



12800 UNIVERSITY DRIVE, SUITE 175
FORT MYERS, FLORIDA 33907
PHONE: (239) 597-0575 FAX: (239) 597-0578
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
PREPARED BY
MICHAEL A. WARD, PLS LS 5301

CENTRAL PARC PHASE 1

SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
TOWNSHIP 39 SOUTH, RANGE 21 EAST,
CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET 1 OF 19

TRACT TABLE		
TRACT	USE	DESIGNATIONS
100	PRIVATE ROAD	R/W, AE, DE, PUE, IE
400	AMENITY CENTER	AE, DE, PUE, IE
506 THROUGH 511	STORMWATER/LAKE MANAGEMENT	AE, DE, LME, IE
601, 602, 603, 610, 612, 613 AND 615 THROUGH 624	OPEN SPACE, COMMON AREA, STORMWATER	AE, DE, IE, LME, LBE, PUE
LOTS	36 SINGLE FAMILY	
LOTS	68 VILLAS	
1-2	FUTURE DEVELOPMENT	

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 SARASOTA COUNTY.

- THE NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 - THE COMMUNITY DECLARATION FOR CENTRAL PARC AT NORTH PORT (THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- A. TRACT 100 IS A PRIVATE ROAD RIGHT OF WAY UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- B. TRACT 400 IS AN AMENITY AREA UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE ASSOCIATION, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- C. TRACTS 506 THROUGH 511 ARE STORMWATER MANAGEMENT AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- D. TRACTS 601, 602, 603, 610, 612, 613 AND 615 THROUGH 624 ARE OPEN SPACE, COMMON AREAS AND STORMWATER AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE MAINTAINED BY THE DISTRICT OR THE ASSOCIATION, AND THE USE OF WHICH WILL BE GOVERNED BY THE DECLARATION.
- E. TRACTS 1 AND 2 ARE FUTURE DEVELOPMENT AREAS AND MAY BE RE-PLATTED IN ACCORDANCE WITH THE DECLARATION.

RESERVATION OF EASEMENTS

THERE IS HEREBY EXPRESSLY RESERVED TO SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES, INCLUDING IRRIGATION FACILITIES.

PUBLIC UTILITY EASEMENTS

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT; FLORIDA POWER AND LIGHT COMPANY; CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"); AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, IRRIGATION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT" OR "PUE." ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, OR WITH THE IMPROVEMENTS OR OTHER IMPROVEMENTS CONSTRUCTED THEREIN.

PRIVATE ACCESS EASEMENT

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO THE DISTRICT; CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"); ALL OWNERS OF THE PROPERTY IN CENTRAL PARC PHASE 1, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL UTILITIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS EASEMENT" OR "AE."

PRIVATE DRAINAGE EASEMENTS

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE DRAINAGE EASEMENTS TO THE DISTRICT AND ASSOCIATION AND THE CITY OF NORTH PORT FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT" OR "DE." IT IS ACKNOWLEDGED THAT THE CITY HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE EASEMENTS.

LIFT STATION EASEMENT

THE COMPANY DOES HEREBY GRANT AN EXCLUSIVE UTILITY EASEMENT TO THE CITY OF NORTH PORT FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF A SEWERAGE LIFT STATION AND RELATED FACILITIES UNDER, OVER, AND ACROSS THE AREA DEPICTED ON THIS PLAT AS "LS-1".

LAKE MAINTENANCE & ACCESS EASEMENTS

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE LAKE MAINTENANCE AND ACCESS EASEMENTS TO THE DISTRICT AND ASSOCIATION AND THE CITY OF NORTH PORT, OVER AND ACROSS TRACTS 506 THROUGH 511 AND EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE AND ACCESS EASEMENT" OR "LME" TO MAINTAIN THE DRAINAGE AND STORMWATER RETENTION AREAS AND FACILITIES. IT IS ACKNOWLEDGED THAT THE CITY OF NORTH PORT HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE EASEMENTS.

IRRIGATION EASEMENTS

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS TO THE DISTRICT AND ASSOCIATION OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS AN "IRRIGATION EASEMENT" OR "IE" FOR THE MAINTENANCE AND OPERATION OF THE IRRIGATION SYSTEM.

LANDSCAPE BUFFER EASEMENTS

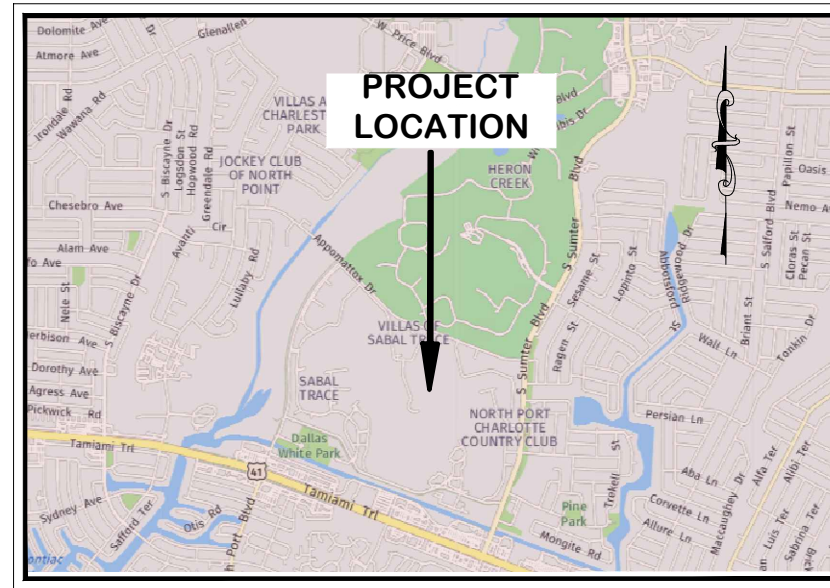
THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE DISTRICT OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER EASEMENT" OR "LBE" AS NECESSARY TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION, AND ANY PERIMETER WALL OR FENCE THAT MAY BE INSTALLED WITHIN SUCH AREAS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CENTRAL PARC PHASE 1, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. (F.S.)

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT, AND THE PERMANENT CONTROL POINTS (PCP'S), WILL BE INSTALLED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

MICHAEL A. WARD, PLS
FLORIDA PROFESSIONAL LAND SURVEYOR, PLS NO. 5301
RWA, INC.
12800 UNIVERSITY DRIVE, SUITE 175
FORT MYERS, FL 33907
FLORIDA CERTIFICATE OF AUTHORIZATION LB 6952



VICINITY MAP
NOT TO SCALE

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 _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2024.

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

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, A.D., 2024.

CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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, ON THIS _____ DAY OF _____, A.D., 2024.

APPROVED: _____
CITY ENGINEER P.E. NO. _____

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 ACCEPTED BY THE CITY COMMISSION OF NORTH PORT, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS _____ DAY OF _____, A.D., 2024.

APPROVED: _____
MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTES

CERTIFICATE OF APPROVAL OF 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 ACCEPTED BY THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD, THIS _____ DAY OF _____, A.D., 2024.

APPROVED: _____
CHAIR
CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: _____ DATE: _____, 2024.
STEVEN M. WATTS, PSM
PROFESSIONAL SURVEYOR & MAPPER NO. 4588

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA)

SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND DEDICATES TO:

CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC.:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENT, PRIVATE DRAINAGE EASEMENTS, LAKE MAINTENANCE & ACCESS EASEMENTS, LANDSCAPE BUFFER EASEMENTS AND IRRIGATION EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), DOES FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO ALL OWNERS OF THE PROPERTY IN CENTRAL PARC PHASE 1, A SUBDIVISION, AND DOES FURTHER HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF NORTH PORT AND SARASOTA COUNTY BY THIS PLAT;

CITY OF NORTH PORT:

DOES HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF NORTH PORT FOREVER, AND DOES FURTHER HEREBY DEDICATE THE LIFT STATION EASEMENT SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF NORTH PORT FOREVER.

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:

DOES HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENTS, PRIVATE ACCESS EASEMENT, PRIVATE DRAINAGE EASEMENTS, LAKE MAINTENANCE & ACCESS EASEMENTS, IRRIGATION EASEMENTS, AND LANDSCAPE BUFFER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE DISTRICT.

OWNER ACCEPTANCE BLOCK

WITNESS

PRINTED NAME OF WITNESS

WITNESS

PRINTED NAME OF WITNESS

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KIM FIELDS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS AUTHORIZED MEMBER OF FIELDS-REALTHY, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANIES.

SABAL TRACE DEVELOPMENT PARTNERS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: FIELDS-REALTHY, LLC A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

BY: _____
KIM FIELDS, AUTHORIZED MEMBER

(AFFIX SEAL)

SIGNATURE OF NOTARY PUBLIC

COMMISSION NO.

PRINT NOTARY NAME:
NOTARY PUBLIC STATE OF FLORIDA

EXPIRATION DATE:

DISTRICT ACCEPTANCE BLOCK

WITNESS

PRINTED NAME OF WITNESS

WITNESS

PRINTED NAME OF WITNESS

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE _____ OF CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED ON BEHALF OF THE DISTRICT.

(AFFIX SEAL)

SIGNATURE OF NOTARY PUBLIC

COMMISSION NO.

PRINT NOTARY NAME:

EXPIRATION DATE

MORTGAGEE CONSENT AND JOINDER

FIELDS-REALTHY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION APPEARING ON THE FACE OF THE PLAT.

FIELDS-REALTHY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____, 2024. (BANK SEAL)
KIM FIELDS
AUTHORIZED MEMBER

STATE OF FLORIDA
COUNTY OF SARASOTA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KIM FIELDS, TO ME KNOWN TO BE AN AUTHORIZED MEMBER OF FIELDS-REALTHY, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED ON BEHALF OF THE COMPANY.

(AFFIX SEAL)

SIGNATURE OF NOTARY PUBLIC

COMMISSION NO.

PRINT NOTARY NAME:

EXPIRATION DATE:



12800 UNIVERSITY DRIVE, SUITE 175
 FORT MYERS, FLORIDA 33907
 PHONE: (239) 597-0575 FAX: (239) 597-0578
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
 PREPARED BY
 MICHAEL A. WARD, PLS LS 5301

CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK____, PAGE____.

SHEET 2 OF 19

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 29, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, AND THE SOUTHEAST CORNER OF SECTION 29, AND THE NORTHEAST CORNER OF SECTION 32, AND THE NORTHWEST CORNER OF SECTION 33; THENCE N.00°22'00"W. ALONG THE WEST LINE OF SECTION 28 AND THE EAST LINE OF SECTION 29, FOR 172.64 FEET TO THE POINT OF BEGINNING;

THENCE S.45°46'34"E., FOR 277.32 FEET TO A POINT ON A CURVE;

THENCE SOUTHWESTERLY 132.32 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 07°13'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.36°02'00"W. FOR 132.23 FEET;

THENCE S.32°25'23"W., FOR 22.10 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY 51.38 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°28'47"W. FOR 46.89 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 141.13 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 14°42'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.70°48'54"W. FOR 140.75 FEET;

THENCE S.10°47'31"W., FOR 185.05 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 127.80 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET THROUGH A CENTRAL ANGLE OF 20°03'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.67°36'27"E. FOR 127.15 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE SOUTHEASTERLY 112.86 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET THROUGH A CENTRAL ANGLE OF 07°23'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.53°52'54"E. FOR 112.79 FEET;

THENCE S.34°14'28"W., FOR 119.86 FEET;

THENCE S.25°47'46"W., FOR 428.54 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 672.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,800.00 FEET THROUGH A CENTRAL ANGLE OF 21°25'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.36°30'22"W. FOR 669.01 FEET;

THENCE S.47°12'36"W., FOR 314.31 FEET;

THENCE S.19°02'27"E., FOR 229.37 FEET;

THENCE S.70°57'32"W., FOR 69.43 FEET TO A POINT OF CURVATURE;

THENCE WESTERLY 243.65 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 39°53'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.89°05'53"W. FOR 238.76 FEET;

THENCE N.69°09'18"W., FOR 1,041.93 FEET;

THENCE N.22°04'06"W., FOR 232.53 FEET;

THENCE N.05°20'00"E., FOR 133.96 FEET;

THENCE N.09°57'32"E., FOR 637.41 FEET;

THENCE N.00°17'24"W., FOR 100.20 FEET;

THENCE N.89°52'24"E., FOR 289.90 FEET TO A POINT OF CURVATURE;

THENCE EASTERLY 282.67 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET THROUGH A CENTRAL ANGLE OF 42°04'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.68°50'24"E. FOR 276.36 FEET;

THENCE N.42°11'36"W., FOR 184.98 FEET;

THENCE S.48°39'32"W., FOR 2.97 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 208.99 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 59°52'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.78°35'38"W. FOR 199.61 FEET;

THENCE N.18°31'45"E., FOR 127.47 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 117.25 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET THROUGH A CENTRAL ANGLE OF 10°29'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.18°12'58"W. FOR 117.08 FEET;

THENCE N.12°58'04"W., FOR 184.08 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 578.60 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5,180.00 FEET THROUGH A CENTRAL ANGLE OF 06°24'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.09°46'04"W. FOR 578.30 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 304.76 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 685.00 FEET THROUGH A CENTRAL ANGLE OF 25°29'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.19°18'48"W. FOR 302.25 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHERLY 276.45 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 23°27'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.20°19'33"W. FOR 274.52 FEET;

THENCE N.80°33'29"E., FOR 130.02 FEET TO A POINT ON A CURVE;

THENCE NORTHERLY 6.77 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 00°42'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.08°02'06"W. FOR 6.77 FEET;

THENCE N.07°40'45"W., FOR 728.23 FEET; TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 381.87 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.26°32'27"W. FOR 375.01 FEET;

THENCE N.45°24'09"W., FOR 254.22 FEET TO A POINT OF CURVATURE;

THENCE NORTHWESTERLY 20.35 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 24°17'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.57°32'44"W. FOR 20.19 FEET TO A POINT OF REVERSE CURVATURE;

(LEGAL DESCRIPTION (CONTINUED))

THENCE NORTHEASTERLY 243.44 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 214°34'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.37°36'10"E. FOR 124.12 FEET;

THENCE N.44°35'01"E., FOR 136.06 FEET;

THENCE S.45°24'09"E., FOR 40.00 FEET;

THENCE S.44°35'01"W., FOR 160.52 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 74.26 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 56.93 FEET THROUGH A CENTRAL ANGLE OF 74°44'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.05°19'15"E. FOR 69.11 FEET;

THENCE S.45°24'09"E., FOR 196.20 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 414.79 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET THROUGH A CENTRAL ANGLE OF 37°43'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.26°32'27"E. FOR 407.34 FEET;

THENCE S.07°40'45"E., FOR 703.59 FEET;

THENCE N.82°19'15"E., FOR 204.85 FEET;

THENCE S.07°40'45"E., FOR 24.40 FEET TO A POINT ON A CURVE;

THENCE SOUTHEASTERLY 299.44 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 290.00 FEET THROUGH A CENTRAL ANGLE OF 59°09'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.37°15'16"E. FOR 286.31 FEET;

THENCE S.00°10'27"W., FOR 150.00 FEET;

THENCE S.07°50'17"E., FOR 265.03 FEET;

THENCE S.82°08'53"E., FOR 73.49 FEET;

THENCE S.20°24'11"E., FOR 373.99 FEET;

THENCE S.25°31'07"W., FOR 276.53 FEET;

THENCE S.25°43'22"E., FOR 179.85 FEET;

THENCE S.72°32'00"E., FOR 432.36 FEET;

THENCE N.73°58'00"E., FOR 159.34 FEET;

THENCE N.19°52'09"E., FOR 430.17 FEET;

THENCE S.80°13'18"E., FOR 44.37 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 207.00 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 900.00 FEET THROUGH A CENTRAL ANGLE OF 13°10'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.17°40'10"E. FOR 206.54 FEET;

THENCE S.11°04'50"E., FOR 41.73 FEET;

THENCE N.78°55'10"E., FOR 135.00 FEET;

THENCE N.83°04'04"E., FOR 50.13 FEET;

THENCE S.11°04'50"E., FOR 119.00 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 51.38 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.53°08'14"E. FOR 46.89 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 105.84 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 11°01'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.89°40'52"E. FOR 105.67 FEET;

THENCE N.11°04'50"W., FOR 220.06 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 166.16 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,220.00 FEET THROUGH A CENTRAL ANGLE OF 07°48'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.14°58'57"W. FOR 166.03 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY 106.89 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 153°06'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.57°40'11"E. FOR 77.81 FEET;

THENCE S.45°46'34"E., FOR 202.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

PARCEL CONTAINS 3,599,006 SQUARE FEET OR 82.62 ACRES, MORE OR LESS.

