



STAFF REPORT

Tortuga

Final Plat

From: Thomas Sacharski, Planner I

Alison Christie, AICP, Planner III

Thru: Nicole Galehouse, AICP, Planning Manager

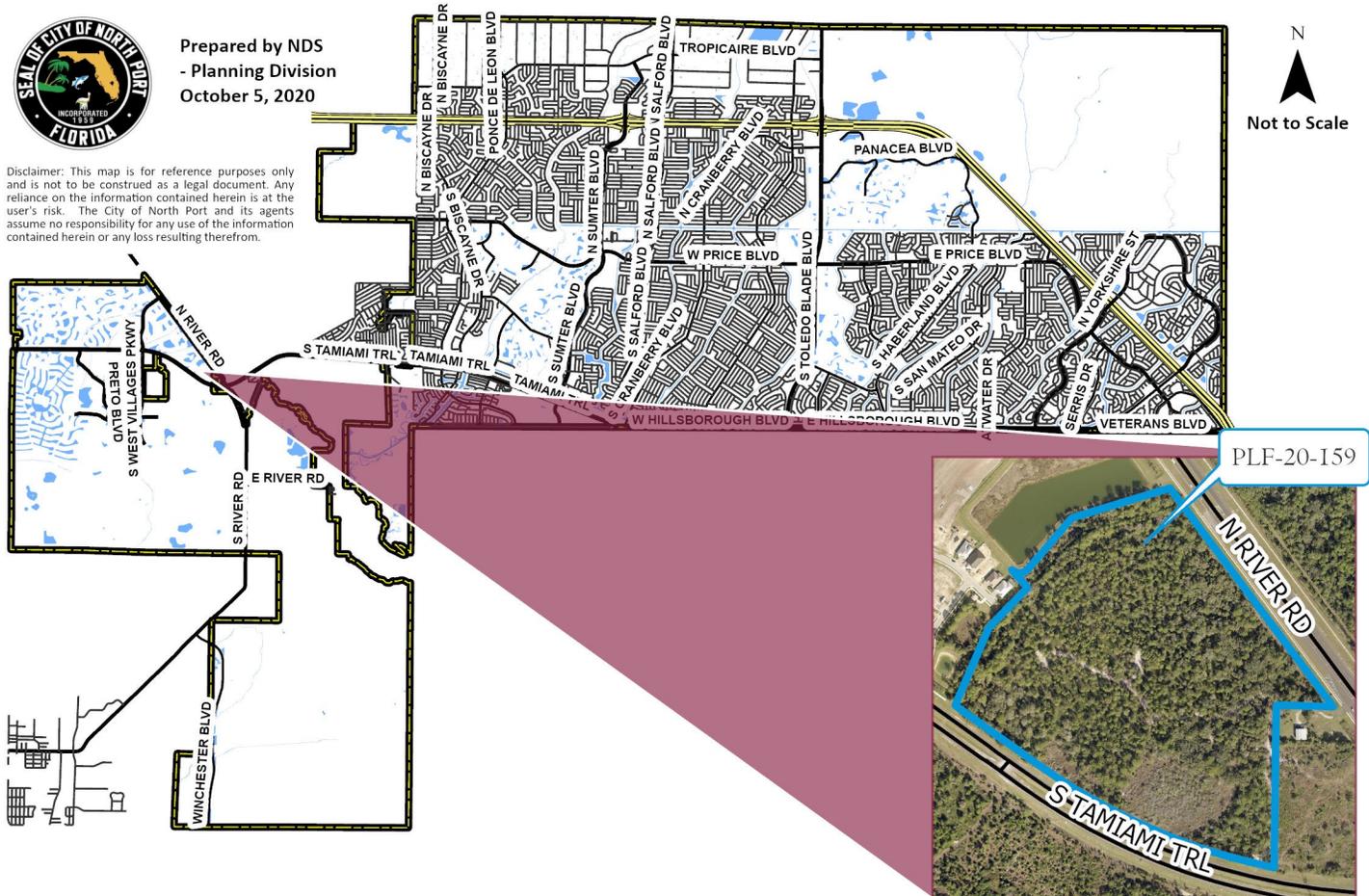
Jason Yarborough, ICMA-CM, Assistant City Manager

Date: November 16, 2020



Prepared by NDS
- Planning Division
October 5, 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.



PROJECT:	PLF-20-159, Tortuga Plat (QUASI-JUDICIAL)
REQUEST:	Approval of Final Plat for Tortuga
APPLICANT:	Ty E. Gremaux, P.E., representative of Kimley-Horn and Associates, Inc., on behalf of Lennar Homes LLC
OWNER:	Thomas Ranch Land Partners Village I LLP & Lennar Homes LLC
LOCATION:	North of U.S. 41 and west of N. River Road, located ± 870 feet northwest of the intersection of River Road and U.S. 41
PROPERTY SIZE:	± 39.00 Acres
ZONING:	Village (V)

I. BACKGROUND

In March of 2020, the Infrastructure (INF-19-017) and Subdivision (SCP-19-018) plans for Tortuga were approved by City Staff. This project adds 111 single family lots and the associated roadway, stormwater, utility tracts, and easements. The total site contains approximately ± 39.00 acres.

A surety bond for INF-19-017 in the amount of \$4,269,341.12 has been received by the City of North Port.

II. STAFF ANALYSIS & FINDINGS

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 20-159 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 20-159 conforms with the approved subdivision plans.

ENVIRONMENTAL

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

FLOOD ZONE

Flood Zone AE (Base flood elevation 7.00'), according to the Flood Insurance Rate Map for Sarasota County, FL and unincorporated Areas, Community Panel Number 12115C0370F, effective November 4, 2016.



III. Residential Development Within Village B

There are 1,200 units permitted within Village B of Wellen Park. There have been 917 lots already platted in this Village within the Renaissance and Oasis communities. This plat will add 111 lots to that total, leaving 172 unallocated lots.

IV. RECOMMENDED ACTION

Staff recommends **APPROVAL** of Petition No. PLF-20-159, Tortuga final 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-20-159 could be DENIED. If that were the case, new findings would need to be written to support that recommendation.

VI. PUBLIC HEARING SCHEDULE

Planning & Zoning Advisory Board Public Hearing	December 3, 2020 9:00 AM or as soon thereafter
City Commission Public Hearing	January 2021 (TBD)

VII. EXHIBITS

A.	Map Gallery
B.	Affidavit
C.	Title Assurance
D.	Plat
E.	City Surveyor's Response

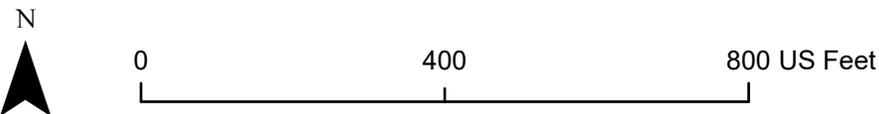
Aerial Location Map City of North Port PLF-20-159, Tortuga



