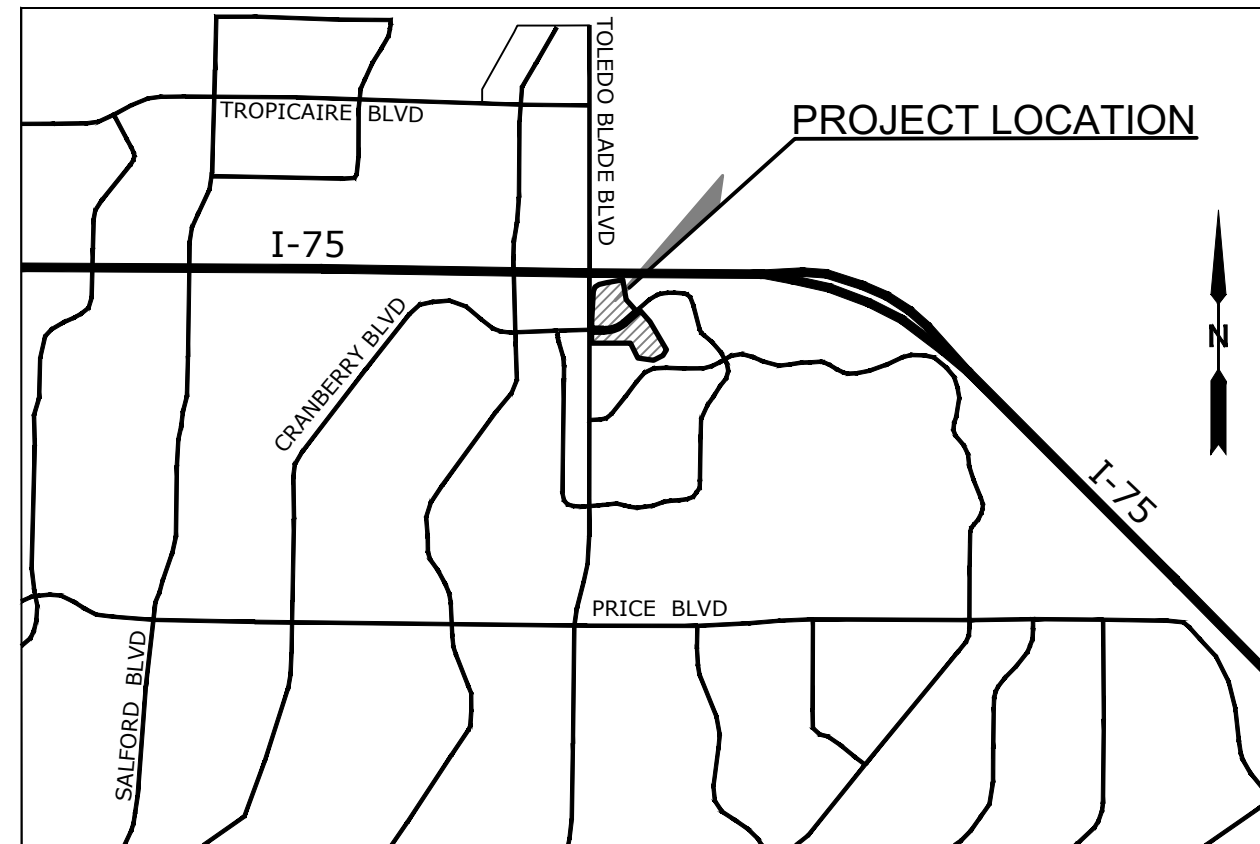


WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP
39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE



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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING THIS ____ DAY OF _____, 2023.

CHAIRMAN
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

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 _____, 2023.

DATE: _____
CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

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

DATE: _____
CITY ENGINEER, REGISTRATION NUMBER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, _____ AS MANAGER OF HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC. A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WOODLANDS COMMERCIAL PARK" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

- A. A PERMANENT EXCLUSIVE LIFT STATION EASEMENT AS SHOWN AND DEPICTED HEREON FOR PURPOSES INCIDENTAL THERETO.
- B. ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENT INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS ____ DAY OF _____, A.D., 2023.

HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ITS MANAGER

WITNESS

PRINT NAME OF WITNESS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023, BY _____, AS MANAGER OF HUNTINGTON NATIONAL REAL ESTATE INVESTMENTS, LLC ON BEHALF OF THE COMPANY, (____) WHO IS PERSONALLY KNOWN TO ME, OR (____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME:
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
EXPIRATION DATE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, STEPHEN C. SCALIONE AS MANAGER OF WILL-RIDGE ASSOCIATES, LLC, A NEW YORK LIMITED LIABILITY COMPANY, REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "WOODLANDS COMMERCIAL PARK" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

- A. A PERMANENT EXCLUSIVE LIFT STATION EASEMENT AS SHOWN AND DEPICTED HEREON FOR PURPOSES INCIDENTAL THERETO.
- B. ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENT INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS ____ DAY OF _____, A.D., 2023.

