

KAMSLER ACRES

A REPLAT OF TRACT "F" OF NORTH PORT CHARLOTTE ESTATES, 2ND ADDITION, RECORDED IN PLAT BOOK 19, PAGES 44, 44-A THRU 44-O, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND LYING IN SECTIONS 1, 2, 11, & 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF NORTH PORT, FLORIDA, THIS ____ DAY OF _____, 2024.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS ____ DAY OF _____, 2024.

CITY ATTORNEY, CITY OF NORTH PORT

DATE

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 ____ OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS ____ DAY OF _____, 2024.

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

DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA FLORIDA.

CITY ENGINEER

REGISTRATION NO. _____ DATE _____

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

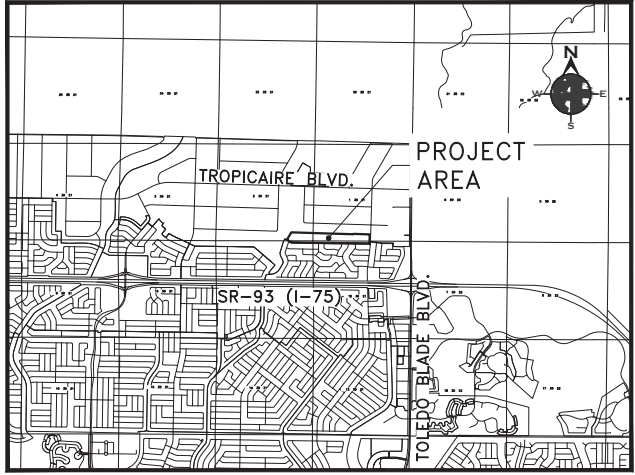
STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

CITY SURVEYOR AND MAPPER

DATE _____

STEVEN M. WATTS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4588



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING & 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 _____, 2024.

CHAIRPERSON

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, AND THAT THE PLAT IS BASED ON A BOUNDARY SURVEY THAT CONFORMS WITH FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-177. I FURTHER CERTIFY THAT 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 SARASOTA COUNTY REGULATIONS, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRMS) AND LOT CORNERS HAVE BEEN INSTALLED AS OF JULY 26, 2024.

ERICK B. BENNETT, P.S.M.
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER NO. 7301

DATE: _____
BENNETT-PANFIL, INC.
742 SHAMROCK BOULEVARD
VENICE, FL, 34293
FLORIDA LICENSED BUSINESS NO. 6639

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

RENOVA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNER OF TRACT "F", DO HEREBY CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "KAMSLER ACRES," AND DOES HEREBY GRANT, CONVEY AND DEDICATE SAID PLAT FOR RECORD.

THE EASEMENTS HEREINAFTER DESCRIBED ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.

- A 20 FOOT STRIP ALONG THE LOT LINES ABUTTING AND ADJACENT TO THE WATERWAYS AND DRAINAGE RIGHTS OF WAY, EXCEPT AS SHOWN BY DASHED LINES.
- A 10 FOOT STRIP ALONG THE REAR OF EACH LOT AND A 6 FOOT STRIP ALONG THE SIDES OF EACH LOT, EXCEPT WHERE SIDE LOT LINE IS COINCIDENT WITH A STREET RIGHT OF WAY LINE, EXCEPT AS SHOWN BY DASHED LINES.
- AS SHOWN BY DASHED LINES.

WHERE MORE THAN ONE LOT OR PARTS OF ONE OR MORE LOTS ARE INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF THE BUILDING SITE SHALL CARRY SAID SIDE EASEMENTS, EXCEPT WHERE EASEMENTS ARE SHOWN BY DASHED LINES.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, THIS ____ DAY OF _____, 2024.

WITNESSES:

SIGNATURE OF WITNESS: _____ DATE _____

PRINT NAME OF WITNESS: _____

SIGNATURE OF WITNESS: _____

PRINT NAME OF WITNESS: _____

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 _____, 2024, BY _____ AS _____ OF RENOVA HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE PARTNERSHIP AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION. IF NO TYPE OF IDENTIFICATION IS INDICATED, THE ABOVE-NAMED PERSON IS PERSONALLY KNOWN TO ME.

