PLAT BOOK 19
AND PAGE 33

374499

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 1 OF 24 SHEETS

DESCRIPTION

A portion of Sections 27, 33, 34 and 35, Township 39 South, Range 22 East, being more particularly described as follows:

1. That portion of said Section 27, BEGINNING at the Southeast corner thereof run N89°36'53"W, along the South line of said Section 27, for 3647.53 feet to the point of intersection with the Easterly line of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 13 thru 13I, Public Records of Sarasota County, Florida; thence N07°23'36"W for 13.25 feet, to the point of curvature of a circular curve to the right, having a radius of 400 feet; thence Northwesterly and Northeasterly, along the arc of said curve thru a central angle of 56°25'23" for 393.91 feet, to the point of tangency; thence N49°01'47"E for 1875.55 feet, (the last mentioned 3 courses being coincident with the Easterly line of aforesaid TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION and TWENTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 14, Pages 14 thru 14M, said Public Records of Sarasota County); thence S69°38'00"E for 2237.27 feet to the point of intersection with the East line of said Section 27; thence S00°04'57"E along the East line of said Section 27 for 842.26 feet to the POINT OF BEGINNING, Containing 91.93 acres, more or less.

2. All of said Section 33, lying Southeasterly of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 14, Pages 13 thru 13I, Public Records of Sarasota County, Florida; Containing 37.88 Acres, more or less.

3. All of said Section 34, lying Southeasterly of the TWENTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, according to the plat thereof recorded in Plat Book 14, Pages 13 thru 13I, Public Records of Sarasota County, Florida; Containing 558.28 Acres, more or less.

4. That portion of said Section 35, BEGINNING at the Southwest corner thereof run S89°37'46"E along the South line of said Section 35, for 75.15 feet the point of intersection with the Northerly RIGHT-OF-WAY line of SEABOARD AIRLINE RAILROAD; thence N69°01'33"E, along said Northerly RIGHT-OF-WAY line, for 1000.00 feet; thence N20°58'27"W for 255.00 feet; thence N69°01'33"E for 165.03 feet to the point of curvature of a circular curve to the left having a radius of 655 feet; thence Northeasterly along the arc of said curve, thru a central angle of 66°26'33", for 759.56 feet to the point of tangency; thence N02°35'00"E for 819.62 feet, to the point of curvature of a circular curve to the left having a radius of 500 feet; thence Northeasterly and Northwesterly, along the arc of said curve thru a central angle of 47°10'00", for 411.61 feet to the point of tangency; thence N44°35'00"W for 142.66 feet to the point of curvature of a circular curve to the right, having a radius of 500 feet; thence Northwesterly and Northeasterly along the arc of said curve thru a central angle of 61°27'30" for 616.77 feet to the point of tangency; thence N16°52'30"E for 1128.19 feet; thence N73°07'30"W for 628.15 feet to a point of intersection with the arc of a circular curve, concave to the West, having a radius of 1860 feet, said point bearing S86°13'45"E from the center of circle of said curve; thence Northwesterly along the arc of said curve to the left thru a central angle of 14°54'15" for 483.83 feet to the point of tangency; thence N11°08'00"W for 477.64 feet to the point of curvature of a circular curve to the right, having a radius of 1140 feet; thence Northwesterly along the arc of said curve thru a central angle of 03°47'06" for 75.31 feet to a point of intersection with the North line of said Section 35; thence N89°31'09"W along the North line of said Section 35, for 761.43 feet to the Northwest corner of said Section 35; thence run S00°04'57"E, along the West line of said Section 35, for 5319.52 feet, to the POINT OF BEGINNING; Containing 145.20 Acres, more or less.

All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 833.29 Acres, more or less.

Revised lot No.'s in Block No's 1985 and 1990
May 27, 1970
Ernest C. Pratt Reg. No. 2257

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SCALE IN FEET

SHEET 1 OF 24 SHEETS
1769 TOTAL NO. LOTS

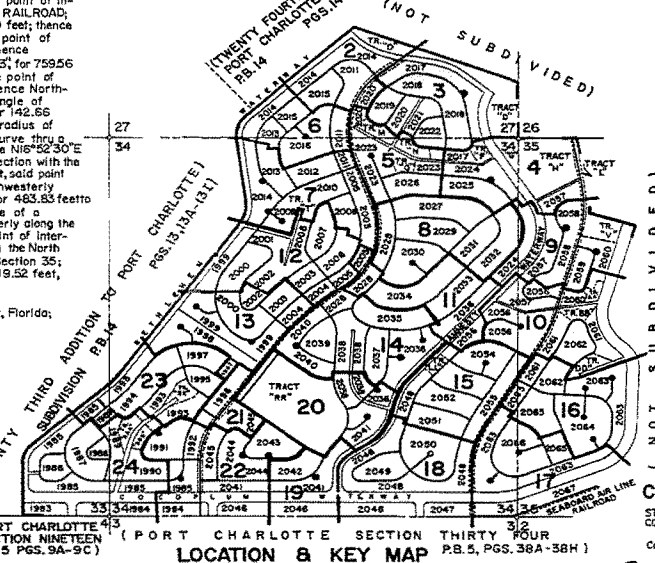
DRAWN BY
CHECKED BY
APPROVED BY

GENERAL NOTES

1. ◉ P.R.M. Indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 845, Pages 156 - 159.
3. All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joinders are filed in ORB 845, Page 160, 161.
5. Developers Agreement is filed in O.R.B. 845, Pages 162

* 1. A 20 foot strip along the lot lines abutting and adjacent to the waterways and drainage rights of way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a Street right of way line, except as shown by dashed lines.
3. As shown by dashed lines.

Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



LOCATION & KEY MAP
SECTIONS 27, 33, 34 & 35 TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA } SS
COUNTY OF DADE

GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways, and Drainage rights of way as shown or described on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities.*

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto, this 13 day of March, 1970.

GENERAL DEVELOPMENT CORPORATION

Attest: Secretary

By: Frederick E. Roach
Executive Vice President

STATE OF FLORIDA } SS
COUNTY OF DADE

Before me personally appeared Frederick E. Roach and David A. Doheny to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Executive Vice President and Secretary of the above named Corporation and severally acknowledged to and before me that they executed such instrument as such Executive Vice President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act of said corporation.

WITNESS my hand and official seal, this 13 day of March 1970

My Commission Expires: July 29, 1973
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that this plat is a true representation of the land described and shown, to the best of my knowledge and belief and that permanent reference monuments have been placed as required by the City of North Port Charlotte Subdivision Ordinance and the Statutes of the State of Florida thereunto appertaining.

Dated this 13 day of March 1970 Signature: James Edward Clark
JAMES EDWARD CLARK
Registered Land Surveyor
Florida Certificate No. 1553

Date of Survey: 2/13/70

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

STATE OF FLORIDA } SS
COUNTY OF SARASOTA

It is hereby certified that this plat has been officially approved for record this day of April 13, 1970. City of North Port Charlotte Planning Advisory Board By: Robert C. Orr Jr.

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA

It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port Charlotte, Sarasota County, Florida, this 7th day of May 1970

Approved:
City Attorney City Clerk Mayor

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } SS
COUNTY OF SARASOTA

I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 19, Pages 33 thru 33J of the Public Records of Sarasota County, Florida, this 11th day of June 1970

R.W. ZINN, Clerk
Sarasota County, Florida
By: Deputy Clerk
County Clerk

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } SS
COUNTY OF SARASOTA

It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida this 9th day of June 1970

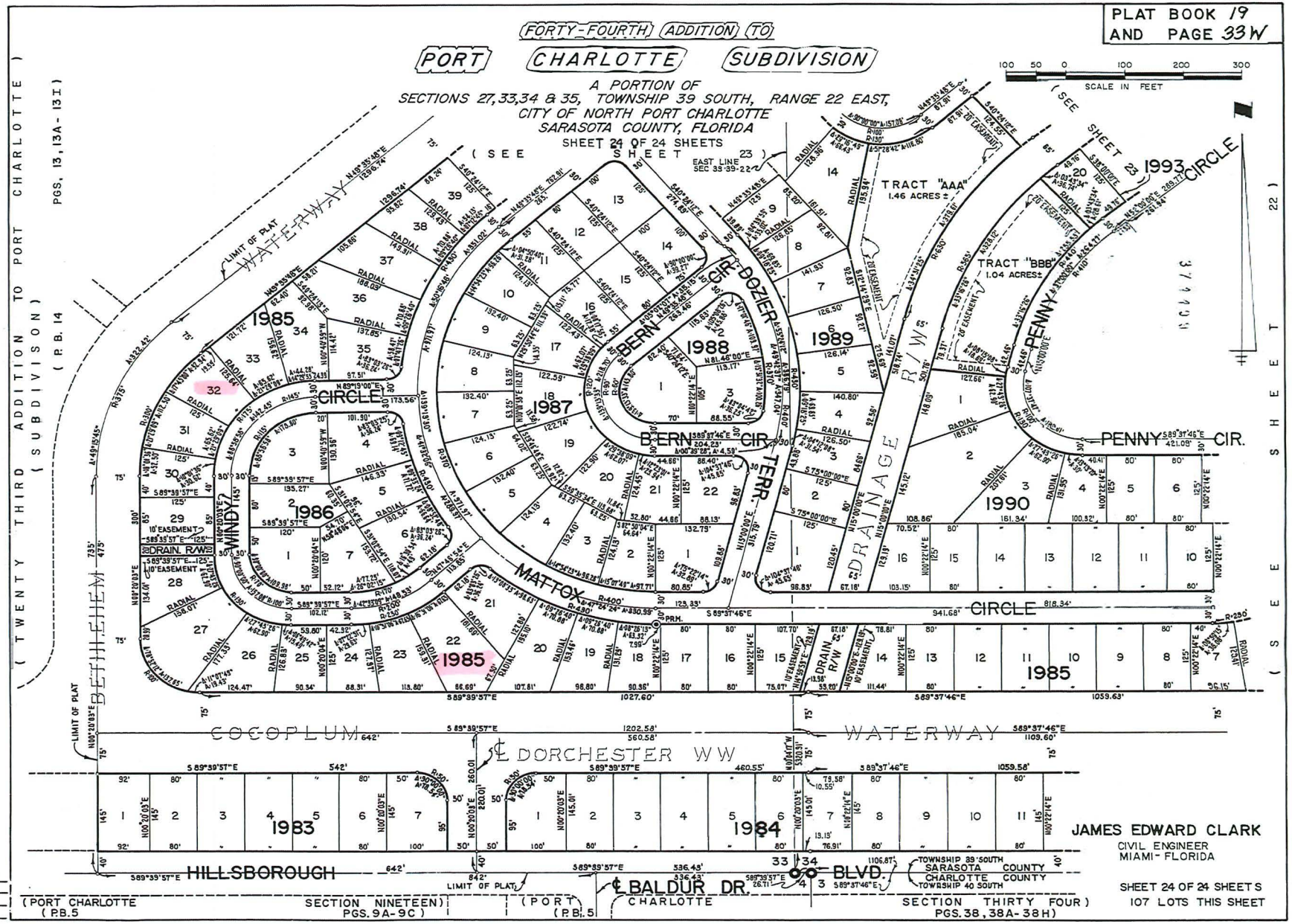
County Engineer | Planning Director | County Attorney | Chairman

PLAT BOOK 19
AND PAGE 33W

(FORTY-FOURTH) (ADDITION) (TO)

PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 24 OF 24 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 24 OF 24 SHEETS
107 LOTS THIS SHEET

