

STRAND AT CEDAR GROVE

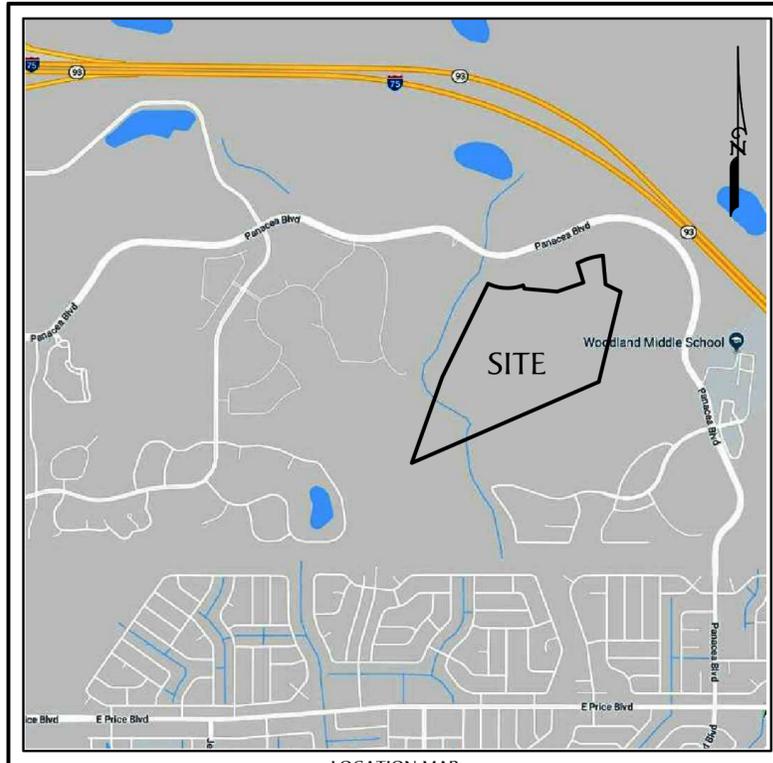
A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND THREE (3) FEET IN WIDTH ALONG ALL SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES (INCLUDING 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. ALL SUCH EASEMENTS AND OTHER UTILITY EASEMENTS AS SHOWN HEREIN ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

A NON-EXCLUSIVE EASEMENT IS RESERVED BY THE OWNER, THE RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF UNDERGROUND UTILITIES AND RELATED ABOVEGROUND AND UNDERGROUND FACILITIES, OVER, UNDER, AND ACROSS EACH LOT FOR THE BENEFIT OF ALL OTHER LOTS. IN ADDITION, THE OWNER, THE RESPECTIVE SUCCESSORS AND ASSIGNS, HEREBY EXPRESSLY RESERVES NON-EXCLUSIVE EASEMENTS, OVER, UNDER, AND ACROSS EACH LOT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF THE MASTER IRRIGATION SYSTEM FOR THE COMMUNITY.

THE CITY OF NORTH PORT UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF NORTH PORT FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF POTABLE WATER METERS AND SANITARY SEWER CLEANOUTS.



LOCATION MAP
NOT TO SCALE
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA
SECTIONS 8 & 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, RECORDS OF SARASOTA COUNTY, FLORIDA, THIS DAY OF _____, A.D., 20____.

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

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD THIS _____ DAY OF _____, 20____.

CHAIRMAN
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

CERTIFICATE OF APPROVAL OF CITY ENGINEER:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA FLORIDA.

DATE: _____
CITY ENGINEER, REGISTRATION NUMBER _____

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART I FLORIDA STATUTES.

By: _____ DATE: _____
CITY SURVEYOR
FLORIDA CERTIFICATE No. _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON _____, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN SECTION 177.091 (8) (9).

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
213 Hobbs Street
Tampa, Florida 33619

David W. Maxwell DATE: _____
Professional Land Surveyor No. LS7311
Certificate of Authorization No. LB7768

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP CERTIFIES OWNERSHIP BY STRAND AT CEDAR GROVE, AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID GENERAL PARTNERSHIP, DOES HEREBY DEDICATE AND SET APART TRACTS "A-1", "C-1", "C-2", "C-3", "C-4", "C-5", "L-1", "L-2", "L-3", "L-4", "L-5", "L-6", "P-1", "P-2", "R-1" AND PRIVATE DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS, AND OTHER EASEMENTS SHOWN OR DESCRIBED HEREON AS COMMON AREAS FOR SAID USES AND PURPOSES TO THE STRAND AT CEDAR GROVE AT THE WOODLANDS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND FOR THE EXCLUSIVE USE OF THE LOT OWNERS IN THE SUBDIVISION, AND THEIR TENANTS, GUESTS, LICENSEES, INVITEES (BUT NOT MEMBERS OF THE GENERAL PUBLIC), UTILITIES SERVING THE SUBDIVISION AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER; SUBJECT HOWEVER, TO ANY RIGHTS DEDICATED TO THE CITY OF NORTH PORT, BY THIS PLAT.

PUBLIC

SAID GENERAL PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACT "S-1", AND SETS APART UTILITY EASEMENTS AS SO DESIGNATED AND DESCRIBED ON THIS PLAT SOLELY FOR SAID USES AND PURPOSES TO THE CITY OF NORTH PORT, FOREVER.

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS SOLE MANAGING PARTNER, SUCCESSOR BY CONVERSION OF CENTEX REAL ESTATE CORPORATION

WITNESS: _____

BY: _____
MICHAEL WOOLERY, VICE PRESIDENT
LAND ACQUISITIONS-SOUTHWEST FLORIDA DIVISION

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, BY MICHAEL WOOLERY, AS VICE PRESIDENT-LAND ACQUISITION, SOUTHWEST FLORIDA DIVISION OF CENTEX REAL ESTATE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, THE SOLE MANAGING PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Notary Public

Sign: _____
Print: _____
Commission No.: _____ Expires: _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS _____ DAY OF _____, 20____.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, 20____.

DATE: _____
CITY ATTORNEY, CITY OF NORTH PORT

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

STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17, RUN THENCE ALONG THE EAST BOUNDARY THEREOF, S.00°05'45"W., A DISTANCE OF 402.07 FEET TO THE POINT OF BEGINNING; THENCE S.13°33'52"W., A DISTANCE OF 1806.94 FEET TO THE NORTHERNMOST CORNER OF CEDAR GROVE PHASE 2A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 291 THROUGH 300, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CEDAR GROVE PHASE 2A, THE NORTHERLY BOUNDARY OF CEDAR GROVE PHASE 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 18 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE SOUTHERLY EXTENSION THEREOF, RESPECTIVELY, S.66°29'58"W., A DISTANCE OF 3959.70 FEET TO THE SOUTHEAST CORNER OF CYPRESS FALLS PHASE 2A & 2B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 70 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID CYPRESS FALLS PHASE 2A & 2B, EASTERLY BOUNDARY OF CYPRESS FALLS PHASE 1C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 15 THROUGH 15T, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, EASTERLY BOUNDARY OF CYPRESS FALLS PHASE 2D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 73 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: 1) N.19°29'31"E., A DISTANCE OF 1771.96 FEET; 2) N.26°00'41"E., A DISTANCE OF 2025.54 FEET TO THE NORTHEAST CORNER SAID CYPRESS FALLS PHASE 2D; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF PANACEA BOULEVARD, EASTERLY, 701.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 870.02 FEET AND A CENTRAL ANGLE OF 46°12'22" (CHORD BEARING S.87°07'49"E., 682.77 FEET); THENCE S.20°14'01"E., A DISTANCE OF 68.92 FEET; THENCE S.85°00'00"E., A DISTANCE OF 641.16 FEET; THENCE N.71°00'00"E., A DISTANCE OF 540.00 FEET; THENCE N.17°06'14"W., A DISTANCE OF 397.13 FEET TO A POINT ON AFORESAID SOUTHERLY RIGHT-OF-WAY OF PANACEA BOULEVARD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, EASTERLY, 516.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1300.00 FEET AND A CENTRAL ANGLE OF 22°46'40" (CHORD BEARING N.73°28'22"E., 513.41 FEET); THENCE S.05°08'18"E., A DISTANCE OF 563.01 FEET; THENCE S.64°23'25"E., A DISTANCE OF 326.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 181.678 ACRES, MORE OR LESS.

PLAT NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "175 83 A03."
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
3. THE PLATTED LANDS OF STRAND AT CEDAR GROVE SHOWN HEREON, LIES IN FLOOD ZONE "X", "AE", AND "OTHER FLOOD AREA" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12115C0382F AND 12115C0384F FOR CITY OF NORTH PORT, COMMUNITY PANEL NO. 120279, SARASOTA COUNTY, FLORIDA, BOTH DATED NOVEMBER 4, 2016.
4. ELEVATIONS, AS SHOWN HEREON, ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). CONVERSION: NAVD 88 +1.12' = NGVD 29.
5. ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
6. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	SQUARE FOOTAGE ±
TRACT "A-1"	FUTURE AMENITY CENTER	64,226
TRACT "C-1"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE & ACCESS EASEMENT	70,224
TRACT "C-2"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE & ACCESS EASEMENT	82,451
TRACT "C-3"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE & ACCESS EASEMENT	219,253
TRACT "C-4"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE & ACCESS EASEMENT	58,758
TRACT "C-5"	COMMON AREA	2,367
TRACT "C-6"	COMMON AREA; DRAINAGE; LANDSCAPING EASEMENT	7,098
TRACT "L-1"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL AND FENCE EASEMENT	240,441
TRACT "L-2"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	76,592
TRACT "L-3"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	99,417
TRACT "L-4"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	187,805
TRACT "L-5"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	235,276
TRACT "L-6"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	269,374
TRACT "P-1"	PRESERVATION AREA	2,890,596
TRACT "P-2"	PRESERVATION AREA	1,104,128
TRACT "R-1"	PRIVATE ROAD, DRAINAGE AND PUBLIC UTILITY EASEMENT	550,090
TRACT "S-1"	PUMP STATION	2,516

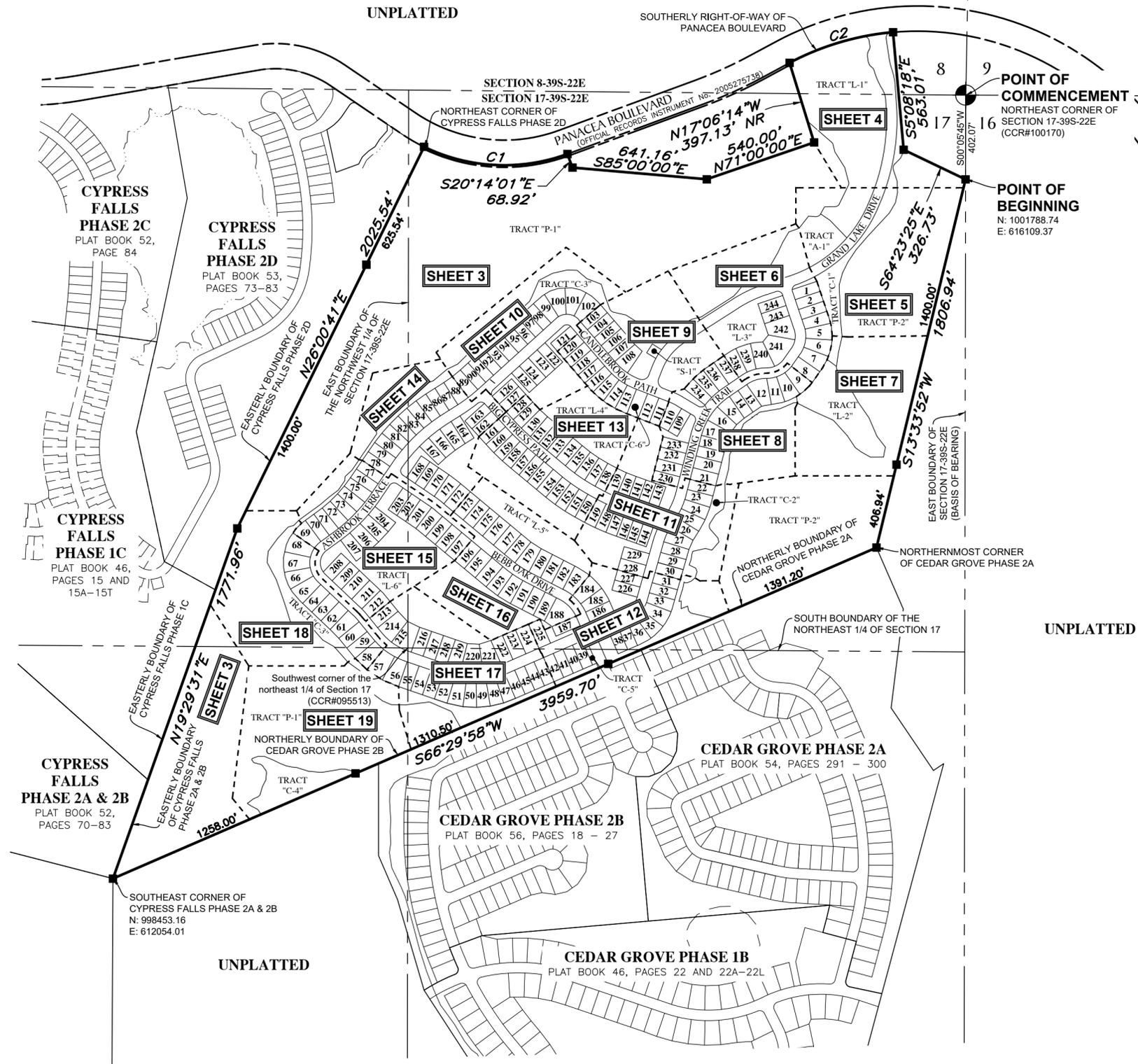
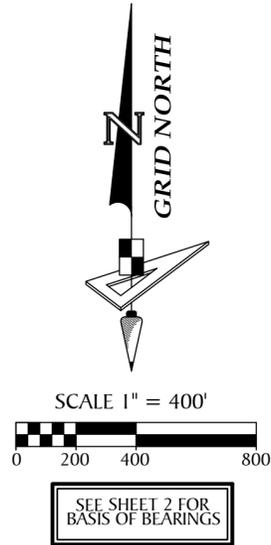
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST BOUNDARY OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, HAVING A GRID BEARING OF S00°05'45"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