WILL-RIDGE ASSOCIATES, LLC,
A NEW YORK LIMITED LIABILITY COMPANY

BY: _____
ITS MANAGER

WITNESS

PRINT NAME OF WITNESS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION THIS ____ DAY OF _____, 2023, BY _____, AS MANAGER OF WILL-RIDGE ASSOCIATES, LLC ON BEHALF OF THE COMPANY, (____) WHO IS PERSONALLY KNOWN TO ME, OR (____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME:
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
EXPIRATION DATE: _____

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH POTY CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS ____ DAY OF _____, 2023.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

RESERVATION OF EASEMENTS:

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS FOR THE EXPRESS PURPOSE OF ACCOMMODATING DRAINAGE AND UTILITIES. THESE EASEMENTS ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ADJACENT TO PLANTATION BOULEVARD AS SHOWN HEREON SHALL BE NON-EXCLUSIVE EASEMENTS 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 ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED AND ARE PRIVATE UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES:

1. 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.
2. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION, AND IS THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS. NORTH AMERICAN DATUM (NAD) 83(2011).
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE), NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONAL SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. MORE SPECIFICALLY THE EAST RIGHT OF WAY LINE OF THE TOLEDO BLADE BOULEVARD, AS BEING NORTH 00°31'41" EAST.
4. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTROL MONUMENTS UTILIZED ARE DESIGNATED AS "H698 (PID=DL3344), HAVING A PUBLISHED ELEVATION OF 29.10 FEET (NAVD 88), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
5. PUBLIC UTILITIES EASEMENTS INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.
6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
7. ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
8. THIS PLAT COVERS AN AREA OF 2,805,003 SQUARE FEET OR 64.394 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

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 _____ OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2023.

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

BY: _____
DEPUTY CLERK

CERTIFICATION OF CITY SURVEYOR:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND SARASOTA COUNTY UNIFIED DEVELOPMENT CODE, AS AMENDED.

STEVEN M. WATTS, P.S.M. 4588
CITY OF NORTH PORT

CERTIFICATE OF SURVEYOR

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED IN FLORIDA LICENSED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY UDC, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 2/15/2021. THE PERMENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS (BM'S) WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

SIGNED AND SEALED THIS ____ DAY OF _____, 2023.

ROBERT S. FLANARY
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO.5677
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FLORIDA 34201
LB 8274

DATE: _____



WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16,
OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP
39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION

PARCEL 1

A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44 PAGE 16 OF THE PUBLIC RECORDS OF SARASOTA COUNTY FLORIDA; THENCE N 00°31'41" E, ALONG THE WEST LINE OF SAID PLAT A DISTANCE OF 324.49' TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD PER SAID PLAT; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE N 90°00'00" E A DISTANCE OF 331.89'; (2) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (3) THENCE N 90°00'00" E A DISTANCE OF 78.03'; (4) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 647.16', WITH A RADIUS OF 891.25', WITH A CHORD BEARING OF N 69°11'53" E, WITH A CHORD LENGTH OF 633.04', WITH A DELTA ANGLE OF 41°36'15"; (5) THENCE N 48°23'45" E A DISTANCE OF 592.44' TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF SAID PLAT; THENCE ALONG SAID EASTERLY THEN SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S 41°38'27" E A DISTANCE OF 422.53'; (2) THENCE S 30°29'04" E A DISTANCE OF 964.54'; (3) THENCE S 32°34'25" W A DISTANCE OF 196.94'; (4) THENCE S 62°31'29" W A DISTANCE OF 316.55'; (5) THENCE N 81°06'39" W A DISTANCE OF 333.67'; (6) THENCE N 83°39'52" W A DISTANCE OF 135.15'; (7) THENCE N 26°07'51" W A DISTANCE OF 489.92'; (8) THENCE N 90°00'00" W A DISTANCE OF 1151.12'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1457405 SQUARE FEET, 33.457 ACRES

TOGETHER WITH

PARCEL 2

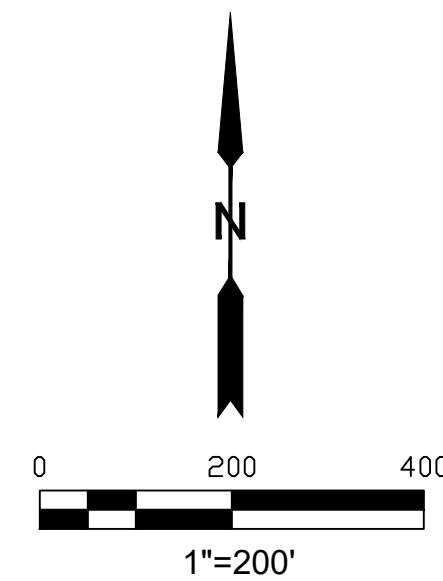
A PORTION OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "F" PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT, THE FOLLOWING FOUR (4) COURSES: (1) THENCE N 00°31'41" E A DISTANCE OF 233.98'; (2) THENCE N 02°58'58" E A DISTANCE OF 350.32'; (3) THENCE N 03°29'35" E A DISTANCE OF 502.52'; (4) THENCE N 19°39'17" E A DISTANCE OF 141.55'; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING THREE (3) COURSES: (1) THENCE N 57°54'31" E A DISTANCE OF 141.11'; (2) THENCE N 77°02'08" E A DISTANCE OF 227.86'; (3) THENCE N 80°01'20" E A DISTANCE OF 485.63'; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) THENCE S 09°57'01" E A DISTANCE OF 591.49'; (2) THENCE S 41°35'00" E A DISTANCE OF 433.64' TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF PLANTATION BOULEVARD, PER THE PLAT OF PANACEA COMMERCIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S 48°23'45" W A DISTANCE OF 500.60'; (2) THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 574.55', WITH A RADIUS OF 791.25', WITH A CHORD BEARING OF S 69°11'52" W, WITH A CHORD LENGTH OF 562.01', WITH A DELTA ANGLE OF 41°36'15"; (3) THENCE N 90°00'00" W A DISTANCE OF 78.04'; (4) THENCE N 00°00'00" W A DISTANCE OF 10.00'; (5) THENCE N 90°00'00" W A DISTANCE OF 330.78'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 1347598 SQUARE FEET, 30.937 ACRES

