



**District One
Priority Project Information Packet**

Name of Applying Agency: City of North Port

Project Name:

Ponce de Leon Boulevard Bicycle Lanes

Project Category:

Congestion Management TRIP CIGP

Transportation Alternative RTAP Transit/Modal

Will this be a LAP project? Yes No

(If yes, applicant must be LAP certified)

Project Limits/Location:

Describe beginning and end points of project, ex.; from ABC Rd. to XYZ Ave. Limits run south to north or west to east. Include jurisdiction (city/county), project length attach a labeled project map.

The project begins at the Ponce de Leon intersection with Biscayne Drive and proceeds along Ponce de Leon Boulevard north to the Tropicaire Boulevard intersection. It traverses a distance of approximately 2.3 miles, reference attached Location Map.

Is the roadway on the State Highway System? Yes No

Is the roadway on the Federal Aid Eligible System? Yes No

If no, give local jurisdiction: [Click here to enter text.](#)

Is this project consistent with the MPO/TPO Long Range Transportation Plan?

Yes No Page number (attach page from LRTP): Page 3-4, Reference Attachment D

Is this project in the local jurisdiction's Capital Improvement Plan?

Yes No (attach page from CIP) [Click here to enter text.](#)

Project Description

Phase(s) requested:

Planning Study PD&E PE ROW CST CEI

Project cost estimates by phase:

Planning Study \$ 0 ROW \$0

PD&E \$295,000 CST \$4,280,000

PE \$403,000 CEI \$642,000

TOTAL Project Cost: \$5,620,000

Project Details: Clearly describe the project and desired improvements in detail and indicate if work will be completed in-house. Include labeled photos and maps. (Add additional pages if needed)

Seven foot wide "buffered" bicycle lanes will be constructed adjacent to the travel lanes of this two lane, two direction collector roadway. Biscayne Drive currently has bicycle lanes on each side of a two lane divided median roadway, from US41 to Elyton Drive (where the median terminates). A planned extension of these bicycle lanes, from Elyton Drive to Glenallen Boulevard (FPN 4401531), is funded in FY 2017/18 for design and in FY 2019/20 for construction. A separate project fund application continues the seven foot wide bicycle lanes on Biscayne Drive to Ponce de Leon Boulevard. This project adds seven foot bicycle lanes on Ponce DeLeon Boulevard, from Biscayne Drive to Tropicaire Boulevard. Future plans will place bicycle lanes on Tropicaire Boulevard east from Ponce DeLeon Boulevard to Toledo Blade Boulevard, on Sumter Boulevard south from Tropicaire Boulevard to existing bicycle lanes on Sumter Boulevard south of the I-75 interchange and on Toledo Blade Boulevard, south from Tropicaire Boulevard to the existing paved shoulders on Toledo Blade, north of the I-75 interchange. Reference Attachment A.

Constructability Review

For items 2-7 provide labeled and dated photos (add additional pages if needed)

1. Are there any other projects (ex. drainage, utility, etc.) programmed (local, state or federal) within the limits of this project? Yes No

If yes, provide details of the other project(s), including project scope and schedule:
[Click here to enter text.](#)

2. Does the applicant have an adopted ADA transition plan? Yes No

Identify areas within the project limits that will require ADA retrofit. (Include GIS coordinates for stops and labeled photos and/or map)

No retrofits are needed.

3. Are there any transit stops/shelters/amenities within the project limits?

Yes No

How many?

Stop ID number:

4. Are any improvements needed or requested for bus stops? Yes No

Description of existing conditions at stop and desired improvements (add additional pages if needed):

5. Are turn lanes being added? Yes No

If yes, provide length of turn lanes

Click here to enter text.

6. Drainage structures:

Number of culverts or pipes currently in place: Not applicable

Type: Click here to enter text.

Replacement? Click here to enter text.

Details Click here to enter text.

Will drainage ditches be filled in? Yes No

If yes, provide the limits and quantify in linear feet:

Click here to enter text.

Describe the proposed conveyances system (add additional pages if needed

Click here to enter text.

Are there any existing permitted stormwater management facilities/ponds within the project limits? Yes No

If yes, provide the location and permit number (add additional pages if needed

Click here to enter text.

Utilities within project limits: Yes No

If yes, list specific utilities within project limits and describe any potential conflicts (add additional pages if needed):

Potable Water main from Biscayne Drive to the I-75 Overpass

Are there Bridges within project limits: Yes No

If yes, can bridges accommodate proposed improvements? Yes No

If no, what bridge improvements are proposed? (add additional pages if needed):

[Click here to enter text.](#)

7. Is needed Right-of-Way (ROW) within public ownership? Yes No

Provide details of potential ROW issues and how they will be addressed, evidence of ROW (GIS, maps, etc.) as well as a detailed breakdown of costs. Also include information about any potential encroachment issues (add additional pages if needed):

The bicycle lanes will be constructed within the existing Ponce de Leon Boulevard right-of-way. And use of the paved shoulders on the I-75 Overpass. Reference Attachment E.

8. Are permits required? Yes No

If yes, list the types of permits required:

[Click here to enter text.](#)

If no, state the qualified exemption:

Rule 62-330.051(10), F.A.C.

9. Are there any wetlands within the project limits? Yes No

If yes, list the type of wetlands and if mitigation will be required. Provide any additional information:

[Click here to enter text.](#)

Is there critical habitat within the project limits? Yes No (Provide details)

[Click here to enter text.](#)

10. Are there any endangered species within the project limits? Yes No

If yes, list the species and what, if any mitigation or coordination will be necessary:

[Click here to enter text.](#)

11. Is a historic survey required? Yes No (Provide details)

[Click here to enter text.](#)

12. Is Recreational or 4(f) property within the project limits? Yes No

(Provide details)

[Click here to enter text.](#)

13. Are there any contamination areas within the project limits? Yes No

(Provide details)

[Click here to enter text.](#)

Required Attachments

- A. Detailed Project Scope with Project Location Map
- B. Project Photos - dated and labeled
- C. Detailed Cost Estimates including Pay Items
- D. LRTP and Local CIP page
- E. Survey/As-builts/ROW documentation/Utility/Drainage information
- F. Detailed breakdown of ROW costs included in estimate (if ROW is needed/included in request or estimate)

Applicant Contact Information

Agency Name: City of North Port

Mailing Address: 4970 City Hall Boulevard

Contact Name and Title: Ben Newman, P.E., Project Engineer

Email: bnewman@cityofnorthport.com **Phone:** 941-240-8320

Signature:  **Date:** 01/30/18

Your signature indicates that the information included with this application is accurate.

Maintaining Agency: City of North Port Public Works Department

Contact Name and Title: Juliana B. Bellia , Director

Email jbellia@cityofnorthport.com **Phone:** 941-240-8051

Signature:  **Date:** 1/31/18

Your signature serves as a commitment from your agency to maintain the facility requested.

MPO/TPO:

Contact Name and Title: Leigh Holt, Strategic Planning Manager

Email: Leigh@mympo.org **Phone:** 941-359-5772

Signature: _____ **Date:** _____

Your signature confirms the requested project is consistent with all MPO/TPO plans and documents, is eligible, and indicates MPO/TPO support for the project.

SARASOTA/MANATEE MPO

PRIORITY PROJECT INFORMATION SHEET

DATE: 30-Jan-2018

SUBMITTING JURISDICTION: City of North Port
Contact Person: Ben Newman Phone: 941-240-8320 e-mail: bnewman@cityofnorthport.com

PROJECT CATEGORY: **A: Major Improvement** **B: Transportation Alternative** **C: Congestion Management**
Circle One *Any Fund* *\$600,000 maximum* *\$1,000,000 maximum*

PROJECT NAME or FACILITY: Ponce de Leon Boulevard Bicycle Lanes

PROJECT LIMITS/LOCATION: Ponce de Leon Boulevard, from Biscayne Drive to Tropicaire Boulevard
Provide Map

PROJECT DESCRIPTION:

Construct seven feet wide asphalt paved buffered bicycle lanes abutting the travel lanes on each side of Ponce de Leon Boulevard from Biscayne Drive to Tropicaire Boulevard, including pavement markings and signage.
--

COST ESTIMATES BY PHASE:

Indicate all phases completed with year

Cost Estimate (current \$1,000's):	STUDY	PD&E	DESIGN	RIGHT OF WAY	CONSTRUCTION
Status:	<u>Not Applicable</u>	<u>\$295,000</u>	<u>\$ 403,000.00</u>	<u>Not Applicable</u>	<u>\$ 4,922,000.00</u>
					Total Cost Estimate
					<u>\$ 5,620,000.00</u>

Date project was endorsed by local jurisdictional board: _____

Is the project in the MPO 2035 LRTP? Yes

COMMENTS / ADDITIONAL INFORMATION:

Bicycle lanes exist on Biscayne Drive from US41 north to Elyton Drive and FPN 44401531 will extend the bicycle lanes to Glenallen Boulevard. A separate project application for this funding cycle continues the seven feet bicycle lanes on Biscayne Drive from Glenallen Boulevard to Ponce de Leon Boulevard. This project will place bicycle lanes on Ponce de Leon from Biscayne Drive to Tropicaire Boulevard. Future phases will continue bicycle lanes on Tropicaire Boulevard to Toledo Blade Boulevard, with connections to existing bicycle lanes or paved shoulders on Sumter Boulevard and Toledo Blade Boulevard - both City of North Port arterial roadways.

Preliminary Study Status (if applicable): Not included in this project application

ATTACHMENT A

- 1. Detailed Project Scope**
- 2. Project Location Map**
- 3. Project Limits**
- 4. Typical Roadway Cross-section**

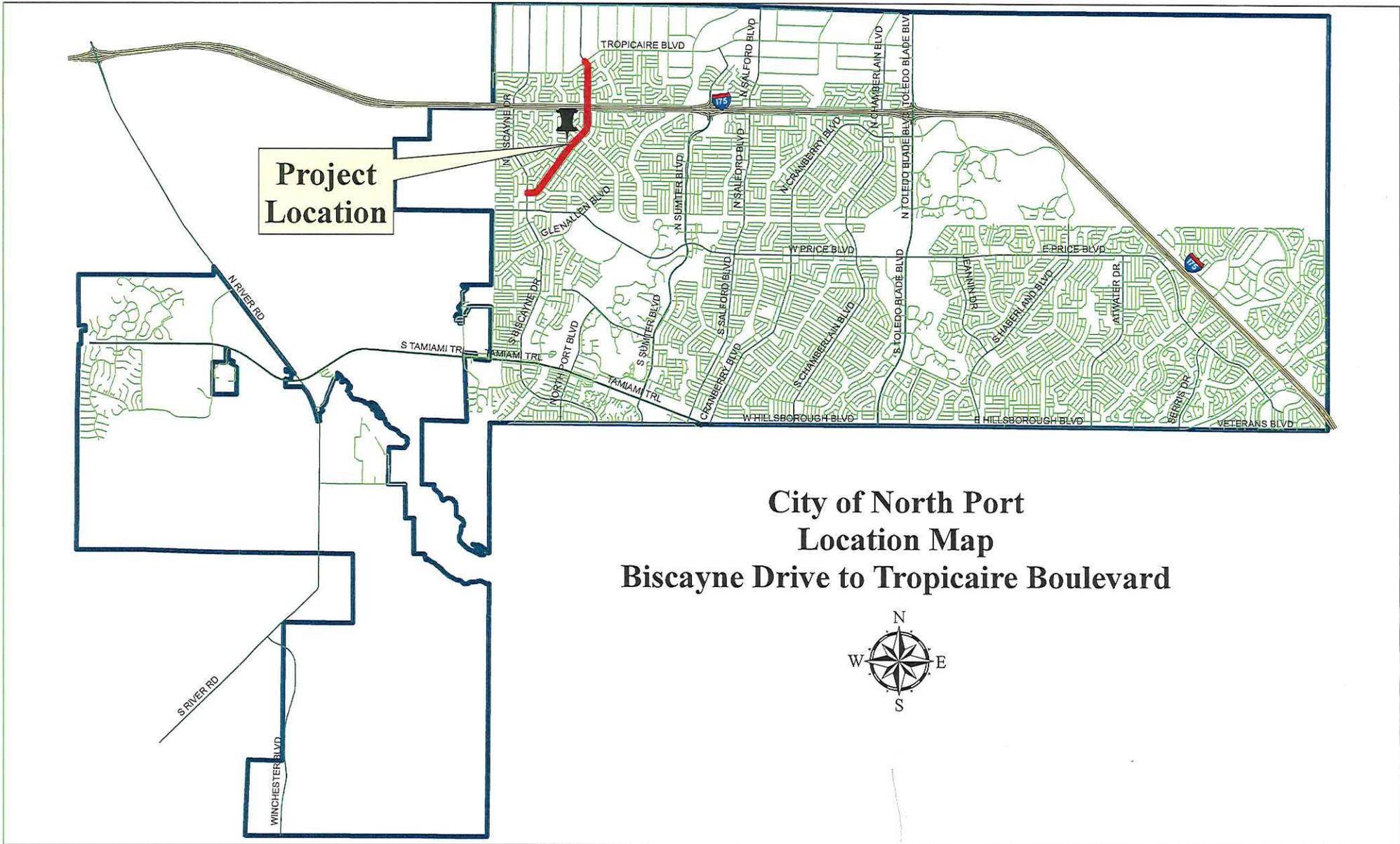
PROJECT SCOPE

This project adds seven feet wide asphalt pavement buffered bicycle lanes along each side of the existing asphalt two lane/two direction undivided roadway of Ponce de Leon Boulevard.

The limits of the project are between Biscayne Drive to Tropicaine Boulevard.

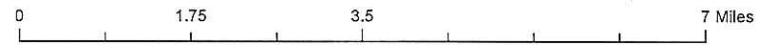
Along with construction of the asphalt pavement for the bicycle lanes will be alterations of sidewalks and driveway connections to the widened pavement, traffic striping and markings for the bicycle lanes, traffic sign relocations and minor utility adjustments.

The existing six feet wide paved shoulders of the I-75 overpass will be striped and marked as designated bicycle lanes.

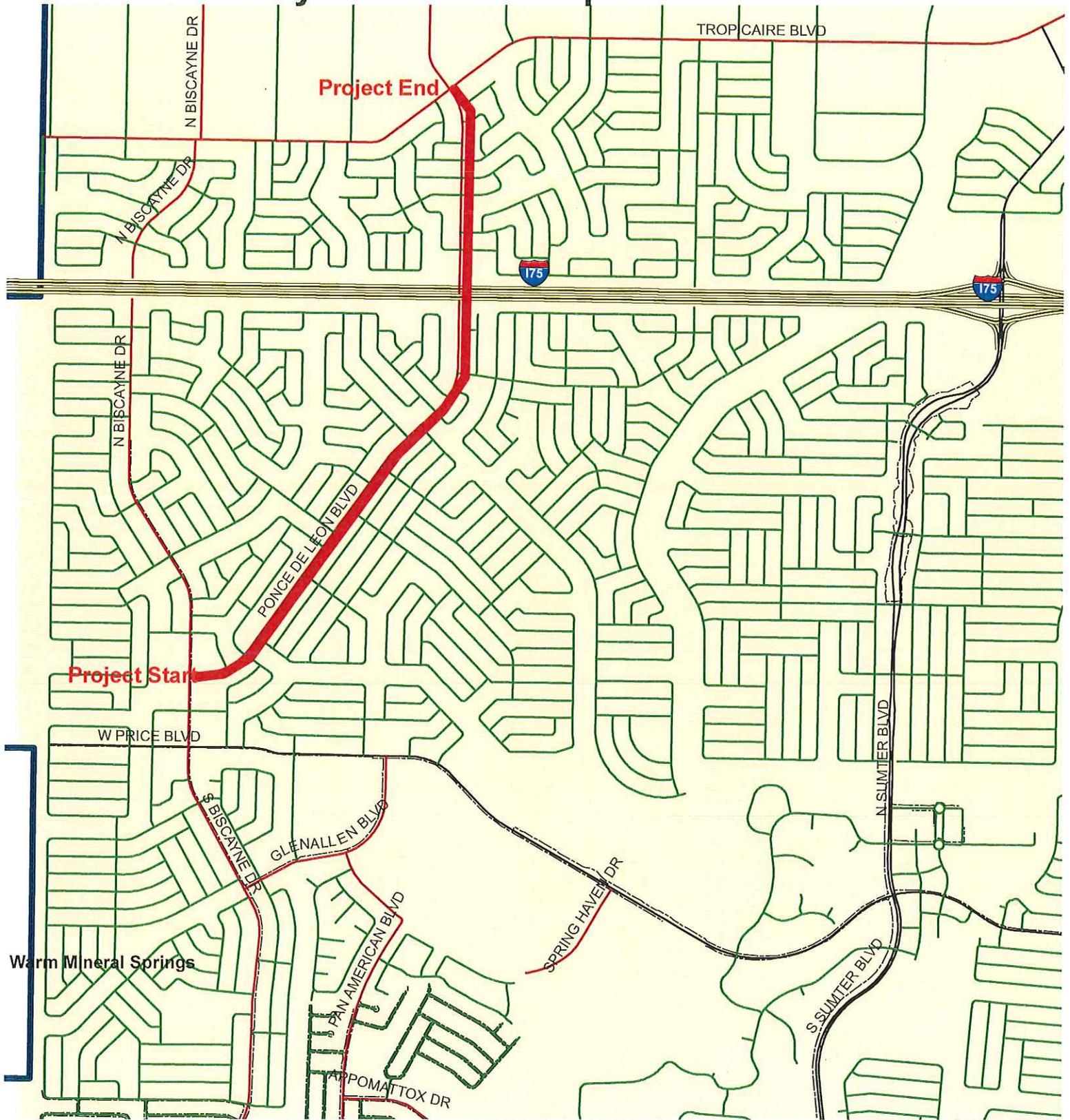


**Project
Location**

**City of North Port
Location Map
Biscayne Drive to Tropicaine Boulevard**



Ponce de Leon Bicycle Lane Project Biscayne Drive to Tropicaine Boulevard



Legend

- Project Boundary
- Collector
- Arterial
- Local
- Primary Arterial
- Sidewalks
- City Boundary



