



# ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

**DESCRIPTION:**

A parcel of land lying in Section 6, Township 40 South, Range 20 East, Sarasota County, Florida, and being more particularly described as follows:

**BEGIN** at the Southwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 4, according to the plat thereof, as recorded in Plat Book 50, Pages 38 through 38P, inclusive, of the Public Records of Sarasota County, Florida, run thence along the Southerly boundary thereof the following four (4) courses: 1) S.90°00'00"E., a distance of 1125.00 feet; 2) N.79°07'31"E., a distance of 488.26 feet; 3) N.87°21'47"E., a distance of 60.00 feet; 4) S.71°12'14"E., a distance of 42.85 feet to the Northwest corner of ISLANDWALK AT THE WEST VILLAGES, PHASE 8, according to the plat thereof, as recorded in Plat Book 53, Pages 84 through 105, inclusive, of the Public Records of Sarasota County, Florida; thence along the Westerly boundary of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8 the following four (4) courses: 1) Southerly, 74.14 feet along the arc of a non-tangent curve to the right having a radius of 1070.00 feet and a central angle of 03°58'13" (chord bearing S.00°11'12"W., 74.13 feet); 2) Southerly, 320.55 feet along the arc of a reverse curve to the left having a radius of 430.00 feet and a central angle of 42°42'43" (chord bearing S.19°11'03"E., 313.18 feet); 3) S.49°27'36"W., a distance of 110.00 feet; 4) S.02°23'49"W., a distance of 154.99 feet to the Southwest corner of said ISLANDWALK AT THE WEST VILLAGES, PHASE 8; thence Westerly, 126.67 feet along the arc of a non-tangent curve to the left having a radius of 1320.00 feet and a central angle of 05°29'53" (chord bearing S.89°38'52"W., 126.62 feet); thence S.86°53'56"W., a distance of 1594.85 feet to a point on the West boundary of the Southwest 1/4 of aforesaid Section 6; thence along said West boundary, N.00°08'44"E., a distance of 209.21 feet to the Southwest corner of the Northwest 1/4 of said Section 6; thence along the West boundary of said Northwest 1/4 of Section 6, N.00°08'52"E., a distance of 393.04 feet to the **POINT OF BEGINNING**.

Containing 22.856 acres, more or less.

**NOTES:**

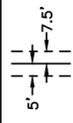
- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2007 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS "096" AND "068".
- 2) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS PLAT WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2006016370 AMENDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2018014382, OFFICIAL RECORDS INSTRUMENT NUMBER 2018045935, OFFICIAL RECORDS INSTRUMENT NUMBER 2016140733, OFFICIAL RECORD INSTRUMENT NUMBER 2016093405, OFFICIAL RECORD INSTRUMENT NUMBER 2017045605, OFFICIAL RECORD INSTRUMENT NUMBER 2017158921, OFFICIAL RECORDS INSTRUMENT NUMBER 2013100589, AND SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2007020688, OFFICIAL RECORDS INSTRUMENT NUMBER 2013058061, OFFICIAL RECORDS INSTRUMENT NUMBER 2013075637, OFFICIAL RECORDS INSTRUMENT NUMBER 2013112098, OFFICIAL RECORDS INSTRUMENT NUMBER 2008126860, OFFICIAL RECORDS INSTRUMENT NUMBER 2014102742, OFFICIAL RECORDS INSTRUMENT NUMBER 2015007201, OFFICIAL RECORDS INSTRUMENT NUMBER 2015150896, OFFICIAL RECORDS INSTRUMENT NUMBER 2015150900, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3) ELEVATIONS, AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL & VERTICAL CONTROL MONUMENT "096".  
  
PUBLISHED REFERENCE ELEVATION = 12.72 FEET.  
  
ELEVATION CONVERSION: N.A.V.D. 1988 + 1.12 FEET = N.G.V.D. 1929
- 4) ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	PRIVATE ROAD, DRAINAGE AND PUBLIC UTILITY EASEMENT	2.295 Ac.±
TRACT "B-1"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; UTILITY AND ACCESS EASEMENT	3.013 Ac.±
TRACT "B-2"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.548 Ac.±
TRACT "B-3"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.023 Ac.±
TRACT "B-4"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.323 Ac.±
TRACT "B-5"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.203 Ac.±
TRACT "B-6"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.300 Ac.±
TRACT "L-1"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; PEDESTRIAN BRIDGES AND ACCESS EASEMENT	2.403 Ac.±
TRACT "L-2"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; PEDESTRIAN BRIDGES AND ACCESS EASEMENT	5.491 Ac.±

**FLOOD ZONE NOTE:**

THE PLATTED LANDS OF ISLANDWALK AT THE WEST VILLAGES, PHASE 6, SHOWN HEREON, LIES IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12115C0365F, DATED NOVEMBER 4, 2016.