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

STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA
BOUNDARY AND KEY SHEET



- LEGEND**
- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
 - ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
 - P.B. ----- Plat Book
 - Pg(s) ----- Page(s)
 - P.D.I.L.W.F.A.E ----- Private drainage, irrigation landscape, wall, fence, access easement
 - P.U.E ----- Public Utility Easement
 - (R) ----- Radial Line
 - (NR) ----- Non-Radial Line
 - SF ----- Square Feet
 - TYP ----- Typical
 - C.C.R. ----- Certified Corner Record
 - P.D.A.E ----- Private Drainage & Access Easement
 - ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, 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")

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	870.02'	46°12'22"	701.63'	682.77'	S 87°07'49" E
C2	1300.00'	22°46'40"	516.81'	513.41'	N 73°28'22" E

GeoPoint
Surveying, Inc.

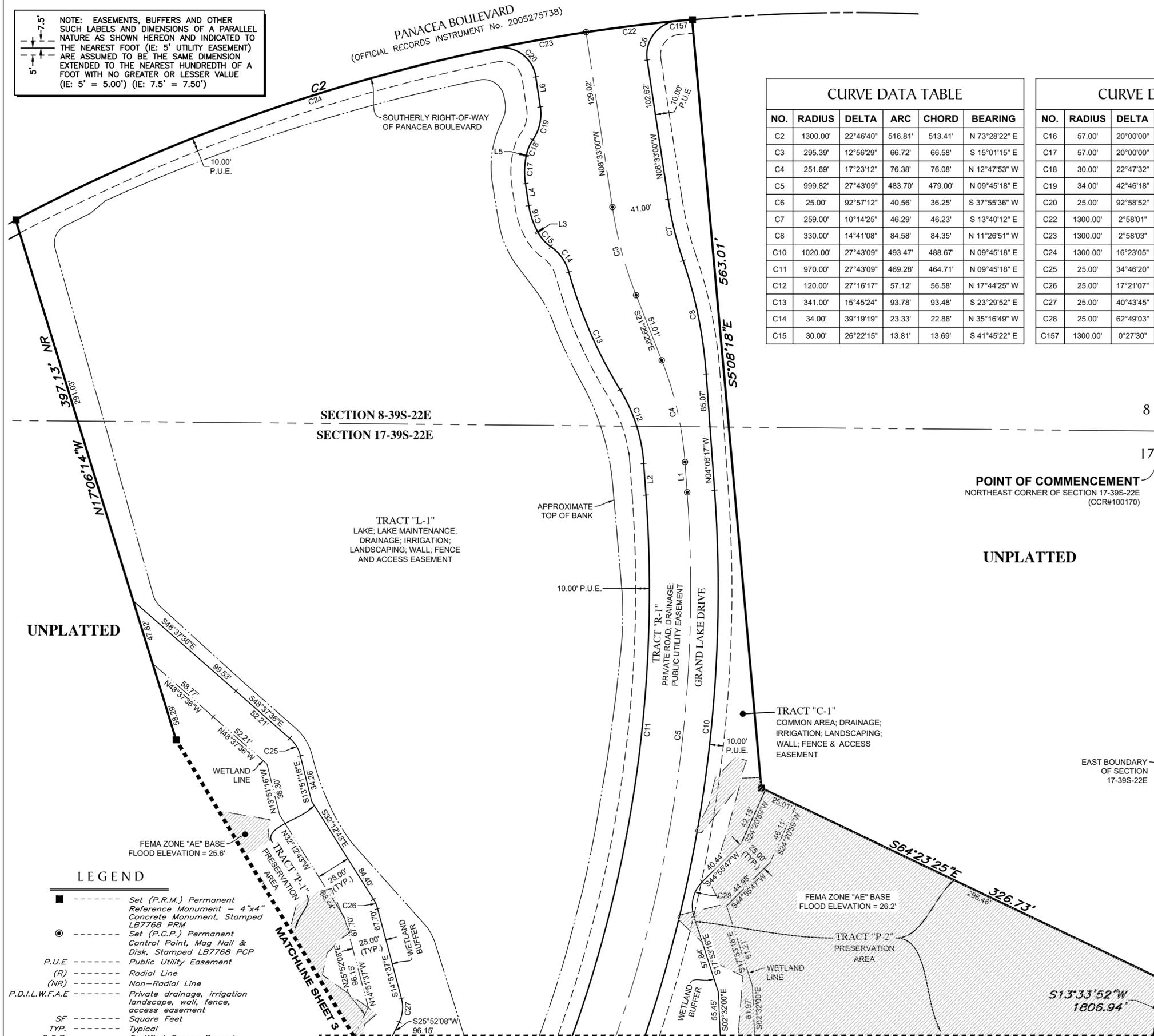
213 Hobbs Street
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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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')

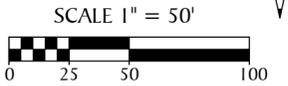


NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C2	1300.00'	22°46'40"	516.81'	513.41'	N 73°28'22" E
C3	295.39'	12°56'29"	66.72'	66.58'	S 15°01'15" E
C4	251.69'	17°23'12"	76.38'	76.08'	N 12°47'53" W
C5	999.82'	27°43'09"	483.70'	479.00'	N 09°45'18" E
C6	25.00'	92°57'12"	40.56'	36.25'	S 37°55'36" W
C7	259.00'	10°14'25"	46.29'	46.23'	S 13°40'12" E
C8	330.00'	14°41'08"	84.58'	84.35'	N 11°26'51" W
C10	1020.00'	27°43'09"	493.47'	488.67'	N 09°45'18" E
C11	970.00'	27°43'09"	469.28'	464.71'	N 09°45'18" E
C12	120.00'	27°16'17"	57.12'	56.58'	N 17°44'25" W
C13	341.00'	15°45'24"	93.78'	93.48'	S 23°29'52" E
C14	34.00'	39°19'19"	23.33'	22.88'	N 35°16'49" W
C15	30.00'	26°22'15"	13.81'	13.69'	S 41°45'22" E

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C16	57.00'	20°00'00"	19.90'	19.80'	S 18°34'14" E
C17	57.00'	20°00'00"	19.90'	19.80'	S 01°25'46" W
C18	30.00'	22°47'32"	11.93'	11.86'	S 22°49'32" W
C19	34.00'	42°46'18"	25.38'	24.80'	N 12°50'09" E
C20	25.00'	92°58'52"	40.57'	36.26'	N 55°02'26" W
C22	1300.00'	2°58'01"	67.32'	67.31'	S 82°55'11" W
C23	1300.00'	2°58'03"	67.33'	67.32'	S 79°57'09" W
C24	1300.00'	16°23'05"	371.76'	370.49'	S 70°16'35" W
C25	25.00'	34°46'20"	15.17'	14.94'	N 31°14'26" W
C26	25.00'	17°21'07"	7.57'	7.54'	N 23°32'10" W
C27	25.00'	40°43'45"	17.77'	17.40'	N 05°30'16" E
C28	25.00'	62°49'03"	27.41'	26.06'	S 13°31'15" W
C157	1300.00'	0°27'30"	10.40'	10.40'	S 84°37'57" W

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 17-39S-22E
(CCR#100170)

UNPLATTED



SEE SHEET 2 FOR BASIS OF BEARINGS

NO.	BEARING	LENGTH
L1	S 04°06'17" E	22.22'
L2	N 04°06'17" W	23.15'
L3	N 28°34'14" W	1.09'
L4	N 08°34'14" W	16.22'
L5	N 11°25'46" E	1.09'
L6	N 08°33'00" W	22.20'

LEGEND

- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E. ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, dated November 4, 2016

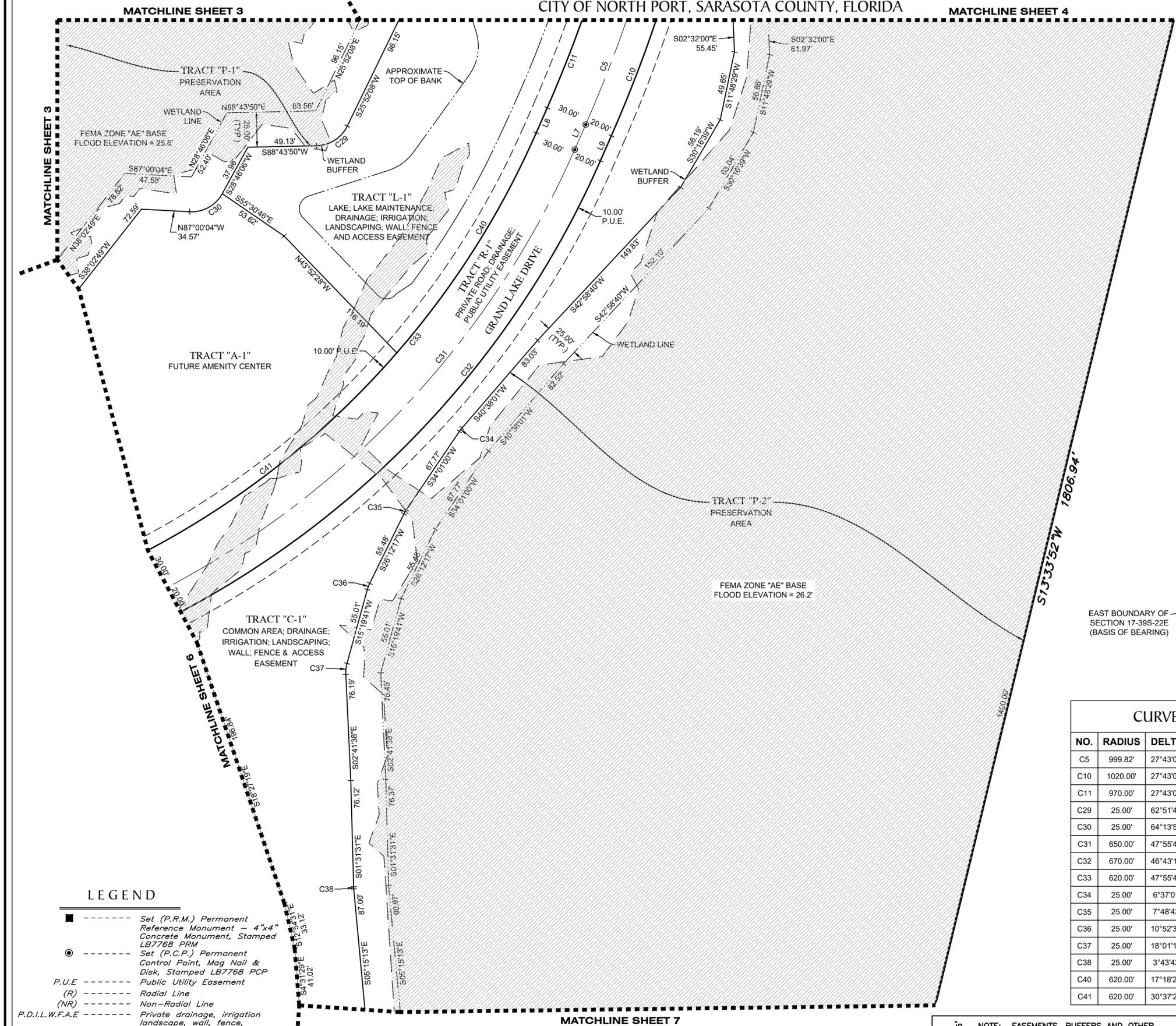
POINT OF BEGINNING
N: 1001788.74
E: 616109.37



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CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 2 FOR BASIS OF BEARINGS