Prepared by NDS/Planning Division
February 16, 2017

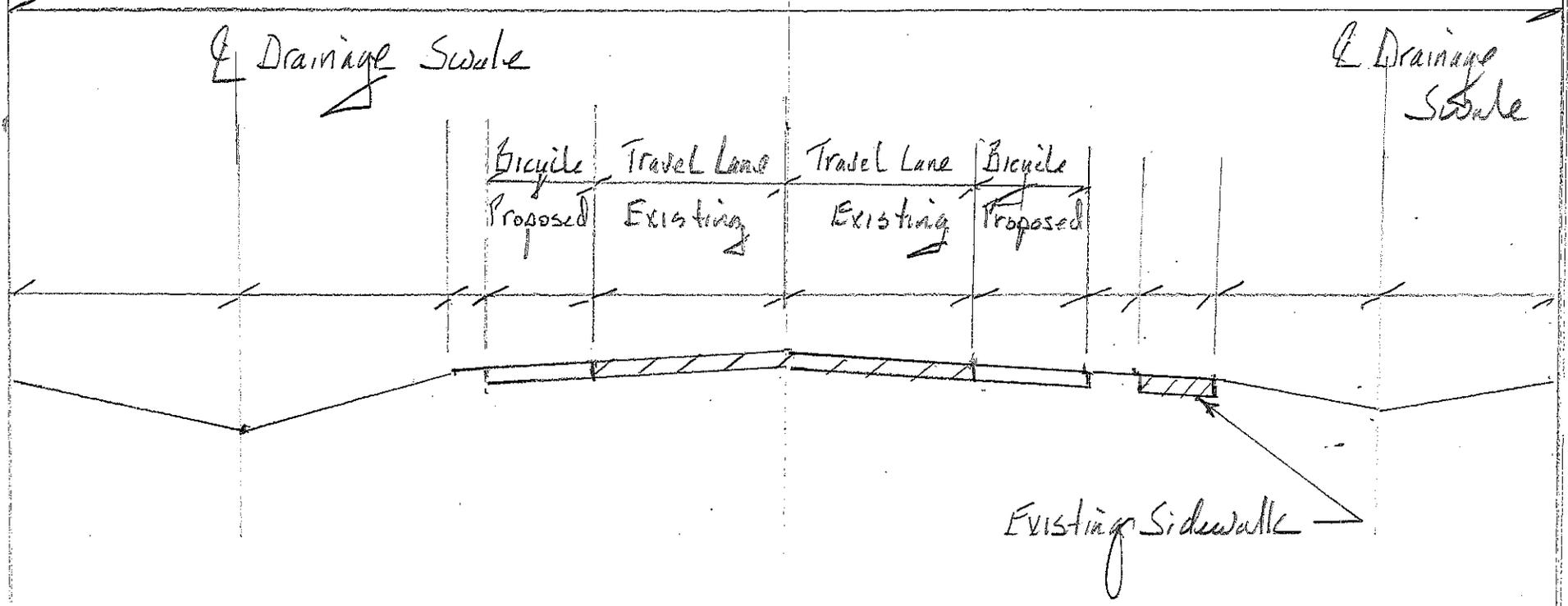
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agent assume no responsibility for any use of the information.

RIGHT-OF-WAY

Drainage Swale

Drainage Swale

Bicycle Proposed
Travel Lane Existing
Travel Lane Existing
Bicycle Proposed



Existing Sidewalk

PONCE DE LEON BOULEVARD

Section 1-1

Biscayne Drive to Skyway Drive

RIGHT-OF-WAY

Drainage Swale

Drainage Swale

Bicycle
Proposed

Travel Lane
Existing

Travel Lane
Existing

Bicycle
Proposed

3'

7'

7'

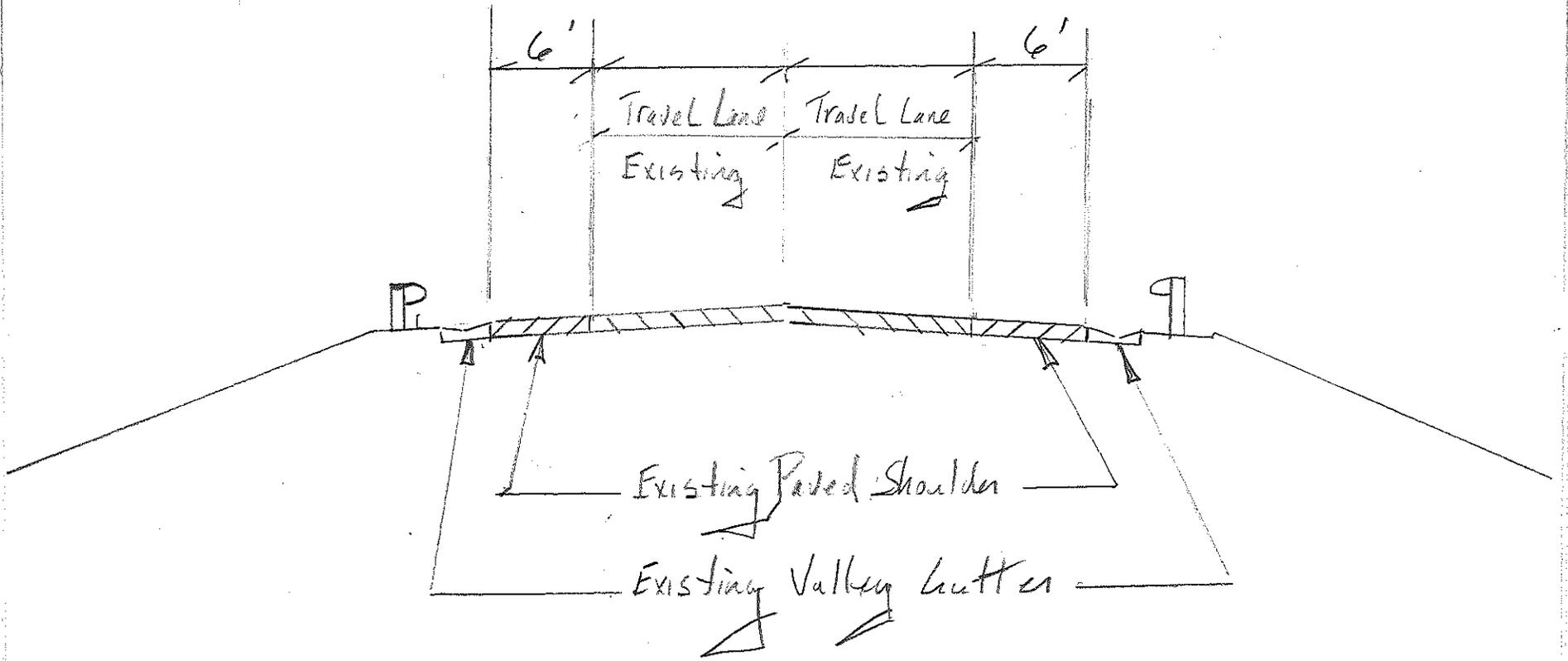
2'

PONCE DE LEON BOULEVARD

Section 2-2

Skyview Drive to I-75 Overpass

RIGHT-OF-WAY



PONCE DE LEON BOULEVARD

Section 3-3

I-75 overpass

RIGHT-OF-WAY

4 Drainage Swale

4 Drainage Swale

Bicycle
Proposed

Travel Lane
Existing

Travel Lane
Existing

Bicycle
Proposed

2'

7'

7'

2'

PONCE DE LEON BOULEVARD

Section 4-4

I-75 Overpass to Tropicana Boulevard

ATTACHMENT B

(Project Photos 1-10)



EXHIBIT #1

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking east from Biscayne Drive (02/02/17)



EXHIBIT #2

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north from Meroni Boulevard (02/02/17)



EXHIBIT #3

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north from Hornbuckle Boulevard (02/02/17)



EXHIBIT #4

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north towards I-75 Overpass (02/02/17)

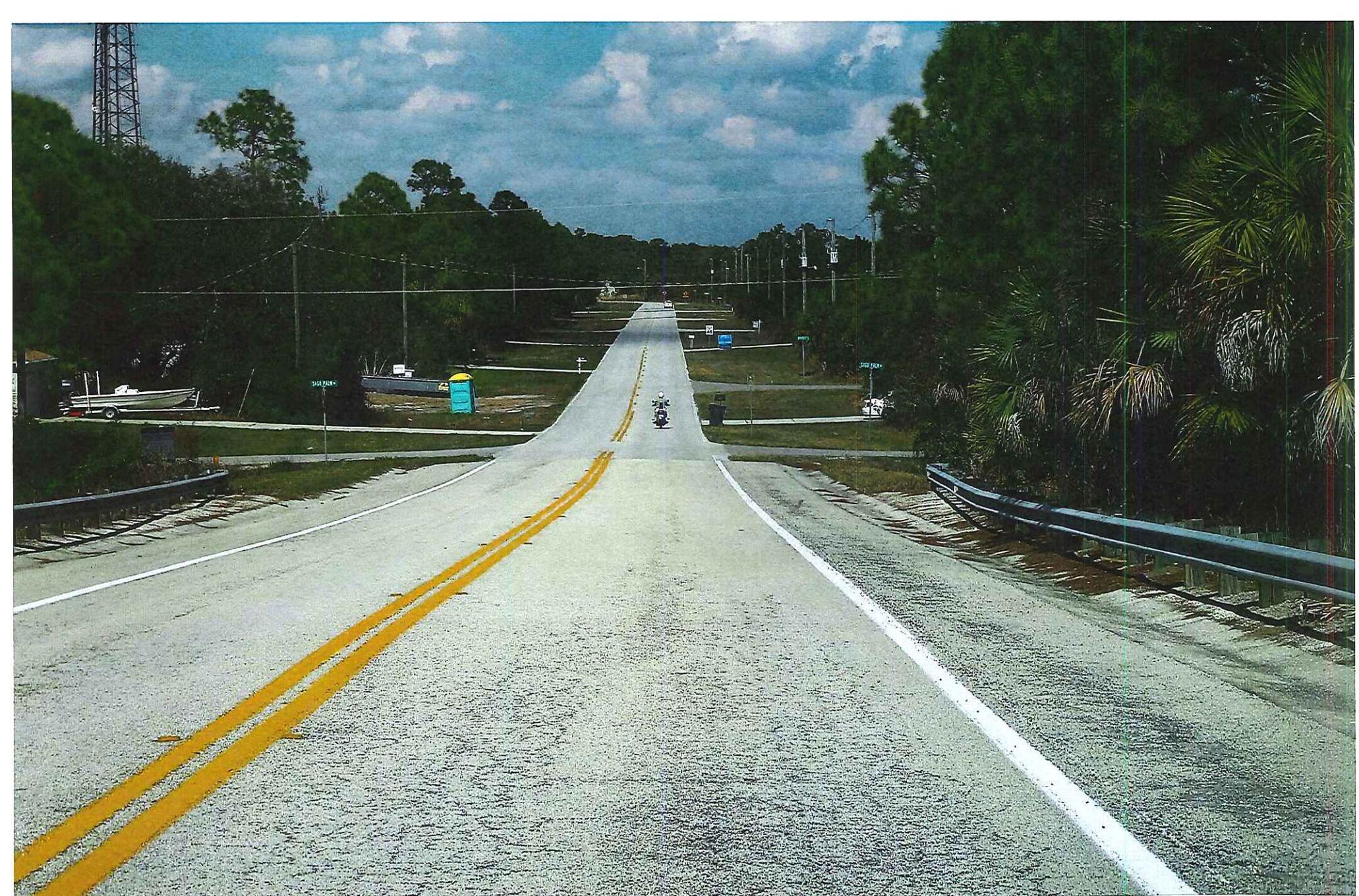


EXHIBIT #5

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north on I-75 Overpass (02/02/17)



EXHIBIT #6

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north from DeBrita Road (02/02/17)



EXHIBIT #7

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking north to Tropicaire Boulevard (02/02/17)

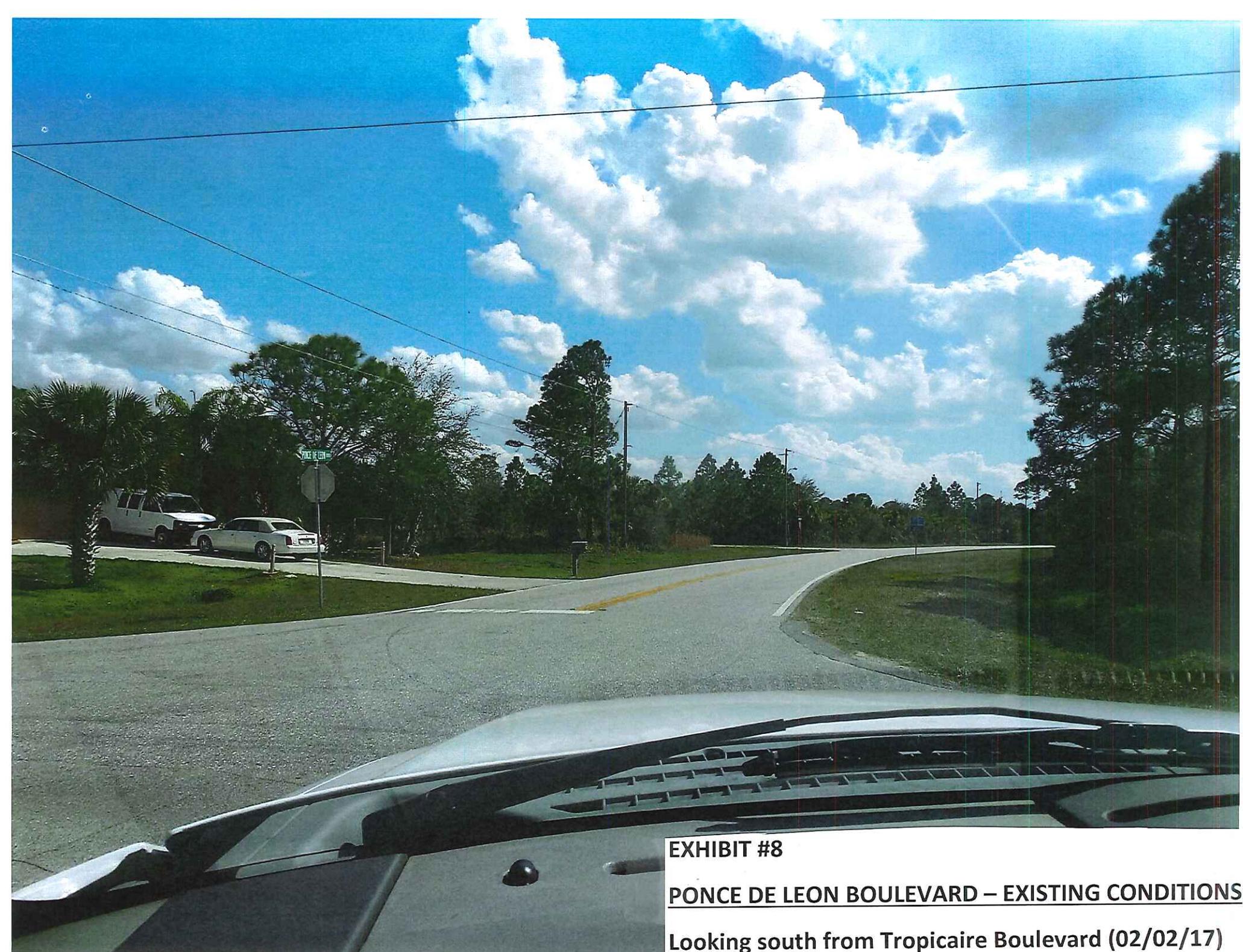


EXHIBIT #8

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking south from Tropicaire Boulevard (02/02/17)



EXHIBIT #9

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking south at Sago Palm Road (02/02/17)

