction, including attorney's fees and court costs, shall be specially assessed against the Lot and the Owner thereof, such being deemed an expense that benefits the leased Lot and the Owner thereof.

Section 8.4 Registration of Tenants and Tenant Vehicles. The Owner or Owner's representative shall provide the Association and Association's management company with the names of all tenants and a list of the tenants' vehicles three (3) days prior to the start of the lease or rental agreement. If the lease or rental agreement is renewed and the tenants' names and tenants' vehicles remain the same as previously provided to the Association, the Owner or Owner's representative shall notify the Association of the renewal but need not resubmit the information to the Association.

Section 8.5 Subleasing. There shall be no subleasing on any Lot.

Section 8.6 Collection of Rent for Assessments. The Association may further require that if the Owner is delinquent in the payment of any regular or special assessments due to the Association, the Association shall have the authority to directly collect the rental payments from the Owner's tenant. Such rental payments shall be collected and applied in accordance with the procedures established by the Board of Directors.

ARTICLE 9 ARCHITECTURAL STANDARD AND REVIEW

Section 9.1 Architectural Review. The prior written approval of the Association shall be required before commencing any construction, alteration or improvement to a Structure or Lot. The criteria upon which the Association may approve or disapprove constructions, alterations and improvements include, but are not limited to, size and height of the Structures, setbacks, elevations,

exterior materials, color, roofs, windows, doors, patios, enclosures, garages, driveways, walkways, landscaping, irrigation, fences, walls, screening, pools, play equipment, mail boxes and decorative objects, fountain, statues, and wall hangings.

Section 9.2 Architectural Review Committee. The Board of Directors shall establish an Architectural Review Committee ("ARC") consisting of at least three (3), but not more than seven (7) persons, all of whom shall be appointed by the Board of Directors, to adopt and administer standards and criteria for all Structures, landscaping and alteration of any Lot within the Property. Members of the ARC may include architects or similar professionals who are not Members of the Association. The Board may sit as the ARC. The ARC, shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing Lots or Structures. The ARC shall have the authority to promulgate detailed standards and procedures governing its areas of responsibility and practice, which standards and procedures must be approved by the Board of Directors before being enforced. All plans and specifications shall be evaluated as to their conformity with the architectural planning criteria of the Association as set forth herein; however, refusal of approval of plans and specifications by the Association shall be within the sole discretion of the Association.

Section 9.3 Submission of Plans and Specifications. Plans and specifications showing the nature, kind, shape, color, size, materials, and locations of such modifications, additions or alterations shall be submitted to the ARC for approval.

Section 9.4 Timing for Approval/Disapproval. The ARC must either approve or disapprove the plans submitted for construction approval within twenty (20) days from receipt of all plans submitted. In the event that the ARC fails to approve or disapprove such plans or to request additional information reasonably required within twenty (20) days after submission, the plans shall be deemed approved only if such failure shall continue for five (5) days after the owner provides the ARC with written notice of its failure to provide its approval or disapproval within the initial twenty (20) day period.

Section 9.5 No Waiver of Future Approvals. The approval of the ARC of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the ARC, shall not be deemed to constitute a waiver of any rights to withhold approval or consent as to any similar proposals, plans and specifications, drawing, or other matter whatever subsequently or additionally submitted for approval or consent.

Section 9.6 Variance. The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall: (a) be effective unless in writing, or (b) stop the ARC from denying a variance in other circumstances.

Section 9.7 No Liability. No review or approval by the ARC shall imply or be deemed to constitute an opinion by the ARC, the Association, or any other party, any liability for the design or construction of building elements, including, but not limited to, structural integrity or life and

safety requirements. The scope of any such review and approval by the ARC is limited solely to whether the respective plans or work meet certain requirements, standards, and guidelines relating to aesthetic and the harmony and compatibility of proposed improvements in The Oaks of Woodland Park. No review or approval will be for any other person or purpose, and no person other than the ARC shall have any right to rely thereon, and any review or approval by the ARC will create no liability whatsoever of the ARC, the Association or to any other person or party whatsoever.

Section 9.8 Compliance. All structures constructed on any portion of the Property shall be designed by and built in accordance with the plans and specifications by a licensed contractor, when required. An Owner shall be responsible for any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of the guidelines and procedures promulgated by the ARC. The Association shall be entitled to enforce the decisions of the ARC by any legal means necessary, including the enforcement rights set forth in this Declaration. The Board of Directors shall have the authority and standing, on behalf of the Association, to enforce in courts of competent jurisdiction decisions of the committees established in this Article 9.

Section 9.9 Applicability of Article 9. This Article shall not apply to construction on or improvements or modifications to the Common Areas made by or on behalf of the Association.

ARTICLE 10 MAINTENANCE

Section 10.1 By the Owner. Each Owner shall be responsible for the maintenance, repair and replacement of all improvements on the Lot. Maintenance, repair and replacement shall be undertaken in accordance with the following parameters:

(a) *Structures.* The exterior of all structures shall be maintained by the Owner in good condition and repair and in a neat and attractive manner. All painted areas shall be regularly and neatly painted and shall be free of mold, mildew, peeling, cracking, fading, rust deposits, and/or stains or other discoloration. All roofs shall be kept clean and free of mildew, chalking or staining.

(b) *Lawns Landscaping and Sidewalks.* All Lots shall be kept neatly manicured on a regular basis and reasonably free of weeds and dead spots. All debris, clippings, etc. shall be promptly removed. Maintenance shall extend to the water line of any lake or pond, the pavement edge of any street, the centerline of abutting Common Areas, swales and easements abutting the Lot. Replacement lawn areas must be sodded, not seeded or plugged. Irrigation systems shall be operated and maintained so as not to cause overspray or browned out areas. Each Owner shall also maintain the sidewalk located upon the Lot.

(c) *Approved Owner Improvements on the Lot.* Any improvement, structure or alteration within or upon a Lot or residence that has been approved in accordance with Article 9 of this Declaration shall be maintained, repaired and replaced by the Owner and subsequent Owner of the Lot to which the improvement, structure or alteration belongs.

(d) *HVAC Systems and Utilities.* Owners shall be responsible for the maintenance, repair and replacement of all utility installations or facilities serving only his/her respective Lot and all electrical apparatus and wiring, plumbing pipes and apparatus, and other ducts, conduits, cables, wire or pipes that are located inside the boundaries of the Lots or which, regardless of location, serve only his/her respective Lot.

(e) *Preserve Areas.* Preserve areas identified on the Plats that are located on a Lot shall be maintained by the respective Owner in accordance with applicable standards of SWFWMD, the DEP and Sarasota County.

(f) *Landscape Buffer Easements.* Owners shall be responsible to maintain all landscape buffer easements and all required landscape, drainage and utility areas located on the Owner's respective Lot.

Section 10.2 Failure to Maintain. If an Owner fails to maintain the Lot and/or exterior of the residence or any other structure or improvement or remedy a violation of this Declaration, the Rules and Regulations, the ARC's standards and procedures, the Association's other Governing Documents, or Chapter 720, Florida Statutes within thirty (30) days after the Association gives written notice of same, the Association may enter upon the Lot and make such improvements, repairs, removal, remedial actions or corrective measures as may be necessary, the costs of which shall be paid for by the Owner as an Individual Assessment as provided in Article 6. Such entry and any action undertaken by the Association shall not be a trespass and by acceptance of a deed for a Lot, such party has expressly given the Association the continuing permission to do so which permission may not be revoked. If any Owner fails to make payment for the cost of the improvements, repairs, removal, remedial actions or corrective measures within thirty (30) days after request to do so by the Association, an Individual Assessment for the payment requested shall be levied and enforced in accordance with the provisions of Article 6 hereof.

Section 10.3 Failure to Emergency Repairs. The Association shall have the irrevocable right to access each Lot and residences for emergency repairs and procedures therein as may be necessary to prevent damage to the Common Areas or to Lots or Structures or to make safe conditions posing a danger to nearby persons or property. If the Board determines that the repairs were necessitated by the carelessness, negligence or intentional act of an Owners and the Owner's tenants, guests and invitees and such tenants' guests and invitees, the Association shall assess the cost against such Owner as an Individual Assessment in accordance with provisions of Article 6. Neither the Association or any Owner shall be responsible for any damage to property or person of any other Lot caused by water intrusion into a Structure through the Common Areas or from another Lot resulting from rain leakage, pipe leakage, overflow or bursting or other similar source, unless the Association or Owner is guilty of gross negligence or willful or wanton misconduct.

Section 10.4 By the Association. The Association shall be responsible to maintain, repair and replace all improvements, structures and areas not contained within the Lots, and all Common Areas as outlined in Article 3 of the Declaration.

ARTICLE 11 COVENANT ENFORCEMENT

Section 11.1 Compliance by Owners. Every Owner and Owner's tenants, guests and invitees, and such tenants' guests and invitees, shall comply with the restrictions and covenants set forth herein and any other Governing Documents, including, but not limited to, the Association's Articles of Incorporation, Bylaws, and all rules and regulations which from time to time may be adopted by the Board of Directors of the Association.

Section 11.2 Enforcement. Failure of an Owner or his/her tenants, guests or invitees to comply with such restrictions, covenants or rules and regulations shall be grounds for immediate action which may include, without limitation, referral to an attorney, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend the rights of use of Common Areas (except for legal access) of defaulting Owners or their tenants, guests and invitees. The violating individual as well as the tenant and Owner shall be responsible for all costs of enforcement, including attorneys' fees actually incurred and court costs, incurred pre-suit, at the trial level, in appeals, or in bankruptcy. The Association may also suspend the voting rights of an Owner for nonpayment of regular assessments that are delinquent in excess of ninety (90) days.

ARTICLE 12 INSURANCE, DESTRUCTION & RECONSTRUCTION

Section 12.1 Coverage by Association.

(a) *Casualty.* The Association may maintain, for the benefit and protection of the Association, fire and extended coverage insurance on all improvements included in the Common Areas general liability insurance, and other such insurance and in such amounts as the Board of Directors shall deem necessary, the premium costs of which shall be a Common Expense, except that if a premium is increased because of action by particular Owners, their tenants, guests or invitees, such increase in premium shall be assessed against and paid by such Owners as an Individual Assessments. The named insured shall be the Association.

(b) *Fidelity Bonding Insurance.* The Association may obtain and maintain adequate daily insurance fidelity bonding for all persons control disburse funds of the Association. Insurance policy with fidelity bond discovered the maximum funds will be in the custody of the Association or its Management agent at any one time. The term persons who control disburse funds of the Association shall include, but not be limited to, the President, Secretary and Treasurer of the Association and those individuals authorized to sign checks. The Association shall bear the cost of such insurance or bonding and it shall be a common expense.

(c) *Damage the Common Elements.* If the Common Area is damaged, the Common Area shall be reconstructed repair using the proceeds of insurance policies unless it is determined that the community shall be terminated. If the proceeds of insurance are not sufficient for the cost of construction or and repair by the Association, assessment shall be made against all

Owners in sufficient amounts to provide funds for payment such costs and assessments shall be in proportion to the Owners obligation of neighborhood Common Expenses. If it is determined in the manner provided herein that the damage shall not be reconstructed or repaired, the proceeds shall be distributed to the beneficial Owners and their mortgagees. Notwithstanding the foregoing, if there has been a loss or damage to the Common Areas and the insurance proceeds available or inadequate to repair and reconstruct such Common Areas and ninety percent (90%) of the voting interest vote against living the special assessment referred to above and vote to abandon the community, then the Common Area shall be repaired reconstructed in the proceeds shall be distributed beneficial Owners and their mortgagees.

Section 12.2 Owners Lots & Structures.

(a) *Individual Insurance.* By virtue of taking title to a Lot subject to the terms of this Declaration, each Owner covenants and agrees with all other Owners and with the Association that each Owner shall carry sufficient property insurance to cover the full replacement cost of any repair or reconstruction of all improvements on the Lot in the event of damage or destruction from any insured hazard. Owners shall submit proof of insurance to the Association. Each Owner further covenants and agrees that in the event of a loss, the Owner shall proceed promptly to repair or to reconstruct the damaged structure in a manner consistent with the original construction or such other plans and specifications as are approved in accordance with this Declaration. The Owner shall pay any costs of repair or reconstruction that are not covered by insurance proceeds.

(b) *Damage to Owner's Improvements.* In the event of damage to an Owner's Structure or other improvements from an insured peril, then the Owner shall immediately proceed to reconstruct and repair the Structure and/or improvements. Structures and improvements must be approved in accordance with the architectural review requirements set forth in Article 9 of this Declaration. The Owner shall complete the reconstruction, repair or replacement or the removal of the Structure and/or improvement within one hundred twenty (120) days after the occurrence of the damage, unless a longer period of time is granted by the Board of Directors.

(c) *Plans and Specifications.* Any reconstruction and repair must be substantially in accordance with the plans and specifications for the original improvements, or if not, then according to plans and specifications approved by the Board of Directors of the Association. All reconstruction and repair must be in compliance with all laws and ordinances.

(d) *Sufficiency of Funds.* The inadequacy of the proceeds of an Owner's insurance to cover the costs of repair, reconstruction or replacement shall not excuse such Owner from compliance with this Article. Failure of an Owner to comply with the provisions of this section shall entitle the Association to bring an action to require compliance and in any proceeding arising out of any Owner's alleged failure to comply, the prevailing party shall be entitled to recover the costs of the proceeding and any appeal thereof, including reasonable attorneys' fees and costs.

ARTICLE 13 TERMINATION & CONDEMNATION

The Association may be terminated in the following manner:

Section 13.1 Agreement to Terminate without a Casualty. To terminate the Association, the consent of Voting Members representing at least seventy-five percent (75%) of the votes cast and the approval of the eligible holders of first mortgages on Units to which at least seventy-five percent (75%) of the votes of Units subject to a mortgage appertain shall be required.

Section 13.2 Certificate of Termination. The termination shall be evidenced by a certificate of termination (the "Certificate"), executed by the President or Vice-President with the formalities of a deed, and certifying as to the facts effecting the termination. Termination occurs when a certificate meeting the requirements of this Section is recorded in the Public Records of Sarasota County, Florida. The recording of that Certificate terminates the Association and vests legal title in the Association, as trustee, to all real and personal property which was formerly the Association Common Areas, without need for further conveyance.

Section 13.3 Wind-up of Association Affairs. The former Owners and their successors and assigns shall continue to be members of the Association, and the members of the Board of Directors and the officers of the Association shall continue to have the powers granted in this Declaration, and in the Articles of Incorporation and Bylaws, for the purpose of winding up the affairs of the Association in accordance with this Section.

Section 13.4 Trustee's Powers and Duties. The Association shall hold title to the property for the benefit of the former Owners and their successors, assigns, heirs, devisees, mortgagees and other lien holders, as their interests shall appear. If the former Owners approve a sale of the property as provided in this Article, the Association shall have the power and authority to convey title to the real property, and to distribute the proceeds in accordance with the provisions of this Article. The Association shall be entitled to reasonable fees for acting in such capacity, and such fees, and all costs and expenses incurred by the Association in the performance of its duties, shall be paid for by the Association or paid from the proceeds of the sale of the Common Areas, or Other Association assets, and shall constitute a lien on the property superior to any other lien. The Association shall be entitled to indemnification by the Association from any and all liabilities and costs incurred by virtue of acting as trustee unless such liabilities are the result of gross negligence or malfeasance. The Association may rely upon the written instructions and information provided to it by the officers, Directors and agents of the Association, and shall not be required to inquire beyond such information and instructions.

Section 13.5 Proceeds of Sale. The proceeds of the sale of any of the Common Areas or assets of the Association shall be distributed by the Association to the Owners thereof, as Common Surplus, as their interests shall appear.

Section 13.6 Provisions Survive Termination. The provisions of this Article 13 are covenants running with the land, and shall survive the termination of the Association until all matters covered by those provisions have been completed. The Board of Directors shall continue to function in accordance with the Bylaws and Articles of Incorporation, and shall have the power to levy assessments to pay the costs and expenses of maintaining the property until it is sold. The

costs of termination, the fees and expenses of the Association, as trustee, as well as post-termination costs of maintaining the Common Areas and winding up the affairs of the Association, are Common Expenses, the payment of which shall be secured by a lien on the beneficial interest owned by each former Owner, which to the maximum extent permitted by law, shall be superior to, and take priority over, all other liens.

Section 13.7 Condemnation. In the event the Association receives any award or payment arising from any taking of the Common Area or any part thereof as a result of the exercise of condemnation or eminent domain, the net proceeds thereof shall be first applied to the restoration of the remaining Common Areas and improvements thereon to the extent deemed advisable by the Board of Directors. At the discretion of the Board, any excess may be distributed to the Members or added to the Reserves.

ARTICLE 14 AMENDMENTS

Section 14.1 Amendments. This Declaration may be amended through the approval of a proposed amendment by the majority of the Lots present or represented by proxy at a duly called meeting of the Association, provided that the votes represent at least 25% (twenty five percent) of all the Lots in the Association. Amendments shall become effective when duly executed and recorded in the Public Records of Sarasota County, Florida.

Section 14.2 Amendment Proposals. An amendment may be proposed either by the Board of Directors or by an affirmative vote of ten percent (10%) of Owners of the Lots.

Section 14.3 Amendments for Scrivener's Errors. Notwithstanding anything to the contrary contained in contained herein, the Association reserves the right to amend this Declaration and the Exhibits annexed hereto so as to correct any errors or omissions not materially and adversely affecting the rights of the Owners. Amendments enacted to correct errors or omissions may be approved a majority of the Board of Directors without the consent of the Owners.