GENERAL NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
- ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
- SURVEYED PARCELS LIE IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONES X, X500, AE (10.7), AE (11), AE (11.5), AE (11.6), AE (11.8) AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAMS (NFIP) DIGITAL FLOOD INSURANCE RATE MAPS (DFIRM) COMMUNITY NUMBER 120279 PANEL NUMBER 12115C0386F.
- UNLESS SPECIFICALLY STATED OTHERWISE, ALL EASEMENTS, DEEDS, PLATS OR OTHER RECORDS REFERENCED ON THE SURVEY ARE FROM THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

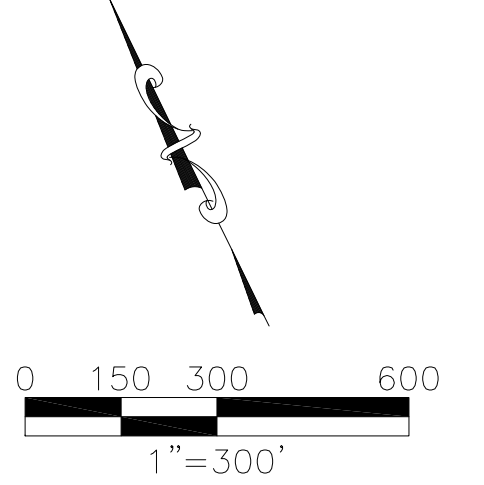


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 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
 PREPARED BY
 MICHAEL A. WARD, PLS LS 5301

CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
 SHEET 3 OF 19



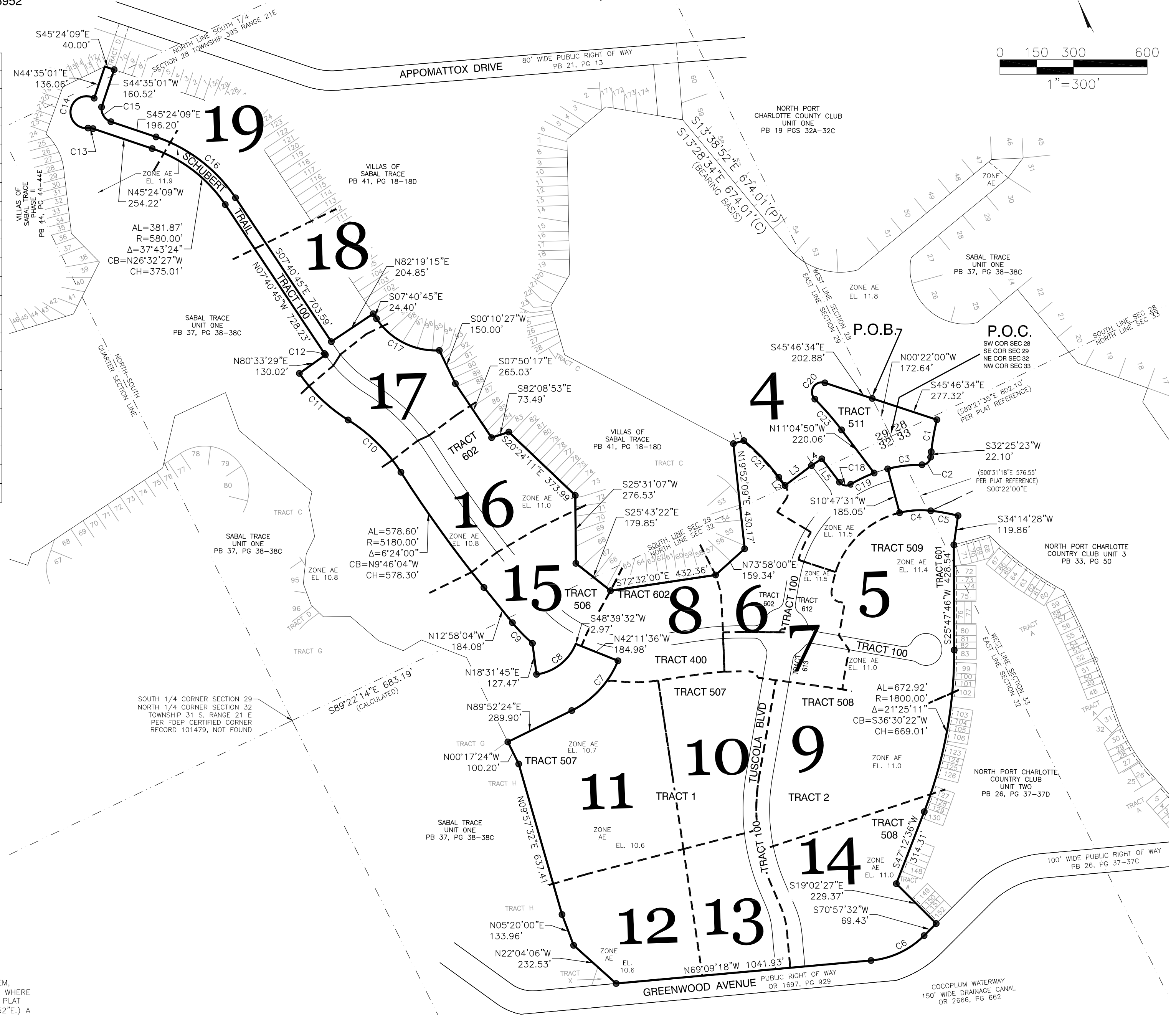
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	132.32'	1050.00'	7°13'13"	S36°02'00"W	132.23'
C2	51.38'	35.00'	84°06'47"	S74°28'47"W	46.89'
C3	141.13'	550.00'	14°42'09"	N70°48'54"W	140.75'
C4	127.80'	365.00'	20°03'40"	S67°36'27"E	127.15'
C5	112.86'	875.00'	7°23'26"	S53°52'54"E	112.79'
C6	243.65'	350.00'	39°53'10"	N89°05'53"W	238.76'
C7	282.67'	385.00'	42°04'00"	N68°50'24"E	276.36'
C8	208.99'	200.00'	59°52'14"	S78°35'38"W	199.61'
C9	117.25'	640.00'	10°29'48"	N18°12'58"W	117.08'
C10	304.76'	685.00'	25°29'27"	N19°18'48"W	302.25'
C11	276.45'	675.00'	23°27'56"	N20°19'33"W	274.52'
C12	6.77'	545.00'	0°42'41"	N08°02'06"W	6.77'
C13	20.35'	48.00'	24°17'09"	N57°32'44"W	20.19'
C14	243.44'	65.00'	214°34'58"	N37°36'10"E	124.12'
C15	74.26'	56.93'	74°44'13"	S05°19'15"E	69.11'
C16	414.79'	630.00'	37°43'24"	S26°32'27"E	407.34'
C17	299.44'	290.00'	59°09'39"	S37°15'16"E	286.31'
C18	51.38'	35.00'	84°06'47"	S53°08'14"E	46.89'
C19	105.84'	550.00'	11°01'32"	S89°40'52"E	105.67'
C20	106.89'	40.00'	153°06'29"	N57°40'11"E	77.81'
C21	207.00'	900.00'	13°10'40"	S17°40'10"E	206.54'
C23	166.16'	1220.00'	7°48'13"	N14°58'57"W	166.03'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°13'18"E	44.37'
L2	S11°04'50"E	41.73'
L3	N78°55'10"E	135.00'
L4	N83°04'04"E	50.13'
L5	S11°04'50"E	119.00'

- ABBREVIATIONS**
- AE = PRIVATE ACCESS EASEMENT
 - AL = ARC LENGTH
 - CH = CHORD LENGTH
 - CB = CHORD BEARING
 - DE = PRIVATE DRAINAGE EASEMENT
 - DESC = DESCRIPTION
 - EFE = EFFLUENT EASEMENT
 - FCM = FOUND CONCRETE MONUMENT, AS NOTED
 - FIP = FOUND IRON PIN, AS NOTED
 - FIPC = FOUND CAPPED IRON PIN, AS NOTED
 - FPKD = FOUND PK NAIL & DISC, AS NOTED
 - ID = IDENTIFICATION
 - IE = IRRIGATION EASEMENT
 - I.N. = INSTRUMENT NUMBER
 - LBE = LANDSCAPE BUFFER EASEMENT
 - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
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 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - PUE = PUBLIC UTILITY EASEMENT
 - TC = TITLE COMMITMENT
 - R = RADIUS
 - Δ = DELTA ANGLE

GENERAL NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"W. (PLAT BEARING S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
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LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- ⊥ INDICATES CHANGE IN DIRECTION

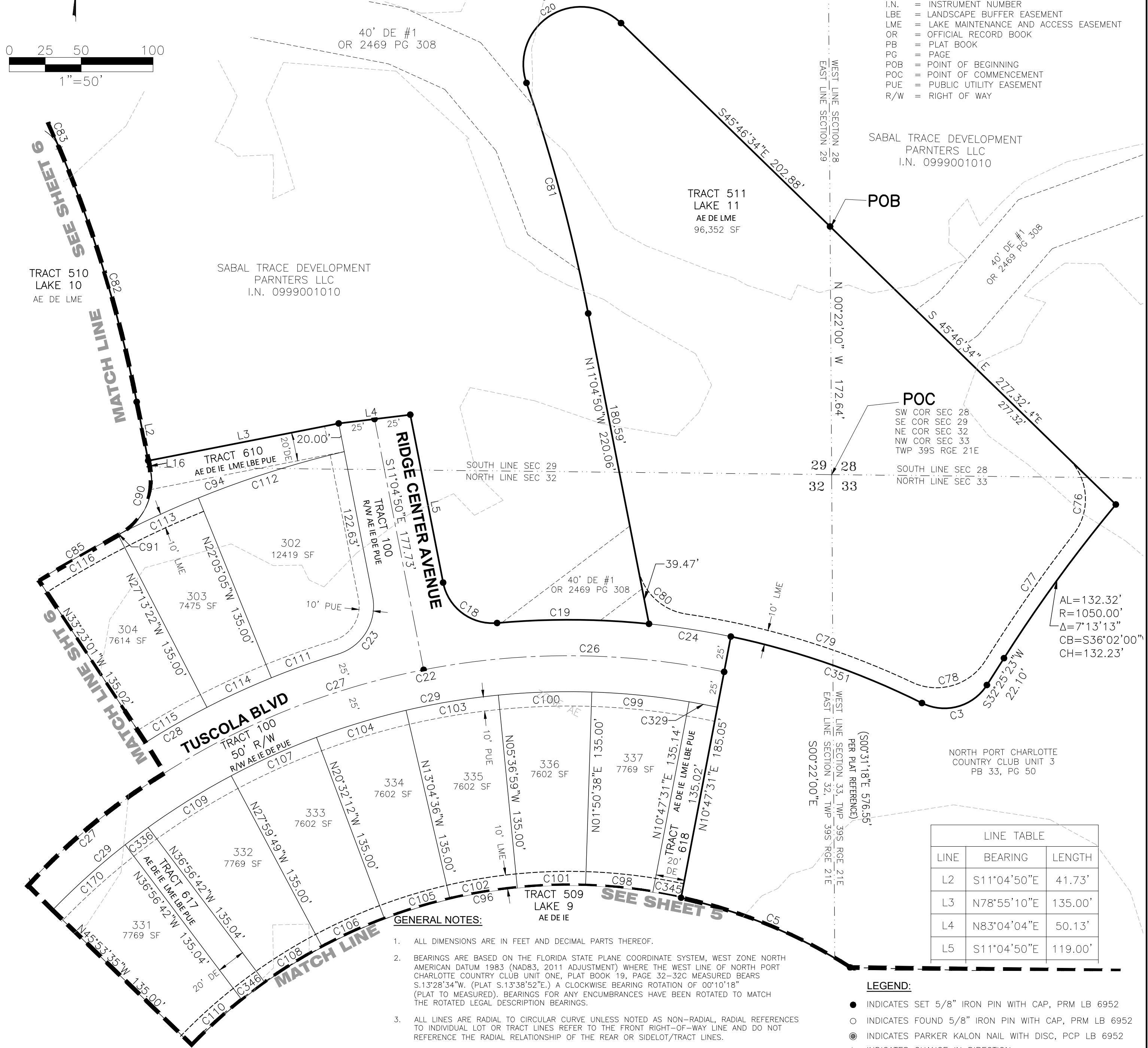
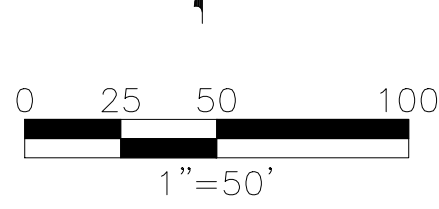


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CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	51.38'	35.00'	84°06'47"	S74°28'47"W	46.89'
C18	51.38'	35.00'	84°06'47"	S53°08'14"E	46.89'
C19	105.84'	550.00'	11°01'32"	S89°40'52"E	105.67'
C20	106.89'	40.00'	153°06'29"	N57°40'11"E	77.81'
C22	604.85'	525.00'	66°00'36"	S68°52'42"W	571.95'
C23	51.38'	35.00'	84°06'47"	N30°58'34"E	46.89'
C24	57.63'	552.11'	5°58'50"	N81°09'44"W	57.60'
C26	210.42'	525.00'	22°57'50"	N89°35'55"W	209.01'
C27	394.43'	525.00'	43°02'45"	S57°23'47"W	385.22'
C28	356.70'	550.00'	37°09'33"	S54°27'11"W	350.48'
C29	576.52'	500.00'	66°03'52"	S68°54'21"W	545.11'
C76	58.32'	40.00'	83°32'07"	S04°00'31"E	53.29'
C77	98.72'	1060.00'	5°20'09"	S35°05'28"W	98.68'
C78	57.82'	40.00'	82°49'09"	S73°49'58"W	52.92'
C79	164.71'	560.00'	16°51'06"	N73°11'01"W	164.11'
C80	49.24'	40.00'	70°31'44"	N46°20'42"W	46.19'
C81	166.16'	1220.00'	7°48'13"	N14°58'57"W	166.03'
C82	207.00'	900.00'	13°10'40"	N17°40'10"W	206.54'
C83	22.02'	900.00'	1°24'08"	N23°33'27"W	22.02'
C85	299.28'	685.00'	25°01'58"	S64°18'42"W	296.90'
C91	1.54'	685.00'	0°07'43"	S62°50'30"W	1.54'
C94	299.28'	685.00'	25°01'58"	S64°18'42"W	296.90'
C96	551.36'	365.00'	86°32'58"	N79°08'54"E	500.41'
C98	47.00'	370.95'	7°15'35"	N84°29'02"W	46.97'
C99	68.09'	532.52'	7°19'33"	N84°20'20"W	68.04'
C100	65.10'	500.00'	7°27'37"	S88°06'50"W	65.06'
C101	47.52'	365.00'	7°27'37"	S88°06'50"W	47.49'
C102	47.52'	365.00'	7°27'37"	S80°39'13"W	47.49'
C103	65.10'	500.00'	7°27'37"	S80°39'13"W	65.06'
C104	65.10'	500.00'	7°27'37"	S73°11'36"W	65.06'
C105	47.52'	365.00'	7°27'37"	S73°11'36"W	47.49'
C106	47.52'	365.00'	7°27'37"	S65°43'59"W	47.49'
C107	65.10'	500.00'	7°27'37"	S65°43'59"W	65.06'
C108	47.00'	365.00'	7°22'41"	S58°18'50"W	46.97'
C109	68.09'	500.00'	7°48'08"	S58°06'07"W	68.03'
C110	47.00'	365.00'	7°22'41"	S47°47'45"W	46.97'
C111	49.12'	550.00'	5°07'03"	S70°28'26"W	49.11'
C112	106.56'	685.00'	8°54'46"	S72°22'18"W	106.45'
C113	59.89'	685.00'	5°00'33"	S65°24'38"W	59.87'
C114	49.32'	550.00'	5°08'16"	S65°20'46"W	49.30'
C115	49.14'	550.00'	5°07'09"	S60°13'04"W	49.12'
C116	63.66'	685.00'	5°19'29"	S60°06'54"W	63.63'
C170	68.09'	500.00'	7°48'08"	S48°00'28"W	68.03'
C329	20.00'	500.00'	2°17'30"	N79°12'29"W	20.00'
C336	20.00'	500.00'	2°17'31"	S53°03'18"W	20.00'
C345	20.00'	365.01'	3°08'23"	N79°12'29"W	20.00'
C346	20.00'	365.00'	3°08'24"	S53°03'18"W	20.00'



ABBREVIATIONS

AE	= ACCESS EASEMENT
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FCM	= FOUND CONCRETE MONUMENT, AS NOTED
FIP	= FOUND IRON PIN, AS NOTED
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PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PUE	= PUBLIC UTILITY EASEMENT
R/W	= RIGHT OF WAY

SABAL TRACE DEVELOPMENT
 PARTNERS LLC
 I.N. 0999001010

POC
 SW COR SEC 28
 SE COR SEC 29
 NE COR SEC 32
 NW COR SEC 33
 TWP 39S RGE 21E

AL=132.32'
 R=1050.00'
 Δ=7°13'13"
 CB=S36°02'00"
 CH=132.23'

LINE TABLE

LINE	BEARING	LENGTH
L2	S11°04'50"E	41.73'
L3	N78°55'10"E	135.00'
L4	N83°04'04"E	50.13'
L5	S11°04'50"E	119.00'

- GENERAL NOTES:**
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- LEGEND:**
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
 - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
 - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
 - +— INDICATES CHANGE IN DIRECTION



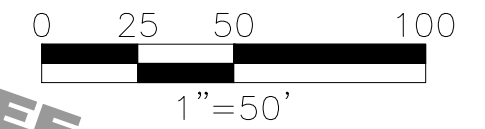
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PLAT BOOK _____, PAGE _____.