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# ISLANDWALK AT THE WEST VILLAGES, PHASE 6

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

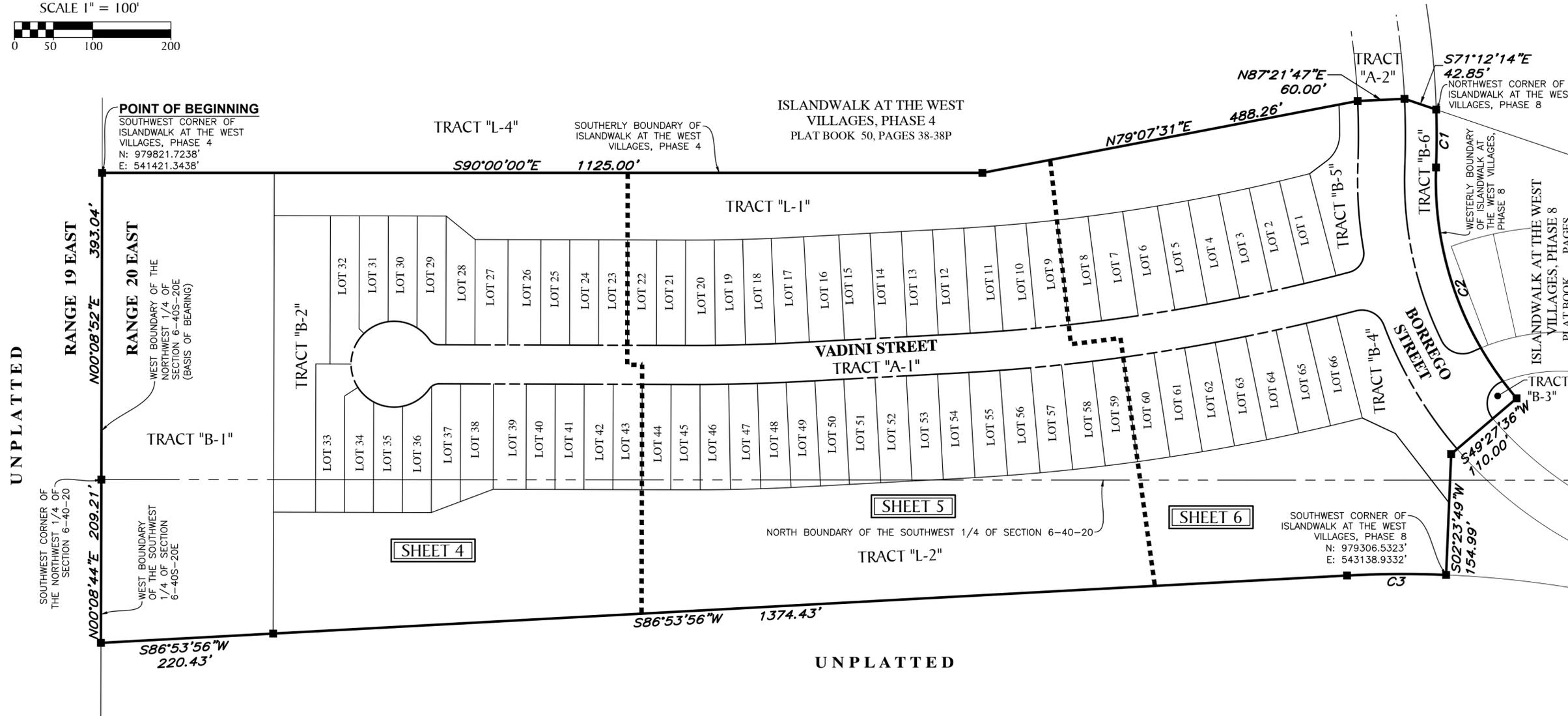


SCALE 1" = 100'



### BASIS OF BEARINGS

THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF N.00°08'52"E. GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.