ARTICLE 15 ADDITONAL PROVISIONS

Section 15.1 Southwest Florida Water Management District.

a) The Owners shall not remove native vegetation (including cattails) that become established within the wet detention ponds abutting their property. Removal includes dredging, the application of herbicide and cutting. Owners shall address any questions regarding authorized activities within the wet detention ponds to Southwest Florida Water Management District ("SWFWMD"), Venice permitting Department.

b) Each Owner within the Subdivision at the time of construction of building, residence, or structure shall comply with the construction plans for the surface water management system pursuant to Chapter 40D-4, F.A.C. approved and on file with SWFWMD.

c) Declarant shall have the right, but not the duty to transfer any and all permits to the Association concerning the continued maintenance and repair of the improvements at the Oaks at Woodland Park, including all improvements governed by SWFWMD and DEP permits. The Association shall accept the assignment and agree to abide by all applicable rules and ordinances concerning the continued maintenance and repair of any and all improvements and structures controlled by SWFWMD or any other applicable governmental agency.

d) Any Amendment of this Declaration which would affect the surface water management system, including the water management portion of the Common Area, must have the prior written approval of the Southwest Florida Water Management District.

Section 15.2 Term. The covenants and restrictions of this Declaration shall run with and bind the Lots and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any property subject to this Declaration and the respective legal representatives, heirs, successors, and assigns thereof, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless an instrument in writing, signed by a majority of the then Owners, has been recorded within the year preceding the beginning of each successive period of ten (10) years, agreeing to change said covenants and restrictions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated as specified therein.

Section 15.3 Severability. The invalidity in whole or in part of any covenant or restriction, or any section, subsection, sentence, clause, phrase or word, or other provisions of this Declaration, the Articles of incorporation, Bylaws and Rules and Regulations of the Association shall not affect the validity of the remaining portions.

Section 15.4 Titles. The various titles of paragraphs herein have been inserted solely for reference and do not in any way affect the construction, interpretation or meaning of any word, clause, paragraph or subparagraph of this Declaration.

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE 1

EXHIBIT "A" TO DECLARATION
Page 1 of 4

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27,
TOWNSHIP 36 SOUTH, 18 EAST, SARASOTA COUNTY, FLORIDA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3
RECORDED IN PLAT BOOK 31, PAGE 2-26 OF THE PUBLIC RECORDS OF
SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE
WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3), THENCE SOUTH
03°27'47" EAST, A DISTANCE OF 442.59 FEET, THENCE SOUTH 04°42'57"
WEST, A DISTANCE OF 189.80 FEET, THENCE SOUTH 35°10'52" WEST, A
DISTANCE OF 589.47 FEET, THENCE SOUTH 41°24'48" WEST, A DISTANCE
OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY
DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY
ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS, THENCE SOUTH
80°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 298.15
FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'55"
WEST, A DISTANCE OF 144.84 FEET, THENCE NORTH 11°53'28" WEST, A
DISTANCE OF 462.86 FEET, TO THE BEGINNING OF A TANGENT CURVE,
HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04",
THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A
DISTANCE OF 232.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH
BEARS NORTH 18°49'28" WEST, A DISTANCE OF 232.38 FEET TO A POINT
OF COMPOUND CURVATURE WITH A CURVE, HAVING A RADIUS OF 972.38
FEET AND A CENTRAL ANGLE OF 122°2'37", THENCE NORTHERLY ALONG THE
ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.03 FEET, SAID
ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 27°56'47" WEST, A
DISTANCE OF 209.82 FEET TO A POINT OF INTERSECTION WITH A NON-
TANGENT LINE, THENCE NORTH 88°49'06" EAST, A DISTANCE OF 203.82
FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM
WHICH THE RADIAL LINE BEARS SOUTH 75°09'17" EAST, HAVING A RADIUS OF
283.00 FEET AND A CENTRAL ANGLE OF 42°21'37", THENCE NORTHERLY ALONG
THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.90 FEET, SAID
ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 38°04'37" EAST, A
DISTANCE OF 190.47 FEET TO THE CURVE'S END, THENCE NORTH 57°17'59"
EAST, A DISTANCE OF 108.98 FEET, TO THE BEGINNING OF A TANGENT CURVE,
HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°38'40",
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A
DISTANCE OF 33.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS
NORTH 18°28'38" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF
INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 89°39'19"
EAST, A DISTANCE OF 40.00 FEET, TO A POINT OF INTERSECTION WITH A
NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH
89°39'19" EAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE
OF 172°1'20", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE
LEFT, A DISTANCE OF 17.25 FEET, SAID ARC SUBTENDED BY A CHORD
WHICH BEARS SOUTH 26°31'21" EAST, A DISTANCE OF 17.22 FEET TO THE
CURVE'S END, THENCE SOUTH 32°42'01" EAST, A DISTANCE OF 174.41
FEET, THENCE NORTH 57°17'59" EAST, A DISTANCE OF 120.00 FEET,
THENCE NORTH 01°10'54" WEST, A DISTANCE OF 70.79 FEET, THENCE
NORTH 88°49'06" EAST, A DISTANCE OF 43.12 FEET, THENCE NORTH
01°10'54" WEST, A DISTANCE OF 40.00 FEET, THENCE NORTH 88°49'06"
EAST, A DISTANCE OF 75.00 FEET, THENCE NORTH 01°15'25" WEST, A
DISTANCE OF 180.00 FEET TO THE NORTHERLY LINE OF THE NORTHWEST
QUARTER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, THENCE
NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF
107.65 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A
SUBDIVISION RECORDED IN PLAT BOOK 27 PAGES 9 THROUGH 90 OF SAID
PUBLIC RECORDS SAID POINT BEING A POINT OF INTERSECTION WITH A
NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH
17°08'03" WEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL
ANGLE OF 07°12'48", THENCE EASTERLY ALONG THE ARC OF SAID CURVE
TO THE RIGHT, A DISTANCE OF 255.57 FEET, SAID ARC SUBTENDED BY A
CHORD WHICH BEARS SOUTH 74°15'13" EAST, A DISTANCE OF 255.40 FEET
TO THE CURVE'S END, AND THE POINT OF BEGINNING, CONTAINING
22.1373 ACRES, AND 984,302 SQUARE FEET OF LAND, MORE OR LESS

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS DESCRIBED IN
OR BK 2863, PAGES 2293 THROUGH ...

RECORDED IN PLAT BOOK 31, PAGE 2-26 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THIS DOCUMENT WHEN RECORDED.

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BOOK 2870
PAGE 318

LEGAL DESCRIPTION

EXHIBIT "A" TO DECLARATION
PAGE 2 OF 4

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BOOK 2870
PAGE 319


A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'49" WEST A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGE 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST A DISTANCE OF 145.65 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILWAY (THE FOLLOWING 4 CALLS ARE ALONG SAID RIGHT-OF-WAY LINE); THENCE NORTH 11°53'26" WEST A DISTANCE OF 482.89 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°52'04" AND A RADIUS OF 1,350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 232.51 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°55'23" AND A RADIUS OF 971.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 781.82 FEET; THENCE NORTH 88°49'06" EAST A DISTANCE OF 829.05 FEET TO THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00°08'39" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 65.02 FEET TO THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 469.34 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 96 OF SAID PUBLIC RECORDS SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES SOUTH 12°08'03" WEST A RADIAL DISTANCE OF 2,030.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF NOTTINGHAM AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 07°12'48" A DISTANCE OF 255.57 FEET TO THE POINT OF BEGINNING.

EXCEPT

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2-2a OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST, A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'49" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST, A DISTANCE OF 144.64 FEET; THENCE NORTH 11°53'26" WEST, A DISTANCE OF 482.86 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 232.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 16°49'28" WEST, A DISTANCE OF 232.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, HAVING A RADIUS OF 972.38 FEET AND A CENTRAL ANGLE OF 17°22'32". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.03 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 27°56'47" WEST, A DISTANCE OF 209.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 203.82 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM

REVISIONS: LEGAL 05/09/96	LEGAL DESCRIPTION	MINDER & ASSOCIATES ENGINEERING CORPORATION	
DRAWN BY: DSM FILE: PHASE2AL CHECK'D BY: JCM DISK: 95-9 JOB NO: 23153300		Consulting Engineers & Surveyors 3600 CLARK ROAD SARASOTA, FL 34233 (813) 922-7840	
			

OFFICIAL RECORDS
BOOK 2870 PAGE 320

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WHICH THE RADIAL LINE BEARS SOUTH 75°09'12" EAST, HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 42°27'37", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.90 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 36°04'37" EAST, A DISTANCE OF 190.47 FEET TO THE CURVE'S END; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 108.98 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°38'40", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 18°28'39" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 69°39'19" EAST, A DISTANCE OF 40.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 89°39'19" EAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 12°21'20", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 17.25 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°31'21" EAST, A DISTANCE OF 17.22 FEET TO THE CURVE'S END; THENCE SOUTH 32°42'01" EAST, A DISTANCE OF 174.41 FEET; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 70.29 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 01°15'25" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 107.65 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 96 OF SAID PUBLIC RECORDS SAID POINT BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 12°08'03" WEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 07°12'48", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 255.57 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 7°41'33" EAST, A DISTANCE OF 255.40 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING; CONTAINING 22.1373 ACRES, AND 964,302 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING 8.0893 ACRES OF LAND, MORE OR LESS.

SEE THE OAKS AT WOODLAND PARK PHASE I PLAT, PLAT BOOK _____ PAGES _____ THROUGH _____

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH AND LEGAL MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS PER CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

John C. Minder 5/13/96
JOHN C. MINDER, P.L.S. DATE
FLORIDA REGISTERED LAND SURVEYOR No. 4071

(NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL)

REVISIONS: LEGAL 05/09/96	LEGAL DESCRIPTION	MINDER & ASSOCIATES ENGINEERING CORPORATION	MA
OWN. BY: OSU FILE: PHASE 2B1 CHK'D BY: JCM DISK: 95-9 JOB No: 23153800		Consulting Engineers & Surveyors 3800 CLARK ROAD SANUCOTA, FL 34153 (941) 822-7844	

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EXHIBIT "A" TO DECLARATION
Page 4 of 4

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:
BEGIN AT THE NORTHWEST CORNER OF TRACT "A", NOTTINGHAM, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 9 - 9C OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.88°49'06"W. ALONG THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 469.34 FEET; THENCE S.00°08'39"W. ALONG THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 65.02 FEET; THENCE S.88°49'06"W. A DISTANCE OF 829.05' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100' WIDE SEMINOLE GULF RAILWAY RIGHT-OF-WAY; THENCE N.55°35'44"W. A DISTANCE OF 242.39 FEET TO THE SOUTHWEST CORNER OF LOT 332, EASTWOOD SUBDIVISION, UNIT 3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 81 OF SAID PUBLIC RECORDS; THENCE S.89°47'28"E. A DISTANCE OF 1027.96 FEET TO THE SOUTHEAST CORNER OF LOT 38, EASTWOOD OAKS, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 1 OF SAID PUBLIC RECORDS; THENCE N.00°21'45"E. A DISTANCE OF 39.85' TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2775.58' AND A CENTRAL ANGLE OF 13°14'44"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 641.66 FEET (CHORD 840.23 FEET BEARING S.83°00'55"E.) TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "A", NOTTINGHAM; THENCE S.88°49'06"W. ALONG SAID NORTH LINE A DISTANCE OF 165.45' TO THE POINT OF BEGINNING.
CONTAINING 3.558 ACRES, MORE OR LESS.

(Railroad Property)

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE 1

EXHIBIT "B" TO DECLARATION
Page 1 of 1

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2-20 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3), THENCE SOUTH 03°27'47" EAST, A DISTANCE OF 442.59 FEET, THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.80 FEET, THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 589.47 FEET, THENCE SOUTH 41°24'48" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS, THENCE SOUTH 89°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 296.15 FEET, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST, A DISTANCE OF 144.84 FEET, THENCE NORTH 11°53'26" WEST, A DISTANCE OF 462.88 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 00°52'04". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 232.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 18°49'28" WEST, A DISTANCE OF 232.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, HAVING A RADIUS OF 972.38 FEET AND A CENTRAL ANGLE OF 12°22'32". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.03 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 27°58'47" WEST, A DISTANCE OF 209.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, THENCE NORTH 88°49'06" EAST, A DISTANCE OF 203.82 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 75°09'12" EAST, HAVING A RADIUS OF 283.00 FEET AND A CENTRAL ANGLE OF 42°17'37". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.80 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 38°04'37" EAST, A DISTANCE OF 190.47 FEET TO THE CURVE'S END; THENCE NORTH 57°17'58" EAST, A DISTANCE OF 108.98 FEET, TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°38'40". THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 18°28'38" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 60°39'19" EAST, A DISTANCE OF 40.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 69°39'19" EAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 12°21'20". THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 17.25 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°31'21" EAST, A DISTANCE OF 17.22 FEET TO THE CURVE'S END; THENCE SOUTH 32°42'01" EAST, A DISTANCE OF 174.41 FEET, THENCE NORTH 57°17'58" EAST, A DISTANCE OF 120.00 FEET, THENCE NORTH 01°10'54" WEST, A DISTANCE OF 70.29 FEET, THENCE NORTH 88°49'06" EAST, A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 40.00 FEET, THENCE NORTH 88°49'06" EAST, A DISTANCE OF 75.00 FEET, THENCE NORTH 01°15'25" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, THENCE NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 107.65 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 9C OF SAID PUBLIC RECORDS SAID POINT BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 12°08'03" WEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 07°12'48". THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 255.57 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 74°15'33" EAST, A DISTANCE OF 255.40 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING, CONTAINING 22.1373 ACRES, AND 964,302 SQUARE FEET OF LAND, MORE OR LESS

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS DESCRIBED IN OR BK 2865, PAGES 293 THROUGH

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RECORDED IN PLAT BOOK 2870, PAGES 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGAL DESCRIPTION

EXHIBIT "C" TO DECLARATION
PAGE 1 OF 3

OFFICIAL RECORDS
BOOK 2870 PAGE 323

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'49" WEST A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGE 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST A DISTANCE OF 145.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE SEMINOLE GULF RAILWAY (THE FOLLOWING 4 CALLS ARE ALONG SAID RIGHT-OF-WAY LINE); THENCE NORTH 11°53'26" WEST A DISTANCE OF 462.89 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°52'04" AND A RADIUS OF 1,350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 232.51 FEET TO THE PCC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44°53'23" AND A RADIUS OF 971.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 761.62 FEET; THENCE NORTH 88°49'06" EAST A DISTANCE OF 829.05 FEET TO THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 00°08'39" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 65.02 FEET TO THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 469.34 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 96 OF SAID PUBLIC RECORDS SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES SOUTH 12°08'03" WEST A RADIAL DISTANCE OF 2,030.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF NOTTINGHAM AND ALONG THE ARC THROUGH A CENTRAL ANGLE OF 07°12'48" A DISTANCE OF 255.57 FEET TO THE POINT OF BEGINNING.

EXCEPT

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2-2a OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST, A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'49" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST, A DISTANCE OF 144.64 FEET; THENCE NORTH 11°53'26" WEST, A DISTANCE OF 462.88 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 232.68 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 15°49'28" WEST, A DISTANCE OF 232.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, HAVING A RADIUS OF 972.38 FEET AND A CENTRAL ANGLE OF 12°22'32". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.03 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 27°56'47" WEST, A DISTANCE OF 209.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 203.82 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM

REVISIONS: LEGAL 05/09/96
DRAWN BY: DSM FILE: PHASE2AL
CHECKED BY: JSM DISK: 95-9
JOB No: 23158909

LEGAL DESCRIPTION

MINDER & ASSOCIATES ENGINEERING CORPORATION

Consulting Engineers & Surveyors

3600 CLARK ROAD
SARASOTA, FL 34233
(813) 822-7846



OFFICIAL RECORDS
BOOK 2870
PAGE 324

WHICH THE RADIAL LINE BEARS SOUTH 75°09'12" EAST, HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 42°27'37", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.90 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 36°04'37" EAST, A DISTANCE OF 190.47 FEET TO THE CURVE'S END; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 108.98 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°38'40", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.88 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 18°28'39" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 69°39'19" EAST, A DISTANCE OF 40.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 69°39'19" EAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 12°21'20", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 17.25 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°31'21" EAST, A DISTANCE OF 17.22 FEET TO THE CURVE'S END; THENCE SOUTH 32°42'01" EAST, A DISTANCE OF 174.41 FEET; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 70.29 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°49'06" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 01°15'25" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTH 88°49'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 107.65 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 96 OF SAID PUBLIC RECORDS SAID POINT BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 12°08'03" WEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 07°12'48", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 255.57 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 7°19'33" EAST, A DISTANCE OF 255.40 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING; CONTAINING 22.1373 ACRES, AND 964,302 SQUARE FEET OF LAND, MORE OR LESS.

CONTAINING 6.0893 ACRES OF LAND, MORE OR LESS.