SIGNATURE OF NOTARY PUBLIC

PRINT NAME OF NOTARY PUBLIC
I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA, AND MY COMMISSION EXPIRES ON _____

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 SUPPLEMENTED 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.



KAMSLER ACRES

PLAT BOOK _____ PAGE _____
SHEET 2 OF 5

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SCALE: 1" = 250'

LEGEND

- P.C.P. = PERMANENT PLAT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONC. MONUMENT
- C/L = CENTER LINE
- R/W = RIGHT-OF-WAY
- P.B., PG. = PLAT BOOK, PAGE
- T.B.M. = TEMPORARY BENCH MARK
- D.N.R. = DEPARTMENT OF NATURAL RESOURCES
- L.B. = LICENSED SURVEYOR BUSINESS
- SQ. FT. = SQUARE FEET
- O.R. = OFFICIAL RECORDS (BOOK)
- = 4"x4" CONCRETE MONUMENT SET (L.B. #6639 (P.R.M.))
- = CONCRETE MONUMENT FOUND AT SECTION CORNER (BROKEN)
- = 5/8" CAPPED IRON ROD SET (L.B. #6639)
- ⊙ = NAIL & DISK SET (L.B. #6639)

SURVEYOR'S NOTES

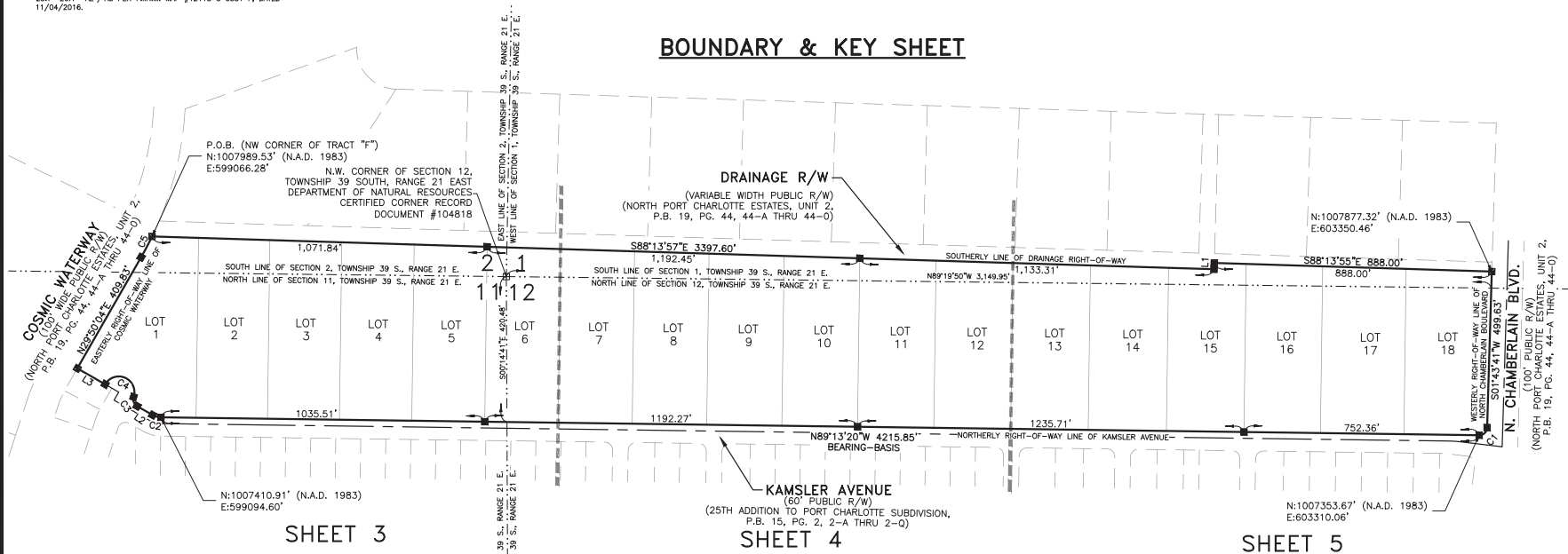
ALL LINES INTERSECTION WITH A CURVE WHICH ARE NOT DESIGNATED WITH (R) ARE NOT RADIAL.