NO.	BEARING	LENGTH
L7	S 23°36'52" W	19.56'
L8	N 23°36'52" E	19.53'
L9	S 23°36'52" W	19.53'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	999.82'	27°43'09"	483.70'	479.00'	N 09°45'18" E
C10	1020.00'	27°43'09"	493.47'	488.67'	N 09°45'18" E
C11	970.00'	27°43'09"	469.28'	464.71'	N 09°45'18" E
C29	25.00'	62°51'42"	27.43'	26.07'	N 57°17'59" E
C30	25.00'	64°13'50"	28.03'	26.58'	N 60°53'01" E
C31	650.00'	47°55'49"	543.75'	528.04'	N 47°34'47" E
C32	670.00'	46°43'10"	546.32'	531.31'	N 46°58'27" E
C33	620.00'	47°55'49"	518.66'	503.66'	N 47°34'47" E
C34	25.00'	6°37'01"	2.89'	2.89'	S 37°19'31" W
C35	25.00'	7°48'43"	3.41'	3.41'	S 30°06'39" W
C36	25.00'	10°52'37"	4.75'	4.74'	S 20°45'59" W
C37	25.00'	18°01'19"	7.86'	7.83'	S 06°19'02" W
C38	25.00'	3°43'42"	1.63'	1.63'	S 03°23'22" E
C40	620.00'	17°18'23"	187.27'	186.56'	N 32°16'04" E
C41	620.00'	30°37'26"	331.38'	327.45'	N 56°13'58" E

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E. ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- FEMA Flood Zone per Insurance Rate Map, Map No. 1215C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, 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')

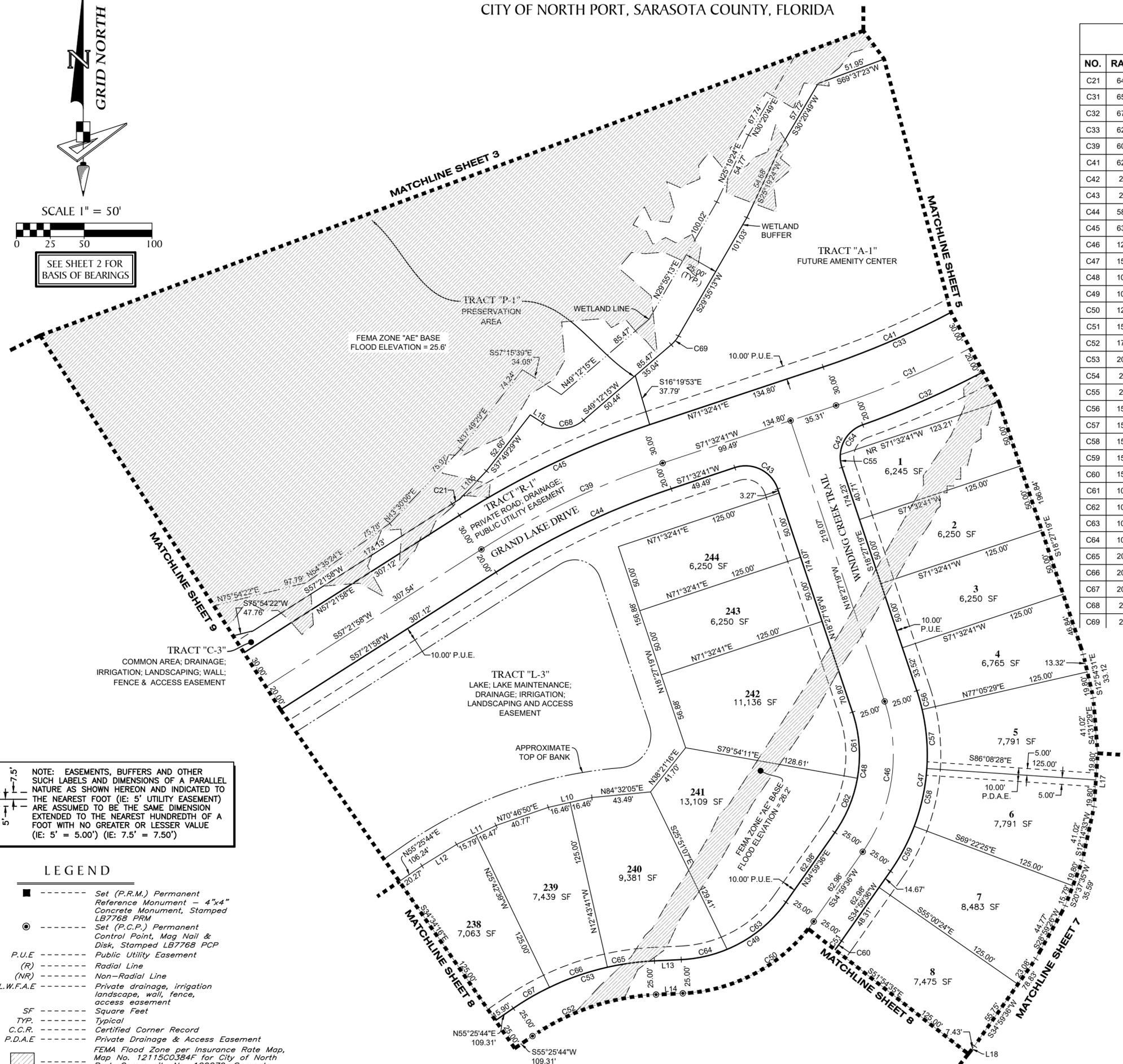
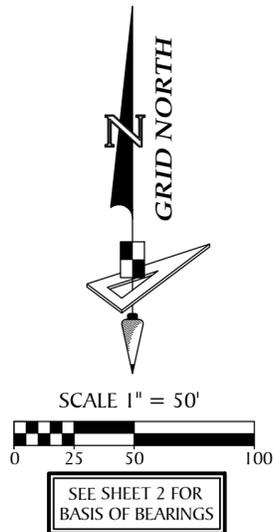
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Licensed Business Number LB 7768

STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C21	640.00'	0°35'40"	6.64'	6.64'	S 57°39'48" E
C31	650.00'	47°55'49"	543.75'	528.04'	N 47°34'47" E
C32	670.00'	46°43'10"	546.32'	531.31'	N 46°58'27" E
C33	620.00'	47°55'49"	518.66'	503.66'	N 47°34'47" E
C39	600.00'	14°10'43"	148.48'	148.10'	S 64°27'20" W
C41	620.00'	30°37'26"	331.38'	327.45'	N 56°13'58" E
C42	25.00'	88°47'21"	38.74'	34.98'	S 25°56'22" W
C43	25.00'	90°00'00"	39.27'	35.36'	N 63°27'19" W
C44	580.00'	14°10'43"	143.53'	143.16'	S 64°27'20" W
C45	630.00'	14°10'43"	155.90'	155.50'	S 64°27'20" W
C46	125.00'	53°26'55"	116.61'	112.42'	N 08°16'09" E
C47	150.00'	53°26'55"	139.93'	134.91'	N 08°16'09" E
C48	100.00'	53°26'55"	93.29'	89.94'	N 08°16'09" E
C49	100.00'	52°18'47"	91.30'	88.16'	N 61°09'00" E
C50	125.00'	52°18'47"	114.13'	110.21'	N 61°09'00" E
C51	150.00'	52°18'47"	136.96'	132.25'	N 61°09'00" E
C52	175.00'	31°52'39"	97.36'	96.11'	S 71°22'04" W
C53	200.00'	31°52'39"	111.27'	109.84'	S 71°22'04" W
C54	25.00'	66°57'47"	29.22'	27.58'	S 36°51'09" W
C55	25.00'	21°49'35"	9.52'	9.47'	S 07°32'31" E
C56	150.00'	5°32'48"	14.52'	14.52'	N 15°40'55" W
C57	150.00'	16°46'03"	43.90'	43.74'	N 04°31'29" W
C58	150.00'	16°46'03"	43.90'	43.74'	N 12°14'33" E
C59	150.00'	14°22'02"	37.61'	37.51'	N 27°48'35" E
C60	150.00'	3°05'48"	8.11'	8.11'	N 36°32'31" E
C61	100.00'	28°23'34"	49.55'	49.05'	N 04°15'32" W
C62	100.00'	25°03'21"	43.73'	43.38'	N 22°27'56" E
C63	100.00'	32°19'52"	56.43'	55.68'	N 51°09'33" E
C64	100.00'	19°58'55"	34.87'	34.70'	N 77°18'56" E
C65	200.00'	10°02'05"	35.03'	34.98'	S 82°17'21" W
C66	200.00'	12°58'58"	45.32'	45.22'	S 70°46'50" W
C67	200.00'	8°51'37"	30.93'	30.90'	S 59°51'32" W
C68	25.00'	73°32'06"	32.09'	29.93'	N 85°58'18" E
C69	25.00'	19°17'02"	8.41'	8.37'	N 39°33'44" E

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')

	Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
	Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
	P.U.E. Public Utility Easement
	(R) Radial Line
	(NR) Non-Radial Line
	P.D.I.L.W.F.A.E. Private drainage, irrigation landscape, wall, fence, access easement
	SF Square Feet
	TYP. Typical
	C.C.R. Certified Corner Record
	P.D.A.E. Private Drainage & Access Easement
	FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, dated November 4, 2016

NO.	BEARING	LENGTH
L10	N 77°16'19" E	32.93'
L11	N 64°17'21" E	32.26'
L12	N 58°10'50" E	30.11'
L13	N 87°18'23" E	19.74'
L14	S 87°18'23" W	19.74'
L15	N 57°15'39" W	11.21'
L17	S 03°51'32" W	39.60'
L18	S 38°05'25" W	27.23'
L105	S 43°30'06" W	28.67'

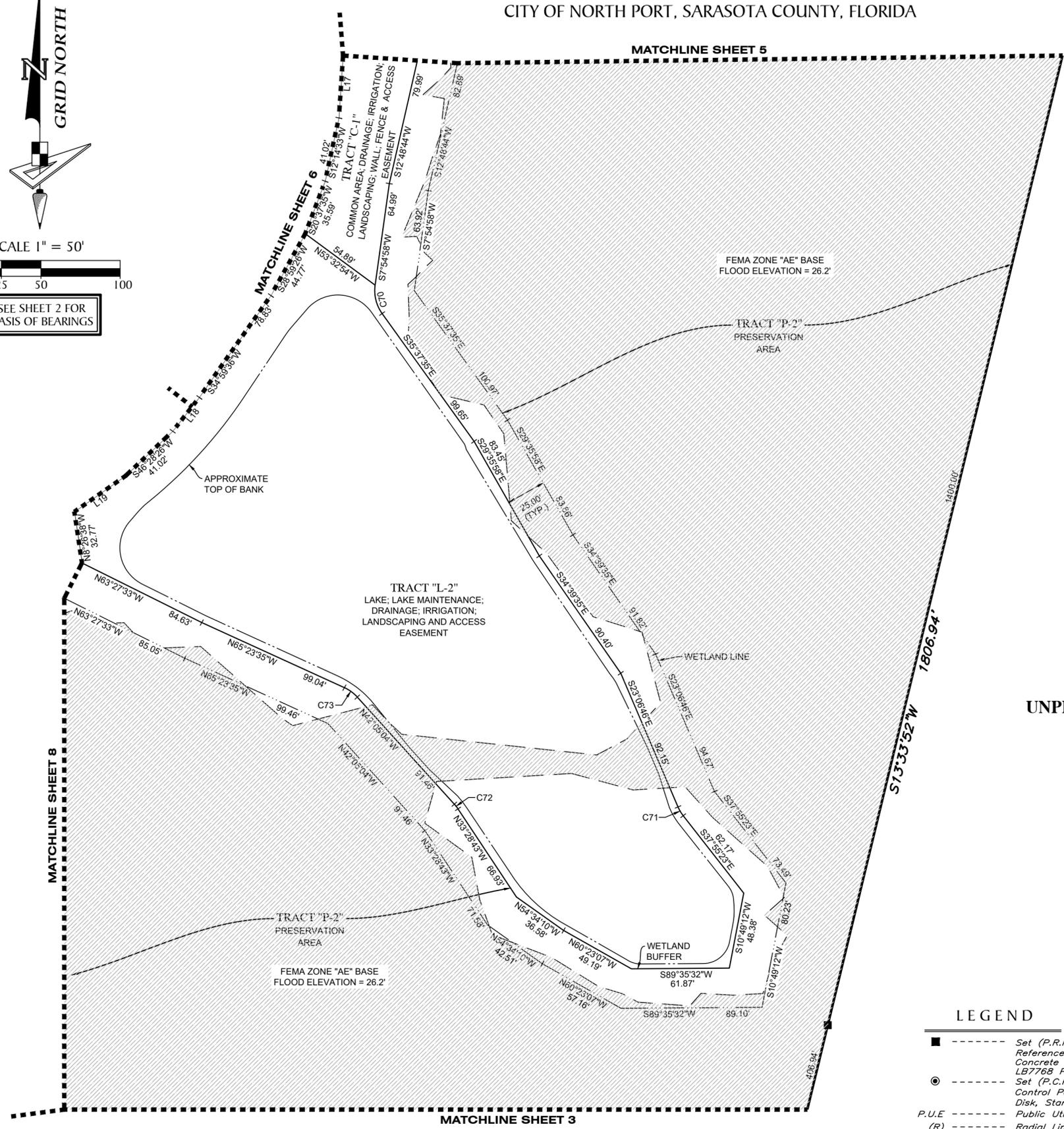
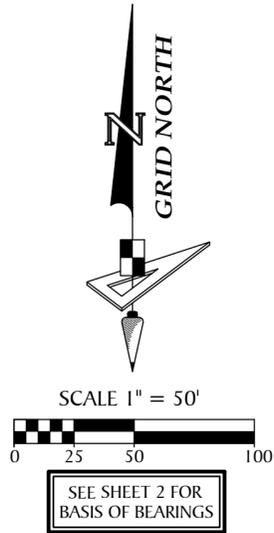
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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	BEARING	LENGTH
L17	S 03°51'32" W	39.60'
L18	S 38°05'25" W	27.23'
L19	S 54°51'27" W	39.60'