SEE THE OAKS AT WOODLAND PARK PHASE I PLAT, PLAT BOOK _____ PAGES _____ THROUGH _____

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE LEGAL REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID SKETCH AND LEGAL MEETS THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS PER CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

John C. Minder 5/12/96
JOHN C. MINDER, P.L.S. DATE
FLORIDA REGISTERED LAND SURVEYOR No. 4071

(NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL)

REVISIONS: LEGAL 05/09/96
DRAWN BY: DSM FILE: PHASE 2/BL
CHECK'D BY: JCM DISK: 85-9
JOB No: 2315.900

LEGAL DESCRIPTION

MINDER & ASSOCIATES ENGINEERING CORPORATION

Consulting Engineers & Surveyors

3800 CLARK ROAD
SARASOTA, FL 34233
(941) 522-7848



EXHIBIT "C" TO DECLARATION
Page 3 of 3

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this document when received.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 36 SOUTH,
RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS:
BEGIN AT THE NORTHWEST CORNER OF TRACT "A", NOTTINGHAM, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK 27, PAGES 9 - 9C OF THE PUBLIC RECORDS
OF SARASOTA COUNTY, FLORIDA; THENCE S.88°49'06"W. ALONG THE
NORTHERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF
469.34 FEET; THENCE S.00°08'39"W. ALONG THE WESTERLY LINE OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF
65.02 FEET; THENCE S.88°49'06"W. A DISTANCE OF 829.05' TO A POINT
ON THE EASTERLY RIGHT-OF-WAY LINE OF A 100' WIDE SEMINOLE GULF
RAILWAY RIGHT-OF-WAY; THENCE N.55°35'44"W. A DISTANCE OF 242.39
FEET TO THE SOUTHWEST CORNER OF LOT 332, EASTWOOD SUBDIVISION, UNIT
3, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 81 OF SAID
PUBLIC RECORDS; THENCE S.89°47'28"E. A DISTANCE OF 1027.96 FEET TO
THE SOUTHEAST CORNER OF LOT 38, EASTWOOD OAKS, UNIT 5, AS PER PLAT
THEREOF RECORDED IN PLAT BOOK 18, PAGE 1 OF SAID PUBLIC RECORDS;
THENCE N.00°21'45"E. A DISTANCE OF 39.85' TO A POINT OF
INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A
RADIUS OF 2775.58' AND A CENTRAL ANGLE OF 13°14'44"; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF
641.66 FEET (CHORD 640.23 FEET BEARING S.83°00'55"E) TO A POINT
ON THE NORTHERLY LINE OF SAID TRACT "A", NOTTINGHAM; THENCE
S.88°49'06"W. ALONG SAID NORTH LINE A DISTANCE OF 165.45' TO THE
POINT OF BEGINNING.
CONTAINING 3.558 ACRES, MORE OR LESS.

(Railroad Property)

THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

96078343
PLAT BOOK 38 PAGE 11
SHEET 1 OF 5 SHEETS

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER, CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BARNETT BANK OF SOUTHWEST FLORIDA, a National Banking Corporation, holder of mortgage dated February 13 1985 and recorded in Official Records Book 2711 at page 379, 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 June Vice President and attested by its Vice President, this 17th day of June, A.D., 1996.

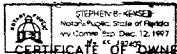
ATTEST: Joseph Thakomay BY: Greg Benson
Vice President Vice President

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

Before me, the undersigned Notary Public, personally appeared Greg Benson Vice President, and Joseph Thakomay Vice President of BARNETT BANK OF SOUTHWEST FLORIDA, a National Banking Corporation 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, as such officers, for and in behalf of said Corporation.

WITNESS MY hand and official seal at Sarasota County, Florida, this 17th day of June, A.D., 1996.

NOTARY PUBLIC STATE OF FLORIDA at
Large, My Commission Expires:



CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

WOODLANDS PARK DEVELOPMENT, LTD., a Florida limited partnership, certifies ownership of The Oaks at Woodland Park Phase I shown and described hereon, and does hereby dedicate and set apart all of the streets, front, rear, and side lot line utility and drainage easements, parks and other open spaces, Tract "A", Tract "B", canals and drainage and other easements shown and described on this plat, including an Easement of Access, Utilities and Drainage over that part of Autumncrest Drive and Shorecrest Drive described herein as Parcel 1, for said uses and purposes to the property owners of The Oaks at Woodland Park Phase I their successors, assigns, respective guest, 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, the undersigned Limited Partnership has caused these presents to be executed, this 17th day of June, A.D., 1996.

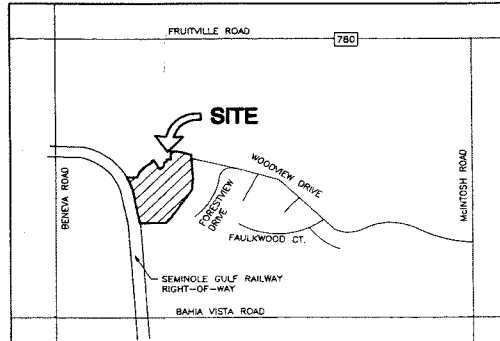
WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership
BY: Richard Couch
General Partner
Name: RICHARD COUCH
As President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on June 17, 1996, by Richard Couch President of WOODLANDS OF SARASOTA, INC., a Florida Corporation, on behalf of the corporation, General Partner of WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership who is personally known to me.



Terri J. Hendricks
NOTARY PUBLIC
(Name: TERRI J. HENDRICKS)
Serial Number if any: CC504647
My Commission Expires: October 23, 1999



LOCATION SKETCH

NOTICE:

- 1) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT ARE BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGES 300 THROUGH 352 INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 3) EXCEPT AS MAY BE PERMITTED PURSUANT TO NOTE 4 THERE SHALL BE NO EXCAVATING, FILLING OR REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) WITHIN THE DESIGNATED PRESERVE AREAS.
- 4) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL BE ALLOWED TO IMPACT NOT MORE THAN 26 PERCENT OF THE ON-SITE MESIC HAMMOCK. THE REMAINING UNDISTURBED MESIC HAMMOCK SHALL BE DESIGNATED AS A PRESERVE.
- 5) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT TO CONVEY NOT MORE THAN TWO LOTS TO THE HOMEOWNER'S ASSOCIATION DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IN NOTE # 1 ABOVE FOR DESIGNATION AND USE AS COMMON AREAS.
- 6) CERTAIN RECORDED EASEMENTS ARE REFERRED TO IN THIS PLAT. THESE EASEMENTS MAY BE MODIFIED OR AMENDED IN ACCORDANCE WITH THE TERMS OF THESE RECORDED INSTRUMENTS.

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8) FEET IN WIDTH ALONG EACH FRONT AND REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF 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. OTHER SPECIFIC EASEMENTS ARE CREATED AND PROVIDED FOR UTILITIES, CABLE TELEVISION AND DRAINAGE (ALL FOR THE PURPOSE DESCRIBED ABOVE) AND EASEMENTS FOR MAINTENANCE, SIDEWALKS, ACCESS, UTILITIES AND DRAINAGE AS SHOWN ON THIS PLAT, INCLUDING AN EASEMENT OF ACCESS, UTILITY AND DRAINAGE OVER THAT PART OF AUTUMNCREST DRIVE AND SHORECREST DRIVE DESCRIBED HEREIN AS PARCEL 1.

GRANT AND RESERVATION OF EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES

WOODLANDS PARK DEVELOPMENT LTD. DOES HEREBY GRANT TO EACH PROPERTY OWNER IN THIS SUBDIVISION AND TO UTILITY COMPANIES SERVING THIS SUBDIVISION, THE NONEXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS REFLECTED ON THIS SUBDIVISION PLAT OF THE OAKS AT WOODLAND PARK PHASE I; RESERVING, HOWEVER, UNTO WOODLANDS PARK DEVELOPMENT LTD., ITS SUCCESSORS OR ASSIGNS FOR THE BENEFIT OF OTHER LANDS OWNED OR PURCHASED BY WOODLANDS PARK DEVELOPMENT, LTD. IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THE RIGHT OF INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS AND THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL HAVE 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 OR PURCHASED BY WOODLANDS PARK DEVELOPMENT LTD. IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THESE RIGHTS 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 OVER LANDS DESCRIBED ABOVE WITHOUT NECESSITY OF REFERRING TO THIS GRANT. IN NO WAY 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 2nd DAY OF July, A.D., 1996.

APPROVED:

[Signature]
COUNTY ENGINEER

[Signature]
CLERK OF COUNTY COMMISSIONERS

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 38 PAGE 11 OF 11 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 2nd DAY OF July, A.D., 1996.

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: [Signature]
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 CONTROL POINTS (CPMS) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

DATE: 6/21/96

[Signature]
STATE OF FLORIDA REGISTERED
LAND SURVEYOR AND 1975

MA WILDER & COMPANY'S ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS



THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 38
SHEET 2 OF 5 SHEETS

CURVE TABLE FOR PHASE LINE AND LOTS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	220.00'	32.42°01'	125.56'	64.54'	123.86'	N.16°21'00"W
2	200.00'	50.22°24'	175.84'	94.06'	170.23'	S.80°22'04"W
3	180.00'	54.49°08'	172.52'	83.34'	165.72'	N.27°24'04"W
4	200.00'	30.72°53'	108.34'	54.48'	105.10'	S.19°06'53"W
5	2010.00'	06.39°07'	233.33'	116.81'	233.22'	S.73°33'00"E
6	148.32'	33.08°30'	64.84'	43.54'	63.47'	N.48°16'20"W
7	2030.00'	07.12°48'	255.57'	127.95'	255.40'	S.74°15'33"E
8	146.32'	33.08°30'	64.84'	43.54'	63.47'	N.48°16'20"W
9	250.00'	11.81°21'	62.42'	31.37'	62.26'	S.84°01'44"E
10	100.00'	19.27°41'	33.87'	17.15'	33.60'	S.06°16'03"W
11	500.00'	08.10°44'	71.37'	35.79'	71.31'	S.08°37'35"W
12	220.00'	12.08°15'	46.48'	23.33'	46.39'	N.26°35'33"W
13	200.00'	07.54°50'	27.82'	13.83'	27.60'	S.39°08'17"W
14	200.00'	42.27°34'	148.21'	77.69'	144.84'	S.64°18'29"W
15	180.00'	15.37°50'	48.11'	24.71'	48.96'	N.47°00'10"W
16	220.00'	20.35°46'	79.08'	39.97'	78.68'	N.10°17'53"W
17	200.00'	12.35°54'	43.08'	22.08'	43.89'	S.26°52'35"W
18	200.00'	17.52°01'	62.37'	31.44'	62.12'	S.13°38'58"W
19	25.00'	77.34°40'	33.08'	20.12'	31.25'	N.16°28'28"W
20	148.32'	09.27°11'	24.14'	12.10'	24.11'	N.61°07'04"W
21	146.32'	23.41°28'	60.30'	30.89'	60.07'	N.44°32'45"W
22	146.32'	22.13°30'	56.78'	28.74'	56.40'	N.54°43'35"W
23	146.32'	17.52°01'	47.89'	23.89'	47.68'	N.12°09'35"E
24	80.00'	12.21°20'	17.25'	8.66'	17.22'	S.26°31'21"E
25	500.00'	07.31°03'	65.60'	32.85'	65.35'	S.00°17'44"W
26	500.00'	00.39°41'	5.77'	2.89'	5.77'	S.04°23'08"W
27	220.00'	13.12°11'	48.11'	24.71'	48.96'	N.47°00'10"W
28	200.00'	13.56°43'	46.68'	24.46'	48.56'	S.78°34'55"W
29	200.00'	17.23°32'	60.71'	30.59'	60.48'	S.43°52'38"W
30	200.00'	19.02°08'	66.45'	33.53'	66.14'	S.62°05'28"W
31	200.00'	14.34°28'	56.78'	28.74'	56.40'	N.54°43'35"W
32	220.00'	19.29°30'	74.84'	37.79'	74.48'	N.09°44'45"W
33	200.00'	18.47°07'	58.59'	29.51'	58.39'	S.26°47'19"W
34	200.00'	17.40°08'	47.89'	23.89'	47.68'	N.12°09'35"E
35	146.32'	07.02°24'	28.11'	14.18'	28.11'	N.62°16'18"W
36	146.32'	26.01°15'	66.45'	33.61'	65.68'	N.45°42'38"W
37	146.32'	08.10°35'	20.88'	10.46'	20.88'	S.36°47'18"E
38	146.32'	24.58°04'	63.76'	32.44'	63.26'	N.53°21'28"W
39	155.00'	34.54°17'	94.43'	48.73'	92.97'	N.48°25'08"W
40	500.00'	04.05°22'	35.69'	17.85'	35.68'	S.02°40'16"W
41	500.00'	04.05°22'	35.69'	17.85'	35.68'	S.01°29'08"E
42	600.00'	00.00°00'	182.32'	91.16'	182.32'	N.00°00'00"W
43	20.00'	26.30°42'	35.02'	17.68'	34.66'	N.26°05'56"W
44	155.00'	34.16°11'	92.71'	47.79'	91.33'	N.48°10'06"E
45	60.00'	30.72°53'	31.77'	16.27'	31.40'	N.07°11'42"E
46	60.00'	11.40°10'	12.22'	6.13'	12.20'	N.87°11'55"E
47	60.00'	11.50°43'	12.40'	6.22'	12.38'	N.41°06'14"E
48	70.38'	23.13°49'	16.20'	8.09'	16.25'	N.00°56'46"W
49	70.38'	05.47°38'	12.67'	6.26'	12.63'	N.00°56'46"W
50	320.00'	03.28°04'	30.54'	15.28'	30.53'	N.04°25'37"W
51	120.00'	08.58°10'	18.10'	9.07'	18.06'	N.15°33'23"W
52	120.00'	03.28°03'	42.69'	21.67'	42.68'	N.30°07'00"W
53	80.00'	21.35°35'	30.15'	15.26'	29.97'	N.10°47'47"W
54	320.00'	01.41°35'	9.46'	4.73'	9.45'	N.00°50'47"W
55	80.00'	13.08°08'	16.31'	7.98'	15.48'	N.27°08'48"W
56	218.20'	20.13°08'	77.00'	38.59'	76.60'	N.43°26'54"W
57	120.00'	34.31°15'	72.30'	37.28'	71.21'	N.71°33'29"E
58	70.00'	38.15°45'	120.05'	60.80'	120.87'	S.41°34'29"W
59	2010.00'	00.11°15'	6.62'	3.31'	6.62'	S.70°19'06"E
60	2010.00'	02°52'27"	100.83'	50.42'	100.82'	S.79°28'19"E
61	2010.00'	03.55°17'	125.86'	62.98'	125.86'	S.72°12'27"E
62	180.00'	46.18°22'	126.52'	66.00'	123.93'	S.34°40'57"E
63	92.38'	05.07°30'	86.98'	43.52'	86.95'	S.31°34'19"E
64	92.38'	04.53°34'	81.04'	41.54'	81.01'	S.26°33'47"E
65	92.38'	02.21°29'	40.02'	20.01'	40.01'	S.22°56'15"E
66	135.100'	04.41°40'	110.69'	55.38'	110.63'	S.19°24'40"E
67	135.100'	00.10°24'	121.98'	61.03'	121.94'	N.14°28'30"E
68	174.84'	43.33°40'	132.93'	69.86'	129.75'	S.70°19'49"W
69	174.84'	53.33°58'	183.45'	88.25'	157.57'	N.17°48'01"W
70	103.00'	11.72°07'	20.89'	10.48'	20.85'	N.48°17'59"E
71	103.00'	57.19°18'	50.18'	25.09'	49.89'	N.28°32'00"E
72	243.00'	14.03°30'	26.24'	13.11'	26.19'	N.47°16'39"E
73	243.00'	57.19°18'	243.11'	132.82'	233.10'	N.28°38'21"E
74	243.00'	14.04°34'	82.81'	41.58'	82.83'	N.48°53'42"E
75	243.00'	27.54°50'	118.39'	60.19'	117.29'	N.28°28'32"E
76	243.00'	18.13°39'	68.82'	34.64'	68.59'	N.08°05'33"E
77	243.00'	14.03°33'	81.91'	41.12'	81.74'	N.07°18'39"E
78	245.00'	31.48°13'	136.02'	68.01'	134.26'	N.14°43'26"E
79	245.00'	08.58°23'	349.45'	176.88'	280.00'	S.01°17'03"E
80	245.00'	20.18°48'	83.04'	41.54'	83.01'	S.26°33'47"E
81	245.00'	09.03°21'	17.34'	8.68'	17.34'	S.26°33'36"W
82	92.38'	12.22°33'	210.03'	105.43'	209.62'	N.27°58'47"W
83	185.100'	09.52°40'	132.68'	66.33'	132.38'	N.16°18'42"W
84	263.00'	42.27°37'	194.90'	102.17'	190.47'	N.36°04'37"E
85	92.38'	02.41°26'	45.67'	22.84'	45.67'	N.85°12'28"W

CURVE TABLE FOR TRACT A & B

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
86	174.84'	37.07°36'	298.38'	146.06'	292.15'	N.43°32'51"E
87	60.00'	33.08°30'	34.92'	17.46'	34.92'	S.33°08'30"W
88	155.00'	12.91°02'	349.45'	174.73'	326.24'	S.01°17'03"E
89	103.00'	11.72°07'	20.89'	10.48'	20.85'	N.48°17'59"E
90	118.20'	20.13°03'	77.00'	38.91'	76.80'	S.43°28'54"E
91	120.00'	03.28°03'	42.69'	21.67'	42.68'	N.30°07'00"W
92	70.38'	23.13°49'	16.20'	8.09'	16.25'	N.00°56'46"W
93	320.00'	03.28°04'	30.54'	15.28'	30.53'	N.04°25'37"W
94	80.00'	32.42°01'	45.68'	22.84'	45.64'	N.85°12'28"E
95	2030.00'	07.12°48'	255.57'	127.95'	255.40'	N.74°15'33"W

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE I

A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK UNIT 3, RECORDED IN PLAT BOOK 31, PAGE 2-26 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK UNIT 3), THENCE SOUTH 03°21'45" EAST, A DISTANCE OF 442.58 FEET; THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 588.47 FEET; THENCE SOUTH 41°24'48" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY LINE, SOUTH 35°10'52" WEST, A DISTANCE OF 588.47 FEET; THENCE SOUTH 41°24'48" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 88.00 FEET; THENCE SOUTH 87°45'53" WEST, A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 87°45'53" WEST, A DISTANCE OF 144.64 FEET; THENCE NORTH 11°53'28" WEST, A DISTANCE OF 462.86 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04". THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 296.15 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 87°45'53" WEST, A DISTANCE OF 144.64 FEET; THENCE NORTH 11°53'28" WEST, A DISTANCE OF 462.86 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04". 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THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION

IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 38 PAGE 11B
SHEET 3 OF 5 SHEETS

LINE TABLE FOR PRESERVE EASEMENTS #1 - #5

Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
L1	S 79°01'17"E	72.18	L37	N 11°18'17"E	69.37	L73	N 88°28'17"E	51.47
L2	N 81°17'17"E	9.80	L38	N 88°49'09"E	71.20	L74	N 88°20'04"E	4.20
L3	N 82°41'17"E	11.38	L39	N 01°19'27"E	138.47	L75	N 88°46'09"E	32.80
L4	N 83°00'04"E	25.47	L40	N 74°17'31"E	24.52	L76	N 17°01'04"E	28.87
L5	N 88°30'47"E	30.18	L41	S 02°27'47"E	20.92	L77	S 48°00'04"E	16.24
L6	S 77°58'17"E	23.78	L42	S 72°20'17"E	20.57	L78	S 01°00'04"E	26.51
L7	S 19°58'54"E	5.42	L43	N 41°28'54"E	19.19	L79	N 88°28'09"E	18.80
L8	S 68°40'04"E	20.87	L44	N 31°29'18"E	27.83	L80	N 02°21'07"E	18.60
L9	S 78°14'04"E	20.00	L45	N 45°07'01"E	11.19	L81	N 01°29'04"E	6.40
L10	S 34°30'04"E	40.47	L46	N 45°07'01"E	11.19	L82	N 02°00'04"E	18.20
L11	S 38°30'04"E	38.33	L47	N 45°18'37"E	11.81	L83	N 02°00'04"E	26.19
L12	S 38°30'04"E	33.37	L48	S 44°20'18"E	14.37	L84	S 47°30'17"E	12.48
L13	S 30°32'47"E	17.02	L49	S 27°49'09"E	30.37	L85	S 02°58'11"E	10.01
L14	S 48°54'37"E	32.20	L50	S 28°13'17"E	84.20	L86	S 28°42'37"E	16.48
L15	S 30°32'47"E	7.89	L51	S 02°27'47"E	8.49	L87	S 02°48'04"E	15.87
L16	S 40°27'01"E	7.00	L52	S 18°01'28"E	5.33	L88	N 08°23'37"E	19.84
L17	N 77°01'02"E	8.40	L53	S 01°10'07"E	16.24	L89	N 02°00'04"E	21.88
L18	S 80°01'07"E	2.87	L54	S 42°41'17"E	7.87	L90	N 02°00'04"E	16.88
L19	S 14°30'47"E	22.32	L55	S 71°34'30"E	5.27	L91	S 47°42'47"E	16.88
L20	S 05°58'17"E	21.40	L56	S 42°41'17"E	8.81	L92	S 02°01'17"E	10.78
L21	S 78°14'04"E	5.82	L57	S 38°21'30"E	38.84	L93	S 28°41'20"E	13.73
L22	S 38°30'04"E	17.44	L58	S 33°06'30"E	19.19	L94	S 48°24'47"E	31.25
L23	N 32°24'37"E	28.40	L59	S 27°41'37"E	25.31	L95	N 02°00'04"E	32.04
L24	N 43°29'27"E	19.78	L60	S 27°18'00"E	30.29	L96	N 17°18'20"E	42.87
L25	N 32°24'37"E	7.13	L61	N 48°28'09"E	15.29	L97	N 02°00'04"E	12.70
L26	S 48°32'17"E	35.37	L62	N 42°28'17"E	25.71	L98	N 02°32'30"E	35.30
L27	N 78°21'17"E	53.40	L63	N 48°44'02"E	12.04	L99	N 08°00'04"E	106.21
L28	N 47°21'04"E	60.02	L64	N 38°10'20"E	85.22	L100	N 02°00'04"E	106.21
L29	S 23°58'09"E	39.82	L65	S 23°58'09"E	32.77	L101	S 32°32'30"E	41.11
L30	S 21°11'07"E	43.27	L66	S 10°27'09"E	11.46	L102	S 47°42'37"E	102.44
L31	S 08°09'04"E	26.74	L67	S 08°43'27"E	7.80	L103	N 11°53'20"E	44.58
L32	N 11°48'17"E	11.46	L68	N 02°00'04"E	102.44			
L33	N 02°33'17"E	20.85	L69	N 02°00'04"E	21.08			
L34	N 10°28'47"E	23.82	L70	N 47°40'47"E	51.28			
L35	N 02°00'04"E	53.80	L71	N 41°34'30"E	28.84			
L36	N 02°11'17"E	63.17	L72	N 48°05'17"E	24.84			

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
86	150.00	187°00'	50.40	25.50	57.98	S 72°01'17"E
89	84.00	323°01'	50.78	28.18	60.00	S 88°30'08"E
90	280.00	085°01'	38.47	18.75	38.38	N 82°34'47"E
91	83.00	214°05'	20.12	10.18	20.20	S 02°58'09"E
92	1331.00	042°02'	102.33	51.19	102.80	N 14°03'07"E
100	1271.00	273'37"	82.41	40.22	80.40	N 32°31'17"E
104	32.00	34°18'47"	31.14	16.09	30.88	N 02°30'37"E
105	271.00	125°44"	203.13	108.80	108.80	N 03°30'04"E
108	17.00	77°36'40"	23.94	13.88	24.81	N 18°28'38"E
109	128.00	180°00"	42.81	21.81	42.81	N 10°40'04"E
109	128.00	273°02"	52.38	28.07	52.02	N 18°24'37"E
109	128.00	34°11'00"	35.85	20.71	36.28	S 07°04'47"E
110	120.00	180°00'	40.13	20.07	40.13	N 04°04'04"E
111	25.00	77°38'40"	20.12	10.18	20.12	S 18°28'38"E
112	25.00	427°37"	184.40	92.20	184.40	S 08°30'37"E
113	25.00	80°00'00"	38.27	20.00	38.27	S 77°40'17"E
114	25.00	91°18'44"	38.84	20.56	38.78	N 18°18'17"E
115	25.00	81°18'44"	39.84	20.56	38.78	S 18°18'17"E
116	25.00	05°33'44"	37.04	20.88	37.74	S 07°11'47"E
117	25.00	89°32'50"	43.80	20.04	43.80	S 84°30'04"E
118	21.00	147°24'44"	48.28	48.27	38.72	S 08°30'04"E
119	25.00	107°38'23"	45.28	27.81	45.28	S 27°18'17"E
120	280.00	142°28'	53.43	27.81	53.72	N 02°48'04"E
121	243.00	427°21'	180.00	84.30	178.80	N 77°01'17"E

PRESERVE AREA #1
A PARCEL OF LAND IN THE NORTH ONE HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF WOODLAND PARK UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2-2A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID COMMENCEMENT POINT BEING THE BEGINNING OF A CURVE, HAVING A RADIUS OF 203.00 FEET AND A CENTRAL ANGLE OF 07°12'44"; THENCE TO THE WEST ALONG THE ARC OF SAID CURVE TO THE LEFT (THIS LINE ALSO BEING THE SOUTHERLY LINE OF NOTTINGHAM SUBDIVISION AS SHOWN ON PLAT BOOK 21, PAGE 9-9 OF SAID PUBLIC RECORDS); A DISTANCE OF 255.57 FEET; SAID ARC SUSTAINED BY A CHORD WHICH BEARS NORTH 74°15'31" WEST, A DISTANCE OF 255.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE SAID LINE ALSO BEING THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°49'09" WEST, A DISTANCE OF 101.85 FEET; THENCE SOUTH 01°15'27" EAST, A DISTANCE OF 25.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S 70°58'17"E, A DISTANCE OF 72.18 FEET; THENCE S 18°17'17"E, A DISTANCE OF 8.80 FEET; THENCE S 84°41'17"E, A DISTANCE OF 11.38 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET; A CENTRAL ANGLE OF 143°44"4"; A TANGENT LENGTH OF 48.97 FEET; A CHORD BEARING OF S 38°30'04"E AND A CHORD LENGTH OF 38.71 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 48.92 FEET TO POINT OF TANGENCY OF SAID CURVE; THENCE N 74°17'31"E, A DISTANCE OF 24.52 FEET; THENCE S 02°27'47"E, A DISTANCE OF 20.92 FEET; THENCE S 72°20'17"E, A DISTANCE OF 20.57 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET; A CENTRAL ANGLE OF 172°00'31"; A TANGENT LENGTH OF 23.25 FEET; A CHORD BEARING OF S 77°58'17"E AND A CHORD LENGTH OF 5.42 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 20.87 FEET; THENCE S 78°14'04"E, A DISTANCE OF 20.00 FEET; THENCE S 34°30'04"E, A DISTANCE OF 40.47 FEET; THENCE S 38°30'04"E, A DISTANCE OF 38.33 FEET; THENCE S 38°30'04"E, A DISTANCE OF 33.37 FEET; THENCE S 30°32'47"E, A DISTANCE OF 17.02 FEET; THENCE S 48°54'37"E, A DISTANCE OF 32.20 FEET; THENCE S 30°32'47"E, A DISTANCE OF 7.89 FEET; THENCE S 40°27'01"E, A DISTANCE OF 7.00 FEET; THENCE N 77°01'02"E, A DISTANCE OF 8.40 FEET; THENCE S 80°01'07"E, A DISTANCE OF 2.87 FEET; THENCE S 14°30'47"E, A DISTANCE OF 22.32 FEET; THENCE S 05°58'17"E, A DISTANCE OF 21.40 FEET; THENCE S 78°14'04"E, A DISTANCE OF 5.82 FEET; THENCE S 38°30'04"E, A DISTANCE OF 17.44 FEET; THENCE N 32°24'37"E, A DISTANCE OF 28.40 FEET; THENCE N 43°29'27"E, A DISTANCE OF 19.78 FEET; THENCE N 32°24'37"E, A DISTANCE OF 7.13 FEET; THENCE S 48°32'17"E, A DISTANCE OF 35.37 FEET; THENCE N 78°21'17"E, A DISTANCE OF 53.40 FEET; THENCE N 47°21'04"E, A DISTANCE OF 60.02 FEET; THENCE S 23°58'09"E, A DISTANCE OF 39.82 FEET; THENCE S 21°11'07"E, A DISTANCE OF 43.27 FEET; THENCE S 08°09'04"E, A DISTANCE OF 26.74 FEET; THENCE N 11°48'17"E, A DISTANCE OF 11.46 FEET; THENCE N 02°33'17"E, A DISTANCE OF 20.85 FEET; THENCE N 10°28'47"E, A DISTANCE OF 23.82 FEET; THENCE N 02°00'04"E, A DISTANCE OF 53.80 FEET; THENCE N 02°11'17"E, A DISTANCE OF 63.17 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2178 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

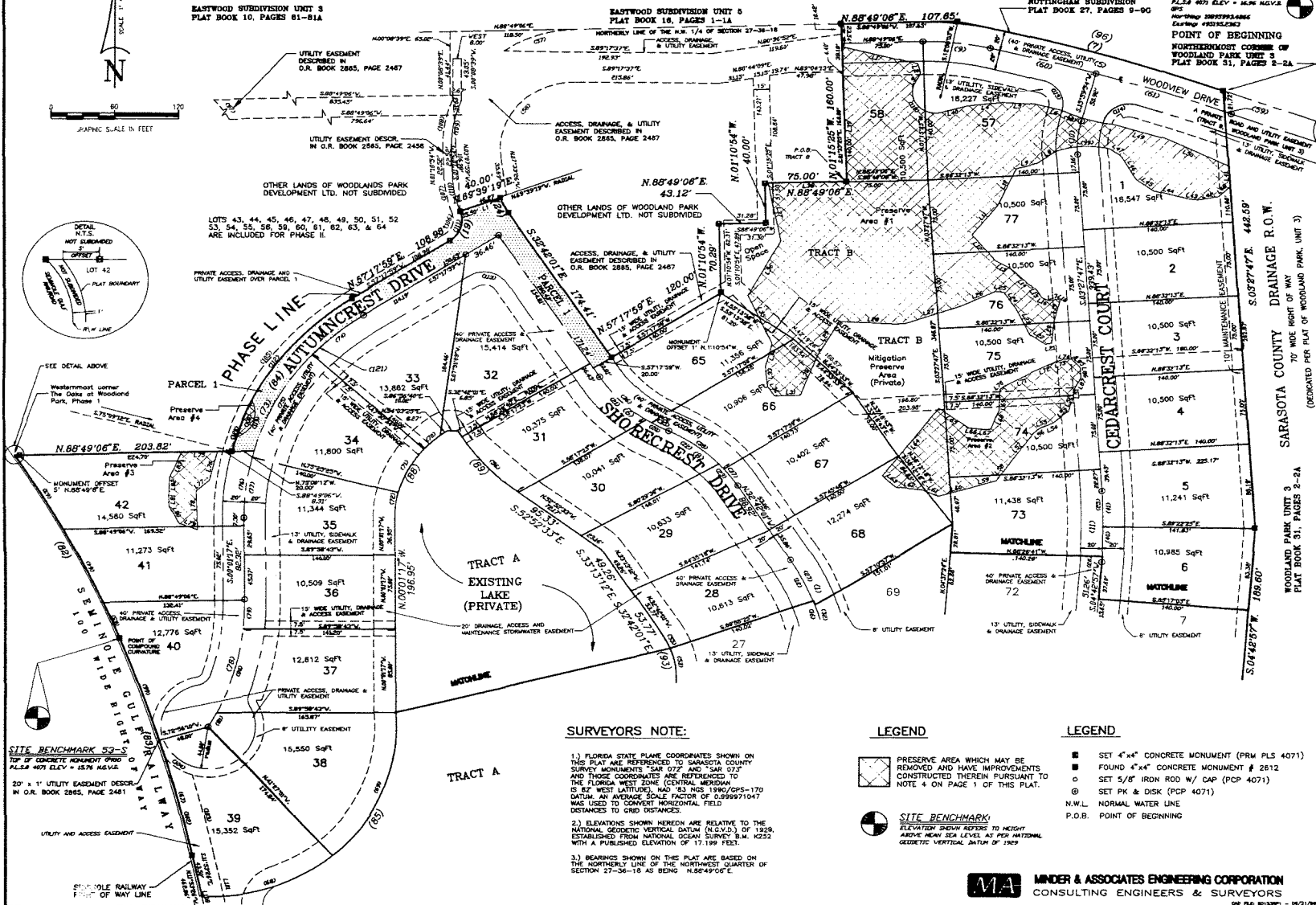
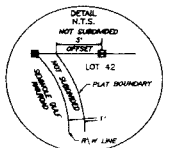
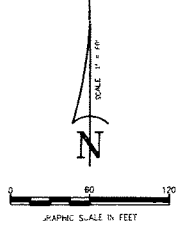
PRESERVE AREA #3
A PARCEL OF LAND IN THE NORTH ONE HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST CORNER OF THE DAMS AT WOODLAND PARK PHASE I; THENCE N 48°49'04"E, A DISTANCE OF 204.6 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET; A CENTRAL ANGLE OF 114°33'31"; A TANGENT LENGTH OF 27.01 FEET; A CHORD BEARING OF N 20°20'17"E AND A CHORD LENGTH OF 23.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 26.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N 48°49'04"E, A DISTANCE OF 204.6 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET; A CENTRAL ANGLE OF 114°33'31"; A TANGENT LENGTH OF 27.01 FEET; A CHORD BEARING OF N 20°20'17"E AND A CHORD LENGTH OF 23.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 26.63 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N 48°49'04"E, A DISTANCE OF 204.6 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 263.00 FEET; A CENTRAL ANGLE OF 114°33'31"; A TANGENT LENGTH OF 27.01 FEET; A CHORD BEARING OF N 20°20'17"E AND A CHORD LENGTH OF 23.73 FEET; 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THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
 IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
 SARASOTA COUNTY, FLORIDA

PLAT BOOK 38 PAGE 11C
 SHEET 4 OF 5 SHEETS



EASTWOOD SUBDIVISION UNIT 3
 PLAT BOOK 10, PAGES 81-81A

EASTWOOD SUBDIVISION UNIT 5
 PLAT BOOK 18, PAGES 1-1A

SOUTHERLY LINE OF
 NOTTINGHAM SUBDIVISION
 PLAT BOOK 27, PAGES 9-9C

SITE BENCHMARK # 53-0
 TOP OF CONCRETE MONUMENT OVER
 P.L.S. #071 ELEV. = 15.76 M.S.L.V.
 H.W. #071
 N. 88°49'06" E. 203.82'
 POINT OF BEGINNING
 NORTHERMOST CORNER OF
 WOODLAND PARK UNIT 3
 PLAT BOOK 31, PAGES 2-2A

LOTS 43, 44, 45, 46, 47, 48, 49, 50, 51, 52,
 53, 54, 55, 56, 59, 60, 61, 62, 63, & 64
 ARE INCLUDED FOR PHASE II.

SURVEYORS NOTE:

- 1) FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS 548-077 AND 548-078 AND THOSE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN IS 82° WEST LONGITUDE), NAD 83 HGS 1986/GPS-170 DATUM, AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- 2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY S.M. K252 WITH A PUBLISHED ELEVATION OF 17.199 FEET.
- 3) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06" E.