-  City Boundary
-  Petition Boundary

Streets

-  Arterial

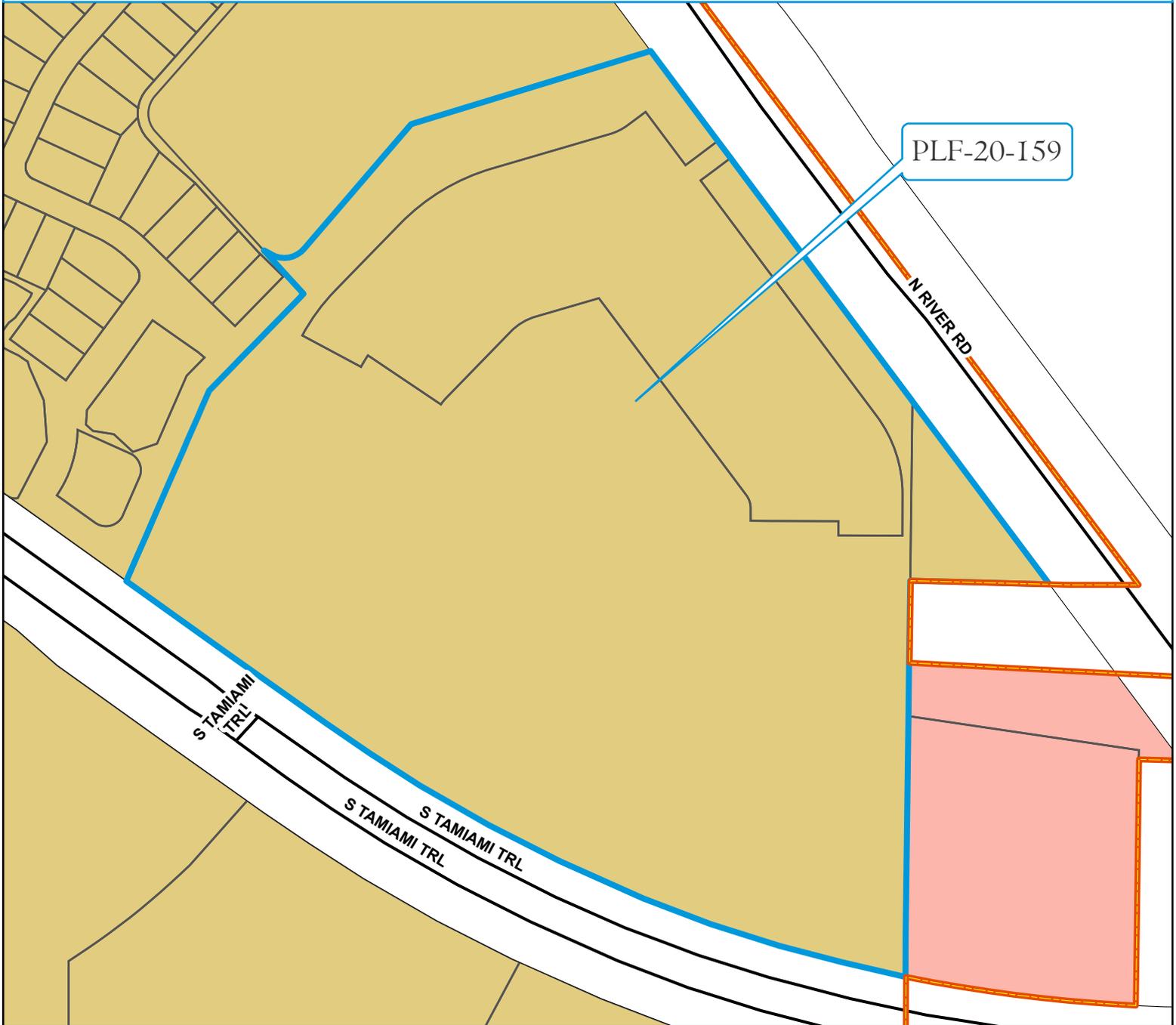


Prepared by NDS/Planning Division
October 5, 2020

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Property Data Source: Sarasota County Property Appraiser

Current zoning
Village (V)
PLF-20-159, Tortuga



Existing Zoning

-  PCD, Planned Community Development
-  V, Village
-  Petition boundary
-  City Boundary

 Parcel Boundary

Streets

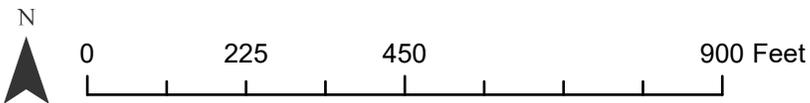
-  Arterial
-  Road Right of Way



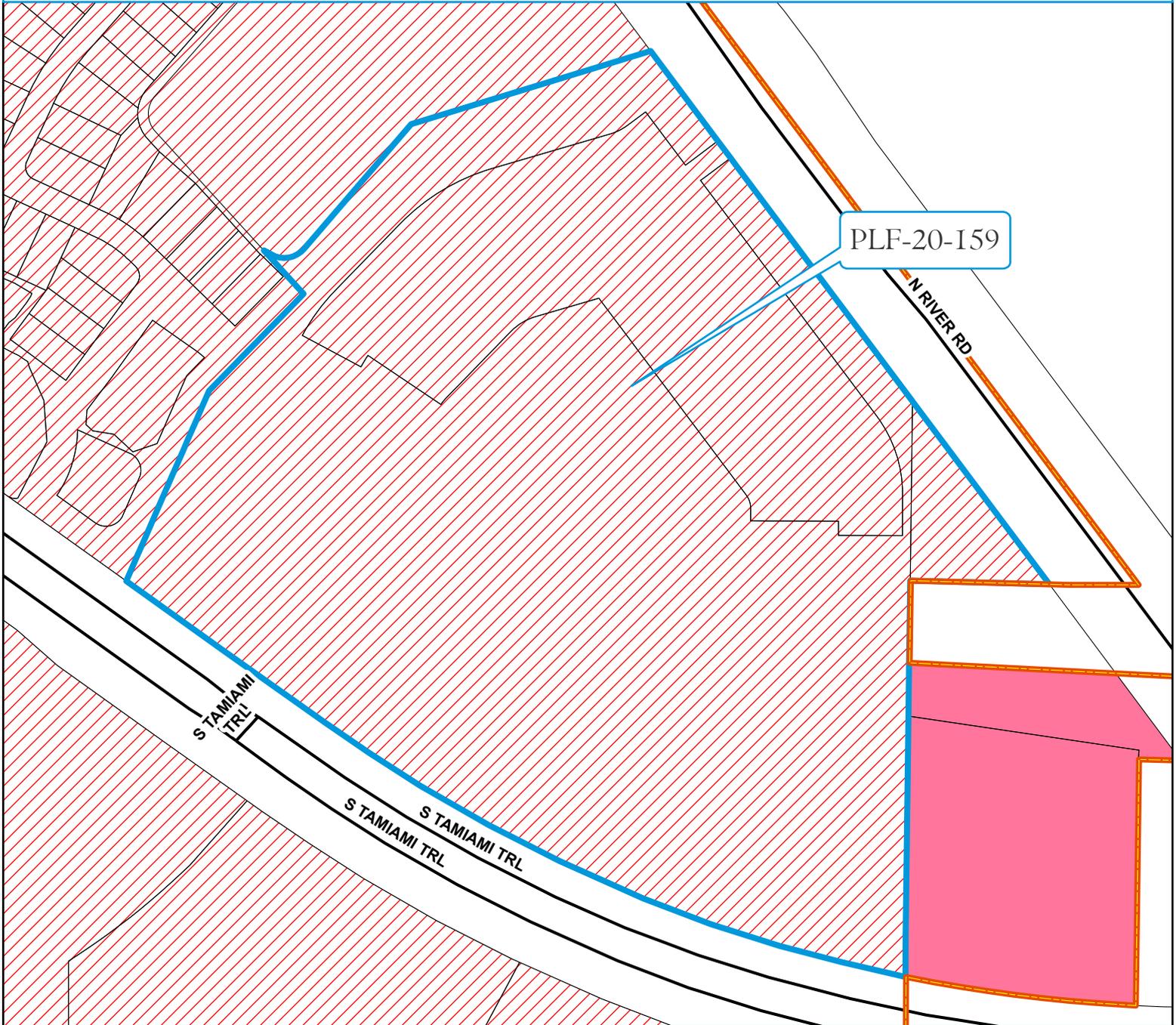
Prepared by NDS/Planning Division
October 5, 2020

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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.



Future Land Use Village (V) PLF-20-159, Tortuga



Future Land Use

- ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
- VILLAGE

Petitions

- Petition Boundary

Parcels

- Boundary

North Port

- City Boundary

Streets

- Arterial

Road ROW

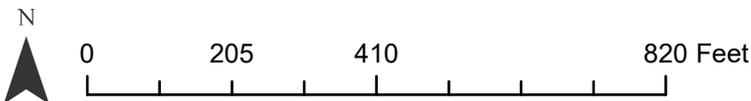
- Road Right of Way



Prepared by NDS/Planning Division
October 5, 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), Ty E. Gremaux 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 24th day of August, 2020

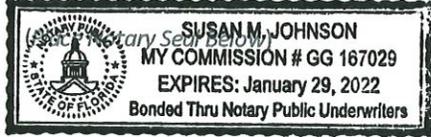
[Signature] Ty E. Gremaux
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Santa

The foregoing instrument was acknowledged by me this 24th day of August, 2020, by Ty Gremaux 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), Darin McMurray, Vice President, Lennar Homes, LLC, property owner(s), hereby authorize Ty E. Gremaux and Kimley-Horn and Associates, Inc. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description)

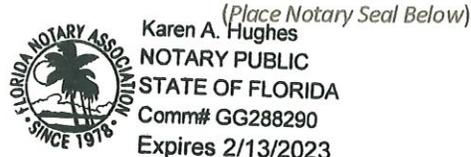
[Signature] 08-12-20
Signature of Owner Date

STATE OF Florida COUNTY OF Lee

The foregoing instrument was acknowledged by me this 12th day of August, 2020, by Darin McMurray, Vice President, Lennar Homes, LLC who is personally known to me or has produced as identification, and who did

not take an oath.

[Signature] Signature - Notary Public



AFFIDAVIT

I (the undersigned), Ty E. Gremaux 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 31st day of August, 2020

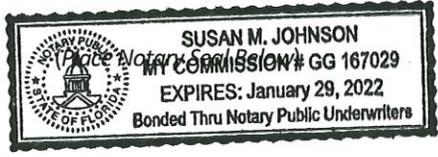
[Signature] Ty E. Gremaux
Signature of Applicant or Authorized Agent Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 31st day of August, 2020, by Ty E Gremaux 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), John Luczynski, Vice President of Thomas Ranch Land Partners Village I, LLLP, property owner(s), hereby authorize Ty E. Gremaux and Kimley-Horn and Associates, Inc. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) _____

[Signature] Aug. 27, 20
Signature of Owner Date

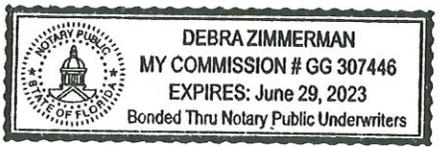
STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 27th day of August, 2020, by John Luczynski, Vice President of Thomas Ranch Land Partners Village I, LLLP who is personally known to me or has produced _____ as identification, and who did

not take an oath.