UNPLATTED

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C70	25.00'	43°32'33"	19.00'	18.55'	S 13°51'19" E
C71	25.00'	14°48'37"	6.46'	6.44'	S 30°31'04" E
C72	25.00'	8°36'20"	3.75'	3.75'	N 37°46'54" W
C73	25.00'	23°18'32"	10.17'	10.10'	N 53°44'20" W

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')

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ⊙ ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E ----- Private Drainage & Access Easement
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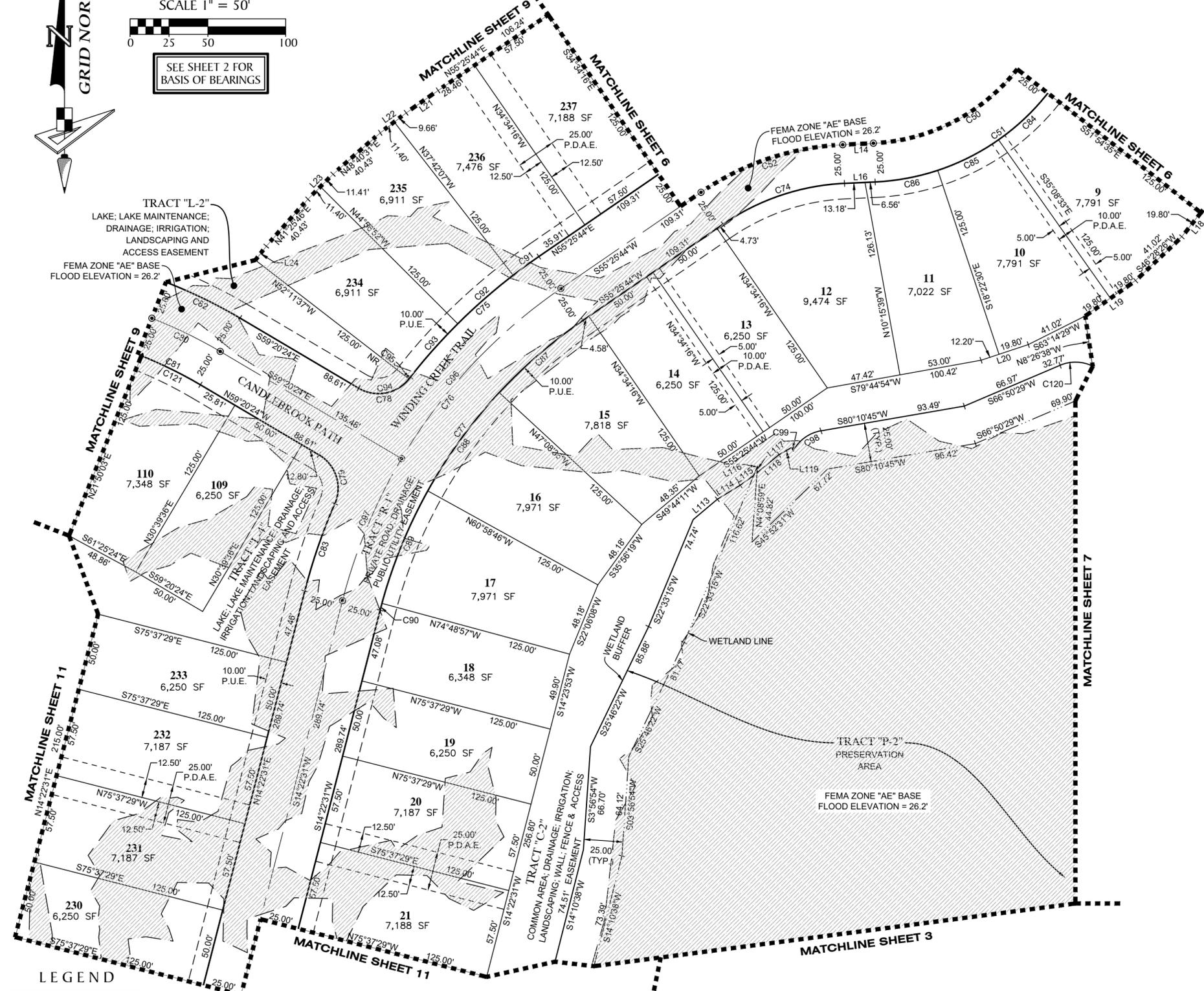
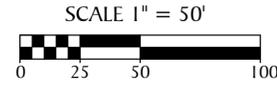
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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E. ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115CO384F for City of North Port, Community No. 120279, Sarasota County, Florida, dated November 4, 2016

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C50	125.00'	52°18'47"	114.13'	110.21'	N 61°09'00" E
C51	150.00'	52°18'47"	136.96'	132.25'	N 61°09'00" E
C52	175.00'	31°52'39"	97.36'	96.11'	S 71°22'04" W
C74	150.00'	31°52'39"	83.46'	82.38'	S 71°22'04" W
C75	375.00'	17°35'17"	115.11'	114.66'	S 46°38'05" W
C76	350.00'	41°03'13"	250.78'	245.45'	S 34°54'07" W
C77	325.00'	41°03'13"	232.87'	227.92'	S 34°54'07" W
C78	25.00'	82°49'09"	36.14'	33.07'	N 79°15'02" E
C79	25.00'	82°49'09"	36.14'	33.07'	N 17°55'49" W
C80	300.00'	9°21'22"	48.99'	48.93'	N 64°01'05" W
C81	275.00'	9°21'22"	44.91'	44.86'	N 64°01'05" W
C82	325.00'	9°21'22"	53.07'	53.01'	N 64°01'05" W
C83	375.00'	9°06'15"	59.59'	59.52'	S 18°55'38" W
C84	150.00'	16°46'03"	43.90'	43.74'	N 46°28'26" E
C85	150.00'	16°46'03"	43.90'	43.74'	N 63°14'29" E
C86	150.00'	15°40'53"	41.05'	40.93'	N 79°27'57" E
C87	325.00'	12°34'20"	71.31'	71.17'	S 49°08'34" W
C88	325.00'	13°50'11"	78.48'	78.29'	S 35°56'19" W
C89	325.00'	13°50'11"	78.48'	78.29'	S 22°06'08" W
C90	325.00'	0°48'32"	4.59'	4.59'	S 14°46'47" W
C91	375.00'	3°07'51"	20.49'	20.49'	S 53°51'49" W
C92	375.00'	7°14'45"	47.42'	47.39'	S 48°40'31" W
C93	375.00'	7°12'41"	47.20'	47.17'	S 41°26'48" W
C94	25.00'	82°18'10"	35.91'	32.90'	N 79°30'31" E
C95	25.00'	0°30'59"	0.23'	0.23'	N 38°05'57" E
C96	350.00'	24°46'08"	151.30'	150.13'	S 43°02'40" W
C97	350.00'	16°17'06"	99.48'	99.14'	S 22°31'03" W
C98	25.00'	52°24'33"	22.87'	22.08'	S 53°58'28" W
C99	25.00'	5°39'41"	2.47'	2.47'	N 26°13'00" W
C120	25.00'	49°41'58"	21.69'	21.01'	N 88°18'32" W
C121	275.00'	8°49'33"	42.36'	42.32'	N 63°45'10" W

LINE DATA TABLE

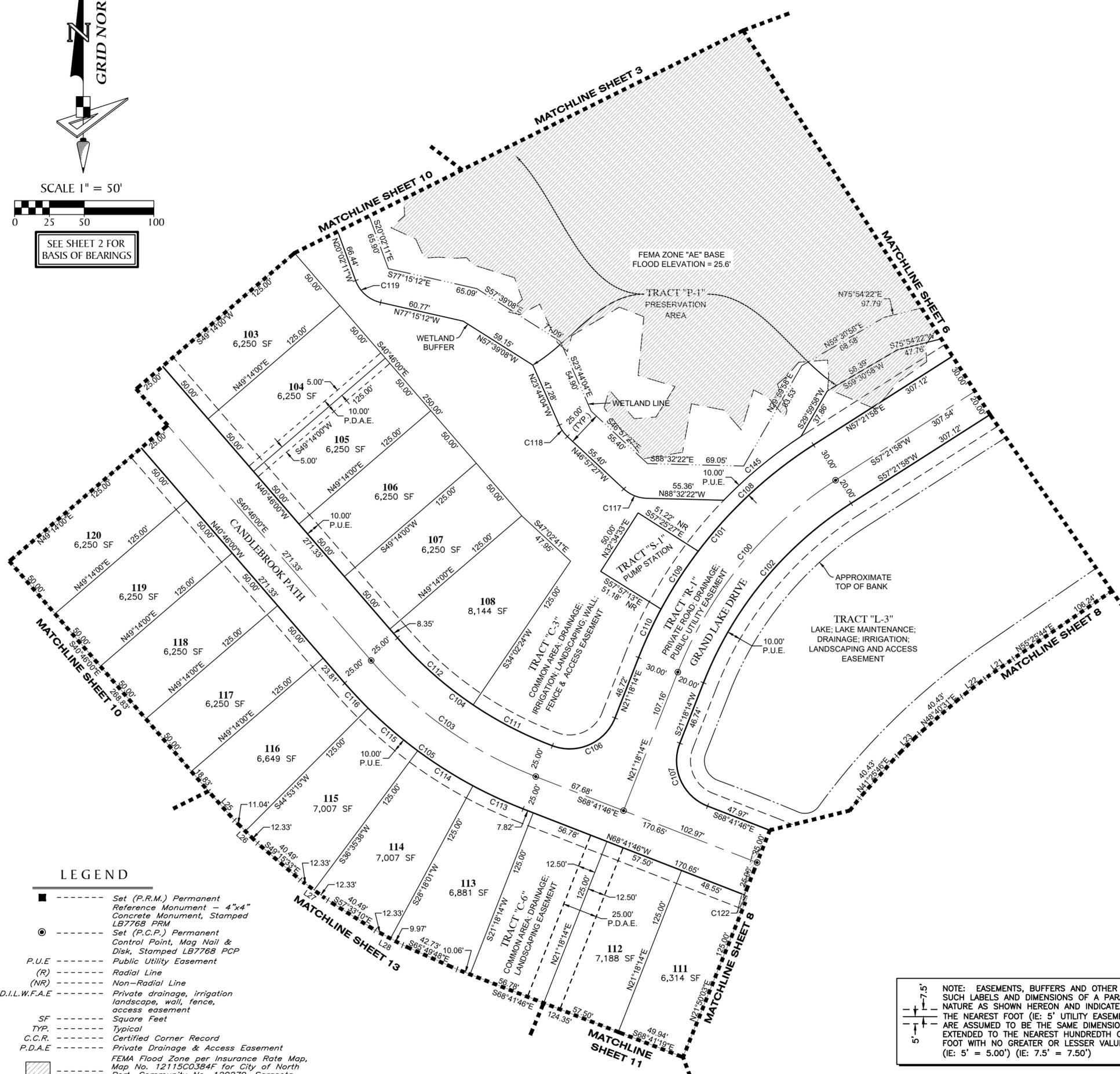
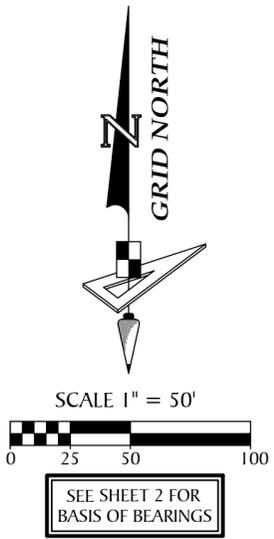
NO.	BEARING	LENGTH
L14	S 87°18'23" W	19.74'
L16	S 87°18'23" W	19.74'
L18	S 38°05'25" W	27.23'
L19	S 54°51'27" W	39.60'
L20	S 71°37'30" W	32.00'
L21	N 54°55'47" E	25.11'
L22	N 52°17'53" E	21.06'
L23	N 45°03'08" E	22.81'
L24	N 37°48'23" E	11.41'
L113	N 49°49'02" E	20.30'
L114	N 58°27'20" E	17.27'
L115	N 53°54'43" E	10.72'
L116	N 22°33'15" E	6.34'
L117	S 04°08'59" W	4.18'
L118	N 50°14'54" E	18.34'
L119	N 60°23'04" E	9.27'