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, THE NORTHERLY RIGHT OF WAY LINE OF KAMSLER AVENUE, BEING N.89°13'20"W., AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD(83)-(2011)-(Epoch 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS.

NUMERICAL EXPRESSIONS SHOWN HEREON TO THE NEAREST FOOT OR TENTH OF A FOOT ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT, EXCEPTING IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X", "X500", & "AE" BASE FLOOD ELEVATION (N/A: "X" & "X500", 23.7'-26.1' "AE") AS PER F.L.R.M. MAP #12115 C 0381 F, DATED 11/04/2016.

BOUNDARY & KEY SHEET



SURVEYOR'S DESCRIPTION

TRACT "F", NORTH PORT CHARLOTTE ESTATES, SECOND ADDITION, AS RECORDED IN PLAT BOOK 19, PAGE 44, 44-A THRU 44-0, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "F", THENCE SOUTH 88°13'57" EAST, 3397.60 FEET, ON THE SOUTHERLY LINE OF A DRAINAGE RIGHT-OF-WAY, PER SAID PLAT; THENCE NORTH 01°46'05" EAST, 20.00 FEET, ON SAID SOUTHERLY LINE; THENCE SOUTH 88°13'56" EAST, 888.00 FEET, ON SAID SOUTHERLY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH CHAMBERLAIN BOULEVARD; THENCE SOUTH 01°43'41" WEST, 499.63 FEET, ON SAID WESTERLY RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE; THENCE 38.86 FEET ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°03'00", A CHORD BEARING OF SOUTH 46°15'10" EAST, AND A CHORD LENGTH OF 35.06 FEET, TO A POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF KAMSLER AVENUE; THENCE NORTH 60°09'56" WEST, 4215.85 FEET, ON SAID NORTHERLY RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE; THENCE 27.89 FEET ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 29°03'15", A CHORD BEARING OF SOUTH 74°41'42" WEST, AND A CHORD LENGTH OF 27.59 FEET, TO A POINT OF TANGENCY; THENCE NORTH 60°09'56" WEST, 57.12 FEET, TO A POINT OF CURVATURE; THENCE 34.15 FEET ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°15'57", A CHORD BEARING OF SOUTH 21°01'59" WEST, AND A CHORD LENGTH OF 31.56 FEET, TO A POINT OF REVERSE CURVATURE; THENCE 148.84 FEET ON THE ARC OF SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 168°15'59", A CHORD BEARING OF NORTH 60°11'58" WEST, AND A CHORD LENGTH OF 99.48 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 7, BLOCK 1188, 25TH ADDITION TO PORT CHARLOTTE SUBDIVISION, PLAT BOOK 15, PAGE 2, 2-A THRU 2-0, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE NORTH 60°09'56" WEST, 102.53 FEET, ON SAID NORTHERLY LINE, TO AN INTERSECTION WITH A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COSMIC WATERWAY; THENCE NORTH 09°04'44" EAST, 409.83 FEET, ON SAID EASTERLY RIGHT-OF-WAY LINE, TO A POINT OF CURVATURE; THENCE 75.25 FEET ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1074.58 FEET, A CENTRAL ANGLE OF 0°00'44", A CHORD BEARING OF NORTH 27°49'42" EAST, AND A CHORD LENGTH OF 75.23 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 54.98 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
L1	N01°46'05"E	20.00'
L2	N60°09'56"W	57.12'
L3	N60°09'56"W	102.53'

CURVE	RADIUS	DELTA ANGLE	CURVE TABLE		
			CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	25.00'	89°03'00"	35.06'	S46°15'10"E	38.86'
C2	55.00'	29°03'15"	27.59'	S74°41'42"W	27.69'
C3	25.00'	78°15'57"	31.56'	S21°01'59"W	34.15'
C4	50.00'	168°15'59"	99.48'	N66°01'58"W	146.84'
C5	1074.58'	4°00'44"	75.23'	N27°49'42"E	75.25'