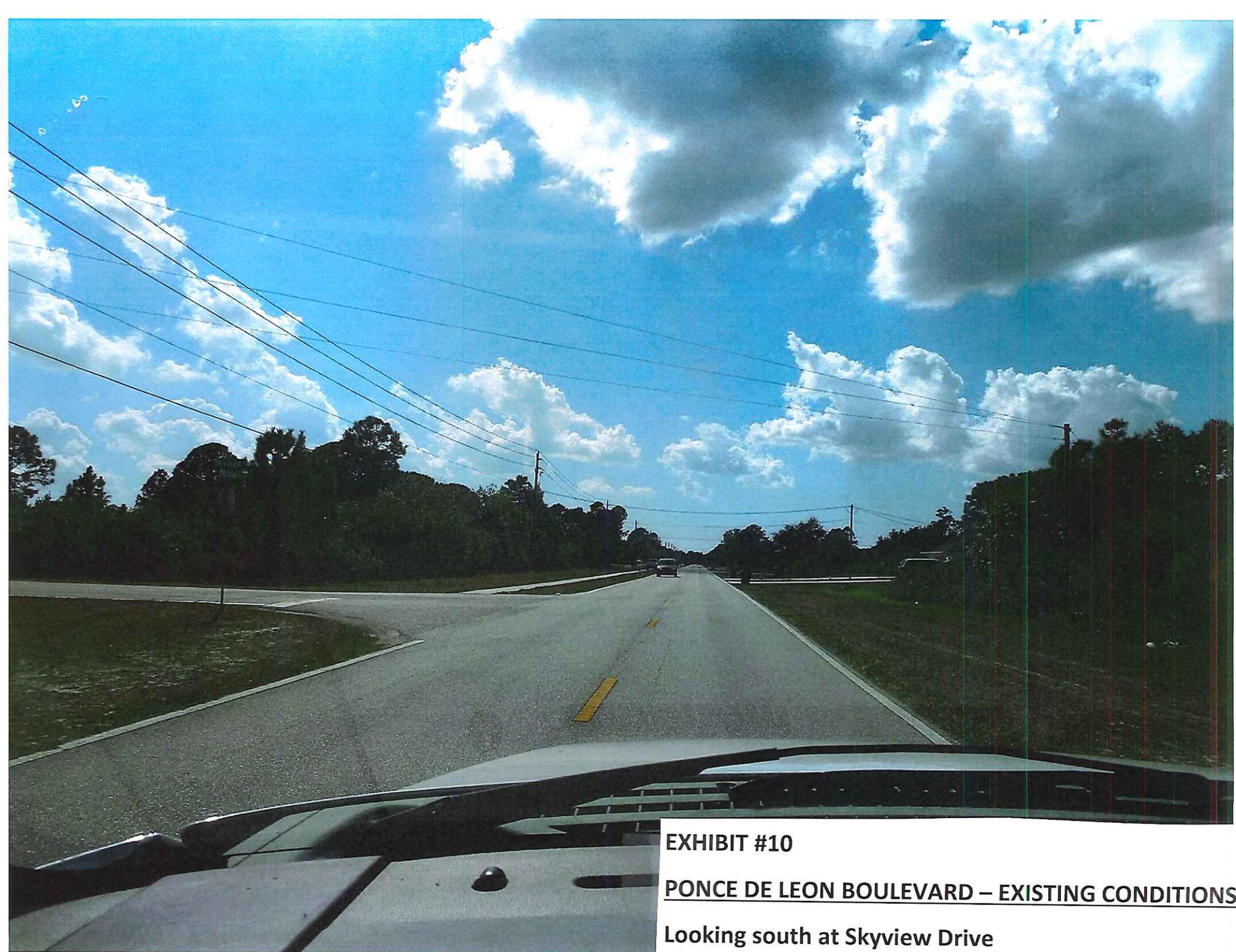


EXHIBIT #10

PONCE DE LEON BOULEVARD – EXISTING CONDITIONS

Looking south at Skyview Drive

ATTACHMENT C

Detailed Cost Estimate

Ponce de Leon Bicycle Lanes

Right-of-Way - Varies between 88 and 107 feet - assume average of 95
 Construct seven foot wide paved shoulder 7 feet wide paved shoulders
 ERC Permit Exemption for Recreational Trails
 Prices from Miscellaneous Sidewalks Project Average Unit Prices
 Prices from AJAX Paving Sumter Phase IIIA where indicated
 12,200 ft -200 ft (I-75 Overpass) = 12,000 ft

Work Item	Quantity	Units	Unit Cost	Item Cost	
Silt fencing	24,000.00	LF	\$ 2.00	\$ 48,000.00	12,000' x 2
Clearing & Grubbing	18.18	Acres	\$ 15,000.00	\$ 272,727.28	(12,000' x (95 - 24' - 5') / 43,560 sf per acre
Concrete Driveway Removal	2,135.00	SY	\$ 10.00	\$ 2,133.33	48 driveways x 20 feet width each x 20' from pavement edge / 9
Concrete Driveway Replace	1,386.87	SY	\$ 75.00	\$ 104,000.00	48 driveways x 20 feet width each x (20-7) feet from new pavement edge / 9
Excavate, embankment & grading	29,333.33	CY	\$ 25.00	\$ 733,333.33	12000' x (95'-24'-5') x 1' depth / 27
12" Type B Stabilization	21,333.33	SY	\$ 6.50	\$ 138,666.67	12,000' x 2 sides x 8' wide / 9sy/sf
8" Limerock Base	18,666.67	SY	\$ 15.00	\$ 280,000.00	12000' x 2 sides x 7' wide / 9
2" Type SP Structural	2,146.67	TON	\$ 100.00	\$ 214,666.67	230 #/sy (for 2" thickness) x 12,000' x 2 sides x 7' / 9 sf/sy / 2000 # / ton
Mill 1" depth Exist Pavmnt Edge	2,666.67	SY	\$ 4.00	\$ 10,666.67	(12,000' x 2 sides x 1 foot width') / 9
1" Type FC-9.5 Friction	1,073.33	TON	\$ 120.00	\$ 128,800.00	115#/sy x 24,000' x 7' / 9sf/sy / 2000 # / ton
Performance Turf - Sod Bahia	86,613.13	SY	\$ 2.50	\$ 216,532.83	[12,000' x (95' - 24' - 5') / 9] - 1386.87 sy (driveways)
6" Solid White Thermoplast	9.10	NM	\$ 5,444.01	\$ 49,491.00	12,000 x 2 stripes/lane x 2 sides
Bike Lane Markings	48.00	Each	\$ 250.00	\$ 12,000.00	Every 500 feet - both sides
Traffic Signs Relocation	24.00		\$ 250.00	\$ 6,000.00	
Water Valve Box Adjust	11.00		\$ 500.00	\$ 5,500.00	
Fire Hydrant Relocate	11.00		\$ 2,500.00	\$ 27,500.00	

Mailbox Relocation

Sub-Total

MOT (6%)

Mobilization (6%)

Contingency (10%)

TOTAL

	48.00	\$	250.00	\$	12,000.00	
				\$	2,262,017.78	
				\$	130,515.00	
				\$	130,515.00	
				\$	261,030.00	
				\$	2,784,077.78	(8 Years out) * 1.281 \$ 3,566,403.64
				\$	417,611.67	(8 Years out) * 1.281 \$ 534,960.55
				\$	278,407.78	(6 Years out) * 1.206 \$ 335,759.78
				\$	208,805.83	(5 Years out) * 1.172 \$ 244,720.43
						(*) FDOT Transportation Costs Report (07/18/16) Inflation Factors \$ 4,681,844.40

Assume driveways are 20 feet wide and replace to 20 feet from edge of existing pavement for adjustment of longitudinal slope.

bn (01/25/18)

Construction - Inflate above by 20%	\$ 4,279,684.37	rounded up	\$ 4,280,000.00
CEI - Inlate above by 20%	\$ 641,952.66		\$ 642,000.00
Design inflate by 20%	\$ 402,911.74		\$ 403,000.00
PD&E - inflate by 20%	\$ 293,664.52		\$ 295,000.00
	\$ 5,618,213.29		\$ 5,620,000.00

ATTACHMENT D

2040 LRTP Sheet 3-4

GOALS, OBJECTIVES, PERFORMANCE MEASURES, AND TARGETS

1. IMPROVE THE SAFETY AND SECURITY OF THE TRANSPORTATION SYSTEM FOR ALL USERS

1.1 Create and maintain a transportation system that respects and accommodates all modes of transportation to ensure the personal safety of all users, in all modes, and on all facilities through education, enforcement, engineering, and evaluation.

1.2 Consistent with Florida’s Strategic Highway Safety Plan, ensure the safe and secure accommodation of motorized and non-motorized traffic on area roadways to reduce crash rates, protect the safety of emergency responders and roadway workers within the right-of-way, and maintain and improve operating conditions on emergency evacuation routes.

Measure:	Total crashes and crash rate by mode (auto, bike, pedestrian, transit & freight)
Targets:	<ul style="list-style-type: none"> % reduction in fatalities involving all modes % reduction in Auto crashes and rate % reduction in Bicycle crashes and rate % reduction in Pedestrian crashes and rate % reduction in crashes on transit corridors % reduction in crashes on freight corridors % reduction in crashes on evacuation corridors

Safety	Infrastructure Condition	Congestion Reduction	System Reliability	Freight Movement & Economic Vitality	Environmental Sustainability	Reduce Project Delivery Delays
						

ATTACHMENT E

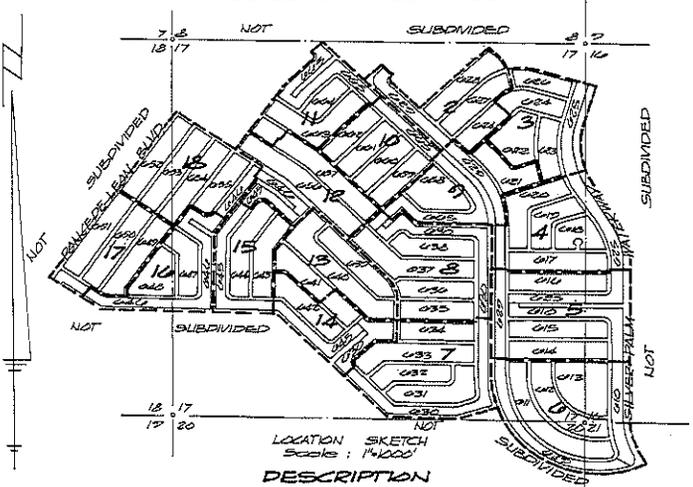
- 1. ROW Documentation – Plat Maps**

FOURTEENTH ADDITION TO

PORT CHARLOTTE SUBDIVISION

A SUBDIVISION IN SECTIONS 16, 17, 18, 20 & 21 TWP 30S-R5E-21E. CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY, FLORIDA.

SHEET 1 OF 16 SHEETS
 BISCAYNE ENGINEERING COMPANY
 ORDER NO. 32540 CIVIL ENGINEERS SCALE: 1"=100'
 FB. NO. 1147 MIAMI-FLORIDA APRIL 1960
 SCALE IN FEET
 100 50 0 50 100



DESCRIPTION

A portion of Sections 16, 17, 18, 20 and 21, Township 30 South, Range 21 East, Sarasota County, Florida, more particularly described are follows: Begin at a point on the West line of said Section 17, said point being 1540.53 feet North of the Southwest corner of said Section 17; thence run S 85° 51' 54" E, 1327.47 feet to the point of curvature of a curve to the right having a radius of 75 feet and a central angle of 45° 07' 14"; thence run Southeastwardly along the arc of said curve to the right 52.00 feet to the point of tangency; thence run S 43° 44' 40" E, 1029.47 feet to the point of curvature of a curve to the left having a radius of 257.50 feet and a central angle of 45° 46' 27"; thence run Easterly along the arc of said curve to the left 205.72 feet to the point of tangency; thence run S 89° 31' 07" E, 744.29 feet to the point of curvature of a curve to the left having a radius of 232.50 feet and a central angle of 13° 14' 21"; thence run Northeastwardly along the arc of said curve to the left 105.25 feet to the point of tangency; thence run N 78° 14' 32" E, 502.02 feet to the point of intersection with the arc of a curve concave North-easterly and having a radius of 138.5 feet; thence run Southeastwardly 22.72 feet along the arc of said curve to the left, having a radius of 138.5 feet, a central angle of 2° 10' 20"; a chord of 22.48 feet and a chord bearing of S 22° 20' 59" E, to a point on the South line of said Section 17, said point being 1034.51 feet West of the Southeast corner of said Section 17; thence continue Southeastwardly, Easterly and North-easterly 223.01 feet along the arc of said curve to the left, having a radius of 100 feet, a central angle of 21° 53' 35"; a chord of 128.15 feet and chord bearing of S 72° 42' 34" E, over and across said Sections 20 and 21 to the point of intersection with the arc of a curve concave North-easterly and having a radius of 1000 feet; thence run Northwardly 624.72 feet along the arc of said curve to the right, having a radius of 1000 feet, a central angle of 61° 43' 53"; a chord of 614.53 feet and chord bearing of N 87° 17' 14" to a point on the South line of said Section 16, said point being 604.02 feet East of the Southwest corner of said Section 16; thence continue Northwardly 502.03 feet along the arc of said curve to the right, having a radius of 1000 feet, a central angle of 5° 08' 07"; a chord of 502.99 feet and a chord bearing of N 2° 25' 11" W to the point of tangency; thence run N 0° 35' 23" E, 223.0 feet to the point of curvature of a curve to the left having a radius of 1000 feet and a central angle of 32° 19' 24"; thence run Northwardly along the arc of said curve to the left 504.05 feet to the point of tangency; thence run N 81° 20' 11" W, 523.27 feet to the point of curvature of a curve to the right having a radius of 1120 feet and a central angle of 48° 18' 28"; thence run Northwardly, Northwardly and North-easterly 276.23 feet along the arc of said curve to the right and over and across said Sections 16 and 17 to the point of tangency; thence run N 10° 28' 15" E, 425 feet to a point on the East line of said Section 17, said point

being 10124 feet South of the Northeast corner of said Section 17; thence continue N 10° 28' 15" E, 520.72 feet to a point; thence run N 78° 14' 32" E, 502 feet over and across said Sections 16 and 17, to the point of curvature of a curve to the left having a radius of 625 feet and a central angle of 27° 17' 40"; thence run Northwardly along the arc of said curve to the left 287.26 feet to the point of intersection with the arc of a curve concave West-erly and having a radius of 400 feet; thence run Northwardly 1230 feet along the arc of said curve to the left, having a radius of 400 feet, a central angle of 27° 51' 28"; a chord of 125.26 feet and a chord bearing of N 18° 04' 39" W, to the point of tangency; thence run N 45° 29' 14" W, 236.23 feet to a point; thence run S 44° 34' 46" W, 1286 feet to the point of curvature of a curve to the right having a radius of 75 feet and a central angle of 50° 40' 00"; thence run Northwardly, Northwardly and North-easterly along the arc of said curve to the right 172.81 feet to the point of tangency; thence run N 45° 29' 14" W, 200 feet to a point; thence run S 44° 34' 46" W, 275 feet to a point; thence run N 45° 29' 14" W, 757.57 feet to a point; thence run S 44° 34' 46" W, 200 feet to a point; thence run Southeastwardly 120 feet along the arc of a curve to the right having a radius of 75 feet, a central angle of 21° 44' 30"; a chord of 102.61 feet and a chord bearing of S 0° 25' 13" W to the point of tangency; thence run S 44° 34' 46" W, 592.25 feet to the point of curvature of a curve to the left having a radius of 200 feet and a central angle of 10° 31' 24"; thence run Southeastwardly along the arc of said curve to the left 30.73 feet to the point of tangency; thence run S 33° 43' 50" W, 1029.47 feet to a point; thence run N 54° 16' 04" W, 925 feet to a point; thence run S 33° 43' 50" W, 1029.47 feet to a point on the West line of said Section 17, said point being 112.12 feet South of the Northwest corner of said Section 17; thence continue S 33° 43' 50" W, 281.82 feet to a point; thence run S 54° 16' 04" W, 709.34 feet to the point of curvature of a curve to the left having a radius of 257.50 feet and a central angle of 54° 59' 50"; thence run Southeastwardly along the arc of said curve to the left 155.49 feet to the point of tangency; thence run S 25° 31' 54" E, 202.26 feet to the Point of Beginning, containing 634.20 acres, more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA, ss. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do COUNTY OF DADE ss. business in the State of Florida, by its duly elected President, R.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, R.E. Mackie, Jr. and its duly elected Secretary, E.J. Mackie, acting by and with the authority of their Board of Directors, do hereby dedicate and set apart all of the Avenues, Boulevard, Streets, Drives, Court, Lanes, Roads, Terraces, Circles, Waterway and Drainage Rights-of-Way as shown or described on this plat to the use of the general public forever.