- LEGEND:**
- - - - - indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - ⊕ - - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - - - - - indicates (P.C.P.) Permanent Control Point LB7768

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1070.00'	3°58'13"	74.14'	74.13'	S 00°11'12" W
C2	430.00'	42°42'43"	320.55'	313.18'	S 19°11'03" E
C3	1320.00'	5°29'53"	126.67'	126.62'	S 89°38'52" W

## KEY SHEET

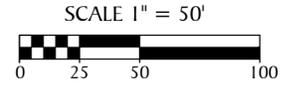
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.



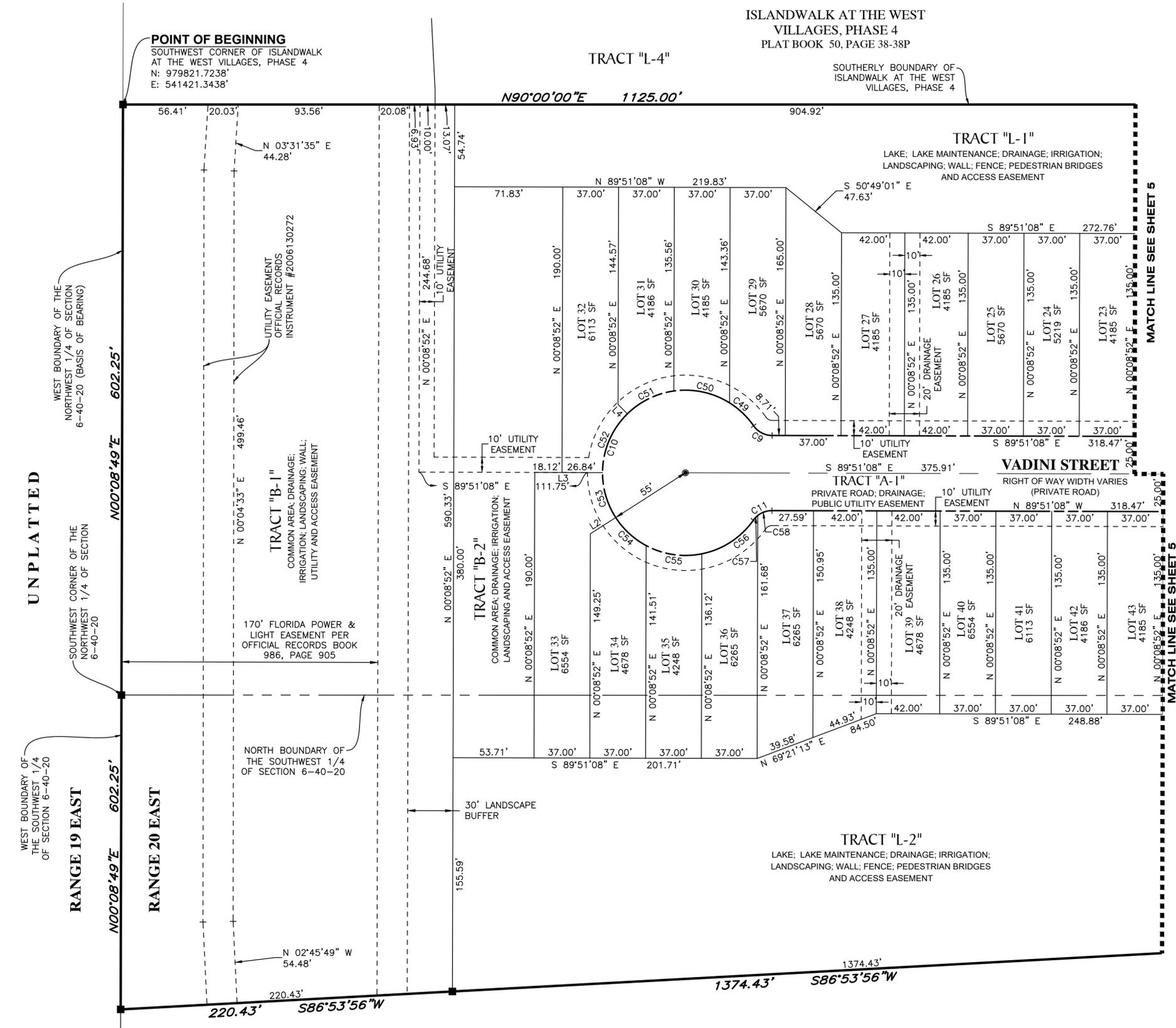
213 Hobbs Street Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