NOTICE:
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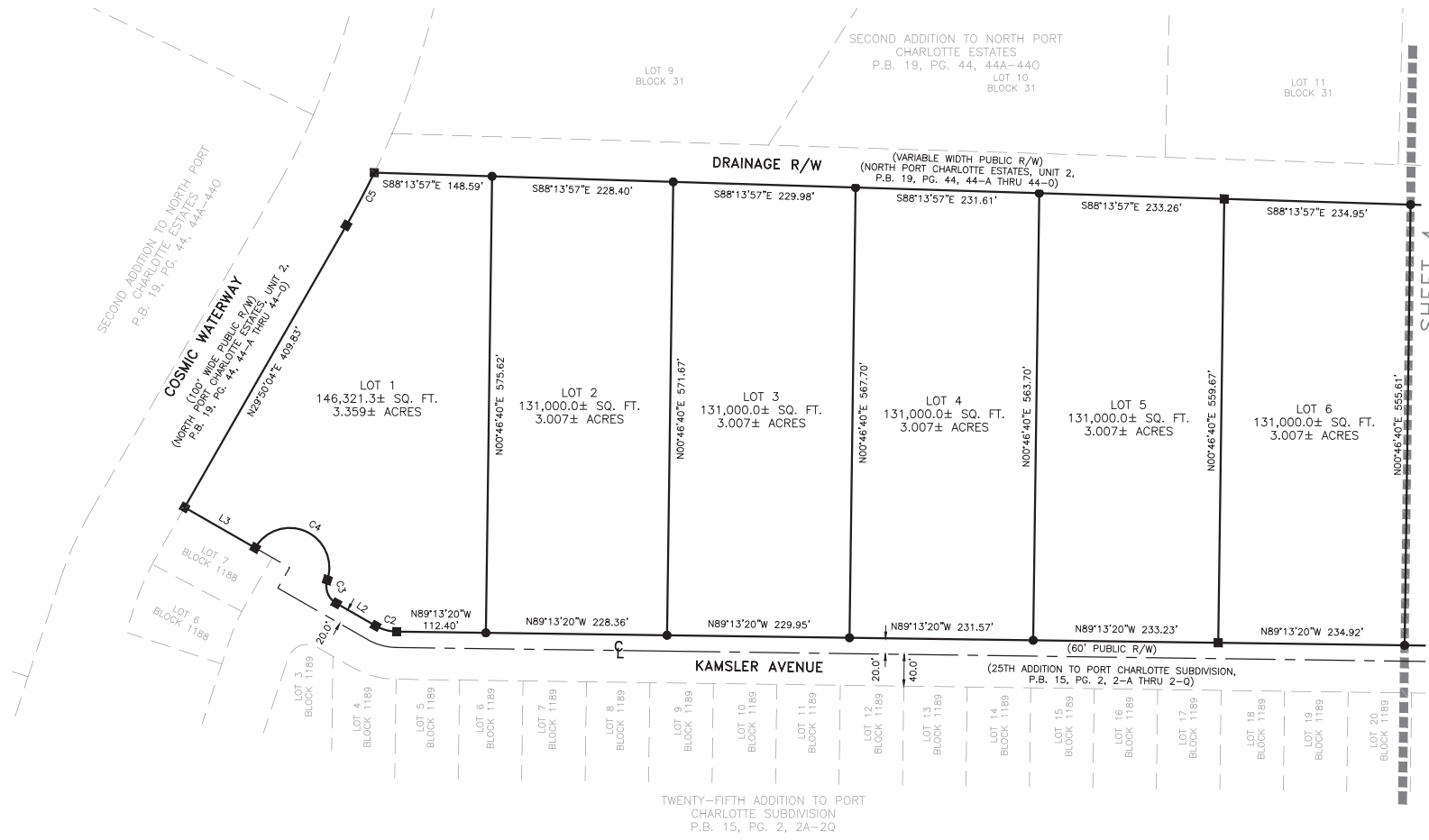
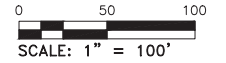
KAMSLER ACRES