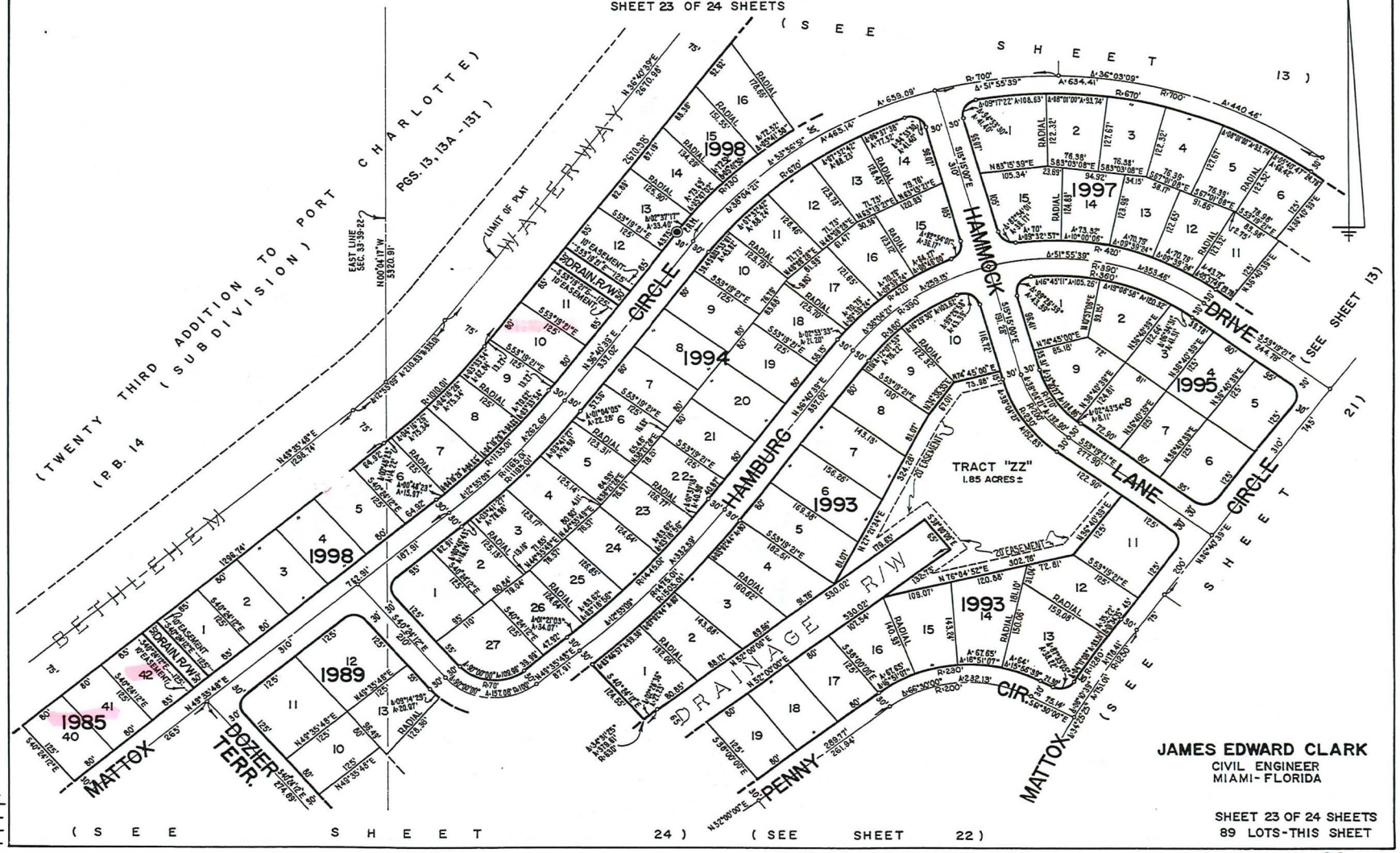
CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

CS-44

PLAT BOOK 19
AND PAGE 33V

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 23 OF 24 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 23 OF 24 SHEETS
89 LOTS-THIS SHEET

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

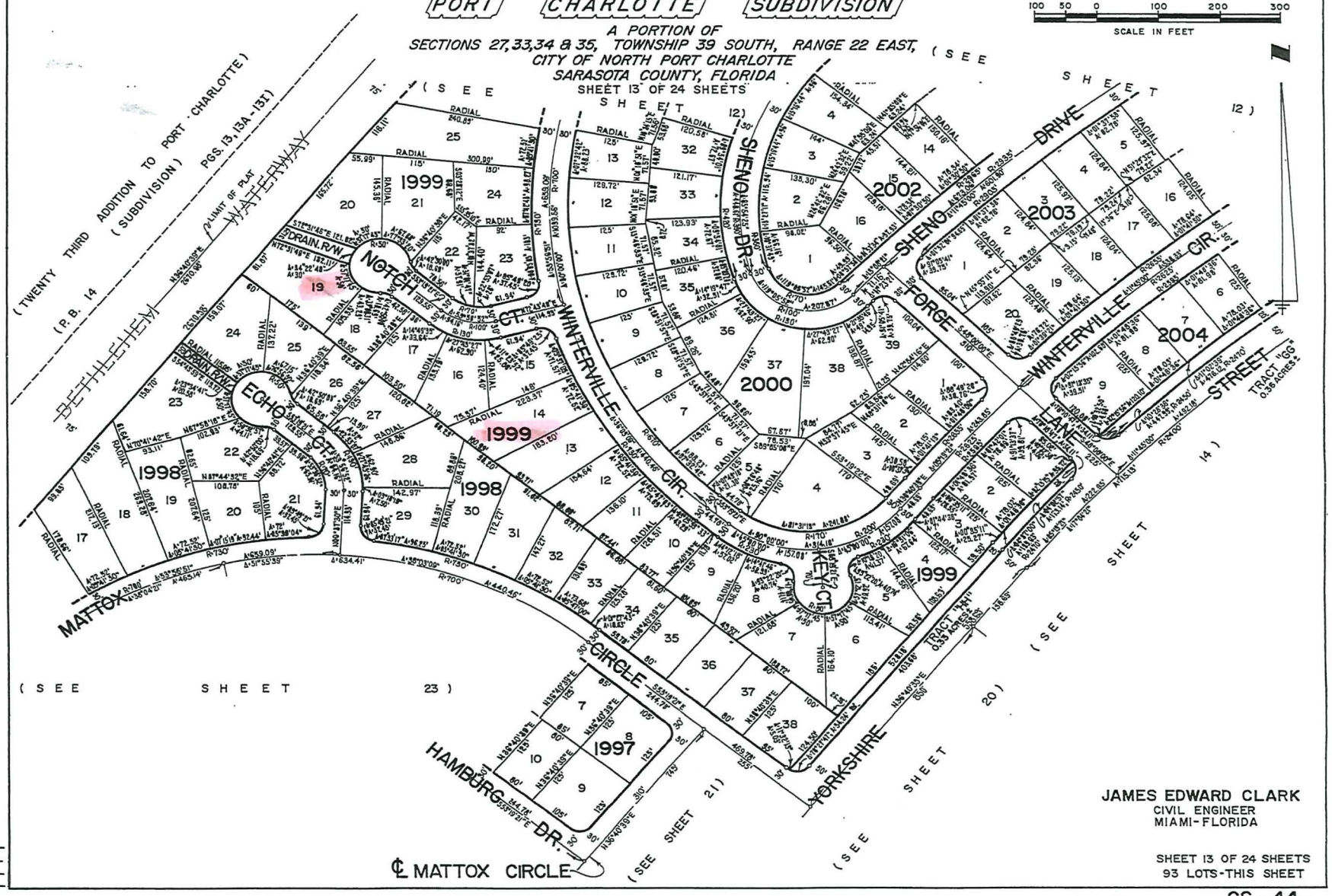
CS-44

PLAT BOOK 19
AND PAGE 33L

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 13 OF 24 SHEETS

100 50 0 100 200 300
SCALE IN FEET



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 13 OF 24 SHEETS
93 LOTS-THIS SHEET

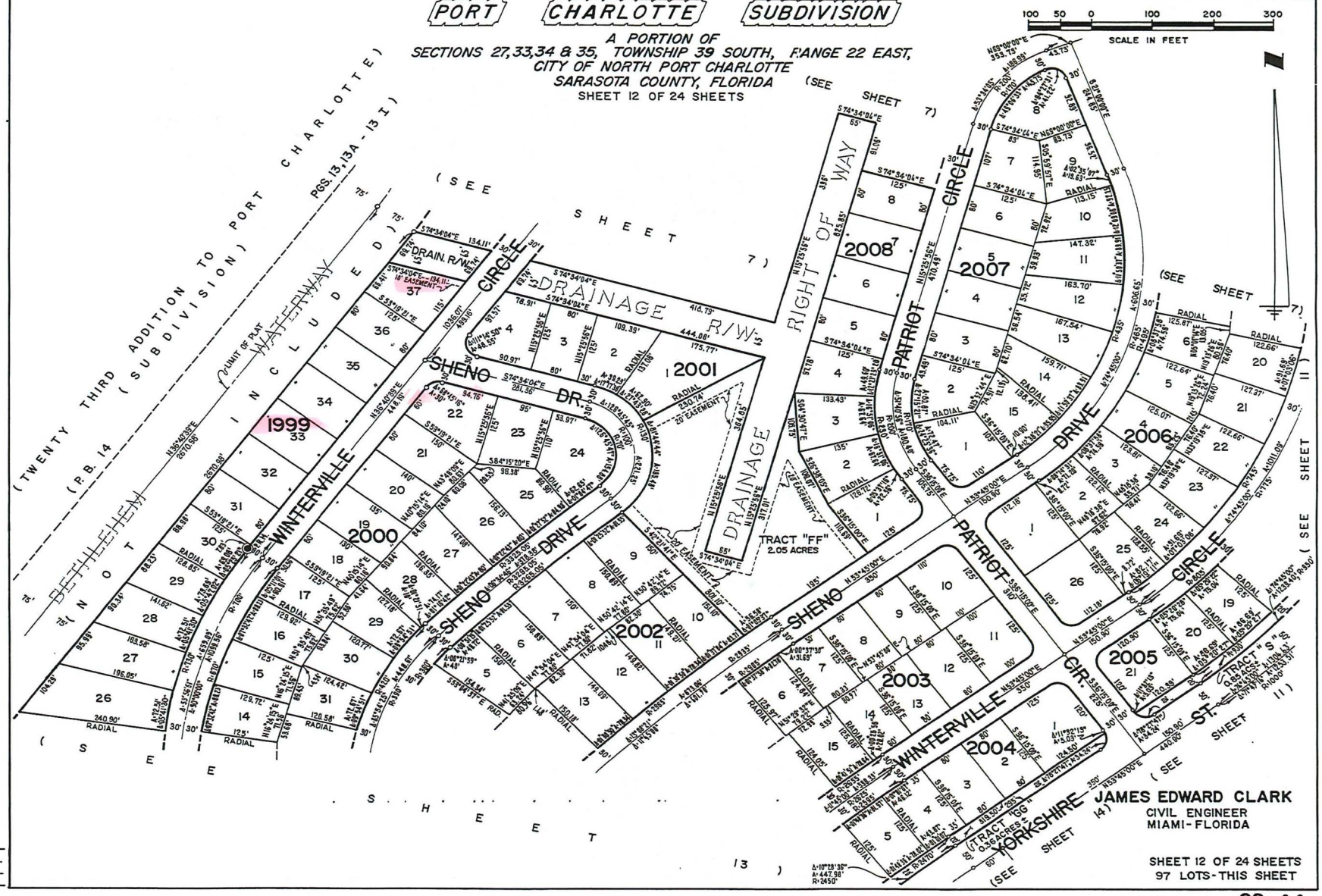
CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

CS - 44

PLAT BOOK 19
AND PAGE 33K

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27, 33, 34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 12 OF 24 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 12 OF 24 SHEETS
97 LOTS - THIS SHEET

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

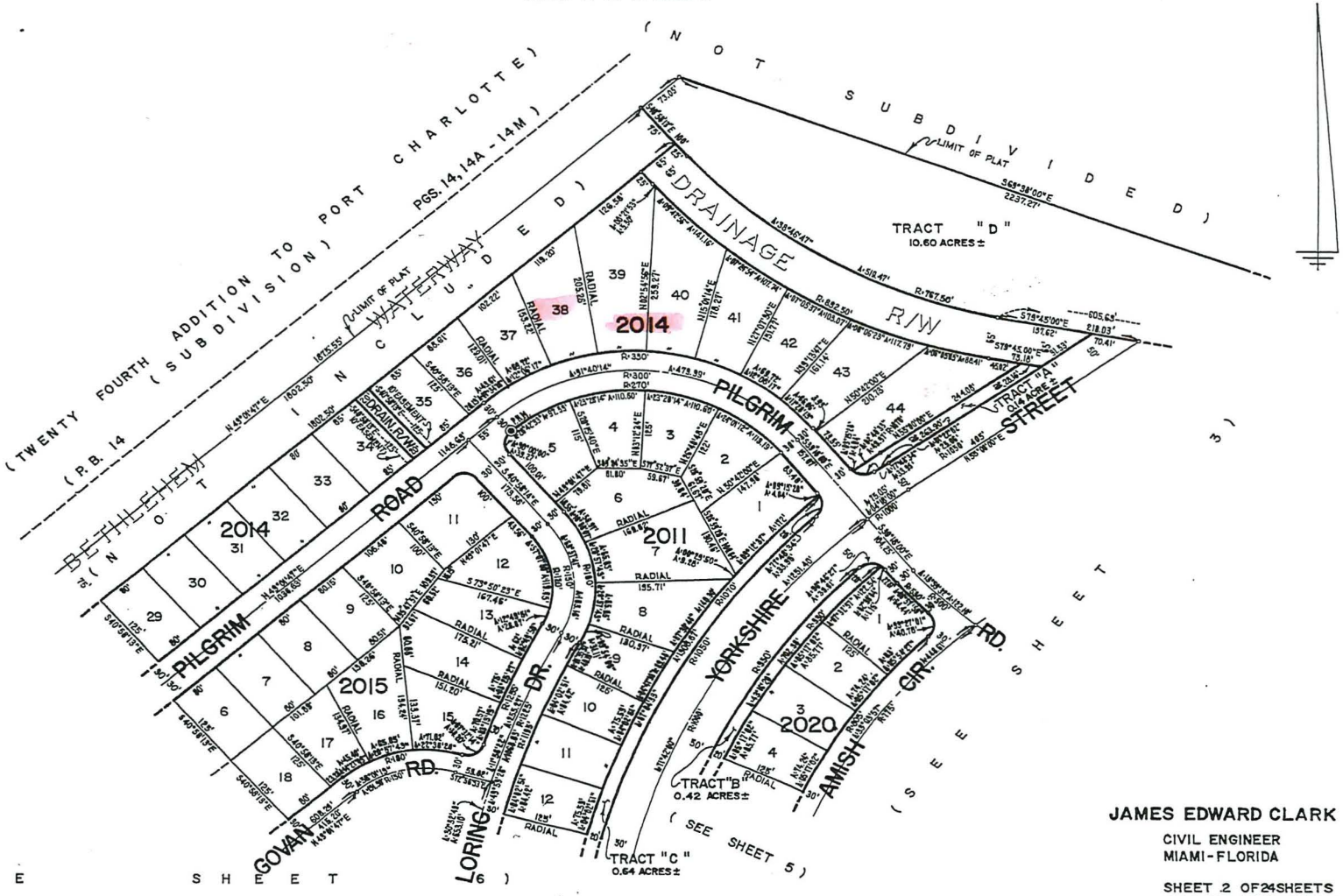
CS-44

PLAT BOOK 19
AND PAGE 33A

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27,33,34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 2 OF 24 SHEETS