SHEET 5 OF 19



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	127.80'	365.00'	20°03'40"	S67°36'27"E	127.15'
C46	37.13'	100.00'	21°16'31"	S64°45'51"E	36.92'
C47	45.32'	36.00'	72°07'32"	N89°48'38"E	42.38'
C48	315.49'	65.00'	278°06'00"	S12°47'52"W	85.20'
C49	73.49'	65.00'	64°46'40"	N25°58'54"E	69.64'
C50	15.41'	34.00'	25°58'28"	N41°08'22"W	15.28'
C96	551.36'	365.00'	86°32'58"	N79°08'54"E	500.41'
C120	82.75'	40.00'	118°31'46"	S04°44'24"W	68.76'
C121	672.92'	1800.00'	21°25'11"	N36°30'22"E	669.01'
C122	166.18'	1768.76'	5°23'00"	N29°36'16"E	166.12'
C123	173.63'	311.00'	31°59'20"	S88°30'33"E	171.39'
C130	78.42'	51.00'	88°05'42"	N10°04'44"W	70.92'
C135	13.28'	190.00'	4°00'12"	N66°12'20"W	13.27'
C136	46.01'	190.00'	13°52'30"	N75°08'41"W	45.90'
C137	21.90'	254.43'	4°55'51"	N85°23'04"W	21.89'
C138	35.56'	150.00'	13°34'53"	S81°53'46"E	35.47'
C139	51.32'	150.00'	19°36'08"	S65°18'15"E	51.07'
C140	3.60'	150.00'	1°22'35"	S54°48'53"E	3.60'
C141	7.10'	36.00'	11°18'07"	S59°46'39"E	7.09'
C142	38.22'	36.00'	60°49'25"	N84°09'35"E	36.45'
C143	65.85'	65.00'	58°02'42"	S82°46'13"W	63.07'
C144	70.11'	65.00'	61°47'59"	N37°18'26"W	66.76'
C145	65.45'	65.00'	57°41'31"	N87°12'59"E	62.72'
C146	40.60'	65.00'	35°47'08"	S46°02'41"E	39.94'
C147	11.01'	34.00'	18°33'25"	N37°25'50"W	10.96'
C148	4.40'	34.00'	7°25'03"	N50°25'04"W	4.40'
C326	170.05'	125.00'	77°56'43"	S25°01'55"W	157.24'
C335	46.61'	875.00'	3°03'08"	N56°03'03"W	46.61'
C339	90.58'	40.00'	129°44'41"	S50°55'54"W	72.43'
C340	62.83'	40.00'	90°00'00"	N09°07'35"W	56.57'
C341	81.22'	190.00'	24°29'28"	N76°26'29"W	80.60'
C342	90.48'	150.00'	34°33'37"	N71°24'24"W	89.11'
C354	112.86'	875.00'	7°23'26"	N53°52'54"W	112.79'

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LINE TABLE		
LINE	BEARING	LENGTH
L11	S35°52'25"W	45.00'
L12	N35°52'25"E	20.00'
L14	N54°07'35"W	79.07'



GENERAL NOTES:

LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- |— INDICATES CHANGE IN DIRECTION

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
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3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.



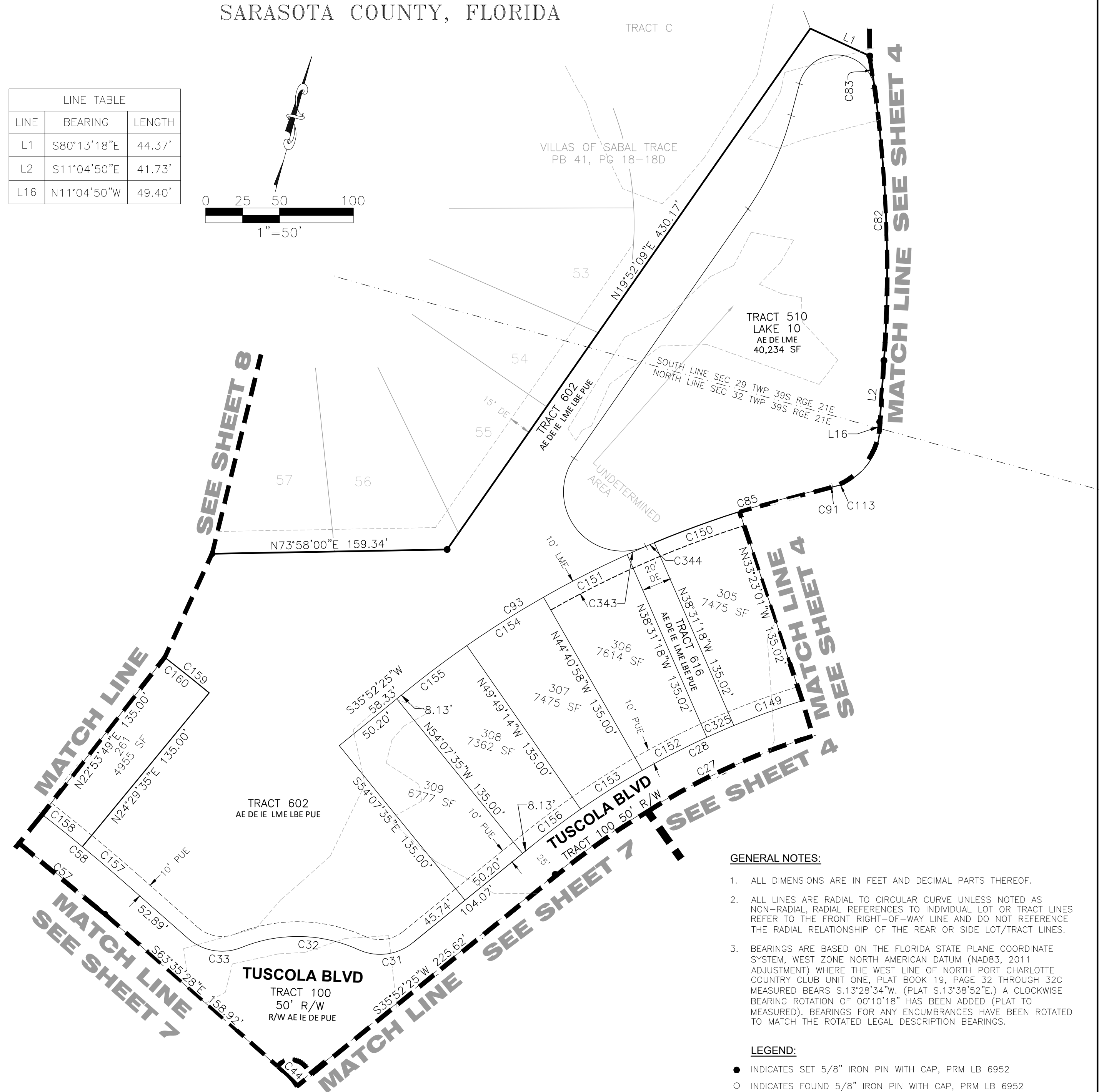
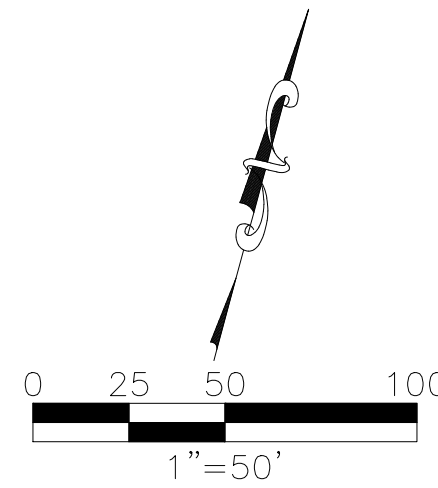
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CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C27	394.43'	525.00'	43°02'45"	S57°23'47"W	385.22'
C28	356.70'	550.00'	37°09'33"	S54°27'11"W	350.48'
C31	38.86'	35.00'	63°36'44"	N67°40'47"E	36.89'
C32	81.49'	100.00'	46°41'21"	S76°08'28"W	79.25'
C33	38.86'	35.00'	63°36'44"	N84°36'10"E	36.89'
C44	14.82'	180.00'	4°42'58"	N61°13'59"W	14.81'
C57	191.19'	1225.00'	8°56'32"	N68°03'44"W	190.99'
C58	195.09'	1250.00'	8°56'32"	N68°03'44"W	194.89'
C82	207.00'	900.00'	13°10'40"	N17°40'10"W	206.54'
C83	22.02'	900.00'	1°24'08"	N23°33'27"W	22.02'
C85	299.28'	685.00'	25°01'58"	S64°18'42"W	296.90'
C91	1.54'	685.00'	0°07'43"	S62°50'30"W	1.54'
C93	190.38'	685.00'	15°55'27"	S43°50'08"W	189.77'
C113	59.89'	685.00'	5°00'33"	S65°24'38"W	59.87'
C149	49.32'	550.00'	5°08'16"	S55°05'21"W	49.30'
C150	61.43'	685.03'	5°08'15"	S54°53'02"W	61.40'
C151	63.66'	685.00'	5°19'29"	S47°58'47"W	63.64'
C152	49.14'	550.00'	5°07'09"	S47°52'37"W	49.13'
C153	49.32'	550.00'	5°08'16"	S42°44'54"W	49.30'
C154	61.43'	685.00'	5°08'16"	S42°44'54"W	61.41'
C155	51.48'	685.00'	4°18'21"	S38°01'35"W	51.47'
C156	41.33'	550.00'	4°18'21"	S38°01'35"W	41.32'
C157	41.80'	1250.00'	1°54'57"	N64°32'57"W	41.79'
C158	34.82'	1250.00'	1°35'46"	N66°18'18"W	34.82'
C159	169.85'	1385.00'	7°01'35"	N69°01'13"W	169.74'
C160	38.58'	1385.00'	1°35'46"	N66°18'18"W	38.58'
C325	20.00'	550.00'	2°05'01"	S51°28'42"W	20.00'
C343	13.82'	685.00'	1°09'21"	S51°13'11"W	13.82'
C344	6.18'	685.00'	0°31'02"	S52°03'23"W	6.18'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°13'18"E	44.37'
L2	S11°04'50"E	41.73'
L16	N11°04'50"W	49.40'



- ABBREVIATIONS**
- AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT, AS NOTED
 - FIP = FOUND IRON PIN, AS NOTED
 - FIPC = FOUND CAPPED IRON PIN, AS NOTED
 - FPKD = FOUND PK NAIL & DISC, AS NOTED
 - ID = IDENTIFICATION
 - IE = IRRIGATION EASEMENT
 - I.N. = INSTRUMENT NUMBER
 - LBE = LANDSCAPE BUFFER EASEMENT
 - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
 - OR = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - PG = PAGE
 - POC = POINT OF COMMENCEMENT
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 - PUE = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT OF WAY

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.

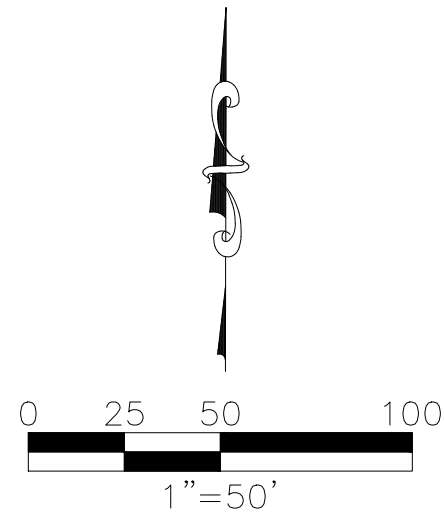
LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

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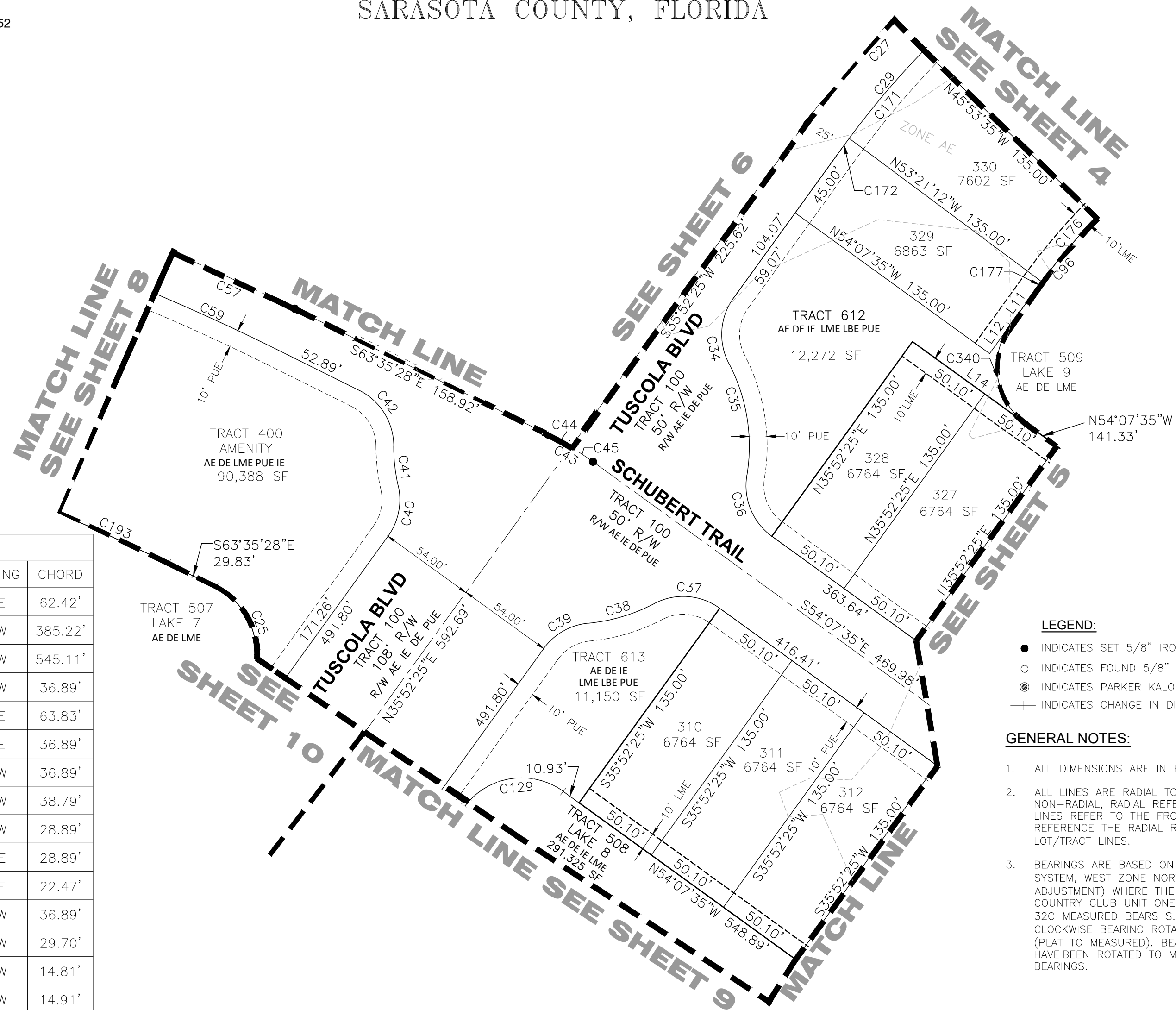
CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
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 SARASOTA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L11	S35°52'25"W	45.00'
L12	N35°52'25"E	20.00'
L14	N54°07'35"W	79.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	71.00'	40.90'	99°27'53"	S13°51'32"E	62.42'
C27	394.43'	525.00'	43°02'45"	S57°23'47"W	385.22'
C29	576.52'	500.00'	66°03'52"	S68°54'21"W	545.11'
C34	38.86'	35.00'	63°36'44"	S04°04'03"W	36.89'
C35	64.97'	100.00'	37°13'28"	S09°07'35"E	63.83'
C36	38.86'	35.00'	63°36'44"	S22°19'13"E	36.89'
C37	38.86'	35.00'	63°36'44"	N85°55'57"W	36.89'
C38	39.04'	100.00'	22°22'08"	S73°26'45"W	38.79'
C39	29.78'	35.00'	48°45'24"	S60°15'06"W	28.89'
C40	29.78'	35.00'	48°45'24"	N11°29'43"E	28.89'
C41	22.52'	100.00'	12°54'15"	S06°25'52"E	22.47'
C42	38.86'	35.00'	63°36'44"	N31°47'06"W	36.89'
C43	29.73'	180.00'	9°27'53"	N58°51'32"W	29.70'
C44	14.82'	180.00'	4°42'58"	N61°13'59"W	14.81'
C45	14.92'	180.00'	4°44'55"	N56°30'03"W	14.91'
C57	191.19'	1225.00'	8°56'32"	N68°03'44"W	190.99'
C59	187.28'	1200.00'	8°56'32"	N68°03'44"W	187.09'
C96	551.36'	365.00'	86°32'58"	N79°08'54"E	500.41'
C129	62.04'	40.00'	88°51'44"	S81°26'32"W	56.00'
C171	65.10'	500.00'	7°27'37"	S40°22'36"W	65.06'
C172	6.75'	500.00'	0°46'23"	S36°15'36"W	6.75'
C176	47.52'	365.00'	7°27'37"	S40°22'36"W	47.49'
C177	4.93'	365.00'	0°46'23"	S36°15'36"W	4.93'
C193	166.21'	1065.00'	8°56'32"	S68°03'44"E	166.05'
C340	62.83'	40.00'	90°00'00"	N09°07'35"W	56.57'
C343	13.82'	685.00'	1°09'21"	S51°13'11"W	13.82'
C344	6.18'	685.00'	0°31'02"	S52°03'23"W	6.18'



LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- INDICATES CHANGE IN DIRECTION

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
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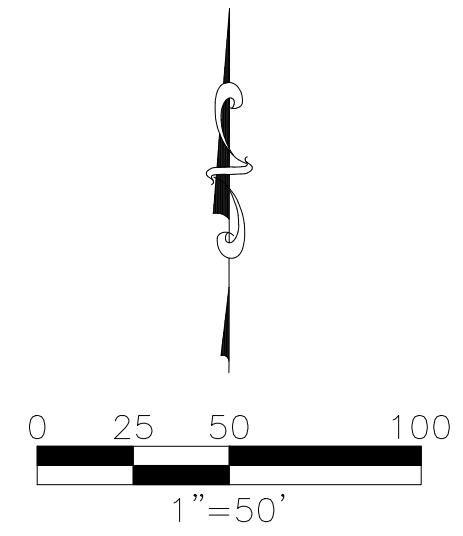
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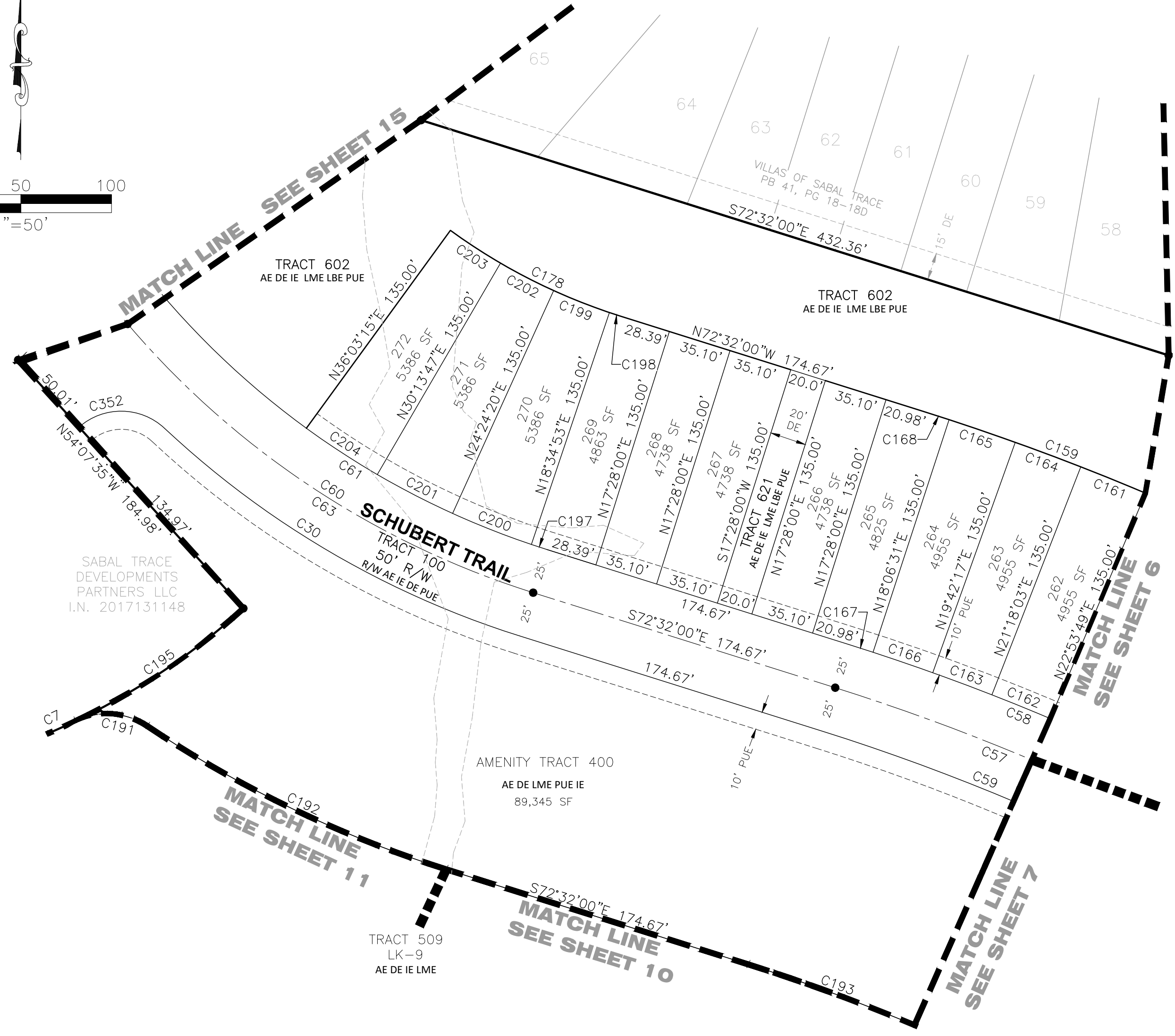
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CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	282.67'	385.00'	42°03'59"	N68°50'24"E	276.36'
C30	228.79'	510.00'	25°42'12"	S59°40'54"E	226.88'
C57	191.19'	1225.00'	8°56'32"	N68°03'44"W	190.99'
C58	195.09'	1250.00'	8°56'32"	N68°03'44"W	194.89'
C59	187.28'	1200.00'	8°56'32"	N68°03'44"W	187.09'
C60	504.21'	485.00'	59°33'56"	S42°45'02"E	481.81'
C61	478.22'	460.00'	59°33'56"	S42°45'02"E	456.98'
C62	188.88'	510.00'	21°13'11"	S23°34'39"E	187.80'
C63	271.91'	485.00'	32°07'19"	S56°28'21"E	268.36'
C159	169.85'	1385.00'	7°01'35"	N69°01'13"W	169.74'
C161	38.58'	1385.00'	1°35'46"	N67°54'04"W	38.58'
C162	34.82'	1250.00'	1°35'46"	N67°54'04"W	34.82'
C163	34.82'	1250.00'	1°35'46"	N69°29'50"W	34.82'
C164	38.58'	1385.00'	1°35'46"	N69°29'50"W	38.58'
C165	38.58'	1385.00'	1°35'46"	N71°05'36"W	38.58'
C166	34.82'	1250.00'	1°35'46"	N71°05'36"W	34.82'
C167	14.01'	1250.00'	0°38'31"	N72°12'45"W	14.01'
C168	15.52'	1385.00'	0°38'31"	N72°12'45"W	15.52'
C178	105.43'	325.00'	18°35'15"	S63°14'23"E	104.97'
C191	41.41'	40.00'	59°19'06"	S85°53'52"E	39.59'
C192	183.44'	645.00'	16°17'42"	S64°23'09"E	182.82'
C193	166.21'	1065.00'	8°56'32"	S68°03'44"E	166.05'
C195	111.79'	385.00'	16°38'12"	N56°07'30"E	111.40'
C197	8.95'	460.00'	1°06'53"	S71°58'33"E	8.95'
C198	6.32'	325.00'	1°06'53"	S71°58'33"E	6.32'
C199	33.04'	325.00'	5°49'27"	S68°30'23"E	33.02'
C200	46.76'	460.00'	5°49'27"	S68°30'23"E	46.74'
C201	46.76'	460.00'	5°49'27"	S62°40'56"E	46.74'
C202	33.04'	325.00'	5°49'27"	S62°40'56"E	33.02'
C203	33.04'	325.00'	5°49'27"	S56°51'29"E	33.02'
C204	46.76'	460.00'	5°49'27"	S56°51'29"E	46.74'
C352	51.77'	35.00'	84°45'17"	N89°12'26"W	47.18'



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LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

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 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET 9 OF 19

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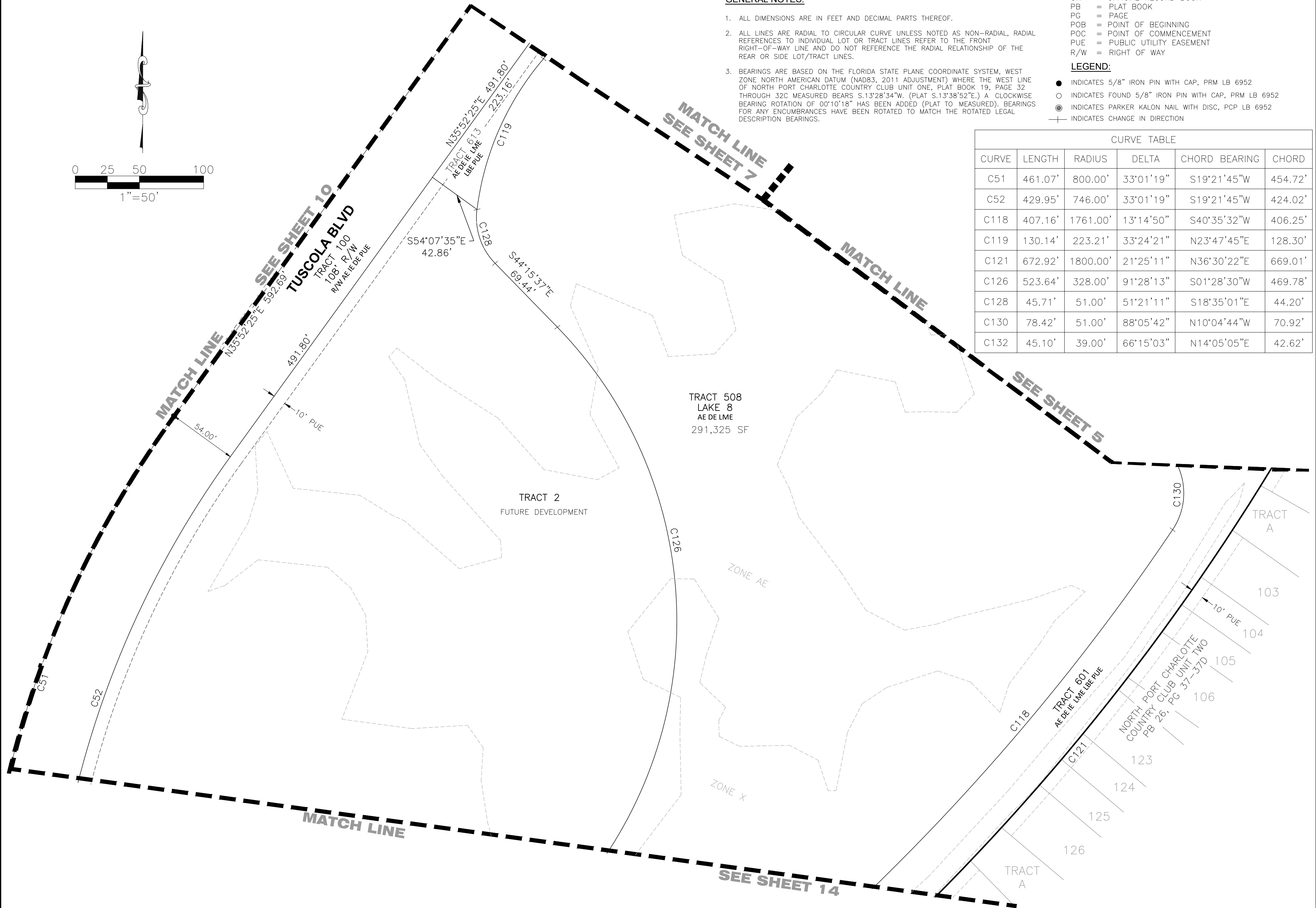
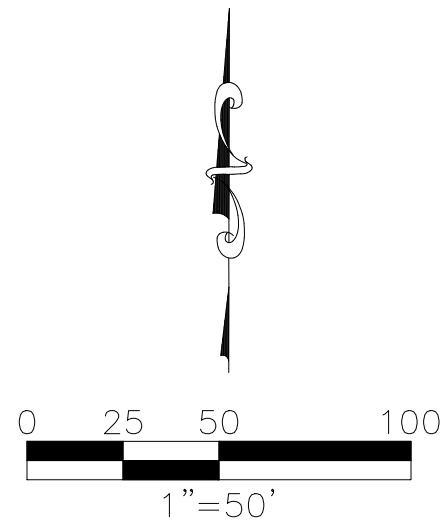
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C51	461.07'	800.00'	33°01'19"	S19°21'45"W	454.72'
C52	429.95'	746.00'	33°01'19"	S19°21'45"W	424.02'
C118	407.16'	1761.00'	13°14'50"	S40°35'32"W	406.25'
C119	130.14'	223.21'	33°24'21"	N23°47'45"E	128.30'
C121	672.92'	1800.00'	21°25'11"	N36°30'22"E	669.01'
C126	523.64'	328.00'	91°28'13"	S01°28'30"W	469.78'
C128	45.71'	51.00'	51°21'11"	S18°35'01"E	44.20'
C130	78.42'	51.00'	88°05'42"	N10°04'44"W	70.92'
C132	45.10'	39.00'	66°15'03"	N14°05'05"E	42.62'