PLAT BOOK ____ PAGE ____
SHEET 3 OF 5

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LINE TABLE		
LINE	BEARING	DISTANCE
L2	N60°09'56"W	57.12'
L3	N60°09'56"W	102.53'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C2	55.00'	29°03'15"	27.59'	S74°41'42"W	27.89'
C3	25.00'	78°15'57"	31.56'	S21°01'57"W	34.15'
C4	50.00'	168°15'59"	99.48'	N66°01'58"W	146.84'
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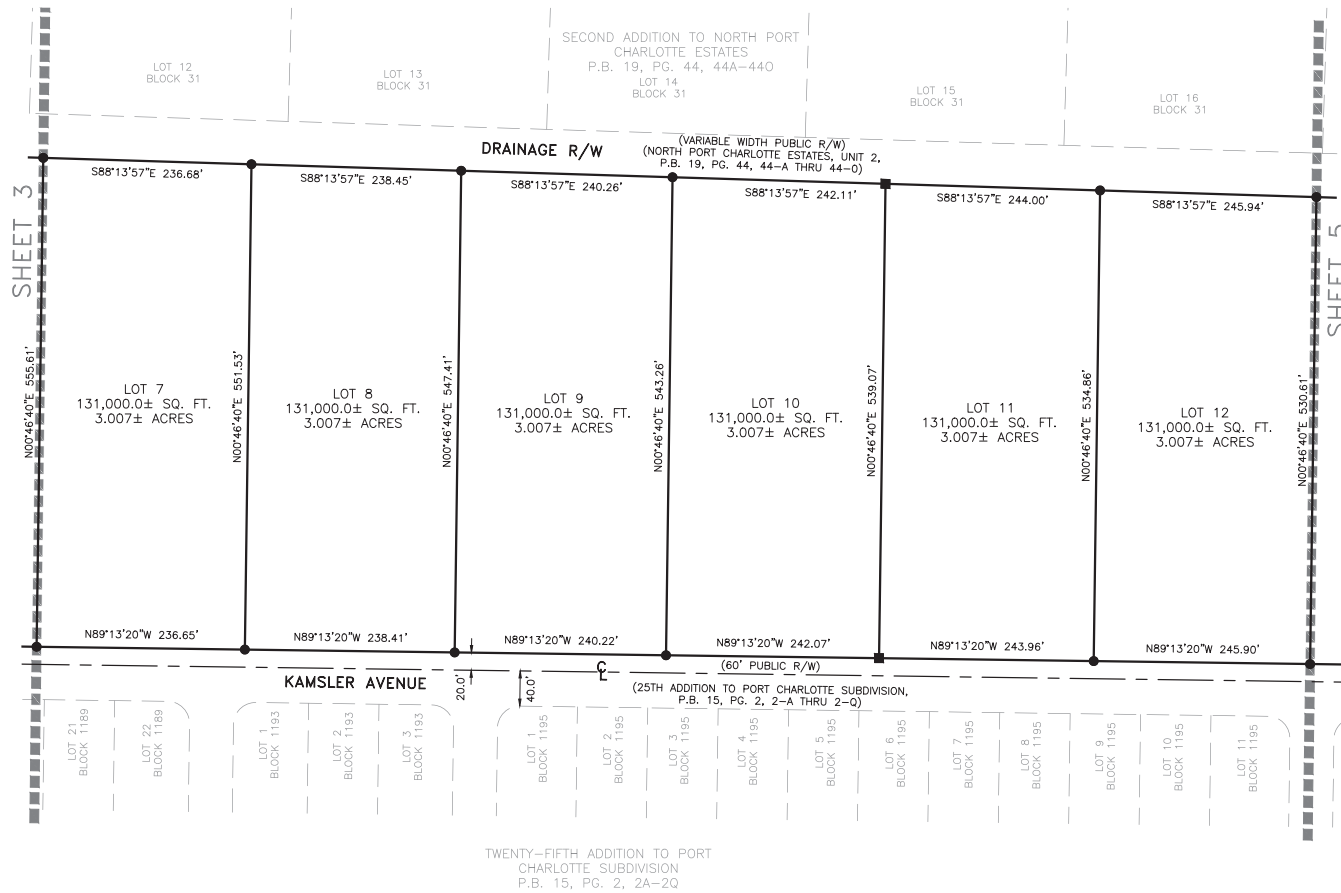
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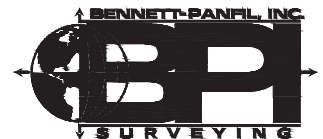
PLAT BOOK ____ PAGE ____
SHEET 4 OF 5