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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C81	275.00'	9°21'22"	44.91'	44.86'	N 64°01'05" W
C100	290.00'	35°53'49"	181.69'	178.73'	S 39°20'06" W
C101	320.00'	36°03'45"	201.41'	198.10'	S 39°20'06" W
C102	270.00'	36°03'45"	169.94'	167.15'	S 39°20'06" W
C103	300.00'	27°55'46"	146.24'	144.79'	S 54°43'53" E
C104	275.00'	28°34'08"	137.12'	135.71'	S 55°02'59" E
C105	325.00'	27°55'46"	158.43'	156.86'	S 54°43'53" E
C106	35.00'	89°21'51"	54.59'	49.22'	N 65°59'09" E
C107	35.00'	90°00'00"	54.98'	49.50'	S 23°41'46" E
C108	320.00'	20°17'39"	113.34'	112.75'	S 47°13'09" W
C109	320.00'	8°52'36"	49.58'	49.53'	S 32°38'02" W
C110	320.00'	6°53'30"	38.49'	38.47'	S 24°44'59" W
C111	275.00'	13°22'31"	64.20'	64.05'	S 62°38'48" E
C112	275.00'	15°11'37"	72.92'	72.71'	S 48°21'44" E
C113	325.00'	6°59'47"	39.69'	39.66'	S 65°11'52" E
C114	325.00'	8°17'37"	47.04'	47.00'	S 57°33'10" E
C115	325.00'	8°17'37"	47.04'	47.00'	S 49°15'33" E
C116	325.00'	4°20'45"	24.65'	24.65'	S 42°56'22" E
C117	25.00'	41°34'55"	18.14'	17.75'	S 67°44'54" E
C118	25.00'	23°13'23"	10.13'	10.06'	S 35°20'45" E
C119	25.00'	57°13'01"	24.97'	23.94'	S 48°38'42" E
C122	275.00'	0°31'49"	2.55'	2.55'	N 68°25'51" W
C145	330.00'	12°32'27"	72.23'	72.09'	S 50°21'19" W

NO.	BEARING	LENGTH
L21	S 54°55'47" W	25.11'
L22	N 52°17'53" E	21.06'
L23	N 45°03'08" E	22.81'
L25	S 41°42'00" E	28.08'
L26	S 45°06'45" E	23.37'
L27	S 53°24'22" E	24.66'
L28	S 61°41'59" E	22.30'

- LEGEND**
- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
 - ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
 - P.U.E. ----- Public Utility Easement
 - (R) ----- Radial Line
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CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SCALE 1" = 50'

SEE SHEET 2 FOR BASIS OF BEARINGS

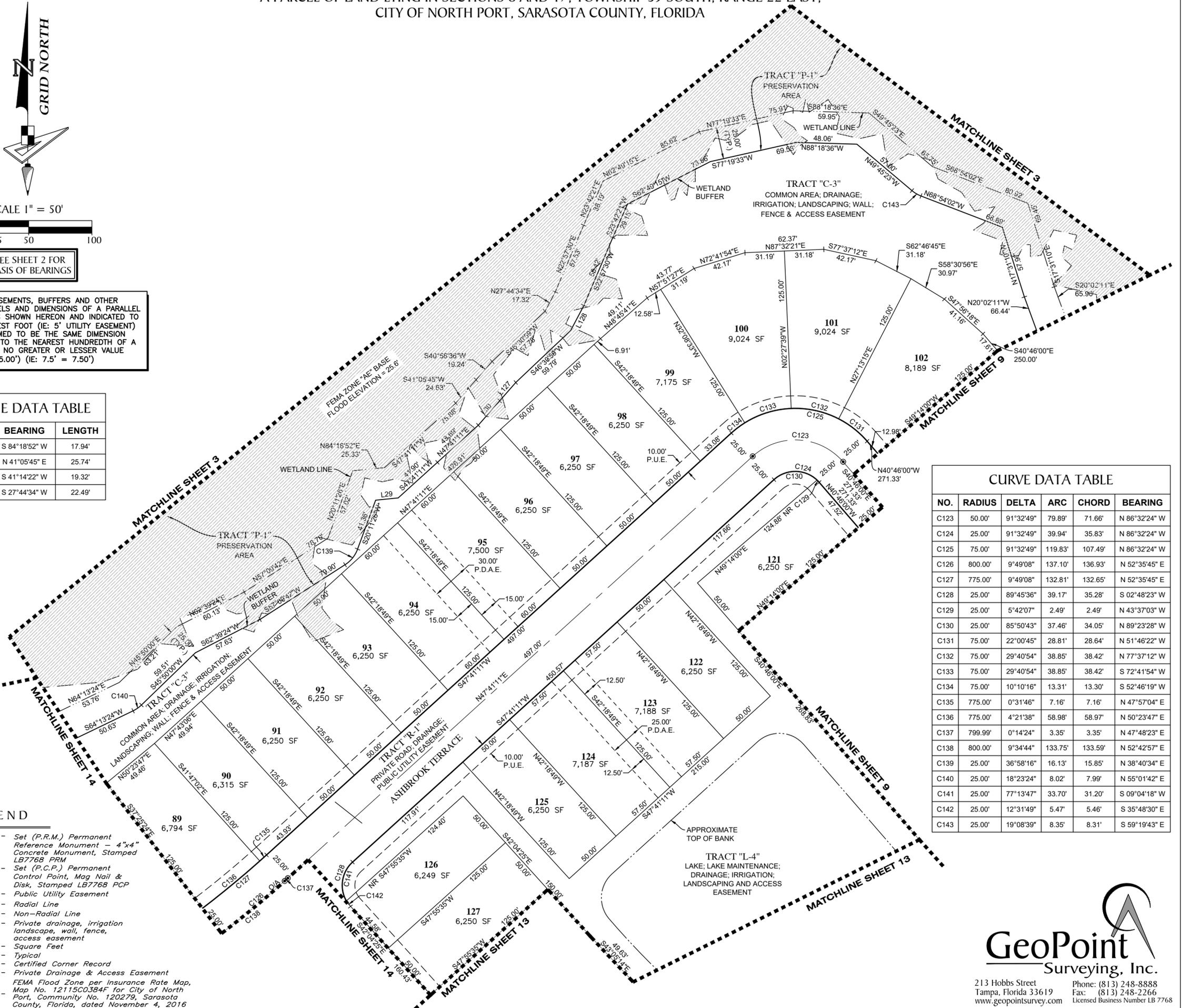
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L29	S 84°18'52" W	17.94'
L30	N 41°05'45" E	25.74'
L127	S 41°14'22" W	19.32'
L128	S 27°44'34" W	22.49'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C123	50.00'	91°32'49"	79.89'	71.66'	N 86°32'24" W
C124	25.00'	91°32'49"	39.94'	35.83'	N 86°32'24" W
C125	75.00'	91°32'49"	119.83'	107.49'	N 86°32'24" W
C126	800.00'	9°49'08"	137.10'	136.93'	N 52°35'45" E
C127	775.00'	9°49'08"	132.81'	132.65'	N 52°35'45" E
C128	25.00'	89°45'36"	39.17'	35.28'	S 02°48'23" W
C129	25.00'	5°42'07"	2.49'	2.49'	N 43°37'03" W
C130	25.00'	85°50'43"	37.46'	34.05'	N 89°23'28" W
C131	75.00'	22°00'45"	28.81'	28.64'	N 51°46'22" W
C132	75.00'	29°40'54"	38.85'	38.42'	N 77°37'12" W
C133	75.00'	29°40'54"	38.85'	38.42'	S 72°41'54" W
C134	75.00'	10°10'16"	13.31'	13.30'	S 52°46'19" W
C135	775.00'	0°31'46"	7.16'	7.16'	N 47°57'04" E
C136	775.00'	4°21'38"	58.98'	58.97'	N 50°23'47" E
C137	799.99'	0°14'24"	3.35'	3.35'	N 47°48'23" E
C138	800.00'	9°34'44"	133.75'	133.59'	N 52°42'57" E
C139	25.00'	36°58'16"	16.13'	15.85'	N 38°40'34" E
C140	25.00'	18°23'24"	8.02'	7.99'	N 55°01'42" E
C141	25.00'	77°13'47"	33.70'	31.20'	S 09°04'18" W
C142	25.00'	12°31'49"	5.47'	5.46'	S 35°48'30" E
C143	25.00'	19°08'39"	8.35'	8.31'	S 59°19'43" E

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP ----- Typical
- C.C.R ----- Certified Corner Record
- P.D.A.E ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, dated November 4, 2016



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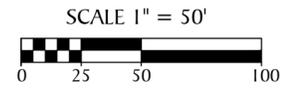
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www.geopointsurvey.com Licensed Business Number LB 7768

STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C144	25.00'	72°49'08"	31.77'	29.68'	S 04°16'42" E
C146	350.00'	18°13'54"	111.37'	110.90'	N 23°29'28" E
C147	375.00'	18°13'54"	119.33'	118.82'	N 23°29'28" E
C148	325.00'	17°08'29"	97.23'	96.87'	N 22°56'45" E
C149	25.00'	78°09'28"	34.10'	31.52'	N 70°35'43" E
C150	350.00'	16°51'56"	103.03'	102.65'	S 24°10'27" W
C151	325.00'	16°51'56"	95.67'	95.32'	S 24°10'27" W
C152	375.00'	8°52'51"	58.13'	58.07'	S 20°10'55" W
C153	25.00'	94°56'53"	41.43'	36.85'	N 22°51'06" W
C154	800.00'	9°22'18"	130.85'	130.71'	S 65°38'24" E
C155	825.00'	9°22'18"	134.94'	134.79'	S 65°38'24" E
C156	775.00'	9°22'18"	126.76'	126.62'	S 65°38'24" E
C158	375.00'	3°14'19"	21.20'	21.19'	N 15°59'40" E
C159	375.00'	7°14'45"	47.42'	47.39'	N 21°14'12" E
C160	375.00'	7°14'45"	47.42'	47.39'	N 28°28'57" E
C161	375.00'	0°30'05"	3.28'	3.28'	N 32°21'22" E
C162	325.00'	1°41'29"	9.59'	9.59'	S 31°45'41" W
C163	325.00'	13°50'11"	78.48'	78.29'	S 23°59'51" W
C164	325.00'	1°20'16"	7.59'	7.59'	S 16°24'37" W
C165	25.00'	87°40'19"	38.25'	34.63'	N 19°12'49" W
C166	25.00'	7°16'34"	3.17'	3.17'	N 66°41'15" W
C167	825.00'	2°04'00"	29.76'	29.76'	S 69°17'32" E
C168	825.00'	3°23'24"	48.81'	48.81'	S 66°33'51" E
C169	825.00'	3°23'24"	48.81'	48.81'	S 63°10'26" E
C170	775.00'	3°20'46"	45.26'	45.26'	S 68°39'09" E
C171	775.00'	4°21'38"	58.98'	58.97'	S 64°47'57" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L31	S 12°53'25" E	19.83'
L32	S 64°29'52" E	22.78'
L33	S 19°23'47" W	7.27'
L34	S 09°10'12" W	11.51'
L35	S 19°27'56" E	18.21'
L36	S 17°54'37" W	30.38'
L37	S 32°36'25" W	40.43'
L38	S 24°51'35" W	22.81'
L39	S 68°15'33" E	18.35'
L40	S 64°52'08" E	16.00'
L41	S 61°28'44" E	13.93'
L92	S 08°04'54" W	13.33'
L93	N 19°23'47" E	27.50'
L94	N 09°10'12" E	9.04'
L95	N 08°04'54" E	15.66'
L96	N 17°57'53" E	16.00'



SEE SHEET 2 FOR BASIS OF BEARINGS

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')