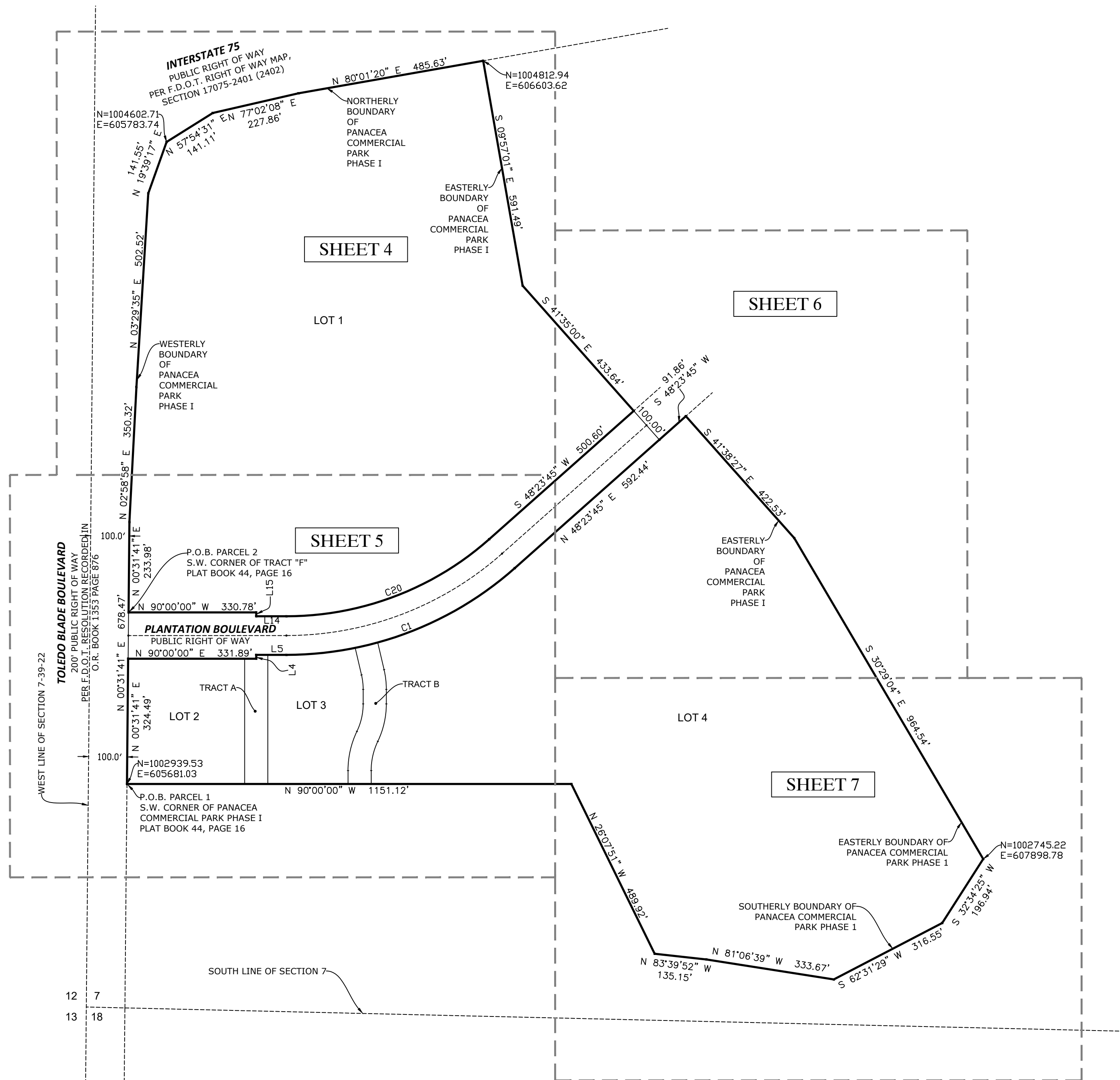


WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



KEY SHEET



LINE	BEARING	DISTANCE
L4	N 00°00'00" W	10.00'
L5	N 90°00'00" E	78.04'
L14	N 90°00'00" W	78.04'
L15	N 00°00'00" W	10.00'

PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- (OA) OVERALL
- ⊕ BENCHMARK LOCATION