LEGEND

- PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.
- SITE BENCHMARK:**
ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929

LEGEND

- SET 4"x4" CONCRETE MONUMENT (PRW PLS 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2812
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PK & DISK (PCP 4071)
- N.W.L. NORMAL WATER LINE
- P.O.B. POINT OF BEGINNING

MA MINDER & ASSOCIATES ENGINEERING CORPORATION
 CONSULTING ENGINEERS & SURVEYORS
 600 P.L.S. 801-3000 - 10/21/20

EXHIBIT A

Parcel ID#0052-03-0030

OFFICIAL RECORDS
BOOK 3056 PAGE 753

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE II

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, TOGETHER WITH PARCEL 1 OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE NORTHWESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED-IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; (THE FOLLOWING 13 CALLS ARE ALONG THE PLATTED BOUNDARY LINE OF SAID SUBDIVISION THE OAKS AT WOODLAND PARK, PHASE I) THENCE S.01°15'25"E., A DISTANCE OF 160.00 FEET; THENCE S.88°49'06"W., A DISTANCE OF 75.00 FEET; THENCE S.01°10'54"E., A DISTANCE OF 40.00 FEET; THENCE S.88°49'06"W., A DISTANCE OF 43.12 FEET; THENCE S.01°10'54"E., A DISTANCE OF 70.29 FEET; THENCE S.57°17'59"W., A DISTANCE OF 140.00 FEET; THENCE N.32°42'01"W., A DISTANCE OF 160.43 FEET; THENCE S.57°17'59"W., A DISTANCE OF 150.62', TO A CURVE HAVING: A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 41°08'03", A TANGENT LENGTH OF 91.10 FEET, A CHORD BEARING OF S.36°45'24"W. AND A CHORD LENGTH OF 170.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 174.31 FEET TO THE END OF SAID CURVE; THENCE S.88°49'06"W., A DISTANCE OF 224.70 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 972.38 FEET, A CENTRAL ANGLE OF 32°25'07", A TANGENT LENGTH OF 282.67 FEET, A CHORD BEARING OF N.50°20'35"W. AND A CHORD LENGTH OF 542.87 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 550.18 FEET TO THE END OF SAID CURVE; THENCE N.88°49'06"E., A DISTANCE OF 826.64 FEET; THENCE N.00°08'39"E., A DISTANCE OF 65.02 FEET TO THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE N.88°49'06"E., A DISTANCE OF 361.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.27 ACRES, OR 273,272 SQUARE FEET OF LAND, MORE OR LESS.

SEE THE OAKS AT WOODLAND PARK, PHASE II
PLAT BOOK _____, PAGES _____ THROUGH _____

RECORDED IN OFFICIAL
RECORDS
90 JAN 14 AM 9:41
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

RECORDER'S MEMO: Legality of writing, typing, or
attesting for reproductive purpose may be unnecessary to
this document when received

OWN BY OSV DATE 1-6-90	THE OAKS AT WOODLAND PARK PHASE II	MINDER & ASSOCIATES ENGINEERING CORPORATION Consulting Engineers & Surveyors 345 INTERSTATE BOULEVARD SARASOTA, FL 34240 (813) 343-8232 (941) 371-8234 (fax)	
OR No. 2115191 TRIM 002 1E 24	LEGAL DESCRIPTION		

THE OAKS AT WOODLAND PARK PHASE II

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK **39** PAGE **32A**
SHEET 2 OF 3 SHEETS

CURVE TABLE FOR PHASE LINE AND LOTS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	80.00'	127°20'	17.25'	8.66'	17.22'	N.26°31'21"W
2	25.00'	77°38'40"	33.88'	20.12'	31.35'	S.18°28'39"W
3	243.00'	41°08'03"	174.31'	91.10'	170.60'	S.36°45'24"W
4	972.38'	32°25'07"	550.18'	282.07'	542.81'	N.50°20'35"W
5	100.00'	90°00'00"	157.08'	100.00'	141.42'	N.43°49'02"E
6	100.00'	31°31'07"	55.01'	28.22'	54.32'	N.16°56'27"W
7	243.00'	41°05'37"	174.28'	91.08'	170.57'	N.36°45'11"E
8	100.00'	58°28'33"	102.07'	55.98'	97.70'	S.61°56'27"E
9	100.00'	33°21'55"	58.23'	29.97'	57.41'	N.15°30'03"E
10	100.00'	33°50'18"	59.06'	30.42'	58.20'	S.49°37'07"E
11	243.00'	21°04'26"	89.38'	45.20'	88.87'	N.46°45'46"E
12	243.00'	20°01'11"	84.91'	42.89'	84.48'	N.26°72'58"E
13	100.00'	24°38'35"	43.01'	21.84'	42.88'	S.78°51'36"E
14	972.38'	19°37'07"	332.97'	168.13'	331.34'	S.56°44'34"E
15	972.38'	12°47'57"	217.22'	109.06'	216.76'	S.40°32'00"E
16	120.00'	62°43'18"	131.36'	73.14'	124.90'	N.57°22'27"E

LINE TABLE FOR PHASE LINE AND LOTS

Line	Bearing	Distance
L1	S.32°42'01"E	38.41'
L2	N.32°42'01"W	24.41'
L3	N.32°42'01"W	10.43'
L4	N.32°42'01"W	13.97'
L5	S.69°39'19"W	40.00'
L6	S.01°10'54"E	22.52'
L7	S.88°49'06"W	18.18'
L8	N.01°10'54"W	22.31'
L9	S.88°49'06"W	43.12'
L10	S.01°10'54"E	40.00'
L11	S.88°49'06"W	31.28'
L12	N.88°49'06"W	7.50'
L13	S.01°15'25"E	36.50'
L14	S.01°10'54"E	3.50'
L32	S.88°49'06"W	23.14'

LINE TABLE FOR PRESERVE AREAS

Line	Bearing	Distance
L15	N.06°08'38"E	23.37'
L16	N.21°30'41"W	25.46'
L17	S.80°20'14"E	28.68'
L18	N.83°49'03"E	27.45'
L19	N.79°47'15"E	6.88'
L20	S.01°15'25"E	23.54'
L21	S.73°58'58"W	17.17'
L22	S.06°74'08"W	9.31'
L23	S.88°49'06"W	33.06'
L24	S.88°49'06"W	71.88'
L25	N.01°25'06"E	63.05'
L26	S.01°15'25"E	136.47'
L27	N.11°45'05"E	58.50'
L28	N.18°58'54"E	17.90'
L29	S.80°74'42"E	38.97'
L30	N.88°49'06"E	157.33'
L31	S.88°49'06"E	43.12'
L33	S.88°49'06"W	13.46'

CURVE TABLE FOR PRESERVE AREAS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
17	6.00'	121°15'27"	12.70'	10.66'	10.46'	N.39°02'03"E
18	25.00'	103°56'23"	45.35'	31.96'	39.38'	S.22°16'45"W
19	10.00'	83°55'35"	14.65'	8.99'	13.37'	N.56°44'31"E

PRESERVE AREA 1

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.01°15'25"E, A DISTANCE OF 23.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE S.01°15'25"E, ALONG THE WESTERN LINE OF LOT 58, OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 136.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58; THENCE S.88°49'06"W, ALONG TRACT 8 OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 71.88 FEET; THENCE N.01°25'06"E, A DISTANCE OF 63.05 FEET; THENCE N.11°45'05"E, A DISTANCE OF 58.50 FEET; THENCE N.18°58'54"E, A DISTANCE OF 17.90 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 83°55'35", A CHORD BEARING OF N.56°44'31"E, AND A CHORD LENGTH OF 13.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.65 FEET TO THE END OF SAID CURVE; THENCE S.80°74'42"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9068 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

PRESERVE AREA 2

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N.88°49'06"E, ALONG THE NORTH PROPERTY LINE OF LOT 42, OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 157.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N.06°08'38"E, A DISTANCE OF 23.37 FEET; THENCE N.21°30'41"W, A DISTANCE OF 25.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 121°15'27", A CHORD BEARING OF N.39°02'03"E, AND A CHORD LENGTH OF 10.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 12.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.80°20'14"E, A DISTANCE OF 28.68 FEET; THENCE N.83°49'03"E, A DISTANCE OF 27.45 FEET; THENCE N.79°47'15"E, A DISTANCE OF 6.88 FEET; THENCE S.01°15'25"E, A DISTANCE OF 23.54 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103°56'23", A CHORD BEARING OF S.22°16'45"W, AND A CHORD LENGTH OF 39.38 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.35 FEET TO THE END OF SAID CURVE; THENCE S.73°58'58"W, A DISTANCE OF 17.17 FEET; THENCE S.06°74'08"W, A DISTANCE OF 9.31 FEET; THENCE S.88°49'06"W, A DISTANCE OF 33.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3078 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE II

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, TOGETHER WITH PARCEL 1 OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; (THE FOLLOWING 13 CALLS ARE ALONG THE PLATTED BOUNDARY LINE OF SAID SUBDIVISION THE OAKS AT WOODLAND PARK, PHASE I) THENCE S.01°15'25"E, A DISTANCE OF 160.00 FEET; THENCE S.88°49'06"W, A DISTANCE OF 75.00 FEET; THENCE S.01°10'54"E, A DISTANCE OF 40.00 FEET; THENCE S.88°49'06"W, A DISTANCE OF 43.12 FEET; THENCE S.01°10'54"E, A DISTANCE OF 70.29 FEET; THENCE S.571°29"W, A DISTANCE OF 140.00 FEET; THENCE N.32°42'01"W, A DISTANCE OF 160.43 FEET; THENCE S.571°29"W, A DISTANCE OF 150.62' TO A CURVE HAVING: A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 41°08'03", A TANGENT LENGTH OF 91.10 FEET, A CHORD BEARING OF S.36°45'24"W, AND A CHORD LENGTH OF 170.60 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 174.31 FEET TO THE END OF SAID CURVE; THENCE S.88°49'06"W, A DISTANCE OF 224.70 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 972.38 FEET, A CENTRAL ANGLE OF 32°25'07", A TANGENT LENGTH OF 282.67 FEET, A CHORD BEARING OF N.50°20'35"W, AND A CHORD LENGTH OF 542.81 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 350.18 FEET TO THE END OF SAID CURVE; THENCE N.88°49'06"E, A DISTANCE OF 826.84 FEET; THENCE N.07°08'38"E, A DISTANCE OF 63.02 FEET TO THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE N.88°49'06"E, A DISTANCE OF 361.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.27 ACRES, OR 273,272 SQUARE FEET OF LAND, MORE OR LESS.

TRACT A

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 58 THE OAKS AT WOODLAND PARK, PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.88°49'06"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE S.01°10'54"E, A DISTANCE OF 40.00 FEET; THENCE S.88°49'06"W, A DISTANCE OF 43.12 FEET; THENCE S.01°10'54"E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES, OR 1,724.8 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYORS NOTE:

- FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS "SAR 072" AND "SAR 073" AND THESE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN) DATUM, AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), ESTABLISHED FROM NATIONAL OCEAN SURVEY, S.M. 8252 WITH A PUBLISHED ELEVATION OF 17.199 FEET.
- BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06"E.

LEGEND



PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.



SITE BENCHMARK:
ELEVATION REFERRED TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929

LEGEND

- SET 4"x4" CONCRETE MONUMENT (PRN PLS 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2612
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PK & DISK (PCP 4071)
- N.W.L. NORMAL WATER LINE

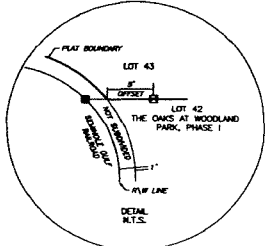
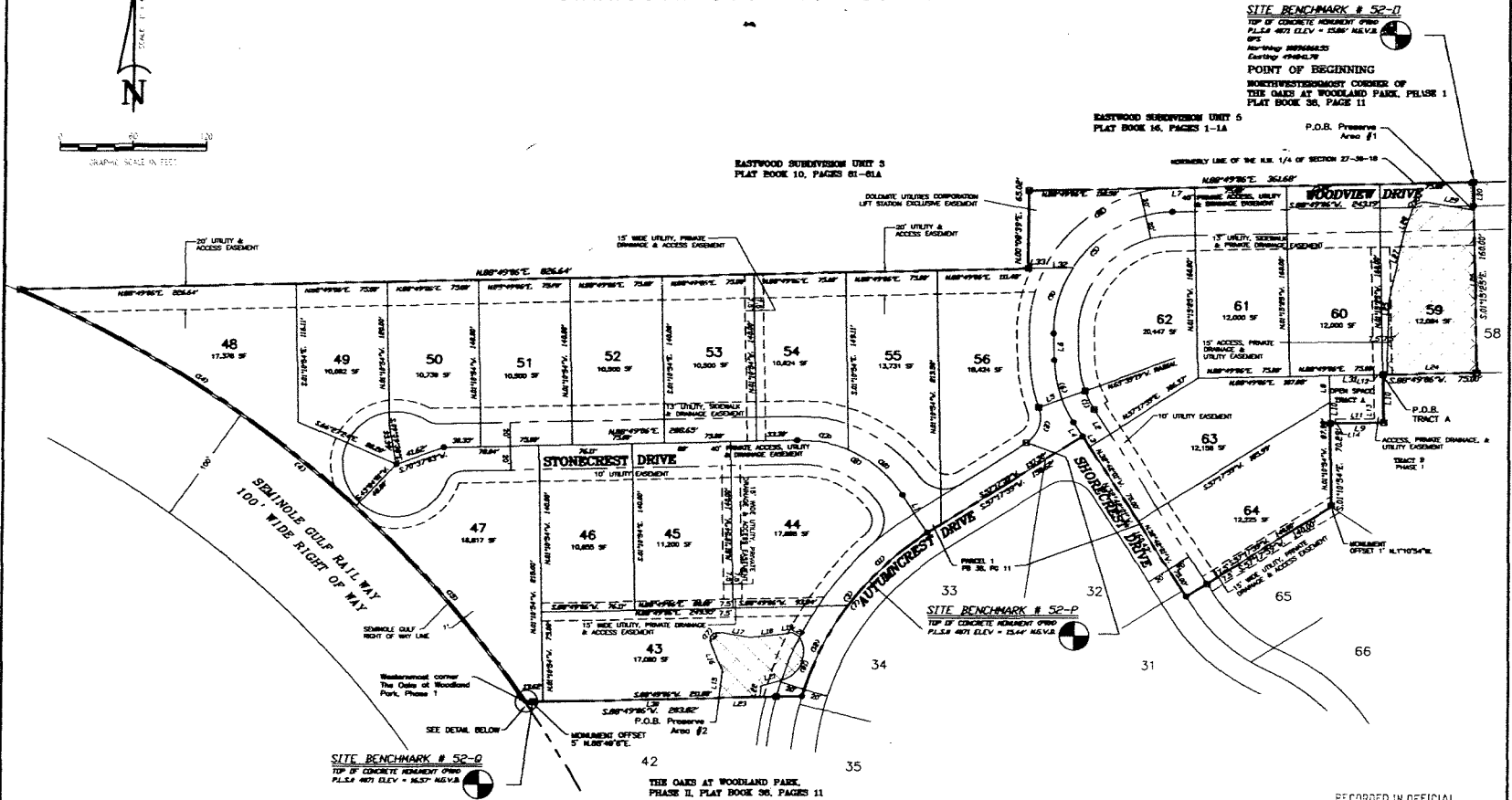
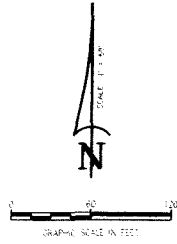


MINDER & ASSOCIATES ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS

THE OAKS AT WOODLAND PARK PHASE II

A SINGLE FAMILY SUBDIVISION
 IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
 SARASOTA COUNTY, FLORIDA

PLAT BOOK 39 PAGE 328
 SHEET 3 OF 3 SHEETS



SURVEYORS NOTE:

- FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS 248 022' AND 248 071' AND THOSE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE CENTRAL MERIDIAN IS 82° WEST LONGITUDE, NAD 83 MEAS 1890/CPSS-170 DATUM, AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NATIONAL GEODESIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY BLM 1252 WITH A PUBLISHED SCALE FACTOR OF 1.1199 1723.
- BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06"E.

LEGEND

- PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.
- SITE BENCHMARK:**
ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODESIC VERTICAL DATUM OF 1929.

LEGEND

- SET 4"x4" CONCRETE MONUMENT (PRM PLS 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2612
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PIN & DISK (PCP 4071)
- N.W.L. NORMAL WATER LINE
- P.O.B. POINT OF BEGINNING

RECORDED IN OFFICIAL RECORDS

98 JAN 14 AM 9:45

REGISTERED PROFESSIONAL SURVEYOR

MINDER & ASSOCIATES ENGINEERING CORPORATION
 CONSULTING ENGINEERS & SURVEYORS

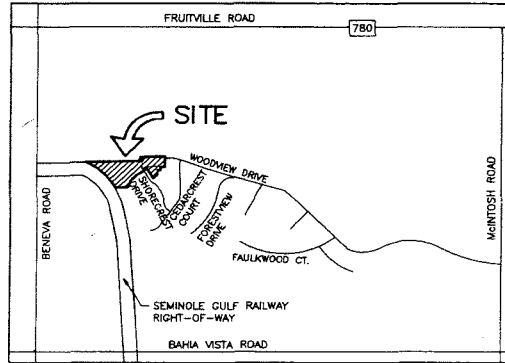
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THE OAKS AT WOODLAND PARK PHASE II

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 39 PAGE 32
SHEET 1 OF 3 SHEETS

98004206



LOCATION SKETCH
(NOT TO SCALE)

NOTICE:

- 1) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORDS BOOK 2876, PAGES 300 THROUGH 352 IN THE OFFICIAL RECORDS BOOK 2876, PAGES 300 THROUGH 352. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 2) EXCEPT AS MAY BE PERMITTED PURSUANT TO NOTE 4 THERE SHALL BE NO EXCAVATING, FILLING OR REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) WITHIN THE DESIGNATED PRESERVE AREAS.
- 3) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL BE ALLOWED TO IMPACT NO MORE THAN 26 PERCENT OF THE ON-SITE MESIC HAMMOCK. THE REMAINING UNDISTURBED MESIC HAMMOCK SHALL BE DESIGNATED AS A PRESERVE.
- 4) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT TO CONVEY NOT MORE THAN TWO LOTS TO THE HOMEOWNER'S ASSOCIATION DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IN NOTE # 1 ABOVE FOR DESIGNATION AND USE AS COMMON AREAS.
- 5) CERTAIN RECORDED EASEMENTS ARE REFERRED TO IN THIS PLAT. THESE EASEMENTS MAY BE MODIFIED OR AMENDED IN ACCORDANCE WITH THE TERMS OF THESE RECORDED INSTRUMENTS.
- 6) LOTS 43, 44, 55, 56, 82, 83 & 84 INCLUDE PORTION OF ROADWAY ON ALTHUHNCREST DRIVE AND SHORECREST DRIVE, BEING PARCEL 1, AS SHOWN IN THE OAKS AT WOODLAND PARK, PHASE I AS RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT, EIGHT (8) FOOT IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF 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. OTHER SPECIFIC EASEMENTS ARE CREATED AND PROVIDED FOR UTILITIES, CABLE TELEVISION AND DRAINAGE (ALL FOR THE PURPOSE DESCRIBED ABOVE) AND EASEMENTS FOR MAINTENANCE, SIDEWALKS, ACCESS, UTILITIES AND DRAINAGE AS SHOWN ON THIS PLAT.