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A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 40 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C9	15.00'	55°09'00"	14.44'	13.89'	S 62°16'38" E
C10	55.00'	290°18'01"	278.67'	62.86'	N 00°08'52" E
C11	15.00'	55°09'00"	14.44'	13.89'	S 62°34'21" W
C49	55.00'	23°08'15"	22.21'	22.06'	N 46°16'15" W
C50	55.00'	40°12'44"	38.60'	37.81'	N 77°56'45" W
C51	55.00'	36°25'37"	34.97'	34.38'	S 63°44'05" W
C52	55.00'	45°22'25"	43.56'	42.43'	S 22°50'04" W
C53	55.00'	32°54'31"	31.59'	31.16'	S 16°18'24" E
C54	55.00'	28°55'15"	27.76'	27.47'	S 47°13'17" E
C55	55.00'	39°44'40"	38.15'	37.39'	S 81°33'14" E
C56	55.00'	43°34'35"	41.83'	40.83'	N 56°47'09" E
C57	15.00'	16°17'29"	4.27'	4.25'	S 43°08'36" W
C58	15.00'	38°51'31"	10.17'	9.98'	S 70°43'06" W

NO.	BEARING	LENGTH
L2	S 57°14'21" W	20.00'
L3	S 89°51'08" E	44.97'
L4	N 44°28'44" W	8.84'

**GeoPoint**  
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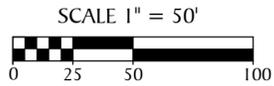
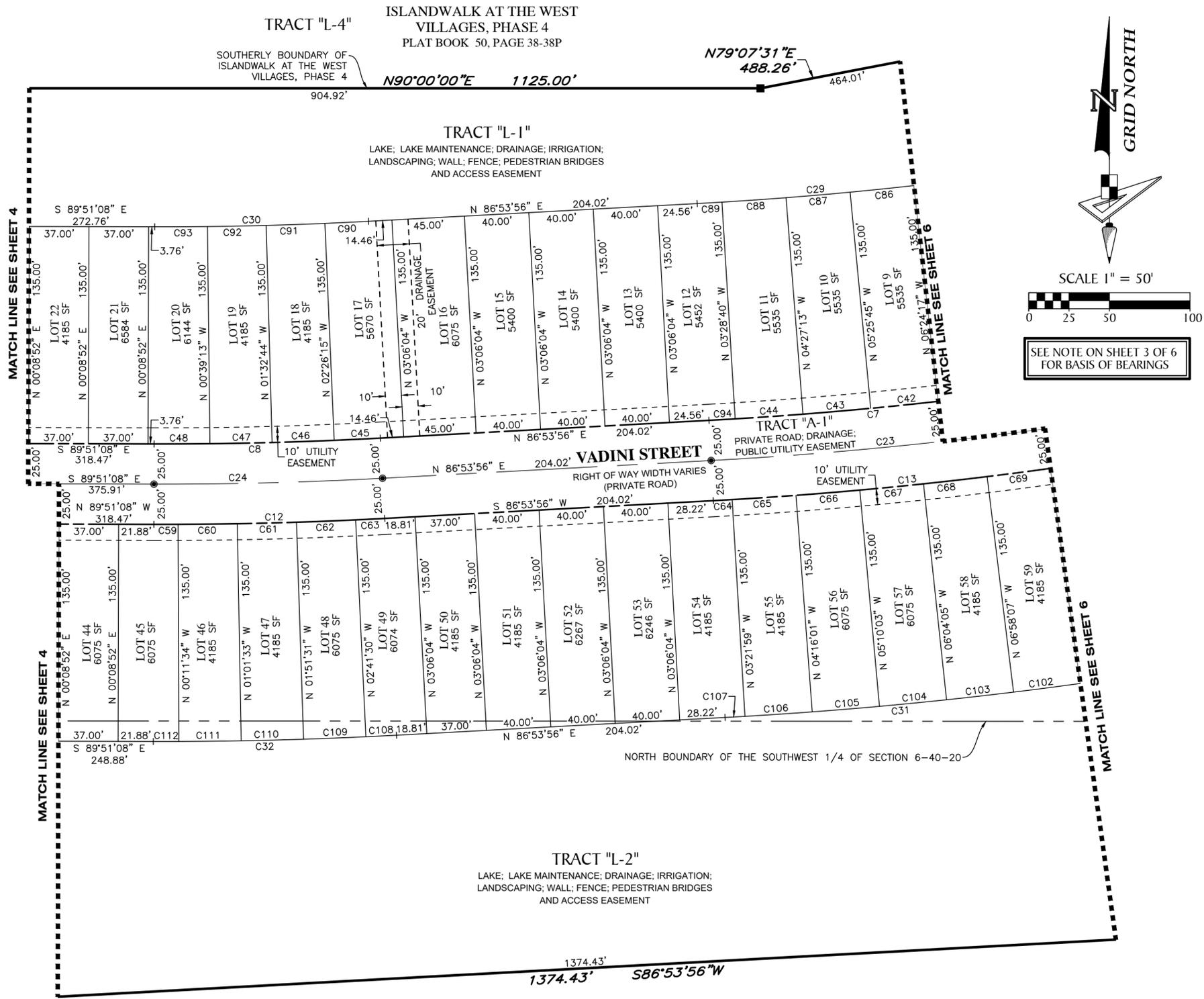
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# ISLANDWALK AT THE WEST VILLAGES, PHASE 6