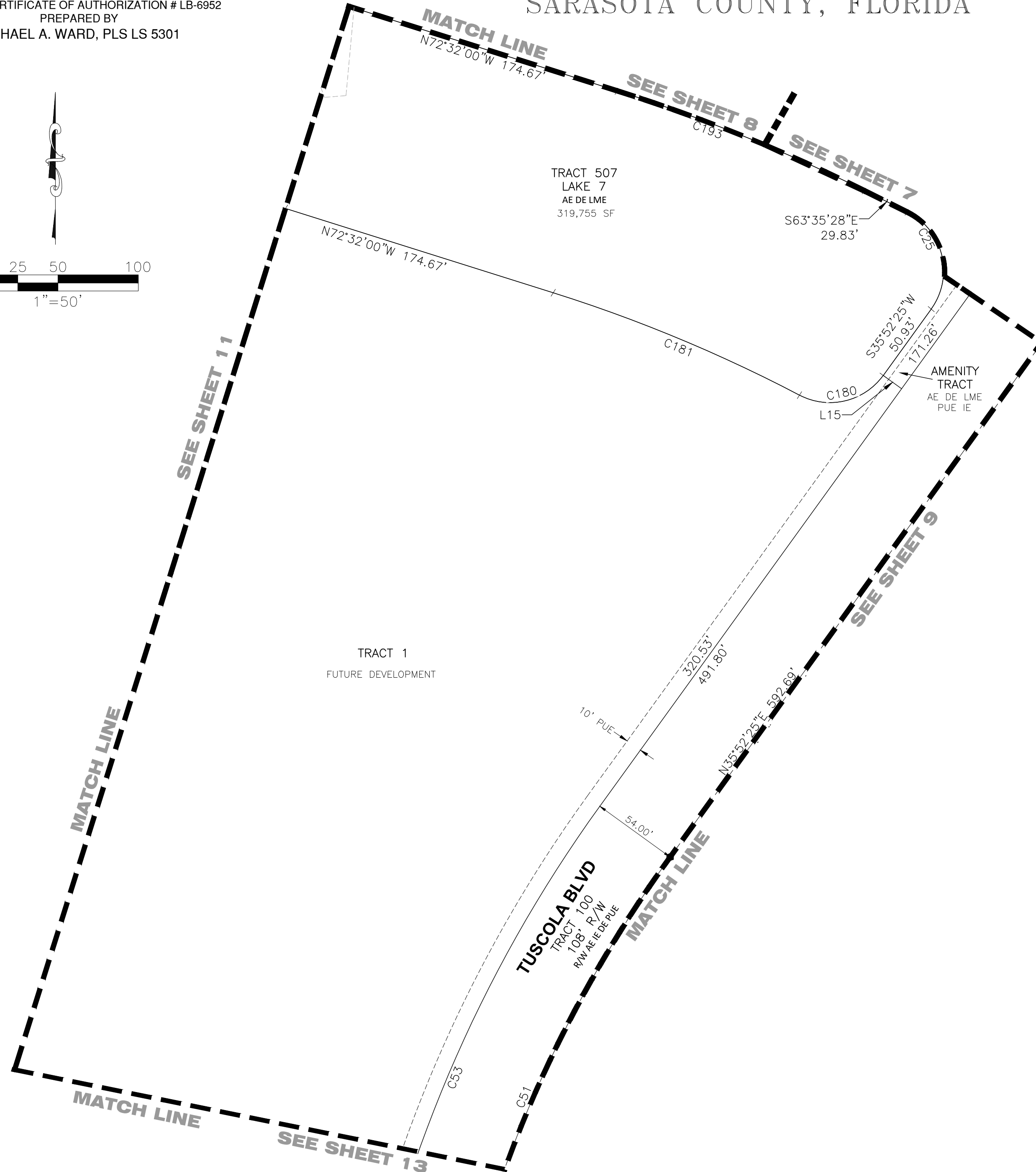
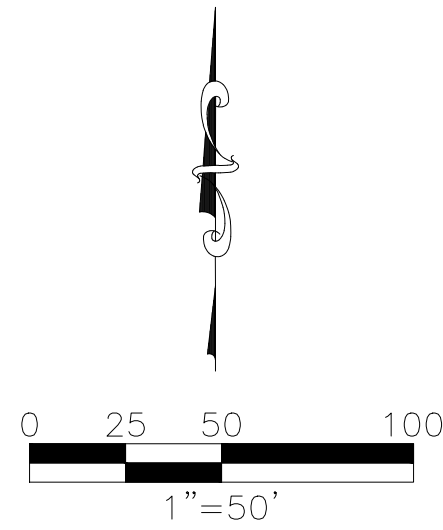
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 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 10 OF 19



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C25	71.00'	40.90'	99°27'53"	S13°51'32"E	62.42'
C51	461.07'	800.00'	33°01'19"	S19°21'45"W	454.72'
C53	492.19'	854.00'	33°01'19"	S19°21'45"W	485.41'
C180	58.39'	40.90'	81°47'50"	S76°46'19"W	53.56'
C181	166.20'	933.20'	10°12'14"	N67°25'53"W	165.98'
C193	166.21'	1065.00'	8°56'32"	S68°03'44"E	166.05'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S54°07'35"E	14.10'

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LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

ABBREVIATIONS

- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- FCM = FOUND CONCRETE MONUMENT, AS NOTED
- FIP = FOUND IRON PIN, AS NOTED
- FIPC = FOUND CAPPED IRON PIN, AS NOTED
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- LME = LAKE MAINTENANCE AND ACCESS EASEMENT
- OR = OFFICIAL RECORD BOOK
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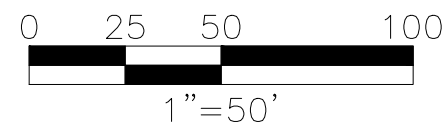
12800 UNIVERSITY DRIVE, SUITE 175
 FORT MYERS, FLORIDA 33907
 PHONE: (239) 597-0575 FAX: (239) 597-0578
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
 PREPARED BY
 MICHAEL A. WARD, PLS LS 5301

CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET 11 OF 19



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C7	282.67'	385.00'	42°03'59"	N68°50'24"E	276.36'
C182	28.99'	776.80'	2°08'18"	N71°27'51"W	28.99'
C183	668.01'	384.10'	99°38'46"	S59°46'55"W	586.95'
C189	80.09'	50.87'	90°12'36"	N44°48'05"E	72.07'
C191	41.41'	40.00'	59°19'06"	S85°53'52"E	39.59'
C192	183.44'	645.00'	16°17'42"	S64°23'09"E	182.82'
C347	170.88'	386.60'	25°19'33"	N77°07'57"E	169.50'

SABAL TRACE
 UNIT 1
 PB 37, PG 38-38C

TRACT 507
 LAKE 7
 AE DE LME
 319,755 SF

TRACT 1
 FUTURE DEVELOPMENT

LEGEND:

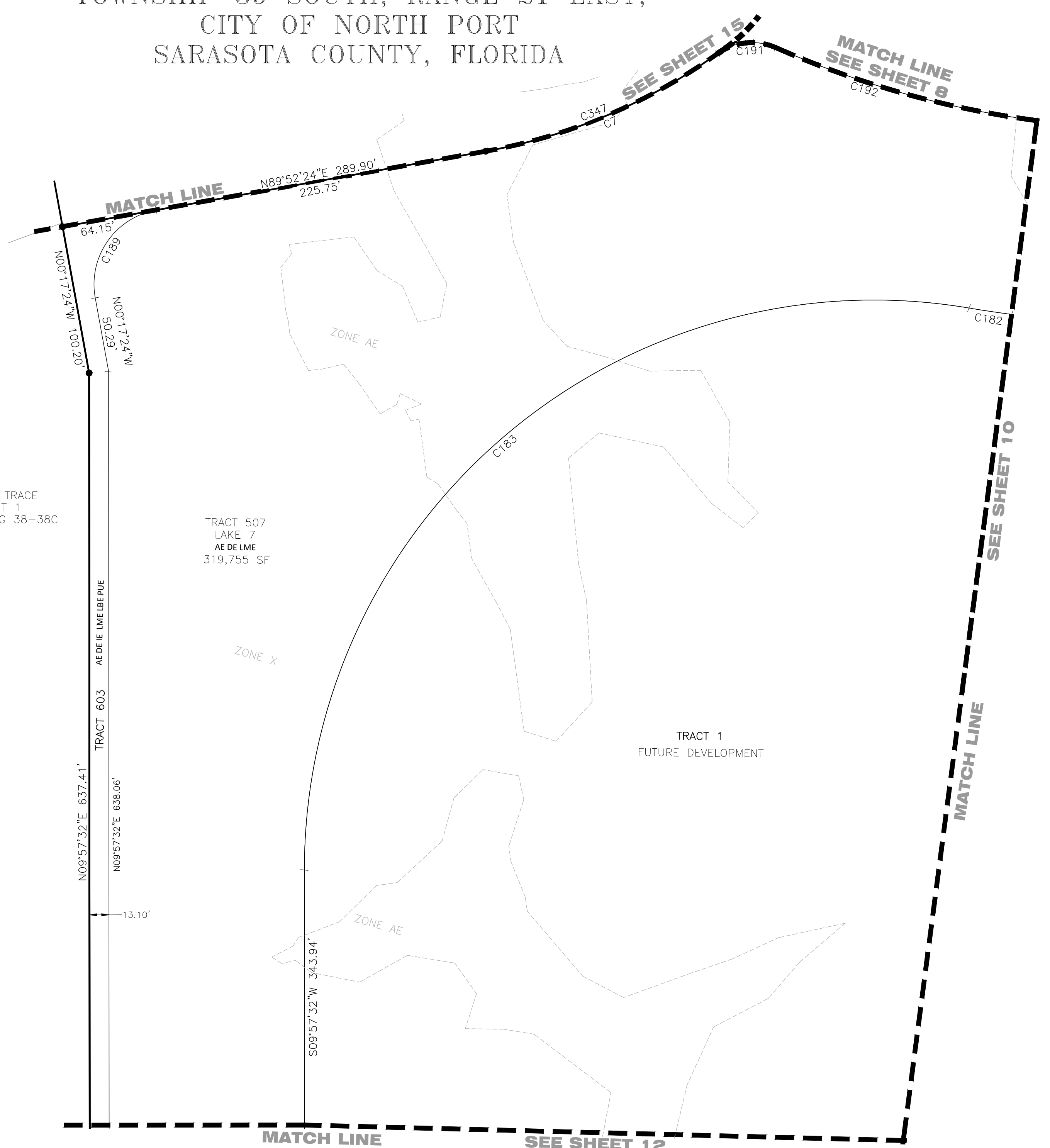
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GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
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3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.

ABBREVIATIONS

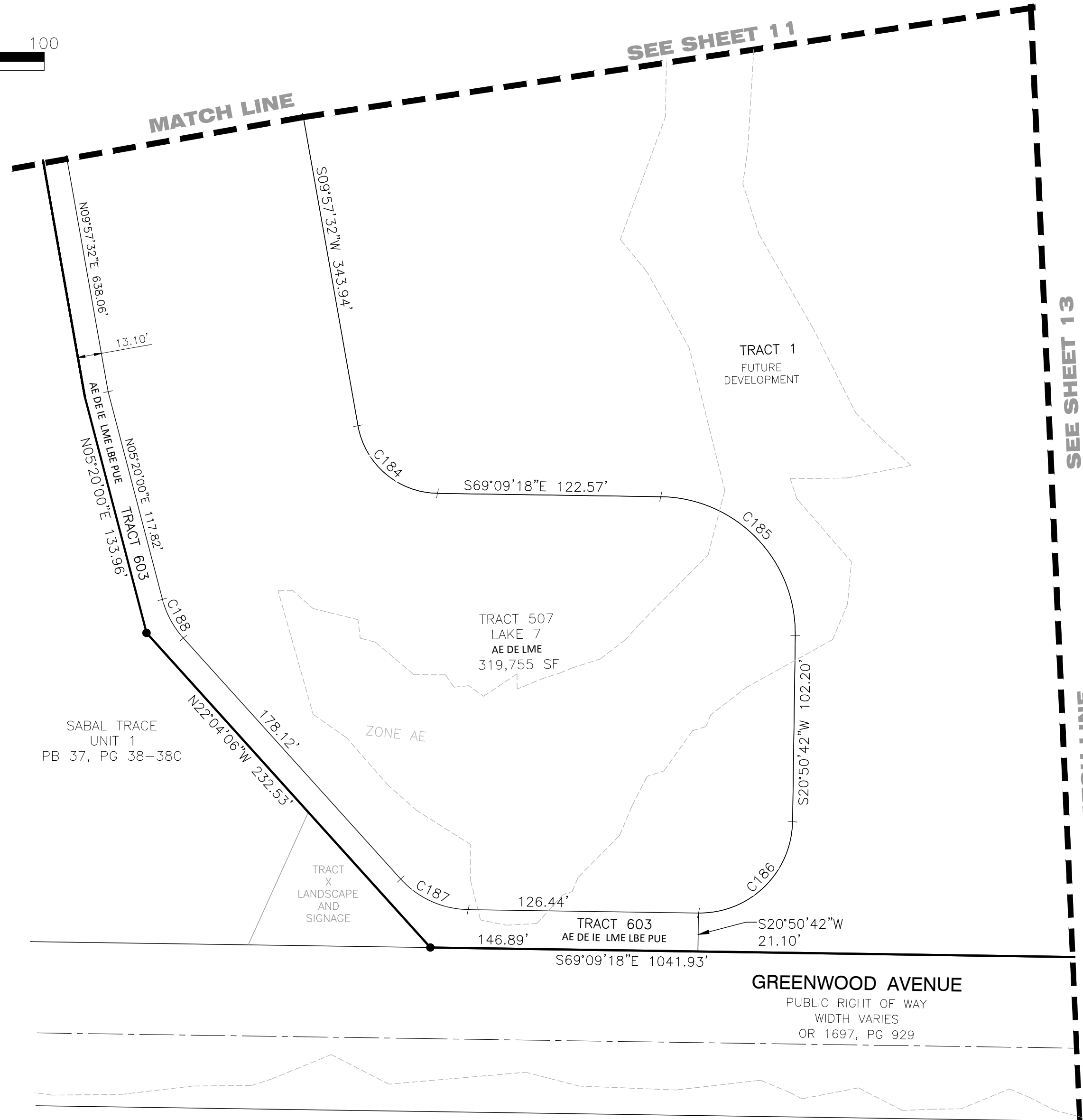
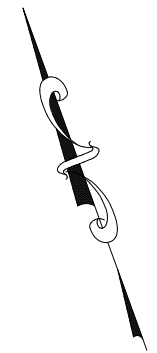
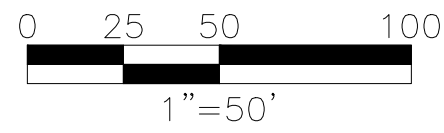
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CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C184	62.14'	45.00'	79°06'50"	S29°35'53"E	57.32'
C185	117.81'	75.00'	90°00'00"	S24°09'18"E	106.07'
C186	79.95'	50.90'	90°00'00"	S65°50'42"W	71.98'
C187	41.83'	50.90'	47°05'12"	N45°36'42"W	40.66'
C188	24.34'	50.90'	27°24'07"	N08°22'03"W	24.11'

- ABBREVIATIONS**
- AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT, AS NOTED
 - FIP = FOUND IRON PIN, AS NOTED
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 - +— INDICATES CHANGE IN DIRECTION