GRANT AND RESERVATION OF EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES

WOODLANDS PARK DEVELOPMENT LTD. DOES HEREBY GRANT TO EACH PROPERTY OWNER IN THIS SUBDIVISION AND TO UTILITY COMPANIES SERVING THIS SUBDIVISION, THE NONEXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS REFLECTED ON THIS SUBDIVISION PLAT OF THE OAKS AT WOODLAND PARK PHASE II; RESERVING, HOWEVER, UNTO WOODLANDS PARK DEVELOPMENT LTD., ITS SUCCESSORS OR ASSIGNS FOR THE BENEFIT OF OTHER LANDS OWNED OR PURCHASED BY WOODLANDS PARK DEVELOPMENT, LTD. IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THE RIGHT OF INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS AND THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT, WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL HAVE 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 OR PURCHASED BY WOODLANDS PARK DEVELOPMENT LTD. IN SECTION 27 TOWNSHIP 36 SOUTH RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. THESE RIGHTS 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 OVER LANDS DESCRIBED ABOVE WITHOUT NECESSITY OF REFERRING TO THIS GRANT. IN NO WAY 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 12 DAY OF February, A.D. 1997.

APPROVED:

[Signature]
COUNTY ENGINEER

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 39, PAGE 32-32B, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 14 DAY OF February, A.D. 1997.

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

BY: *[Signature]*
DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED 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 POINTS (RPP'S) WERE INSTALLED ON 10/27/97. THE PERMANENT CONTROL POINTS (PCP'S) PCP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

DATE: 10/27/97

[Signature]
STATE OF FLORIDA REGISTERED
LAND SURVEYOR

MA WINDER & ASSOCIATES ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS

CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

WOODLANDS PARK DEVELOPMENT, LTD., a Florida limited partnership, certifies ownership of The Oaks at Woodland Park Phase II and Parcel 1 of The Oaks at Woodland Park, Phase I as per Plat Book 38, page 11 of the Public Records of Sarasota County, Florida shown and described herein, and does hereby dedicate and set apart all of the streets, front, rear, and side lot line utility and drainage easements, open spaces, canals and drainage and other easements shown and described in this plat, for said uses and purposes to the OWNS AT WOODLAND PARK HOMEOWNERS ASSOCIATION in their successors, assigns, respective guest, 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.

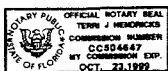
IN WITNESS WHEREOF, the undersigned Limited Partnership has caused these presents to be executed, this 12 day of February, A.D., 1997.



WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership
BY: WOODLANDS OF SARASOTA, INC., a Florida Corporation
General Partner
BY: *[Signature]*
Name: RICHARD COUCH
As President

STATE OF FLORIDA
COUNTY OF SARASOTA LEG

The foregoing instrument was acknowledged before me on October 8, 1997, by RICHARD COUCH as President of WOODLANDS OF SARASOTA, INC., a Florida Corporation, on behalf of the corporation, General Partner of WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership who is personally known to me.



[Signature]
NOTARY PUBLIC
(Name: TERESA HERNANDEZ)
Serial Number if any: 02504647
My Commission Expires October 23, 1999

THE OAKS AT WOODLAND PARK PHASE II

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK **39** PAGE **32A**
SHEET 2 OF 3 SHEETS

CURVE TABLE FOR PHASE LINE AND LOTS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	80.00'	122°17'20"	17.25'	8.66'	17.22'	N.26°31'21"W
2	25.00'	77°38'40"	33.88'	20.12'	31.35'	S.18°28'39"W
3	243.00'	41°08'03"	174.31'	91.10'	170.60'	S.36°45'24"W
4	972.38'	32°25'07"	550.18'	282.67'	542.87'	N.50°20'53"E
5	100.00'	90°00'00"	157.08'	100.00'	141.42'	N.43°49'08"E
6	100.00'	31°31'07"	55.01'	28.22'	54.32'	N.16°56'27"W
7	243.00'	41°05'37"	174.28'	91.08'	170.57'	N.36°45'11"E
8	100.00'	58°28'53"	102.07'	55.98'	97.70'	S.01°56'27"E
9	100.00'	33°21'55"	58.23'	29.97'	57.41'	N.15°30'03"E
10	100.00'	33°50'18"	59.06'	30.42'	58.20'	S.49°37'10"E
11	243.00'	21°04'26"	89.38'	45.20'	88.87'	N.46°45'46"E
12	243.00'	20°01'11"	84.91'	42.89'	84.48'	N.28°17'58"E
13	100.00'	24°38'35"	43.01'	21.84'	42.68'	S.78°51'36"E
14	972.38'	19°37'10"	332.97'	168.11'	331.34'	S.56°44'34"E
15	972.38'	12°47'57"	217.22'	108.06'	216.76'	S.40°32'00"E
16	120.00'	62°43'18"	131.36'	73.14'	124.90'	N.57°27'27"E

LINE TABLE FOR PHASE LINE AND LOTS

Line	Bearing	Distance
L1	S.32°42'01"E	38.41'
L2	N.32°42'01"W	24.41'
L3	N.32°42'01"W	10.43'
L4	N.32°42'01"W	13.97'
L5	S.69°39'19"W	40.00'
L6	S.01°10'54"E	22.52'
L7	S.88°49'06"W	18.18'
L8	N.01°10'54"W	22.31'
L9	S.88°49'06"W	43.12'
L10	S.01°10'54"E	40.00'
L11	S.88°49'06"W	31.28'
L12	N.88°49'06"W	1.50'
L13	S.01°15'25"E	36.50'
L14	S.01°10'54"E	3.50'
L32	S.88°49'06"W	23.14'

LINE TABLE FOR PRESERVE AREAS

Line	Bearing	Distance
L15	N.06°08'38"E	23.37'
L16	N.21°35'41"W	25.46'
L17	S.80°20'14"E	25.68'
L18	N.83°49'03"E	27.45'
L19	N.75°47'15"E	6.88'
L20	S.01°15'25"E	23.54'
L21	S.73°38'58"W	17.17'
L22	S.06°14'08"W	9.31'
L23	S.88°49'06"W	33.06'
L24	S.88°49'06"W	71.88'
L25	N.01°29'06"E	63.05'
L26	S.01°15'25"E	136.47'
L27	N.11°45'05"E	58.50'
L28	N.18°58'54"E	17.90'
L29	S.80°10'42"E	38.97'
L30	N.88°49'06"E	157.33'
L31	S.88°49'06"E	43.12'
L33	S.88°49'06"W	13.46'

CURVE TABLE FOR PRESERVE AREAS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
17	6.00'	121°15'27"	12.70'	10.66'	10.46'	N.39°02'03"E
18	25.00'	103°56'23"	45.35'	31.96'	39.38'	S.22°16'45"W
19	10.00'	83°55'35"	14.65'	8.99'	13.37'	N.56°44'31"E

PRESERVE AREA 1

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.01°15'25"E, A DISTANCE OF 23.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE S.01°15'25"E, ALONG THE WESTERLY LINE OF LOT 58, OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 136.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 58, THENCE S.88°49'06"W, ALONG TRACT B OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 71.88 FEET, THENCE N.01°25'08"E, A DISTANCE OF 63.05 FEET, THENCE N.11°45'05"E, A DISTANCE OF 58.50 FEET, THENCE N.18°58'54"E, A DISTANCE OF 17.90 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 83°55'35", A CHORD BEARING OF N.56°44'31"E AND A CHORD LENGTH OF 13.37 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 14.65 FEET TO THE END OF SAID CURVE, THENCE S.80°10'42"E, A DISTANCE OF 38.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9068 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

PRESERVE AREA 2

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE N.88°49'06"E, ALONG THE NORTH PROPERTY LINE OF LOT 42, OF SAID OAKS AT WOODLAND PARK, PHASE I, A DISTANCE OF 157.33 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE N.06°08'38"E, A DISTANCE OF 23.37 FEET, THENCE N.21°35'41"W, A DISTANCE OF 25.46 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 121°15'27", A CHORD BEARING OF N.39°02'03"E, AND A CHORD LENGTH OF 10.46 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 12.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S.80°20'14"E, A DISTANCE OF 25.68 FEET, THENCE N.83°49'03"E, A DISTANCE OF 27.45 FEET, THENCE N.75°47'15"E, A DISTANCE OF 6.88 FEET, THENCE S.01°15'25"E, A DISTANCE OF 23.54 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103°56'23", A CHORD BEARING OF S.22°16'45"W, AND A CHORD LENGTH OF 39.38 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.35 FEET TO THE END OF SAID CURVE, THENCE S.73°38'58"W, A DISTANCE OF 17.17 FEET, THENCE S.06°14'08"W, A DISTANCE OF 9.31 FEET, THENCE S.88°49'06"W, A DISTANCE OF 33.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3078 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE II

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, TOGETHER WITH PARCEL 1 OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEFON AT THE NORTHWESTERN MOST CORNER OF THE OAKS AT WOODLAND PARK, PHASE I RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; (THE FOLLOWING 13 CALLS ARE ALONG THE PLATTED BOUNDARY LINE OF SAID SUBDIVISION THE OAKS AT WOODLAND PARK, PHASE I) THENCE S.01°15'25"E, A DISTANCE OF 160.00 FEET, THENCE S.88°49'06"W, A DISTANCE OF 70.00 FEET, THENCE S.01°10'54"E, A DISTANCE OF 40.00 FEET, THENCE S.88°49'06"W, A DISTANCE OF 43.12 FEET, THENCE S.01°10'54"E, A DISTANCE OF 70.00 FEET, THENCE S.57°17'59"W, A DISTANCE OF 140.00 FEET, THENCE N.32°42'01"W, A DISTANCE OF 160.43 FEET, THENCE S.57°17'59"W, A DISTANCE OF 150.62', TO A CURVE HAVING A RADIUS OF 243.00 FEET, A CENTRAL ANGLE OF 41°08'03", A TANGENT LENGTH OF 91.10 FEET, A CHORD BEARING OF S.36°45'24"W, AND A CHORD LENGTH OF 170.60 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 174.31 FEET TO THE END OF SAID CURVE, THENCE S.88°49'06"W, A DISTANCE OF 224.70 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 972.38 FEET, A CENTRAL ANGLE OF 32°25'07", A TANGENT LENGTH OF 282.67 FEET, A CHORD BEARING OF N.50°20'53"W, AND A CHORD LENGTH OF 342.87 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 550.18 FEET TO THE END OF SAID CURVE, THENCE N.88°49'06"E, A DISTANCE OF 805.64 FEET, THENCE N.07°08'39"E, A DISTANCE OF 65.02 FEET TO THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, THENCE N.88°49'06"E, A DISTANCE OF 361.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.27 ACRES, OR 273,272 SQUARE FEET OF LAND, MORE OR LESS.

TRACT A

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 58 THE OAKS AT WOODLAND PARK, PHASE I, RECORDED IN PLAT BOOK 38, PAGE 11 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE S.88°49'06"W, A DISTANCE 70.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE S.01°10'54"E, A DISTANCE OF 40.00 FEET, THENCE S.88°49'06"W, A DISTANCE OF 43.12 FEET, THENCE N.01°10'54"W, A DISTANCE OF 40.00 FEET, THENCE S.88°49'06"E, A DISTANCE OF 43.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES, OR 1,724.8 SQUARE FEET OF LAND, MORE OR LESS.

SURVEYORS NOTE:

- FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS TAP 077 AND TAP 073, AND THESE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN 82° WEST LONGITUDE) AND T.S.S. MEAS. 1980/UPS-170 DATUM. AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY B.M. K252, WITH A PUBLISHED ELEVATION OF 17.199 FEET.
- BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06"E.

LEGEND



PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.



SITE BENCHMARK:
ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929

LEGEND

- SET 4"x4" CONCRETE MONUMENT (PRM PLS 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2612
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PK & DISK (PCP 4071)
- N.W.L. NORMAL WATER LINE



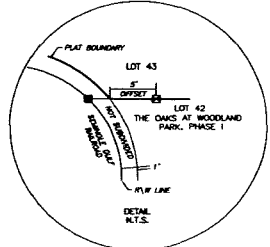
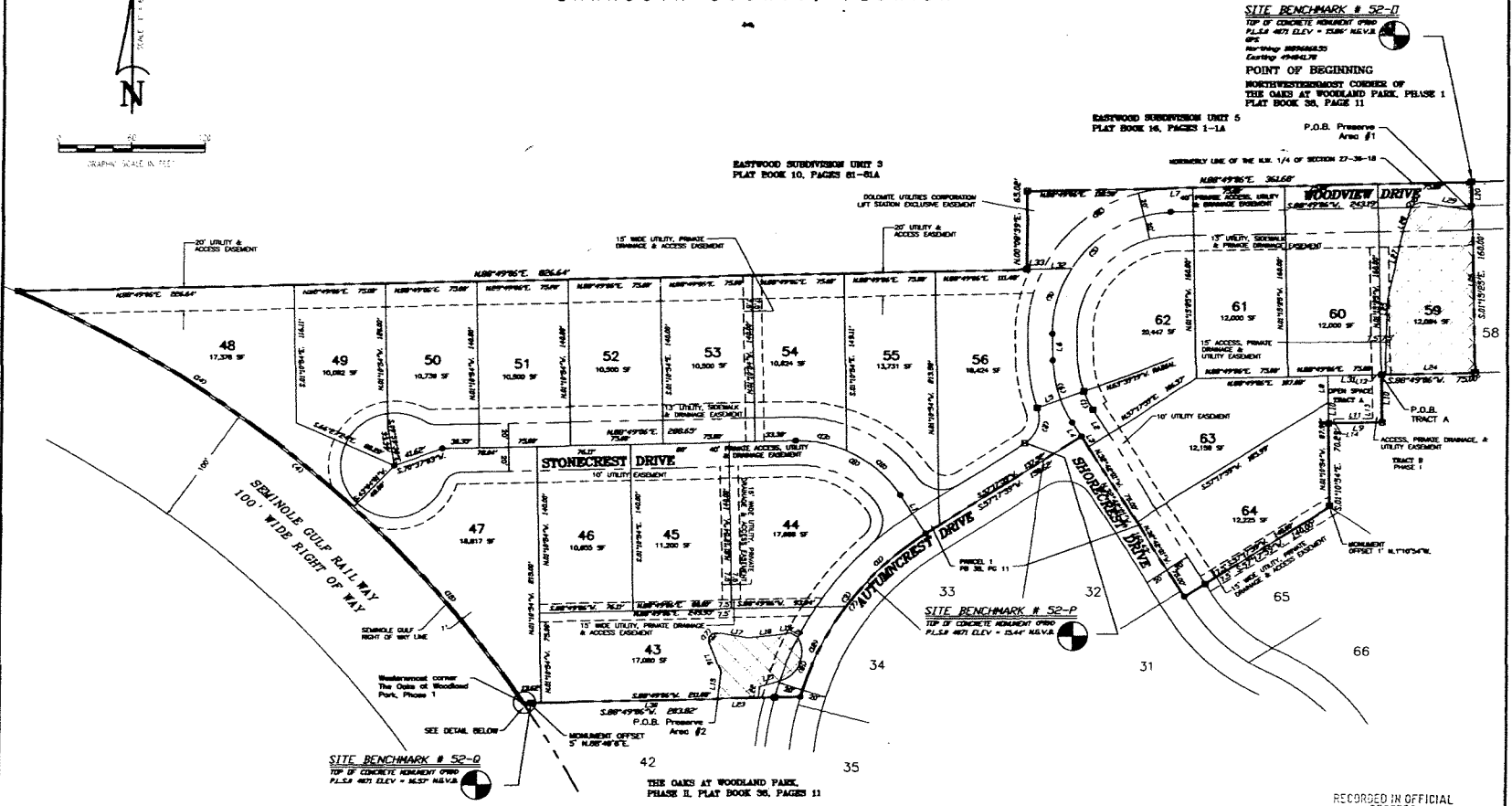
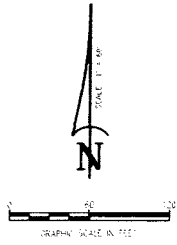
MINDER & ASSOCIATES ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS

DATE PLOTTED: 08/25/07

THE OAKS AT WOODLAND PARK PHASE II

A SINGLE FAMILY SUBDIVISION
 IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
 SARASOTA COUNTY, FLORIDA

PLAT BOOK 39 PAGE 32B
 SHEET 3 OF 3 SHEETS



SURVEYORS NOTE:

- 1.) FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS 548 072' AND 548 073' AND THOSE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN IS 82° WEST LONGITUDE), NAD 83 NGS 1990/SPS-170 DATUM, AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- 2.) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY B.M. K252 WITH A PUBLISHED ELEVATION OF 171.79 FEET.
- 3.) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06"E.