(Place Notary Seal Below)

[Signature]
Signature - Notary Public



**TITLE CERTIFICATION
TORTUGA**

Pavese Law Firm (as Agent/Title Company)

Plat Number:

Development Order Number:

Effective Date of Title Certification: August 10, 2020 at 5:00 PM

Certified To: City of North Port

I have searched the Public Records of Sarasota County, Florida and have examined the title to the real property more particularly described in the metes and bounds description attached hereto as Exhibit "A." I have made a careful examination of the Public Records of Sarasota County, Florida, with respect to the real property described in attached Exhibit "A." Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

Title to the property is vested in:

Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability company, by Special Warranty Deed recorded May 29, 2014 in Official Records Instrument No. 2014062916 and Lennar Homes, LLC, a Florida limited liability company by Special Warranty Deed recorded May 28, 2020 in Official Records Instrument No. 2020069017, Public Records of Sarasota County, Florida; and

No persons or entities hold a mortgage secured by the property.

All taxes due and owing have been paid on the property as of the date of this certification.

The following are all easements and rights of way affecting the property to be platted, whether recorded or unrecorded:

1. Blanket easements contained in that certain Amended and Restated Utilities Agreement recorded in Official Records Instrument No. 2019125013, Public Records of Sarasota County, Florida.
2. Notice of Establishment of West Villages Improvement District, Declaration of Consent to Jurisdiction, Agreement between West Villages Improvement District and Fourth Quarter Properties XXXII, LLC, and other instruments pertaining to said District recorded in Official

Exhibit C

Records Instrument Numbers 2004223490, 2006023618, 2007048565, 2007176566, 2008055051, 2017111576, 2017111577, 2018154491, 2019007882, 2019048578, 2019048579, 2019048580, 2019048581, 2019048582, 2019052599, and 2019052600, all of the Public Records of Sarasota County, Florida.

3. Drainage Easement to Sarasota County recorded in Official Records Instrument No. 2012030631, Public Records of Sarasota County, Florida.
4. Blanket easements contained in Restrictive Covenant recorded in Official Records Instrument No. 2020069015, Public Records of Sarasota County, Florida.
5. Temporary Easement Agreement recorded in Official Records Instrument No. 2020069021, Public Records of Sarasota County, Florida.
6. Temporary Easement Agreement recorded in Official Records Instrument No. 2020069022, Public Records of Sarasota County, Florida.

All Recording references are to the public records of Sarasota County, Florida.

Note, this is not a certification of ownership of any oil, gas, and mineral rights or interests.

This certification is provided pursuant to the requirements of § 177.041, Florida Statute, for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

By: _____
Charles Mann
Managing Partner

EXHIBIT "A"
"LEGAL DESCRIPTION"

DESCRIPTION:

A part of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the West Quarter Corner of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°13'53"W. a distance of 81.44 feet; to the northerly Right of Way Line of State Road No. 45 (U.S. Highway No 41), per Order of Taking recorded in Official Records Book 1034, Page 762, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having: a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way Line of State Road No. 45, the following two (2) courses: (1) along the arc of said curve an arc length of 1186.74 feet; (2) thence N.54°22'31"W. a distance of 470.10 feet to the most southeasterly corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, at Page 231 of the Public Records of Sarasota County, Florida; thence along the southeasterly boundary line of said plat of Oasis at West Villages, Phase 1, the following three (3) courses: (1) N.23°29'29"E. a distance of 389.68 feet; (2) thence N.44°14'02"E. a distance of 254.25 feet; (3) thence N.42°23'22"W. a distance of 115.93 feet; to a point on the westerly Right of Way Line of County Road No 777 (North River Road), as described in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having: a radius of 49.00 feet, a central angle of 96°58'34", a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; thence along said westerly Right of Way Line of County Road No. 777 the following four (4) courses: (1) along the arc of said curve, an arc length of 82.94 feet; (2) thence N.40°38'04"E. a distance of 308.73 feet; (3) thence N.73°00'35"E. a distance of 469.59 feet; (4) thence S.36°46'13"E. a distance of 1250.51 feet to a point on the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 34, Township 39 South, Range 20 East; thence N.89°48'19"W., along said South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, a distance of 261.41 feet to the Southwest corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 34; thence S.00°13'53"W, along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 659.37 feet to the POINT OF BEGINNING.

TORTUGA

A Subdivision

CERTIFICATE OF OWNERSHIP AND DEDICATION

Lennar Homes, LLC, a Florida Limited Liability Company, and Thomas Ranch Land Partners Village I, LLP, a Florida Limited Liability Limited Partnership, (collectively the "Companies"), do hereby certify ownership by the Companies of "TORTUGA" shown and described hereon; And

PRIVATE:

Do hereby dedicate Tract 100 (Private Ingress-Egress, Utility and Drainage Easement), Tracts 500 and 501 (Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping and Utility Easements); Tracts 600, 601, 602, 603, 604, 605, and 606 (Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; Tract 603 (Recreation Area); Tracts 700 and 701 (Private Conservation Area, and Private Drainage Easement) and other easements shown and described hereon to the Tortuga Homeowners Association, Inc., its successors and assigns, member, respective guests, licensees, invitees, utilities serving the Subdivision, including City North Port Utilities, electric, cable television and related services, emergency and law enforcement personnel 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:

Do hereby dedicate Tract 100 (Public Utility Easement); and Tracts 600 and 700 (Public Drainage Easement) to the City of North Port.

STATE OF FLORIDA }
COUNTY OF LEE }SS

IN WITNESS WHEREOF, Darin McMurray, as Vice President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2020.

WITNESS: _____ LENNAR HOMES, LLC, a Florida Limited Liability Company

Print Name: _____

WITNESS: _____ BY: _____ Darin McMurray, Vice President

Print Name: _____

STATE OF FLORIDA }
COUNTY OF LEE }SS

BEFORE ME, the undersigned Notary Public, personally appeared Darin McMurray, Vice President of and in behalf of Lennar Homes, LLC, a Florida limited liability company, to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication and he duly acknowledged before me that he executed the same, as Vice President, for and in behalf of said Limited Liability Company.

WITNESS my hand and official seal at Lee County, Florida, this _____ day of _____, A.D. 2020.

Notary Public - State of Florida

Name Printed _____ My Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF SARASOTA }SS

IN WITNESS WHEREOF, John Luczynski, as Vice President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2020.

Thomas Ranch Land Partners, Village I, LLLP,
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
By: Thomas Ranch Villages GP, LLC, a
Delaware limited liability company, as
General Partner

WITNESS: _____

Print Name: _____

WITNESS: _____

Print Name: _____ BY: _____ John Luczynski, Vice President

STATE OF FLORIDA }
COUNTY OF SARASOTA }SS

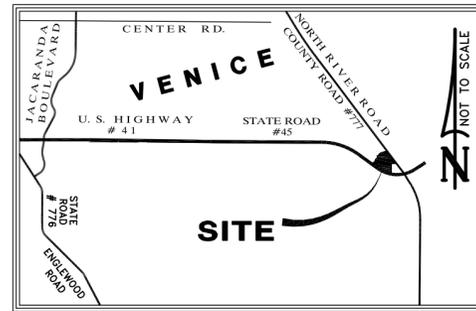
BEFORE ME, the undersigned Notary Public, personally appeared John Luczynski to me known to be the individual described in and who executed the foregoing Certificate of Ownership and Dedication as Vice President of Thomas Ranch Manager, LLC, a Delaware limited liability company and Manager of Thomas Ranch Villages GP, LLC, a Delaware limited liability company and General Partner of Thomas Ranch Land Partners Village I, LLLP, a Florida limited liability limited partnership, and who acknowledged before me that he executed such Certificate on behalf of the Partnership and Companies.

WITNESS my hand and official seal at Sarasota County, Florida, this _____ day of _____, A.D. 2020.

Notary Public - State of Florida

Name Printed _____ My Commission Expires: _____

A Parcel of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida



LOCATION MAP

TRACT OWNERSHIP/MAINTENANCE

TRACT#:	DESCRIPTION:
100	Private Ingress/Egress, Drainage and Utility Easement; and Public Utility Easement.
500 501	Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements.
600	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; and Public Drainage Easement
601 605 602 606 604	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements.
603	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; and Private Recreation Area.
700	Conservation Area, Private Drainage Easement, and Public Drainage Easement.
701	Conservation Area and Private Drainage Easement

NOTE:

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

"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, Florida.

The Declaration of Covenants and Restrictions are recorded in Official Records Instrument No. _____ of the Public Records of Sarasota County, Florida.

The elevations shown hereon refer North American Vertical Datum of 1988, based on USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.

DEDICATION OF EASEMENTS

Unless otherwise indicated, all easements shown hereon are non-exclusive, furthermore, easements of ten (10) feet in width along each front lot line, five (5) feet in width along each rear lot line and two and one half (2.5) feet along each side lot line are hereby created and dedicated for the purpose of accommodating surface and underground drainage and underground utilities. All platted utility easements are also created for the construction, installation, maintenance, and operation of electric, cable television and related utility services. 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.

FLOOD ZONE

The lands shown hereon are situated in Flood Zone "AE", base flood elevation = 7.00' (NAVD88), per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0370F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279 0370 F. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, hereby certify that this plat is a true and correct representation of the lands surveyed, was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on _____. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

Date

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
606 Cypress Avenue
Venice Florida 34285

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

STATE OF FLORIDA }
COUNTY OF SARASOTA }SS

I the undersigned, hereby certify that this plat has been officially approved for recording, this _____ day of _____, A.D. 2020.