0 50 100
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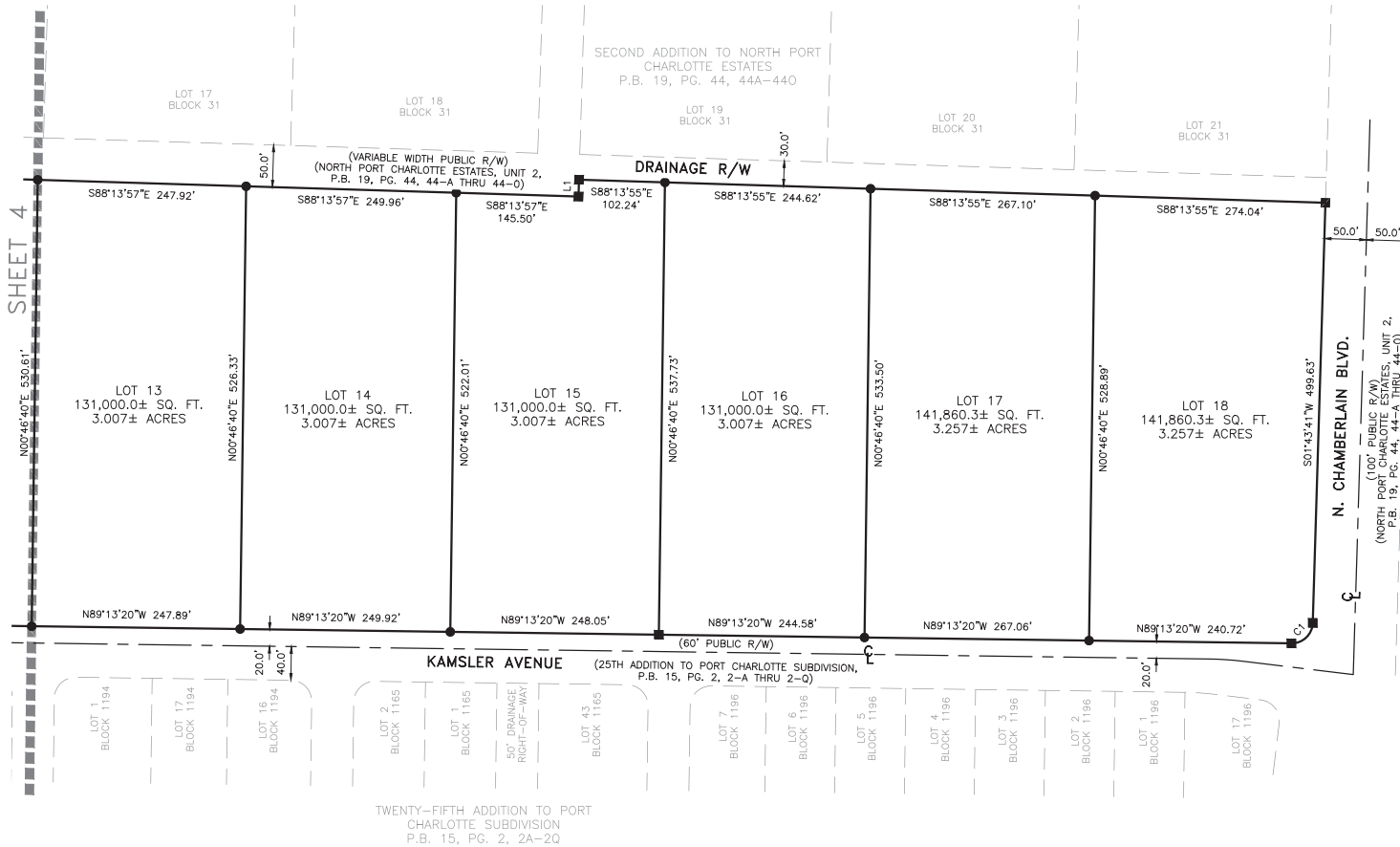
PLAT BOOK _____ PAGE _____
SHEET 5 OF 5



0 50 100
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LEGEND

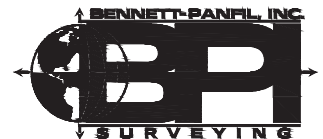
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°46'05"E	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
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