NORTH PORT PARK OF COMMERCE, PHASE TWO

A SUBDIVISION LYING IN SECTION 12 & 13, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

NORTH PORT PARK OF COMMERCE, L.C. A FLORIDA LIMITED LIABILITY CORPORATION, ("OWNER") BY ITS DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, CERTIFY OWNERSHIP BY SAID LIMITED LIABILITY CORPORATION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AND SET APART THE FOLLOWING TO THE CITY OF NORTH PORT, FOREVER:

1) COMMERCE PARKWAY, INTERCHANGE AVENUE, TECHNOLOGY AVENUE, AS SHOWN HEREON, ARE DEDICATED FOR PUBLIC RIGHTS-OF-WAY.

2) A 20 FOOT WIDE MAINTENANCE EASEMENT ALONG CREIGHTON WATERWAY AS SHOWN ON THE ATTACHED PLAT FOR ACCESS TO AND MAINTENANCE OF SAID WATERWAY.

3) UNLESS OTHERWISE SHOWN BY DASHED LINES ON THE ATTACHED PLAT AND UNLESS LISTED AS EASEMENTS DEDICATED TO THE NORTH PORT PARK OF COMMERCE (SEE BELOW), EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE AS FOLLOWS:

   1) 10 FEET ADJACENT TO AND PARALLEL WITH FRONTAGE AND REAR LOT LINES (TRACTS EXCLUDED).

   2) 6 FEET ADJACENT TO AND PARALLEL WITH THE SIDE LOT LINES (TRACTS EXCLUDED). WHERE MORE THAN ONE LOT OR PORTIONS OF ONE OR MORE LOTS ARE INTENDED AS A PARCEL OR BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS.

ALL UTILITY EASEMENTS DEDICATED HEREIN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION APPLIES TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE OWNER DEDICATES THE FOLLOWING TO THE NORTH PORT PARK OF COMMERCE ASSOCIATION:

1) THE 42 FOOT WIDE INGRESS-EGRESS EASEMENT ENCUMBERING LOT 45 AS SHOWN ON THE ATTACHED PLAT.

2) THE 20 FOOT WIDE LANDSCAPE BUFFER, DRAINAGE & UTILITY EASEMENTS AS SHOWN ON THE ATTACHED PLAT.

RESERVING TO OWNER, ITS SUCCESSORS OR ASSIGNS:

1) THE 20 FOOT BY 30 FOOT SIGN EASEMENTS EFFECTING LOTS 48 AND 54 AS SHOWN ON THE ATTACHED PLAT.

RESERVING TO OWNER, ITS SUCCESSORS OR ASSIGNS, THE REVERSION THEREOF WHENEVER DISCONTINUED BY LAW.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEALS THIS 30th DAY OF December, A.D. 2002.

BY: _____
ANTHONY J. WRIGHT, MANAGER

WITNESS: Laura L. Long

WITNESS: Barbara C. Grist

STATE OF FLORIDA
COUNTY OF CHARLOTTE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF December, 2002 BY ANTHONY J. WRIGHT, AS MANAGER OF NORTH PORT PARK OF COMMERCE, L.C., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

Laura L. Long _____ODUCED

NOTARY PUBLIC
MY COMMISSION EXPIRES:

Laura L. Long
MY COMMISSION # CC926543 EXPIRES
March 23, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

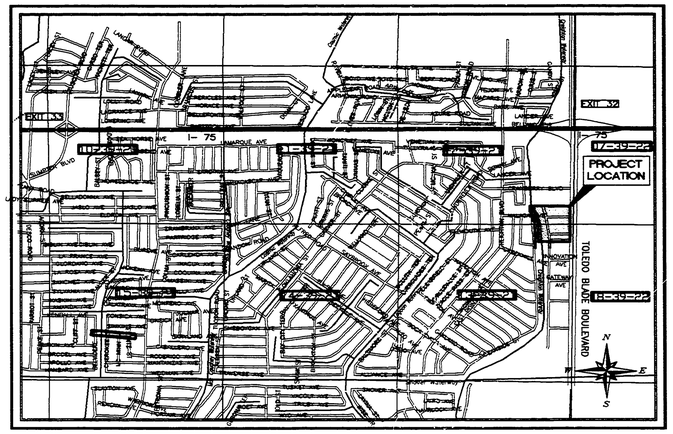
NOTICE

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

APPROVAL OF CITY ATTORNEY:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS 23rd DAY OF DECEMBER, 2002.