100 50 0 100 200 300
SCALE IN FEET



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 2 OF 24 SHEETS
45 LOTS THIS SHEET

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

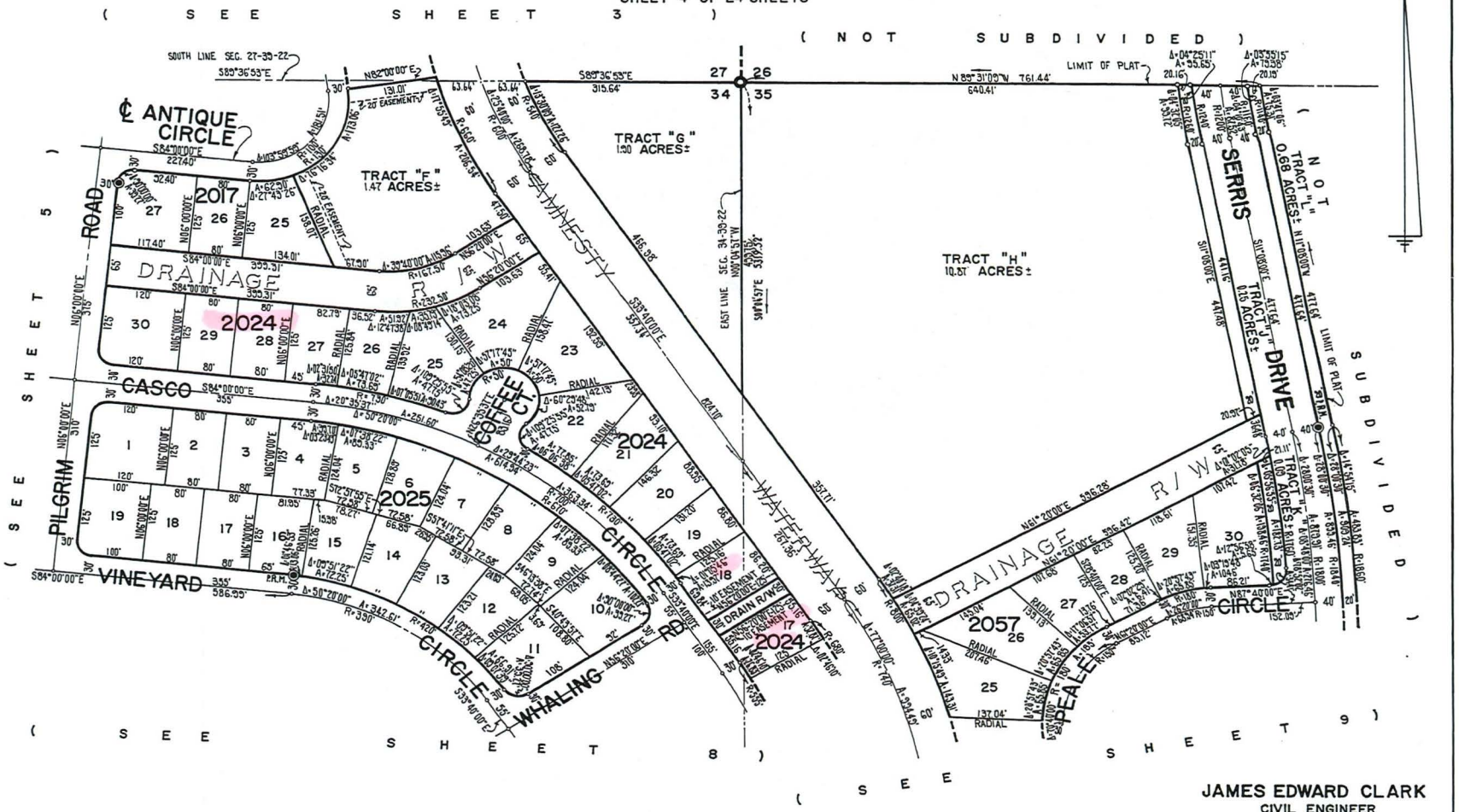
CS-44

PLAT BOOK 19
AND PAGE 33C

FORTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SECTIONS 27,33,34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 4 OF 24 SHEETS

100 50 0 100 200 300
SCALE IN FEET

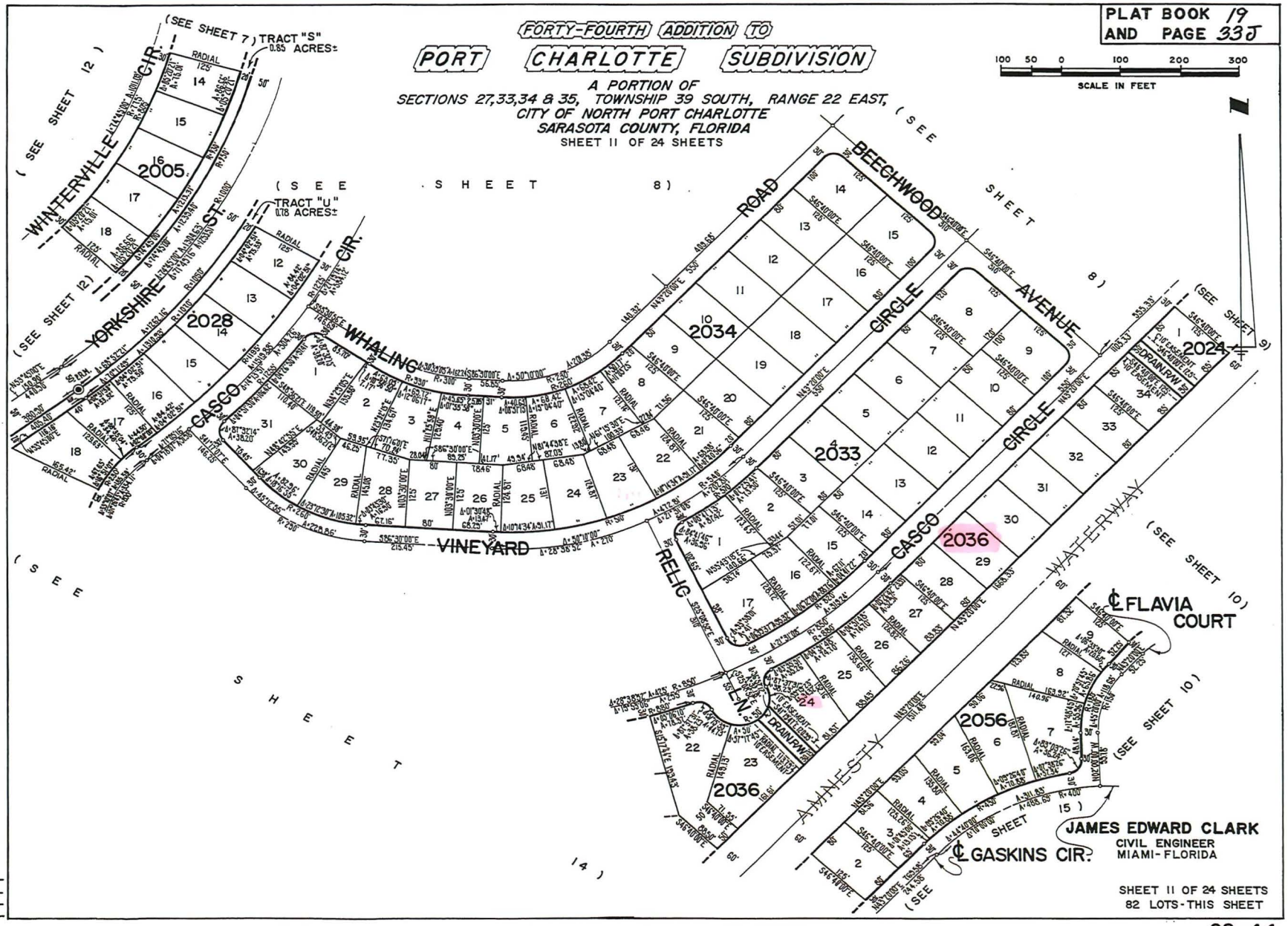


JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

SHEET 4 OF 24 SHEETS
42 LOTS-THIS SHEET

CS-44


PLAT BOOK 19
AND PAGE 33J
FORTY-FOURTH ADDITION TO
PORT CHARLOTTE SUBDIVISION
A PORTION OF
SECTIONS 27,33,34 & 35, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 11 OF 24 SHEETS
SCALE IN FEET
100 50 0 100 200 300
(SEE SHEET 7) TRACT "S" 0.85 ACRES±
TRACT "U" 0.78 ACRES±
(SEE SHEET 8)
(SEE SHEET 9)
(SEE SHEET 10)
(SEE SHEET 12)
(SEE SHEET 14)
WINTERVILLE CIR.
YORKSHIRE ST.
WHALING CIR.
VINEYARD
CASCO
BEECHWOOD ROAD
BEECHWOOD AVENUE
CIRCLE
RELIC LN.
WATERWAY
AMNESTY
℄ FLAVIA COURT
℄ GASKINS CIR.
2005
2028
2034
2033
2036
2056
2024
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA
SHEET 11 OF 24 SHEETS
82 LOTS-THIS SHEET
CALCULATED BY
DRAWN BY
CHECKED BY
APPROVED BY

CS-44

PLAT BOOK 19
AND PAGE 45

400523

FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 24,25,26 & 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 1 OF 33 SHEETS

DESCRIPTION

A portion of Sections 24,25,26 and 36, Township 39 South, Range 22 East, being more particularly described as follows:

Beginning at the Northeast corner of Section 24, Township 39 South, Range 22 East, thence run S 0°06'16"E along the East line of said Section 24 for a distance of 5306.18 feet to the Southeast corner of said Section 24, said Southeast corner of Section 24 also being the Northeast corner of Section 25, thence run S 0°06'16"E along the East line of said Section 25, for a distance of 5307.17 feet to the Southeast corner of said Section 25, said Southeast corner of Section 25 also being the Northeast corner of Section 36; thence S 0°06'16"E along the East line of said Section 36 for a distance of 3677.93 feet; thence run N 45°13'57"W for a distance of 9612.75 feet; thence N 44°46'03"E for a distance of 349.63 feet to a point of curvature; thence run Northeasterly along the arc of circular curve to the left having a radius of 525 feet and a central angle of 24°31'03", for a distance of 224.65 feet to a point of tangency; thence N 20°15'00"E for a distance of 504.47 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the right, having a radius of 475 feet and a central angle of 58°45'00", for a distance of 487.06 feet to a point of tangency; thence run N 79°00'00"E for a distance of 2158.03 feet to a point of curvature; thence Northeasterly along the arc of a circular curve to the left, having a radius of 925 feet and a central angle of 50°30'00", for a distance of 727.15 feet to a point of tangency; thence N 28°30'00"E for a distance of 1349.27 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 1125 feet and a central of 28°30'00", for a distance of 559.60 feet to a point of tangency; thence run NORTH for a distance of 828.90 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the right, having a radius of 975 feet and a central angle of 27°38'00", for a distance of 470.24 feet to a point of tangency; thence run N 27°38'00"E for a distance of 1181.82 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 525 feet and a central angle of 27°30'14", for a distance of 252.02 feet to a point of tangency thence run N 0°07'46"E for a distance of 1193.16 feet to a point on the North line of the above mentioned Section 24, Township 39 South, Range 22 East; thence run S 89°52'14"E along the North line of said Section 24 for a distance of 1715.00 feet to the North East corner of said Section 24 and Point of Beginning

All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 1073.06 Acres more or less.

GENERAL NOTES

1-◉ P.R.M. Indicates Permanent Reference Monument.

2-Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated. All corner radii are 25 feet unless otherwise indicated.

3-Bearing system is assumed for computation purposes

4-Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easement, except where easements are shown by dashed lines

* 5-A 20 foot strip along the lot lines abutting and adjacent to the waterway and drainage rights of way except as shown by dashed lines.

* 6-A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot except where side lot line is coincident with a street right of way line, except as shown by dashed lines.

* 7-As shown by dashed lines.

8-All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.

9-Deed restrictions are filed in ORB 883, Pages 965-968

10-Mortgage Plat Joinders are filed in ORB 883, Page 969-970

11-Items 4,5,6 & 7 shall apply to all tracts.

