



# Cedar Grove Phase 2A

## Final Plat

**From:** Alison Christie, AICP, Senior Planner

**Thru:** Sherry Willette-Grondin, Acting Planning Manager

Frank Miles, MPA, Director,

Neighborhood Development Services

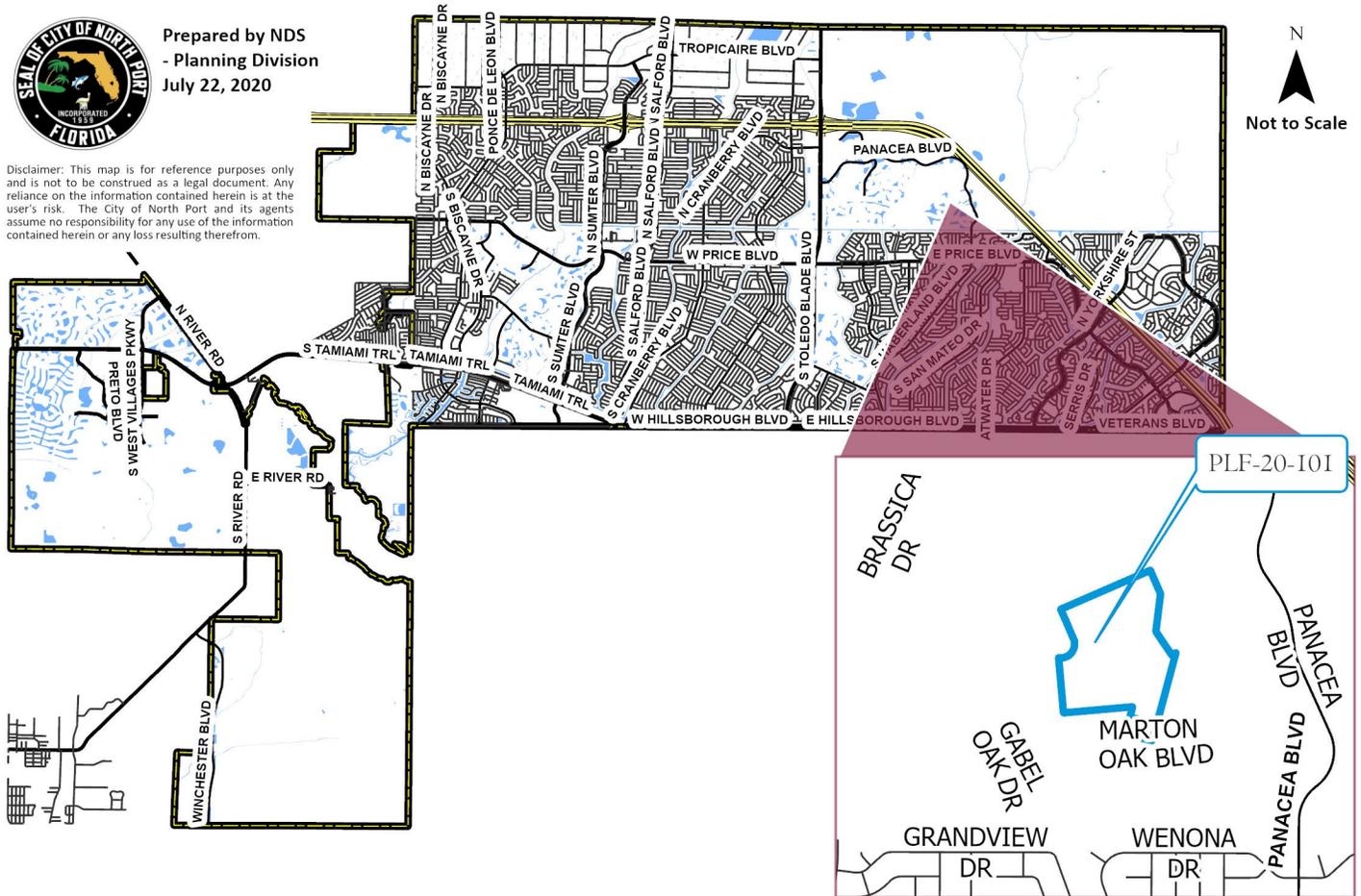
**Date:** September 17, 2020

# STAFF REPORT



Prepared by NDS  
- Planning Division  
July 22, 2020

Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.



<b>PROJECT:</b>	PLF-20-101, Cedar Grove Phase 2A Plat (QUASI-JUDICIAL)
<b>REQUEST:</b>	Approval of Final Plat for Cedar Grove Phase 2A
<b>APPLICANT:</b>	Strickland T. Smith, P.E., representative of Heidt Design LLC, on behalf of Centex Homes
<b>OWNER:</b>	Buffalo-Northport Associates II, LLC
<b>LOCATION:</b>	North of Marton Oak Blvd., West of Panacea Blvd.
<b>PROPERTY SIZE:</b>	± 42.173 Acres
<b>ZONING:</b>	Planned Community Development (PCD)

## I. BACKGROUND

In August of 2020, the Infrastructure (INF-19-261) and Subdivision Plans (SCP-19-262) for Cedar Grove Phases 2A and 2B were approved by City Staff. This project is platting Cedar Grove Phase 2A only and adds 120 single family lots and the associated right-of-way and drainage. The total site contains approximately  $\pm 42.173$  acres.

A surety bond for INF-19-261 in the amount of \$1,678,299.32 has been received by the City of North Port.

## II. STAFF ANALYSIS & FINDINGS

### 2019 FLORIDA STATUTES

Title XII MUNICIPALITIES, Chapter 177 LAND BOUNDARIES, Part I: PLATTING, Section 177.081 Dedication and approval.

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

Findings: The City's contracted professional surveyor, Alan Fish, reviewed and approved the plat.

Conclusion: PLF 20-101 meets the State's requirements for City review and approval of plats.

### COMPLIANCE WITH ULDC

Chapter 37-Subdivision Regulations, Article II-Procedures for Securing Approvals, Section 37-8 Plat Submission Requirements.

B. *Conformity with approved subdivision plans. The plat shall incorporate all stipulations, easements, changes and modifications required to make the approved subdivision plan and infrastructure plan conform to these regulations.*

Findings: The final plat was reviewed for conformance with the approved subdivision plan.

Conclusion: PLF 20-101 conforms with the approved subdivision plans.

### ENVIRONMENTAL

A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

## FLOOD ZONE

Flood Zone X (Areas of minimal flood hazard), According to flood insurance rate map for Sarasota County, FL and unincorporated Areas, Community Panel Numbers 12115C0384F, 12115C0403F, effective November 4, 2016.

### National Flood Hazard Layer FIRMette



### III. Lots Within the Cedar Grove DCP

There is an approved DCP (04-035) allowing up to 688 single-family lots within Cedar Grove.

Of that number, 263 have already been platted and developed in Cedar Grove Phase 1.

Cedar Grove Phase 2A will plat 120 additional lots, bringing the total number of platted lots within the development to 383.

### IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. PLF-20-101, Cedar Grove Phase 2A, plat based on Staff's findings that this petition complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

## V. ALTERNATIVE ACTIONS

Petition PLF-20-101 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

## VI. PUBLIC HEARING SCHEDULE

<b>Planning &amp; Zoning Advisory Board Public Hearing</b>	September 17, 2020 9:00 AM or as soon thereafter
<b>City Commission Public Hearing</b>	October 13, 2020 10:00 AM or as soon thereafter

## VII. EXHIBITS

<b>A.</b>	Map Gallery
<b>B.</b>	Affidavit
<b>C.</b>	Title Assurance
<b>D.</b>	Plat
<b>E.</b>	City Surveyor's E-mail