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

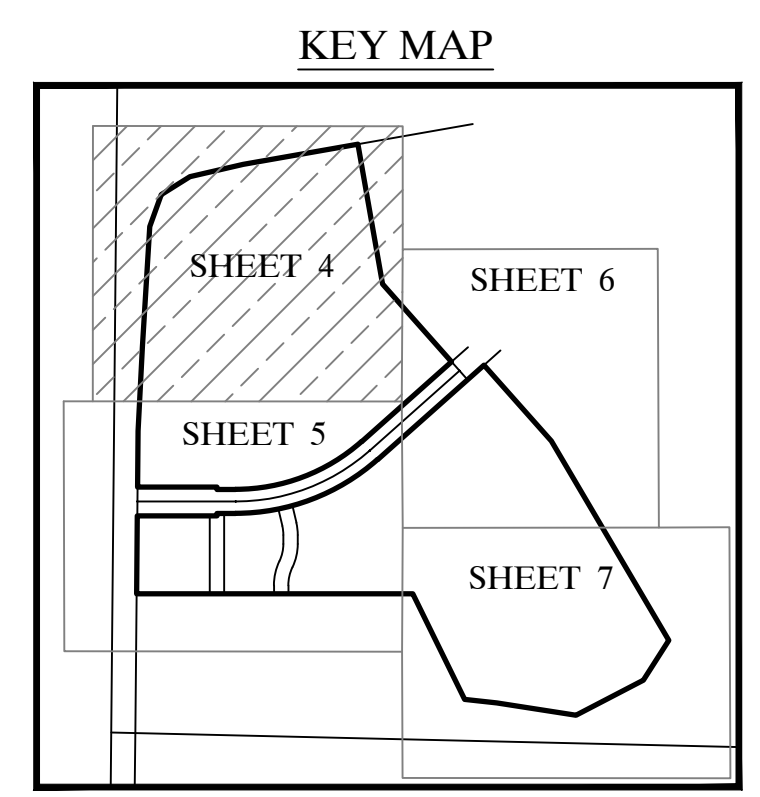
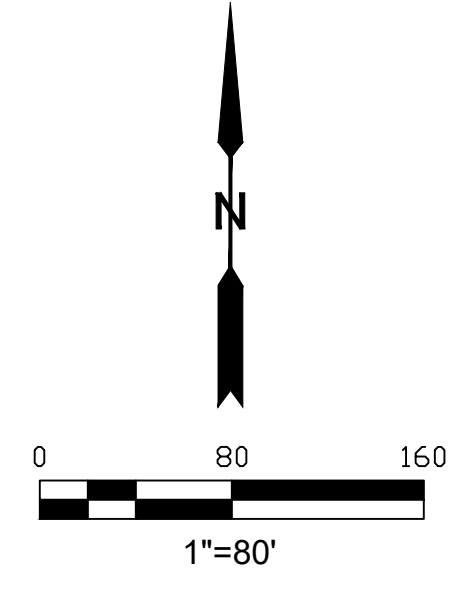
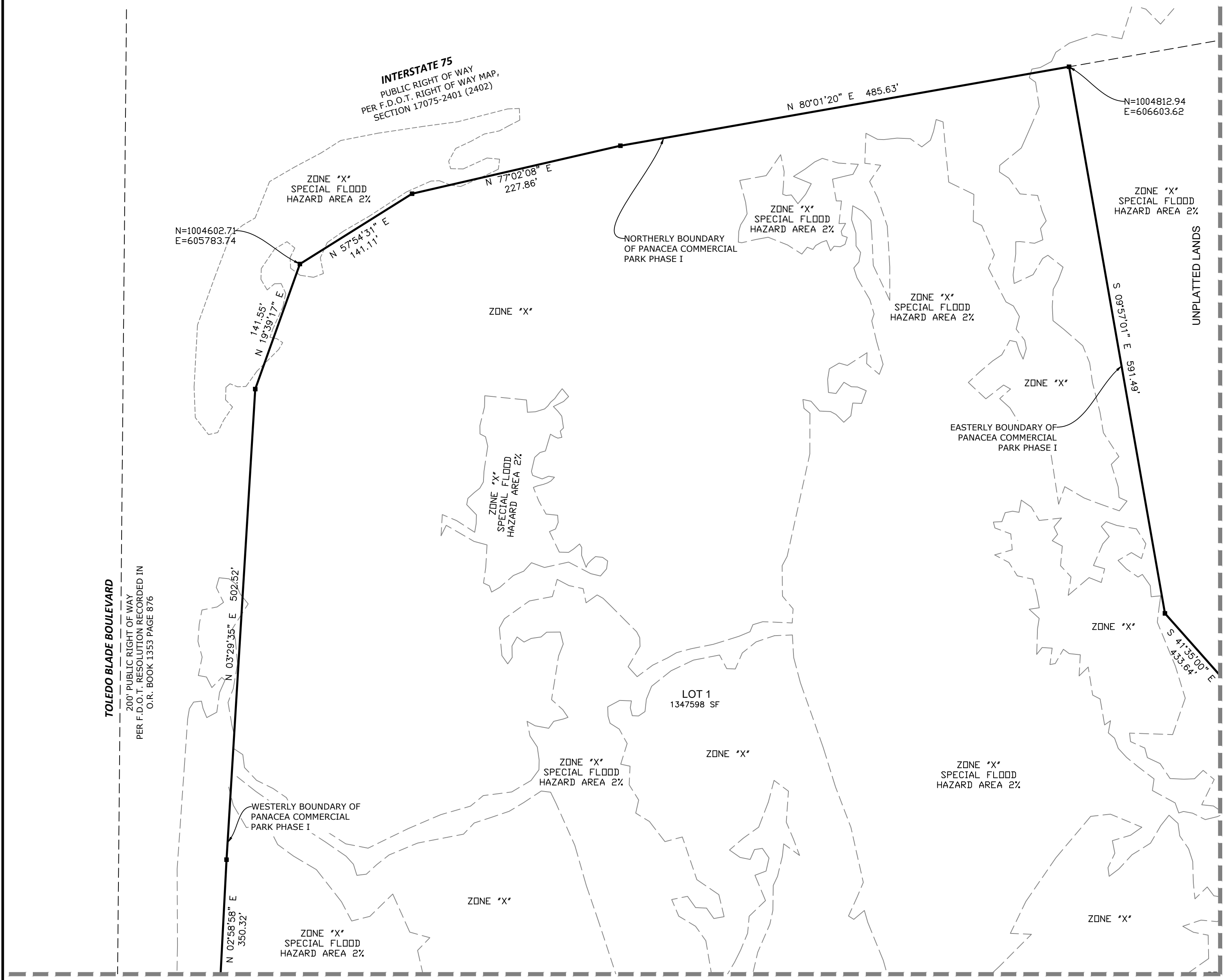
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	647.16'	891.25'	41°36'15"	S 69°11'53" W	633.04'
C20	574.55'	791.25'	41°36'15"	S 69°11'53" W	562.01'



WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



- PLAT LEGEND**
- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
 - SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
 - NR NON-RADIAL
 - P.U.E. PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
 - (OA) OVERALL
 - ⊕ BENCHMARK LOCATION

CURVILINEAR FRONT LOT LINES
SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

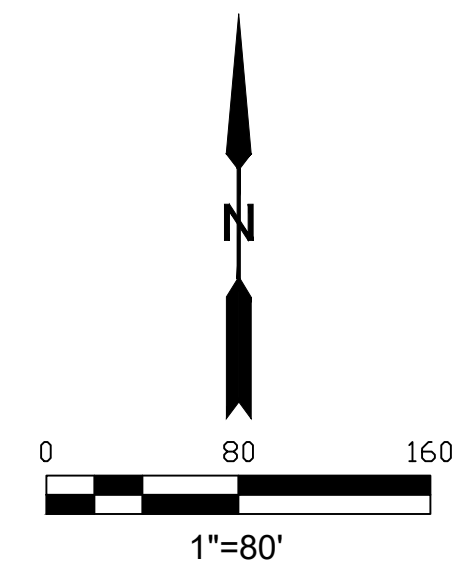
NOTE:
EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.