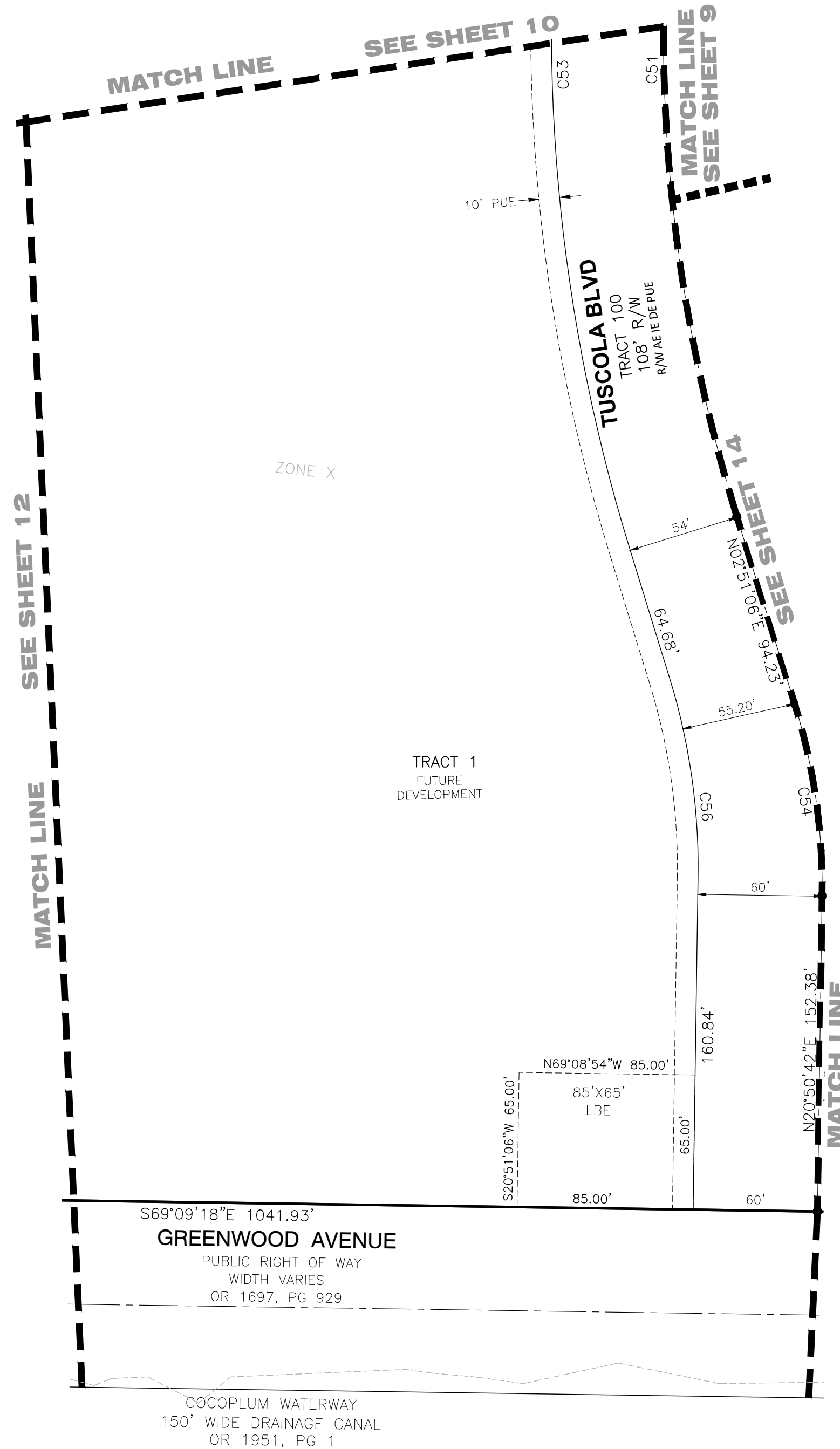
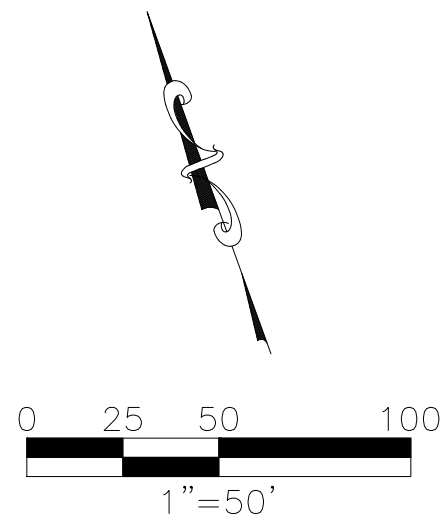
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A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 13 OF 19



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C51	461.07'	800.00'	33°01'19"	S19°21'45"W	454.72'
C53	492.19'	854.00'	33°01'19"	S19°21'45"W	485.41'
C54	94.21'	300.00'	17°59'36"	N11°50'54"E	93.83'
C56	97.35'	310.00'	17°59'36"	N11°50'54"E	96.95'

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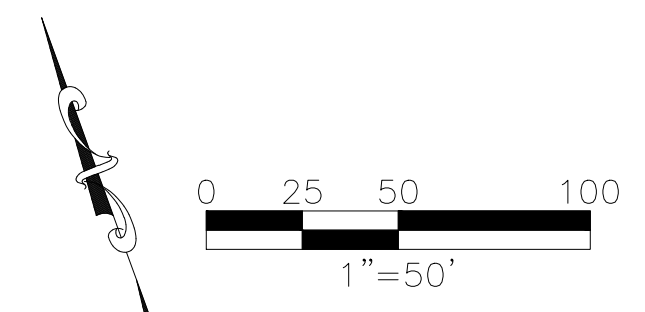
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CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
 SHEET 14 OF 19



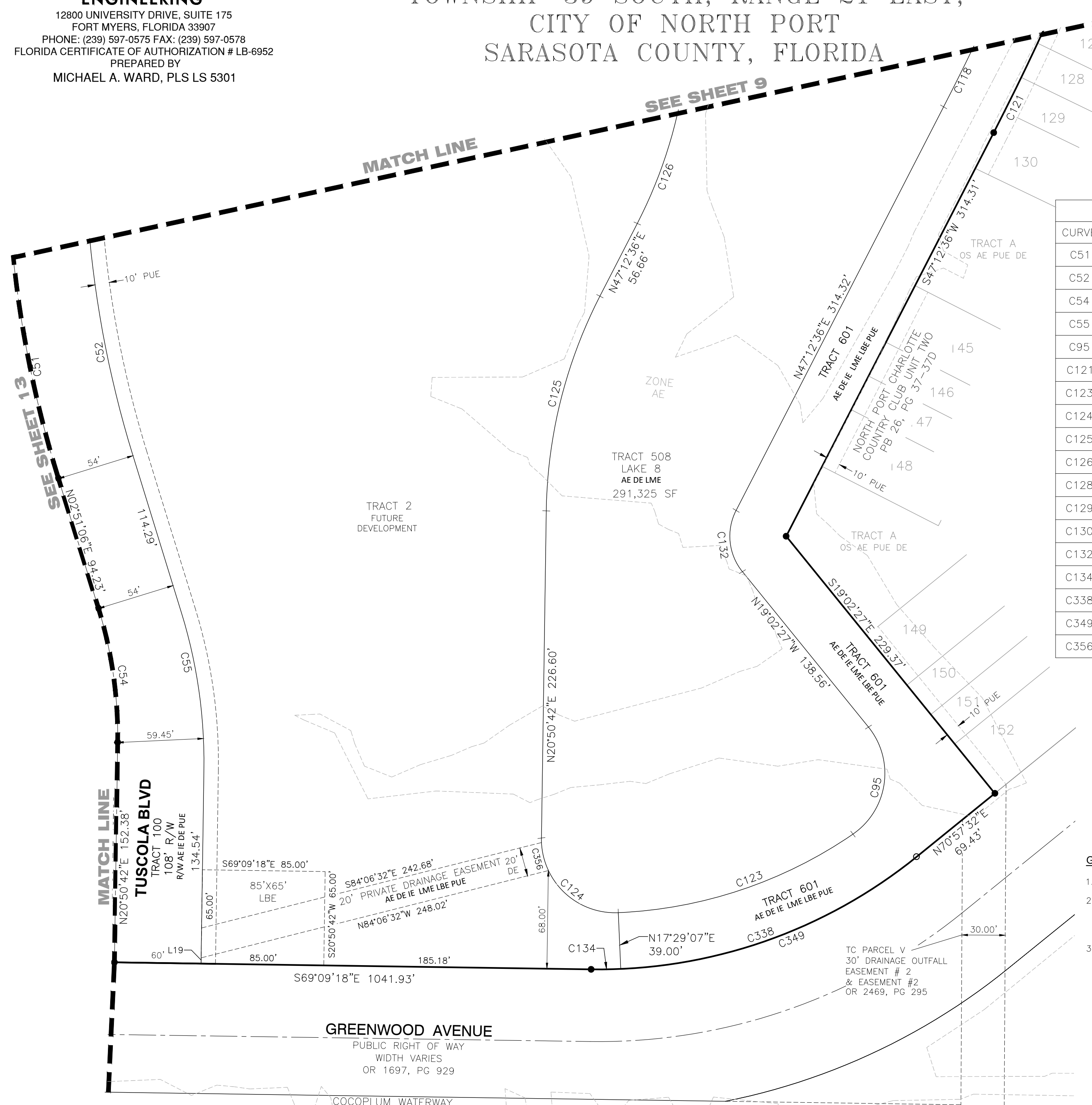
LINE TABLE		
LINE	BEARING	LENGTH
L19	N20°50'42"E	4.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C51	461.07'	800.00'	33°01'19"	S19°21'45"W	454.72'
C52	429.95'	746.00'	33°01'19"	S19°21'45"W	424.02'
C54	94.21'	300.00'	17°59'36"	N11°50'54"E	93.83'
C55	109.92'	350.00'	17°59'36"	S11°50'54"W	109.46'
C95	84.15'	51.00'	94°32'14"	N28°13'40"E	74.92'
C121	672.92'	1800.00'	21°25'11"	N36°30'22"E	669.01'
C123	173.63'	311.00'	31°59'20"	S88°30'33"E	171.39'
C124	83.10'	51.00'	93°21'35"	S25°50'05"E	74.21'
C125	154.61'	336.00'	26°21'54"	S34°01'39"W	153.25'
C126	523.64'	328.00'	91°28'13"	S01°28'30"W	469.78'
C128	45.71'	51.00'	51°21'11"	S18°35'01"E	44.20'
C129	62.04'	40.00'	88°51'44"	S81°26'32"W	56.00'
C130	78.42'	51.00'	88°05'42"	N10°04'44"W	70.92'
C132	45.10'	39.00'	66°15'03"	N14°05'05"E	42.62'
C134	20.52'	350.00'	3°21'35"	S70°50'05"E	20.52'
C338	223.13'	350.00'	36°31'35"	N89°13'20"E	219.37'
C349	243.65'	350.00'	39°53'10"	N89°05'53"W	238.76'
C356	20.11'	55.20'	20°52'33"	S05°53'28"W	20.00'

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 - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
 - OR = OFFICIAL RECORD BOOK
 - PR = PLAT BOOK
 - PG = PAGE
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GREENWOOD AVENUE
 PUBLIC RIGHT OF WAY
 WIDTH VARIES
 OR 1697, PG 929

COCOPLUM WATERWAY
 150' WIDE DRAINAGE-CANAL
 OR 1951, PG 1



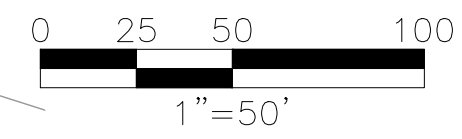
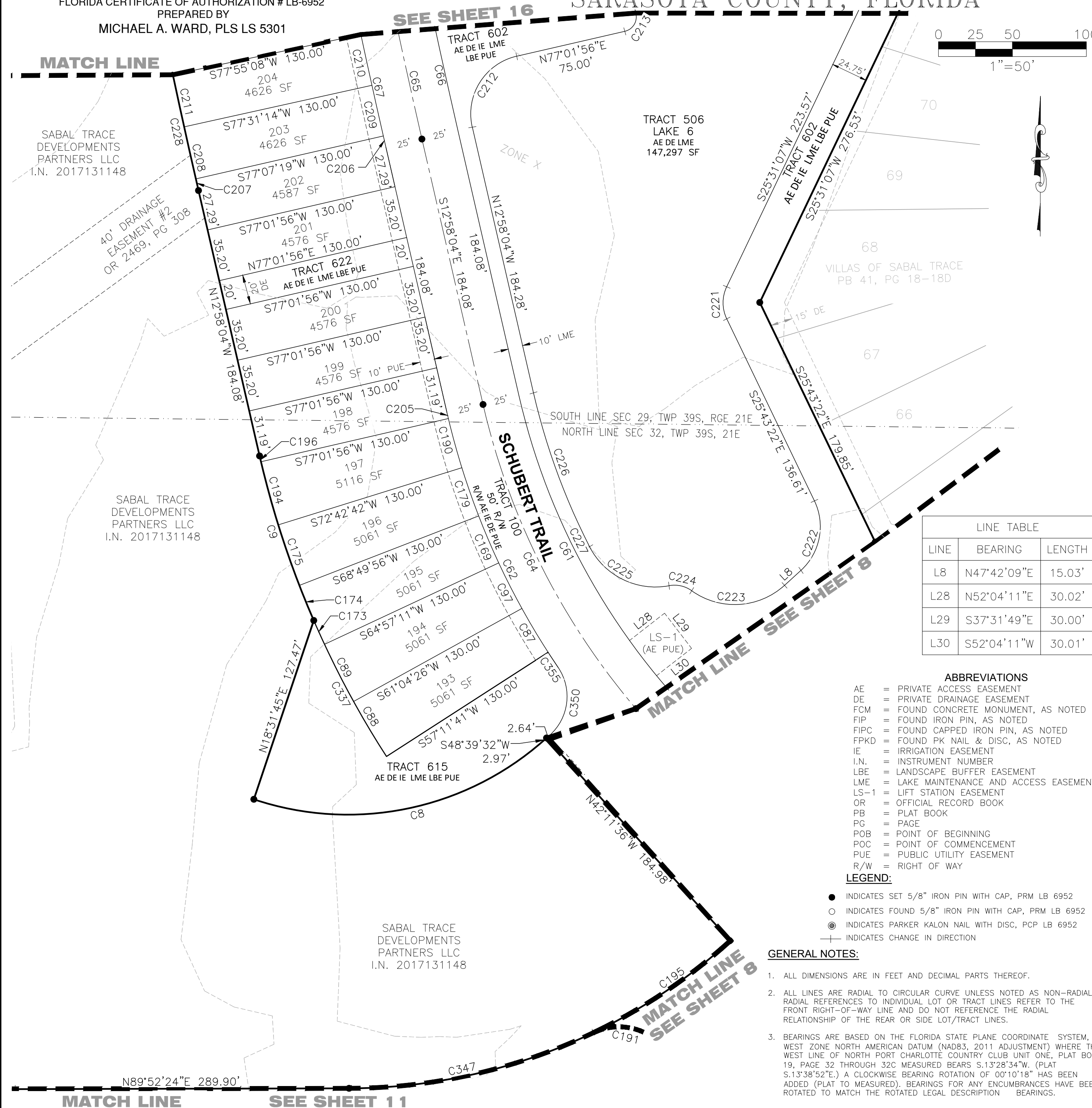
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A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET 15 OF 19



LINE	BEARING	LENGTH
L8	N47°42'09"E	15.03'
L28	N52°04'11"E	30.02'
L29	S37°31'49"E	30.00'
L30	S52°04'11"W	30.01'