LEGEND

- PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.
- SITE BENCHMARK: ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL, AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LEGEND

- SET 4"x4" CONCRETE MONUMENT (PRM PLS 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2612
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PK & DESK (PCP 4071)
- N.W.L. NORMAL WATER LINE
- P.O.B. POINT OF BEGINNING

RECORDED IN OFFICIAL RECORDS
 98 JAN 14 AM 9:45
 COUNTY CLERK'S OFFICE
 SARASOTA COUNTY, FLORIDA

THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

96078343
PLAT BOOK 38 PAGE 11
SHEET 1 OF 5 SHEETS

CERTIFICATE OF CONSENT TO PLAT AND DEDICATION BY MORTGAGE HOLDER, CONSENT TO DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

BARNETT BANK OF SOUTHWEST FLORIDA, a National Banking Corporation, holder of mortgage dated February 13 1986 and recorded in Official Records Book 2711 at page 379, Public Records of Sarasota County, Florida, does hereby ratify, approve, confirm and consent to this Plat and the dedication certificate thereon.

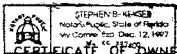
IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by its Joseph Thaler Vice President and attested by its Ray Brown Vice President, this 19th day of June, A.D., 1996.

ATTEST: Joseph Thaler BY: Ray Brown
Vice President Vice President

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

Before me, the undersigned Notary Public, personally appeared Ray Brown Vice President and Joseph Thaler Vice President of BARNETT BANK OF SOUTHWEST FLORIDA, a National Banking Corporation 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, as such officers, for and in behalf of said Corporation.

WITNESS my hand and official seal at Sarasota County, Florida, this 19th day of June, A.D., 1996.



CERTIFICATE OF OWNERSHIP AND PRIVATE DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

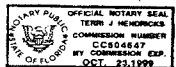
WOODLANDS PARK DEVELOPMENT, LTD., a Florida limited partnership, certifies ownership of The Oaks at Woodland Park Phase I shown and described hereon, and does hereby dedicate and set apart all of the streets, front, rear, and side lot line utility and drainage easements, parks and other open spaces, Tract "A", Tract "B", canals and drainage and other easements shown and described on this plat, including an Easement of Access, Utilities and Drainage over that part of Autumncrest Drive and Shorecrest Drive described herein as Parcel 1, for said uses and purposes to the property owners of The Oaks at Woodland Park Phase I their successors, assigns, respective guest, 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, the undersigned Limited Partnership has caused these presents to be executed, this 17th day of June, A.D., 1996.

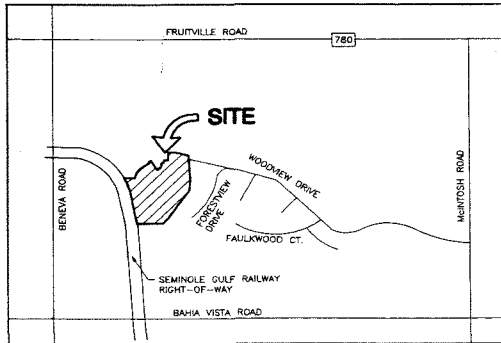
WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership
BY: Richard Couch
Name: RICHARD COUCH
As: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on June 17, 1996, by RICHARD COUCH as President of WOODLANDS OF SARASOTA, INC., a Florida Corporation, on behalf of the corporation, General Partner of WOODLANDS PARK DEVELOPMENT, LTD., a Florida Limited Partnership who is personally known to me.



Terrell J. Hendricks
NOTARY PUBLIC
(Name: TERRELL J. HENDRICKS)
Serial Number If any: CC504647
My Commission Expires: October 23, 1999



LOCATION SKETCH

NOTICE:

- 1) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS PLAT ARE BEING SIMULTANEOUSLY RECORDED IN OFFICIAL RECORDS BOOK 2872, PAGES 300, THROUGH 352 INCLUSIVE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- 3) EXCEPT AS MAY BE PERMITTED PURSUANT TO NOTE 4 THERE SHALL BE NO EXCAVATING, FILLING OR REMOVING OF VEGETATION (TREES AND UNDERSTORY PLANTS) WITHIN THE DESIGNATED PRESERVE AREAS.
- 4) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL BE ALLOWED TO IMPACT NO MORE THAN 26 PERCENT OF THE ON-SITE MESIC HAMMOCK. THE REMAINING UNDISTURBED MESIC HAMMOCK SHALL BE DESIGNATED AS A PRESERVE.
- 5) WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS, RESERVES THE RIGHT TO CONVEY NOT MORE THAN TWO LOTS TO THE HOMEOWNER'S ASSOCIATION DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REFERENCED IN NOTE # 1 ABOVE FOR DESIGNATION AND USE AS COMMON AREAS.
- 6) CERTAIN RECORDED EASEMENTS ARE REFERRED TO IN THIS PLAT. THESE EASEMENTS MAY BE MODIFIED OR AMENDED IN ACCORDANCE WITH THE TERMS OF THESE RECORDED INSTRUMENTS.

RESERVATION OF EASEMENTS

LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8) FEET IN WIDTH ALONG EACH FRONT AND REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF 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. OTHER SPECIFIC EASEMENTS ARE CREATED AND PROVIDED FOR UTILITIES, CABLE TELEVISION AND DRAINAGE (ALL FOR THE PURPOSE DESCRIBED ABOVE) AND EASEMENTS FOR MAINTENANCE, SIDEWALKS, ACCESS, UTILITIES AND DRAINAGE AS SHOWN ON THIS PLAT, INCLUDING AN EASEMENT OF ACCESS, UTILITY AND DRAINAGE OVER THAT PART OF AUTUMNCREST DRIVE AND SHORECREST DRIVE DESCRIBED HEREIN AS PARCEL 1.

GRANT AND RESERVATION OF EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES

WOODLANDS PARK DEVELOPMENT LTD. DOES HEREBY GRANT TO EACH PROPERTY OWNER IN THIS SUBDIVISION AND TO UTILITY COMPANIES SERVING THIS SUBDIVISION, THE NONEXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS THE PRIVATE ROADS REFLECTED ON THIS SUBDIVISION PLAT OF THE OAKS AT WOODLAND PARK PHASE I; RESERVING, HOWEVER, UNTO WOODLANDS PARK DEVELOPMENT LTD., ITS SUCCESSORS OR ASSIGNS FOR THE BENEFIT OF OTHER LANDS OWNED OR PURCHASED BY WOODLANDS PARK DEVELOPMENT, LTD. IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, THE RIGHT OF INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE PRIVATE ROADS AND THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON THIS PLAT. WOODLANDS PARK DEVELOPMENT, LTD., ITS SUCCESSORS OR ASSIGNS SHALL HAVE 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 OR PURCHASED BY WOODLANDS PARK DEVELOPMENT LTD. IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA. THESE RIGHTS 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 OVER LANDS DESCRIBED ABOVE, WITHOUT NECESSITY OF REFERRING TO THIS GRANT. IN NO WAY 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 2nd DAY OF July, A.D., 1996.

APPROVED: [Signature]
COUNTY ENGINEER

[Signature]
CLERK, BOARD OF COUNTY COMMISSIONERS

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 38, PAGE 111D, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 2nd DAY OF July, A.D., 1996.

KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: [Signature]
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 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 6/22/1996. THE PERMANENT CONTROL POINTS (CPPTS) INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

DATE: 6/22/1996

[Signature]
STATE OF FLORIDA REGISTERED
LAND SURVEYOR AND A.S.T.S.



THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 38 PAGE 11A
SHEET 2 OF 5 SHEETS

CURVE TABLE FOR PHASE LINE AND LOTS

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	220.00'	32°42'01"	125.58'	64.54'	123.66'	N.16°21'00"W
2	200.00'	50°22'04"	175.64'	94.08'	170.23'	S.0°22'04"E
3	160.00'	54°49'08"	172.22'	93.34'	165.72'	N.27°24'54"W
4	200.00'	30°27'55"	106.34'	54.46'	105.10'	S.1°28'55"W
5	2010.00'	06°39'07"	233.35'	118.61'	233.22'	S.7°33'00"E
6	146.32'	37°08'39"	84.64'	43.54'	83.47'	N.48°16'20"W
7	2030.00'	07°12'46"	255.57'	127.95'	255.40'	S.7°41'53"E
8	146.32'	37°08'39"	84.64'	43.54'	83.47'	N.48°16'20"W
9	250.00'	14°18'21"	62.42'	31.37'	62.26'	S.8°40'14"E
10	100.00'	19°27'41"	33.97'	17.15'	33.80'	S.06°16'03"W
11	500.00'	06°10'44"	71.37'	35.79'	71.31'	S.06°37'35"W
12	220.00'	12°06'15"	46.46'	23.33'	46.39'	N.26°36'53"W
13	200.00'	07°54'50"	27.82'	13.83'	27.60'	S.3°38'01"W
14	200.00'	42°27'34"	148.21'	77.69'	144.84'	S.64°19'29"W
15	180.00'	15°37'56"	40.11'	24.71'	46.86'	N.7°00'10"W
16	200.00'	20°33'44"	79.08'	39.97'	76.88'	N.10°17'53"W
17	200.00'	12°35'54"	43.86'	22.06'	43.89'	S.26°52'55"W
18	200.00'	17°52'01"	62.37'	31.44'	62.12'	S.13°38'50"W
19	25.00'	77°38'40"	13.88'	12.12'	31.35'	N.18°38'40"E
20	146.32'	08°27'11"	24.14'	12.10'	24.11'	N.61°07'04"W
21	146.32'	23°41'26"	60.50'	30.89'	60.07'	N.44°32'45"W
22	146.32'	22°13'30"	56.76'	28.74'	56.40'	N.54°43'55"W
23	146.32'	10°58'08"	32.86'	17.85'	32.86'	N.13°09'35"E
24	80.00'	12°21'20"	17.25'	8.66'	17.22'	S.26°31'21"E
25	500.00'	07°31'03"	65.60'	32.85'	65.55'	S.00°17'44"W
26	500.00'	07°30'41"	5.77'	2.89'	5.77'	S.04°23'06"W
27	220.00'	17°12'21"	50.72'	25.47'	50.61'	N.28°05'45"W
28	200.00'	17°56'43"	46.68'	24.46'	46.56'	S.76°34'55"W
29	200.00'	17°23'32"	60.71'	30.59'	60.48'	S.43°52'38"W
30	200.00'	19°02'09"	66.45'	33.33'	66.14'	S.62°05'26"W
31	155.00'	24°38'22"	79.71'	39.71'	76.84'	N.48°29'35"E
32	220.00'	19°29'30"	74.84'	37.79'	74.48'	N.09°44'45"W
33	200.00'	16°47'09"	58.59'	29.51'	58.38'	S.26°47'19"W
34	200.00'	13°40'46"	47.75'	23.99'	47.64'	S.13°32'17"W
35	200.00'	07°07'22"	18.18'	9.11'	18.11'	N.28°05'45"W
36	146.32'	26°01'15"	66.45'	33.61'	65.86'	N.45°42'38"W
37	146.32'	06°10'35"	20.88'	10.46'	20.88'	S.36°47'18"E
38	146.32'	24°58'04"	63.76'	32.40'	63.26'	N.53°21'38"W
39	155.00'	34°51'17"	94.43'	48.73'	92.64'	N.48°29'35"E
40	500.00'	04°05'22"	35.69'	17.85'	35.68'	S.02°40'16"W
41	500.00'	04°05'22"	35.69'	17.85'	35.68'	S.01°25'06"E
42	155.00'	60°09'00"	162.32'	89.49'	155.00'	N.00°58'00"W
43	70.38'	35°02'11"	35.02'	17.86'	34.68'	N.28°05'45"W
44	155.00'	34°16'11"	92.71'	47.79'	91.33'	N.46°10'06"E
45	80.00'	30°20'14"	31.77'	16.29'	31.40'	N.62°11'42"E
46	80.00'	11°40'22"	12.13'	6.13'	12.20'	N.12°21'20"E
47	80.00'	11°50'43"	12.40'	6.22'	12.36'	N.41°08'14"E
48	70.38'	25°13'49"	30.99'	15.75'	30.74'	N.22°13'57"E
49	70.38'	21°44'00"	26.77'	13.49'	26.61'	N.16°58'00"E
50	320.00'	05°28'04"	30.54'	15.26'	30.53'	N.04°25'17"W
51	120.00'	06°38'31"	18.10'	9.07'	18.08'	S.15°33'27"W
52	150.00'	20°20'03"	42.69'	21.67'	42.69'	S.00°17'00"W
53	80.00'	21°35'35"	30.15'	15.26'	29.97'	N.10°47'47"W
54	320.00'	01°41'35"	9.46'	4.73'	9.45'	N.00°58'00"W
55	80.00'	17°03'26"	15.51'	7.76'	15.46'	S.14°28'48"W
56	218.20'	20°13'08"	77.00'	38.9'	76.60'	S.41°26'54"W
57	120.00'	34°31'15"	72.30'	37.26'	71.21'	N.71°33'29"E
58	70.00'	98°15'40"	120.05'	60.90'	105.87'	S.41°34'29"W
59	2010.00'	00°11'19"	6.62'	3.31'	6.62'	S.20°19'06"E
60	2010.00'	02°32'27"	100.83'	50.42'	100.82'	S.73°28'19"E
61	2010.00'	03°32'17"	125.68'	62.98'	125.66'	S.23°22'27"E
62	180.00'	46°16'22"	126.82'	65.00'	123.93'	S.34°40'27"E
63	972.38'	05°07'30"	86.58'	43.32'	86.95'	S.31°34'19"E
64	972.38'	05°03'34"	83.04'	41.54'	83.01'	S.26°33'47"E
65	972.38'	02°21'29"	40.02'	20.01'	40.01'	S.22°56'15"E
66	1351.00'	04°41'40"	110.69'	55.38'	110.63'	S.19°24'40"E
67	1351.00'	05°10'24"	121.58'	61.23'	121.94'	S.14°28'48"E
68	174.84'	43°33'40"	132.93'	69.86'	129.75'	S.70°19'49"W
69	174.84'	33°33'56"	163.43'	86.29'	157.57'	S.21°46'01"W
70	103.00'	17°37'07"	20.89'	10.44'	20.85'	N.48°17'38"E
71	103.00'	27°54'50"	50.18'	25.60'	49.89'	N.26°12'00"E
72	103.00'	14°35'39"	26.24'	13.12'	26.13'	N.07°16'39"E
73	243.00'	87°18'16"	243.11'	132.82'	233.10'	N.28°16'32"E
74	243.00'	14°48'34"	62.61'	31.58'	62.63'	N.49°53'42"E
75	243.00'	07°25'40"	60.39'	30.19'	117.22'	N.17°22'20"E
76	243.00'	16°13'39"	68.82'	34.84'	68.59'	N.08°05'33"E
77	243.00'	14°35'32"	61.91'	31.12'	61.74'	N.07°16'39"E
78	243.00'	11°48'13"	51.48'	25.74'	134.28'	N.14°48'13"E
79	243.00'	06°58'23"	29.85'	14.88'	29.66'	S.02°17'15"W
80	243.00'	20°49'46"	89.00'	44.99'	89.51'	S.10°08'54"W
81	243.00'	04°03'11"	136.00'	68.00'	17.34'	N.00°00'00"E
82	972.38'	12°22'32"	210.03'	105.43'	206.51'	N.27°56'47"W
83	1351.00'	09°26'04"	232.68'	116.63'	232.39'	N.18°16'28"W
84	263.00'	42°27'37"	194.200'	104.100'	190.000'	N.36°04'37"E
85	972.38'	02°41'28"	45.87'	22.84'	45.87'	N.65°12'28"W

CURVE TABLE FOR TRACT A & B

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
85	174.84'	97°07'36"	296.38'	198.06'	262.15'	N.43°32'11"E
86	50.00'	15°13'05"	26.54'	13.27'	26.54'	S.15°13'05"E
87	155.00'	120°10'28"	349.45'	326.24'	280.00'	S.01°17'03"E
88	155.00'	120°10'28"	349.45'	326.24'	280.00'	S.01°17'03"E
89	218.20'	30°13'09"	77.00'	36.91'	76.60'	S.43°28'25"E
90	170.00'	30°13'09"	60.89'	28.72'	60.89'	S.43°28'25"E
91	70.38'	32°32'06"	32.79'	16.35'	60.33'	S.25°54'14"E
92	320.00'	07°09'30"	38.99'	20.12'	66.21'	S.07°09'30"E
93	155.00'	12°42'01"	45.42'	22.71'	45.42'	S.12°42'01"E
94	2030.00'	07°12'46"	255.57'	127.95'	255.40'	N.7°41'53"W

DESCRIPTION OF TRACT A, THE OAKS AT WOODLAND PARK, PHASE 1

A PARCEL OF LAND IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK UNIT 3, RECORDED IN PLAT BOOK 31, PAGE 2-24 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST, A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'44" WEST, A DISTANCE OF 141.73 FEET; THENCE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 207.24 FEET, TO THE POINT OF BEGINNING OF THE INTERESTED PARCEL; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°02'00" WEST, A DISTANCE OF 88.91 FEET; THENCE SOUTH 87°45'53" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 144.64 FEET; THENCE NORTH 13°52'25" WEST, A DISTANCE OF 61.38 FEET TO A POINT OF INTERSECTION WITH A TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 02°03" EAST, HAVING A RADIUS OF 144 FEET AND A CENTRAL ANGLE OF 97°07'36", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 296.38 FEET, SAID ARC BEARS NORTH 27°02'48" EAST, A DISTANCE OF 93.73 FEET TO THE CURVE'S END, THENCE NORTH 54°03'25" EAST, A DISTANCE OF 8.27 FEET; THENCE SOUTH 86°58'40" EAST, A DISTANCE OF 16.02 FEET; THENCE NORTH 32°42'01" EAST, A DISTANCE OF 6.85 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 06°39'50" EAST, HAVING A RADIUS OF 218.20 FEET AND A CENTRAL ANGLE OF 20°13'09", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 77.00 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 43°26'54" EAST, A DISTANCE OF 76.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE SOUTH 52°52'33" EAST, A DISTANCE OF 85.33 FEET; THENCE SOUTH 35°13'12" EAST, A DISTANCE OF 49.26 FEET; THENCE SOUTH 43°41'01" EAST, A DISTANCE OF 53.77 FEET TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 20°13'09", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 45.68 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 16°22'38" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 07°09'30" EAST, HAVING A RADIUS OF 218.20 FEET AND A CENTRAL ANGLE OF 20°13'09", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.99 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°34'49" EAST, A DISTANCE OF 39.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 28°45'46" EAST, HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 27°07'06", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 50.99 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°47'44" EAST, A DISTANCE OF 60.33 FEET; THENCE POINT OF REVERSE CURVATURE WITH A CURVE, HAVING A RADIUS OF 70.38 FEET AND A CENTRAL ANGLE OF 75°32'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.76 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°51'15" EAST, A DISTANCE OF 86.21 FEET TO THE CURVE'S END, THENCE SOUTH 38°10'55" WEST, A DISTANCE OF 105.00 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 50°10'06", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 56.38 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°06'26" WEST, A DISTANCE OF 54.34 FEET TO THE CURVE'S END, THENCE SOUTH 89°02'00" WEST, A DISTANCE OF 95.15 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 26°41'46" EAST, HAVING A RADIUS OF 155.00 FEET AND A CENTRAL ANGLE OF 129°10'26", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 349.45 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 01°17'03" EAST, A DISTANCE OF 260.00 FEET TO THE CURVE'S END; AND THE POINT OF BEGINNING OF SAID 5,078.7 ACRES, AND 221,227 SQUARE FEET OF LAND, MORE OR LESS.