# Aerial Location Map City of North Port PLF-20-101, Cedar Grove Phase 2A



### Petition Number

 PLF-20-101

### Streets

-  Collector
-  Local



0      0.13      0.25 Miles

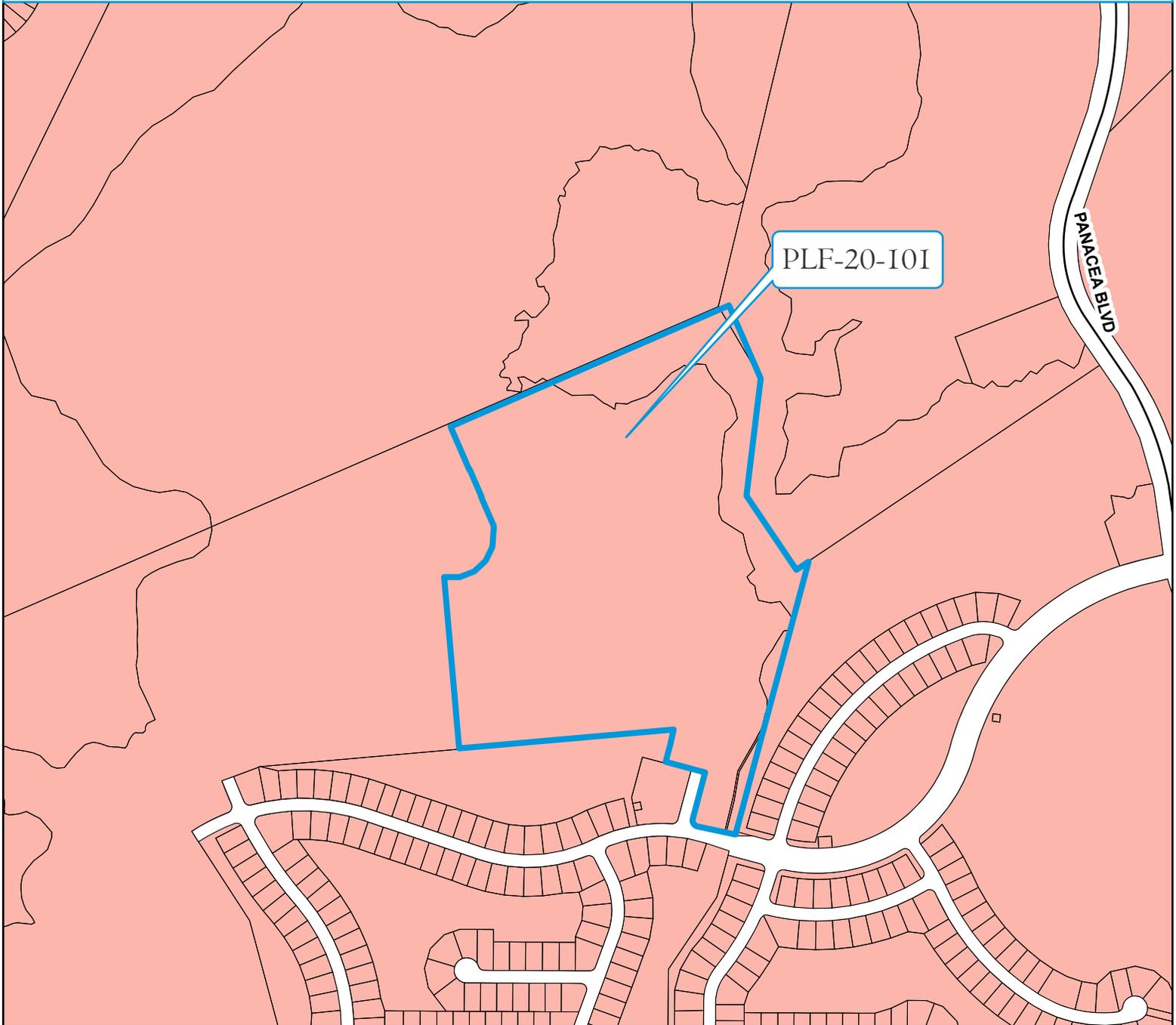


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July 22, 2020

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Property Data Source: Sarasota County Property Appraiser

# CURRENT ZONING PCD PLF-20-101, Cedar Grove Phase 2A



### Existing Zoning

PCD

### Parcels

Boundary

### Streets

Collector

### Petition Number

PLF-20-101

### North Port

City Boundary

### Other

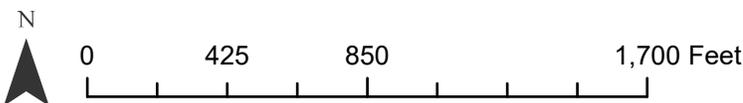
Right of Way



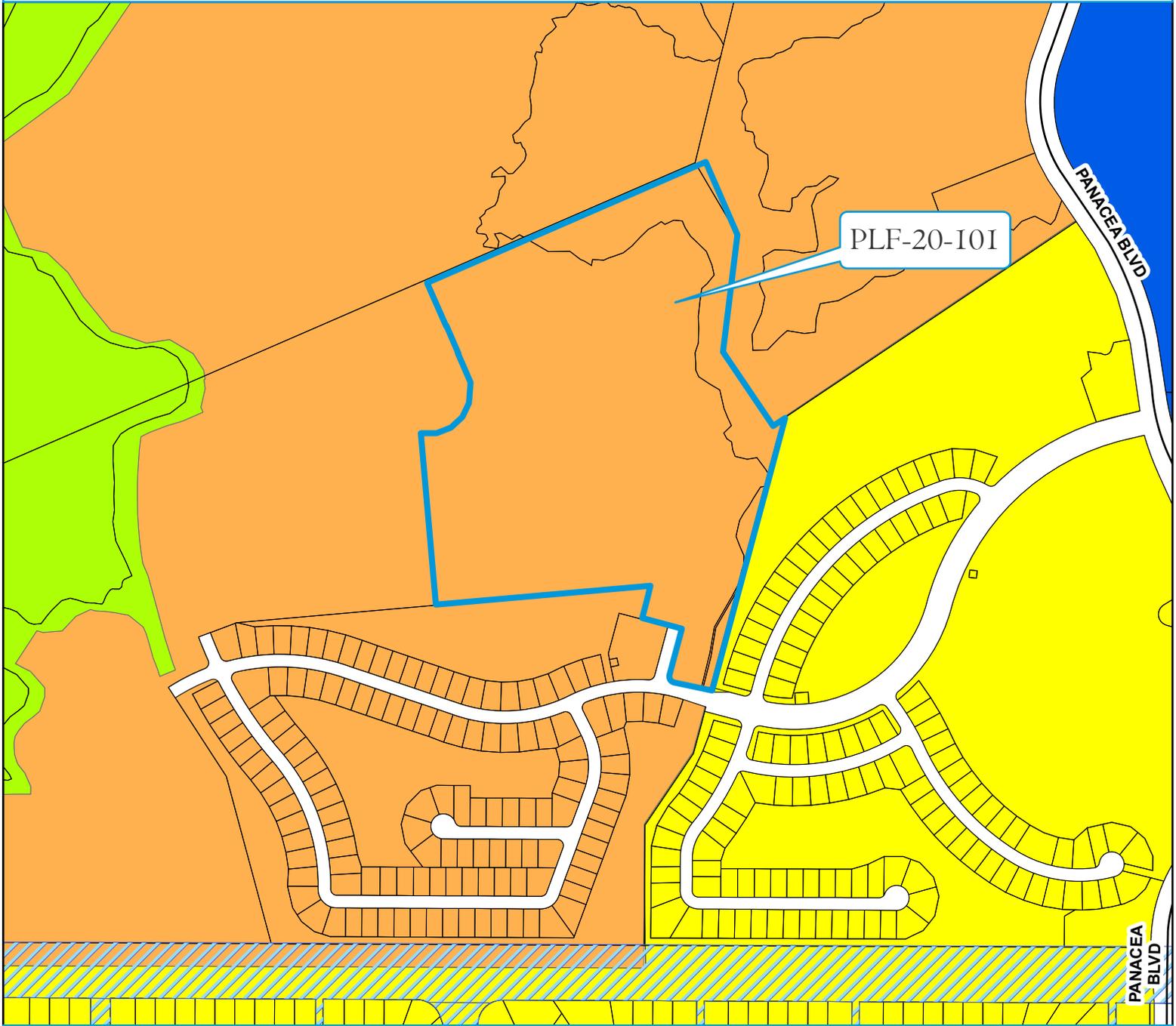
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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



# Future Land Use Medium Density Residential PLF-20-101, Cedar Grove Phase 2A



### Future Land Use

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RECREATION/OPEN SPACE (TDR SENDING ZONE)
- PUBLIC

### Petition Number

- PLF-20-101

### Parcels

- Boundary

### North Port

- City Boundary

### Streets

- Collector

### Other

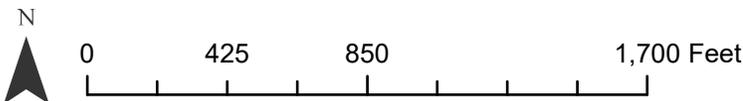
- DROWW
- Right of Way



**Prepared by NDS/Planning Division  
July 22, 2020**

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NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AS MAY BE AMENDED FROM TIME TO TIME.



AFFIDAVIT

I (the undersigned), Heidt Design LLC c/o Strickland Smith being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.

Sworn and subscribed before me this 28<sup>th</sup> day of August, 2019

[Signature]
Signature of Applicant or Authorized Agent

Strickland T. Smith, Vice President
Print Name and Title

STATE OF Florida COUNTY OF Sarasota
The foregoing instrument was acknowledged by me this 28 day of August, 2019, by Strickland Smith who is personally known to me or has produced as identification, and who did/did not take an oath.

[Signature]
Signature - Notary Public



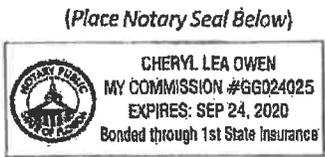
AFFIDAVIT
AUTHORIZATION FOR AGENT/APPLICANT

I (we), Buffalo-Northport Associates II, LLC c/o Todd Mathes, property owner(s), hereby authorize Heidt Design LLC and Centex Homes to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Cedar Grove Phase 2 (Parcel ID # 1114-00-3100)

[Signature] Signature of Owner Date 8/28/19

STATE OF Florida COUNTY OF Manatee
The foregoing instrument was acknowledged by me this 28<sup>th</sup> day of August, 2019, by Todd Mathes who is personally known to me or has produced as identification, and who did not take an oath.

[Signature]
Signature - Notary Public



# DEAN MEAD

ATTORNEYS AT LAW

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Orlando, FL 32801

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Attorneys and Counselors at Law  
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Fort Pierce  
Tallahassee  
Viera/Melbourne

DAVID P. BARKER  
407-428-5118  
dbarker@deanmead.com

April 16, 2020

Board of County Commissioners  
Sarasota County, Florida  
101 S. Washington Blvd.  
Sarasota, Florida 33577

Re: Cedar Grove Phase 2A

Gentlemen:

Pursuant to the requirements of Florida Statutes, Chapter 177, and Sarasota County Land Development regulations, you are advised that, in our opinion, the fee simple marketable title of those lands described in Exhibit A attached hereto is vested in:

Buffalo-Northport Associates II, LLC, a Florida limited liability company by virtue of Special Warranty Deed recorded in Official Records Instrument No. 2010157688, of the Public Records of Sarasota County, Florida.

Subject to the following matters and exceptions:

A. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

B. Underlying rights of way, easements or plats, restrictions and other matters affecting said property are as follows:

1. Notice by Panacea Properties, Ltd., recorded August 25, 1986 in Official Records Book 1880, Page 2199 together with Amended and Restated Development Order recorded in Official Records Instrument No. 2001161391, of the Public Records of Sarasota County, Florida.