BY: _____
Chairperson

CERTIFICATE OF APPROVAL OF 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 _____, A.D. 2020

BY: _____
City Attorney

CERTIFICATE OF APPROVAL OF REVIEWING SURVEYOR & MAPPER

STATE OF FLORIDA }
COUNTY OF SARASOTA }SS

I hereby certify that I have reviewed this plat for compliance with Chapter 177, Part One, of the Florida Statutes.

City Surveyor & Mapper
Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941
Date: _____

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 to the current subdivision ordinance of the City of North Port

BY: _____
City Engineer
Date _____

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA }SS

It is hereby certified that this plat has been officially approved for recording by the North Port City Commission, County of Sarasota, Florida, This _____ day of _____, A.D. 2020.

APPROVED BY: _____
Mayor, North Port City Commission

ATTEST: _____
City Clerk

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., 2020.

Karen E. Rushing, _____
Deputy Clerk



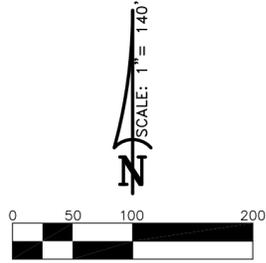
BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

TORTUGA

A Subdivision

A Parcel of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida



LEGEND:

- Permanent Reference Monument 4" Concrete Monument Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S. F. Square Feet
- ORI Official Records Instrument
- Match Line

NOTES:

1. Bearings shown hereon refer to an assumed meridian, North line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, as being N.00°08'44"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
2. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
3. Elevations shown hereon refer to North American Vertical Datum of 1988, based on NGS Benchmark 872 5837A, published elevation = 3.99 feet, NAVD 1988.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°14'02" E	254.25'
L2	N 42°23'22" W	115.93'
L3	N 40°38'04" E	308.73'
L4	N 89°48'19" W	261.41'

DESCRIPTION:

A part of Sections 33 and 34, Township 39 South, Range 20 East, Sarasota County, Florida, described as follows:

BEGIN at the West Quarter Corner of Section 34, Township 39 South, Range 20 East, Sarasota County, Florida; thence S.00°13'53"W. a distance of 81.44 feet; to the northerly Right of Way Line of State Road No. 45 (U.S. Highway No 41), per Order of Taking recorded in Official Records Book 1034, Page 762, of the Public Records of Sarasota County, Florida, same being a point on a curve to the right having: a radius of 2807.73 feet, a central angle of 24°13'02", a chord bearing of N.66°29'02"W., and a chord length of 1177.92 feet; thence along said northerly Right of Way Line of State Road No. 45, the following two (2) courses: (1) along the arc of said curve an arc length of 1186.74 feet; (2) thence N.54°22'31"W. a distance of 470.10 feet to the most southeasterly corner of Oasis at West Villages, Phase 1, recorded in Plat Book 51, at Page 231 of the Public Records of Sarasota County, Florida; thence along the southeasterly boundary line of said plat of Oasis at West Villages, Phase 1, the following three (3) courses: (1) N.23°29'29"E. a distance of 389.68 feet; (2) thence N.44°14'02"E. a distance of 254.25 feet; (3) thence N.42°23'22"W. a distance of 115.93 feet; to a point on the westerly Right of Way Line of County Road No. 777 (North River Road), as described in Official Records Instrument No. 2008060371 of the Public Records of Sarasota County, Florida, same being a point on a curve to the left having: a radius of 49.00 feet, a central angle of 96°58'34", a chord bearing of N.89°07'21"E., and a chord length of 73.38 feet; thence along said westerly Right of Way Line of County Road No. 777 the following four (4) courses: (1) along the arc of said curve, an arc length of 82.94 feet; (2) thence N.40°38'04"E. a distance of 308.73 feet; (3) thence N.73°00'35"E. a distance of 469.59 feet; (4) thence S.36°46'13"E. a distance of 1250.51 feet to a point on the South line of the North Half of the Southwest Quarter of the Northwest Quarter of said Section 34, Township 39 South, Range 20 East; thence N.89°48'19"W., along said South line of the North Half of the Southwest Quarter of the Northwest Quarter of Section 34, a distance of 261.41 feet to the Southwest corner of said North Half of the Southwest Quarter of the Northwest Quarter of Section 34; thence S.00°13'53"W., along the West line of the Southwest Quarter of the Northwest Quarter of said Section 34, a distance of 659.37 feet to the POINT OF BEGINNING.

KEY MAP

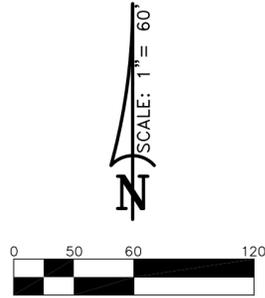
CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2807.73'	24°13'02"	N 66°29'02" E	1177.92'	1186.74'
C2	49.00'	96°58'34"	N 89°07'21" W	73.38'	82.94'

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TORTUGA

A Subdivision

A Parcel of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida



LEGEND:

- Permanent Reference Monument 4" Concrete Monument Stamped PRIM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S. F. Square Feet
- ORI Official Records Instrument
- Match Line

TRACT LEGEND	
NUMBER	DESCRIPTION
100	Private Right of Way, Ingress/Egress, Drainage and Utility Easement; and Public Utility Easement.
500	Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements
600	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; and Public Drainage Easement
700	Conservation Area, Private Drainage Easement, and Public Drainage Easement

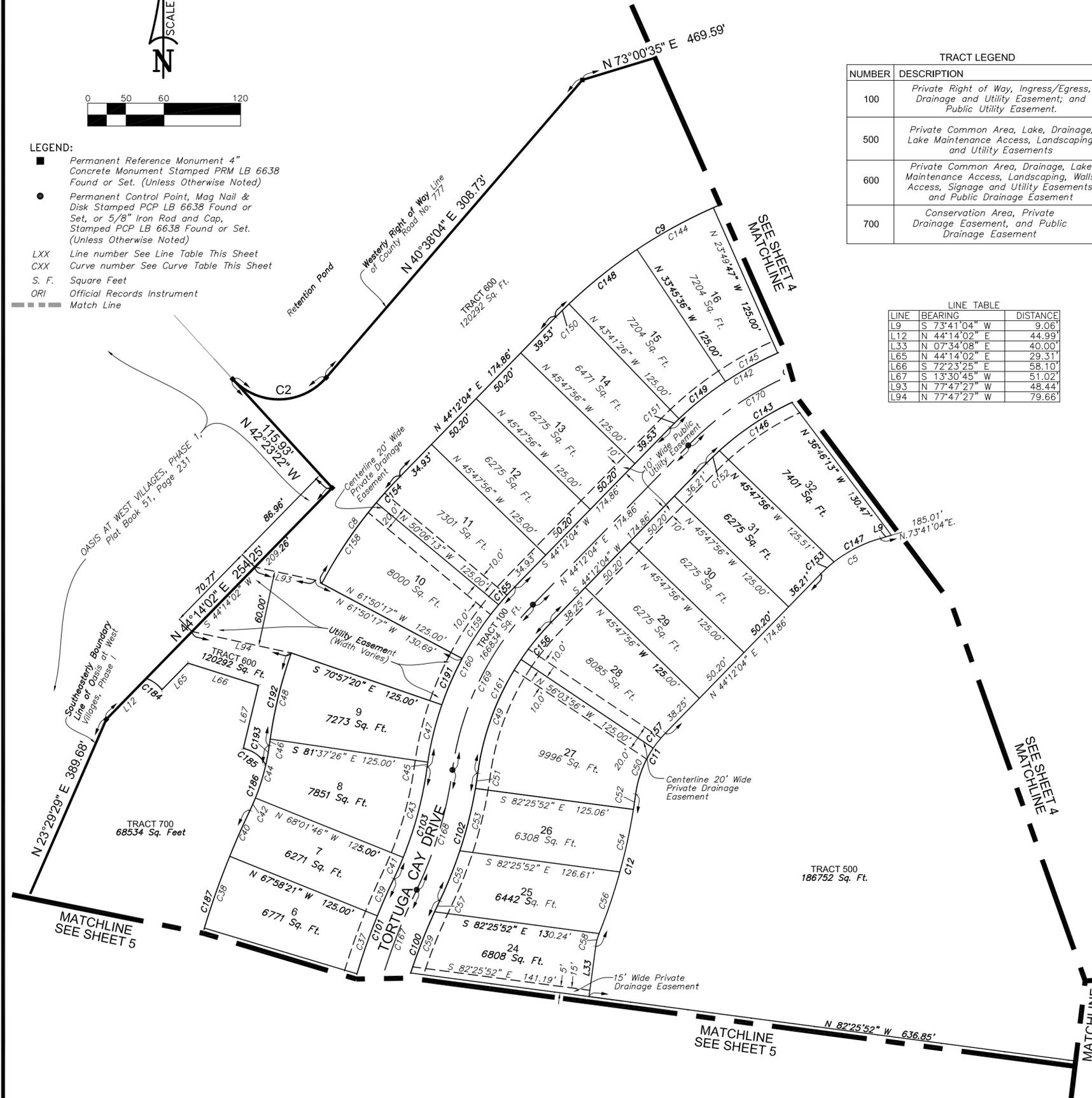
NOTES:

1. Bearings shown hereon refer to an assumed meridian. North line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, as being N.00°08'44"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
2. Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
3. Elevations shown hereon refer to North American Vertical Datum of 1988, based on NGS Benchmark 872 5837A, published elevation = 3.99 feet, NAVD 1988.