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 - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
 - LS-1 = LIFT STATION EASEMENT
 - OR = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
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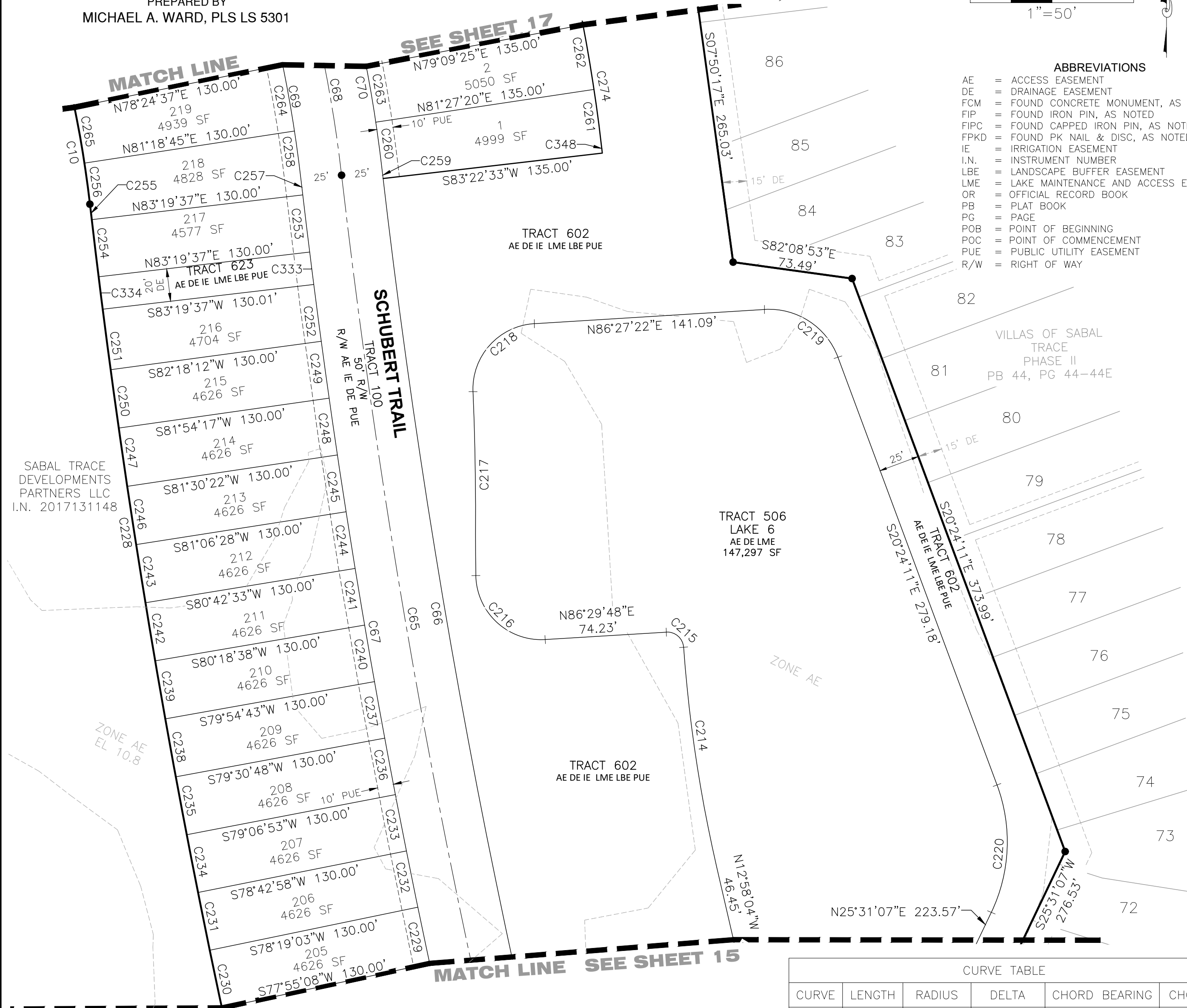
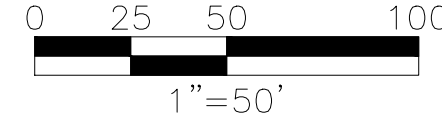
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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C8	208.99'	200.00'	59°52'14"	S78°35'38"W	199.61'
C9	117.25'	640.00'	10°29'48"	N18°12'58"W	117.08'
C30	228.79'	510.00'	25°42'12"	S59°40'54"E	226.88'
C61	478.22'	460.00'	59°33'56"	S42°45'02"E	456.98'
C62	188.88'	510.00'	21°13'11"	S23°34'39"E	187.80'
C64	232.31'	485.00'	27°26'37"	S26°41'23"E	230.09'
C65	561.29'	5025.00'	6°24'00"	S09°46'04"E	561.00'
C66	558.50'	5000.00'	6°24'00"	S09°46'04"E	558.21'
C67	564.08'	5050.00'	6°24'00"	S09°46'04"E	563.79'
C87	34.53'	510.00'	3°52'45"	S30°51'57"E	34.52'
C88	43.33'	640.00'	3°52'45"	S30°51'57"E	43.32'
C89	43.33'	640.00'	3°52'45"	S26°59'11"E	43.32'
C97	34.53'	510.00'	3°52'45"	S26°59'11"E	34.52'
C169	34.53'	510.00'	3°52'45"	S23°06'26"E	34.52'
C173	17.68'	640.00'	1°34'57"	S24°15'20"E	17.68'
C174	25.65'	640.00'	2°17'48"	S22°18'58"E	25.65'
C175	43.33'	640.00'	3°52'45"	S19°13'41"E	43.32'
C179	34.53'	510.00'	3°52'45"	S19°13'41"E	34.52'
C190	34.45'	510.00'	3°52'14"	S15°21'11"E	34.45'
C191	41.41'	40.00'	59°19'06"	S85°53'52"E	39.59'
C194	44.26'	640.00'	3°57'43"	S15°18'27"E	44.25'
C195	111.79'	385.00'	16°38'12"	N56°07'30"E	111.40'
C196	4.01'	640.00'	0°21'31"	S13°08'49"E	4.01'
C205	4.01'	510.00'	0°27'01"	S13°11'34"E	4.01'
C206	7.89'	5050.00'	0°05'22"	S12°55'23"E	7.89'
C207	8.10'	5180.00'	0°05'22"	S12°55'23"E	8.10'
C208	36.03'	5180.00'	0°23'55"	S12°40'44"E	36.03'
C209	35.13'	5050.00'	0°23'55"	S12°40'44"E	35.13'
C210	35.13'	5050.00'	0°23'55"	S12°16'49"E	35.13'
C211	36.03'	5180.00'	0°23'55"	S12°16'49"E	36.03'
C212	62.83'	40.00'	90°00'00"	S32°01'56"W	56.57'
C213	15.71'	10.00'	90°00'00"	S32°01'56"W	14.14'
C221	22.36'	25.00'	51°14'29"	N00°06'07"W	21.62'
C222	51.26'	40.00'	73°25'31"	N10°59'23"E	47.82'
C223	67.98'	50.00'	77°53'57"	N86°39'07"E	62.86'
C224	16.13'	20.00'	46°12'32"	S77°30'10"E	15.70'
C225	64.15'	50.00'	73°30'42"	S63°51'05"E	59.84'
C226	110.96'	450.00'	14°07'40"	S20°01'54"E	110.68'
C227	182.41'	460.00'	22°43'12"	S24°19'40"E	181.22'
C228	578.60'	5180.00'	6°24'00"	N09°46'04"W	578.30'
C337	104.34'	640.00'	9°20'28"	S28°08'05"E	104.22'
C347	170.88'	386.60'	25°19'33"	N77°07'57"E	169.50'
C350	50.61'	35.00'	82°50'47"	N07°14'08"E	46.31'
C352	51.77'	35.00'	84°45'17"	N89°12'26"W	47.18'
C355	12.30'	510.00'	1°22'56"	S33°29'47"E	12.30'



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 FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952
 PREPARED BY
 MICHAEL A. WARD, PLS LS 5301

CENTRAL PARC PHASE 1

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 CITY OF NORTH PORT
 SARASOTA COUNTY, FLORIDA



- ABBREVIATIONS**
- AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - FCM = FOUND CONCRETE MONUMENT, AS NOTED
 - FIP = FOUND IRON PIN, AS NOTED
 - FIPC = FOUND CAPPED IRON PIN, AS NOTED
 - FPKD = FOUND PK NAIL & DISC, AS NOTED
 - IE = IRRIGATION EASEMENT
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 - R/W = RIGHT OF WAY

- LEGEND:**
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
 - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
 - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
 - +— INDICATES CHANGE IN DIRECTION

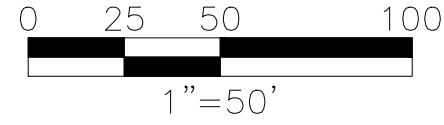
- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 2. ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL. RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
 3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	304.76'	685.00'	25°29'27"	N19°18'48"W	302.25'
C65	561.29'	5025.00'	6°24'00"	S09°46'04"E	561.00'
C66	558.50'	5000.00'	6°24'00"	S09°46'04"E	558.21'
C67	564.08'	5050.00'	6°24'00"	S09°46'04"E	563.79'
C68	373.72'	840.00'	25°29'27"	N19°18'48"W	370.64'
C69	362.59'	815.00'	25°29'27"	N19°18'48"W	359.61'
C70	384.84'	865.00'	25°29'27"	N19°18'48"W	381.67'
C214	135.64'	880.98'	8°49'17"	S08°33'26"E	135.50'
C215	15.60'	10.00'	89°21'25"	S48°49'30"E	14.06'
C216	64.49'	40.00'	92°22'24"	S47°19'00"E	57.73'
C217	87.15'	1875.00'	2°39'47"	S01°00'56"E	87.14'
C218	62.00'	40.00'	88°48'11"	S42°03'16"W	55.97'
C219	57.44'	45.00'	73°08'28"	N56°58'25"W	53.62'
C220	80.15'	100.00'	45°55'18"	N02°33'28"E	78.02'
C228	578.60'	5180.00'	6°24'00"	N09°46'04"W	578.30'
C229	35.13'	5050.00'	0°23'55"	S11°52'54"E	35.13'
C230	36.03'	5180.00'	0°23'55"	S11°52'54"E	36.03'
C231	36.03'	5180.00'	0°23'55"	S11°28'59"E	36.03'
C232	35.13'	5050.00'	0°23'55"	S11°28'59"E	35.13'
C233	35.13'	5050.00'	0°23'55"	S11°05'04"E	35.13'
C234	36.03'	5180.00'	0°23'55"	S11°05'04"E	36.03'
C235	36.03'	5180.00'	0°23'55"	S10°41'09"E	36.03'
C236	35.13'	5050.00'	0°23'55"	S10°41'09"E	35.13'
C237	35.13'	5050.00'	0°23'55"	S10°17'15"E	35.13'
C238	36.03'	5180.00'	0°23'55"	S10°17'15"E	36.03'
C239	36.03'	5180.00'	0°23'55"	S09°53'20"E	36.03'
C240	35.13'	5050.00'	0°23'55"	S09°53'20"E	35.13'
C241	35.13'	5050.00'	0°23'55"	S09°29'25"E	35.13'
C242	36.03'	5180.00'	0°23'55"	S09°29'25"E	36.03'
C243	36.03'	5180.00'	0°23'55"	S09°05'30"E	36.03'
C244	35.13'	5050.00'	0°23'55"	S09°05'30"E	35.13'
C245	35.13'	5050.00'	0°23'55"	S08°41'35"E	35.13'
C246	36.03'	5180.00'	0°23'55"	S08°41'35"E	36.03'
C247	36.03'	5180.00'	0°23'55"	S08°17'40"E	36.03'
C248	35.13'	5050.00'	0°23'55"	S08°17'40"E	35.13'
C249	35.13'	5050.00'	0°23'55"	S07°53'45"E	35.13'
C250	36.03'	5180.00'	0°23'55"	S07°53'45"E	36.03'
C251	37.34'	5180.00'	0°24'47"	S07°29'24"E	37.34'
C252	35.02'	5050.00'	0°23'50"	S07°29'53"E	35.02'
C253	35.20'	24477.49'	0°04'57"	S06°52'22"E	35.20'
C254	35.20'	5180.00'	0°23'22"	S06°52'04"E	35.20'
C255	9.51'	5180.00'	0°06'19"	S06°37'13"E	9.51'
C256	25.34'	685.00'	2°07'11"	N07°37'40"W	25.34'
C257	9.27'	5050.00'	0°06'19"	S06°37'13"E	9.27'
C258	30.15'	815.00'	2°07'11"	N07°37'40"W	30.15'
C259	4.92'	5000.00'	0°03'23"	S06°35'46"E	4.92'
C260	29.84'	865.00'	1°58'36"	N07°33'22"W	29.84'
C261	34.50'	1000.00'	1°58'36"	N07°33'22"W	34.50'
C262	40.11'	1000.00'	2°17'54"	N09°41'38"W	40.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C263	34.70'	865.00'	2°17'54"	N09°41'38"W	34.70'
C264	41.28'	815.00'	2°54'08"	N10°08'19"W	41.28'
C265	34.70'	685.00'	2°54'08"	N10°08'19"W	34.69'
C274	444.90'	1000.00'	25°29'27"	N19°18'48"W	441.24'
C333	20.00'	5050.00'	0°13'37"	S07°11'09"E	20.00'
C334	20.00'	5180.00'	0°13'16"	S07°10'23"E	20.00'
C348	4.79'	218.49'	1°15'21"	S06°35'46"E	4.79'



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CENTRAL PARC PHASE 1

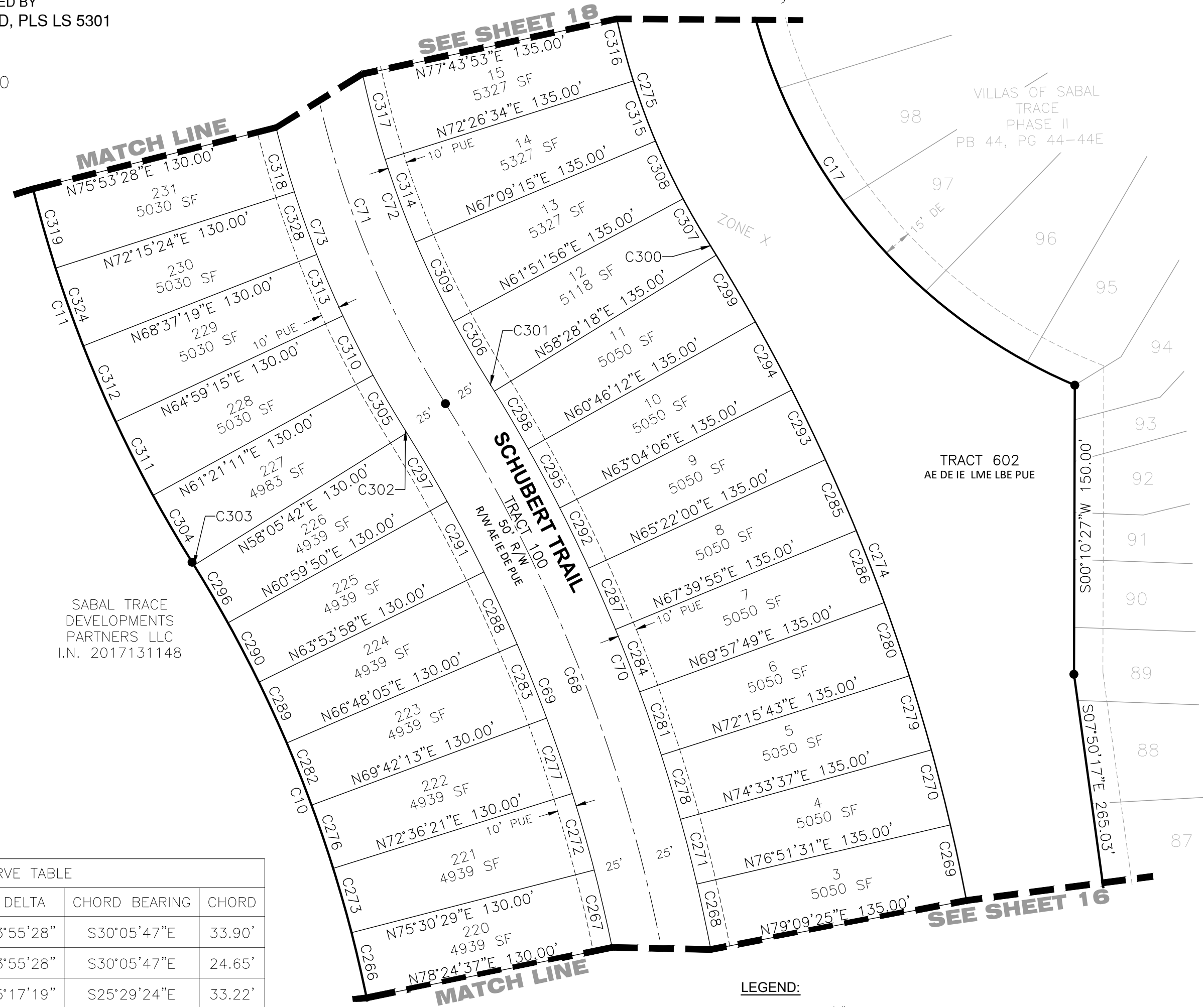
A SUBDIVISION LYING IN SECTIONS 28, 29, 32 & 33,
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PLAT BOOK _____, PAGE _____.