DESCRIPTION OF THE OAKS AT WOODLAND PARK, PHASE 1

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF OF SECTION 27, TOWNSHIP 36 SOUTH, 18 EAST, SARASOTA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF WOODLAND PARK, UNIT 3 RECORDED IN PLAT BOOK 31, PAGE 2-24 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (THE FOLLOWING 4 CALLS ARE ALONG THE WESTERLY LINE OF SAID WOODLAND PARK, UNIT 3); THENCE SOUTH 03°27'47" EAST, A DISTANCE OF 442.59 FEET; THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 189.60 FEET; THENCE SOUTH 35°10'52" WEST, A DISTANCE OF 589.47 FEET; THENCE SOUTH 41°24'44" WEST, A DISTANCE OF 141.73 FEET TO THE NORTHERLY LINE OF A SARASOTA COUNTY DRAINAGE RIGHT-OF-WAY DESCRIBED IN ARTICLES 72 AND 73 OF CHANCERY ORDER BOOK 3, PAGES 211 & 212 OF SAID PUBLIC RECORDS; THENCE SOUTH 87°02'00" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 207.24 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 87°45'53" WEST, A DISTANCE OF 144.64 FEET; THENCE NORTH 13°52'25" WEST, A DISTANCE OF 61.38 FEET; THENCE NORTH 11°53'28" WEST, A DISTANCE OF 144.64 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 1351.00 FEET AND A CENTRAL ANGLE OF 09°52'04", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.23 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 16°49'28" WEST, A DISTANCE OF 232.68 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 16°49'28" WEST, A DISTANCE OF 232.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE, HAVING A RADIUS OF 972.38 FEET AND A CENTRAL ANGLE OF 122°2'32", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 210.23 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 27°56'47" WEST, A DISTANCE OF 203.82 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS SOUTH 75°09'12" EAST, HAVING A RADIUS OF 263.00 FEET AND A CENTRAL ANGLE OF 42°27'37", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.90 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 36°34'37" EAST, A DISTANCE OF 186.47 FEET TO THE CURVE'S END; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 108.98 FEET; TO THE BEGINNING OF A TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 77°38'40", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.68 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 16°22'38" EAST, A DISTANCE OF 31.35 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTH 69°39'19" EAST, A DISTANCE OF 40.00 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 69°39'19" EAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 12°21'20", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 17.25 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°31'21" EAST, A DISTANCE OF 17.22 FEET; THENCE CURVE'S END, THENCE SOUTH 32°42'01" EAST, A DISTANCE OF 174.41 FEET; THENCE NORTH 57°17'59" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 70.29 FEET; THENCE NORTH 86°49'06" EAST, A DISTANCE OF 43.12 FEET; THENCE NORTH 01°10'54" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 88°49'08" EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 01°19'25" WEST, A DISTANCE OF 160.00 FEET TO THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST; THENCE NORTH 86°49'06" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 107.65 FEET TO THE SOUTHWESTERLY LINE OF NOTTINGHAM, A SUBDIVISION RECORDED IN PLAT BOOK 27, PAGES 9 THROUGH 96 OF SAID PUBLIC RECORDS SAID POINT BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, FROM WHICH THE RADIAL LINE BEARS NORTH 12°08'03" WEST, HAVING A RADIUS OF 2030.00 FEET AND A CENTRAL ANGLE OF 07°12'46", THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 255.57 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 7°41'53" EAST, A DISTANCE OF 255.40 FEET TO THE CURVE'S END, AND THE POINT OF BEGINNING, CONTAINING 22.1373 ACRES, AND 864,302 SQUARE FEET OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS DESCRIBED IN OR. BK. 2865, PAGES 2495.

SURVEYORS NOTE:

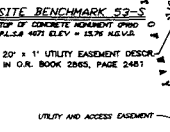
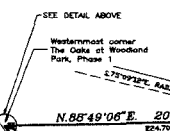
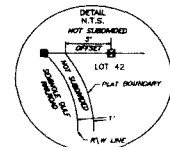
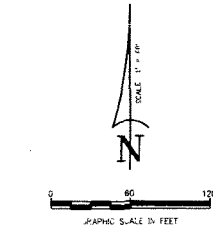
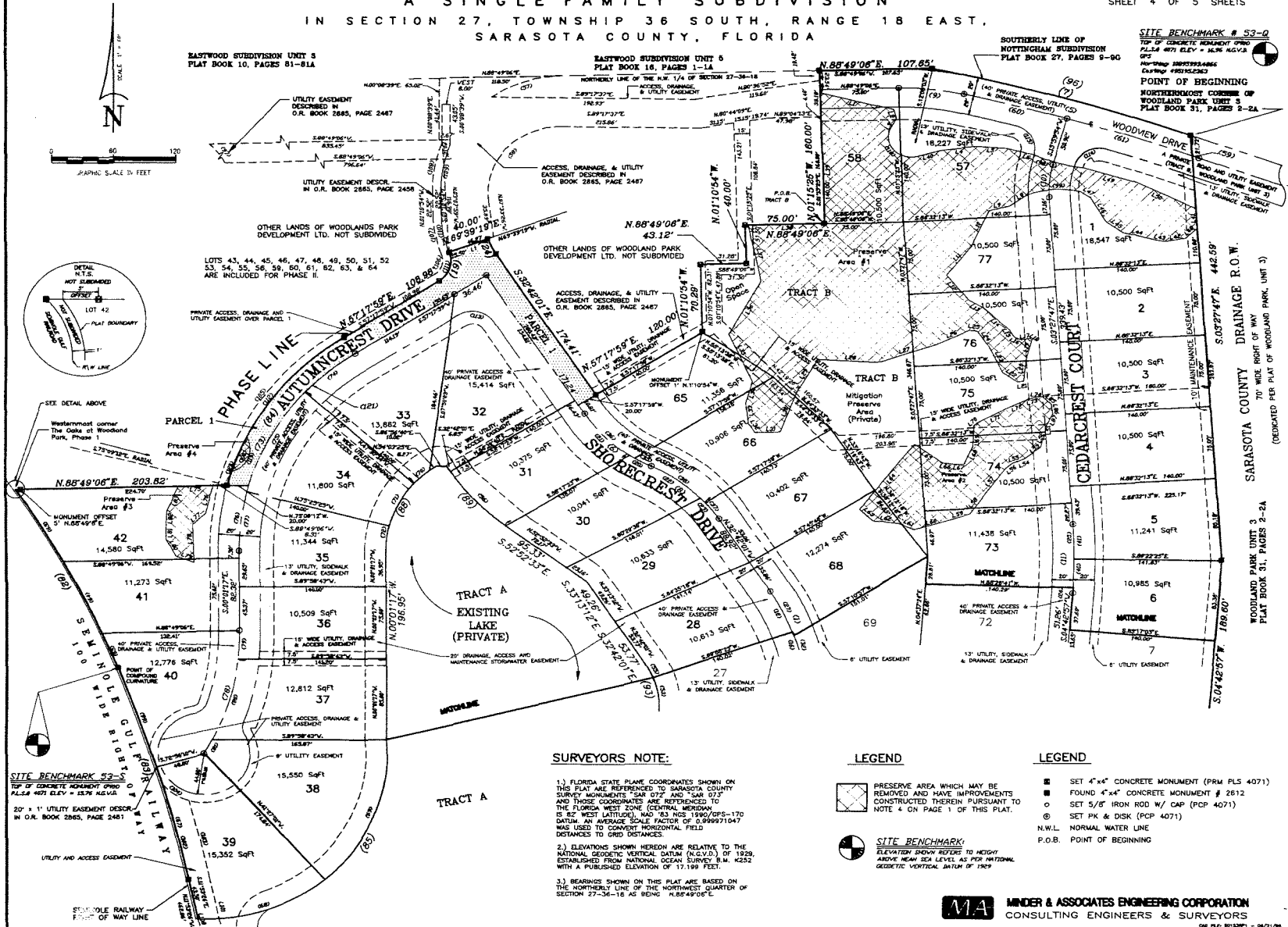
1) FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAN ARE REFERENCED TO SARASOTA COUNTY CORNERS PLAT 18, 1897, AND THE POINT OF BEGINNING OF THE FLORIDA WEST COAST MERIDIAN (NAD 83) (NAD 83 HAS 1980/GPS-1740 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES)

2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. CORNERS PLAT 18, 1

THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
SARASOTA COUNTY, FLORIDA

PLAT BOOK 38 PAGE 11C
SHEET 4 OF 5 SHEETS



SURVEYORS NOTE:

- 1.) FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS 584 07E AND 584 08D AND THOSE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN IS 82° WEST LATITUDE) AND 83 NAD 1983 (GPS-170 DATUM). AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- 2.) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1928 ESTABLISHED FROM NATIONAL OCEAN SURVEY S.M. K252 WITH A PUBLISHED ELEVATION OF 17.189 FEET.
- 3.) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.88°49'06\"/>

LEGEND

- PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.
- SITE BENCHMARK: ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1928

LEGEND

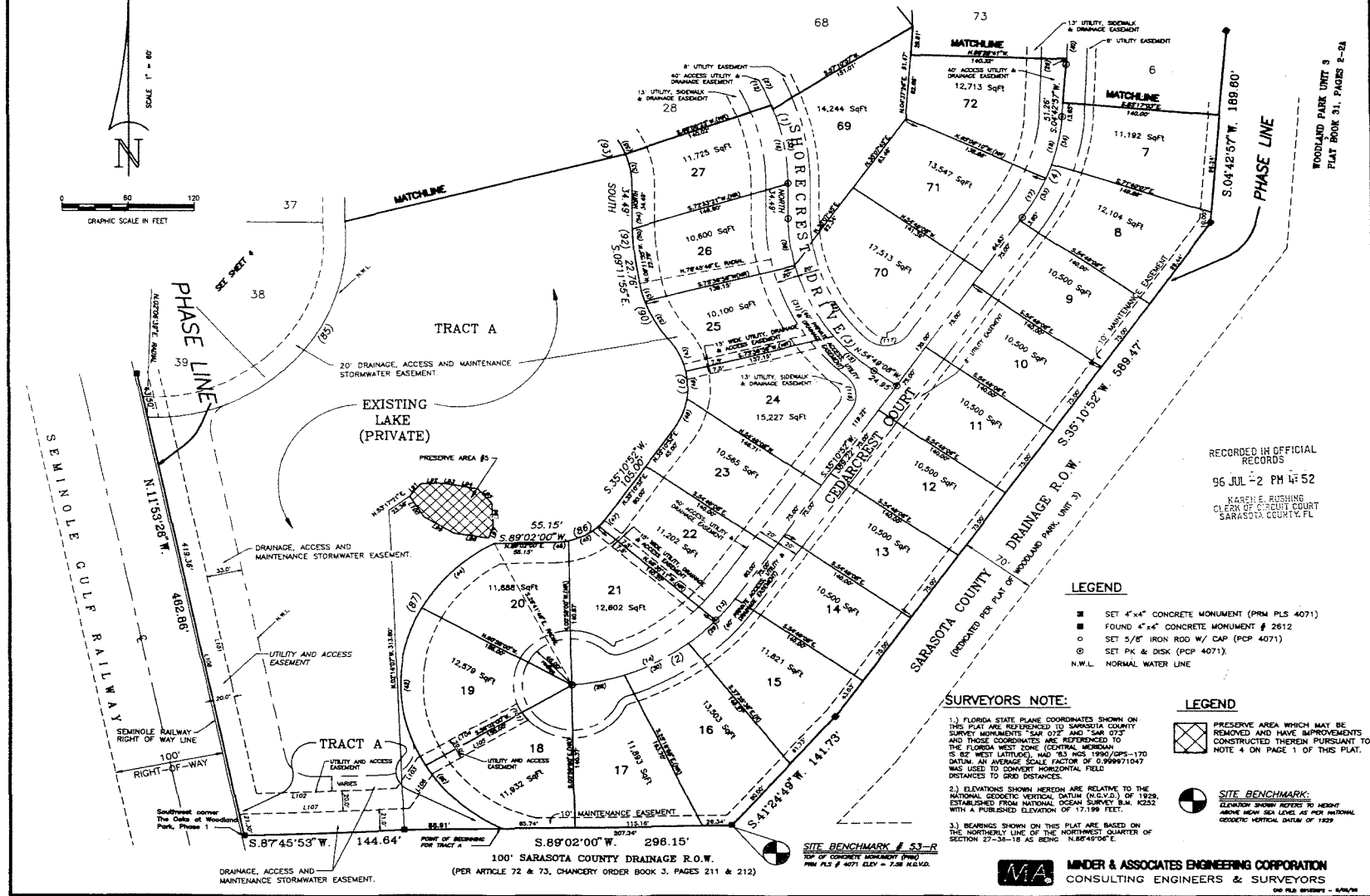
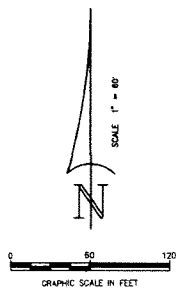
- SET 4"x4" CONCRETE MONUMENT (PER P.L.S. 4071)
- FOUND 4"x4" CONCRETE MONUMENT # 2612 CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.
- SET 5/8" IRON ROD W/ CAP (PCP 4071)
- SET PK & DISK (PCP 4071)
- N.W.L. NORMAL WATER LINE
- P.O.B. POINT OF BEGINNING

MA MINDER & ASSOCIATES ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS
ON FILE 8013391 - 04/21/04

THE OAKS AT WOODLAND PARK PHASE I

A SINGLE FAMILY SUBDIVISION
 IN SECTION 27, TOWNSHIP 36 SOUTH, RANGE 18 EAST,
 SARASOTA COUNTY, FLORIDA

PLAT BOOK 38 PAGE 11.D
 SHEET 5 OF 5 SHEETS



RECORDED IN OFFICIAL RECORDS
 96 JUL -2 PM 4:52
 KAREN E. PUSHING
 CLERK OF COUNTY COURT
 SARASOTA COUNTY, FL

- LEGEND**
- SET 4"x4" CONCRETE MONUMENT (PRM PLS 4071)
 - FOUND 4"x4" CONCRETE MONUMENT # 2612
 - SET 5/8" IRON ROD W/ CAP (PCP 4071)
 - ⊗ SET PK & DISK (PCP 4071)
 - N.W.L. NORMAL WATER LINE

SURVEYORS NOTE:

- 1) FLORIDA STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE REFERENCED TO SARASOTA COUNTY SURVEY MONUMENTS 548 (347) AND 756A (372) AND THOSE COORDINATES ARE REFERENCED TO THE FLORIDA WEST ZONE (CENTRAL MERIDIAN IS 82 WEST LONGITUDE), NAD 83 NOS 1990/GPS-170 DATUM. AN AVERAGE SCALE FACTOR OF 0.999971047 WAS USED TO CONVERT HORIZONTAL FIELD DISTANCES TO GRID DISTANCES.
- 2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, ESTABLISHED FROM NATIONAL OCEAN SURVEY B.M. 10252 WITH A PUBLISHED ELEVATION OF 17.159 FEET.
- 3) BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 27-36-18 AS BEING N.85°45'00"E.

LEGEND

- ▣ PRESERVE AREA WHICH MAY BE REMOVED AND HAVE IMPROVEMENTS CONSTRUCTED THEREIN PURSUANT TO NOTE 4 ON PAGE 1 OF THIS PLAT.

SITE BENCHMARK:
 ELEVATION SHOWN REFERS TO HEIGHT ABOVE MEAN SEA LEVEL AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929

SITE BENCHMARK # 53-R
 TOP OF CONCRETE MONUMENT (PRM)
 PRM PLS # 4071 ELEV = 7.08 M.S.L.

M&A MINDER & ASSOCIATES ENGINEERING CORPORATION
 CONSULTING ENGINEERS & SURVEYORS

100' SARASOTA COUNTY DRAINAGE R.O.W.
 (PER ARTICLE 72 & 73, CHANCERY ORDER BOOK 3, PAGES 211 & 212)