2. Notice of Establishment of The Woodland Community Development District recorded July 29, 2004 in Official Records Instrument No. 2004147889 as amended in Amended Notice of Establishment of the Woodland Community Development District recorded in Official Records Instrument No. 2007164391, all of the Public Records of Sarasota County, Florida.

EXHIBIT "A"

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF LAKESIDE PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 17 AND 17A THROUGH 17I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 1 AND 1A THROUGH 1TT, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 17, SAID SOUTH BOUNDARY OF LAKESIDE PLANTATION AND SAID NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, S.89°42'45"E., A DISTANCE OF 3140.82 FEET TO THE SOUTHWEST CORNER OF CEDAR GROVE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 22 AND 22A THROUGH 22L, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID CEDAR GROVE PHASE 1B THE FOLLOWING TWO (2) COURSES: 1) N.15°00'00"W., A DISTANCE OF 697.05 FEET; 2) N.33°00'00"W., A DISTANCE OF 427.28 FEET TO THE NORTHWESTERLY CORNER OF SAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING FIVE (5) COURSES: 1) NORTHEASTERLY, 164.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 11°26'08" (CHORD BEARING N.62°43'04"E., 164.39 FEET); 2) NORTHERLY, 40.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°29'59" (CHORD BEARING N.22°11'08"E., 36.12 FEET); 3) NORTHWESTERLY, 101.56 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1625.00 FEET AND A CENTRAL ANGLE OF 03°34'52" (CHORD BEARING N.22°16'26"W., 101.55 FEET); 4) N.69°31'00"E., A DISTANCE OF 165.00 FEET; 5) N.84°59'21"E., A DISTANCE OF 793.99 FEET TO THE POINT OF BEGINNING; THENCE N.05°00'39"W., A DISTANCE OF 691.97 FEET; THENCE S.89°54'30"E., A DISTANCE OF 62.74 FEET; THENCE N.68°37'43"E., A DISTANCE OF 62.54 FEET; THENCE N.47°09'56"E., A DISTANCE OF 62.54 FEET; THENCE N.25°42'09"E., A DISTANCE OF 62.54 FEET; THENCE N.04°14'22"E., A DISTANCE OF 82.71 FEET; THENCE N.23°30'00"W., A DISTANCE OF 12.72 FEET; THENCE N.23°30'00"W., A DISTANCE OF 62.95 FEET; THENCE N.21°16'38"W., A DISTANCE OF 52.04 FEET; THENCE N.23°30'00"W., A DISTANCE OF 120.00 FEET; THENCE S.66°30'00"W., A DISTANCE OF 2.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 50.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 140.12 FEET; THENCE N.66°30'00"E., A DISTANCE OF 1220.96 FEET; THENCE S.23°30'00"E., A DISTANCE OF 320.00 FEET; THENCE S.07°00'00"W., A DISTANCE OF 475.00 FEET; THENCE S.34°00'00"E., A DISTANCE OF 360.00 FEET; THENCE N.56°00'00"E., A DISTANCE OF 58.67 FEET TO THE NORTHWESTERLY CORNER OF CEDAR GROVE PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42 AND 42A THROUGH 42S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID CEDAR GROVE PHASE 1A, S.15°00'00"W., 1136.06 FEET TO THE NORTHEASTERLY CORNER OF AFORESAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING SEVEN (7) COURSES: 1) N.78°01'05"W., A DISTANCE OF 155.59 FEET; 2) NORTHWESTERLY, 40.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°01'05" (CHORD BEARING N.31°30'33"W., 36.27 FEET); 3) N.15°00'00"E., A DISTANCE OF 192.70 FEET; 4) N.75°00'00"W., A DISTANCE OF 165.00 FEET; 5) N.14°59'40"E., A DISTANCE OF 68.70 FEET; 6) N.13°02'30"E., A DISTANCE OF 65.05 FEET; 7) S.84°59'21"W., A DISTANCE OF 865.52 FEET TO THE POINT OF BEGINNING.

# CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 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.

### 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 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 1, 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 A. Williams  
Professional Land Surveyor No. LS6423  
Certificate of Authorization No. LB7768

DATE: \_\_\_\_\_



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

### 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 1 FLORIDA STATUTES.

By: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY SURVEYOR  
FLORIDA CERTIFICATE No. \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }  
COUNTY OF SARASOTA } SS

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP CERTIFIES OWNERSHIP BY CEDAR GROVE PHASE 2A, AS SHOWN AND DESCRIBED HEREON.

### PRIVATE

SAID GENERAL PARTNERSHIP, DOES HEREBY DEDICATE AND SET APART TRACTS "A", "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7", "C-8", "L-1", "L-2", "L-3", "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 CEDAR GROVE AT THE WOODLANDS PHASE 2 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 FURTHER DEDICATES 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 \_\_\_\_\_, 2020, 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



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

# CEDAR GROVE PHASE 2A

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

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

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF LAKESIDE PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 17 AND 17A THROUGH 17I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 1 AND 1A THROUGH 1TT, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 17, SAID SOUTH BOUNDARY OF LAKESIDE PLANTATION AND SAID NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, S.89°42'45"E., A DISTANCE OF 3140.82 FEET TO THE SOUTHWEST CORNER OF CEDAR GROVE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 22 AND 22A THROUGH 22L, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID CEDAR GROVE PHASE 1B THE FOLLOWING TWO (2) COURSES: 1) N.15°00'00"W., A DISTANCE OF 697.05 FEET; 2) N.33°00'00"W., A DISTANCE OF 427.28 FEET TO THE NORTHWESTERLY CORNER OF SAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING FIVE (5) COURSES: 1) NORTHEASTERLY, 164.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 11°26'08" (CHORD BEARING N.62°43'04"E., 164.39 FEET); 2) NORTHERLY, 40.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°29'59" (CHORD BEARING N.22°11'08"E., 36.12 FEET); 3) NORTHWESTERLY, 101.56 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1625.00 FEET AND A CENTRAL ANGLE OF 03°34'52" (CHORD BEARING N.22°16'26"W., 101.55 FEET); 4) N.69°31'00"E., A DISTANCE OF 165.00 FEET; 5) N.84°59'21"E., A DISTANCE OF 793.99 FEET TO THE POINT OF BEGINNING; THENCE N.05°00'39"W., A DISTANCE OF 691.97 FEET; THENCE S.89°54'30"E., A DISTANCE OF 62.74 FEET; THENCE N.68°37'43"E., A DISTANCE OF 62.54 FEET; THENCE N.47°09'56"E., A DISTANCE OF 62.54 FEET; THENCE N.25°42'09"E., A DISTANCE OF 62.54 FEET; THENCE N.04°14'22"E., A DISTANCE OF 82.71 FEET; THENCE N.23°30'00"W., A DISTANCE OF 12.72 FEET; THENCE N.23°30'00"W., A DISTANCE OF 62.95 FEET; THENCE N.21°16'38"W., A DISTANCE OF 52.04 FEET; THENCE N.23°30'00"W., A DISTANCE OF 120.00 FEET; THENCE S.66°30'00"W., A DISTANCE OF 2.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 50.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 140.12 FEET; THENCE N.66°30'00"E., A DISTANCE OF 1220.96 FEET; THENCE S.23°30'00"E., A DISTANCE OF 320.00 FEET; THENCE S.07°00'00"W., A DISTANCE OF 475.00 FEET; THENCE S.34°00'00"E., A DISTANCE OF 360.00 FEET; THENCE N.56°00'00"E., A DISTANCE OF 58.67 FEET TO THE NORTHWESTERLY CORNER OF CEDAR GROVE PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42 AND 42A THROUGH 42S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID CEDAR GROVE PHASE 1A, S.15°00'00"W., 1136.06 FEET TO THE NORTHEASTERLY CORNER OF AFORESAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING SEVEN (7) COURSES: 1) N.78°01'05"W., A DISTANCE OF 155.59 FEET; 2) NORTHWESTERLY, 40.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°01'05" (CHORD BEARING N.31°30'33"W., 36.27 FEET); 3) N.15°00'00"E., A DISTANCE OF 192.70 FEET; 4) N.75°00'00"W., A DISTANCE OF 165.00 FEET; 5) N.14°59'40"E., A DISTANCE OF 68.70 FEET; 6) N.13°02'30"E., A DISTANCE OF 65.05 FEET; 7) S.84°59'21"W., A DISTANCE OF 865.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.173 ACRES, MORE OR LESS.

**TRACT DESIGNATION TABLE**

TRACT	DESIGNATION	SQUARE FOOTAGE ±
TRACT "A"	AMENITY CENTER	48,639
TRACT "C-1"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	76,304
TRACT "C-2"	COMMON AREA	1,249
TRACT "C-3"	COMMON AREA	5,597
TRACT "C-4"	COMMON AREA	2,966
TRACT "C-5"	COMMON AREA	6,191
TRACT "C-6"	COMMON AREA	5,777
TRACT "C-7"	COMMON AREA	2,676
TRACT "C-8"	COMMON AREA	19,016
TRACT "L-1"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	232,702
TRACT "L-2"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	118,501
TRACT "L-3"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	112,296
TRACT "P-1"	PRESERVATION AREA	6,327
TRACT "P-2"	PRESERVATION AREA	360,006
TRACT "R-1"	PRIVATE ROAD, DRAINAGE AND PUBLIC UTILITY EASEMENT	195,017

**PLAT NOTES:**

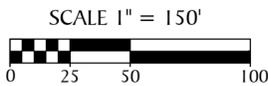
1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "175 83 A03."
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. 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.
4. THE PLATTED LANDS OF CEDAR GROVES PHASE 2A SHOWN HEREON, LIES IN FLOOD ZONE "X", "AE", AND "OTHER FLOOD AREA" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12115C0384F FOR CITY OF NORTH PORT, COMMUNITY PANEL NO. 120279, SARASOTA COUNTY, FLORIDA, DATED NOVEMBER 4, 2016.
5. ELEVATIONS, AS SHOWN HEREON, ARE REFERENCED TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). CONVERSION: NAVD 88 TO NGVD 29= + 1.12
6. ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
7. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:
  - A. NOTICE OF ESTABLISHMENT OF THE WOODLAND COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004147889 AND AS AMENDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007164391, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
  - B. RESERVATION OF RIGHTS AND RESTRICTIVE COVENANT BY PANACEA GULF COAST INVESTMENTS, L.L.C., AND BUFFALO NORTH-PORT ASSOCIATES, LLC, RECORDED DECEMBER 27, 2005 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005281703, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