SHEET 17 OF 19

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	304.76'	685.00'	25°29'27"	N19°18'48"W	302.25'
C11	276.45'	675.00'	23°27'56"	N20°19'33"W	274.52'
C17	299.44'	290.00'	59°09'39"	S37°15'16"E	286.31'
C68	373.72'	840.00'	25°29'27"	N19°18'48"W	370.64'
C69	362.59'	815.00'	25°29'27"	N19°18'48"W	359.61'
C70	384.84'	865.00'	25°29'27"	N19°18'48"W	381.67'
C71	221.26'	520.00'	24°22'46"	S19°52'08"E	219.60'
C72	210.62'	495.00'	24°22'46"	S19°52'08"E	209.04'
C73	231.90'	545.00'	24°22'46"	S19°52'08"E	230.15'
C266	34.70'	685.00'	2°54'08"	N13°02'27"W	34.69'
C267	41.28'	815.00'	2°54'08"	N13°02'27"W	41.28'
C268	34.68'	865.00'	2°17'49"	N11°59'29"W	34.68'
C269	40.11'	1000.00'	2°17'54"	N11°59'32"W	40.11'
C270	40.11'	1000.00'	2°17'54"	N14°17'26"W	40.11'
C271	34.70'	864.91'	2°17'55"	N14°17'26"W	34.70'
C272	41.28'	815.00'	2°54'08"	N15°56'35"W	41.28'
C273	34.70'	685.00'	2°54'08"	N15°56'35"W	34.69'
C274	444.90'	1000.00'	25°29'27"	N19°18'48"W	441.24'
C275	153.18'	360.00'	24°22'46"	S19°52'08"E	152.03'
C276	34.70'	685.00'	2°54'08"	N18°50'43"W	34.69'
C277	41.28'	815.00'	2°54'08"	N18°50'43"W	41.28'
C278	34.70'	865.00'	2°17'54"	N16°35'20"W	34.70'
C279	40.11'	1000.00'	2°17'54"	N16°35'20"W	40.11'
C280	40.11'	1000.00'	2°17'54"	N18°53'14"W	40.11'
C281	34.70'	865.00'	2°17'54"	N18°53'14"W	34.70'
C282	34.70'	685.00'	2°54'08"	N21°44'51"W	34.69'
C283	41.28'	815.00'	2°54'08"	N21°44'51"W	41.28'
C284	34.70'	865.00'	2°17'54"	N21°11'08"W	34.70'
C285	40.11'	1000.00'	2°17'54"	N23°29'03"W	40.11'
C286	40.11'	1000.00'	2°17'54"	N21°11'08"W	40.11'
C287	34.70'	865.00'	2°17'54"	N23°29'03"W	34.70'
C288	41.28'	815.00'	2°54'08"	N24°38'58"W	41.28'
C289	34.70'	685.00'	2°54'08"	N24°38'58"W	34.69'
C290	34.70'	685.00'	2°54'08"	N27°33'06"W	34.69'
C291	41.28'	815.00'	2°54'08"	N27°33'06"W	41.28'
C292	34.70'	865.00'	2°17'54"	N25°46'57"W	34.70'
C293	40.11'	1000.00'	2°17'54"	N25°46'57"W	40.11'
C294	40.11'	1000.00'	2°17'54"	N28°04'51"W	40.11'
C295	34.70'	865.00'	2°17'54"	N28°04'51"W	34.70'
C296	34.70'	685.00'	2°54'08"	N30°27'14"W	34.69'
C297	41.28'	815.00'	2°54'08"	N30°27'14"W	41.28'
C298	34.70'	865.00'	2°17'54"	N30°22'45"W	34.70'
C299	40.11'	1000.00'	2°17'54"	N30°22'45"W	40.11'
C300	9.26'	1000.00'	0°31'49"	N31°47'37"W	9.26'
C301	8.01'	865.00'	0°31'49"	N31°47'37"W	8.01'
C302	2.18'	815.00'	0°09'13"	N31°58'55"W	2.18'
C303	1.84'	685.00'	0°09'13"	N31°58'55"W	1.84'
C304	40.19'	675.00'	3°24'42"	S30°21'10"E	40.19'
C305	32.45'	545.00'	3°24'42"	S30°21'10"E	32.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C306	33.90'	495.00'	3°55'28"	S30°05'47"E	33.90'
C307	24.66'	360.00'	3°55'28"	S30°05'47"E	24.65'
C308	33.23'	360.00'	5°17'19"	S25°29'24"E	33.22'
C309	45.69'	495.00'	5°17'19"	S25°29'24"E	45.67'
C310	34.57'	545.00'	3°38'04"	S26°49'47"E	34.57'
C311	42.82'	675.00'	3°38'04"	S26°49'47"E	42.81'
C312	42.82'	675.00'	3°38'04"	S23°11'43"E	42.81'
C313	34.57'	545.00'	3°38'04"	S23°11'43"E	34.57'
C314	45.69'	495.00'	5°17'19"	S20°12'05"E	45.67'
C315	33.23'	360.00'	5°17'19"	S20°12'05"E	33.22'
C316	33.23'	360.00'	5°17'19"	S14°54'46"E	33.22'
C317	45.69'	495.00'	5°17'19"	S14°54'46"E	45.67'
C318	34.57'	545.00'	3°38'04"	S15°55'34"E	34.57'
C319	42.82'	675.00'	3°38'04"	S15°55'34"E	42.81'
C324	42.82'	675.00'	3°38'04"	S19°33'38"E	42.81'
C328	34.57'	545.00'	3°38'04"	S19°33'38"E	34.57'

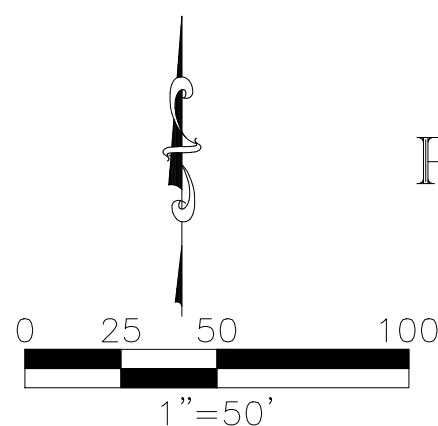


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- LEGEND:**
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
 - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
 - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
 - +— INDICATES CHANGE IN DIRECTION
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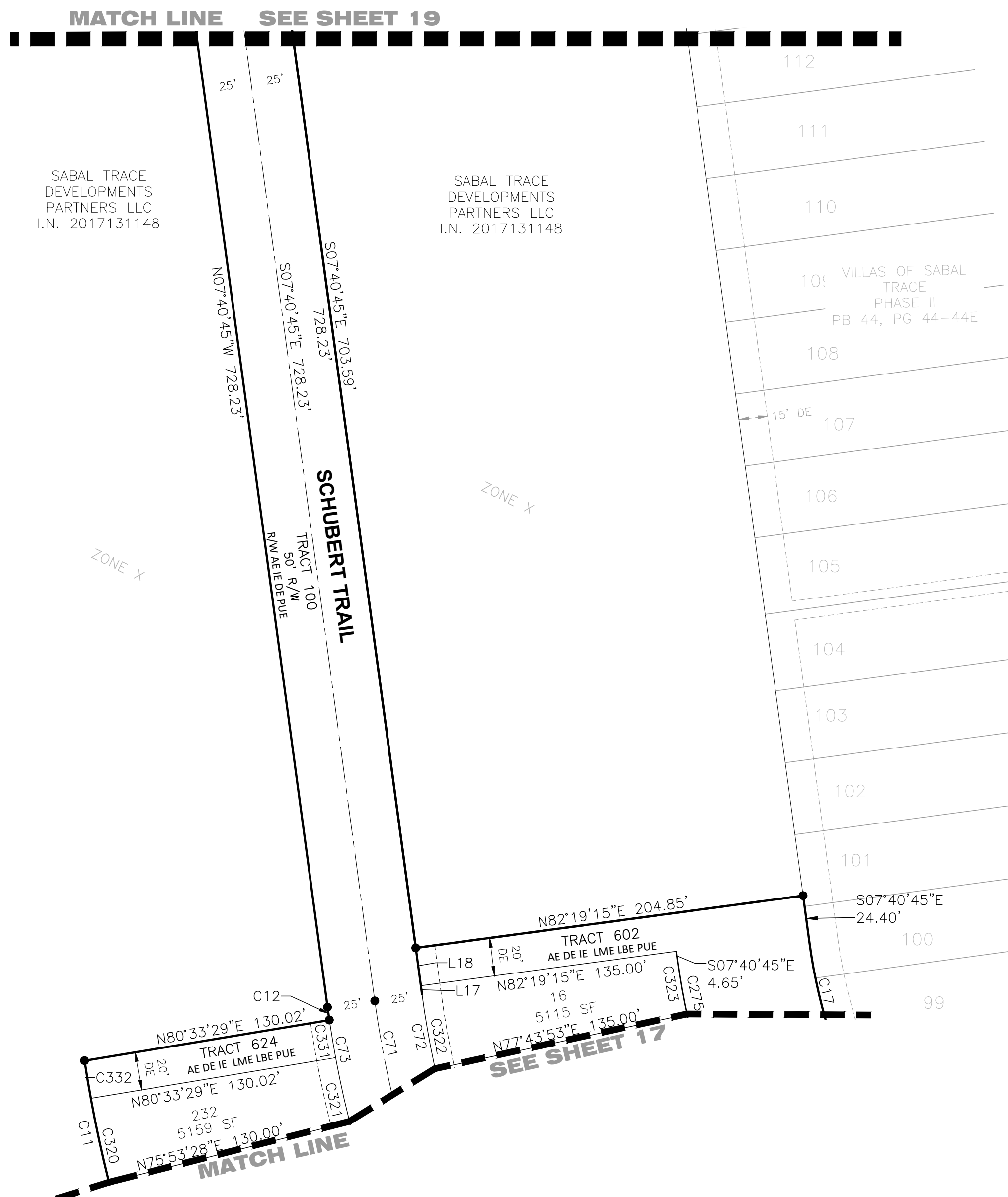


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CENTRAL PARC PHASE 1

PORTION OF SECTIONS 28, 29, 32 & 33,
 TOWNSHIP 39 SOUTH, RANGE 21 EAST,
 SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	276.45'	675.00'	23°27'56"	N20°19'33"W	274.52'
C12	6.77'	545.00'	0°42'41"	N08°02'06"W	6.77'
C17	299.44'	290.00'	59°09'39"	S37°15'16"E	286.31'
C71	221.26'	520.00'	24°22'46"	S19°52'08"E	219.60'
C72	210.62'	495.00'	24°22'46"	S19°52'08"E	209.04'
C73	231.90'	545.00'	24°22'46"	S19°52'08"E	230.15'
C275	153.18'	360.00'	24°22'46"	S19°52'08"E	152.03'
C320	44.98'	675.00'	3°49'05"	S12°12'00"E	44.97'
C321	34.39'	545.00'	3°36'56"	S12°18'04"E	34.39'
C322	39.65'	495.00'	4°35'22"	S09°58'26"E	39.64'
C323	28.84'	360.00'	4°35'22"	S09°58'26"E	28.83'
C331	20.00'	545.00'	2°06'10"	S09°26'31"E	20.00'
C332	20.00'	675.00'	1°41'52"	S09°26'31"E	20.00'

LINE TABLE		
LINE	BEARING	LENGTH
L17	S07°40'45"E	4.65'
L18	S07°40'45"E	20.00'

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 - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
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- GENERAL NOTES:**
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 SARASOTA COUNTY, FLORIDA

ABBREVIATIONS

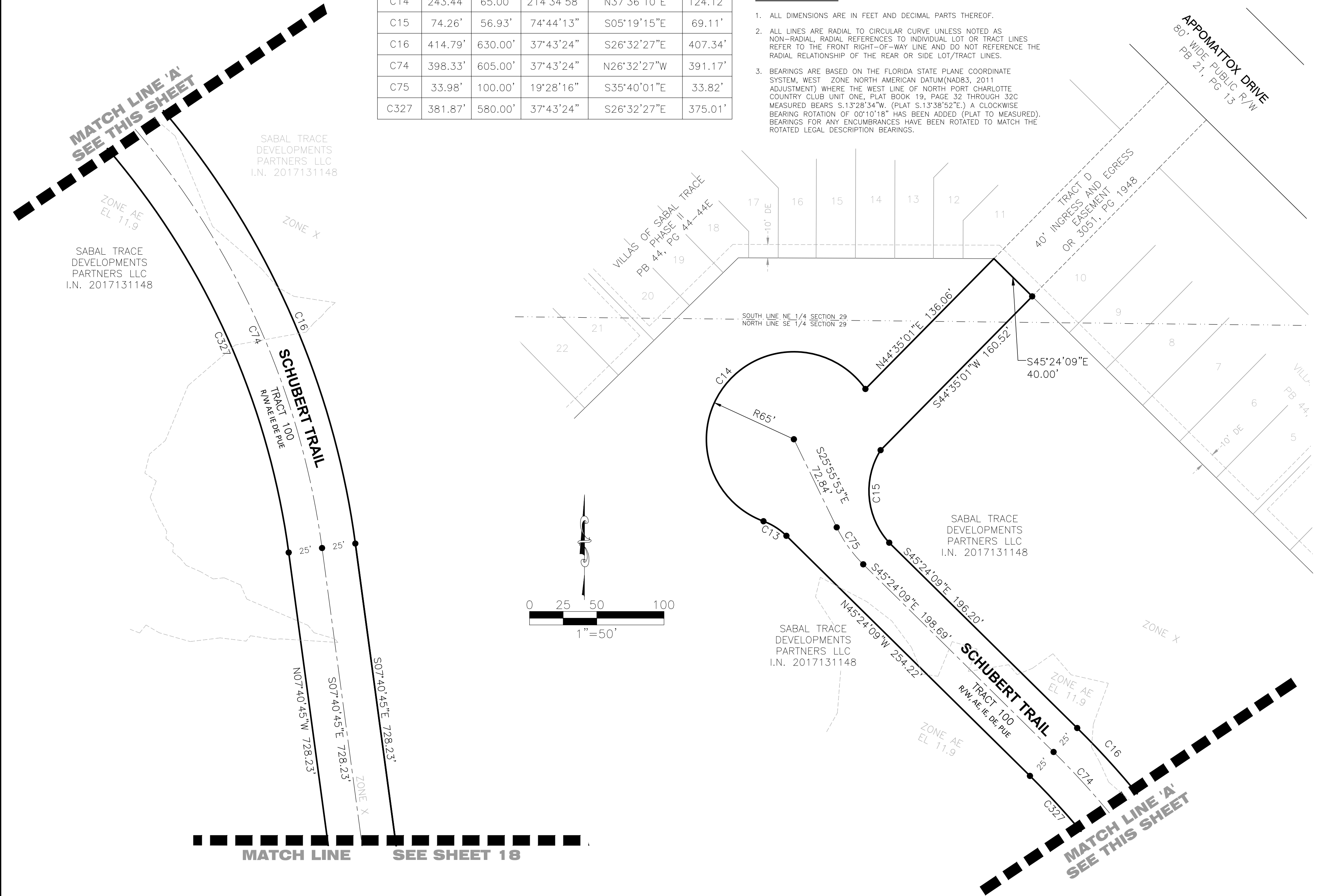
AE	=	ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
FCM	=	FOUND CONCRETE MONUMENT, AS NOTED
FIP	=	FOUND IRON PIN, AS NOTED
FIPC	=	FOUND CAPPED IRON PIN, AS NOTED
FPKD	=	FOUND PK NAIL & DISC, AS NOTED
IE	=	IRRIGATION EASEMENT
IN	=	INSTRUMENT NUMBER
LB	=	LANDSCAPE BUFFER EASEMENT
LME	=	LAKE MAINTENANCE AND ACCESS EASEMENT
OR	=	OFFICIAL RECORD BOOK
PB	=	PLAT BOOK
PG	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PUE	=	PUBLIC UTILITY EASEMENT
R/W	=	RIGHT OF WAY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C13	20.35'	48.00'	24°17'09"	N57°32'44"W	20.19'
C14	243.44'	65.00'	214°34'58"	N37°36'10"E	124.12'
C15	74.26'	56.93'	74°44'13"	S05°19'15"E	69.11'
C16	414.79'	630.00'	37°43'24"	S26°32'27"E	407.34'
C74	398.33'	605.00'	37°43'24"	N26°32'27"W	391.17'
C75	33.98'	100.00'	19°28'16"	S35°40'01"E	33.82'
C327	381.87'	580.00'	37°43'24"	S26°32'27"E	375.01'

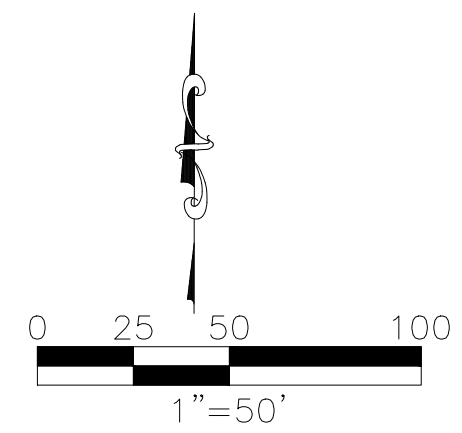
- LEGEND:**
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
 - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
 - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
 - +— INDICATES CHANGE IN DIRECTION

- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
 - ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL. RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDE LOT/TRACT LINES.
 - BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32 THROUGH 32C MEASURED BEARS S.13°28'34"W. (PLAT S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" HAS BEEN ADDED (PLAT TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.



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MATCH LINE SEE SHEET 18

MATCH LINE 'A' SEE THIS SHEET