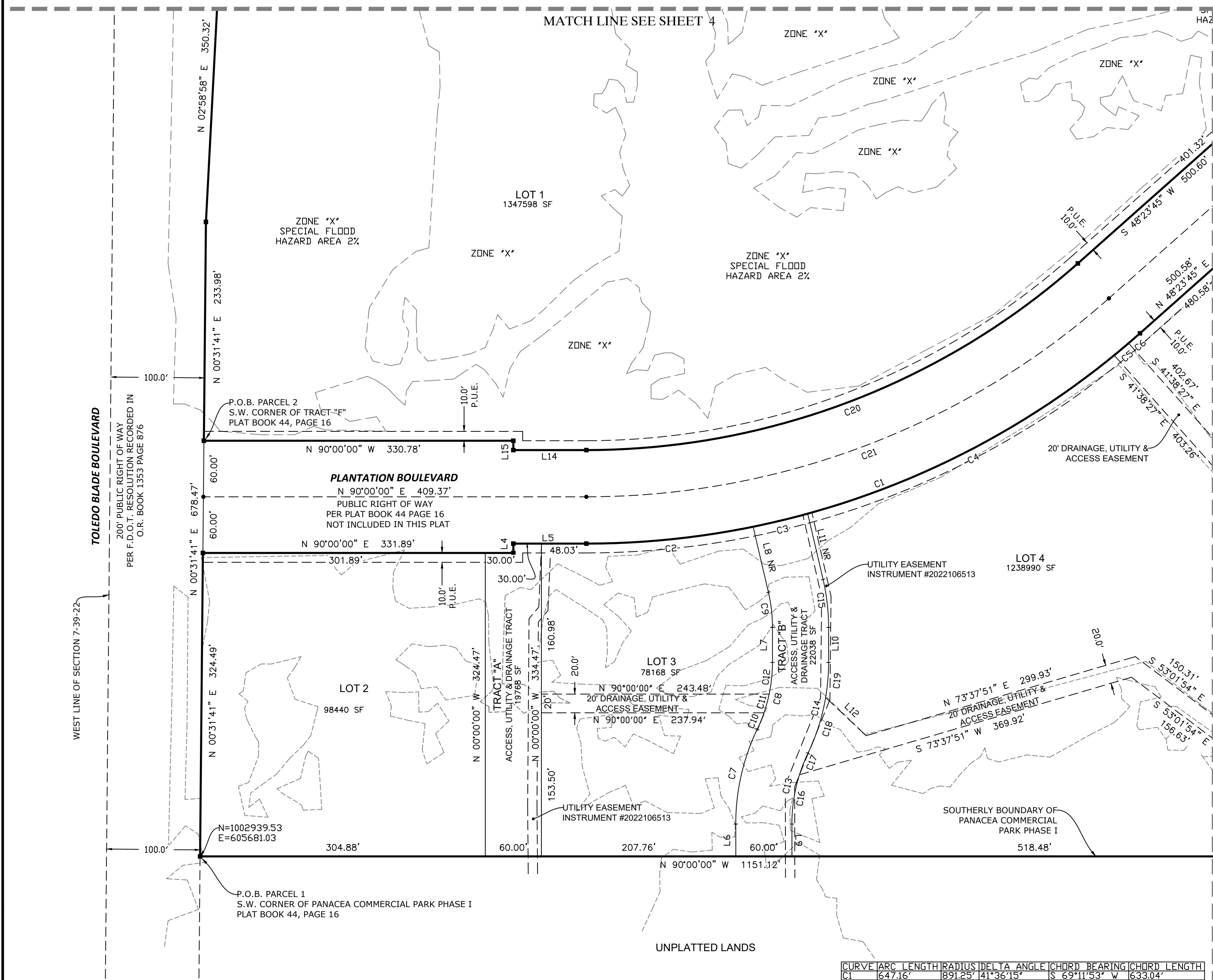
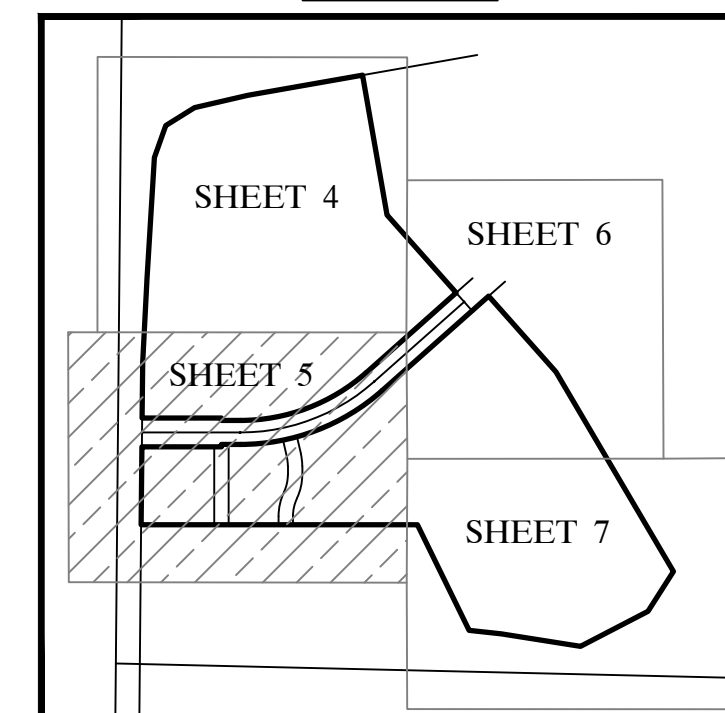
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KEY MAP



PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE OVERALL
- (OA) BENCHMARK LOCATION

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	647.16'	891.25'	41°36'15"	S 69°11'53" W	633.04'
C2	179.47'	891.25'	11°32'16"	N 84°13'52" E	179.17'
C3	60.01'	891.25'	3°51'29"	S 76°32'00" W	60.00'
C4	371.56'	891.25'	23°53'12"	N 62°39'40" E	368.88'
C5	20.01'	891.25'	1°17'11"	N 50°04'28" E	20.01'
C6	16.11'	891.25'	1°02'08"	S 48°54'49" W	16.11'
C7	104.96'	235.00'	25°35'26"	N 12°47'42" E	104.09'
C8	73.69'	165.00'	25°35'20"	S 12°47'42" W	73.08'
C9	37.89'	165.00'	13°09'30"	S 06°34'46" E	37.81'
C10	18.78'	165.00'	6°31'16"	N 22°19'44" E	18.77'
C11	20.76'	165.00'	7°12'38"	N 15°27'47" E	20.75'
C12	34.15'	165.00'	11°51'26"	S 05°55'45" W	34.09'
C13	78.16'	175.00'	25°35'26"	S 12°47'42" W	77.51'
C14	100.49'	225.00'	25°35'20"	S 12°47'42" W	99.65'
C15	51.67'	225.00'	13°09'30"	S 06°34'46" E	51.56'
C16	53.50'	175.00'	17°30'55"	S 08°45'27" W	53.29'
C17	24.66'	175.00'	8°04'31"	N 21°33'10" E	24.64'
C18	62.81'	225.00'	15°59'38"	S 17°35'34" W	62.60'
C19	37.68'	225.00'	9°35'43"	N 04°47'53" E	37.64'
C20	574.55'	791.25'	41°36'15"	S 69°11'53" W	562.01'
C21	610.86'	841.25'	41°36'15"	N 69°11'53" E	597.52'

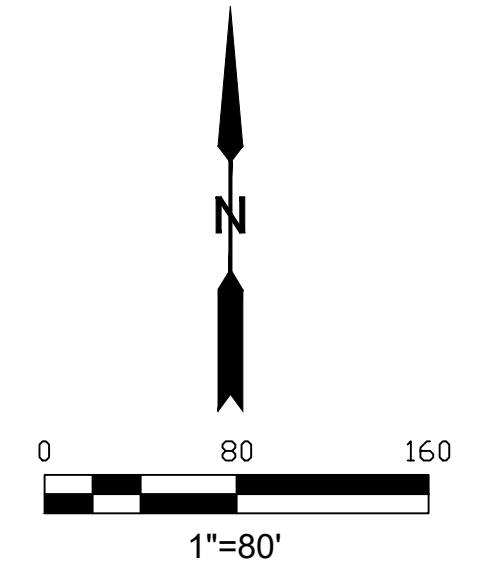
LINE	BEARING	DISTANCE
L4	N 00°00'00" W	10.00'
L5	N 90°00'00" E	78.04'
L6	N 00°00'00" W	34.63'
L7	N 00°00'00" W	37.50'
L8	N 13°09'32" W	71.91'
L9	N 00°00'00" W	34.63'
L10	N 00°00'00" E	37.50'
L11	N 13°09'32" W	72.23'
L12	S 46°34'58" E	59.44'
L14	N 90°00'00" W	78.04'
L15	N 00°00'00" W	10.00'



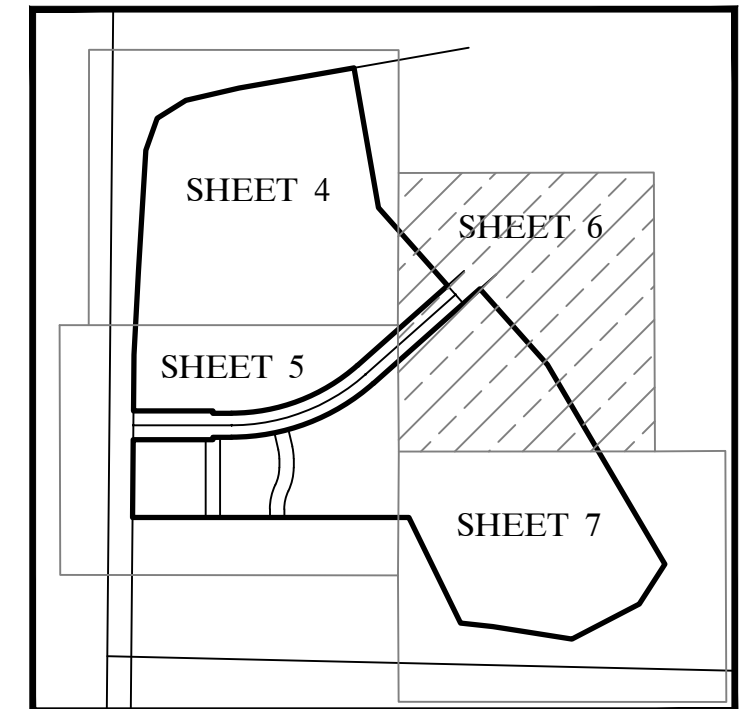
WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