Robert K. Robinson
ROBERT K. ROBINSON, CITY ATTORNEY



PROJECT LOCATION

DESCRIPTION OF LANDS PLATTED: (NORTH PORT PARK OF COMMERCE, PHASE TWO)

A TRACT OF LAND LYING IN SECTIONS 12 AND 13, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING A PORTION OF THE VACATED PLAT OF THE FIFTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION, SAID PLAT BEING RECORDED IN PLAT BOOK 21, PAGE 14, 14-A THROUGH 14-F, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, PORTIONS OF SAID PLAT BEING VACATED BY RESOLUTION NUMBER 97-023 OF THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF NORTH PORT INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGES 37 THROUGH 37-A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF TOLEDO BLADE BOULEVARD (200 FEET WIDE), AS SHOWN ON SAID PLAT; THENCE N.00°21'20"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE (SAID LINE ALSO BEING THE EASTERLY LINE OF NORTH PORT PARK OF COMMERCE AS RECORDED IN PLAT BOOK 40, PAGE 50 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA), 3503.25 FEET TO THE POINT OF BEGINNING:

THENCE N.89°23'00"W., ALONG THE NORTHERLY LINE OF SAID PLAT OF NORTH PORT PARK OF COMMERCE, 967.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CREIGHTON WATERWAY, AS SHOWN ON SAID PLAT OF THE FIFTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION; THENCE N.01°49'17"W., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 654.19 FEET; THENCE N.16°56'44"W., 383.27 FEET; THENCE N.01°49'17"W., 179.83 FEET TO THE NORTHERLY PLAT LIMIT OF SAID FIFTY-THIRD ADDITION TO PORT CHARLOTTE SUBDIVISION; THENCE S.89°23'00"E., ALONG SAID NORTHERLY PLAT LIMIT, 1113.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID TOLEDO BLADE BOULEVARD; THENCE S.00°21'20"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1198.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.0812 ACRES, MORE OR LESS.

CERTIFICATE OF SURVEYOR:

NOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 61G17-6. I FURTHER CERTIFY THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE APPLICABLE CITY OF NORTH PORT REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN INSTALLED PRIOR TO THE FILING OF THE FINAL PLAT. THE PERMANENT CONTROL POINTS (PCPs) AND BENCHMARK INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT (WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND).

BY: _____ DATE: 12-13-02
DENNIS A. MILLER, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION CERTIFICATE NUMBER 5626
RWA SURVEYING, INC. (LB 6952)
677 NORTH WASHINGTON BOULEVARD
SARASOTA, FLORIDA 34236

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER:

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

DATE: 12-16-02 BY _____
CITY SURVEYOR & MAPPER
ALAN K. FISH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION CERTIFICATE NUMBER 5183

CERTIFICATE OF APPROVAL OF CITY ENGINEER

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.

DATE: 12/19/02 BY D.H. Eckmann
DOUGLAS H. ECKMANN, CITY ENGINEER

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

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD THIS 26th DAY OF December 2002.

CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD.

Mary M. Wagner
MARY M. WAGNER,
CHAIRPERSON

CERTIFICATE OF APPROVAL OF THE CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA.