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S 73°41'04" W	9.06'
L12	N 44°14'02" E	44.99'
L33	N 07°34'08" E	40.00'
L65	N 44°14'02" E	29.31'
L66	S 72°23'25" E	58.10'
L67	S 13°30'45" W	51.02'
L93	N 77°47'27" W	48.44'
L94	N 77°47'27" W	79.66'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	49.00'	96°58'34"	N 89°07'21" W	73.38'	82.94'
C5	105.00'	30°01'20"	S 59°12'44" W	54.39'	55.02'
C8	375.00'	16°02'21"	N 36°10'54" E	104.63'	104.98'
C9	395.00'	29°29'00"	N 58°56'34" E	201.02'	203.26'
C11	85.00'	36°37'43"	N 25°53'13" E	53.42'	54.34'
C12	460.00'	14°09'20"	N 14°39'01" E	113.36'	113.65'
C37	520.00'	5°19'42"	N 19°21'48" E	48.34'	48.36'
C38	645.00'	5°19'42"	S 19°21'48" W	59.96'	59.98'
C39	520.00'	3°30'38"	S 23°46'58" W	31.85'	31.86'
C40	645.00'	3°30'38"	N 23°46'58" E	39.51'	39.52'
C41	295.00'	3°34'03"	S 23°45'15" W	18.37'	18.37'
C42	170.00'	3°34'03"	N 23°45'15" E	10.58'	10.58'
C43	295.00'	14°23'52"	S 14°46'18" W	73.94'	74.13'
C44	170.00'	14°23'52"	N 14°46'18" E	42.61'	42.72'
C45	250.00'	0°48'13"	S 07°58'28" W	3.51'	3.51'
C46	375.00'	0°48'13"	N 07°58'28" E	5.26'	5.26'
C47	250.00'	10°40'05"	N 13°42'37" E	46.48'	46.55'
C48	375.00'	10°40'05"	S 13°42'37" W	69.72'	69.82'
C49	210.00'	26°21'43"	S 20°45'13" W	95.77'	96.62'
C50	85.00'	26°21'43"	N 20°45'13" E	38.76'	39.11'
C51	335.00'	2°04'13"	S 08°36'28" W	12.10'	12.11'
C52	460.00'	1°25'29"	N 08°22'01" E	11.44'	11.44'
C53	335.00'	8°38'35"	S 13°58'01" W	50.57'	50.56'
C54	460.00'	6°16'35"	N 12°13'03" E	50.37'	50.39'
C55	335.00'	7°14'50"	S 21°54'52" W	42.34'	42.37'
C56	480.00'	6°22'21"	N 18°32'31" E	51.13'	51.16'
C57	480.00'	1°08'52"	S 24°57'51" W	9.62'	9.62'
C58	40.06'	14°44'58"	N 14°56'37" W	10.29'	10.31'
C59	480.00'	6°10'18"	S 21°18'16" W	51.68'	51.70'
C100	480.00'	14°10'01"	N 18°27'16" E	118.38'	118.69'
C101	520.00'	14°10'01"	S 18°27'16" W	128.25'	128.58'
C102	335.00'	17°57'55"	N 16°33'19" E	104.61'	105.04'
C103	295.00'	17°57'55"	S 16°33'19" W	92.12'	92.50'
C142	270.00'	29°29'00"	S 58°56'34" W	137.41'	138.94'
C143	230.00'	29°29'00"	N 58°56'34" E	117.05'	118.35'
C144	395.00'	9°55'50"	S 61°12'18" W	68.38'	68.46'
C145	270.00'	9°55'50"	N 61°12'18" E	46.74'	46.80'
C146	230.00'	17°06'41"	S 56°14'13" W	68.43'	68.69'
C147	110.25'	21°17'19"	S 63°02'24" W	40.73'	40.96'
C148	395.00'	9°55'50"	S 51°16'29" W	68.38'	68.46'
C149	270.00'	9°55'50"	N 51°16'29" E	46.74'	46.80'
C150	395.00'	2°06'30"	S 45°15'19" W	14.53'	14.53'
C151	270.00'	2°06'30"	N 45°15'19" E	9.93'	9.93'
C152	230.00'	3°28'49"	S 45°56'29" W	13.97'	13.97'
C153	92.06'	8°44'01"	S 48°01'44" W	14.02'	14.03'
C154	375.00'	4°18'17"	S 42°02'55" W	28.17'	28.17'
C155	250.00'	4°18'17"	N 42°02'55" E	18.78'	18.78'
C156	210.00'	10°16'00"	S 39°04'04" W	37.58'	37.63'
C157	85.00'	10°16'00"	N 39°04'04" E	15.21'	15.23'
C158	375.00'	11°44'03"	S 34°01'45" W	76.67'	76.80'
C159	250.00'	11°44'03"	N 34°01'45" E	51.11'	51.20'
C160	250.00'	36°37'43"	S 25°53'13" W	157.11'	159.82'
C161	210.00'	36°37'43"	N 25°53'13" E	131.98'	134.25'
C162	500.00'	14°10'01"	N 18°27'16" E	123.32'	123.63'
C168	315.00'	17°57'55"	N 16°33'19" E	98.37'	98.77'
C169	230.00'	36°37'43"	N 25°53'13" E	144.55'	147.04'
C170	250.00'	29°29'00"	N 58°56'34" E	127.23'	128.64'
C184	25.00'	35°17'17"	S 53°58'13" E	15.16'	15.40'
C185	25.00'	52°02'46"	S 53°33'30" E	21.94'	22.71'
C186	170.00'	12°44'22"	S 19°10'06" W	37.72'	37.80'
C187	645.00'	14°10'01"	S 18°27'16" W	159.08'	159.48'
C191	250.00'	9°07'04"	N 23°36'11" E	39.74'	39.78'
C192	375.00'	11°28'18"	N 13°18'31" E	74.96'	75.08'
C193	170.00'	5°13'34"	N 10°11'08" E	15.50'	15.51'

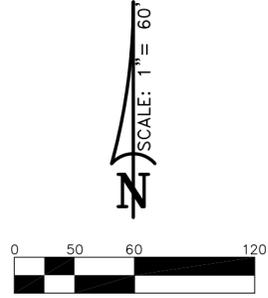


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TORTUGA

A Subdivision

A Parcel of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida



LEGEND:

- Permanent Reference Monument 4" Concrete Monument Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
- Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
- LXX Line number See Line Table This Sheet
- CXX Curve number See Curve Table This Sheet
- S. F. Square Feet
- ORI Official Records Instrument
- Match Line

NOTES:

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TRACT LEGEND

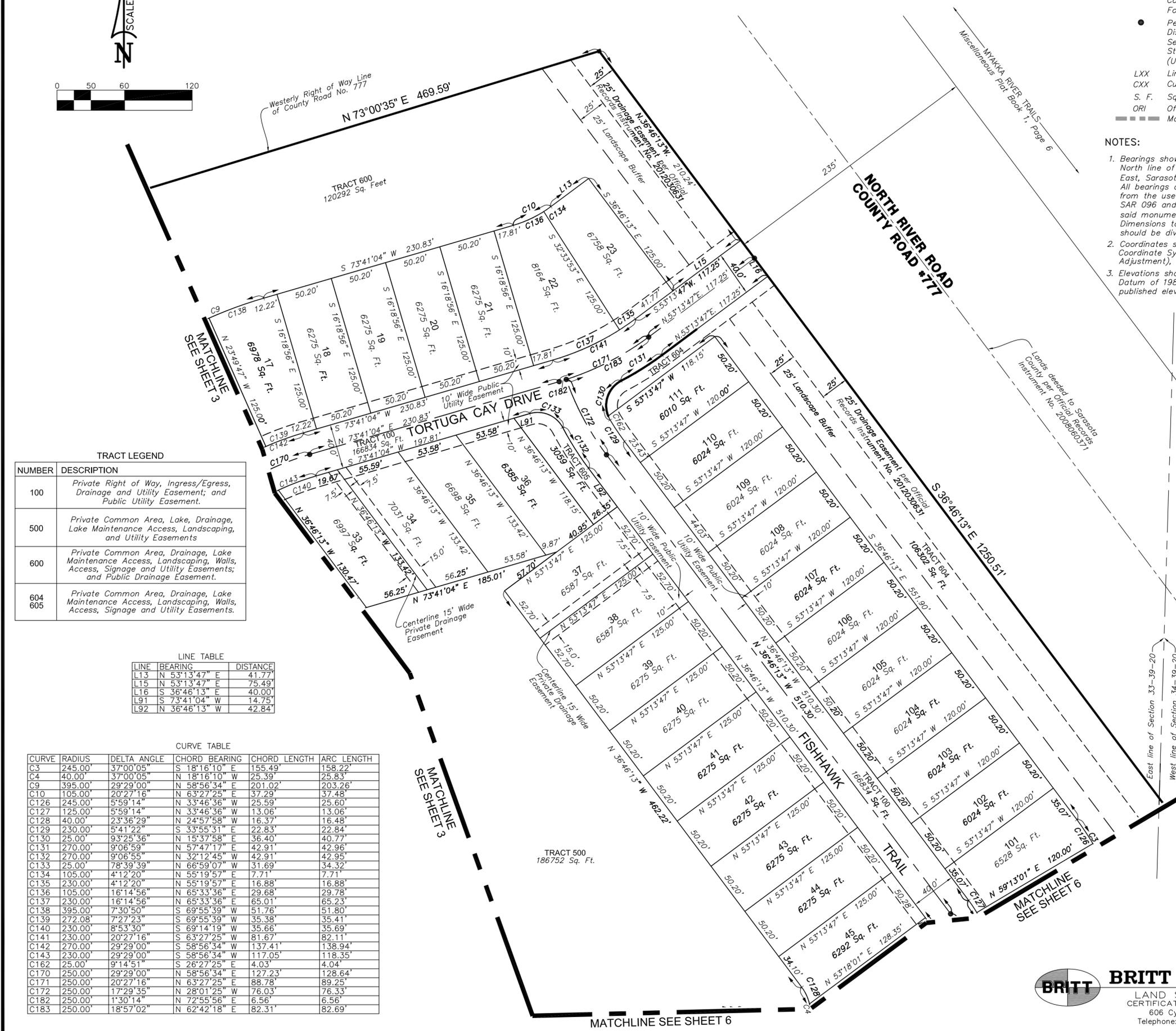
NUMBER	DESCRIPTION
100	Private Right of Way, Ingress/Egress, Drainage and Utility Easement; and Public Utility Easement.
500	Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements
600	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; and Public Drainage Easement.
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LINE TABLE