The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Canals, Waterways and Drainage Rights-of-Way, a 10 foot easement at the rear of each lot and a 6 foot easement at each side lot line for the installation and maintenance of underground overhead utilities and for surface drainage by accept an underground provision and maintenance of easements along the side lot lines shall be limited to one side of any one lot; easement lines coincident with street right-of-way lines shall contain no easements, and where none, that the lot is intended as a building site the outside boundaries of said building site shall carry said easements.

IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its duly elected Vice President and Secretary, and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and Secretary, this 27th day of April, 1960.

GENERAL DEVELOPMENT CORPORATION
 Attest: *[Signature]* Secretary
 FLORIDA WEST COAST LAND COMPANY
 Attest: *[Signature]* Secretary

STATE OF FLORIDA, ss. Before me, the undersigned Notary Public, personally appeared *[Signature]*, President and Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, and R.E. Mackie, Jr. Vice President and E.J. Mackie, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, who are well known to be the individuals described in and who executed the foregoing certificate of dedication, and that they each duly acknowledged before me that they executed the same as such officers for and on behalf of said corporations.

WITNESS my hand and official seal at Dade County, Florida, this 27th day of April, 1960.

My Commission expires *[Date]*

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA, ss. I, it is hereby certified that this plat has been approved for recording by the City Commission of the City of North Port, Sarasota County, Florida, this 17th day of April, 1960.

City Clerk *[Signature]*

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA, ss. I, W.A. Wynne, 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 Laws of Florida pertaining to maps and plats, and this plat has been filed for record in Plat Book 13 at Pages 13 through 1316 of the Public Records of Sarasota County, Florida, this 27th day of April, 1960.

W.A. Wynne, County Clerk

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA, ss. I, the undersigned land surveyor, hereby certify that this plat is a true and correct representation of the land described and shown to the best of my knowledge and belief, and that permanent reference monuments have been placed as required in Survey Law of Florida.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA, ss. I, the undersigned Secretary, do hereby certify that this plat has been officially approved for recording by the County Commission of Sarasota County, Florida, this 27th day of April, 1960.

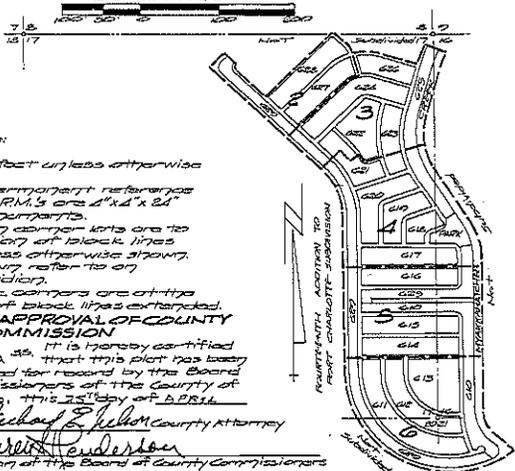
W.A. Wynne, Secretary

[Signature] Registered Engineer
[Signature] Registered Surveyor
 STATE OF FLORIDA

REPLAT OF A PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION AND OTHER LANDS

A SUBDIVISION IN SECTIONS 3, 14, 17, 20 & 21-TWP 30 S.-RGE 21 E.-
CITY OF NORTH PORT CHARLOTTE-
SARASOTA COUNTY, FLORIDA

BISCAYNE ENGINEERING COMPANY
ORDER NO. 32540 CIVIL ENGINEERS SCALE: 1"=100'
MIAMI, FLORIDA JANUARY 1961
P.B. NO. 1147 SCALE IN FEET



Engineer's Note:

All radii are 25 feet unless otherwise shown.

Ⓢ indicates permanent easements. P.R.M.'s are 1/4" x 2" concrete monuments. Dimensions on corner lots are to the intersection of block lines extended unless otherwise shown. Bearings are given to an assumed meridian. P.R.M.'s at block corners are of the intersection of block lines extended.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA. It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 23rd day of February, A.D. 1961.

Approved: W. H. Henderson
Chairman of the Board of County Commissioners

DESCRIPTION

A replat of a portion of FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION according to the plat thereof recorded in Plat Book 13, at Pages 13 through 13M of the Public Records of Sarasota County, Florida, and other lands, all lying in Sections 3, 14, 17, 20 and 21, Township 30 South, Range 21 East, Sarasota County, Florida, and being more particularly described as follows: Beginning at a point on the East line of said Section 17, said point being 733.36 feet SO 25.53° W of the Northwest corner of said Section 17; thence run N16°48'15" E 344.67 feet to the point of curvature of a curve to the right having a radius of 1000 feet; thence run north-northeastwardly along the arc of said curve to the right a distance of 191.17 feet through a central angle of 10°27'11" to a point; thence run N68°14'34" W 875 feet along a line parallel to the left-hand curve to a point of tangency; thence run with the arc of a curve coincident with the left-hand curve and having a radius of 1875 feet; thence run southwestwardly along the arc of said curve to the left having a radius of 1875 feet and a central angle of 10°27'11" to a distance of 643.14 feet to the point of tangency; thence run southwestwardly along the arc of said curve to the left having a radius of 600 feet through a central angle of 27°31'00" to a point; thence run north-northeastwardly along the arc of a curve to the southwest and having a radius of 1000 feet; thence run N45°25'14" W 1855 feet to a point; thence run N45°25'14" W 325 feet to the point of curvature of a curve to the right having a radius of 75 feet; thence run northwardly along the arc of said curve to the right a distance of 117.81 feet through a central angle of 90°20'00" to the point of tangency; thence run N45°25'14" W

200 feet to a point; thence run S44°34'46" W 275 feet to a point on the centerline of the DRAINAGE RIGHT-OF-WAY that parallels CONSTITUTION DRIVE as shown on said plat of FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION; thence run S45°25'14" E 1025 feet along said DRAINAGE RIGHT-OF-WAY centerline to the point of curvature of a curve to the right having a radius of 1000 feet; thence run southwardly along the arc of said curve to the right and along said DRAINAGE RIGHT-OF-WAY centerline a distance of 501.5 feet through a central angle of 45°54'07" to the point of tangency; thence run S0°25'53" W 822 feet along said DRAINAGE RIGHT-OF-WAY centerline to the point of curvature of a curve to the left having a radius of 1385 feet; thence run south-southwestwardly along the arc of said curve to the left and along said DRAINAGE RIGHT-OF-WAY centerline a distance of 628.02 feet through a central angle of 21°28'41" to a point on the South line of said Section 17; said point being 1054.51 feet N50°16'31" W of the southeast corner of said Section 17; thence continue south-southwestwardly and eastwardly along the arc of the aforementioned curve to the left and along said DRAINAGE RIGHT-OF-WAY centerline and its easterly extension a distance of 238.73 feet through a central angle of 28°31'44" to a point; thence run N44°55'25" W 325.50 feet to the point of curvature of a curve to the right having a radius of 600 feet; thence run northwardly along the arc of said curve to the right a distance of 331.42 feet through a central angle of 47°25'12" to the point of tangency; thence run N0°28'25" E 272.63 feet to the point of curvature of a curve to the left having a radius of 1000 feet; thence run northwardly along the arc of said curve to the right a distance of 628.02 feet through a central angle of 21°28'41" to the point of tangency; thence run N32°17'24" W 751.42 feet to the point of curvature of a curve to the right having a radius of 1000 feet; thence run northwardly along the arc of said curve to the right a distance of 556.00 feet through a central angle of 27°25'49" to the point of tangency; thence run N10°48'15" E 338.59 feet to the point of Beginning; containing 239.39 acres, more or less.

CERTIFICATE OF DEDICATION

STATE OF FLORIDA. GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President, F.E. Mackie, Jr., and its duly elected Secretary, F.J. Muckle, and Florida West Coast Land Company, a Florida Corporation, by its duly elected Vice President, F.E. Mackie, Jr., and its duly elected Secretary, F.J. Muckle, acting jointly with the Board of Directors do hereby dedicate and set apart all the Avenues, Streets, Drives, Lanes, Roads, Circles, Creaks and Drainage Rights-of-way as shown or described on this plat to the use of the general public forever. The easements, improvements described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their officers, successors or assigns for the purposes expressed; a 25 foot maintenance easement at the lot line abutting to and adjacent to all Canals, Waterways and Drainage Rights-of-way, a 10 foot easement at the rear of each lot and a 6 foot easement at the side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or under-ground (provision and for any) purpose consistent with good practice for the development of this project, except that use of easements along side lot lines shall be restricted to one side of any one lot, side lot lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site, the building boundaries of said building site shall carry said side easements. IN WITNESS WHEREOF, GENERAL DEVELOPMENT CORPORATION has caused this certificate to be executed by its President and attested by its Secretary and Florida West Coast Land Company has caused these premises to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 23rd day of February, A.D. 1961.

GENERAL DEVELOPMENT CORPORATION Attest: F. J. Muckle Secy By: F. E. Mackie, Jr. Pres.
FLORIDA WEST COAST LAND COMPANY Attest: F. J. Muckle Secy By: F. E. Mackie, Jr. Vice Pres.

STATE OF FLORIDA. Before me, the undersigned Notary Public, personally appeared F.E. Mackie, Jr., President of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, and F.E. Mackie, Jr., Vice President and F.J. Muckle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to the well known to be the individuals described in and who have executed the foregoing certificate of dedication, and that they duly acknowledged before me that they executed the same as such officers for and on behalf of said corporations. WITNESS my hand and official seal at Dade County, Florida this 2 day of FEB.

My commission expires 7/13/63

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA. It is hereby certified that this plat has been approved for record by the City Commission of the City of North Port, Sarasota County, Florida, this 27th day of FEBRUARY, A.D. 1961.

City Clerk: Leo J. Hester Mayor: Walter J. Russell

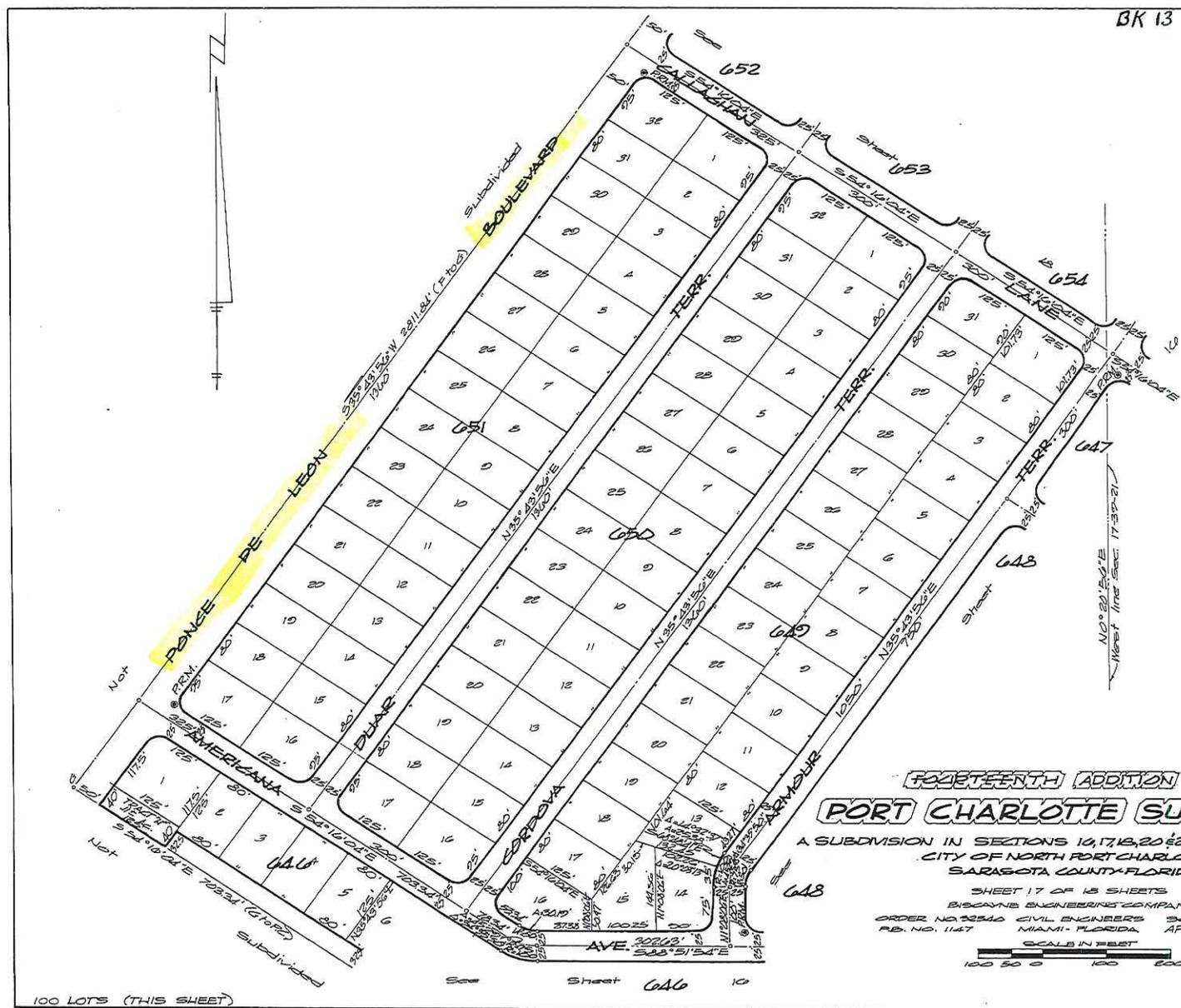
CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA. I, WASHINGTON COUNTY CLERK of Sarasota County, Florida, hereby certify that this plat has been filed for record in Plat Book 13, at Pages 13 through 13M of the Public Records of Sarasota County, Florida, this 6 day of February, A.D. 1961.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA. I, the undersigned and surveyed hereby certify that this plat is a true and correct representation of the land described and shown thereon, and that I am a duly qualified and licensed Surveyor in the State of Florida.

TOTAL LOTS PLATTED: 641
By: J. J. Bennett Pres.
Registered Professional Surveyor No. 46
STATE OF FLORIDA SHEET 1 OF 2 SHEETS



**FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 14, 17, 18, 20 & 21 TWP 30S - R3E, 21E.
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 17 OF 18 SHEETS
BISCAYNE ENGINEERING COMPANY
ORDER NO. 22540 CIVIL ENGINEER'S SCALE: 1"=100'
P.E. NO. 1147 MIAMI - FLORIDA APRIL 1920



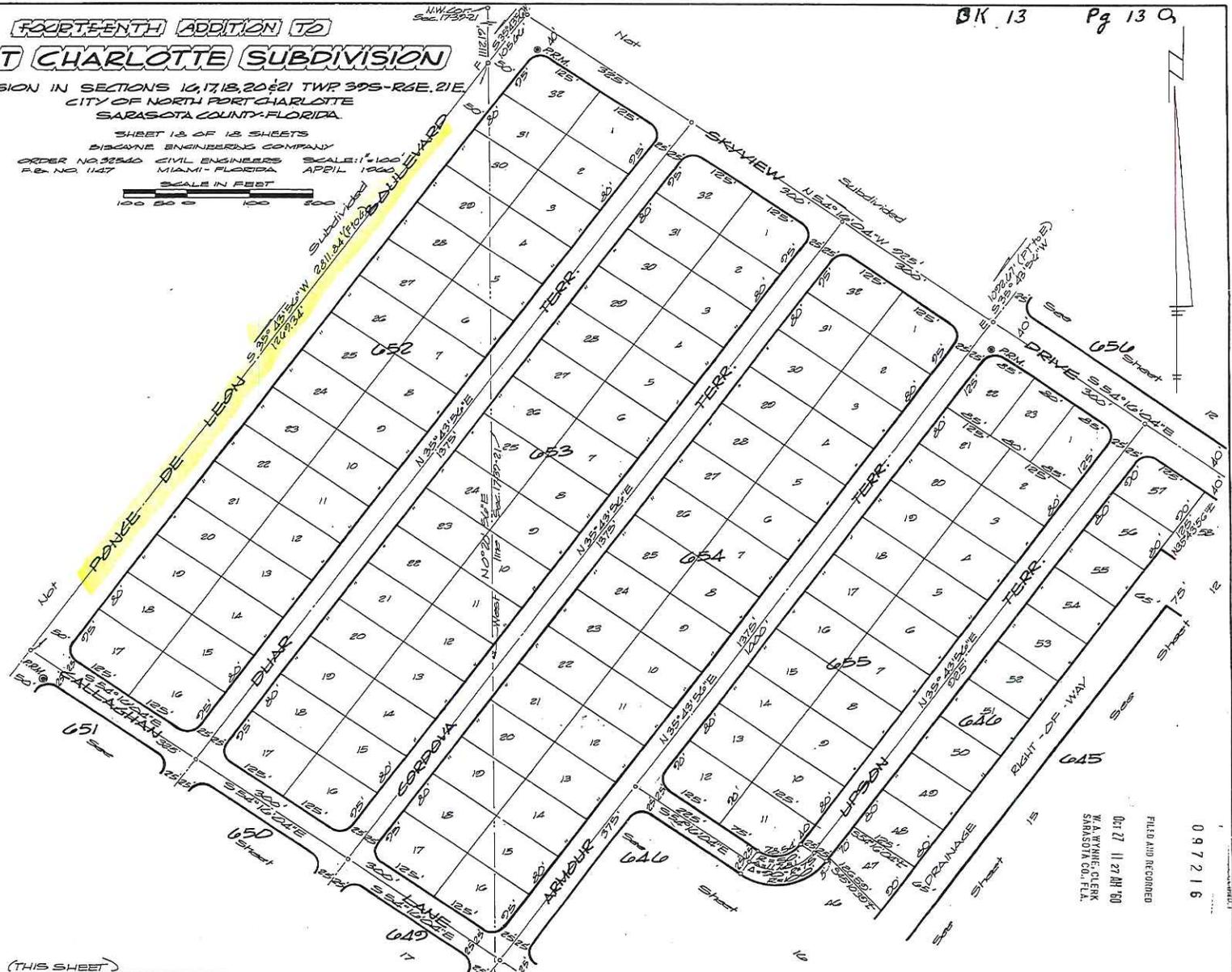
100 LOTS (THIS SHEET)

See Sheet 646 10

**FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION IN SECTIONS 16, 17, 18, 20 & 21 TWP 30S-R6E-21E
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY, FLORIDA

SHEET 13 OF 13 SHEETS
BISCHAYNE ENGINEERING COMPANY
ORDER NO. 32540 CIVIL ENGINEERS SCALE: 1" = 100'
P.E. NO. 1147 MIAMI - FLORIDA APRIL 1960



130 LOTS (THIS SHEET)

FILED AND RECORDED
Oct 27 11 27 AM '60
W. A. WYNN, CLERK
SARASOTA CO., FLA.