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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	2475.00'	11°45'25"	507.86'	506.97'	N 81°01'13" E
C8	2475.00'	3°14'56"	140.34'	140.32'	N 88°31'24" E
C12	2525.00'	3°14'56"	143.18'	143.16'	N 88°31'24" E
C13	2525.00'	11°39'22"	513.68'	512.80'	N 81°04'14" E
C23	2500.00'	11°47'56"	514.82'	513.91'	N 80°59'58" E
C24	2500.00'	3°14'56"	141.76'	141.74'	N 88°31'24" E
C29	2340.00'	11°21'10"	463.66'	462.90'	N 81°13'20" E
C30	2340.00'	3°14'56"	132.69'	132.67'	N 88°31'24" E
C31	2660.00'	11°04'17"	514.00'	513.20'	N 81°21'47" E
C32	2660.00'	3°14'56"	150.83'	150.81'	N 88°31'24" E
C42	2475.00'	0°58'32"	42.15'	42.15'	N 84°04'59" E
C43	2475.00'	0°58'32"	42.15'	42.15'	N 85°03'31" E
C44	2475.00'	0°58'32"	42.15'	42.15'	N 86°02'04" E
C45	2475.00'	0°39'50"	28.67'	28.67'	N 87°13'50" E
C46	2475.00'	0°53'31"	38.53'	38.53'	N 88°00'31" E
C47	2475.00'	0°53'31"	38.53'	38.53'	N 88°54'01" E
C48	2475.00'	0°48'05"	34.62'	34.61'	N 89°44'49" E
C59	2525.00'	0°20'26"	15.00'	15.00'	N 89°58'39" E
C60	2525.00'	0°49'59"	36.71'	36.71'	N 89°23'27" E
C61	2525.00'	0°49'59"	36.71'	36.71'	N 88°33'28" E
C62	2525.00'	0°49'59"	36.71'	36.71'	N 87°43'30" E
C63	2525.00'	0°24'35"	18.05'	18.05'	N 87°06'13" E
C64	2525.00'	0°15'55"	11.69'	11.69'	N 86°45'58" E
C65	2525.00'	0°54'02"	39.69'	39.68'	N 86°11'00" E
C66	2525.00'	0°54'02"	39.69'	39.68'	N 85°16'58" E
C67	2525.00'	0°54'02"	39.69'	39.68'	N 84°22'56" E
C68	2525.00'	0°54'02"	39.69'	39.68'	N 83°28'54" E
C69	2525.00'	0°54'02"	39.69'	39.68'	N 82°34'52" E
C86	2340.00'	0°58'32"	39.85'	39.85'	N 84°04'59" E
C87	2340.00'	0°58'32"	39.85'	39.85'	N 85°03'31" E
C88	2340.00'	0°58'32"	39.85'	39.85'	N 86°02'04" E
C89	2340.00'	0°22'36"	15.38'	15.38'	N 86°42'38" E
C90	2340.00'	0°39'50"	27.11'	27.11'	N 87°13'50" E
C91	2340.00'	0°53'31"	36.42'	36.42'	N 88°00'31" E
C92	2340.00'	0°53'31"	36.42'	36.42'	N 88°54'01" E
C93	2340.00'	0°48'05"	32.73'	32.73'	N 89°44'49" E
C94	2475.00'	0°22'36"	16.27'	16.27'	N 86°42'38" E
C102	2660.00'	0°54'02"	41.81'	41.81'	N 82°34'52" E
C103	2660.00'	0°54'02"	41.81'	41.81'	N 83°28'54" E
C104	2660.00'	0°54'02"	41.81'	41.81'	N 84°22'56" E
C105	2660.00'	0°54'02"	41.81'	41.81'	N 85°16'58" E
C106	2660.00'	0°54'02"	41.81'	41.81'	N 86°11'00" E
C107	2660.00'	0°15'55"	12.32'	12.32'	N 86°45'58" E
C108	2660.00'	0°24'35"	19.02'	19.02'	N 87°06'13" E
C109	2660.00'	0°49'59"	38.67'	38.67'	N 87°43'30" E
C110	2660.00'	0°49'59"	38.67'	38.67'	N 88°33'28" E
C111	2660.00'	0°49'59"	38.67'	38.67'	N 89°23'27" E
C112	2660.00'	0°20'26"	15.81'	15.81'	N 89°58'39" E