**BASIS OF BEARINGS**

THE SOUTH BOUNDARY OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF S.89°42'45"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

# CEDAR GROVE PHASE 2A

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



SEE SHEET 2 FOR BASIS OF BEARINGS

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	825.00'	11°26'08"	164.66'	164.39'	N 62°43'04" E
C2	25.00'	92°29'59"	40.36'	36.12'	N 22°11'08" E
C3	1625.00'	3°34'52"	101.56'	101.55'	N 22°16'26" W
C4	25.00'	93°01'05"	40.59'	36.27'	N 31°30'33" W

NO.	BEARING	LENGTH
L1	S 89°54'30" E	62.74'
L2	N 68°37'43" E	62.54'
L3	N 47°09'56" E	62.54'
L4	N 25°42'09" E	62.54'
L5	N 04°14'22" E	82.71'
L6	N 23°30'00" W	62.95'
L7	N 23°30'00" W	52.00'
L8	N 66°30'00" E	2.02'
L9	N 23°30'00" W	120.00'
L10	S 66°30'00" W	2.00'
L11	N 56°00'00" E	58.67'
L12	N 14°59'40" E	68.70'
L13	N 13°02'30" E	65.05'

- 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.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

**POINT OF COMMENCEMENT**  
4" DIAMETER CONCRETE MONUMENT WITH BRASS DISK "PRM CE&S 2904" SW. CORNER OF SECTION 17 PER C.C.R. #0044521

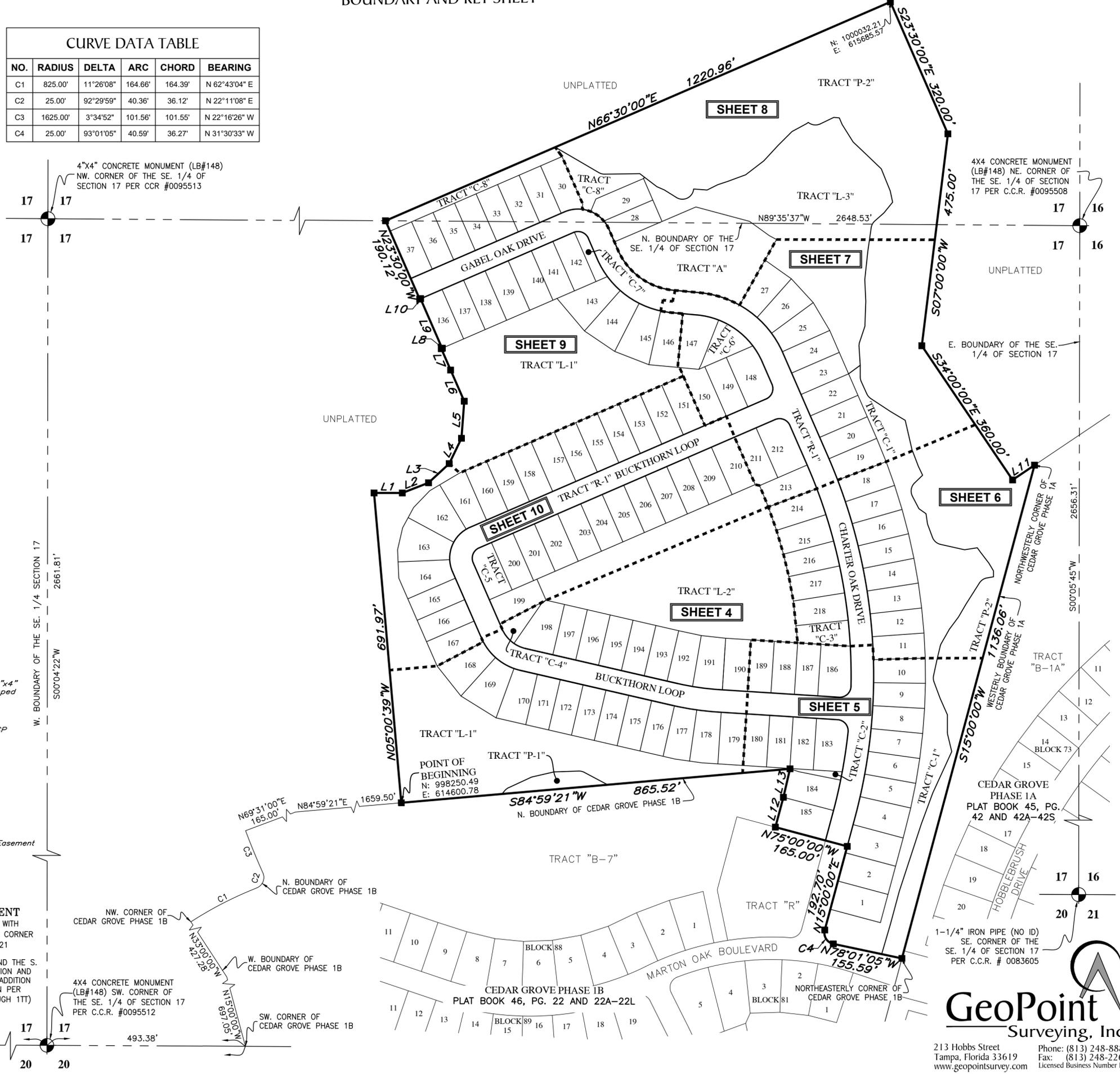
S. BOUNDARY OF SECTION 17 AND THE S. BOUNDARY OF LAKESIDE PLANTATION AND N. BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION PER PLAT BOOK 21, PG. 1 (1 THROUGH 11T)

4X4 CONCRETE MONUMENT (LB#148) SW. CORNER OF THE SE. 1/4 OF SECTION 17 PER C.C.R. #0095512

SW. CORNER OF CEDAR GROVE PHASE 1B

2647.44' S 89°42'45" E  
493.38'

BASIS OF BEARINGS



1-1/4" IRON PIPE (NO ID) SE. CORNER OF THE SE. 1/4 OF SECTION 17 PER C.C.R. # 0083605

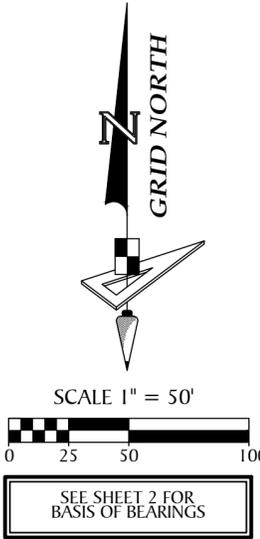
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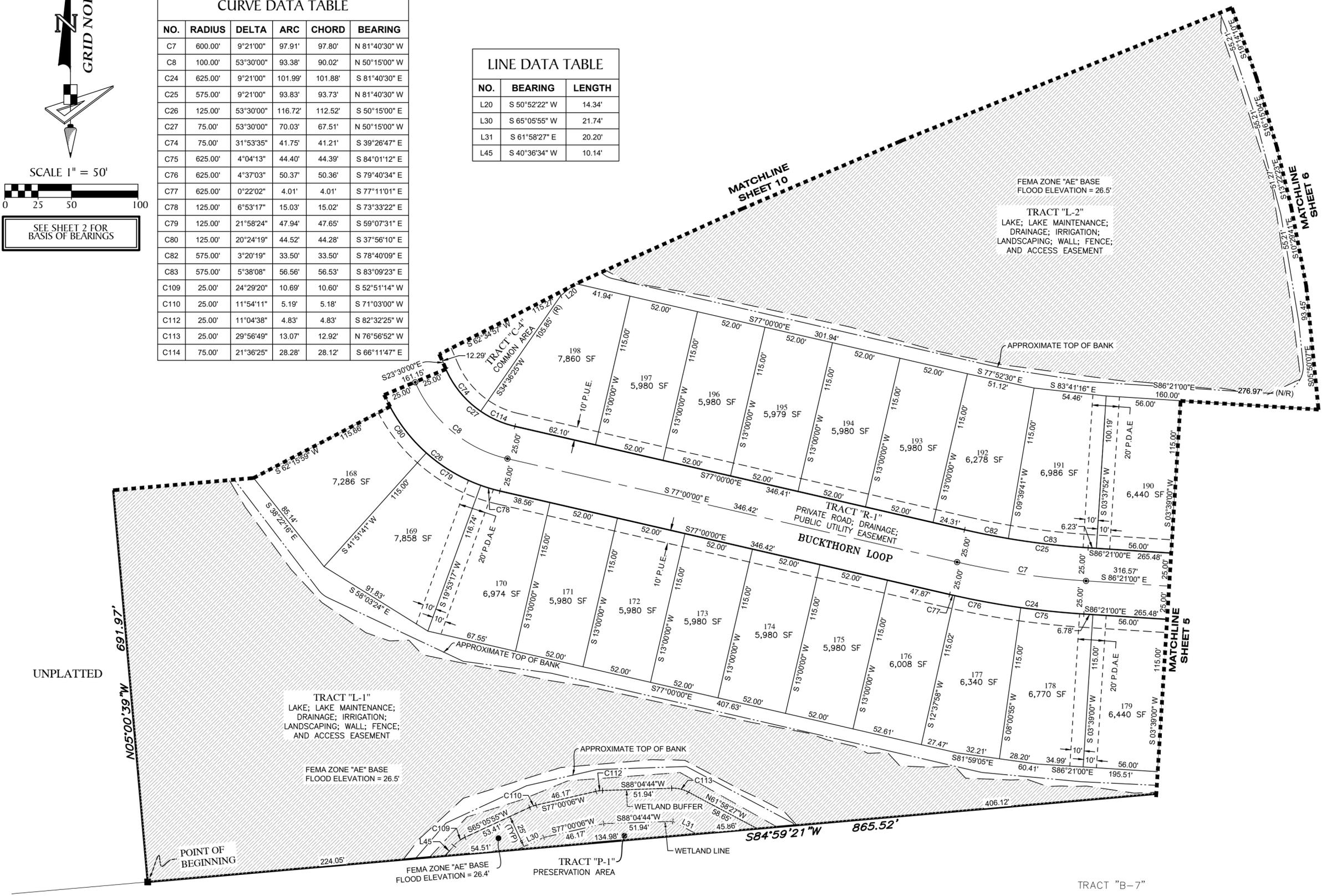
# CEDAR GROVE PHASE 2A