DATE: 12/23/02 BY Barbara L. Gross
BARBARA L. GROSS,
CHAIRPERSON NORTH PORT CITY COMMISSION

ATTEST: Helen M. Raimbeau
HELEN M. RAIMBEAU, 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 STATURES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT

THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 43, PAGE(S) 31-31A OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

THIS 06th DAY OF January, A.D. 2003

_____
KAREN E. RUSHING, CLERK OF COURT, SARASOTA COUNTY, FLORIDA

BY: _____ DEPUTY CLERK

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2003001931 2 PGS
2003 JAN 06 01:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DMANNING Receipt#261900

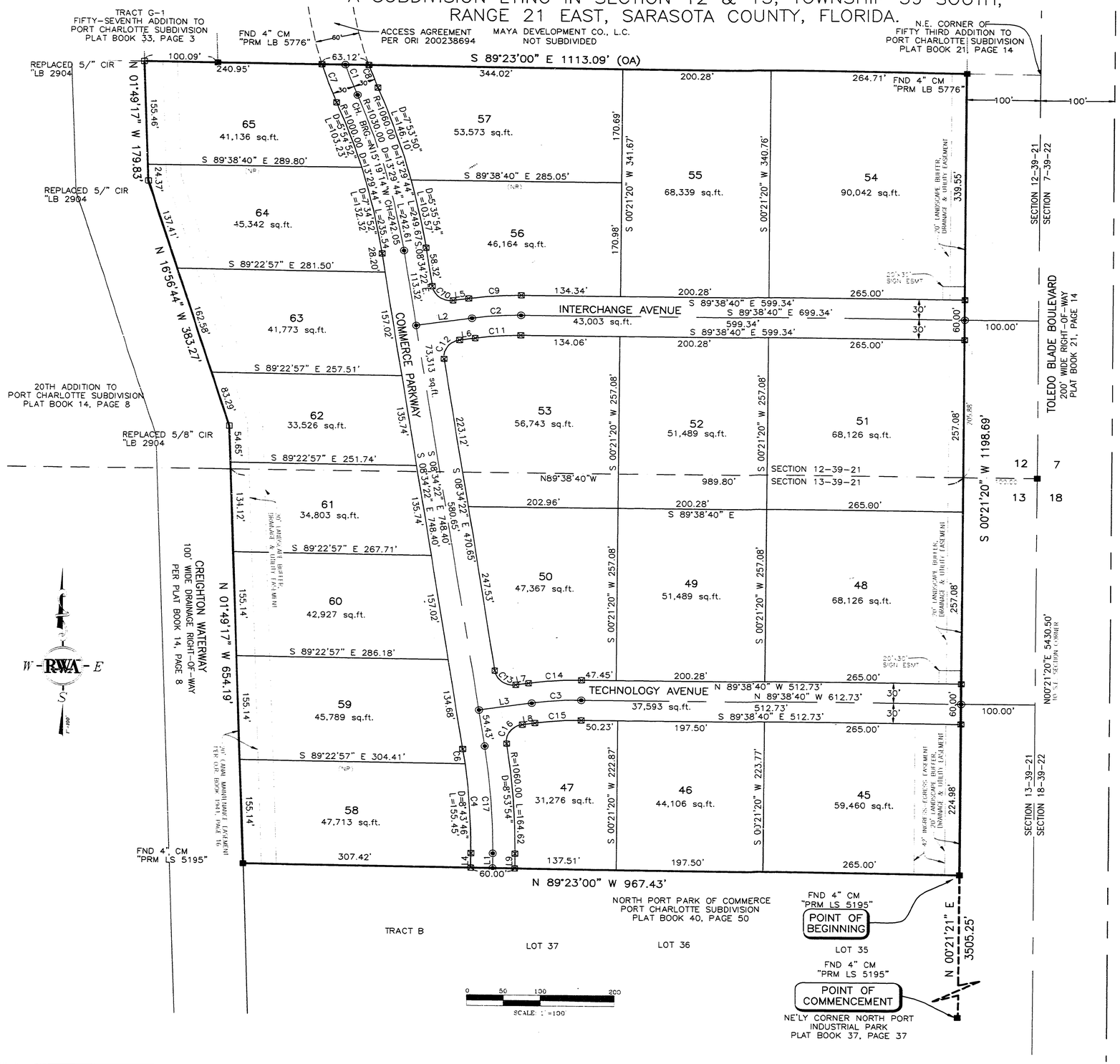
PROJECT NO.: 01-0125

RWA SURVEYING INC.
LB 6952
677 NORTH WASHINGTON BOULEVARD, SUITE 4
SARASOTA, FLORIDA 34236
(941) 952-5871 FAX: (941) 957-3630
E-Mail: www.consult-rwa.com

Mar 24, 2002 - 14:39:47 M:\Land Projects R2\01-0125\dwg\01-0125PL.dwg

NORTH PORT PARK OF COMMERCE, PHASE TWO

A SUBDIVISION LYING IN SECTION 12 & 13, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA.



SYMBOLS & ABBREVIATIONS

- BENCHMARK
- PK NAIL AND DISK "PCP" LB 6952"
- 4" CONC MONUMENT W/ DISK "PCP LB 6952"
- 4" CONC MONUMENT W/ DISK "PRM LB 6952"
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- NR NOT RADIAL
- OA OVERALL
- OR OFFICIAL RECORDS
- ORI OFFICIAL RECORDS INSTRUMENT
- PB PLAT BOOK
- R RADIUS
- L LENGTH
- D DELTA
- CH BRG CHORD BEARING
- SQ FT SQUARE FEET
- C1 SEE CURVE TABLE
- L1 SEE LINE TABLE

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN RELATIVE TO THE EAST LINE OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA.

2. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (N.G.S.) BENCHMARK I-75-T-17 WITH A PUBLISHED ELEVATION OF 56.00. (REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929)

3. TYPICAL LOT LINE EASEMENTS: 10 FEET ADJACENT TO AND PARALLEL WITH FRONTAGE AND REAR LOT LINES, 6 FEET ADJACENT TO AND PARALLEL WITH THE SIDE LOT LINES. WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A PARCEL OR BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID PARCEL OR BUILDING SITE SHALL CARRY SAID EASEMENTS.

4. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

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

RECORDERS MEMO. LEGIBILITY OF WRITING TYPING OR PRINTING FOR REPRODUCTIVE PURPOSE MAY BE UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BRG.	CHORD
C1	600.00	4°36'58"	48.34	S19°45'37"E	48.33
C2	430.00	8°55'42"	67.01	S85°53'29"W	66.94
C3	430.00	8°55'42"	67.01	S85°53'29"W	66.94
C4	1000.00	8°55'42"	155.83	N04°06'31"W	
C6	1000.00	1°16'38"	22.29	N07°56'03"W	
C7	630.00	5°30'15"	60.52	S19°18'58"E	
C8	570.00	3°37'47"	36.11	S20°15'13"E	
C9	460.00	8°55'42"	71.68	S85°53'29"W	
C10	25.00	90°00'00"	39.27	S53°34'22"E	
C11	400.00	8°55'42"	62.33	S85°53'29"W	
C12	25.00	90°00'00"	39.27	S36°25'38"W	
C13	25.00	90°00'00"	39.27	S53°34'22"E	
C14	460.00	8°55'42"	71.68	S85°53'29"W	
C15	400.00	8°55'42"	62.33	S85°53'29"W	
C16	25.00	89°58'12"	39.26	S36°26'32"W	
C17	1030.00	8°55'42"	160.50	S04°06'31"E	160.34

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°21'19"W	22.04
L2	N81°25'38"E	75.89
L3	S81°25'38"W	72.34
L4	S00°21'19"W	21.91
L5	N81°25'38"E	20.89
L6	N81°25'38"E	20.89
L7	S81°25'38"W	17.34
L8	N81°25'38"E	17.34
L9	N00°21'20"E	22.18

PROJECT NO.: 01-0125

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