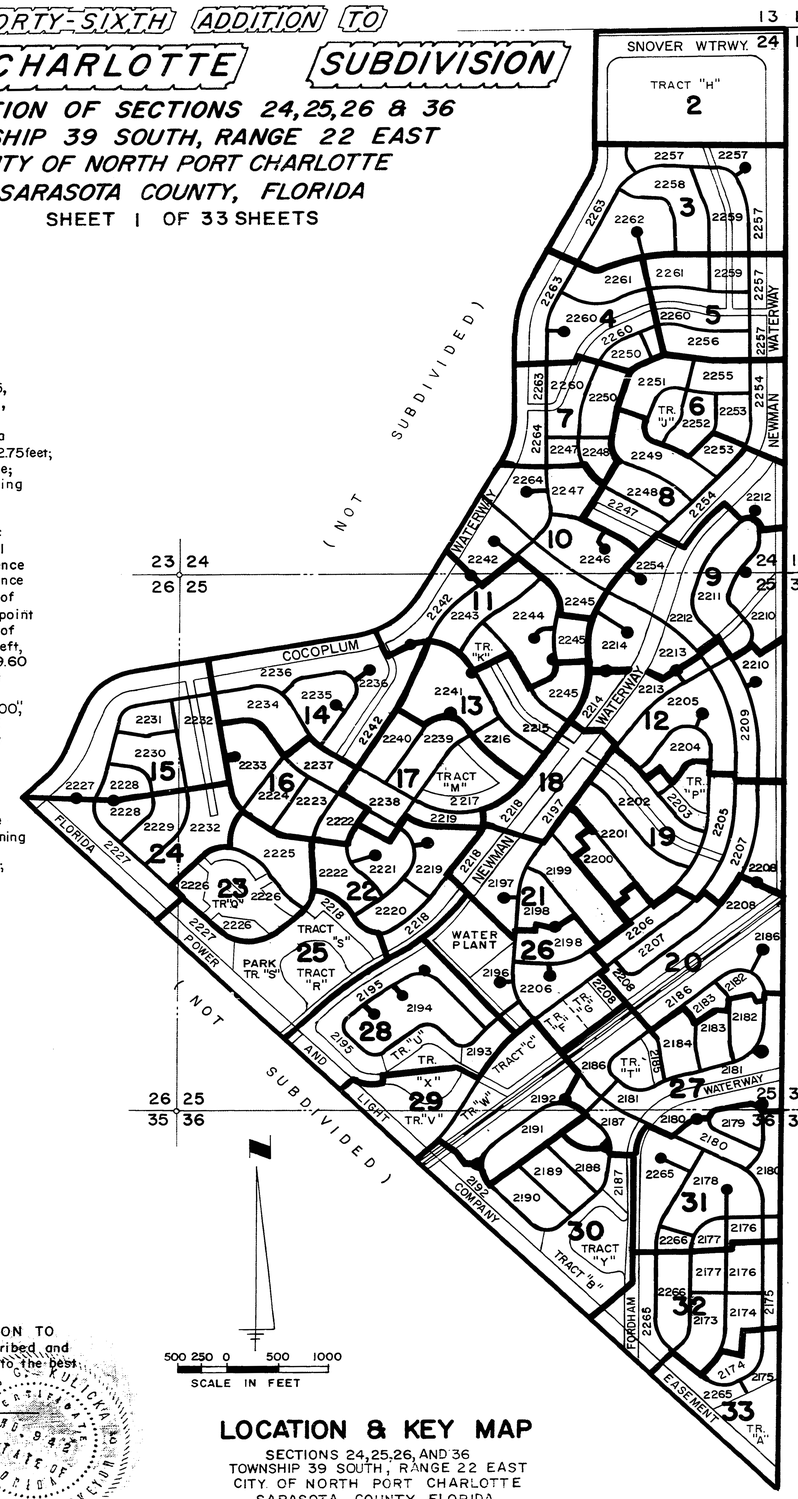
12-Developers Agreement recorded in ORB 883, Page 971-978

I HEREBY CERTIFY: That the attached plat entitled "FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION" is a true representation of the land described, and that the mathematical calculations and drafting of lots are true and correct to the best of my knowledge and belief.

C.G. Kulicka

CHARLES G. KULICKA
Reg. Land Surveyor No. 942
State of Florida
Aug. 1, 1970

CALCULATED BY C.K.
DRAWN BY PAB.
CHECKED BY JCH, MAM
APPROVED BY CT



LOCATION & KEY MAP

SECTIONS 24,25,26, AND 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA } S.S
COUNTY OF DADE

GENERAL DEVELOPMENT CORPORATION a Delaware Corporation authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways and Drainage rights of way as shown or described on this plat to the use of the general public forever, Reserving to said Corporation, its successors or assigns, the reversion at reversions of title thereto whenever discontinued by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities *

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed hereto, this 17th day of December, 1970

GENERAL DEVELOPMENT CORPORATION

Attest David A. Doheny
Secretary

By Frederick E. Roach
President

STATE OF FLORIDA } S.S
COUNTY OF DADE

Before me personally appeared Frederick E. Roach and David A. Doheny, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation severally acknowledge to and before me that they executed such instrument as such

President and Secretary, respectively of said Corporation, and that the seal affixed the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority and that said instrument is the free act of said Corporation.

WITNESS my hand and official seal, this 17th day of December, 1970

My Commission expires 2-7-72

Patricia Linsay
Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

I the undersigned registered Land Surveyor hereby certify that this Plat is a true representation of the land described and shown to the best of my knowledge and belief and that permanent reference monuments have been placed as required by the City of North Charlotte Subdivision Ordinance & Statutes of the State of Florida thereunto appertaining

Dated this 30 day of Oct, 1970 Signature: James Edward Clark

2/17/70

JAMES EDWARD CLARK
Registered Land Surveyor
Florida Certificate No. 1553

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

STATE OF FLORIDA
COUNTY OF SARASOTA } S.S

It is hereby certified that this plat has been officially approved for the record this day of 1-13, 1971 CITY OF NORTH PORT CHARLOTTE PLANNING ADVISORY BOARD

By Robert C. Orr Jr.

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA } S.S
COUNTY OF SARASOTA

It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port Charlotte, Sarasota County, Florida this 8 day of [illegible] 1971

Approved:
City Attorney [illegible] City Clerk: [illegible] Mayor: [illegible]

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } S.S
COUNTY OF SARASOTA

I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirments of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book 19 Pages 45 thru 45FF of the Public Records of Sarasota County, Florida, this 8TH day of MARCH, 1971

R W ZINN, Clerk
Sarasota County, Florida

By Frederick B Hopkins, Deputy Clerk

CERTIFICATE OF COUNTY COMMISSION

STATE OF FLORIDA } S.S
COUNTY OF SARASOTA

It is hereby certified that this plat has been officially approved for record as meeting the requirements of Chapter 177 Florida Statutes, by the Board of County Commission of the County of Sarasota, Florida this 8th day of March, 1971. This certification shall in no way be construed to indicate that this plat conforms with subdivision regulations of Sarasota County.

Franklin Hart — County Engineer
C. Blair Mann — Planning Director
Richard Tolan — County Attorney
R. B. Nim — Chairman

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 1 OF 33 SHEETS
2158 LOTS THIS PLAT

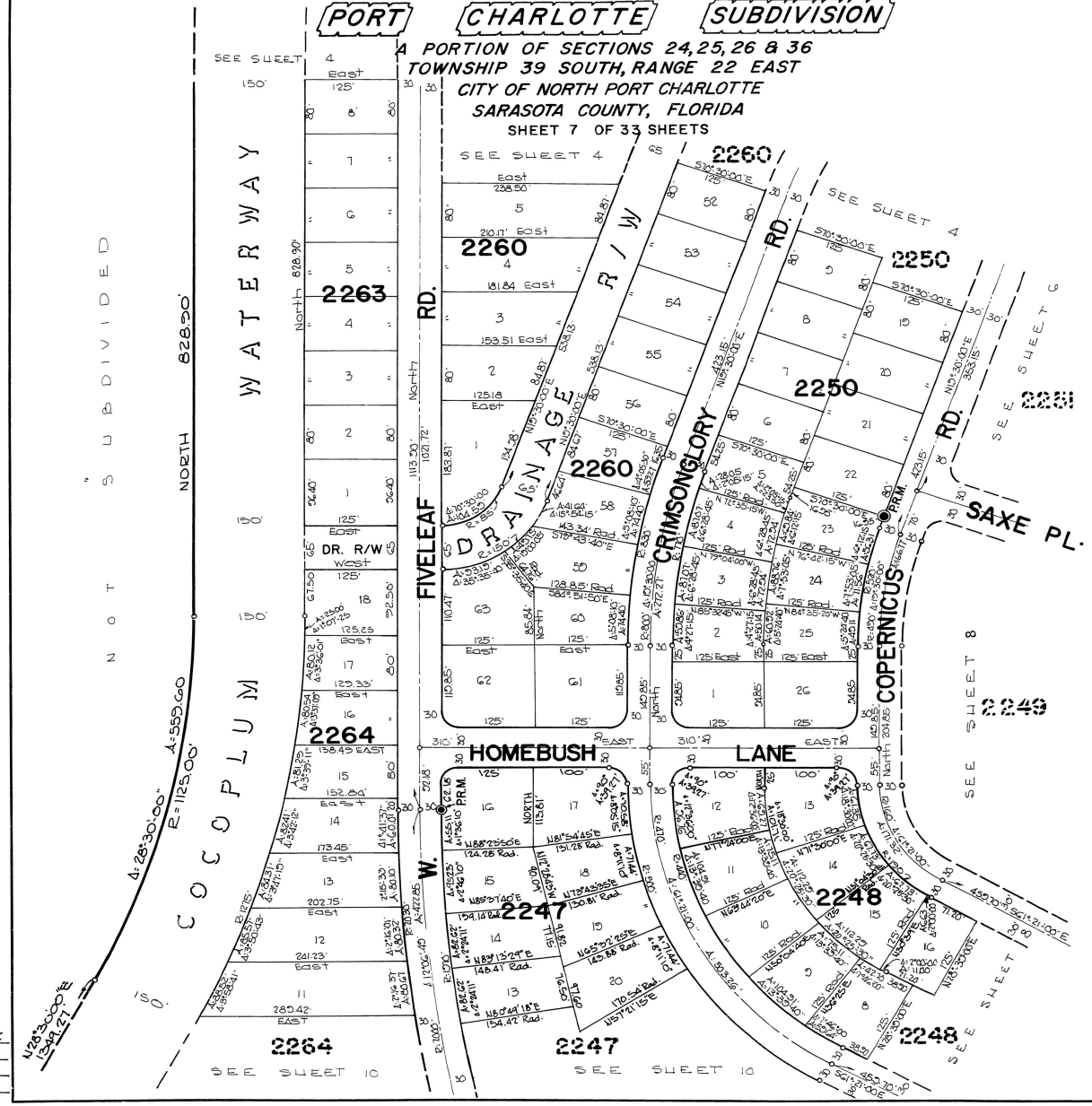
CS-46

Exhibit A to Resolution No. 2022-R-XX

PLAT BOOK 19
AND PAGE 45F

FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 24, 25, 26 & 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 7 OF 33 SHEETS



CALCULATED BY C-K
DRAWN BY J-C-H
CHECKED BY PAB
APPROVED BY CT

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

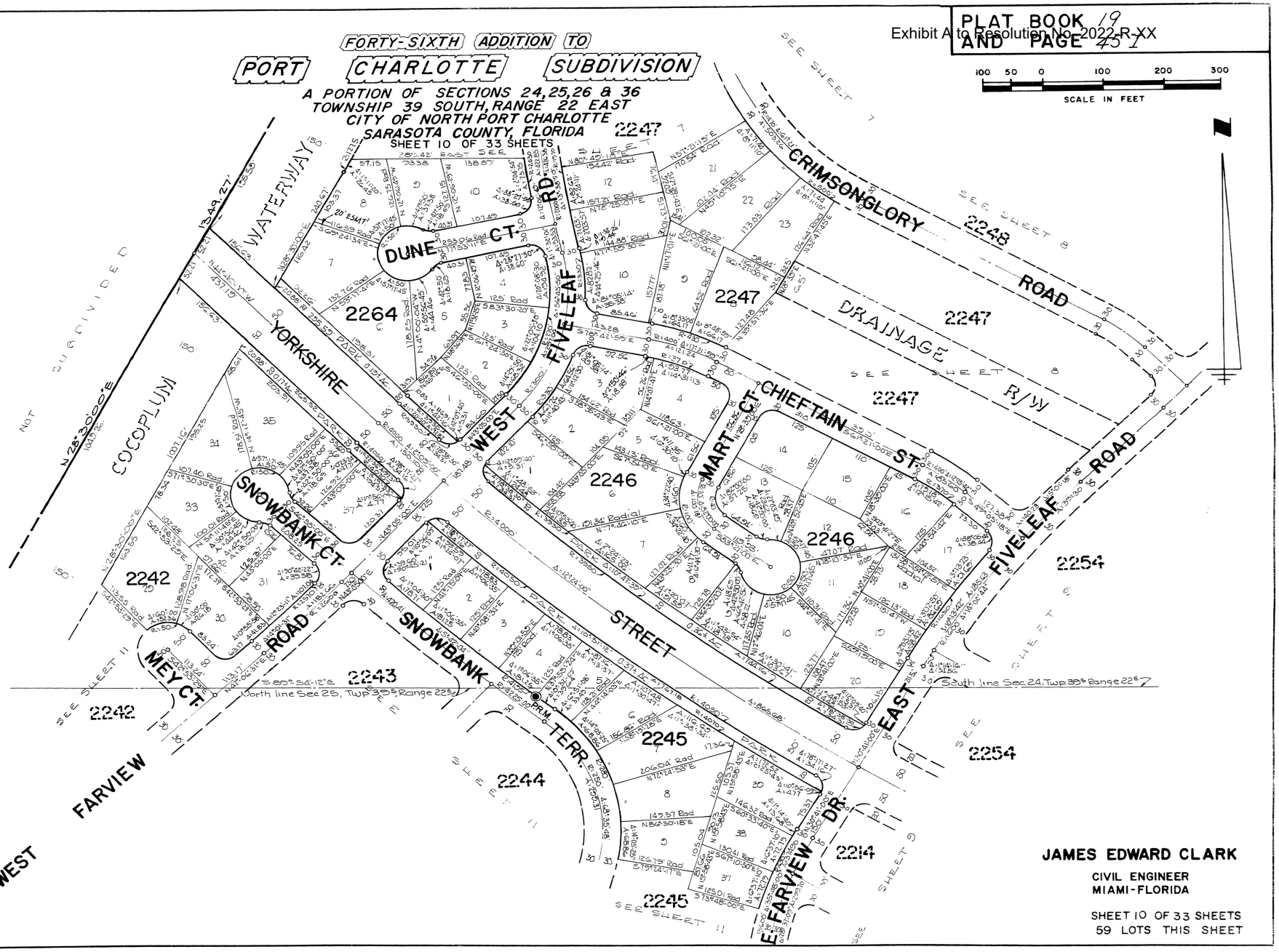
SHEET 7 OF 33 SHEETS
67 LOTS THIS SHEET

Exhibit A to Resolution No. 2022-R-XX

PLAT BOOK 19
AND PAGE 45

FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 24, 25, 26 & 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 10 OF 33 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 10 OF 33 SHEETS
59 LOTS THIS SHEET