097216

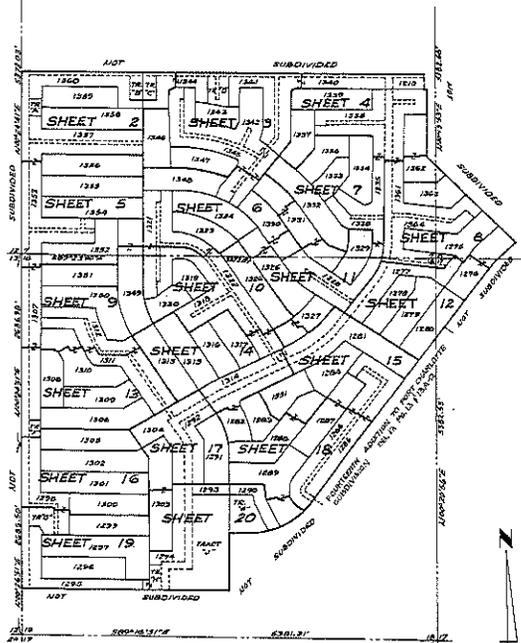
**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39S., RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

COMMENCING at the Southwest corner of Section 18, Township 39 South, Range 21 East, thence N00°26'51"E along the West Line of said Section 18, 67283 feet to the POINT OF BEGINNING; thence continuing N00°26'51"E along the West Line of said Section 18, 2018.67 feet to the West 1/4 corner of said Section 18; thence N00°26'51"E, continuing along the West Line of said Section 18, 2686.58 feet to the Northwest corner of said Section 18; thence N00°26'51"E along the West Line of Section 7, Township 39 South, Range 21 East, 2574.99 feet; thence S89°23'00"E 520 feet; thence S00°37'00"W 300 feet; thence S89°23'00"E 45 feet; thence S00°37'00"W 918.40 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius 100 feet, a central angle of 44°21'40" for a distance of 377.42 feet to a point of tangency; thence S44°44'40"E 610.15 feet; thence S46°15'30"W 316.46 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 102°18'4" for a distance of 183.07 feet to a point of tangency; thence S85°43'56"W 4086.31 feet to a point of curve; thence southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of 54°53'04", for a distance of 951.91 feet to a point of tangency; thence N89°23'00"W 209.28 feet; thence S00°37'00"W 510 feet; thence N89°23'00"W 775 feet; thence S00°37'00"W 300 feet; thence N89°23'00"W 1906.40 feet to a point on the West Line of Section 18, Township 39 South, Range 21 East, and the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 803.70 Acres more or less.



DRAWN BY: R.C.G.
CHECKED BY: J.B.
APPROVED BY: C.G.K.

LOCATION & KEY MAP
SECS 7, 8, 17 & 18, T39S., R.21E.
SARASOTA COUNTY, FLORIDA

SCALE 1" = 100'

p. 815-3
CERTIFICATE OF DEDICATION BK 15 Pg 244-838

STATE OF FLORIDA ss GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President F.E. Mackle, Jr. and its duly elected Secretary, E.J. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackle, Jr. and by its duly elected Secretary, E.J. Mackle, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the Streets, Avenues, Roads, Lanes, Circles, Drives, Boulevard and Drainage Rights-of-Way, as shown or described on this plat to the use of the general public forever.

The easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Drainage Rights-of-Way, a 10 foot easement of the rear of each lot and a 6 foot easement of each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provision and for any purpose consistent with good practice for the development of this project; all lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF: GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 21 day of MARCH, A.D. 1961.

Attest: F. E. Mackle, Jr. Secretary
E. J. Mackle

By: F. E. Mackle, Jr. President
FLORIDA WEST COAST LAND COMPANY

Attest: F. E. Mackle, Jr. Secretary
E. J. Mackle

By: F. E. Mackle, Jr. Vice President

STATE OF FLORIDA ss Before me, the undersigned Notary Public, personally appeared F.E. Mackle, Jr. President and E.J. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION a Delaware Corporation authorized to do business in the State of Florida and F.E. Mackle, Jr. Vice President and E.J. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal of Dade County, Florida, this 21 day of MARCH, A.D. 1961.
My Commission expires 7/13/63
Walter S. Sennel
Notary Public State of Florida at Dade

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY: That the attached plat entitled TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and platted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 10275 (10253) Laws of the State of Florida.

Dated this 23 day of March, A.D. 1961

Arthur L. Day
Registered Engineer No. 6246
Registered Land Surveyor No. 1235
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record COUNTY OF SARASOTA by the City Commission of the City of North Port Charlotte, Sarasota County, Florida this 20th day of APRIL, A.D. 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for COUNTY OF SARASOTA record by the Board of County Commissioners of the County of Sarasota, Florida, this 29th day of April, A.D. 1961.

Richard S. Nelson County Attorney
Walter S. Sennel Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss I, W.A. Wynne, 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 laws of Florida pertaining to maps and plats, and this plat has been filed for record in Plat Book 14 at Pages 3 through 26, Public Records of Sarasota County, Florida this 4th day of May, A.D. 1961.

W. A. Wynne Clerk
Sarasota County, Florida
By: H. M. [Signature] Deputy Clerk

ENGINEER'S NOTE

8-- Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

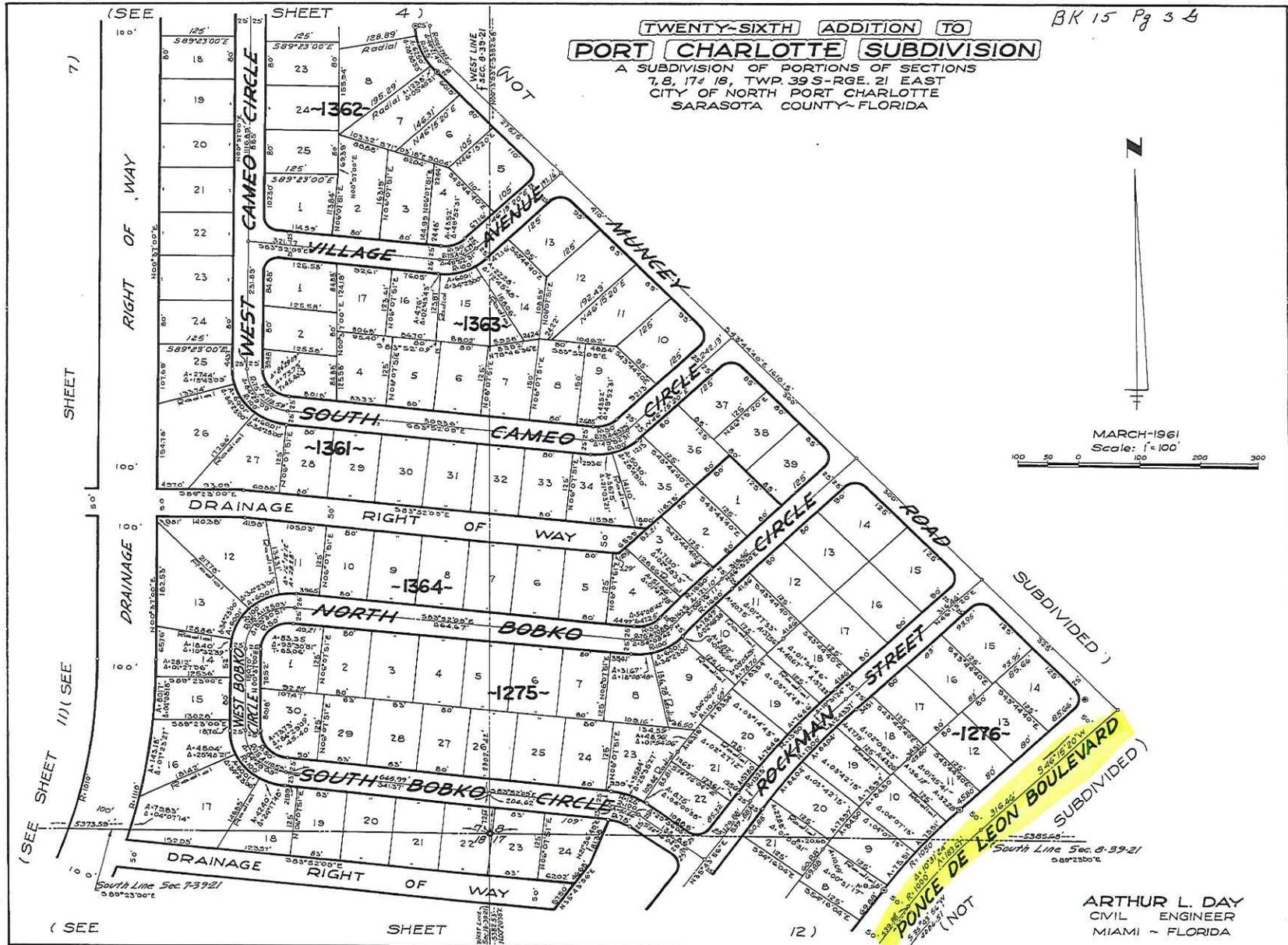


ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S - RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

BK 15 Pg 3 B



CALCULATED BY R.S.
DRAWN BY G.A.
CHECKED BY J.B.
APPROVED BY G.H.

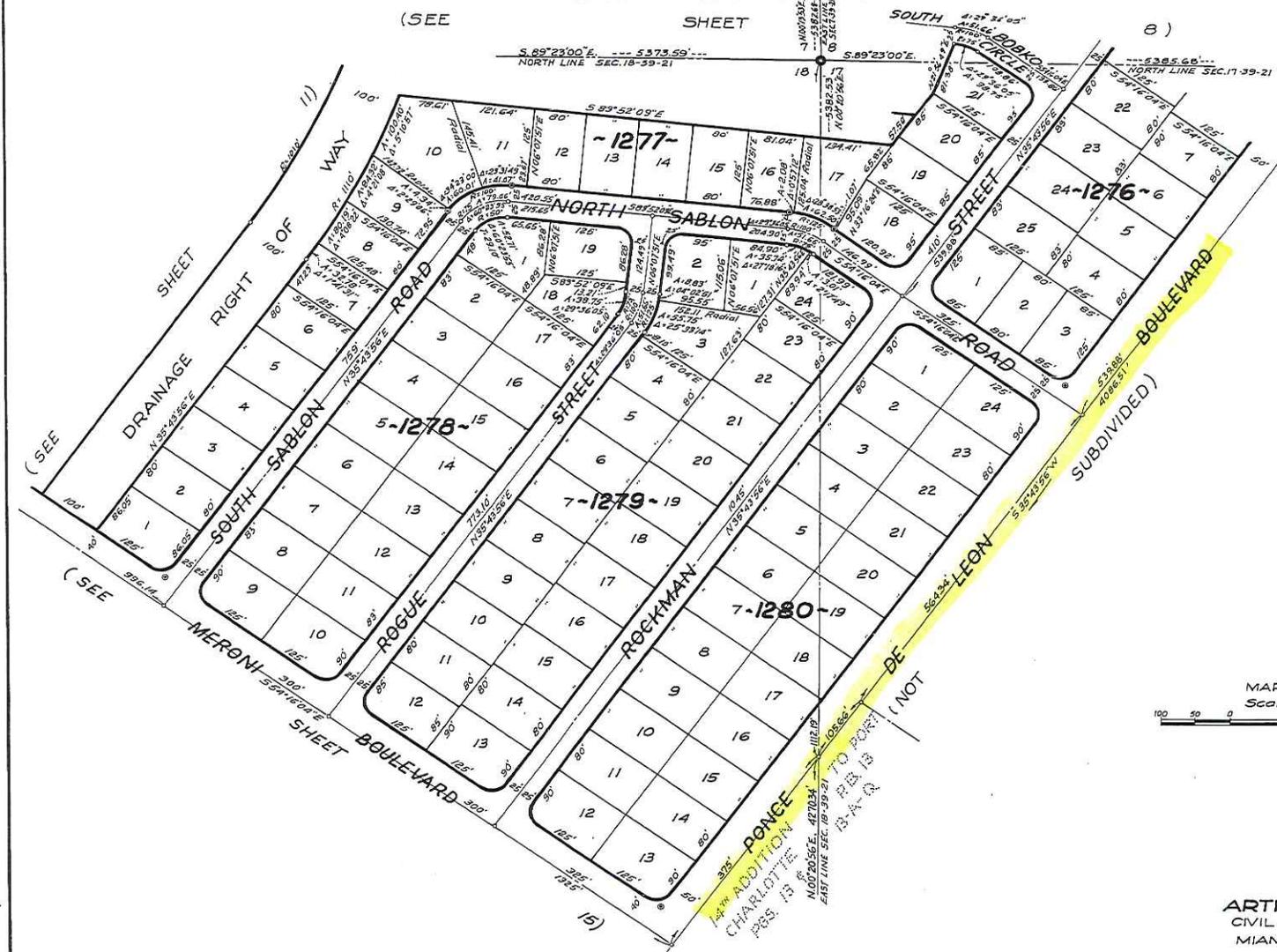
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 6 OF 20 SHEETS
118 LOTS THIS SHEET

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39 S. RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

BK 15 Pg 3 K



CALCULATED BY: U.L.C.
DRAWN BY: V.M.F.
CHECKED BY: J.B.
APPROVED BY: CGK

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

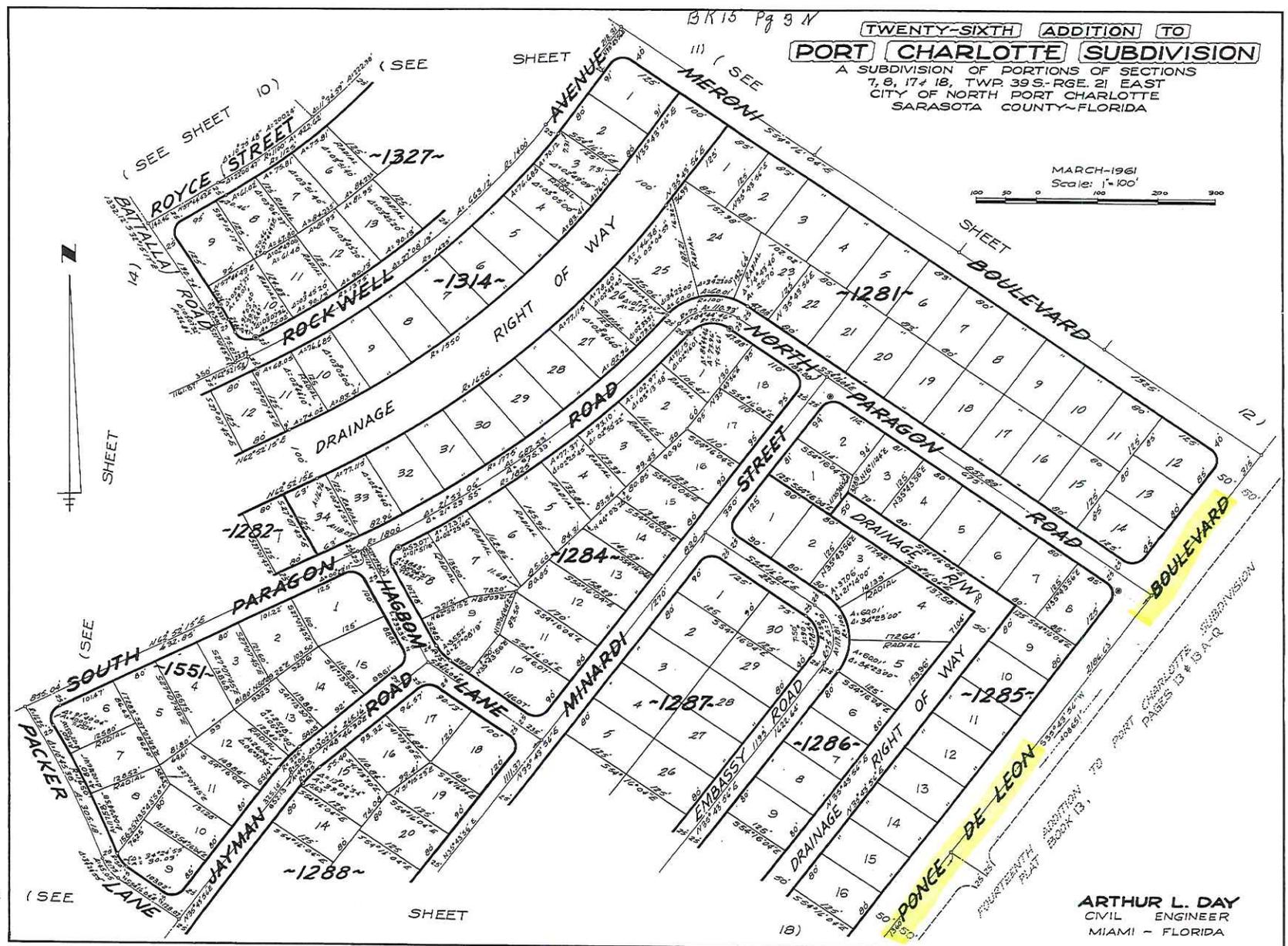
SHEET 12 OF 20 SHEETS
99 LOTS THIS SHEET