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



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	600.00'	9°21'00"	97.91'	97.80'	N 81°40'30" W
C8	100.00'	53°30'00"	93.38'	90.02'	N 50°15'00" W
C24	625.00'	9°21'00"	101.99'	101.88'	S 81°40'30" E
C25	575.00'	9°21'00"	93.83'	93.73'	N 81°40'30" W
C26	125.00'	53°30'00"	116.72'	112.52'	S 50°15'00" E
C27	75.00'	53°30'00"	70.03'	67.51'	N 50°15'00" W
C74	75.00'	31°53'35"	41.75'	41.21'	S 39°26'47" E
C75	625.00'	4°04'13"	44.40'	44.39'	S 84°01'12" E
C76	625.00'	4°37'03"	50.37'	50.36'	S 79°40'34" E
C77	625.00'	0°22'02"	4.01'	4.01'	S 77°11'01" E
C78	125.00'	6°53'17"	15.03'	15.02'	S 73°33'22" E
C79	125.00'	21°58'24"	47.94'	47.65'	S 59°07'31" E
C80	125.00'	20°24'19"	44.52'	44.28'	S 37°56'10" E
C82	575.00'	3°20'19"	33.50'	33.50'	S 78°40'09" E
C83	575.00'	5°38'08"	56.56'	56.53'	S 83°09'23" E
C109	25.00'	24°29'20"	10.69'	10.60'	S 52°51'14" W
C110	25.00'	11°54'11"	5.19'	5.18'	S 71°03'00" W
C112	25.00'	11°04'38"	4.83'	4.83'	S 82°32'25" W
C113	25.00'	29°56'49"	13.07'	12.92'	N 76°56'52" W
C114	75.00'	21°36'25"	28.28'	28.12'	S 66°11'47" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	S 50°52'22" W	14.34'
L30	S 65°05'55" W	21.74'
L31	S 61°58'27" E	20.20'
L45	S 40°36'34" W	10.14'



**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.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

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')

**CEDAR GROVE PHASE 1B**  
PLAT BOOK 46, PG. 22 AND 22A-22L

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www.geopointsurvey.com

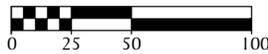
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# CEDAR GROVE PHASE 2A

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



SCALE 1" = 50'



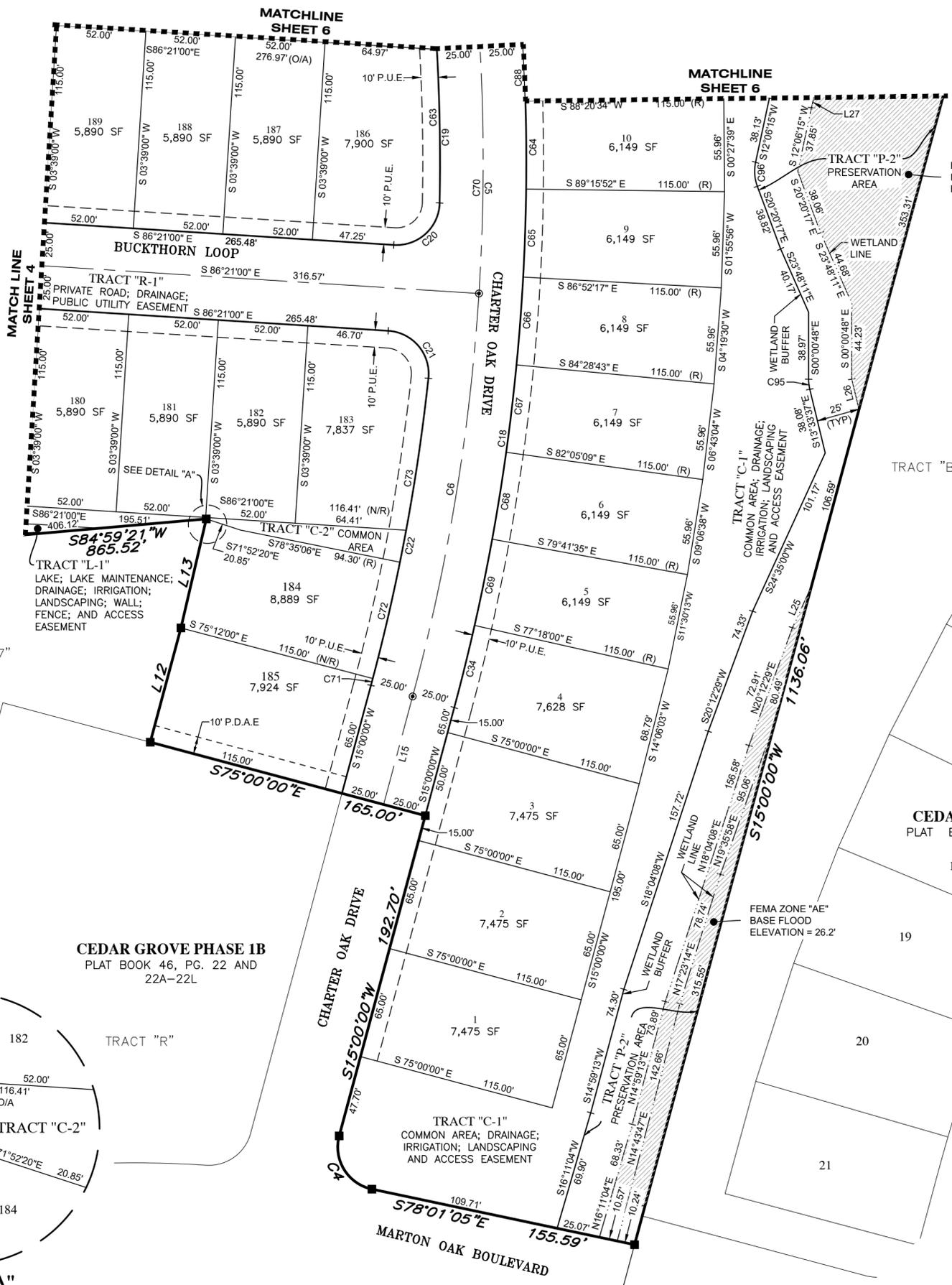
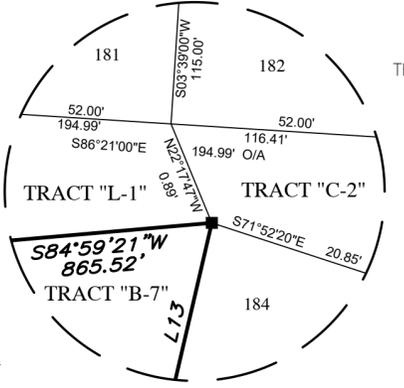
SEE SHEET 2 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N 14°59'40" E	68.70'
L13	N 13°02'30" E	65.05'
L15	S 15°00'00" W	65.00'
L25	N 24°35'00" E	26.35'
L26	N 13°33'37" W	17.99'
L27	N 13°24'08" E	28.53'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	25.00'	93°01'05"	40.59'	36.27'	N 31°30'33" W
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C6	1199.99'	11°21'00"	237.71'	237.33'	N 09°19'30" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C20	25.00'	92°29'31"	40.36'	36.12'	S 47°24'15" W
C21	25.00'	92°29'31"	40.36'	36.12'	S 40°06'15" E
C22	1175.00'	8°51'29"	181.66'	181.48'	S 10°34'15" W
C34	1225.00'	2°18'00"	49.18'	49.17'	N 13°51'00" E
C63	1175.00'	4°21'04"	89.23'	89.21'	N 01°01'03" W
C64	1225.00'	2°23'34"	51.16'	51.16'	N 00°27'39" W
C65	1225.00'	2°23'34"	51.16'	51.16'	N 01°55'56" E
C66	1225.00'	2°23'34"	51.16'	51.16'	N 04°19'30" E
C67	1225.00'	2°23'34"	51.16'	51.16'	N 06°43'04" E
C68	1225.00'	2°23'34"	51.16'	51.16'	N 09°06'38" E
C69	1225.00'	2°23'34"	51.16'	51.16'	N 11°30'13" E
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C71	1175.00'	0°12'00"	4.10'	4.10'	N 14°54'00" E
C72	1175.00'	3°23'06"	69.42'	69.41'	N 13°06'27" E
C73	1175.00'	4°21'04"	89.23'	89.21'	N 08°19'03" E
C88	1225.00'	1°32'09"	32.84'	32.84'	N 02°25'30" W
C95	25.00'	13°32'49"	5.91'	5.90'	S 06°47'13" E
C96	25.00'	32°26'32"	14.16'	13.97'	S 04°07'01" 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
  - P.B. ----- Plat Book
  - Pg(s). ----- Page(s)
  - 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



FEMA ZONE "AE" BASE FLOOD ELEVATION = 26.2'

FEMA ZONE "AE" BASE FLOOD ELEVATION = 26.2'