SEE NOTE ON SHEET 3 OF 6  
FOR BASIS OF BEARINGS

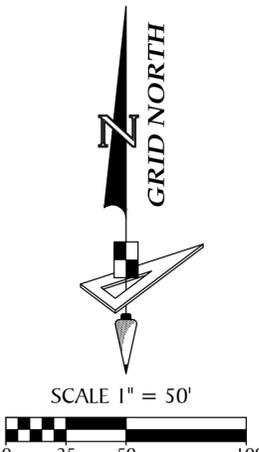
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  - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - ----- indicates (P.C.P.) Permanent Control Point LB7768
  - (NR) ----- indicates non-radial line

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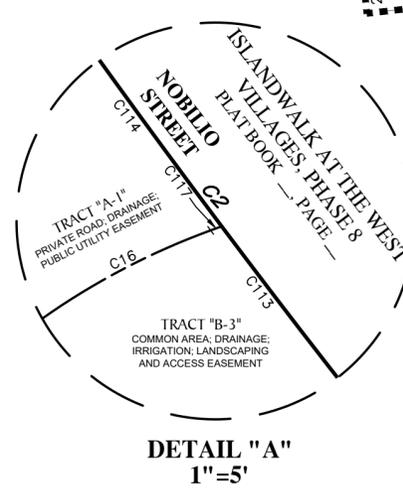
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1070.00'	3°58'13"	74.14'	74.13'	S 00°11'12" W
C2	430.00'	42°42'43"	320.55'	313.18'	S 19°11'03" E
C3	1320.00'	5°29'53"	126.67'	126.62'	S 89°38'52" W
C4	970.00'	4°48'31"	81.41'	81.39'	N 00°13'57" W
C5	530.00'	11°54'11"	110.11'	109.91'	N 03°46'47" W
C6	25.00'	84°49'52"	37.01'	33.73'	N 32°41'04" E
C7	2475.00'	11°45'25"	507.86'	506.97'	N 81°01'13" E
C13	2525.00'	11°39'22"	513.68'	512.80'	N 81°04'14" E
C14	30.00'	84°13'19"	44.10'	40.23'	N 62°38'47" W
C15	530.00'	20°00'16"	185.05'	184.11'	S 30°32'16" E
C16	30.00'	110°23'26"	57.80'	49.27'	S 14°39'19" W
C17	265.00'	2°29'42"	11.54'	11.54'	S 66°10'24" W
C18	30.00'	89°08'03"	46.67'	42.10'	N 70°30'26" W
C19	470.00'	28°06'43"	230.60'	228.30'	N 11°53'03" W
C20	1030.00'	4°48'31"	86.44'	86.42'	N 00°13'57" W
C21	1000.00'	4°48'31"	83.93'	83.90'	N 00°13'57" W
C22	500.00'	42°42'43"	372.73'	364.16'	N 19°11'03" W
C23	2500.00'	11°47'56"	514.82'	513.91'	N 80°59'58" E
C25	240.00'	11°09'03"	46.71'	46.63'	S 62°48'12" W
C26	500.00'	17°04'19"	148.98'	148.43'	S 06°21'51" E
C27	500.00'	17°52'19"	155.96'	155.33'	S 23°50'10" E
C28	500.00'	7°46'05"	67.79'	67.74'	S 36°39'22" E