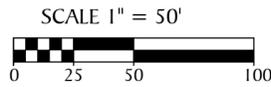
LEGEND	
■	Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
●	Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
P.U.E	Public Utility Easement
(R)	Radial Line
(NR)	Non-Radial Line
P.D.I.L.W.F.A.E	Private drainage, irrigation landscape, wall, fence, access easement
SF	Square Feet
TYP.	Typical
C.C.R.	Certified Corner Record
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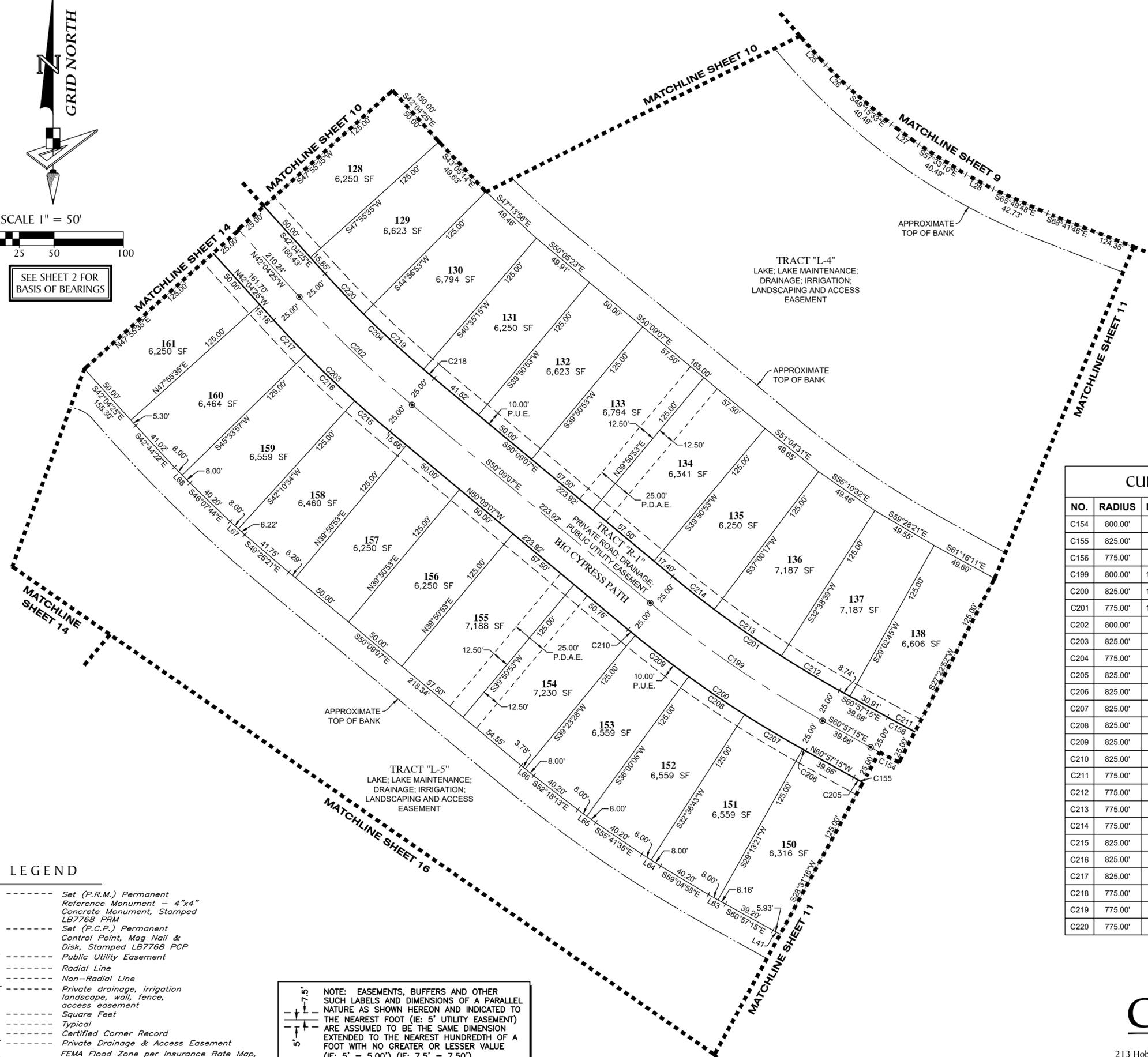
STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SEE SHEET 2 FOR
BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	S 61°28'44" E	13.93'
L63	S 60°46'39" E	14.16'
L64	S 57°23'17" E	16.00'
L65	S 53°59'54" E	16.00'
L66	S 50°36'32" E	11.79'
L67	S 47°49'26" E	14.22'
L68	S 44°26'03" E	16.00'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C154	800.00'	9°22'18"	130.85'	130.71'	S 65°38'24" E
C155	825.00'	9°22'18"	134.94'	134.79'	S 65°38'24" E
C156	775.00'	9°22'18"	126.76'	126.62'	S 65°38'24" E
C199	800.00'	10°48'08"	150.83'	150.60'	S 55°33'11" E
C200	825.00'	10°48'08"	155.54'	155.31'	S 55°33'11" E
C201	775.00'	10°48'08"	146.11'	145.90'	S 55°33'11" E
C202	800.00'	8°04'42"	112.80'	112.70'	S 46°06'46" E
C203	825.00'	8°04'42"	116.32'	116.23'	S 46°06'46" E
C204	775.00'	8°04'42"	109.27'	109.18'	S 46°06'46" E
C205	825.00'	0°31'29"	7.56'	7.56'	S 61°12'59" E
C206	825.00'	0°10'36"	2.54'	2.54'	S 60°51'57" E
C207	825.00'	3°23'23"	48.81'	48.80'	S 59°04'58" E
C208	825.00'	3°23'23"	48.81'	48.80'	S 55°41'35" E
C209	825.00'	3°23'23"	48.81'	48.80'	S 52°18'13" E
C210	825.00'	0°27'24"	6.58'	6.58'	S 50°22'49" E
C211	775.00'	1°39'53"	22.52'	22.52'	S 61°47'11" E
C212	775.00'	3°35'54"	48.67'	48.66'	S 59°09'18" E
C213	775.00'	4°21'38"	58.98'	58.97'	S 55°10'32" E
C214	775.00'	2°50'36"	38.46'	38.45'	S 51°34'25" E
C215	825.00'	2°19'41"	33.52'	33.52'	S 48°59'16" E
C216	825.00'	3°23'23"	48.81'	48.80'	S 46°07'44" E
C217	825.00'	2°21'38"	33.99'	33.99'	S 43°15'14" E
C218	775.00'	0°44'22"	10.00'	10.00'	S 49°46'56" E
C219	775.00'	4°21'38"	58.98'	58.97'	S 47°13'56" E
C220	775.00'	2°58'42"	40.29'	40.28'	S 43°33'46" E

LEGEND

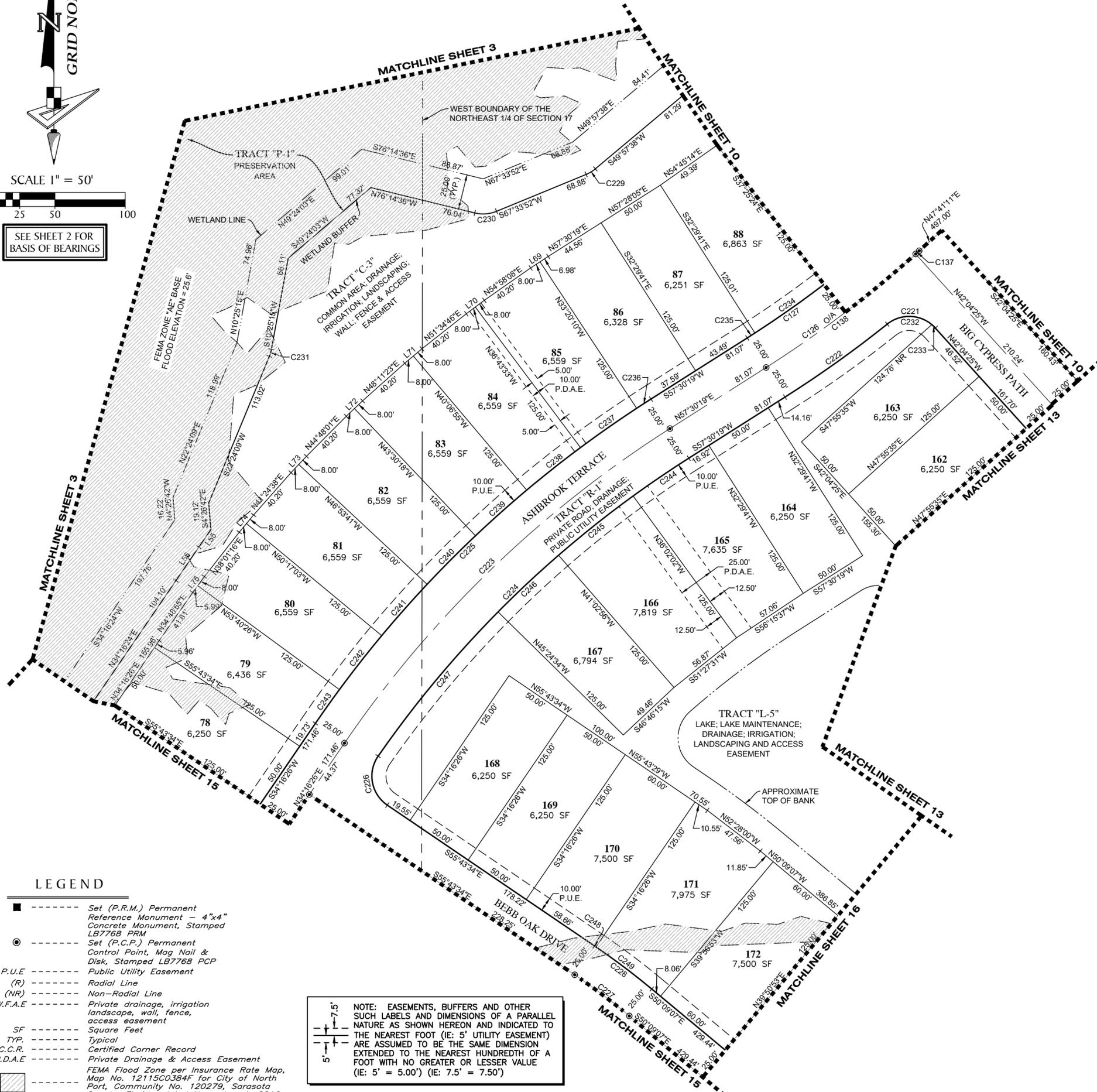
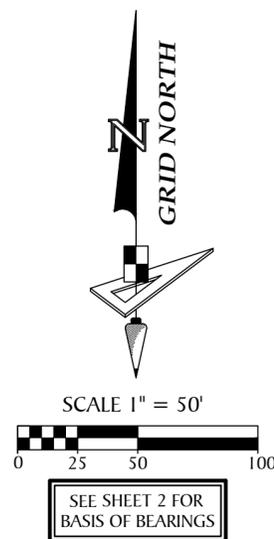
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- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E ----- Public Utility Easement
- (R) ----- Radial Line
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- ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, 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')

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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C126	800.00'	9°49'08"	137.10'	136.93'	N 52°35'45" E
C126	800.00'	9°49'08"	137.10'	136.93'	N 52°35'45" E
C127	775.00'	9°49'08"	132.81'	132.65'	N 52°35'45" E
C137	799.99'	0°14'24"	3.35'	3.35'	N 47°48'23" E
C138	800.00'	9°34'44"	133.75'	133.59'	N 52°42'57" E
C221	25.00'	86°37'40"	37.80'	34.30'	N 85°23'15" W
C222	825.00'	6°12'24"	89.37'	89.33'	N 54°24'07" E
C223	800.00'	23°13'53"	324.37'	322.16'	S 45°53'23" W
C224	775.00'	22°48'05"	308.42'	306.39'	S 46°06'17" W
C225	825.00'	23°13'53"	334.51'	332.22'	S 45°53'23" W
C226	25.00'	90°25'49"	39.46'	35.49'	S 10°30'40" E
C227	500.00'	5°34'27"	48.64'	48.62'	N 52°56'21" W
C228	525.00'	5°34'27"	51.08'	51.06'	N 52°56'21" W
C229	25.00'	17°36'14"	7.68'	7.65'	N 58°45'45" E
C230	25.00'	36°11'32"	15.79'	15.53'	N 85°39'38" E
C231	25.00'	11°58'54"	5.23'	5.22'	N 16°24'42" E
C232	25.00'	78°37'23"	34.31'	31.68'	N 89°23'23" W
C233	25.00'	8°00'16"	3.49'	3.49'	N 46°04'33" W
C234	775.00'	4°26'50"	60.15'	60.14'	N 54°48'01" E
C235	775.00'	0°28'53"	6.51'	6.51'	N 57°15'53" E
C236	825.00'	0°50'30"	12.12'	12.12'	S 57°05'04" W
C237	825.00'	3°23'23"	48.81'	48.80'	S 54°58'08" W
C238	825.00'	3°23'23"	48.81'	48.80'	S 51°34'46" W
C239	825.00'	3°23'23"	48.81'	48.80'	S 48°11'23" W
C240	825.00'	3°23'23"	48.81'	48.80'	S 44°48'01" W
C241	825.00'	3°23'23"	48.81'	48.80'	S 41°24'38" W
C242	825.00'	3°23'23"	48.81'	48.80'	S 38°01'16" W
C243	825.00'	2°03'08"	29.55'	29.55'	S 35°18'00" W
C244	775.00'	3°32'22"	47.87'	47.87'	S 55°44'08" W
C245	775.00'	5°00'53"	67.83'	67.81'	S 51°27'31" W
C246	775.00'	4°21'38"	58.98'	58.97'	S 46°46'15" W
C247	775.00'	9°53'11"	133.73'	133.56'	S 39°38'50" W
C248	525.00'	0°08'45"	1.34'	1.34'	N 55°39'12" W
C249	525.00'	5°25'42"	49.74'	49.72'	N 52°51'58" W