CEDAR GROVE PHASE 1A  
PLAT BOOK 45, PG. 22 AND 22A-42S

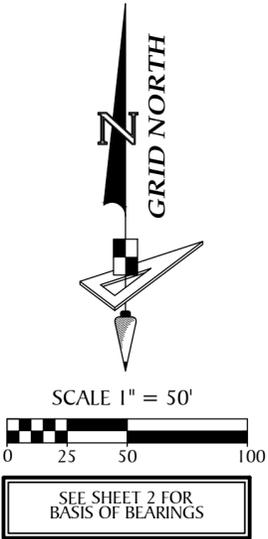
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# CEDAR GROVE PHASE 2A

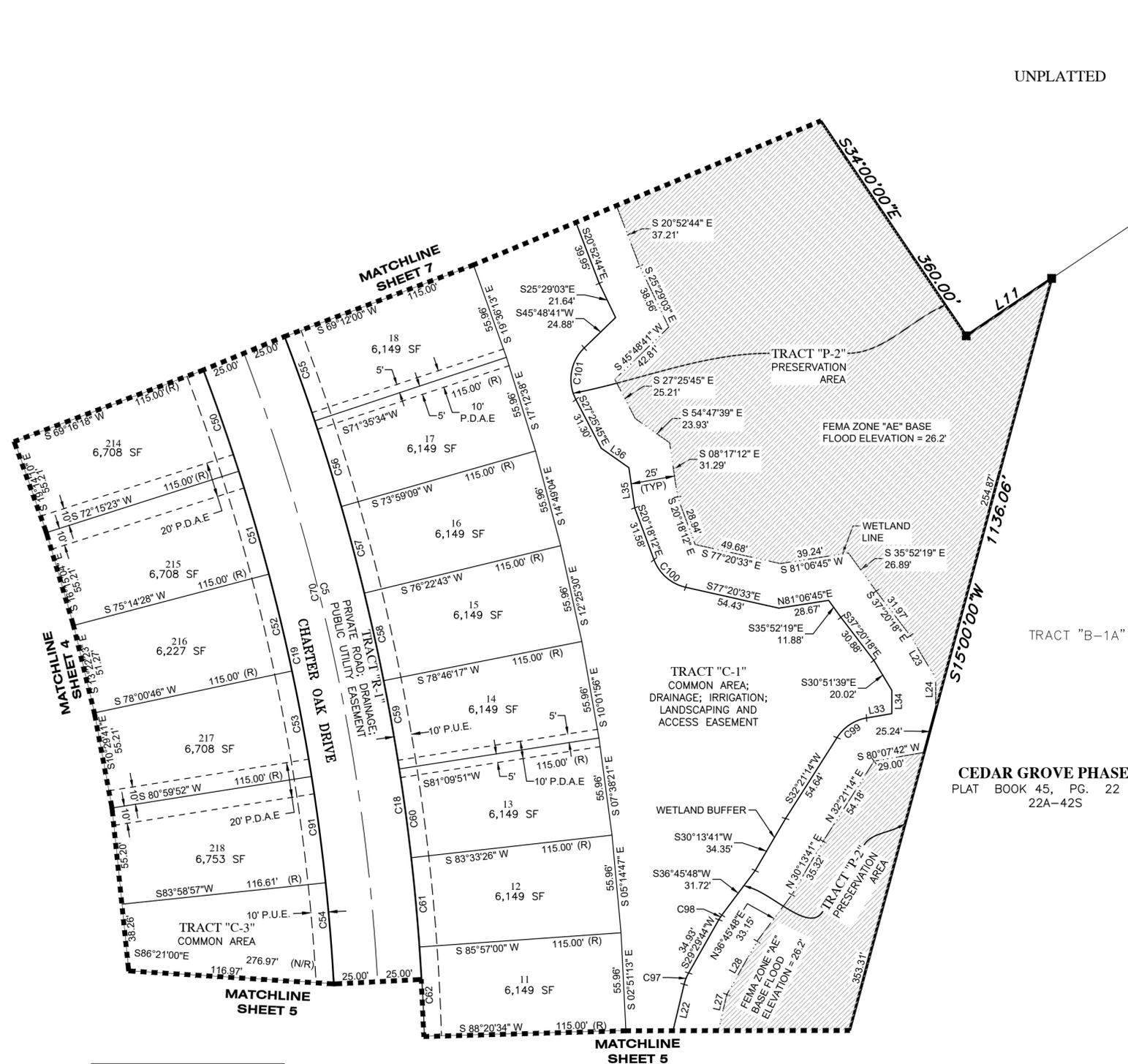
A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C50	1175.00'	2°59'05"	61.21'	61.20'	N 19°14'10" W
C51	1175.00'	2°59'05"	61.21'	61.20'	N 16°15'04" W
C52	1175.00'	2°46'18"	56.84'	56.83'	N 13°22'23" W
C53	1175.00'	2°59'05"	61.21'	61.20'	N 10°29'41" W
C54	1175.00'	2°49'28"	57.93'	57.92'	N 04°36'19" W
C55	1225.00'	2°23'34"	51.16'	51.16'	N 19°36'13" W
C56	1225.00'	2°23'34"	51.16'	51.16'	N 17°12'38" W
C57	1225.00'	2°23'34"	51.16'	51.16'	N 14°49'04" W
C58	1225.00'	2°23'34"	51.16'	51.16'	N 12°25'30" W
C59	1225.00'	2°23'34"	51.16'	51.16'	N 10°01'56" W
C60	1225.00'	2°23'34"	51.16'	51.16'	N 07°38'21" W
C61	1225.00'	2°23'34"	51.16'	51.16'	N 05°14'47" W
C62	1225.00'	2°23'34"	51.16'	51.16'	N 02°51'13" W
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C91	1175.00'	2°59'05"	61.21'	61.20'	N 07°30'36" W
C97	25.00'	16°05'37"	7.02'	7.00'	S 21°26'56" W
C98	25.00'	7°16'04"	3.17'	3.17'	S 33°07'46" W
C99	25.00'	47°46'28"	20.85'	20.25'	S 56°14'28" W
C100	25.00'	57°02'21"	24.89'	23.87'	S 48°49'22" E
C101	25.00'	73°14'27"	31.96'	29.83'	S 09°11'28" W

--- (dashed line)	Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
● (circle)	Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
P.B.	Plat Book
Pg(s).	Page(s)
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
▨ (hatched area)	FEMA Flood Zone

NO.	BEARING	LENGTH
L11	N 56°00'00" E	58.67'
L22	S 13°24'08" W	28.82'
L23	N 30°51'39" W	28.33'
L24	N 00°00'48" W	17.94'
L27	N 13°24'08" E	28.53'
L28	S 29°29'44" W	34.93'
L33	S 80°07'42" W	14.61'
L34	S 00°00'48" E	13.26'
L35	S 08°17'12" E	23.18'
L36	S 54°47'39" E	19.27'



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")

**GeoPoint**  
Surveying, Inc.

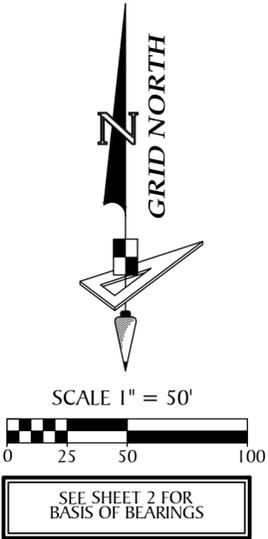
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Business Number LB 7768