CALCULATED BY CK
DRAWN BY JEC-H
CHECKED BY NMB
APPROVED BY CI

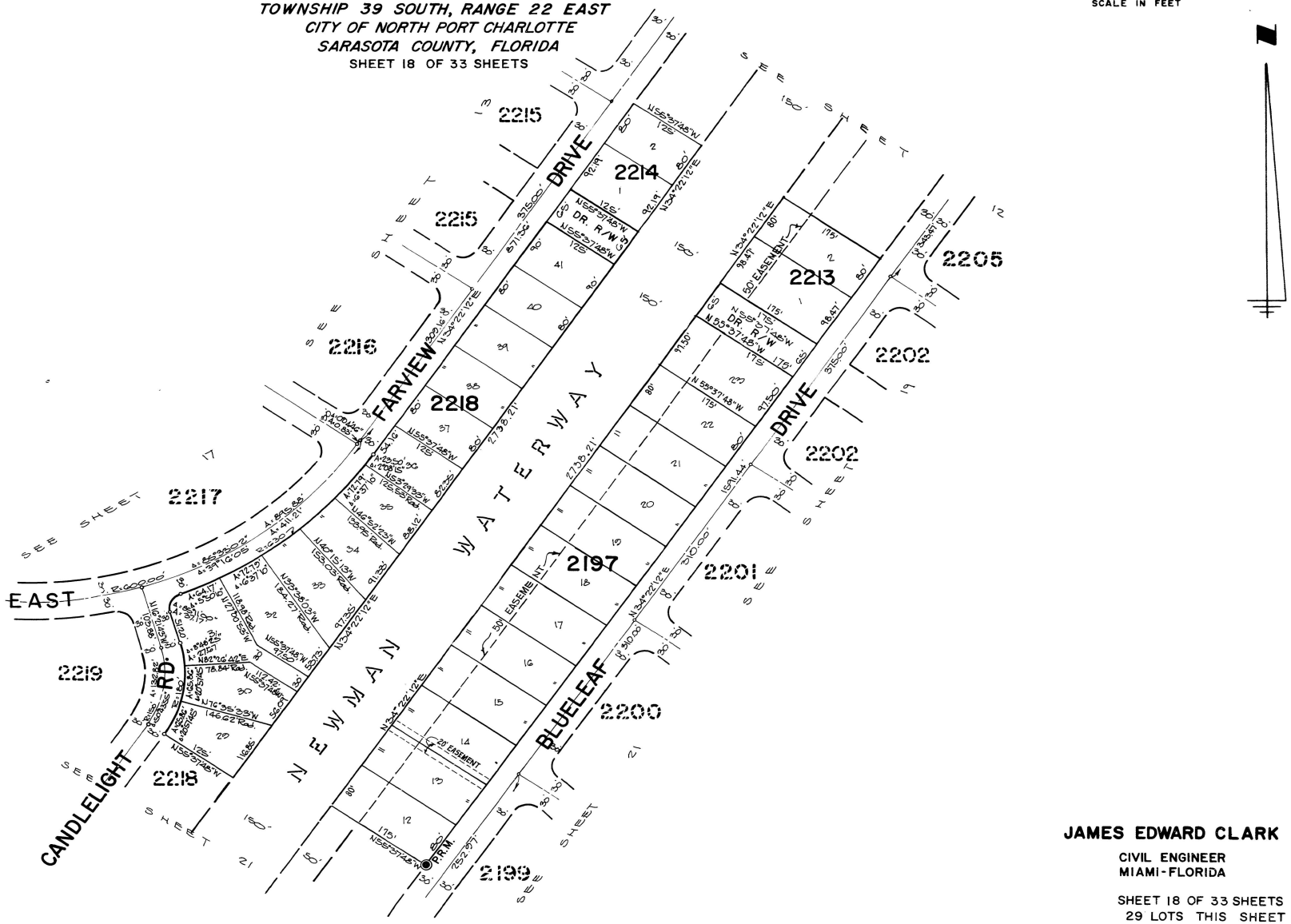
Exhibit A to Resolution No. 2022-R-XX

PLAT BOOK 2
AND PAGE 45 Q

FORTY-SIXTH ADDITION TO

PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 24, 25, 26 & 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 18 OF 33 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

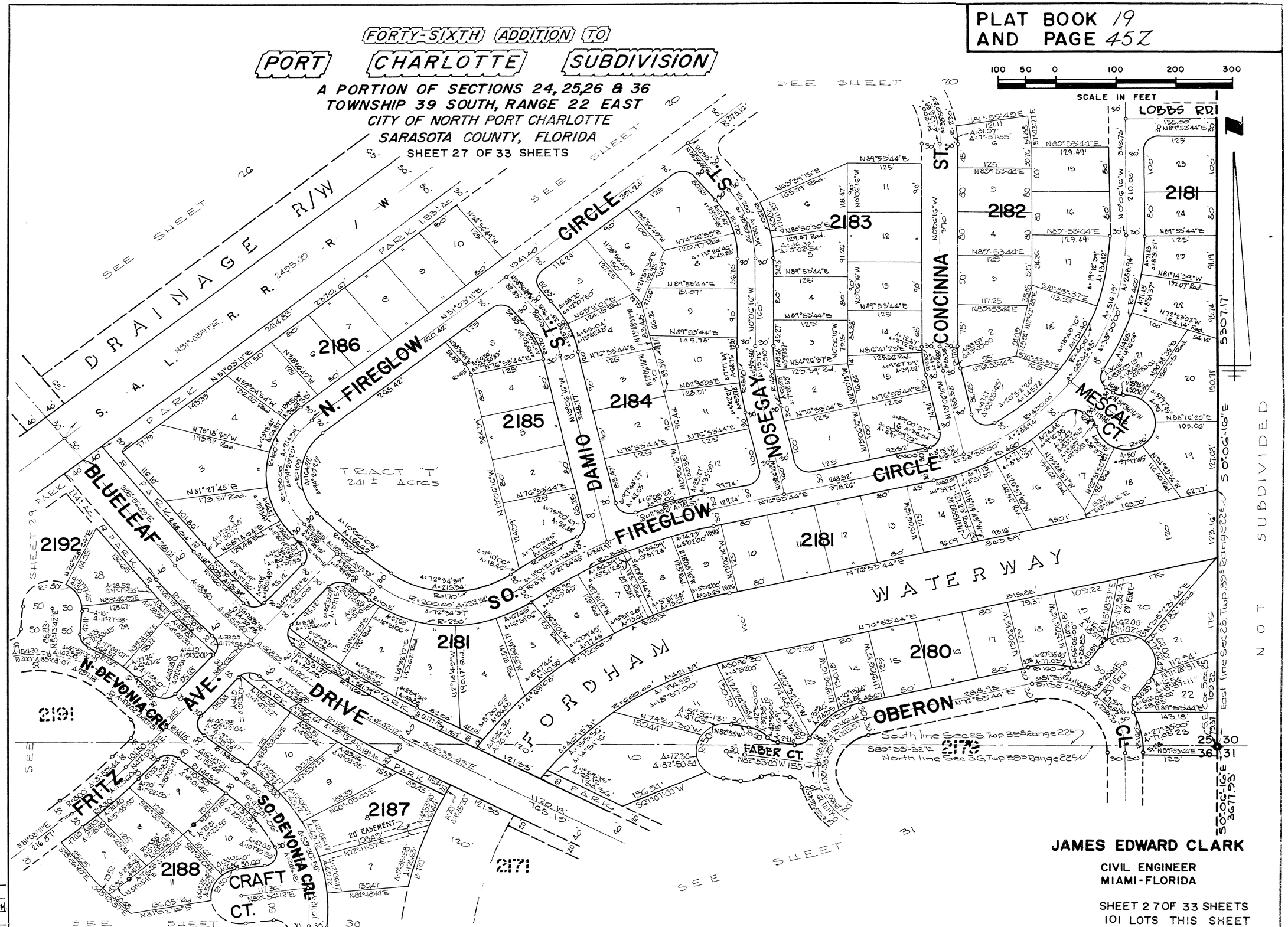
SHEET 18 OF 33 SHEETS
29 LOTS THIS SHEET

CALCULATED BY C-K
DRAWN BY PAB
CHECKED BY J.C.-H
APPROVED BY CT

PLAT BOOK 19
AND PAGE 45Z

FORTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF SECTIONS 24, 25, 26 & 36
TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 27 OF 33 SHEETS



CALCULATED BY CK
DRAWN BY PGB
CHECKED BY J.C.H. M.A.M.
APPROVED BY CT

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 27 OF 33 SHEETS
101 LOTS THIS SHEET

PLAT BOOK 21
AND PAGE 8

432041

FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION

A PORTION OF
SEC. 35 AND 36, TWP. 39 S., RGE. 21 E. AND SEC. 31 AND 32, TWP. 39 S., RGE. 22 E.
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 1 OF 34 SHEETS

DESCRIPTION

A portion of Sections 35 and 36, Township 39 South, Range 21 East and a portion of Sections 31 and 32, Township 39 South, Range 22 East, being more particularly described as follows:

1. That portion of said Section 35 lying Southeasterly of the SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, Pages 19 through 19N, Public Records of Sarasota County, Florida; Containing 60.63 Acres, more or less.

2. That portion of said Section 36 lying Southeasterly of the SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION and Southeasterly of the EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 12, Pages 19 through 19N, and in Plat Book 12, Pages 20 through 20Z2, respectively, Public Records of Sarasota County, Florida; Containing 552.59 Acres, more or less.

3. That portion of said Section 31 lying Southwesterly of the THIRTY-FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Pages 18 through 18 M, Public Records of Sarasota County, Florida; Containing 603.97 Acres, more or less.

4. That portion of said Section 32 lying Westerly of the TWELFTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 13, Pages 8 through 8V and Southerly of the THIRTY - FOURTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 15, Pages 18 through 18M, Public Records of Sarasota County, Florida; Containing 12.69 Acres, more or less.

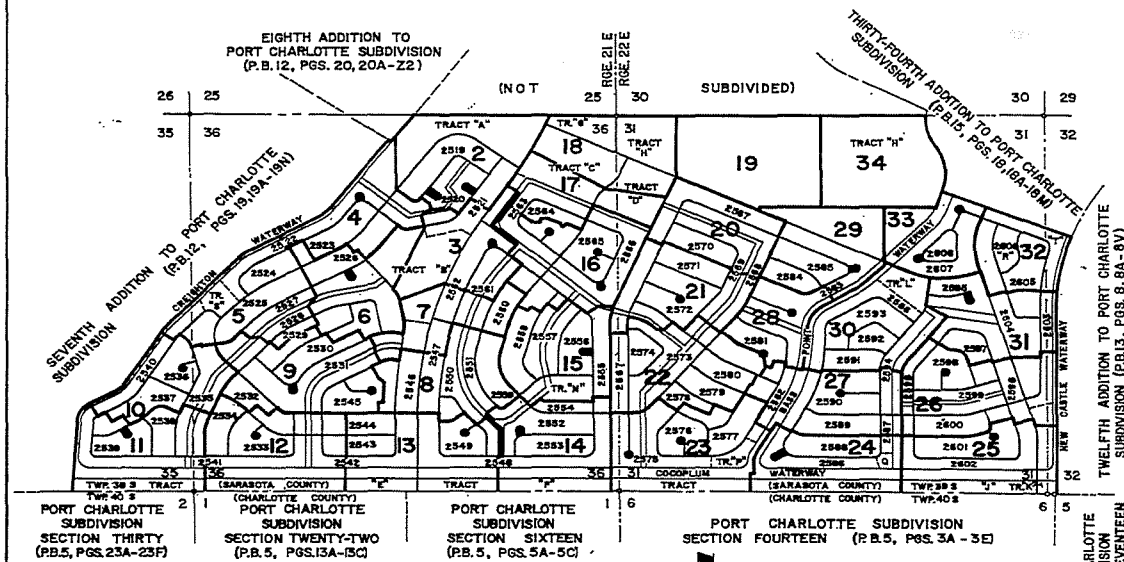
All lying and being in the City of North Port Charlotte, Sarasota County, Florida; Containing a total of 1229.86 Acres, more or less.