LINE	BEARING	DISTANCE
L13	N 53°13'47" E	41.77'
L15	N 53°13'47" E	75.49'
L16	S 36°46'13" E	40.00'
L91	S 73°41'04" W	14.75'
L92	N 36°46'13" W	42.84'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	245.00'	37°00'05"	S 18°16'10" E	155.49'	158.22'
C4	40.00'	37°00'05"	N 18°16'10" W	25.39'	25.83'
C9	395.00'	29°29'00"	N 58°56'34" E	201.02'	203.26'
C10	105.00'	20°27'16"	N 63°27'25" E	37.29'	37.48'
C126	245.00'	5°59'14"	N 33°46'36" W	25.59'	25.60'
C127	125.00'	5°59'14"	N 33°46'36" W	13.06'	13.06'
C128	40.00'	2°36'29"	N 24°57'58" W	16.37'	16.48'
C129	230.00'	5°41'22"	S 33°55'31" E	22.83'	22.84'
C130	25.00'	93°25'36"	N 15°37'58" E	36.40'	40.77'
C131	270.00'	9°06'59"	N 57°47'17" E	42.91'	42.96'
C132	270.00'	9°06'55"	N 32°12'45" W	42.91'	42.95'
C133	25.00'	7°39'39"	N 66°59'07" W	31.69'	34.32'
C134	105.00'	4°12'20"	N 55°19'57" E	7.71'	7.71'
C135	230.00'	4°12'20"	N 55°19'57" E	16.88'	16.88'
C136	105.00'	16°14'56"	N 65°33'36" E	29.68'	29.78'
C137	230.00'	16°14'56"	N 65°33'36" E	65.01'	65.23'
C138	395.00'	7°30'50"	S 69°55'39" W	51.76'	51.80'
C139	272.08'	7°27'23"	S 69°55'39" W	35.38'	35.41'
C140	230.00'	8°53'30"	S 69°14'19" W	35.66'	35.69'
C141	230.00'	20°27'16"	S 63°27'25" W	81.67'	82.11'
C142	270.00'	29°29'00"	S 58°56'34" W	137.41'	138.94'
C143	230.00'	29°29'00"	S 58°56'34" W	117.05'	118.35'
C162	25.00'	9°14'51"	S 26°27'25" E	4.03'	4.04'
C170	250.00'	29°29'00"	N 58°56'34" E	127.23'	128.64'
C171	250.00'	20°27'16"	N 63°27'25" E	88.78'	89.25'
C172	250.00'	17°29'35"	N 28°01'25" W	76.03'	76.33'
C182	250.00'	1°30'14"	N 72°55'56" E	6.56'	6.56'
C183	250.00'	18°57'02"	N 62°42'18" E	82.31'	82.69'

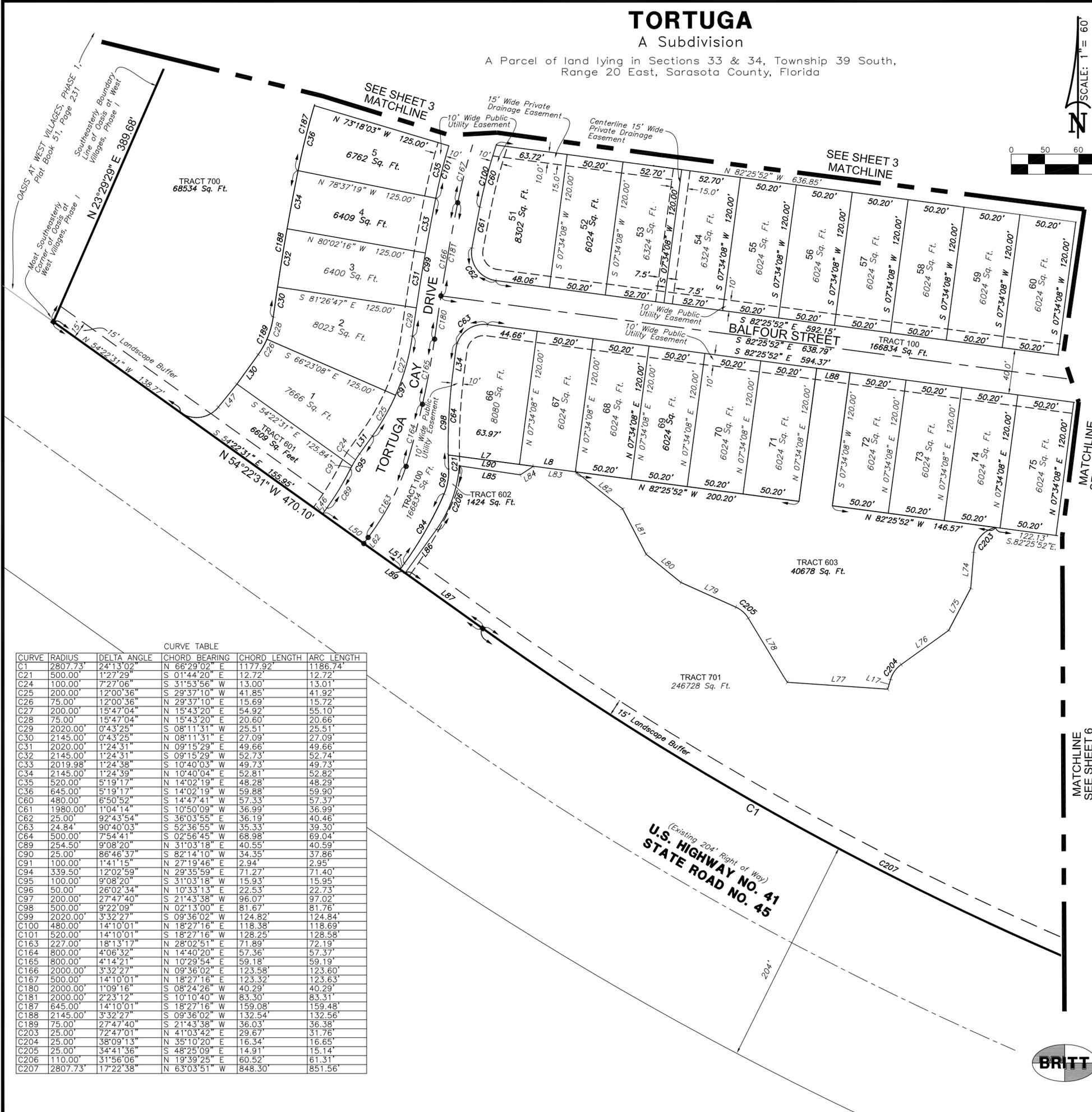


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 - LXX Line number See Line Table This Sheet
 - CXX Curve number See Curve Table This Sheet
 - S. F. Square Feet
 - ORI Official Records Instrument
 - Match Line