E. BOUNDARY OF THE SE. 1/4 SECTION 17 2656.31' 500'05'45" W

# CEDAR GROVE PHASE 2A

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

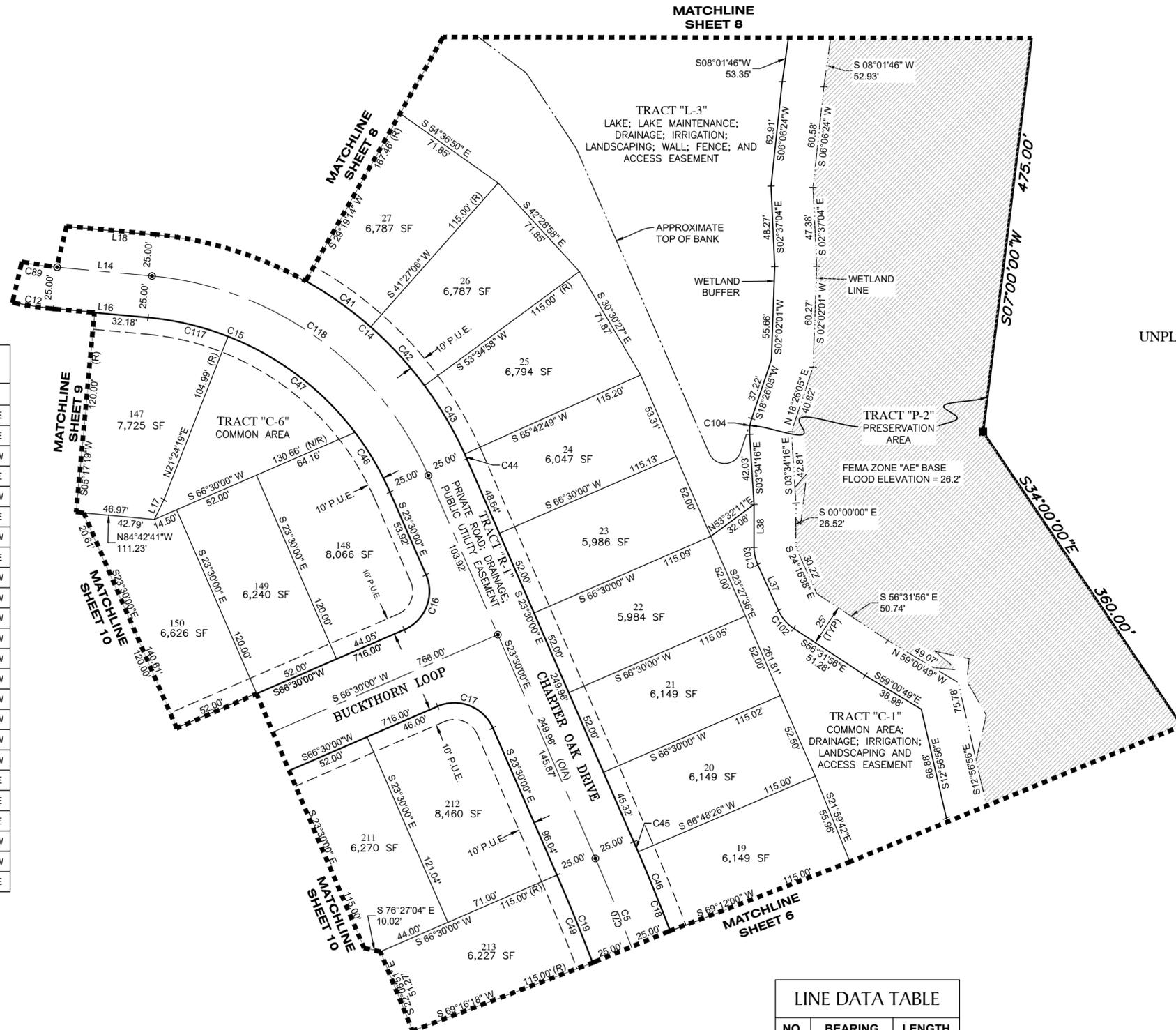


CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C12	200.00'	61°26'26"	214.47'	204.34'	S 53°59'28" E
C14	225.00'	61°12'41"	240.38'	229.11'	N 54°06'21" W
C15	175.00'	61°12'41"	186.96'	178.19'	S 54°06'21" E
C16	25.00'	90°00'00"	39.27'	35.36'	S 21°30'00" W
C17	25.00'	90°00'00"	39.27'	35.36'	S 68°30'00" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C41	225.00'	12°07'52"	47.64'	47.55'	N 54°36'50" W
C42	225.00'	12°07'52"	47.64'	47.55'	N 42°28'58" W
C43	225.00'	12°07'52"	47.64'	47.55'	N 30°21'07" W
C44	225.00'	0°47'11"	3.09'	3.09'	N 23°53'35" W
C45	1225.00'	0°18'26"	6.57'	6.57'	N 23°20'47" W
C46	1225.00'	2°23'34"	51.16'	51.16'	N 21°59'47" W
C47	175.00'	31°31'09"	96.27'	95.06'	N 52°50'06" W
C48	175.00'	13°34'33"	41.46'	41.37'	N 30°17'16" W
C49	1175.00'	2°46'18"	56.84'	56.83'	N 22°06'51" W
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C89	175.00'	61°26'26"	187.66'	178.80'	S 53°59'28" E
C102	25.00'	32°15'17"	14.07'	13.89'	S 40°24'17" E
C103	25.00'	24°16'38"	10.59'	10.51'	S 12°08'19" E
C104	25.00'	22°00'21"	9.60'	9.54'	S 07°25'54" W
C117	175.00'	16°07'00"	49.23'	49.06'	N 76°39'11" W
C118	200.00'	61°12'41"	213.67'	203.65'	S 54°06'21" 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.B. ----- Plat Book
- Pg(s). ----- Page(s)
- 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

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')

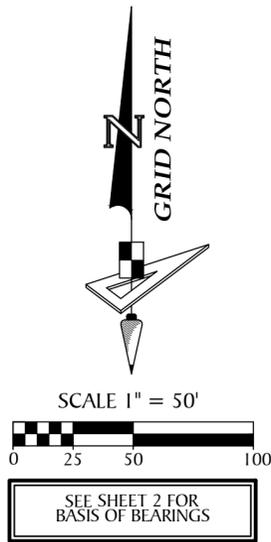


LINE DATA TABLE		
NO.	BEARING	LENGTH
L14	S 84°42'41" E	56.84'
L16	S 84°42'41" E	56.84'
L17	N 26°01'26" E	13.11'
L18	N 84°42'41" W	56.84'
L37	S 24°16'38" E	30.22'
L38	S 00°00'00" E	25.74'

UNPLATTED

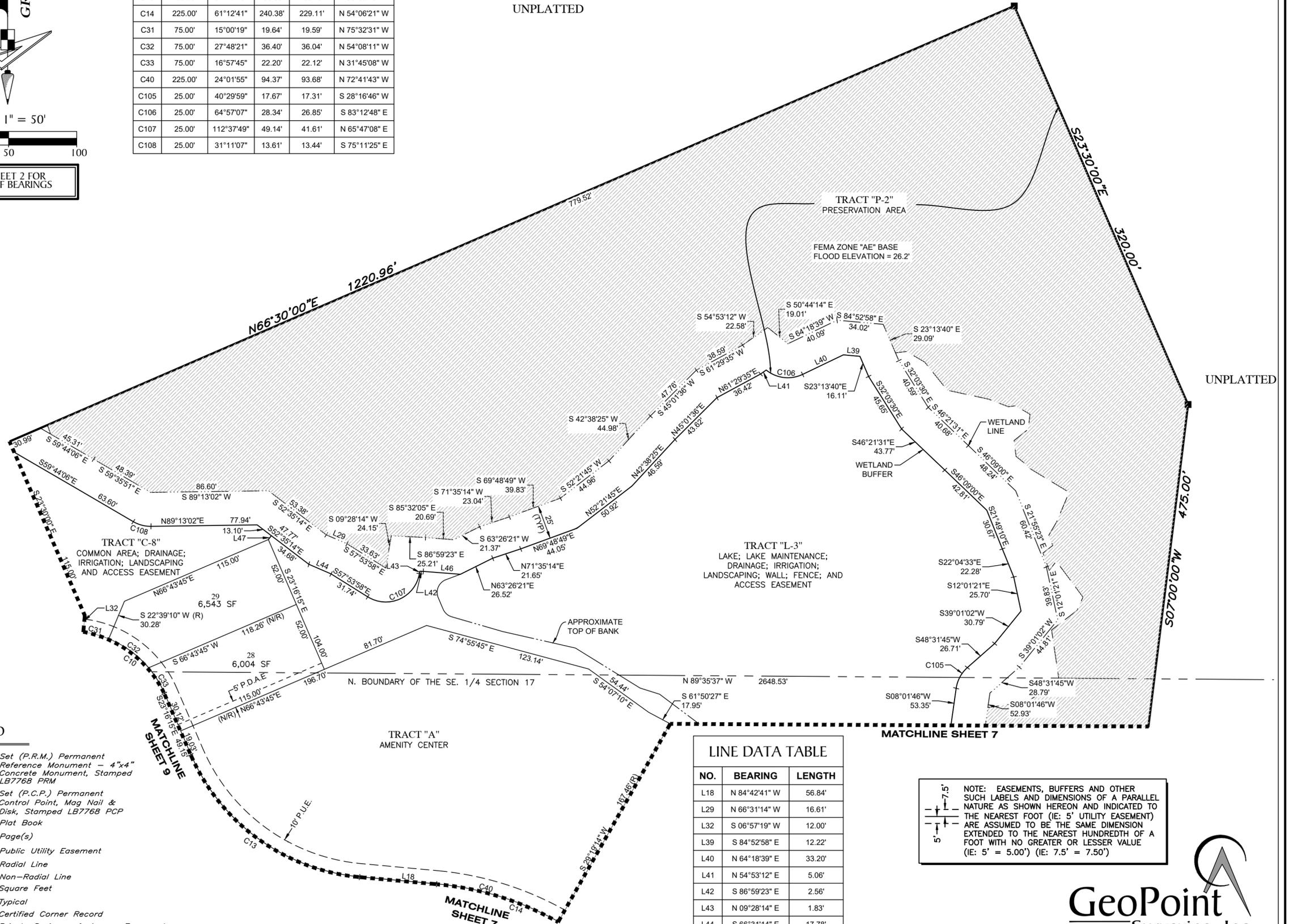
# CEDAR GROVE PHASE 2A

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



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	75.00'	90°13'45"	118.11'	106.28'	N 68°23'08" W
C13	150.00'	61°26'26"	160.85'	153.25'	N 53°59'28" W
C14	225.00'	61°12'41"	240.38'	229.11'	N 54°06'21" W
C31	75.00'	15°00'19"	19.64'	19.59'	N 75°32'31" W
C32	75.00'	27°48'21"	36.40'	36.04'	N 54°08'11" W
C33	75.00'	16°57'45"	22.20'	22.12'	N 31°45'08" W
C40	225.00'	24°01'55"	94.37'	93.68'	N 72°41'43" W
C105	25.00'	40°29'59"	17.67'	17.31'	S 28°16'46" W
C106	25.00'	64°57'07"	28.34'	26.85'	S 83°12'48" E
C107	25.00'	112°37'49"	49.14'	41.61'	N 65°47'08" E
C108	25.00'	31°11'07"	13.61'	13.44'	S 75°11'25" E

UNPLATTED



### 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.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

### LINE DATA TABLE

NO.	BEARING	LENGTH
L18	N 84°42'41" W	56.84'
L29	N 66°31'14" W	16.61'
L32	S 06°57'19" W	12.00'
L39	S 84°52'58" E	12.22'
L40	N 64°18'39" E	33.20'
L41	N 54°53'12" E	5.06'
L42	S 86°59'23" E	2.56'
L43	N 09°28'14" E	1.83'
L44	S 66°31'14" E	17.78'
L46	S 85°32'05" E	27.31'
L47	N 37°24'46" E	3.60'

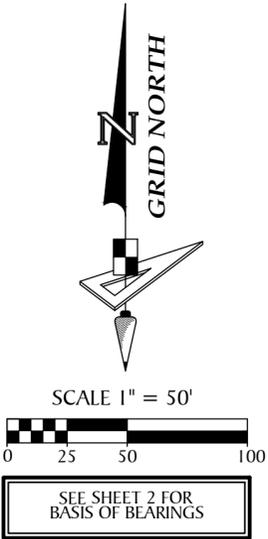
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**GeoPoint**  
Surveying, Inc.