BK 15 Pg 9 N

**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP 39 S., RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

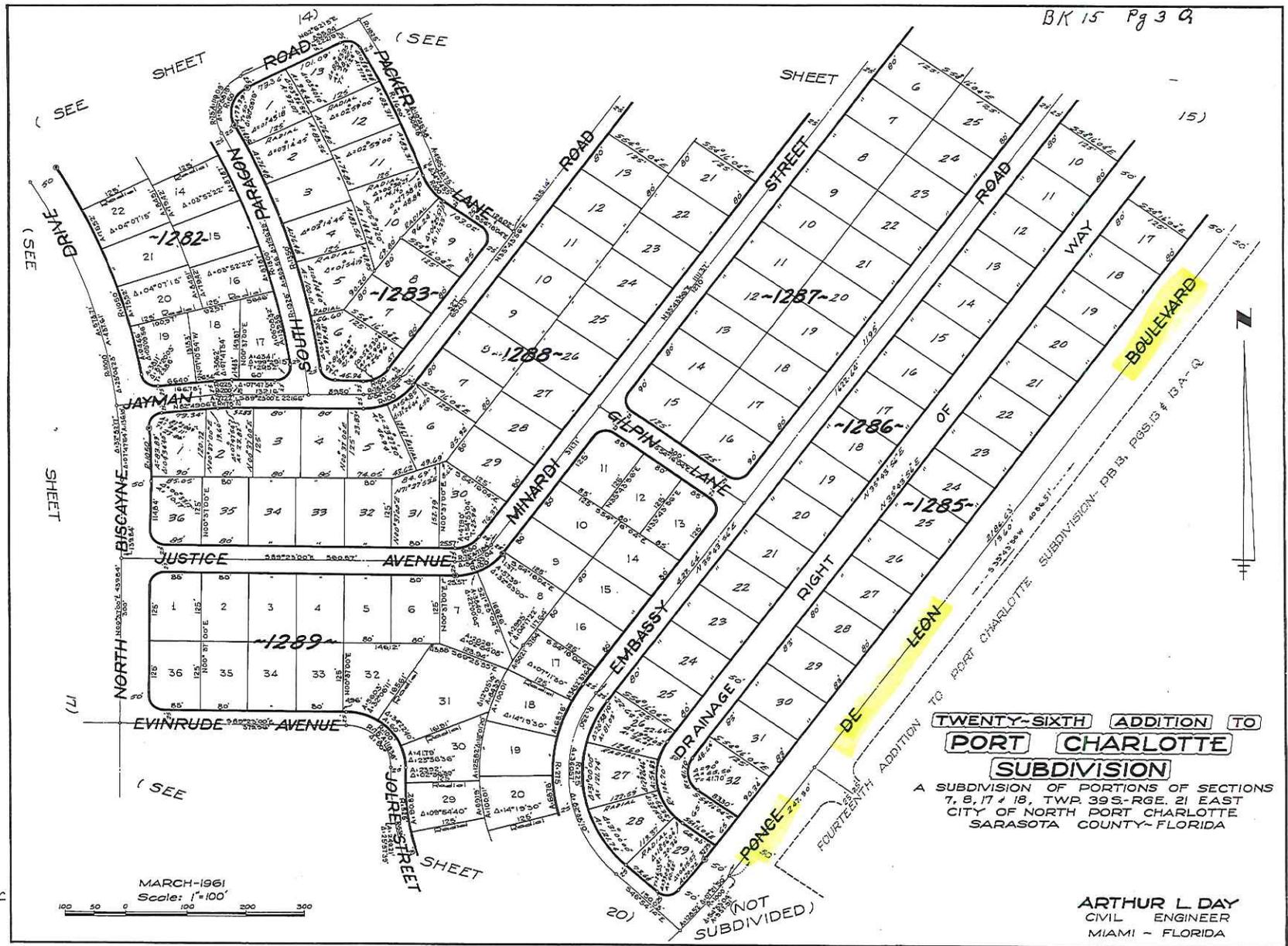
MARCH-1961
Scale: 1"=100'



CALCULATED BY: J.E.C.
DRAWN BY: NEM
CHECKED BY: JB
APPROVED BY: CGH

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 15 OF 20 SHEETS
130 LOTS THIS SHEET



**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE
SUBDIVISION**

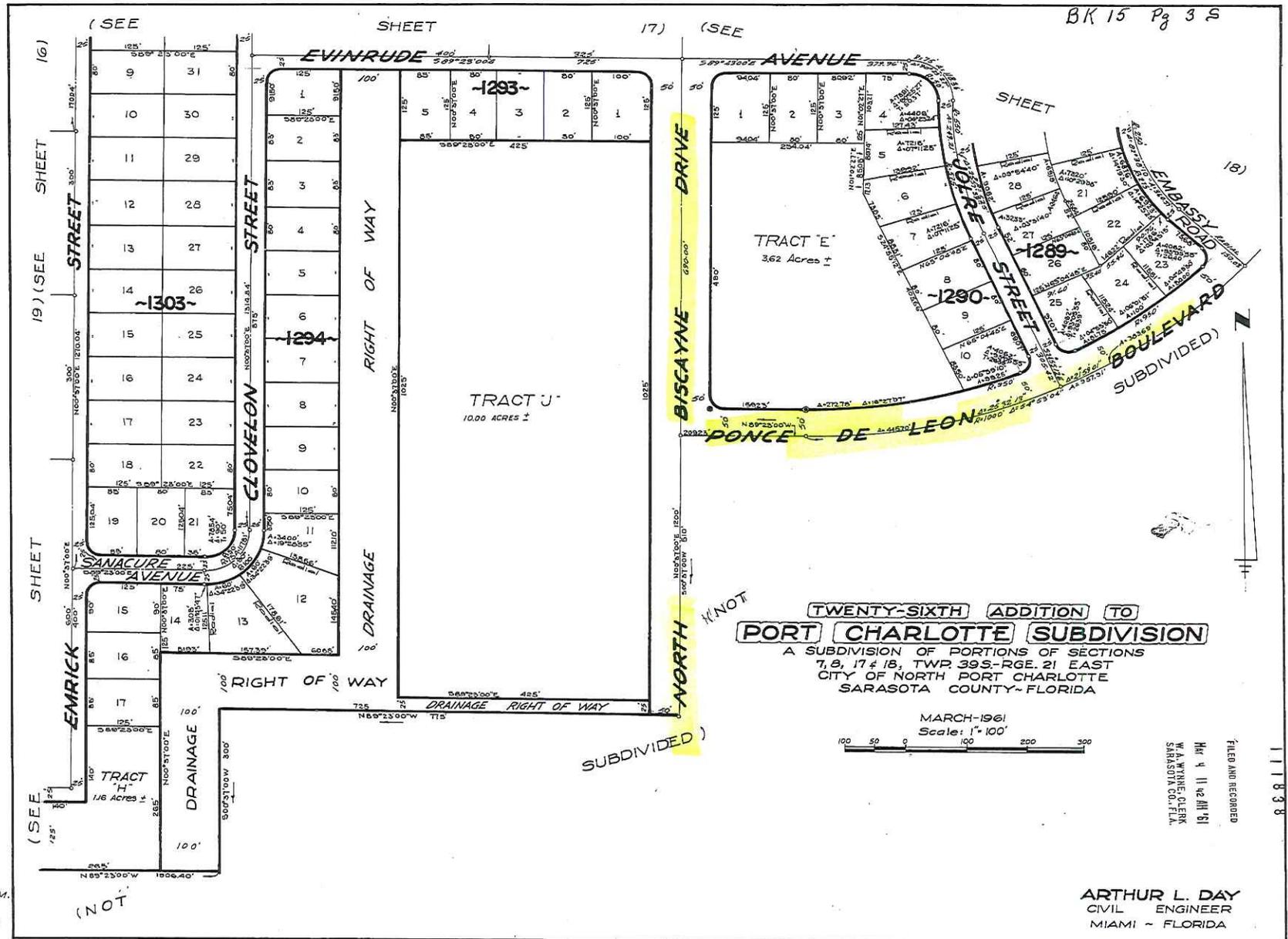
A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 17 & 18, TWP. 39 S., RGE. 21 EAST
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 16 OF 20 SHEETS
135 LOTS THIS SHEET

CALCULATED BY: J.E.C.
DRAWN BY: G.A.
CHECKED BY: J.B.
APPROVED BY: G.H.

MARCH-1961
Scale: 1"=100'



**TWENTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**
 A SUBDIVISION OF PORTIONS OF SECTIONS
 7, 8, 17 & 18, TWP. 39S-RGE. 21 EAST
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY-FLORIDA

MARCH-1961
 Scale: 1" = 100'

FILED AND RECORDED
 MAR 9 11 42 AM '61
 W. A. MYNNE, CLERK
 SARASOTA CO., FLA.

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 30 OF 20 SHEETS
 63 LOTS THIS SHEET

CALCULATED BY- E.J.M.
 DRAWN BY- GA.
 CHECKED BY- JB.
 APPROVED BY- CGH

NOT

111838

**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

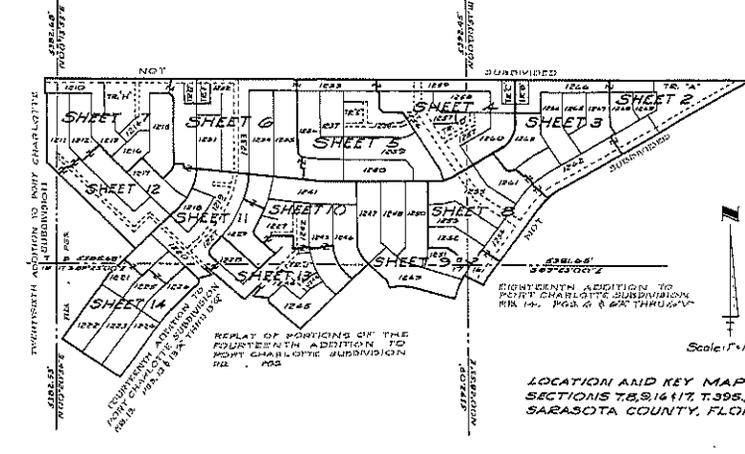
A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWP 39S-RGE 21 EAST
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

All of Tract "F" FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book 13 Page 13 U, and all of Tract "A" REPLAT OF A PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book Page , the Public Records of Sarasota County, Florida.

And
COMMENCING at the Southwest corner of Section 8, Township 39 South, Range 21 East; thence N00°13'53"E, along the West Line of said Section 8, 1317.39 feet to the POINT OF BEGINNING; thence N43°44'40"W 1011.2 feet to a point of curve; thence Northwesterly and Northerly along the arc of a circular curve to the right having a radius of 100 feet, a central angle of 44°11'50"; for a distance of 77.42 feet to a point of tangency; thence N00°37'00"E 915.40 feet; thence N89°23'00"W 45 feet; thence N100°37'00"E 200 feet; thence S89°23'00"E 915.45 feet; thence S59°09'46"W 265.15 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 24°14'07"; for a distance 422.99 feet to a point of tangency; thence S34°55'39"W 1157 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 27°10'15"; for a distance 125.14 feet; thence N62°14'34"W, along a line radial to the last mentioned curve, 275 feet to a point on a curve concentric with the last mentioned curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 1275 feet, a central angle of 10°57'11"; for a distance of 243.94 feet to a point of tangency; thence S16°48'15"W 1023.82 feet; thence N73°11'45"W 556.61 feet to a point of curve; thence Westerly along the arc of a circular curve to the left having a radius of 675 feet, a central angle of 27°31'09"; for a distance of 324.20 feet to a point on a curve; thence Northwesterly along the arc of a circular curve to the left having a radius of 285.19 feet, a central angle of 34°42'20" and a chord bearing of N28°04'04"W, for a distance of 172.74 feet to a point of tangency; thence N45°25'14"W 257.72 feet; thence S44°34'46"W 200 feet; thence N45°25'14"W 257.72 feet to a point of curve; thence Northwesterly, Northerly and Northeastly along the arc of a circular curve to the right having a radius of 75 feet, a central angle of 90°; for a distance of 117.81 feet; thence N46°25'14"W, along a line radial to the last mentioned curve, 200 feet; thence S44°34'46"W 200 feet; thence N45°25'14"W 257.72 feet; thence S44°34'46"W 200 feet to a point on a curve; thence Southwesterly, Southerly and Southwesterly along the arc of a circular curve to the right having a radius of 75 feet, a central angle of 90° and a chord bearing of S50°25'03"W, for a distance of 120 feet to a point of tangency; thence S46°15'20"W 579.25 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left having a radius of 200 feet, a central angle of 10°31'24" for a distance of 36.73 feet to a point of tangency; thence S34°55'39"W 1157 feet; thence N59°09'46"W 265.15 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of 10°31'24" for a distance of 183.67 feet to a point of tangency; thence N46°15'20"E 316.46 feet; thence N43°44'40"W 1011.20 feet to a point on the West Line of aforesaid Section 8 and the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 469.41 Acres more or less.



**LOCATION AND KEY MAP
SECTIONS 7, 8, 9, 16 & 17, T. 39S, R. 21E,
SARASOTA COUNTY, FLORIDA**

DRAWN BY: RCG, LSP
CHECKED BY: JB
APPROVED BY: CGK

15-11 **CERTIFICATE OF DEDICATION** 8815 Pg. 11

STATE OF FLORIDA ss GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to COUNTY OF DADE do business in the State of Florida, by its duly elected President R.E. Mackle, Jr. and its duly elected Secretary, E. U. Mackle, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, R.E. Mackle, Jr. and by its duly elected Secretary, E. U. Mackle, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the Avenues, Boulevards, Drives, Lanes, Roads, Streets, Terraces, Creeks, and Drainage Rights-of-way, as shown or described on this plat to the use of the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 10-foot maintenance easement at the lot line abutting to and adjacent to all Creeks and Drainage Rights-of-Way, a 10-foot easement at the rear of each lot and a 6-foot easement of each side lot line for the installation and maintenance of underground and over-head utilities and for surface drainage by swale or underground provision and for any purpose consistent with good practice for the development of this project. Side lot lines coincident with street right-of-way lines shall contain no easements, and where intersection one lot is intended as a building site the outside boundaries of said building site shall contain said side easements.

IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 4 day of April, 1961.

Attest: *[Signature]* Secretary By: *[Signature]* President
F. U. Mackle FLORIDA WEST COAST LAND COMPANY
Attest: *[Signature]* Secretary By: *[Signature]* Vice President
F. U. Mackle

STATE OF FLORIDA ss Before me, the undersigned Notary Public, personally appeared R.E. Mackle, Jr. President and E. U. Mackle, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida and R.E. Mackle, Jr. Vice President and E. U. Mackle, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication and that they each duly acknowledged before me that they executed the same as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal at Dade County, Florida this 4 day of April, AD 1961.
My Commission expires 11/30/63
[Signature]
Notary Public State of Florida at large.

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached plat entitled TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and plotted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 107.25 (107.25) Laws of the State of Florida.