LINE TABLE

LINE	BEARING	DISTANCE
L7	S 81°31'59" E	55.03'
L8	S 82°25'52" E	50.20'
L17	N 16°05'44" E	8.94'
L30	S 35°37'29" W	32.48'
L31	N 35°37'29" E	19.51'
L34	S 07°16'54" W	26.28'
L46	N 35°37'29" E	6.66'
L47	S 38°50'51" W	26.45'
L50	S 54°22'31" E	85.00'
L51	N 35°37'29" E	6.66'
L62	N 35°37'29" E	6.66'
L74	N 04°40'12" E	32.10'
L75	N 27°38'24" E	42.50'
L76	N 54°14'56" E	52.15'
L77	S 86°03'59" E	89.59'
L78	S 31°04'21" E	60.04'
L79	S 65°45'57" E	53.54'
L80	S 50°46'12" E	39.95'
L81	S 27°27'14" E	45.71'
L82	S 51°26'49" E	52.91'
L83	S 82°25'52" E	38.19'
L84	N 56°38'32" E	13.98'
L85	S 81°31'59" E	55.03'
L86	N 35°37'29" E	47.72'
L87	N 54°22'31" W	84.89'
L88	S 82°25'52" W	30.00'
L89	S 54°22'31" E	5.50'
L90	N 82°25'52" W	73.24'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2807.73'	24°13'02"	N 66°29'02" E	1177.92'	1186.74'
C21	500.00'	1°27'29"	S 01°44'20" E	12.72'	12.72'
C24	100.00'	7°27'06"	S 31°53'56" W	13.00'	13.01'
C25	200.00'	12°00'36"	S 29°37'10" W	41.85'	41.92'
C26	75.00'	12°00'36"	N 29°37'10" E	15.69'	15.72'
C27	200.00'	15°47'04"	N 15°43'20" E	54.92'	55.10'
C28	75.00'	15°47'04"	N 15°43'20" E	20.60'	20.66'
C29	2020.00'	0°43'25"	S 08°11'31" W	25.51'	25.51'
C30	2145.00'	0°43'25"	N 08°11'31" E	27.09'	27.09'
C31	2020.00'	1°24'31"	N 09°15'29" E	49.66'	49.66'
C32	2145.00'	1°24'31"	S 09°15'29" W	52.73'	52.74'
C33	2019.98'	1°24'38"	S 10°40'03" W	49.73'	49.73'
C34	2145.00'	1°24'39"	N 10°40'04" E	52.81'	52.82'
C35	520.00'	5°19'17"	N 14°02'19" E	48.28'	48.29'
C36	645.00'	5°19'17"	S 14°02'19" W	59.88'	59.90'
C60	480.00'	6°50'52"	S 14°47'41" W	57.33'	57.37'
C61	1980.00'	1°04'14"	S 10°50'09" W	36.99'	36.99'
C62	25.00'	92°43'54"	S 36°03'55" E	36.19'	40.46'
C63	24.84'	90°40'03"	S 52°36'55" W	35.33'	39.30'
C64	500.00'	7°54'41"	S 02°56'45" W	68.98'	69.04'
C89	254.50'	9°08'20"	N 31°03'18" E	40.55'	40.59'
C90	25.00'	86°46'37"	S 82°14'10" W	34.35'	37.86'
C91	100.00'	1°41'15"	N 27°19'46" E	2.94'	2.95'
C94	339.50'	12°02'59"	N 29°35'59" E	71.27'	71.40'
C95	100.00'	9°08'20"	S 31°03'18" W	15.93'	15.95'
C96	50.00'	26°02'34"	N 10°33'13" E	22.53'	22.73'
C97	200.00'	27°47'40"	S 21°43'38" W	96.07'	97.02'
C98	500.00'	9°22'09"	N 02°13'00" E	81.67'	81.76'
C99	2020.00'	3°32'27"	S 09°36'02" W	124.82'	124.84'
C100	480.00'	14°10'01"	N 18°27'16" E	118.38'	118.69'
C101	520.00'	14°10'01"	S 18°27'16" W	128.25'	128.58'
C163	227.00'	18°13'17"	N 28°02'51" E	71.89'	72.19'
C164	800.00'	4°06'32"	N 14°40'20" E	57.36'	57.37'
C165	800.00'	4°14'21"	N 10°29'54" E	59.18'	59.19'
C166	2000.00'	3°32'27"	N 09°36'02" E	123.58'	123.60'
C167	500.00'	14°10'01"	N 18°27'16" E	123.32'	123.63'
C180	2000.00'	1°09'16"	S 08°24'26" W	40.29'	40.29'
C181	2000.00'	2°23'12"	S 10°10'40" W	83.30'	83.31'
C187	645.00'	14°10'01"	S 18°27'16" W	159.08'	159.48'
C188	2145.00'	3°32'27"	S 09°36'02" W	132.54'	132.56'
C189	75.00'	27°47'40"	S 21°43'38" W	36.03'	36.38'
C203	25.00'	72°47'01"	N 41°03'42" E	29.67'	31.76'
C204	25.00'	38°09'13"	N 35°10'20" E	16.34'	16.65'
C205	25.00'	34°41'36"	S 48°25'09" E	14.91'	15.14'
C206	110.00'	31°56'06"	N 19°39'25" E	60.52'	61.31'
C207	2807.73'	17°22'38"	N 63°03'51" W	848.30'	851.56'

- NOTES:**
- Bearings shown hereon refer to an assumed meridian. North line of Section 33, Township 39 South, Range 20 East, Sarasota County, Florida, as being N.00°08'44"E. All bearings and distances shown hereon are Grid, derived from the use of Sarasota County GPS Control Monuments SAR 096 and SAR 068. The reference bearing between said monuments is S.89°40'01"E. To convert from Grid Dimensions to Ground Dimensions the Grid Dimensions should be divided by the scale factor of 0.999954167.
 - Coordinates shown hereon refer to The State Plane Coordinate System, Florida West Zone, NAD 83, (1990 Adjustment), in U.S. Survey feet.
 - Elevations shown hereon refer to North American Vertical Datum of 1988, based on NGS Benchmark 872 5837A, published elevation = 3.99 feet, NAVD 1988.

TRACT LEGEND

NUMBER	DESCRIPTION
100	Private Right of Way, Ingress/Egress, Drainage and Utility Easement; and Public Utility Easement.
500	Private Common Area, Lake, Drainage, Lake Maintenance Access, Landscaping, and Utility Easements
601, 602	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements,
603	Private Common Area, Drainage, Lake Maintenance Access, Landscaping, Walls, Access, Signage and Utility Easements; and Private Recreation Area.
700	Conservation Area, Private Drainage Easement, and Public Drainage Easement
701	Conservation Area and Private Drainage Easement.

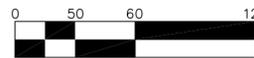
BRITT SURVEYING, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

TORTUGA

A Subdivision

A Parcel of land lying in Sections 33 & 34, Township 39 South, Range 20 East, Sarasota County, Florida

SCALE: 1" = 60'