NO.	BEARING	LENGTH
L55	S 34°26'50" W	15.06'
L56	S 34°16'26" W	28.89'
L69	N 56°39'50" E	14.98'
L70	N 53°16'27" E	16.00'
L71	N 49°53'05" E	16.00'
L72	N 46°29'42" E	16.00'
L73	N 43°06'19" E	16.00'
L74	N 39°42'57" E	16.00'
L75	N 36°19'34" E	13.99'

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E ----- Public Utility Easement
- (R) ----- Radial Line
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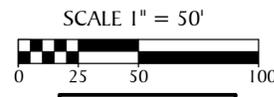
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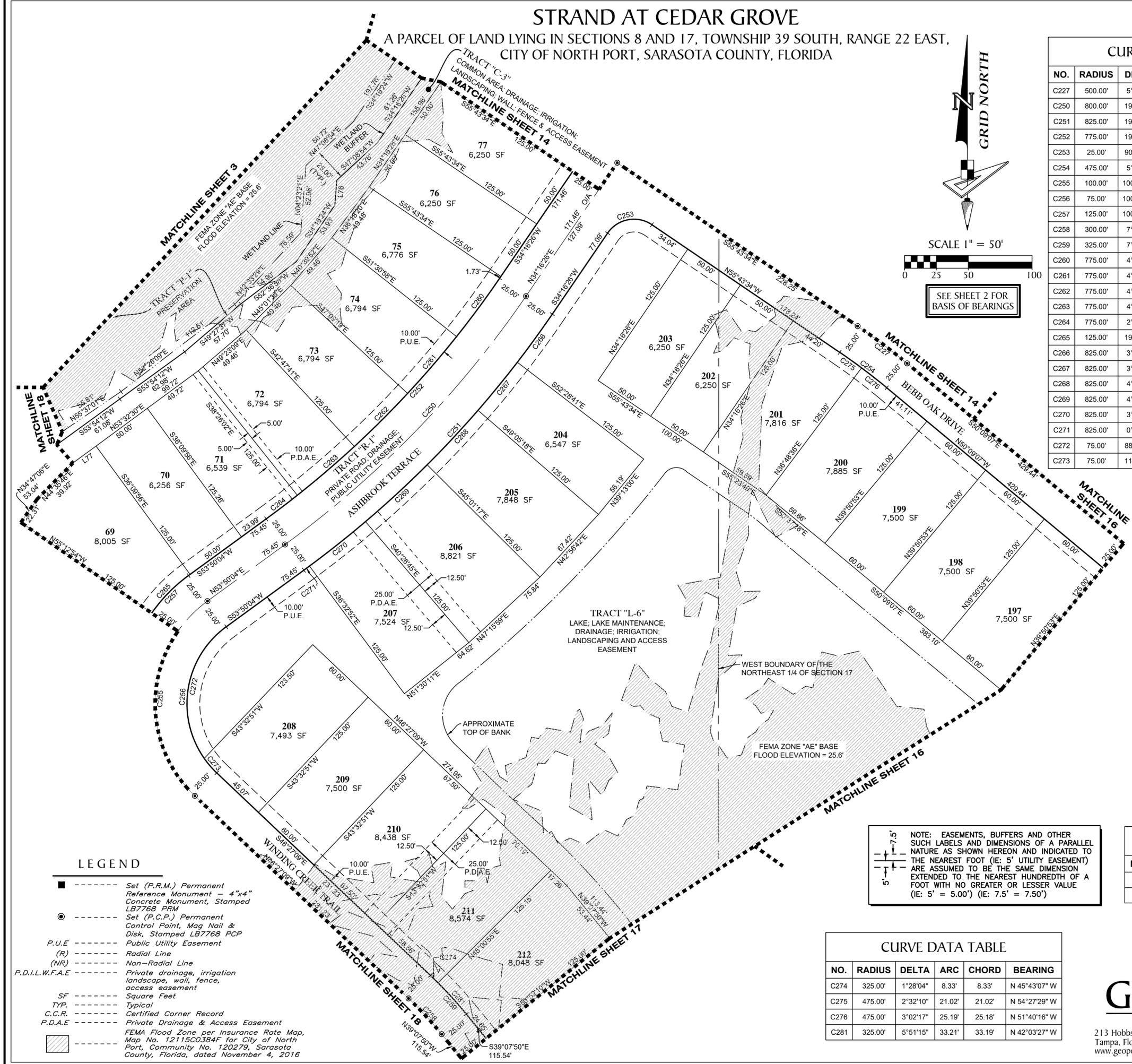
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STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C227	500.00'	5°34'27"	48.64'	48.62'	N 52°56'21" W
C250	800.00'	19°33'38"	273.12'	271.79'	N 44°03'15" E
C251	825.00'	19°33'38"	281.65'	280.28'	N 44°03'15" E
C252	775.00'	19°33'38"	264.58'	263.30'	N 44°03'15" E
C253	25.00'	90°00'00"	39.27'	35.36'	S 79°16'26" W
C254	475.00'	5°34'27"	46.21'	46.19'	N 52°56'21" W
C255	100.00'	100°17'12"	175.03'	153.53'	S 03°41'27" W
C256	75.00'	100°17'12"	131.28'	115.15'	S 03°41'27" W
C257	125.00'	100°17'12"	218.79'	191.91'	S 03°41'27" W
C258	300.00'	7°19'19"	38.34'	38.31'	N 42°47'29" W
C259	325.00'	7°19'19"	41.53'	41.50'	N 42°47'29" W
C260	775.00'	4°12'36"	56.95'	56.93'	N 36°22'44" E
C261	775.00'	4°21'38"	58.98'	58.97'	N 40°39'52" E
C262	775.00'	4°21'38"	58.98'	58.97'	N 45°01'30" E
C263	775.00'	4°21'38"	58.98'	58.97'	N 49°23'09" E
C264	775.00'	2°16'06"	30.68'	30.68'	N 52°42'01" E
C265	125.00'	19°02'57"	41.56'	41.37'	S 44°18'35" W
C266	825.00'	3°14'53"	46.77'	46.76'	N 35°53'53" E
C267	825.00'	3°23'23"	48.81'	48.80'	N 39°13'00" E
C268	825.00'	4°04'01"	58.56'	58.55'	N 42°56'42" E
C269	825.00'	4°34'31"	65.88'	65.86'	N 47°15'59" E
C270	825.00'	3°53'53"	56.13'	56.12'	N 51°30'11" E
C271	825.00'	0°22'56"	5.50'	5.50'	N 53°38'36" E
C272	75.00'	88°48'06"	116.24'	104.95'	S 09°26'01" W
C273	75.00'	11°29'06"	15.03'	15.01'	S 40°42'36" E



LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
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- ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, 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')

LINE DATA TABLE

NO.	BEARING	LENGTH
L76	S 04°23'21" W	19.57'
L77	N 53°50'04" E	22.57'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C274	325.00'	1°28'04"	8.33'	8.33'	N 45°43'07" W
C275	475.00'	2°32'10"	21.02'	21.02'	N 54°27'29" W
C276	475.00'	3°02'17"	25.19'	25.18'	N 51°40'16" W
C281	325.00'	5°51'15"	33.21'	33.19'	N 42°03'27" W

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STRAND AT CEDAR GROVE
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 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SCALE 1" = 50'



SEE SHEET 2 FOR BASIS OF BEARINGS

LINE DATA TABLE

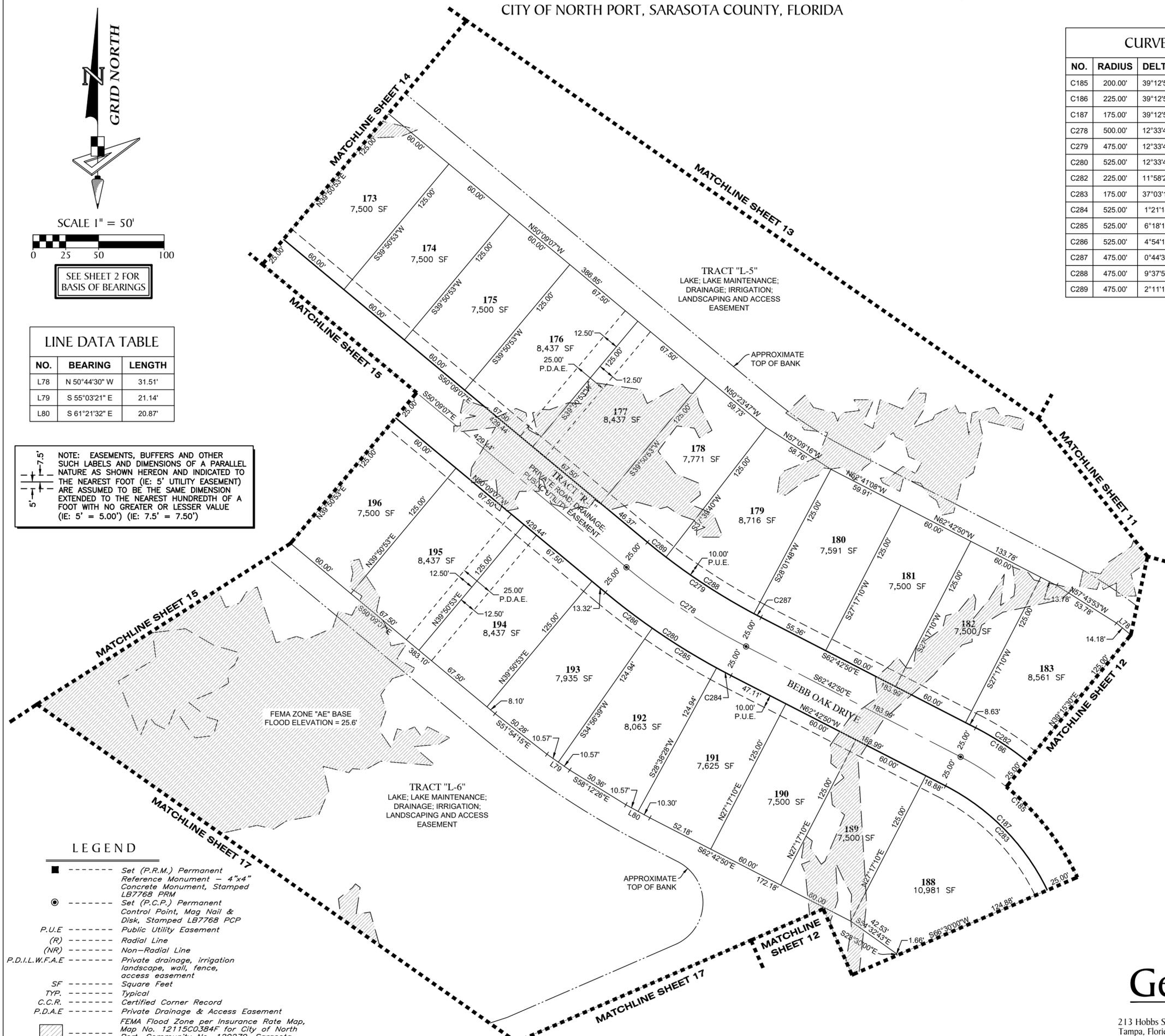
NO.	BEARING	LENGTH
L78	N 50°44'30" W	31.51'
L79	S 55°03'21" E	21.14'
L80	S 61°21'32" E	20.87'

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')

LEGEND

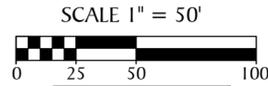
- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.U.E ----- Public Utility Easement
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- (NR) ----- Non-Radial Line
- P.D.I.L.W.F.A.E ----- Private drainage, irrigation landscape, wall, fence, access easement
- SF ----- Square Feet
- TYP ----- Typical
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- ▨ ----- FEMA Flood Zone per Insurance Rate Map, Map No. 12115C0384F for City of North Port, Community No. 120279, Sarasota County, Florida, dated November 4, 2016

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C185	200.00'	39°12'50"	136.88'	134.23'	N 43°06'25" W
C186	225.00'	39°12'50"	153.99'	151.00'	N 43°06'25" W
C187	175.00'	39°12'50"	119.77'	117.45'	N 43°06'25" W
C278	500.00'	12°33'43"	109.62'	109.40'	S 56°25'59" E
C279	475.00'	12°33'43"	104.14'	103.93'	S 56°25'59" E
C280	525.00'	12°33'43"	115.10'	114.87'	S 56°25'59" E
C282	225.00'	11°58'20"	47.01'	46.93'	N 56°43'40" W
C283	175.00'	37°03'18"	113.18'	111.22'	N 44°11'11" W
C284	525.00'	1°21'18"	12.42'	12.42'	S 62°02'11" E
C285	525.00'	6°18'11"	57.75'	57.73'	S 58°12'26" E
C286	525.00'	4°54'14"	44.93'	44.92'	S 52°36'14" E
C287	475.00'	0°44'38"	6.17'	6.17'	S 62°20'31" E
C288	475.00'	9°37'52"	79.84'	79.75'	S 57°09'16" E
C289	475.00'	2°11'13"	18.13'	18.13'	S 51°14'44" E



STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST,
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C303	325.00'	8°17'37"	47.04'	47.00'	N 84°48'45" E
C304	325.00'	8°17'37"	47.04'	47.00'	N 76°31'08" E
C305	325.00'	5°52'19"	33.31'	33.29'	N 69°26'10" E
C306	275.00'	5°02'58"	24.24'	24.23'	S 73°29'24" E
C307	275.00'	21°52'04"	104.96'	104.32'	S 86°56'55" E
C308	275.00'	15°37'03"	74.96'	74.73'	N 74°18'32" E
C309	25.00'	30°33'52"	13.34'	13.18'	N 81°41'33" W
C310	25.00'	36°46'12"	16.04'	15.77'	N 48°01'32" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C290	300.00'	31°50'05"	166.69'	164.55'	S 55°02'52" E
C291	275.00'	31°50'05"	152.80'	150.84'	S 55°02'52" E
C292	325.00'	31°50'05"	180.58'	178.26'	S 55°02'52" E
C293	300.00'	42°32'05"	222.71'	217.63'	N 87°46'03" E
C294	275.00'	42°32'05"	204.15'	199.50'	N 87°46'03" E
C295	325.00'	42°32'05"	241.27'	235.77'	N 87°46'03" E
C296	275.00'	13°22'02"	64.16'	64.01'	S 45°48'51" E
C297	275.00'	18°28'03"	88.64'	88.25'	S 61°43'53" E
C298	325.00'	11°11'18"	63.46'	63.36'	S 56°30'55" E
C299	325.00'	8°51'20"	50.23'	50.18'	S 66°32'15" E
C300	325.00'	1°50'11"	10.42'	10.42'	S 71°53'00" E
C301	325.00'	9°56'45"	56.42'	56.34'	S 77°46'28" E
C302	325.00'	8°17'37"	47.04'	47.00'	S 86°53'39" E

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')

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
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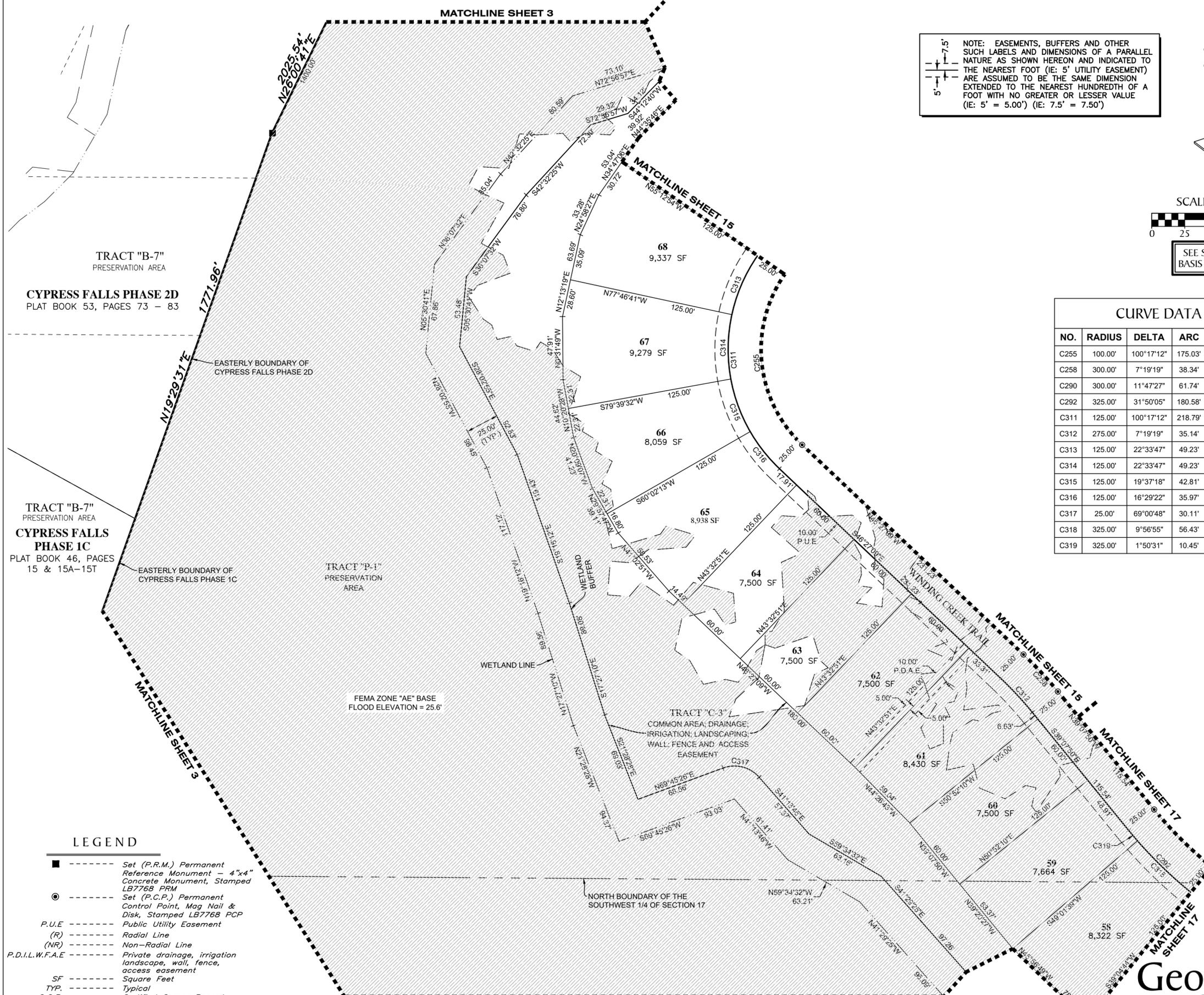
CEDAR GROVE PHASE 2B
PLAT BOOK 56, PAGES 18 - 27



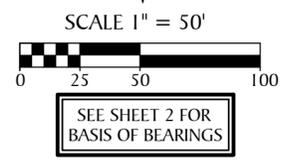
213 Hobbs Street
Tampa, Florida 33619
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Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

STRAND AT CEDAR GROVE

A PARCEL OF LAND LYING IN SECTIONS 8 AND 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



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')



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C255	100.00'	100°17'12"	175.03'	153.53'	S 03°41'27" W
C258	300.00'	7°19'19"	38.34'	38.31'	N 42°47'29" W
C290	300.00'	11°47'27"	61.74'	61.63'	S 45°01'33" E
C292	325.00'	31°50'05"	180.58'	178.26'	S 55°02'52" E
C311	125.00'	100°17'12"	218.79'	191.91'	S 03°41'27" W
C312	275.00'	7°19'19"	35.14'	35.12'	N 42°47'29" W
C313	125.00'	22°33'47"	49.23'	48.91'	S 23°30'13" W
C314	125.00'	22°33'47"	49.23'	48.91'	S 00°56'25" W
C315	125.00'	19°37'18"	42.81'	42.60'	S 20°09'07" E
C316	125.00'	16°29'22"	35.97'	35.85'	S 38°12'28" E
C317	25.00'	69°00'48"	30.11'	28.33'	N 75°44'10" W
C318	325.00'	9°56'55"	56.43'	56.36'	S 45°56'49" E
C319	325.00'	1°50'31"	10.45'	10.45'	S 40°03'05" E

LEGEND

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GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
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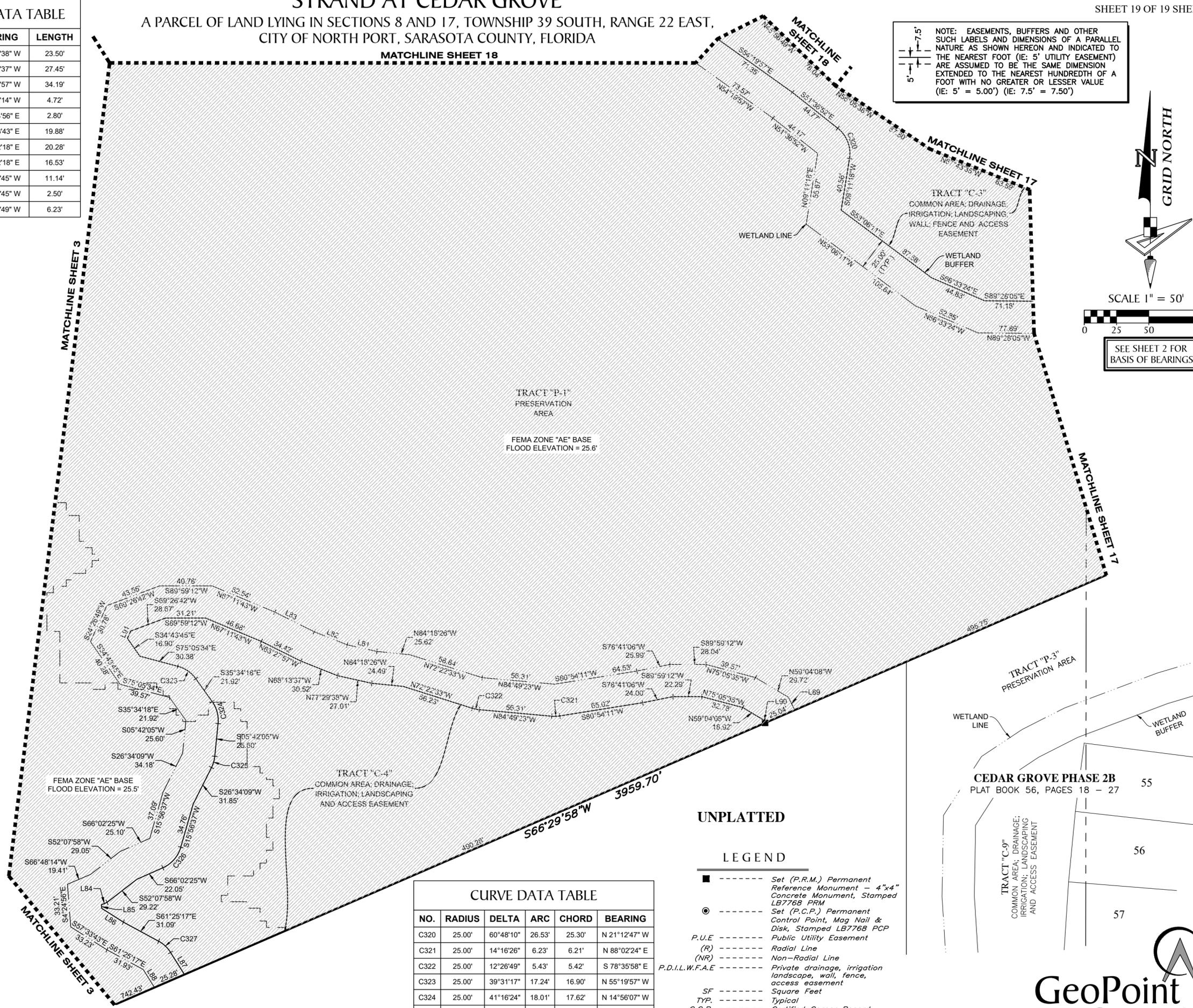
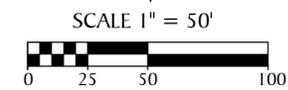
STRAND AT CEDAR GROVE

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CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE

NO.	BEARING	LENGTH
L81	N 77°29'38" W	23.50'
L82	N 68°13'37" W	27.45'
L83	N 63°27'57" W	34.19'
L84	S 66°48'14" W	4.72'
L85	S 04°24'56" E	2.80'
L86	S 57°33'43" E	19.88'
L87	S 32°02'18" E	20.28'
L88	S 32°02'18" E	16.53'
L89	N 26°35'45" W	11.14'
L90	N 26°35'45" W	2.50'
L91	S 24°26'49" W	6.23'

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TRACT "P-1"
PRESERVATION
AREA

FEMA ZONE "AE" BASE
FLOOD ELEVATION = 25.6'

TRACT "C-4"
COMMON AREA; DRAINAGE;
IRRIGATION; LANDSCAPING
AND ACCESS EASEMENT

TRACT "C-3"
COMMON AREA; DRAINAGE;
IRRIGATION; LANDSCAPING;
WALL; FENCE AND ACCESS
EASEMENT

TRACT "P-3"
PRESERVATION AREA

CEDAR GROVE PHASE 2B
PLAT BOOK 56, PAGES 18 - 27

UNPLATTED

LEGEND

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C320	25.00'	60°48'10"	26.53'	25.30'	N 21°12'47" W
C321	25.00'	14°16'26"	6.23'	6.21'	N 88°02'24" E
C322	25.00'	12°26'49"	5.43'	5.42'	S 78°35'58" E
C323	25.00'	39°31'17"	17.24'	16.90'	N 55°19'57" W
C324	25.00'	41°16'24"	18.01'	17.62'	N 14°56'07" W
C325	25.00'	20°52'04"	9.11'	9.05'	N 16°08'07" E
C326	25.00'	50°05'49"	21.86'	21.17'	N 40°59'32" E
C327	25.00'	29°22'59"	12.82'	12.68'	N 46°43'48" W

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