C29	2340.00'	11°21'10"	463.66'	462.90'	N 81°13'20" E
C31	2660.00'	11°04'17"	514.00'	513.20'	N 81°21'47" E
C33	2475.00'	0°24'15"	17.46'	17.46'	N 75°20'38" E
C34	2475.00'	0°58'32"	42.15'	42.15'	N 76°02'01" E
C35	2475.00'	0°58'32"	42.15'	42.15'	N 77°00'34" E
C36	2475.00'	0°58'32"	42.15'	42.15'	N 77°59'06" E
C37	2475.00'	0°58'32"	42.15'	42.15'	N 78°57'39" E
C38	2475.00'	0°58'32"	42.15'	42.15'	N 79°56'11" E
C39	2475.00'	1°05'51"	47.41'	47.41'	N 80°58'23" E
C40	2475.00'	1°05'51"	47.41'	47.41'	N 82°04'14" E
C41	2475.00'	0°58'32"	42.15'	42.15'	N 83°06'26" E
C70	2525.00'	0°54'02"	39.69'	39.68'	N 81°40'51" E
C71	2525.00'	0°54'02"	39.69'	39.68'	N 80°46'49" E
C72	2525.00'	0°54'02"	39.69'	39.68'	N 79°52'47" E
C73	2525.00'	0°54'02"	39.69'	39.68'	N 78°58'45" E
C74	2525.00'	0°54'02"	39.69'	39.68'	N 78°04'43" E
C75	2525.00'	0°54'02"	39.69'	39.68'	N 77°10'41" E
C76	2525.00'	0°54'02"	39.69'	39.68'	N 76°16'39" E
C77	2525.00'	0°35'05"	25.77'	25.77'	N 75°32'06" E
C78	2340.00'	0°58'32"	39.85'	39.85'	N 76°02'01" E
C79	2340.00'	0°58'32"	39.85'	39.85'	N 77°00'34" E
C80	2340.00'	0°58'32"	39.85'	39.85'	N 77°59'06" E
C81	2340.00'	0°58'32"	39.85'	39.85'	N 78°57'39" E
C82	2340.00'	0°58'32"	39.85'	39.85'	N 79°56'11" E
C83	2340.00'	1°05'51"	44.83'	44.83'	N 80°58'23" E
C84	2340.00'	1°05'51"	44.83'	44.83'	N 82°04'14" E
C85	2340.00'	0°58'32"	39.85'	39.85'	N 83°06'26" E
C95	2660.00'	0°54'02"	41.81'	41.81'	N 76°16'39" E
C96	2660.00'	0°54'02"	41.81'	41.81'	N 77°10'41" E
C97	2660.00'	0°54'02"	41.81'	41.81'	N 78°04'43" E