WOODLAND COMMERCIAL PARK

A REPLAT OF A PORTION PANACEA COMMERCIAL PARK PHASE I, RECORDED IN PLAT BOOK 44, PAGE 16, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



KEY MAP



PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- SET PERMANENT CONTROL POINT "WRA PCP LB 8274"
- NR NON-RADIAL
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- REF REFERENCE MONUMENT SET DUE TO WATER FEATURE
- (OA) OVERALL
- ⊕ BENCHMARK LOCATION

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT OF WAY LINE OF TOLEDO BLADE BOULEVARD, BEING N 00°31'41" E

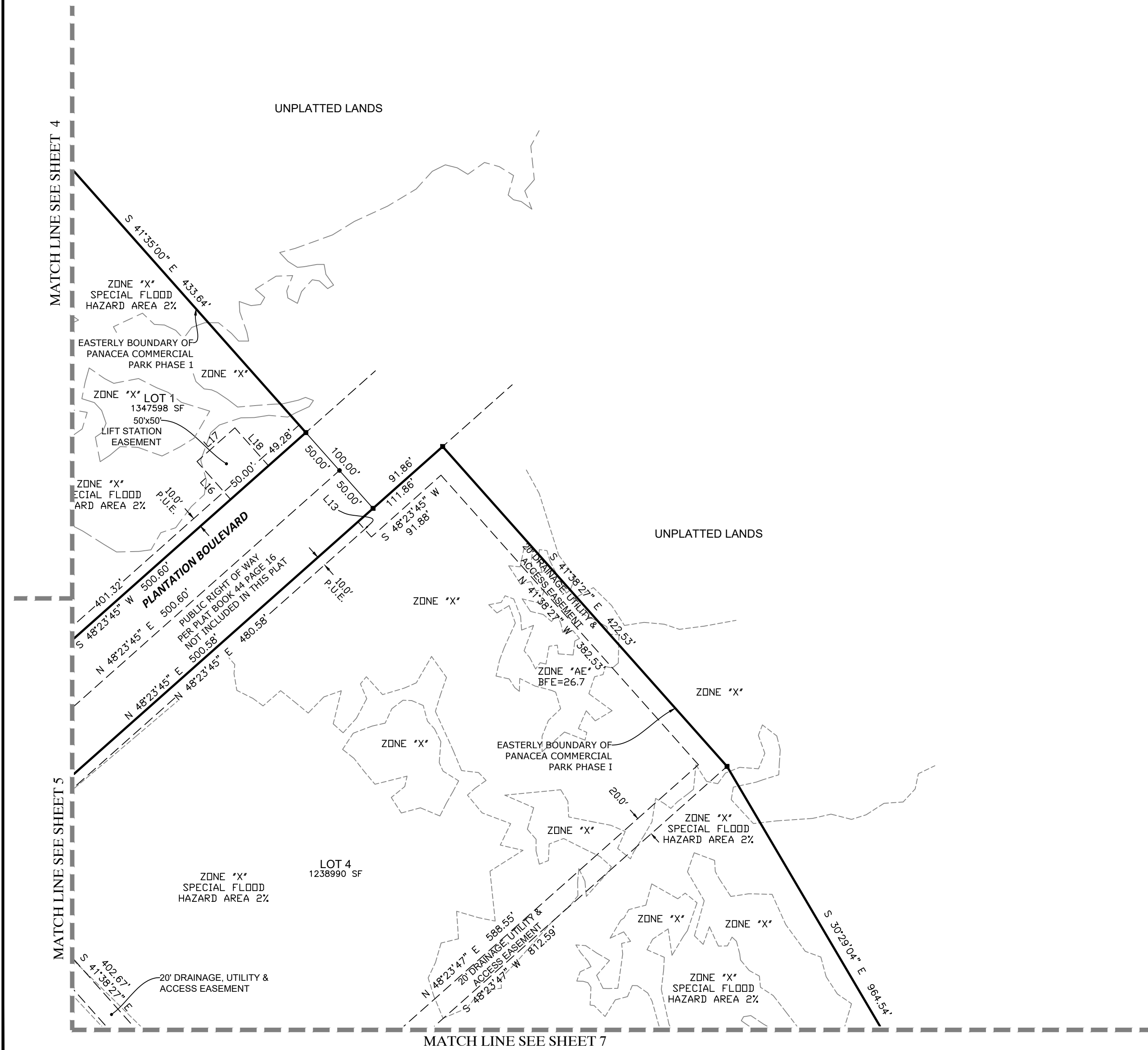
CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.

LINE	BEARING	DISTANCE
L13	N 41°35'41" W	20.00'
L16	N 41°36'15" W	50.00'
L17	N 48°23'45" E	50.00'
L18	S 41°36'15" E	50.00'