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Tampa, Florida 33619 Fax: (813) 248-2266  
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# CEDAR GROVE PHASE 2A

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



NO.	BEARING	LENGTH
L4	N 25°42'09" E	62.54'
L5	N 04°14'22" E	82.71'
L6	N 23°30'00" W	62.95'
L7	N 23°30'00" W	52.00'
L8	N 66°30'00" E	2.02'
L9	N 23°30'00" W	120.00'
L10	S 66°30'00" W	2.00'
L16	S 84°42'41" E	56.84'
L32	S 06°57'19" W	12.00'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	75.00'	90°13'45"	118.11'	106.28'	N 68°23'08" W
C11	25.00'	90°13'45"	39.37'	35.43'	S 68°23'08" E
C12	200.00'	61°26'26"	214.47'	204.34'	S 53°59'28" E
C13	150.00'	61°26'26"	160.85'	153.25'	N 53°59'28" W
C23	50.00'	90°13'45"	78.74'	70.85'	S 68°23'08" E
C30	75.00'	30°27'19"	39.87'	39.40'	S 81°43'40" W
C35	200.00'	7°03'13"	24.62'	24.61'	S 81°11'05" E
C36	200.00'	14°32'23"	50.75'	50.62'	S 70°23'17" E
C37	200.00'	14°32'23"	50.75'	50.62'	S 55°50'53" E
C38	200.00'	12°05'26"	42.20'	42.13'	S 42°31'59" E
C39	200.00'	13°13'00"	46.14'	46.03'	S 29°52'45" E
C89	175.00'	61°26'26"	187.66'	178.80'	S 53°59'28" E
C93	25.00'	85°24'41"	37.27'	33.91'	N 65°58'36" W
C94	25.00'	4°49'04"	2.10'	2.10'	S 68°54'32" W

### 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.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
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- ▨ ----- FEMA Flood Zone



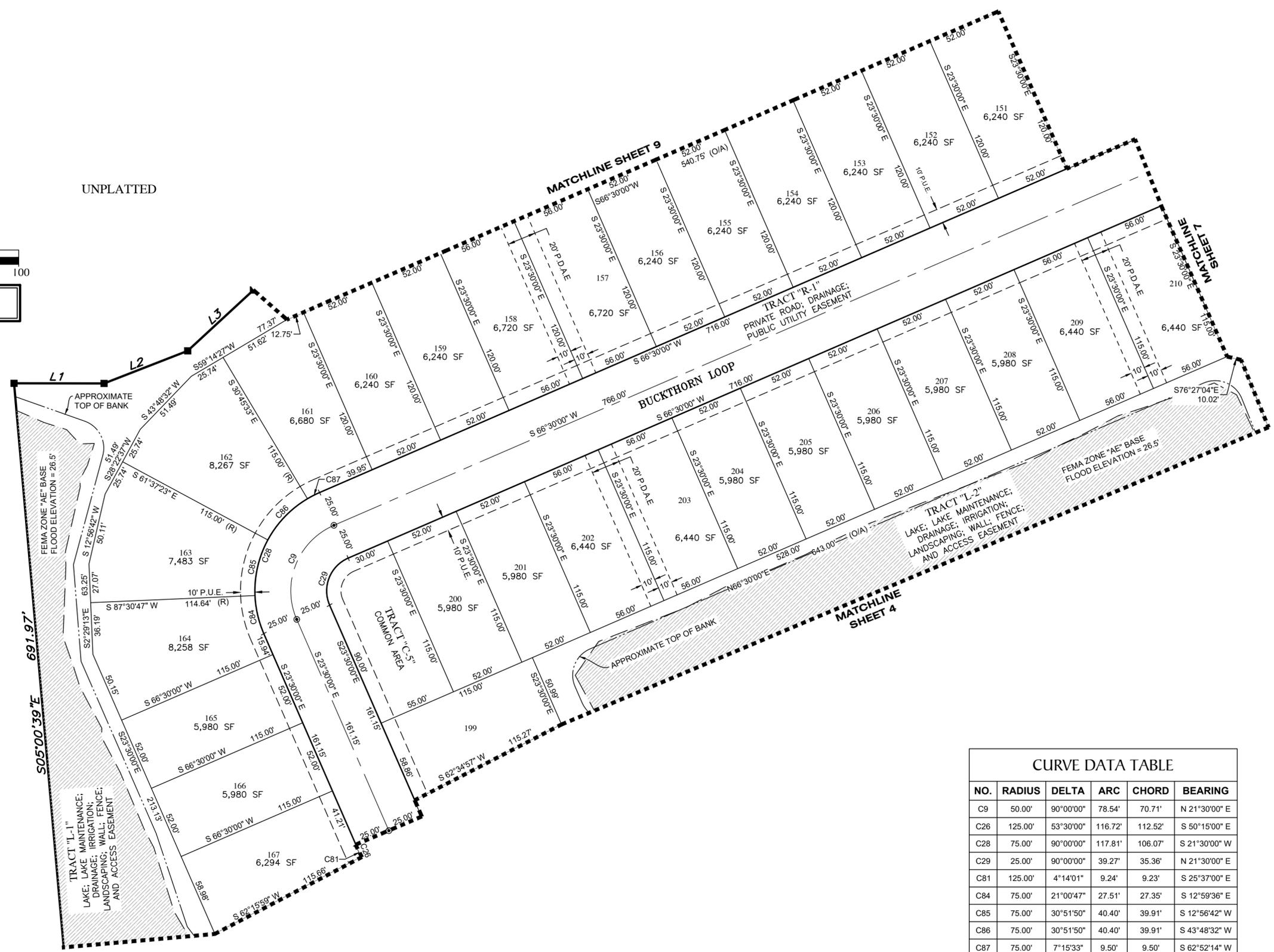
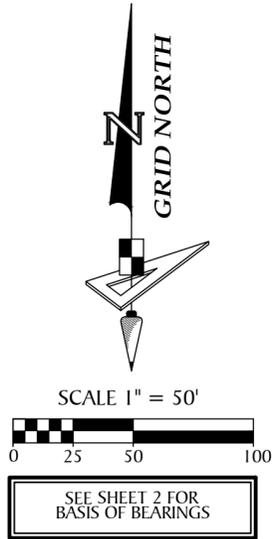
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' =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

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# CEDAR GROVE PHASE 2A

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



UNPLATTED

### 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.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

### LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°54'30" E	62.74'
L2	N 68°37'43" E	62.54'
L3	N 47°09'56" E	62.54'

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
C9	50.00'	90°00'00"	78.54'	70.71'	N 21°30'00" E
C26	125.00'	53°30'00"	116.72'	112.52'	S 50°15'00" E
C28	75.00'	90°00'00"	117.81'	106.07'	S 21°30'00" W
C29	25.00'	90°00'00"	39.27'	35.36'	N 21°30'00" E
C81	125.00'	4°14'01"	9.24'	9.23'	S 25°37'00" E
C84	75.00'	21°00'47"	27.51'	27.35'	S 12°59'36" E
C85	75.00'	30°51'50"	40.40'	39.91'	S 12°56'42" W
C86	75.00'	30°51'50"	40.40'	39.91'	S 43°48'32" W
C87	75.00'	7°15'33"	9.50'	9.50'	S 62°52'14" W

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Licensed Business Number LB 7768

## Exhibit E

**From:** [Alison Christie](#)  
**To:** [Alison Christie](#)  
**Subject:** FW: PLF-20-101, CEDAR GROVE PHASE 2A - RESUBMITTAL  
**Date:** Wednesday, September 2, 2020 3:32:34 PM

---

**From:** Alan Fish <[alanvbfa@gmail.com](mailto:alanvbfa@gmail.com)>  
**Sent:** Wednesday, June 24, 2020 12:35 PM  
**To:** Michelle Holt <[mholt@cityofnorthport.com](mailto:mholt@cityofnorthport.com)>  
**Cc:** Everett Farrell <[efarrell@cityofnorthport.com](mailto:efarrell@cityofnorthport.com)>  
**Subject:** RE: PLF-20-101, CEDAR GROVE PHASE 2A - RESUBMITTAL

Michelle,

I have performed a second review of the above referenced Plat for conformance with Chapter 177, Part One. All revisions requested in my previous review letter of 6/8/2020 have been addressed and in my opinion the Plat is now in conformance with Sad Part.

Alan K. Fish, PSM, President  
Van Buskirk / Fish & Associates, Inc.  
12450 S. Tamiami Trail, Unit D  
North Port, FL. 34287  
941 426 0681

---

**From:** Michelle Holt <[mholt@cityofnorthport.com](mailto:mholt@cityofnorthport.com)>  
**Sent:** Wednesday, June 24, 2020 7:42 AM  
**To:** Alan Fish <[alanvbfa@gmail.com](mailto:alanvbfa@gmail.com)>  
**Cc:** Everett Farrell <[efarrell@cityofnorthport.com](mailto:efarrell@cityofnorthport.com)>  
**Subject:** RE: PLF-20-101, CEDAR GROVE PHASE 2A - RESUBMITTAL

Good morning Alan!

I forgot that those without internal email accounts aren't able to view the links. I have attached all as PDF's to this email. Let me know if you encounter any issues with the attachments.

My apologies,

### Michelle Holt

Development Tech I  
Neighborhood Development Services Department  
Planning Division  
4970 City Hall Blvd.  
North Port, FL 34286  
Office: 941.429.7018  
Fax: 941.429.7164