PLAT BOOK _____ PAGE _____

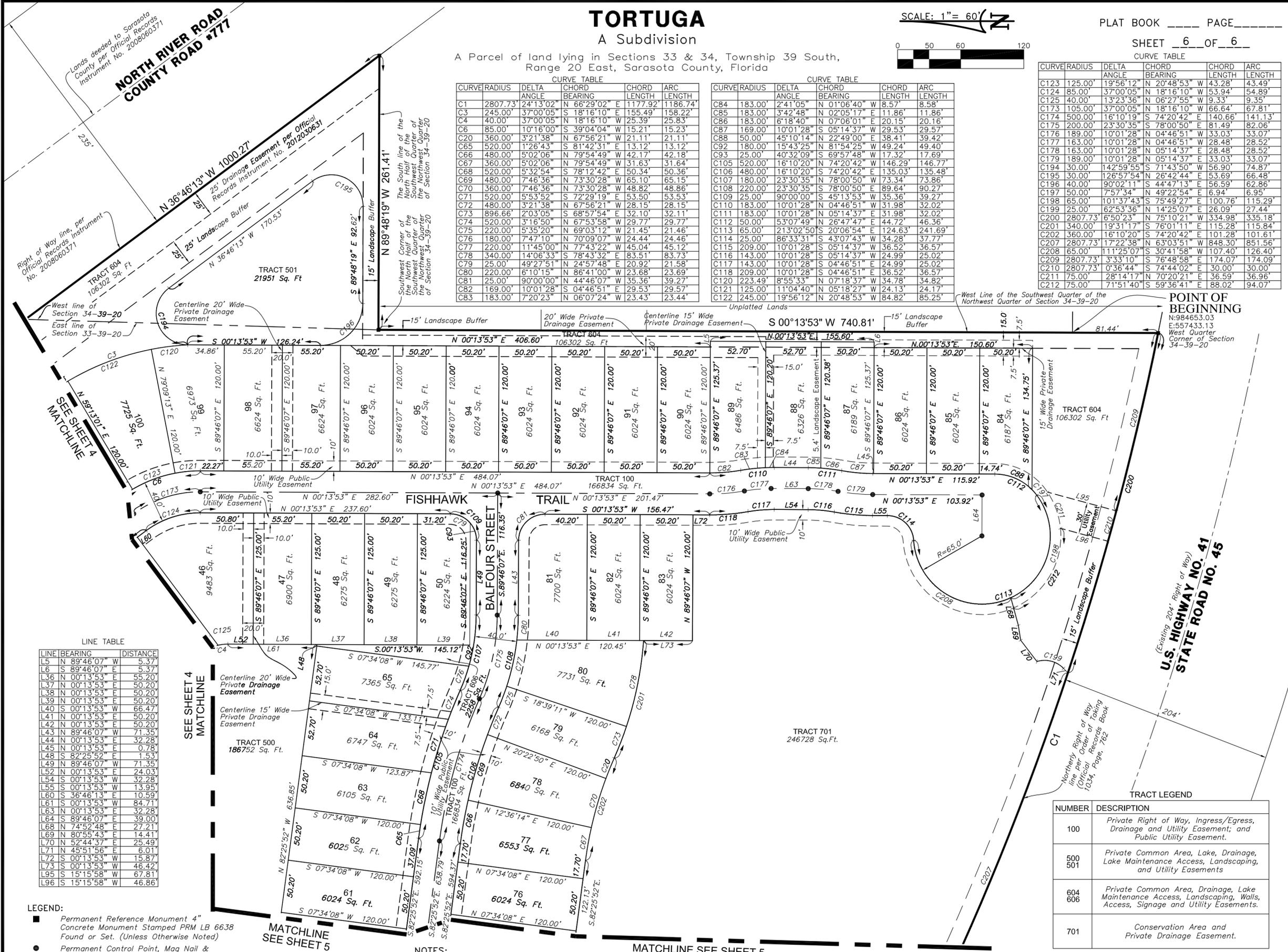
SHEET 6 OF 6

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2807.73	24°13'02"	N 66°29'02" E	1177.92	1186.74
C3	245.00	37°00'05"	S 18°16'10" W	155.49	158.22
C4	40.00	37°00'05"	S 18°16'10" W	25.39	25.83
C6	85.00	10°16'00"	S 39°04'04" W	15.21	15.23
C20	360.00	3°21'38"	S 67°56'21" W	21.11	21.11
C65	520.00	1°26'43"	S 81°42'31" E	13.12	13.12
C66	480.00	5°02'06"	N 79°54'49" W	42.17	42.18
C67	360.00	5°02'06"	N 79°54'49" W	31.63	31.64
C68	520.00	5°32'54"	S 78°12'42" E	50.34	50.36
C69	480.00	7°46'36"	N 73°30'28" W	65.10	65.15
C70	360.00	7°46'36"	N 73°30'28" W	48.82	48.86
C71	520.00	5°53'52"	S 72°29'19" E	53.50	53.53
C72	480.00	3°21'38"	S 67°56'21" W	28.15	28.15
C73	896.66	2°03'05"	S 68°57'54" E	32.10	32.11
C74	520.00	3°16'50"	N 67°53'58" W	29.77	29.77
C75	220.00	5°35'20"	N 69°03'12" W	21.45	21.46
C76	180.00	7°47'10"	N 70°09'07" W	24.44	24.46
C77	220.00	11°45'00"	N 77°43'22" E	45.04	45.12
C78	340.00	14°06'33"	S 78°43'32" E	83.51	83.73
C79	25.00	49°27'51"	N 24°57'48" W	20.92	21.58
C80	220.00	6°10'15"	N 86°41'00" W	23.68	23.69
C81	25.00	90°00'00"	N 44°46'07" W	35.36	39.27
C82	169.00	10°01'28"	S 04°46'51" E	29.53	29.57
C83	183.00	7°20'23"	N 06°07'24" W	23.43	23.44

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C84	183.00	2°41'05"	N 01°06'40" W	8.57	8.58
C85	183.00	3°42'48"	N 02°05'17" E	11.86	11.86
C86	183.00	6°18'40"	N 07°06'01" E	20.15	20.16
C87	169.00	10°01'28"	S 05°14'37" W	29.53	29.57
C88	50.00	45°10'14"	N 22°49'00" E	38.41	39.42
C92	180.00	15°43'25"	N 81°54'25" W	49.24	49.40
C93	25.00	40°32'09"	S 69°57'48" W	17.32	17.69
C105	520.00	16°10'20"	N 74°20'42" W	146.29	146.77
C106	480.00	16°10'20"	N 74°20'42" E	135.03	135.48
C107	180.00	23°30'35"	N 78°00'50" W	73.34	73.86
C108	220.00	23°30'35"	N 78°00'50" E	89.64	90.27
C109	25.00	90°00'00"	S 45°13'53" W	35.36	39.27
C110	183.00	10°01'28"	N 04°46'51" W	31.98	32.02
C111	183.00	10°01'28"	N 05°14'37" E	31.98	32.02
C112	50.00	53°07'49"	N 26°47'47" E	44.72	46.36
C113	65.00	21°30'52"	S 20°06'54" E	124.63	241.69
C114	25.00	86°33'31"	S 43°07'43" W	34.28	37.77
C115	209.00	10°01'28"	N 05°14'37" E	36.52	36.57
C116	143.00	10°01'28"	N 05°14'37" E	24.99	25.02
C117	143.00	10°01'28"	N 04°46'51" E	24.99	25.02
C118	209.00	10°01'28"	N 04°46'51" E	36.52	36.57
C120	223.49	8°55'33"	N 07°18'37" W	34.78	34.82
C121	125.00	11°04'40"	N 05°18'27" W	24.13	24.17
C122	245.00	19°56'12"	N 20°48'53" W	84.82	85.25

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C123	125.00	19°56'12"	N 20°48'53" W	43.28	43.49
C124	85.00	37°00'05"	N 18°16'10" W	53.94	54.89
C125	40.00	37°00'05"	N 18°16'10" W	9.33	9.35
C173	105.00	37°00'05"	N 18°16'10" W	66.64	67.81
C174	500.00	16°10'19"	S 74°20'42" E	140.66	141.13
C175	200.00	23°30'35"	S 78°00'50" E	81.49	82.06
C176	189.00	10°01'28"	N 04°46'51" W	33.03	33.07
C177	163.00	10°01'28"	N 05°14'37" E	28.48	28.52
C178	163.00	10°01'28"	N 05°14'37" E	28.48	28.52
C179	189.00	10°01'28"	N 05°14'37" E	33.03	33.07
C194	30.00	142°59'55"	S 71°43'50" W	56.90	74.87
C195	30.00	126°57'54"	N 26°42'44" E	53.69	66.48
C196	40.00	90°02'11"	S 44°47'13" E	56.59	62.86
C197	50.00	7°57'34"	N 49°22'54" E	6.94	6.95
C198	65.00	101°37'43"	S 75°49'27" E	100.76	115.29
C199	25.00	62°53'36"	N 14°25'07" E	26.09	27.44
C200	2807.73	6°50'23"	N 75°10'21" W	334.98	335.18
C201	340.00	19°31'17"	S 76°01'11" W	115.28	115.84
C202	360.00	16°10'20"	N 74°20'42" E	101.28	101.61
C207	2807.73	17°22'38"	N 63°03'51" W	848.30	851.56
C208	65.00	111°25'07"	S 30°41'58" W	107.40	126.40
C209	2807.73	3°33'10"	S 76°48'58" E	174.07	174.09
C210	2807.73	0°36'44"	S 74°44'02" E	30.00	30.00
C211	75.00	28°14'17"	N 70°20'21" E	36.59	36.96
C212	75.00	71°51'40"	S 59°36'41" E	88.02	94.07



LINE TABLE

LINE	BEARING	DISTANCE
L5	N 89°46'07" W	5.37
L6	S 89°46'07" E	5.37
L36	N 00°13'53" E	55.20
L37	N 00°13'53" E	50.20
L38	N 00°13'53" E	50.20
L39	N 00°13'53" E	50.20
L40	N 00°13'53" W	66.47
L41	N 00°13'53" W	50.20
L42	N 00°13'53" E	50.20
L43	N 89°46'07" W	71.35
L44	N 00°13'53" E	32.28
L45	N 00°13'53" E	0.78
L48	S 82°25'52" E	1.53
L49	S 89°46'07" E	71.35
L52	N 00°13'53" E	24.03
L54	N 00°13'53" W	32.28
L55	N 00°13'53" W	13.95
L60	S 36°46'13" E	10.59
L61	S 00°13'53" W	84.71
L63	N 00°13'53" E	32.28
L64	S 89°46'07" E	39.00
L68	N 74°52'48" E	27.21
L69	N 80°55'43" E	14.41
L70	N 52°44'37" E	25.49
L71	N 45°51'56" E	6.01
L72	N 00°13'53" W	15.87
L73	N 00°13'53" W	46.42
L95	S 15°15'58" W	67.81
L96	S 15°15'58" W	46.86

- LEGEND:
- Permanent Reference Monument 4" Concrete Monument Stamped PRM LB 6638 Found or Set. (Unless Otherwise Noted)
 - Permanent Control Point, Mag Nail & Disk Stamped PCP LB 6638 Found or Set, or 5/8" Iron Rod and Cap, Stamped PCP LB 6638 Found or Set. (Unless Otherwise Noted)
 - LXX Line number See Line Table This Sheet
 - CXX Curve number See Curve Table This Sheet
 - S. F. Square Feet
 - ORI Official Records Instrument
 - Match Line

NOTES:

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TRACT LEGEND

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701	Conservation Area and Private Drainage Easement.

BRITT SURVEYING, INC.
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Van Buskirk / Fish & Associates, Inc.

Surveyors - Mappers - Development Consultants

12450 TAMAMI TRAIL UNIT C, NORTH PORT, FLORIDA 34287

PHONE: 941.426.0681 FAX: 941.426.6101 E-MAIL: landsurveyor@vbfainc.com

October 26, 2020

Michelle Holt
City of North Port Planning Dept.
4970 City Hall Blvd.
North Port, FL. 34286
E-Mail: [mholt@cityofnorthport.com]

RE: Second Review of proposed Record Plat of "Tortuga" in the City of North Port, Florida,

Michelle,

I have performed a second review of the above referenced Plat for conformance with Chapter 177, Part I, Florida Statutes and found that, all of the previous comments from my review letter of September 16, 2020 have been addressed and the Plat is now in conformance with said Part.

This review was performed to determine compliance with Chapter 177, Part I, Florida Statutes only and does not include verification of the absence of any underlying easements, installation of PRM's or checking of the mathematical data contained within the plat. The correctness of said data is the responsibility of the certifying Surveyor.

Respectfully yours,
Van Buskirk / Fish & Associates, Inc.

Alan K. Fish, PSM
Registered Professional Surveyor & Mapper
Florida Certificate # 3941