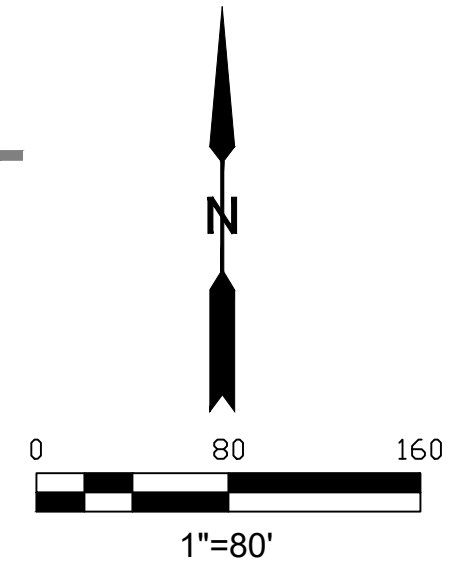
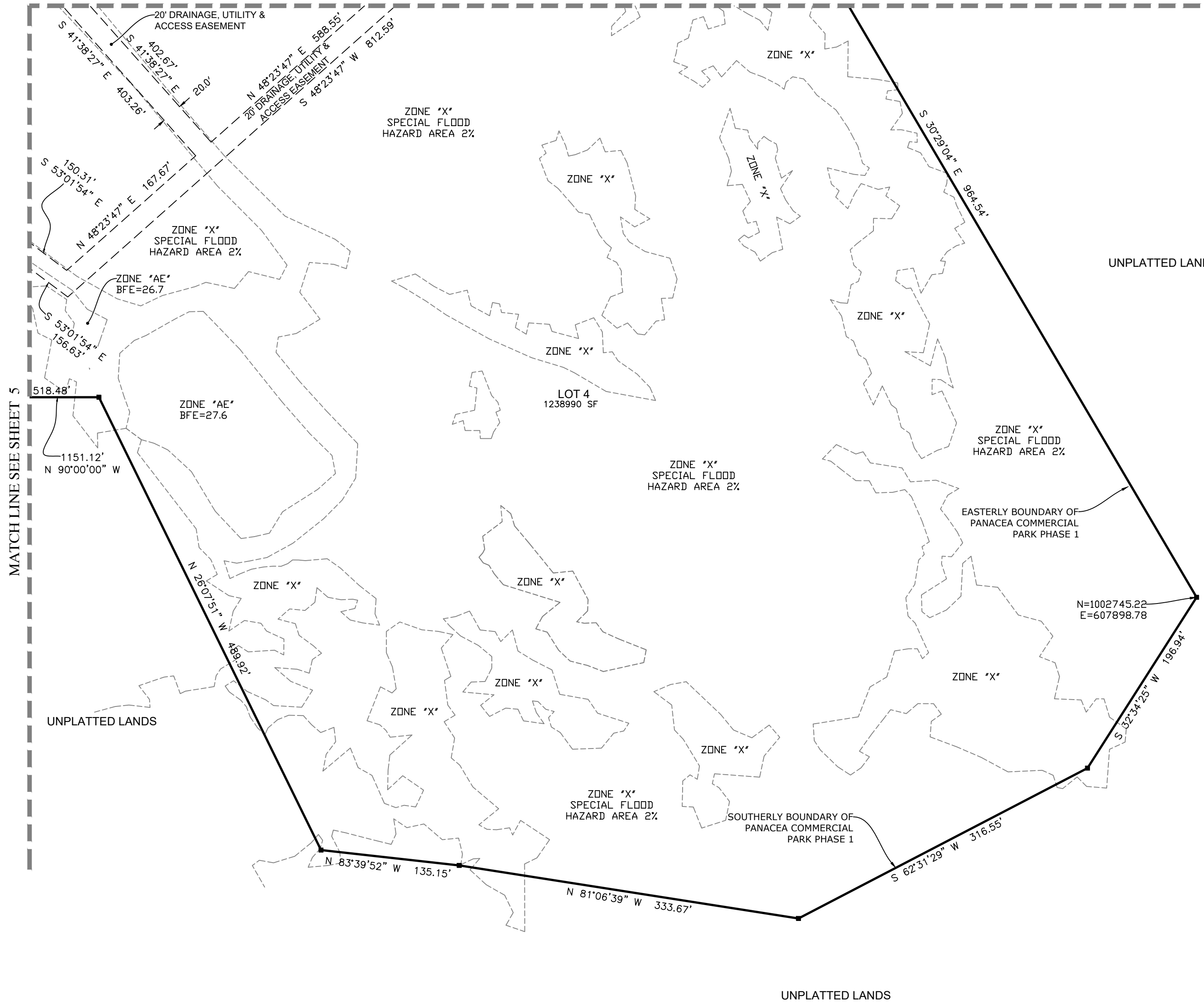


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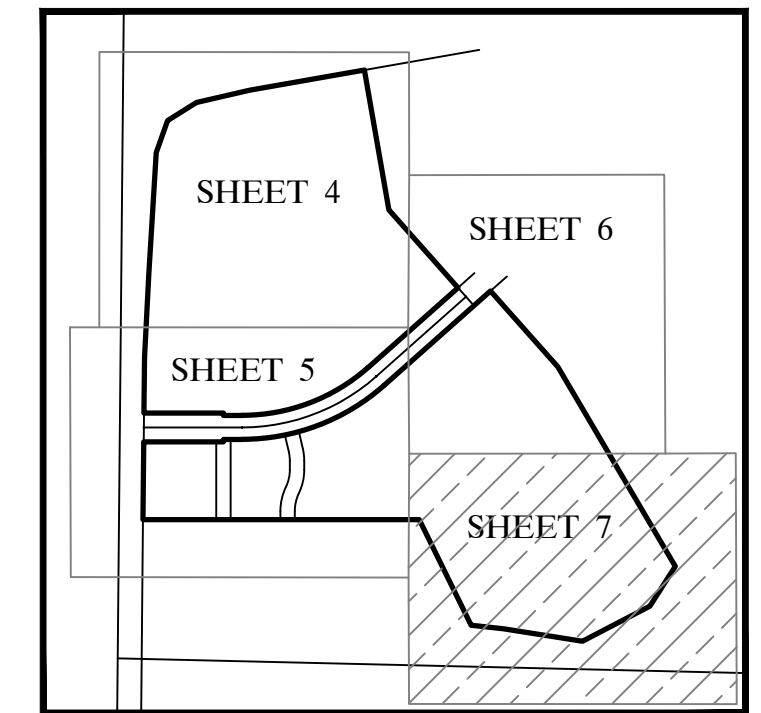
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MATCH LINE SEE SHEET 6



KEY MAP



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