GENERAL NOTES

1. ⊕ P.R.M. indicates Permanent Reference Monument.
2. Deed restrictions are filed in ORB 930, Pages 338-342
3. All lots included within this plat meet or exceed the minimum area required under the Subdivision Ordinance of the City of North Port Charlotte.
4. Mortgage Plat Joinders are filed in ORB 930, Pages 343-345
5. Developer's agreement is filed in ORB 940, Pages 346-353
6. ● Indicates Permanent Control Point

* 1. A 20 foot strip along the lot lines abutting and adjacent to the waterways and drainage rights of way, except as shown by dashed lines.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where side lot line is coincident with a Street right of way line, except as shown by dashed lines.
3. As shown by dashed lines.

Where more than one lot or parts of one or more lots are intended as a building site, the outside boundaries of the building site shall carry said side easements, except where easements are shown by dashed lines.



LOCATION & KEY MAP

SECTIONS 35 AND 36, TOWNSHIP 39 SOUTH, RANGE 21 EAST AND
SECTIONS 31 AND 32, TOWNSHIP 39 SOUTH, RANGE 22 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

500 250 0 500 1000
SCALE IN FEET

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA } SS
COUNTY OF DADE }

GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to transact business in the State of Florida, by its duly elected officers, acting by and with the authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways, Parks and Drainage rights-of-way as shown or described on this plat to the use of the general public forever. Reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the officers named below and its corporate seal to be affixed, this 27th day of July, 1971.

GENERAL DEVELOPMENT CORPORATION

Attest: David H. Doherty, Secretary

By: Frederick E. Roach, President

ACKNOWLEDGMENT

STATE OF FLORIDA } SS
COUNTY OF DADE }

Before me personally appeared Frederick E. Roach and David A. Doherty to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation and severally acknowledge to and before me that they executed such instrument as such Officers and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act of said Corporation.

WITNESS my hand and official seal, this 27 day of July, 1971

My Commission Expires: July 22 1973

Notary Public, State of Florida

SURVEYOR'S CERTIFICATE

I, the undersigned registered land surveyor, hereby certify that the survey of the land described and shown, to the best of my knowledge and belief, is accurate. Permanent reference monuments have been placed as required by the City of North Port Charlotte Subdivision Ordinance and the Statutes of the State of Florida, that the survey meets the requirements of the Subdivision Ordinance and the Statutes of the State of Florida.

Dated this 26 day of March, 19 71

Signature: James Edward Lane
Registered Land Surveyor
Florida Certificate No. 2365

Date of Survey 2/5/71

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for the record this 9th day of August, 19 71.

City of Nort Port Charlotte Planning Advisory Board, By: Robert C. Brown, Chairman

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for record by the Commission of the City of North Port Charlotte, Sarasota County, Florida, this 24th day of August, 19 71.

Approved: Paul Warren, City Attorney; City Clerk; H. Kiel, Mayor

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I, R.W. ZINN, County Clerk of the Circuit Court, do hereby certify that this plat has been examined and that it complies in form with all requirements of the Statutes of Florida pertaining to maps and plats, and that it has been filed of record in Plat Book 21, Pages 8 thru 8D of the Public Records of Sarasota County, Florida, this 16TH day of November, 19 71.

Clerk of Circuit Court, Sarasota County, Florida

Deputy Clerk

CERTIFICATE 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 County Commission, meeting the requirements of Chapter 177 Florida Statutes, by the Board of County Commissioners of the County of Sarasota, Florida this 16TH day of November, 1971. This certificate may be construed to indicate that this plat conforms with subdivision regulations.

County Engineer; Planning Director; County Commissioner

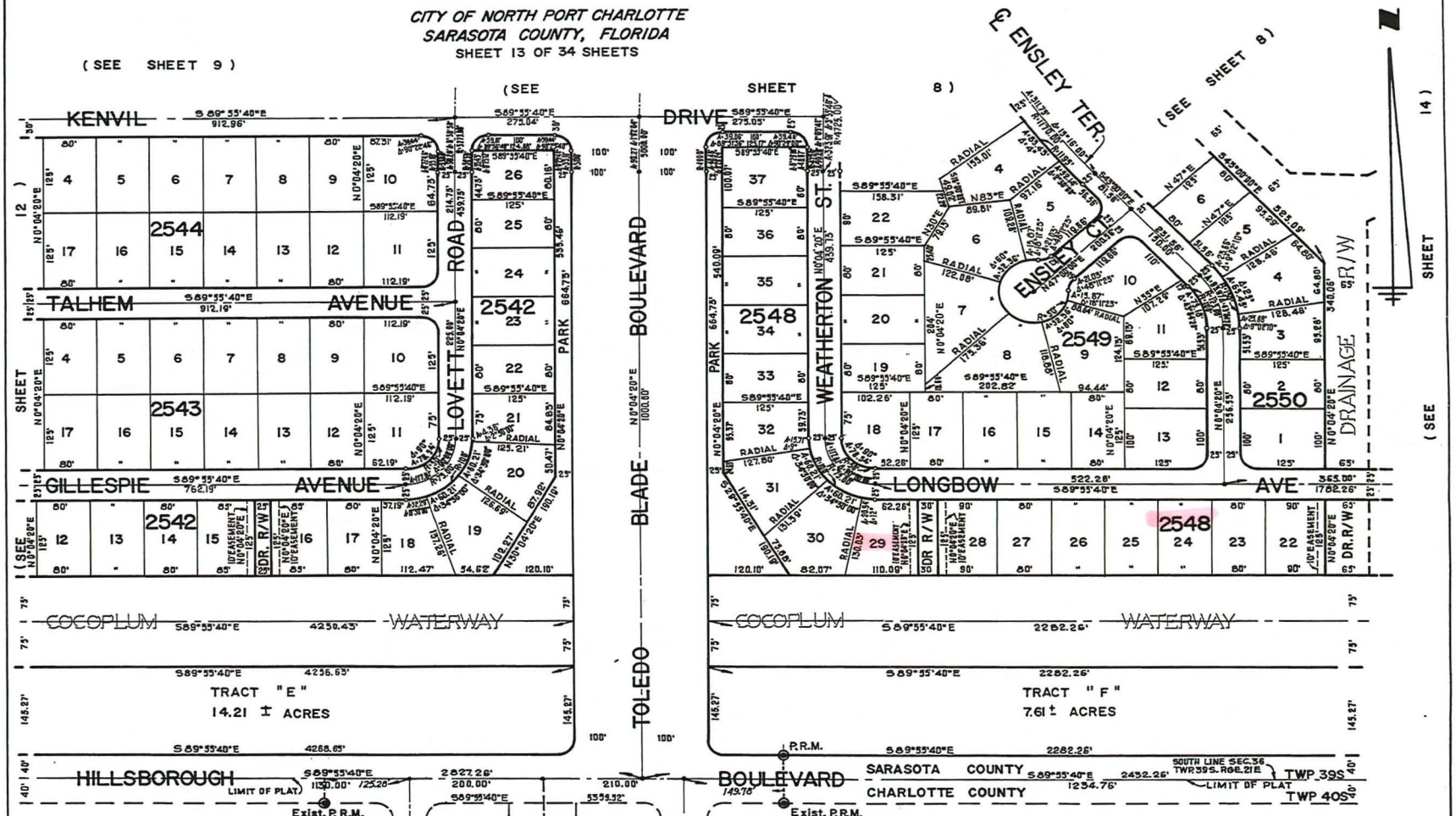
SHEET 1 OF 34 SHEETS
2365 TOTAL NO. LOTS

DRAWN BY P.A.L.
CHECKED BY D.K.C.
APPROVED BY CT

PLAT BOOK 21
AND PAGE 8L

FIFTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 13 OF 34 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 13 OF 34 SHEETS
84 LOTS THIS SHEET

CALCULATED BY D.R.
DRAWN BY V.M.
CHECKED BY J.C.H.
APPROVED BY CT

CS-51

PLAT BOOK 21 AND PAGE 13 ~~444941~~

FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF A PORTION OF
SECTIONS 19,20,21,28,29,30 & 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 1 OF 41 SHEETS

GENERAL NOTES

1. ⊕ P.R.M. indicates Permanent Reference Monument
2. Dimensions on corner lots are to the intersection of block lines extended unless otherwise indicated.
3. All radii are twenty five feet unless otherwise indicated
4. Basis of bearing system is assumed for computation purposes
5. Mortgage Plat Joinders are filed in O.R.B. 950, Page 395 - 398
6. Deed Restrictions are recorded in O.R.B. 950, Pages 399 - 394
7. ● Indicates Permanent Control Point.

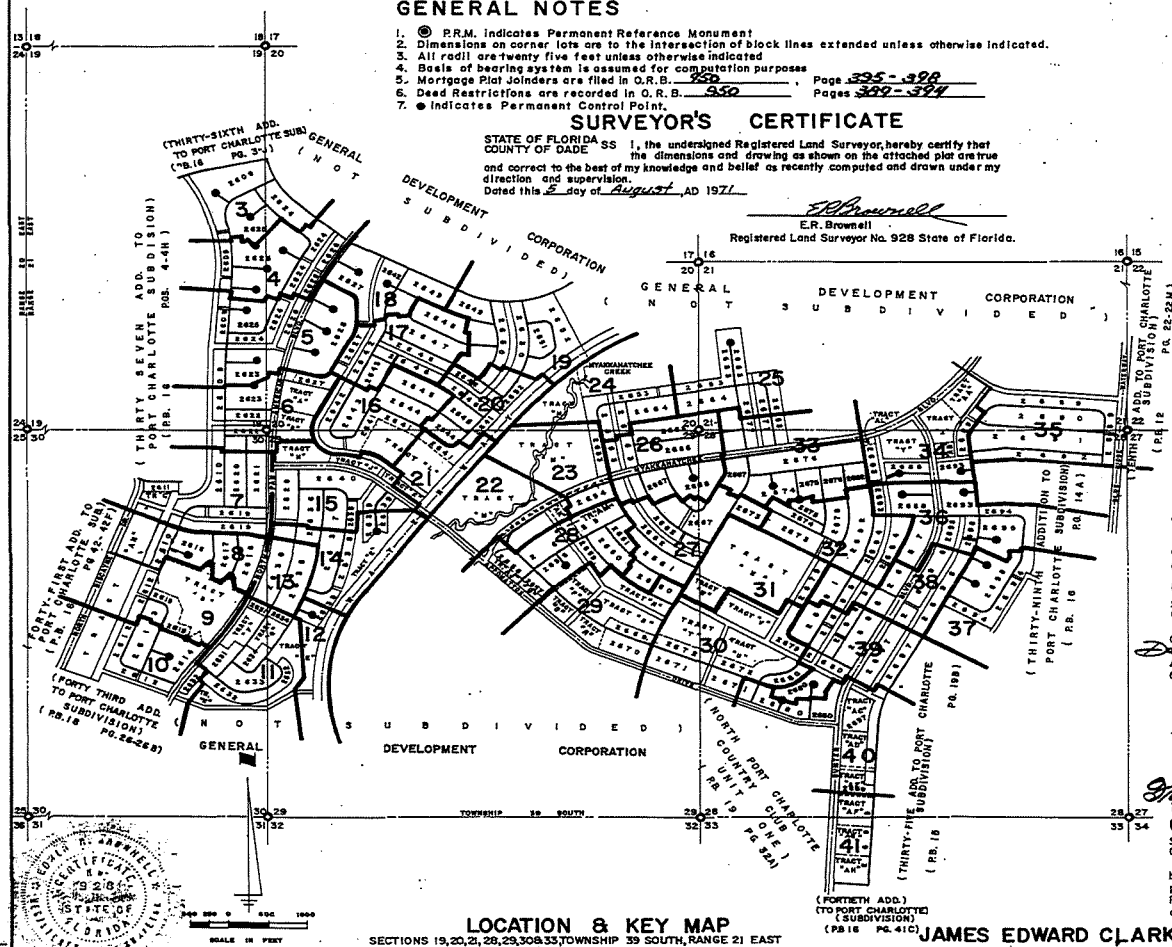
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF DADE } SS

I, the undersigned Registered Land Surveyor, hereby certify that the dimensions and drawing as shown on the attached plat are true and correct to the best of my knowledge and belief as recently computed and drawn under my direction and supervision.

Dated this 5 day of August, AD 1971

E.R. Brownell
E.R. Brownell
Registered Land Surveyor No. 928 State of Florida.



LOCATION & KEY MAP
SECTIONS 19,20,21,28,29,30&33, TOWNSHIP 39 SOUTH, RANGE 21 EAST
SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF DADE } SS

GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected Officers, acting by and with authority of its Board of Directors, certify ownership by said Corporation of the property described hereon and does hereby dedicate and set apart all of the Streets, Thoroughfares, Waterways and Drainage Right-of-Ways as shown or described on this plat to the use of the general public forever, reserving to said Corporation, its successors or assigns, the reversion or reversions of title thereto whenever discontinued or abandoned by law.