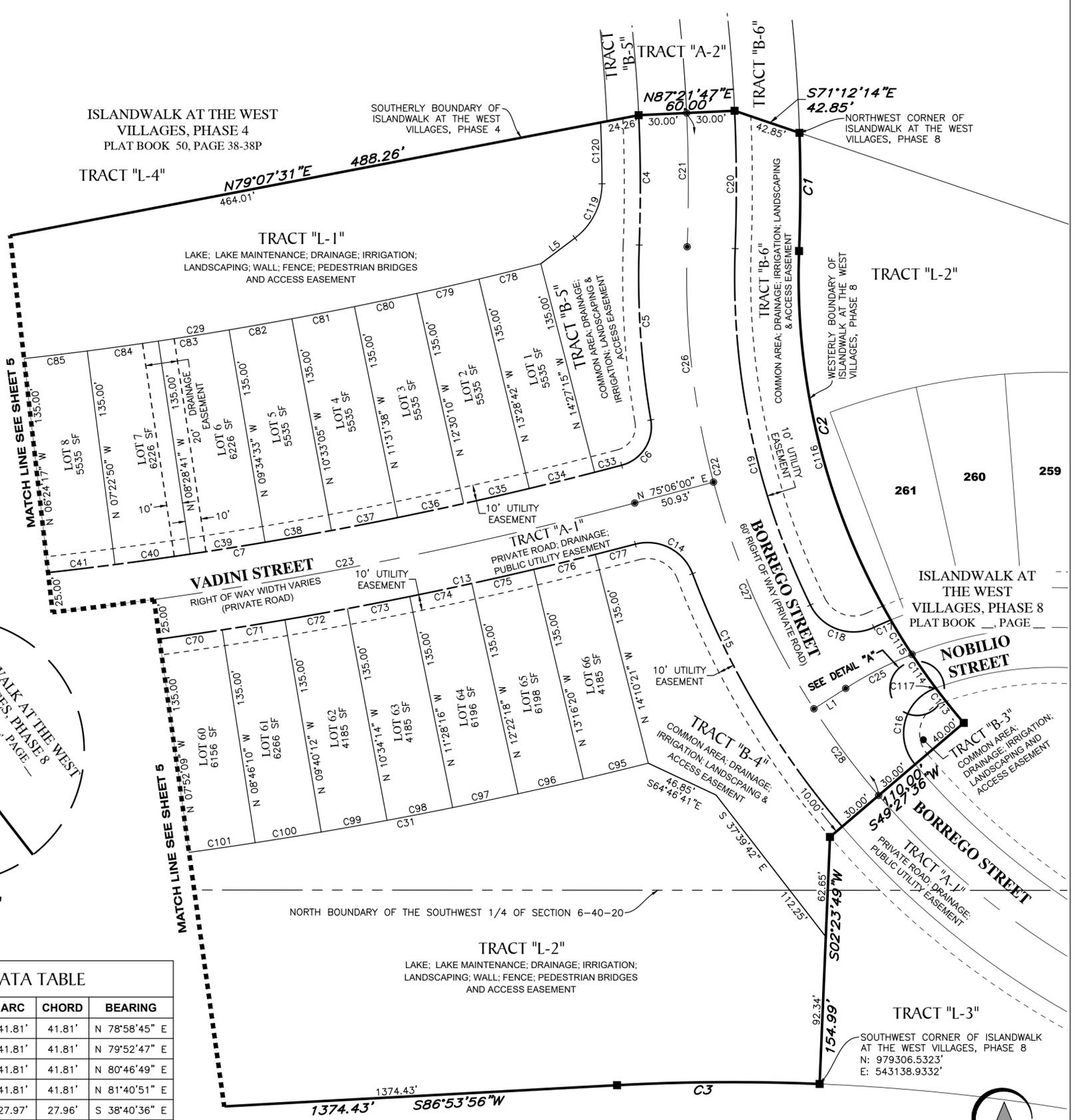
SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 57°13'41" W	23.61'
L5	N 52°57'12" E	26.75'



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C98	2660.00'	0°54'02"	41.81'	41.81'	N 78°58'45" E
C99	2660.00'	0°54'02"	41.81'	41.81'	N 79°52'47" E
C100	2660.00'	0°54'02"	41.81'	41.81'	N 80°46'49" E
C101	2660.00'	0°54'02"	41.81'	41.81'	N 81°40'51" E
C113	430.00'	3°43'37"	27.97'	27.96'	S 38°40'36" E
C114	430.00'	3°26'15"	25.80'	25.79'	S 35°05'40" E
C115	430.00'	3°22'43"	25.36'	25.35'	S 31°41'11" E
C116	430.00'	32°10'08"	241.42'	238.27'	S 13°54'46" E
C117	215.00'	0°07'48"	0.49'	0.49'	S 69°54'56" W
C119	42.50'	53°03'03"	39.35'	37.96'	N 26°25'41" E
C120	946.00'	2°19'44"	38.45'	38.45'	N 01°15'43" W

**LEGEND:**  
 ■ - - - - indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.  
 ⊕ - - - - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.  
 ● - - - - indicates (P.C.P.) Permanent Control Point LB7768  
 (NR) - - - - indicates non-radial line



**GeoPoint**  
 Surveying, Inc.  
 213 Hobbs Street Phone: (813) 248-8888  
 Tampa, Florida 33619 Fax: (813) 248-2266  
 www.geopointsurvey.com Licensed Business Number LB 7768