Dated this 4 day of April AD 1961

[Signature]
Registered Engineer No. 2246
Registered Land Surveyor No. 1236
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record COUNTY OF SARASOTA by the City Commission of the City of North Port, Sarasota County, Florida this 27th day of April, AD 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record COUNTY OF SARASOTA by the Board of County Commissioners of the County of Sarasota, Florida this 23rd day of April, AD 1961.

[Signature] County Attorney
[Signature] Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss I, W. A. Wynne, County Clerk of Sarasota County, Florida, hereby certify COUNTY OF SARASOTA that this plat has been examined and that it complies in form with all the requirements of the laws of Florida pertaining to maps and plats, and this plat has been filed for record in Plat Book 15 at Pages 11 through 14, Public Records of Sarasota County, Florida this 6th day of July, AD 1961.

[Signature]
W. A. Wynne
County Clerk
Sarasota County, Florida
By: *[Signature]* Deputy Clerk

ENGINEER'S NOTE

⊙--Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

April, 1961

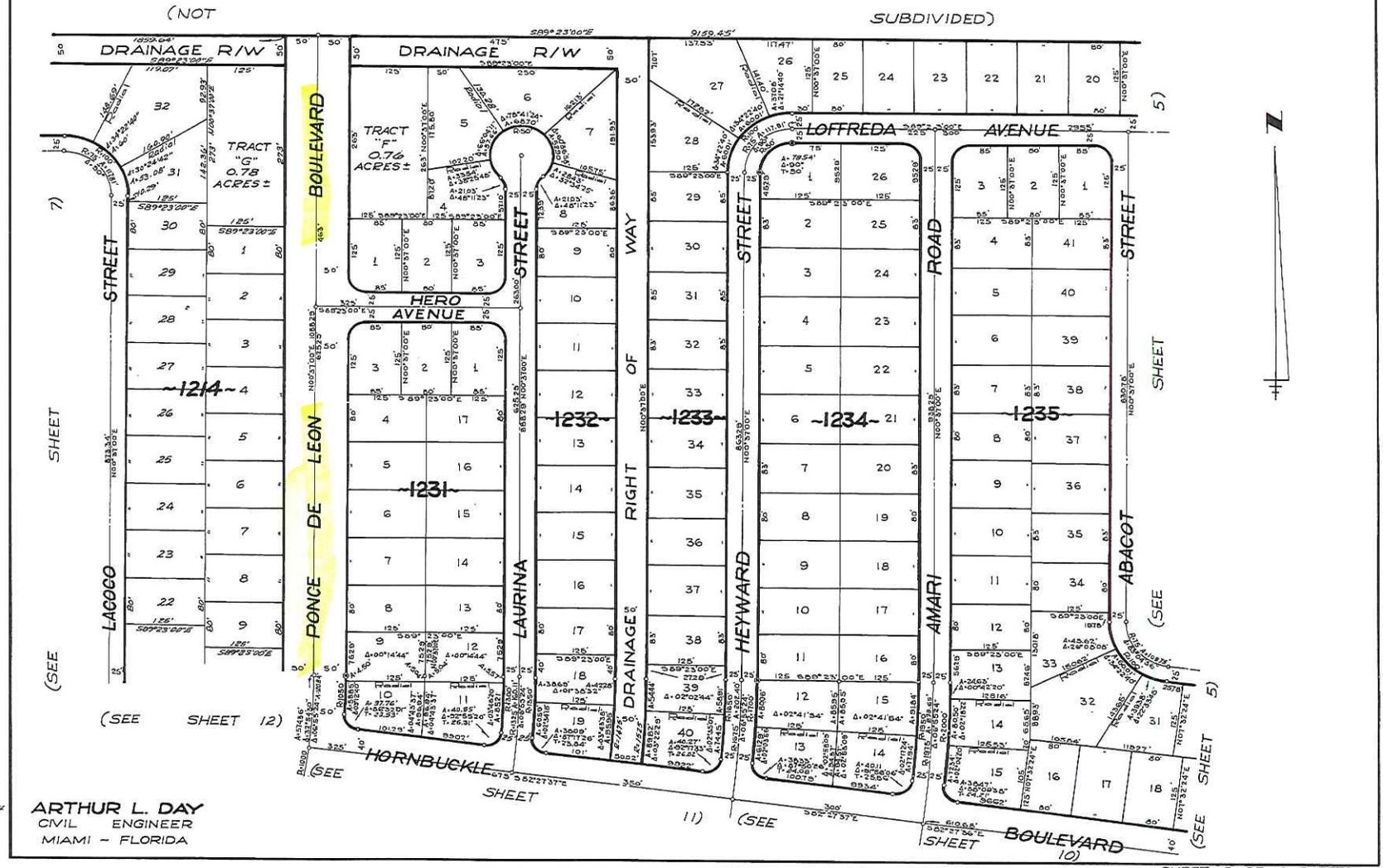
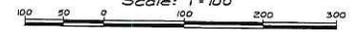
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWP. 39 S., RGE. 21 EAST
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

BK 15 Pg 11-E

APRIL - 1961
Scale: 1" = 100'



CALCULATED BY: *AWH*
DRAWN BY: *G.A.*
CHECKED BY: *J.B.*
APPROVED BY: *CGK*

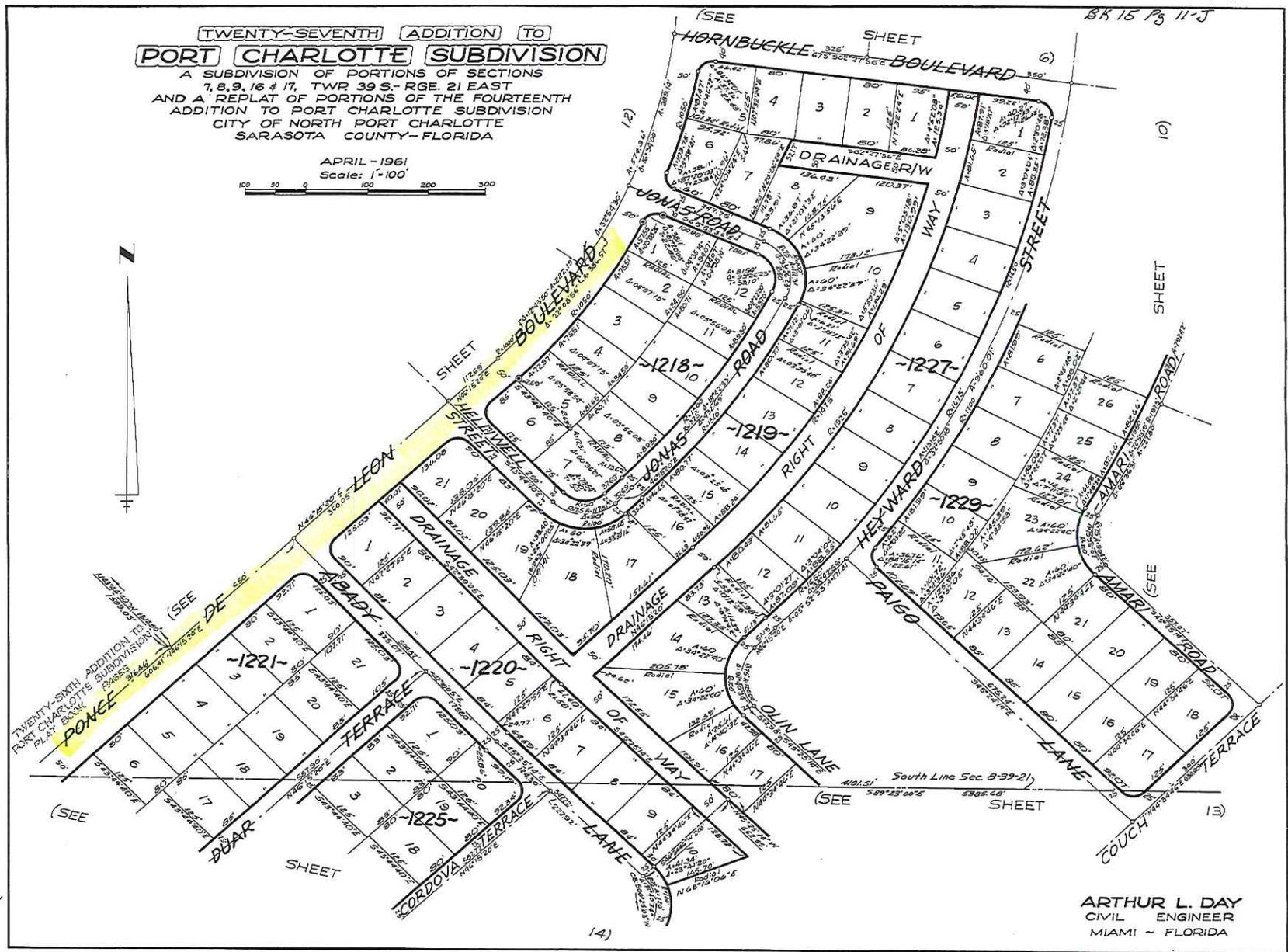
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWR 39 S.- RGE. 21 EAST
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

APRIL - 1961

Scale: 1"=100'



CALCULATED BY: *AMH*
DRAWN BY: *MSM*
CHECKED BY: *JB*
APPROVED BY: *CGK*

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

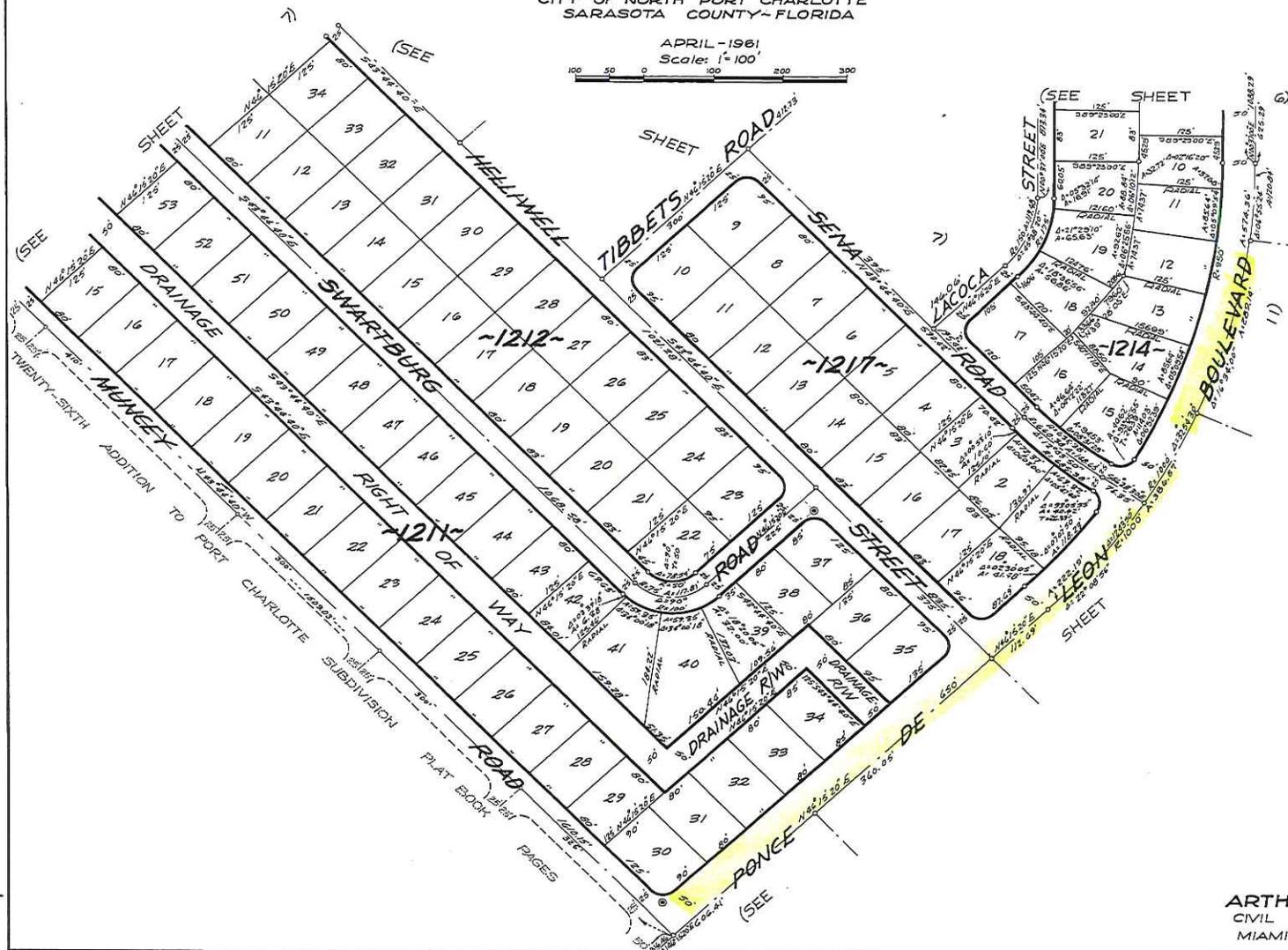
SHEET 11 OF 14 SHEETS
98 LOTS THIS SHEET

**TWENTY-SEVENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

BK 15 13 11-K

A SUBDIVISION OF PORTIONS OF SECTIONS
7, 8, 9, 16 & 17, TWP 39 S. RGE. 21 EAST,
AND A REPLAT OF PORTIONS OF THE FOURTEENTH
ADDITION TO PORT CHARLOTTE SUBDIVISION
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

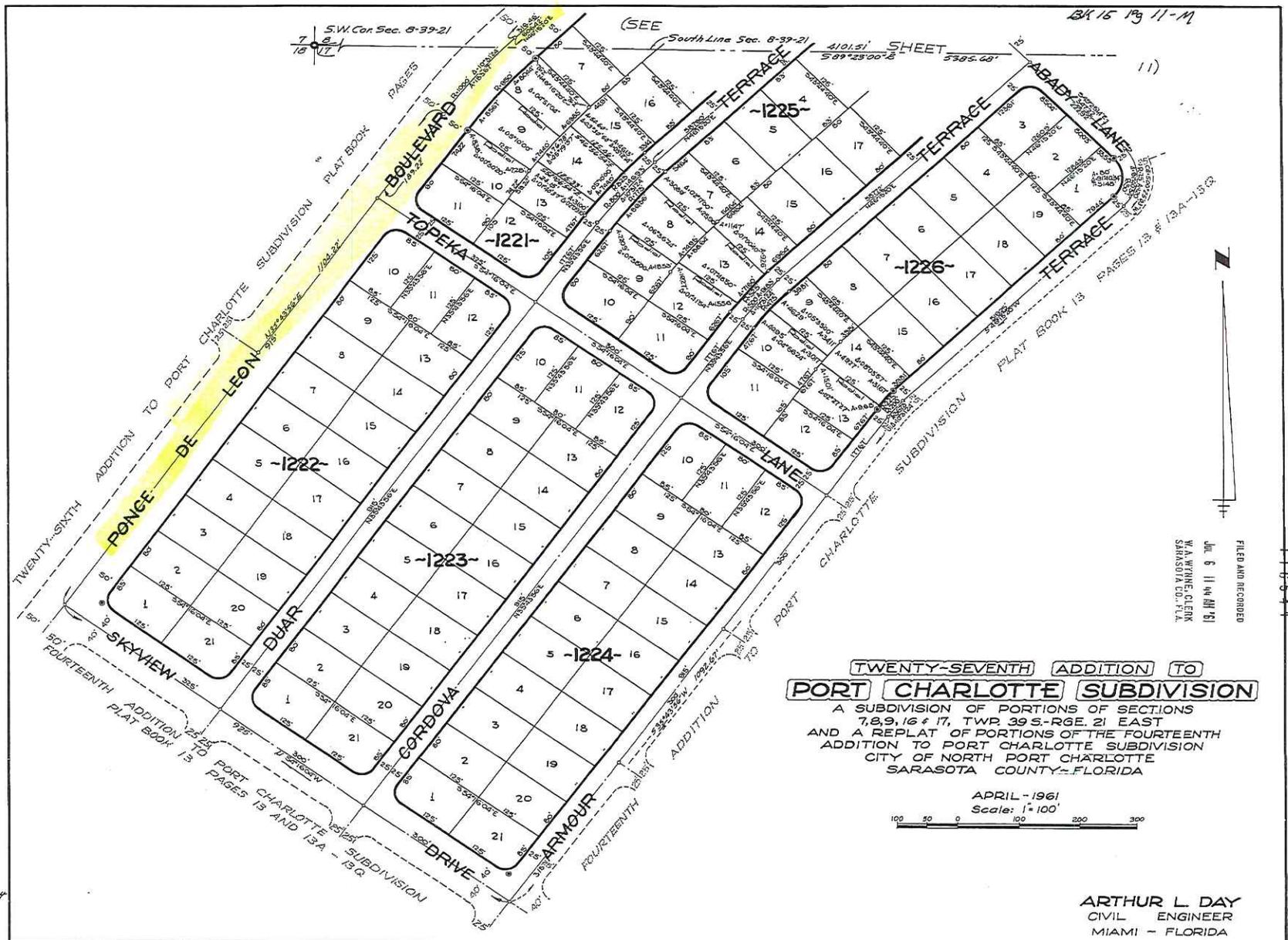
APRIL-1961
Scale: 1"=100'



CALCULATED BY: ALH
DRAWN BY: H.S.M.
CHECKED BY: J.B.
APPROVED BY: CGH

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 12 OF 14 SHEETS
93 LOTS THIS SHEET



BK 15 Pg 11-M

S.W. Cor. Sec. 8-39-21

(SEE South Line Sec. 8-39-21 4101.51' SHEET 509°23'00" E 3385.68'

11)

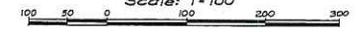
FILED AND RECORDED
 JUN 6 11 AM '61
 W. A. WYNN, CLERK
 SARASOTA CO., FLA.