The easements hereinafter described are reserved to said Corporation, its successors or assigns, for the installation and maintenance of public utilities and drainage facilities:

1. A 20 foot strip along the lot lines abutting and adjacent to Drainage Right-of-Ways and Waterways.
2. A 10 foot strip along the rear of each lot and a 6 foot strip along the sides of each lot, except where the side lot line is coincident with a Street right-of-way line.
3. As indicated by dashed lines.

Where more than one lot or parts of one or more lots is intended as a building site, the outside boundaries of the building site shall carry the side easements.

IN WITNESS WHEREOF, the undersigned Corporation has caused these presents to be executed by the Officers named below and its corporate seal to be affixed hereto this 27 day of April, A.D. 19 71

GENERAL DEVELOPMENT CORPORATION

By: Frederick E. Rooch
President

Attest: David A. Doheny
Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF DADE } SS

Before me personally appeared Frederick E. Rooch and David A. Doheny, to me well known and known to be the individuals described in and who executed the foregoing instrument as President and Secretary of the above named Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, respectively, of said Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that it was affixed to said instrument by due and regular Corporate authority. IN WITNESS my hand and official seal, this 27 day of April, AD 1971

My commission expires: July 29, 1973

Notary Public, State of Florida at Large

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF DADE } SS

I, the undersigned Registered Land Surveyor, hereby certify that this plat is a true representation of the land specified and shown hereon, to the best of my knowledge and belief, and that permanent reference monuments have been placed as required by the Statutes of the State of Florida, Chapter 177 Florida Statutes.

Dated this 26 day of March, AD 19 71

Date of Survey 2/5/71

James Edward Clark
James Edward Clark
Registered Land Surveyor No. 2264 State of Florida

CERTIFICATE OF APPROVAL OF CITY PLANNING ADVISORY BOARD

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for record this 13 day of DEC, 19 71.

City of North Port Charlotte Planning Advisory Board, By: Robert C. Bailey

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port Charlotte, Sarasota County, Florida, this 13 day of Dec, 19 71.

Approved:
City Attorney — City Clerk

CERTIFICATE OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

It is hereby certified that this plat has been officially approved for record as meeting the requirements of Chapter 177 Florida Statutes, by the Board of County Commission of the County of Sarasota, Florida this 15 day of Feb, 1972. This certification shall in no way be construed to indicate that this plat conforms with subdivision regulations of Sarasota County.

Franklin W. Hart — County Engineer; C. Phillips — Planning Director; Harry Dodge — County Attorney

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF SARASOTA } SS

I, R.W. ZINN, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of Chapter 177 Florida Statutes pertaining to maps and plats, and that this plat has been filed for record in Plat Book 21 Pages 13 thru 13AA of the Public Records of Sarasota County, Florida this 28 day of FEB, 1972.

R.W. ZINN, Clerk
Sarasota County
Florida.

By: [illegible]

DRAWN BY M.P
CHECKED BY E.R.B.
APPROVED BY CT

JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 1 OF 41 SHEETS
2264 TOTAL NO. LOTS

PLAT BOOK 21
AND PAGE 13A

FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 2 OF 41 SHEETS

DESCRIPTION

A portion of Sections 19, 20, 21, 28, 29, 30 and 33, Township 39 South, Range 21 East, SARASOTA COUNTY, Florida, being more particularly described as follows:

1. ALL of said Section 19 lying East of THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16 at Page 4 of the Public Records of Sarasota County, Florida and South of THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 16 at Page 3 Public Records of Sarasota County, Florida, containing 62.62 Acres, more or less.

2. All of said Section 20 lying South of THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 16 at Page 3 Public Records of Sarasota County, Florida, and all of said Section 20 lying South of the following described line; BEGINNING at a point on the East line of said Section 20, said point being 644.78 feet as measured N00°02'52"W from the Southeast corner of said Section 20; thence run S 82°00'00"W for a distance of 1467.05 feet to a point; thence run N 08°00'00" W for a distance of 423.88' feet to a point on the arc of a circular curve concave to the right; thence run Northeasterly along the arc of said curve to the right having for its elements a radius of 3800.00 feet and a central angle of 02°17'32" for an arc distance of 152.03 feet to a point; thence run N 23°35'07"W for a distance of 1000.93 feet to a point on the arc of a circular curve concave to the right; thence run Southwesterly, Westerly and Northwesterly along the arc of said curve to the right having for its elements a radius of 1335.00 feet and a central angle of 52°35'07" for an arc distance of 1225.25 feet to a point of tangency; thence run N 61°00'00"W for a distance of 1500.00 feet to a point on the arc of a circular curve concave to the right; thence run North westerly along the arc of said curve concave to the right that has for its elements a radius of 1000.00 feet and a central angle of 13°00'00" for an arc distance of 226.89 feet to the point of tangency; thence run N 48°00'00"W for a distance of 723.67 feet to a point on the arc of a circular curve concave to the right; thence run Northwesterly along the arc of said curve to the right having for its elements a radius of 950.00 feet and a central angle of 29°00'00" for an arc distance of 480.84 feet to a point of tangency; thence run N 19°00'00"W for a distance of 180.00 feet to the center line of GLENALLEN BOULEVARD as shown in THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION recorded in Plat Book 36, Page 3 of the Public Records of Sarasota County, Florida.
Containing 222.65 Acres, more or less.

3. All of said Section 21 lying South of the following described line BEGINNING at a point on the West line of said Section 21, said point being 644.78 feet as measured N 00°02'52"W from the Southwest corner of Section 21; thence run N 82°00'00"E for a distance of 267.95 feet to a point; thence run N08°00'00"W for a distance of 630.90 feet to a point; thence run N 82°00'00"E for a distance of 300.00 feet to a point; thence run S 08°00'00"E for a distance of 630.90 feet to a point; thence run N 82°00'00"E for a distance of 365.00 feet to a point; thence run S08°00'00"E for a distance of 793.05 feet to the South line of said Section 21; AND;
That portion of said Section 21 more particularly described as follows: BEGINNING at a point on the South line of said Section 21, said point being 150.18 feet as measured N 89°24'22"W from the Southeast corner of Section 21; thence run N 05°03'49"E for a distance of 437.06 to a point; thence run N 84°56'11"W for a distance of 1425.64 feet to a point on the arc of a circular curve concave to the right; thence run Northwesterly along the arc of said curve to the right having for its elements a radius of 400.00 feet and a central angle of 29°50'51" for an arc distance of 208.37 feet to a point of tangency; thence run N 55°05'20"W for a distance of 443.09 feet to a point on the arc of a circular curve concave to the right; thence run Southwesterly along the arc of said curve to the right having for its elements a radius of 2350.00 feet and a central angle of 21°23'43" for an arc distance of 877.53 feet to the point of compound curvature with a circular curve having for its elements a radius of 1642.04 feet and a central angle of 22°05'26" for an arc distance of 633.09 feet to the South line of said Section 21; thence run S 89°24'22"E along the South line of said Section 21 for a distance of 3142.73 feet to the Point of Beginning.
Containing 53.81 Acres, more or less.

4. All of said Section 28.
LESS AND EXCEPT:
All of the THIRTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, excepting therefrom Tract "A" as recorded in Plat Book 16, at Page 14 of Public Records of Sarasota County, Florida.

All of the NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, as recorded in Plat Book 19, at Page 32 of the Public Records of Sarasota County, Florida.

All of the THIRTY-FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 15, at Page 19 of the Public Records of Sarasota County, Florida.

All of the FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 11, Page 29 of the Public Records of Sarasota County, Florida.
AND less the following described property:
BEGINNING at a point on the South line of said Section 28 a distance of 802.10 feet, S 89°31'55"E from the Southwest corner of said Section 28; thence N 13°38'52"W for 330.63 feet; thence S 76°21'08"W for 213.08 feet to a point of intersection with the arc of a circular curve, concave to the Northeast having a radius of 225.00 feet, said point bearing S 13°37'06"W from the center of circle of said curve; thence Northwesterly and Northeasterly along the arc of said curve to the right through a central angle of 113°47'29" for 446.86 feet; thence N 76°21'08"E for 511.42 feet; thence N 62°59'35"E for 101.03 feet; thence N 67°08'07"W for 128.83 feet; thence S 76°21'08"W for 707.14 feet to a point of intersection with the arc of a circular curve, concave to the Northeast having a radius of 275.00 feet, said point bearing S 10°58'20"W from the center of circle of said curve; thence Northwesterly along the arc of said curve to the right through a central angle of 43°15'35" for 207.63 feet, to a point of intersection with the West line of said Section 28; thence run S 00°06'56"W along the West line of said Section 28 for a distance of 778.82 feet to the Southwest corner of said Section 28; thence run S 89°31'55"E along the South line of said Section 28 for a distance of 802.10 feet to the Point of Beginning.

AND less, the following described property.
Beginning at a point on the North line of said Section 28 a distance of 1033.76 feet from the Northwest corner of said Section 28; thence S08°00'00"E for 161.95 feet; thence N 82°00'00"E for a distance of 946.95 feet to a point on the arc of a circular curve, concave to the right; thence run Easterly along the arc of said curve to the right having for its elements a radius of 1642.04 feet and a central angle of 03°36'11" for an arc distance of 103.26 feet to the North line of said Section 28; thence N 89°24'22"W along the North line of said Section 28; 1062.07 feet to the Point of Beginning.
Containing 332.78 Acres, more or less.

5. All of that part of said Section 29.
LESS AND EXCEPT:
The area contained in NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, as recorded in Plat Book 19, at Page 32 of the Public Records of Sarasota County, Florida;
AND LESS the following described property;
BEGINNING at a point on the East line of said Section 29 a distance of 1778.82 feet, N 00°06'56"E from the Southeast corner of said Section 29; thence run S 00°06'56"W along the East line of said Section 29 for a distance of 1778.82 feet to the Southeast corner of said Section 29; thence run N 89°31'55"W along the South line of said Section 29 for a distance of 5397.61 feet to the Southwest corner of said Section 29; thence run N 00°18'16"E along the West line of said Section 29 for a distance of 1588.13 feet to a point; thence run N 58°30'00"E for a distance of 290.40 feet to a point; thence run East for a distance of 432.29 feet to a point; thence run North for a distance of 100.00 feet to a point on the arc of a circular curve concave to the right; thence run Northeasterly along the arc of said curve to the right having for its elements a radius of 1500.00 feet and a central angle of 38°00'00" for an arc distance of 1260.13 feet to a point of tangency; thence run N 38°00'00"E for a distance of 1411.79 feet to a point; thence run S52°00'00"E for a distance of 171.58 feet to a point on the arc of a circular curve concave to the right; thence run Southeasterly along the arc of said curve to the right having for its elements a radius of 460.00 feet and a central angle of 06°25'25" for an arc distance of 51.57 feet to a point of tangency; thence run S 45°34'35"E for a distance of 2433.54 feet to a point on the arc of a circular curve concave to the left; thence run Southeasterly along the arc of said curve to the left having for its elements a radius of 340.00 feet and a central angle of 23°13'25" for an arc distance of 137.81 feet to a point of tangency; thence run S 68°48'00"E for a distance of 1386.91 feet to a point; thence N12°12'00"E for a distance of 80.00' feet to a point; thence S 68°48'00"E for a distance of 98.40 feet to the point of termination of said parcel.
Containing 327.58 Acres, more or less.

6. All of said Section 30 lying South of the THIRTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 4 of the Public Records of Sarasota County, Florida; and Easterly of the FORTY-FIRST ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 16, at Page 42 of the Public Records of Sarasota County, Florida; and Northerly of the FORTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 18, at Page 26 of the Public Records of Sarasota County, Florida; AND LESS the following described property:
BEGINNING at the Southeast corner of said Section 30; thence run N0°18'16"E for a distance of 1588.13 feet to a point; thence run S 58°30'00"W for a distance of 124.37 feet to a point; thence run N 88°00'00"W for a distance of 830.00 feet to a point; thence run N 66°43'44"W for a distance of 410.00' feet to the Easterly Right of Way line of NORTH PAN AMERICAN BOULEVARD as shown on the FORTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 18, at Page 26 of the Public Records of Sarasota County, Florida; thence run S 23°16'16"W along said Easterly Right of Way line of NORTH PAN AMERICAN BOULEVARD for a distance of 570.00 feet to a point on a circular curve concave to the left; thence run South, Southeasterly along the arc of said curve to the left having for its elements a radius of 760.00 feet and a central angle of 31°26'16" for an arc distance of 417.01 feet to the point of tangency thence run S08°10'00"E for a distance of 695.59 feet to a point on a circular curve concave to the right; thence run Southerly along the arc of said curve to the right having for its elements a radius of 440.00 feet and a central angle of 10°39'11" for an arc distance of 81.81 feet to the South line of said Section 30; thence Easterly along said South line run S 89°31'55"E for a distance of 1480.25 feet to the Point of BEGINNING.
Containing 162.20 Acres, more or less.

7. That part of said Section 33 lying North of the FORTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION, as recorded in Plat Book 16, at Page 41 of the Public Records of Sarasota County, Florida, and West of the THIRTY FIFTH ADDITION TO PORT CHARLOTTE SUBDIVISION as recorded in Plat Book 15, at Page 19 of the Public Records of Sarasota County, Florida, and East of the NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE as recorded in Plat Book 19, at Page 32 of the Public Records of Sarasota County, Florida.
Containing 9.95 Acres, more or less.
All lying and being in the City of NORTH PORT CHARLOTTE, Sarasota County, Florida.
Containing a total of 1171.59 Acres, more or less.

DRAWN BY FAG
CHECKED BY WFR
APPROVED BY CT

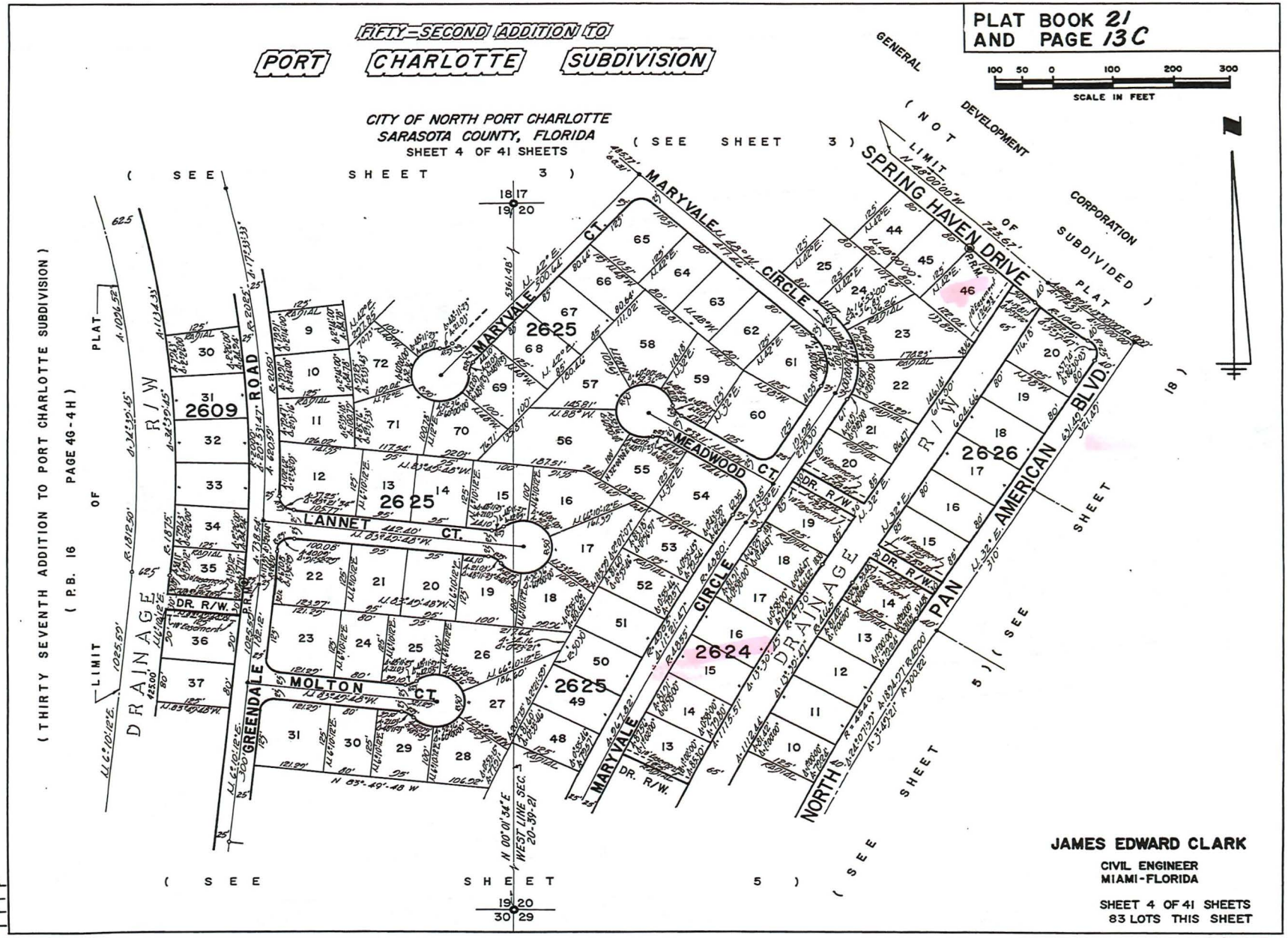
JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 2 OF 41 SHEETS
0 LOTS THIS SHEET

FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION

PLAT BOOK 21
AND PAGE 13C

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 4 OF 41 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 4 OF 41 SHEETS
83 LOTS THIS SHEET

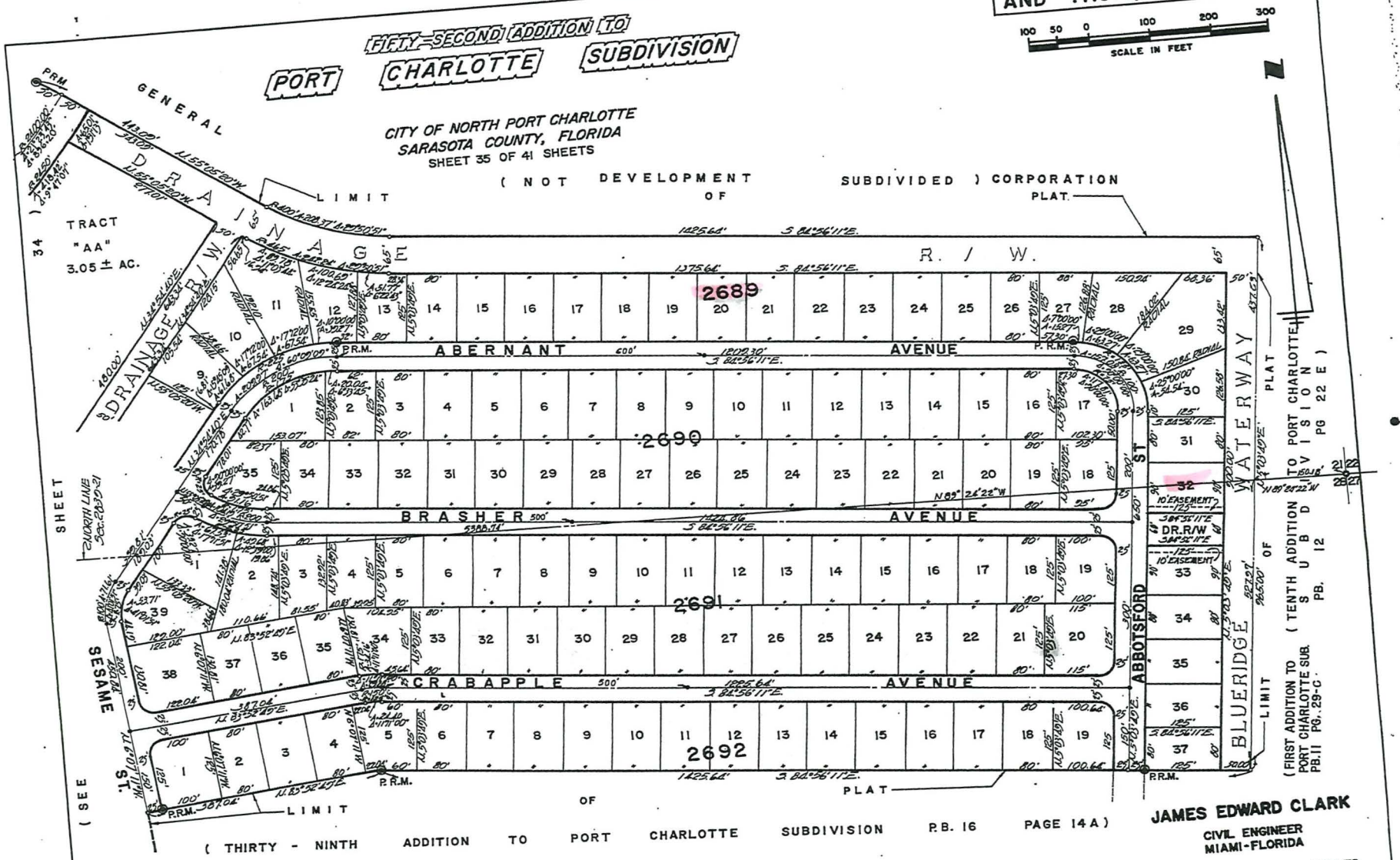
CALCULATED BY W.T.
DRAWN BY E.B.
CHECKED BY E.R.B.
APPROVED BY CT

CS-52

PLAT BOOK 21
AND PAGE 13HH

FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 35 OF 41 SHEETS



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 35 OF 41 SHEETS
122 LOTS THIS SHEET

CS-52

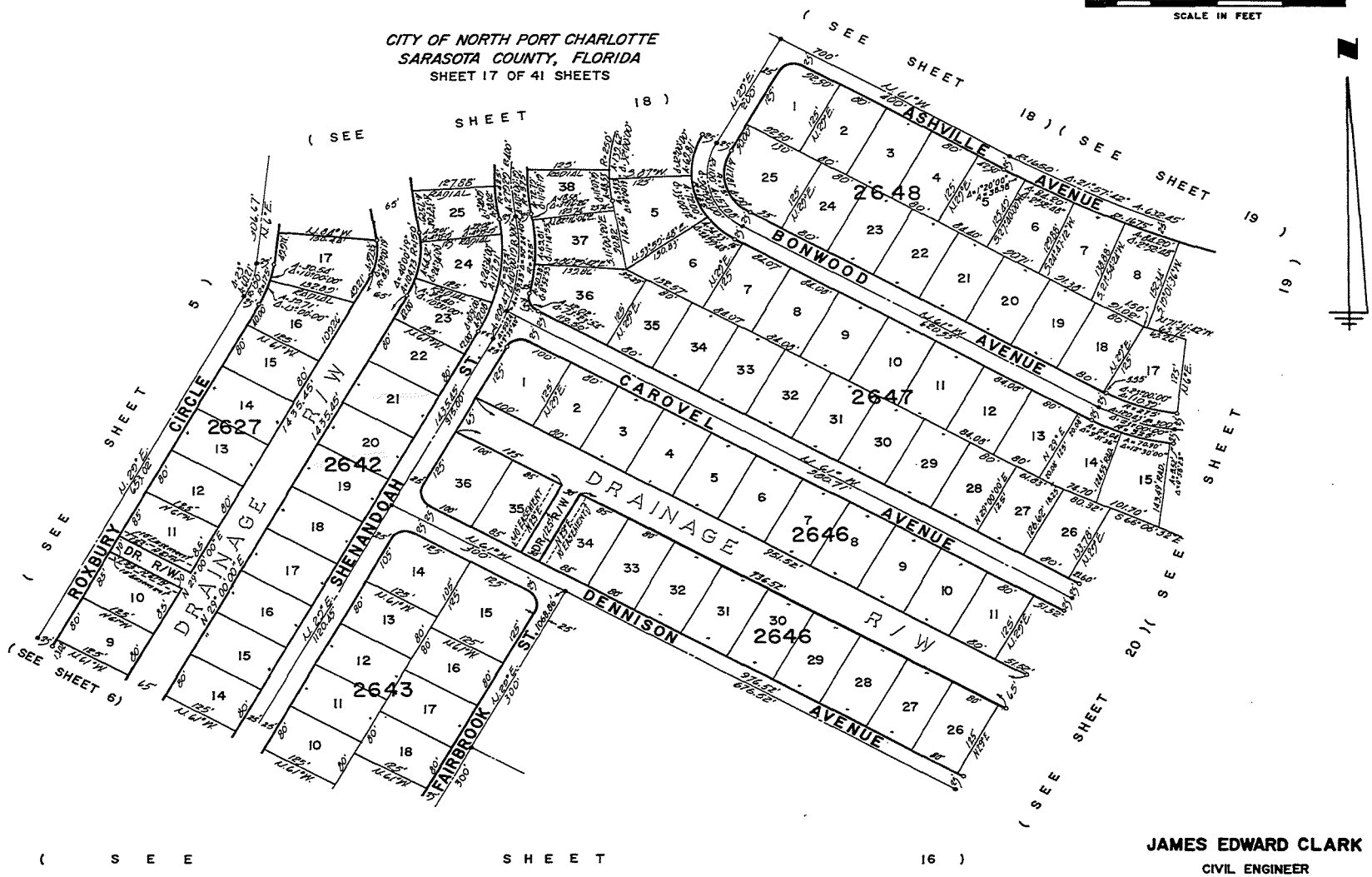
CALCULATED BY W.T.
DRAWN BY J.M.
CHECKED BY E.R.B.
APPROVED BY CT

FIFTY-SECOND ADDITION TO PORT CHARLOTTE SUBDIVISION

PLAT BOOK 21
AND PAGE 13 P

CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA
SHEET 17 OF 41 SHEETS

100 50 0 100 200 300
SCALE IN FEET



JAMES EDWARD CLARK
CIVIL ENGINEER
MIAMI-FLORIDA

SHEET 17 OF 41 SHEETS
93 LOTS THIS SHEET

CALCULATED BY W.T.
DRAWN BY E.B.
CHECKED BY E.R.B.
APPROVED BY cr

CS-52