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 7, 8, 9, 16 & 17, TWP. 39 S.-RGE. 21 EAST AND A REPLAT OF PORTIONS OF THE FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY - FLORIDA

APRIL - 1961

Scale: 1" = 100'



CALCULATED BY: *AWH*
 DRAWN BY: *GA*
 CHECKED BY: *JB*
 APPROVED BY: *CGH*

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 14 OF 14 SHEETS
 106 LOTS THIS SHEET

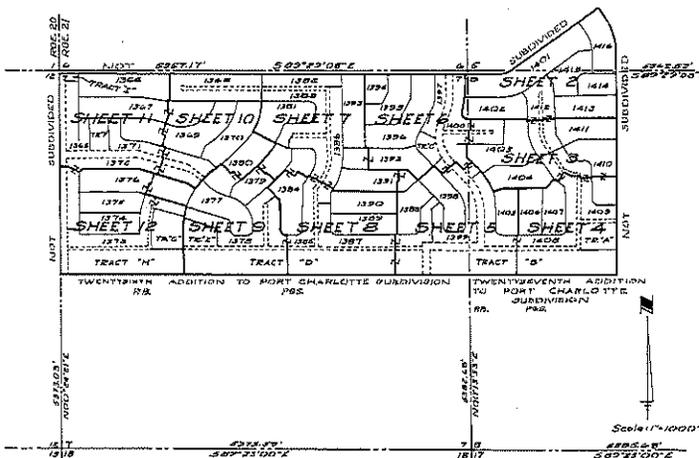
**TWENTY-EIGHTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
5, 7 AND 8, TWP 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

DESCRIPTION

COMMENCING at the Northwest Corner of Section 7, Township 39 South, Range 21 East; thence S00°42'21"W, along the West Line of said Section 7, 33.03 feet to the POINT OF BEGINNING; thence S89°23'00"E 570.5 feet to a point of curve; thence North-easterly along the arc of a circular curve to the left having a radius of 410 feet, a central angle of 37°42'11", for a distance of 209.80 feet to a point of tangency; thence N32°54'49"E 1385.95 feet; thence S37°05'11"E 40 feet to a point of curve; thence Southeastery and Southerly along the arc of a circular curve to the right having a radius of 1000 feet, a central angle of 37°42'11" for a distance of 658.04 feet to a point of tangency; thence S00°37'00"W 505.5 feet; thence N89°23'00"W 7275.39 feet to a point on the West Line of said Section 7; thence N00°24'21"E, along the West Line of said Section 7, 2765.02 feet to the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 479.02 Acres more or less.



DRAWN BY: R.C.H. & S.P.
CHECKED BY: C.G.M.
APPROVED BY: C.G.M.

LOCATION AND KEY MAP
SECTIONS 5, 7 & 8, T.39S, R.21E,
SARASOTA COUNTY, FLORIDA

CERTIFICATE OF DEDICATION 15-17 8/16/12

STATE OF FLORIDA as GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President F.E. Mackie, Jr. and its duly elected Secretary, E. U. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President F.E. Mackie, Jr. and by its duly elected Secretary, E. U. Mackie, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the Avenues, Boulevards, Drives, Lanes, Roads, Streets and Drainage Rights-of-Way, as shown or described on this plat to the use of the general Public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement of the lot line abutting to and adjacent to all Drainage Rights-of-Way, a 10 foot easement at the rear of each lot and a 6 foot easement of each side lot line for the installation and maintenance of water, sewer and overhead utilities and for surface drainage by swales or underground provision; and for any purpose consistent with good practice for the development of this project. Side lot lines coincident with street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building site shall carry the said side easements.

IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and Secretary and FLORIDA WEST COAST LAND COMPANY has caused these presents to be executed by its Vice President and Secretary by and with the authority of their Boards of Directors, this 4 day of April, A.D. 1962.

Attest F. E. Mackie, Jr. Secretary By F. E. Mackie, Jr. President
E. U. Mackie FLORIDA WEST COAST LAND COMPANY
Attest F. E. Mackie, Jr. Secretary By F. E. Mackie, Jr. Vice President
E. U. Mackie

STATE OF FLORIDA Before me, the undersigned Notary Public, personally appeared F.E. Mackie, Jr. President and E.U. Mackie, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida and F.E. Mackie, Jr. President and E.U. Mackie, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they were the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal of Dade County, Florida this 4 day of April, A.D. 1962.
My Commission expires 7/13/63 Condensed
Notary Public State of Florida

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached plat entitled TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and platted under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 10275 (No. 253) Laws of the State of Florida.

Dated this 4 day of April, A.D. 1962.
Arthur L. DeWitt
Registered Engineer, No. 6745
Registered Land Surveyor, No. 1235
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA It is hereby certified that this plat has been officially approved and recorded by the City Commission of the City of North Port, Charlotte, Sarasota County, Florida this 20th day of April, A.D. 1962.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA It is hereby certified that this plat has been officially approved and recorded by the Board of County Commissioners of the County of Sarasota, Florida this 18th day of April, A.D. 1962.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA I, W.A. Wynne, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and approved in accordance with all the requirements of the laws of Florida pertaining to maps and plats, and that it has been filed for record in Plat Book 65 at Pages 12 through 122, Public Records of Sarasota County, Florida this 8th day of July, A.D. 1962.

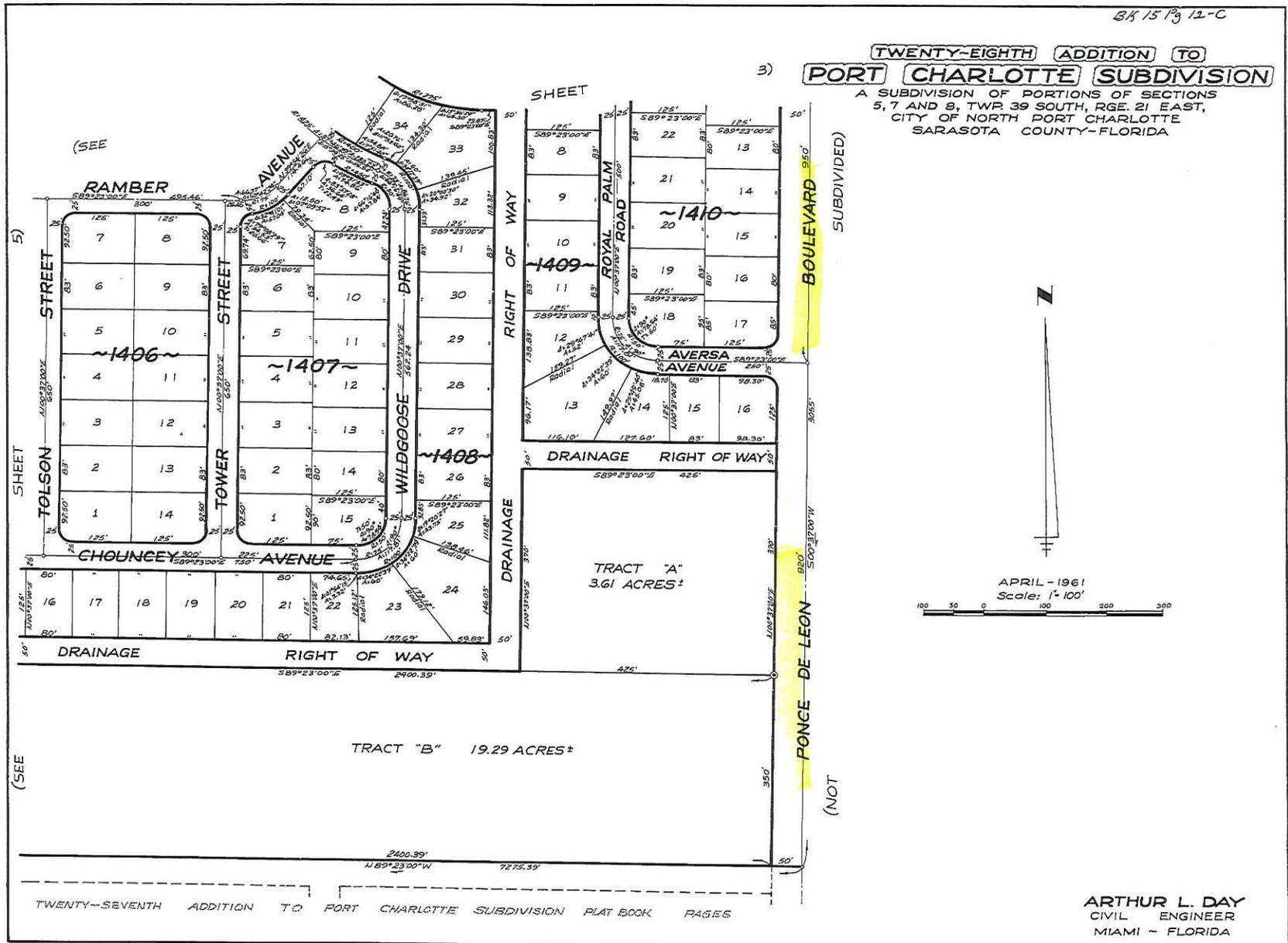
By W.A. Wynne
Sarasota County, Florida
By Joyce B. Fleming Deputy Clerk

ENGINEER'S NOTE

⊙--Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of black lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 5, 7 AND 8, TWP 39 SOUTH, RGE. 21 EAST, CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY-FLORIDA



(SEE

5)

SHEET

(SEE

SHEET

3)

BOULEVARD SUBDIVIDED)

(NOT

APRIL - 1961
Scale: 1" = 100'

CALCULATED BY- RCL
DRAWN BY- BLC
CHECKED BY- CBK
APPROVED BY- CGK

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

SHEET 4 OF 12 SHEETS
67 LOTS THIS SHEET

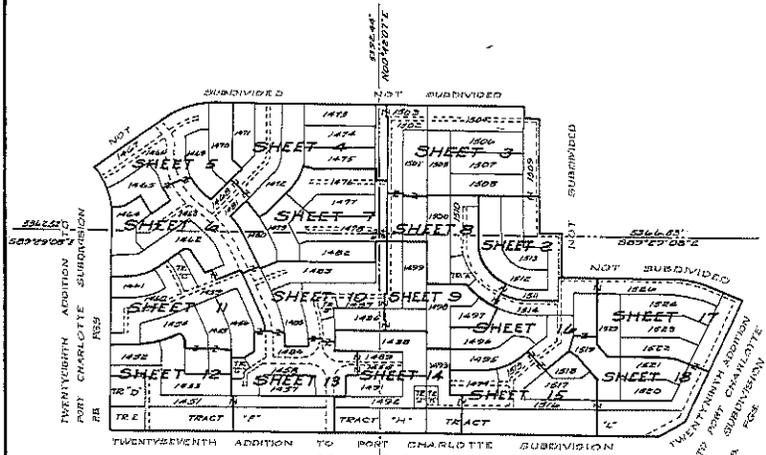
**THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
4, 5, 8 AND 9, TWP 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE,
SARASOTA COUNTY, FLORIDA

DESCRIPTION

COMMENCING at the Northwest corner of Section 8, Township 39 South, Range 21 East, thence S89°23'08"E, along the North Line of said Section 8, 1928.56 feet to the POINT OF BEGINNING; thence N00°37'00"E 243.99 feet to a point of curve; thence Northerly and Northwesterly along the arc of a circular curve to the left having a radius of 1000 feet, a central angle of 37°42'11" for a distance of 658.04 feet to a point of tangency; thence N37°05'11"W 40 feet; thence N52°05'49"E 1157.63 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the right having a radius of 1000 feet, a central angle of 37°42'11" for a distance of 658.04 feet to a point of tangency; thence S89°23'00"E 4065.79 feet; thence S00°37'00"W 165 feet; thence S89°23'00"E 200 feet; thence S00°37'00"W 160 feet; thence S89°23'00"E 315 feet; thence S00°37'00"W 640 feet; thence S89°23'00"E 1375 feet to a point of curve; thence Southeasterly along the arc of a circular curve to the right having a radius of 1473 feet, a central angle of 33°42'21", for a distance of 901.69 feet to a point of tangency; thence S66°00'39"E 403.99 feet; thence S23°29'21"W 1852.23 feet; thence S59°09'46"W 418.65 feet; thence N89°23'00"W 7114.06 feet; thence N00°37'00"E 2811.01 feet to the POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida and containing 698.64 Acres more or less.



LOCATION AND KEY MAP
SECTIONS 4, 5, 8, 9, T. 39 S., R. 21 E.,
SARASOTA COUNTY, FLORIDA

DRAWN BY: B.C.S.P.
CHECKED BY: J.S.
APPROVED BY: C.B.H.

15-14

CERTIFICATE OF DEDICATION 1887 15 14

STATE OF FLORIDA ss GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation, authorized to do business in the State of Florida, by its duly elected President F.E. Mackie, Jr. and its duly elected Secretary, E.U. Mackie, and FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, by its duly elected Vice President, F.E. Mackie, Jr. and by its duly elected Secretary, E.U. Mackie, acting by and with the authority of their Boards of Directors do hereby dedicate and set apart all the Avenues, Boulevards, Circles, Lanes, Roads, Streets, Creeks and Drainage Rights-of-Way, as shown or described on this plat to the use of the general public forever.

The Easements hereinafter described are expressly reserved to GENERAL DEVELOPMENT CORPORATION and FLORIDA WEST COAST LAND COMPANY, their affiliates, successors or assigns, for the purposes expressed: a 20 foot maintenance easement at the lot line abutting to and adjacent to all Creeks and Drainage Rights-of-Way, a 10 foot easement at the rear of each lot and a 6 foot easement at each side lot line for the installation and maintenance of underground and overhead utilities and for surface drainage by swale or underground provision and for any purpose consistent with good practice for the development of the tract. Side lot lines coincident with Street right-of-way lines shall contain no easements, and where more than one lot is intended as a building site the outside boundaries of said building shall enclose said side easements.

IN WITNESS WHEREOF GENERAL DEVELOPMENT CORPORATION has caused these presents to be executed by its President and attested by its Secretary and FLORIDA WEST COAST LAND COMPANY has caused these to be executed by its Vice President and attested by its Secretary by and with the authority of their Boards of Directors, this 15th day of April, 1961.

Attest: F. E. Mackie, Jr. Secretary
E. U. Mackie

By: F. E. Mackie, Jr. Vice President
FLORIDA WEST COAST LAND COMPANY

Attest: F. E. Mackie, Jr. Secretary
E. U. Mackie

By: F. E. Mackie, Jr. Vice President
FLORIDA WEST COAST LAND COMPANY

STATE OF FLORIDA Before me, the undersigned Notary Public, personally appeared F.E. Mackie, Jr. President and E.U. Mackie, Secretary of GENERAL DEVELOPMENT CORPORATION, a Delaware Corporation authorized to do business in the State of Florida and F.E. Mackie, Jr. Vice President and E.U. Mackie, Secretary of FLORIDA WEST COAST LAND COMPANY, a Florida Corporation, to me well known to be the individuals described in and who executed the foregoing Certificate of Dedication, and that they each duly acknowledged before me that they executed the same, as such officers for and on behalf of said corporations.

WITNESS my hand and official Seal of Dade County, Florida this 22 day of April, A.D. 1961.

My Commission expires 7/15/63
Emmanuel P. Parnell
Notary Public State of Florida at Large

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY that the attached plat entitled THIRTIETH ADDITION TO PORT CHARLOTTE SUBDIVISION is a true and correct representation of the lands as recently surveyed and shown under my direction; also that permanent reference monuments have been set in accordance with Section 7, Chapter 12275 (No. 253) Laws of the State of Florida.

Dated this 25 day of April, A.D. 1961

Arthur L. Day
Arthur L. Day
Registered Engineer No. 6245.
Registered Land Surveyor No. 1235
State of Florida

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record by the City Commission of the City of North Port, Florida, this 20 day of May, A.D. 1961.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA ss It is hereby certified that this plat has been officially approved for record by the Board of County Commissioners of the County of Sarasota, Florida, this 22 day of May, A.D. 1961.

Richard E. Nelson
County Attorney

Warren D. Anderson
Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA ss I, W.A. Wynne, 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 laws of Florida pertaining to maps and plats, and this plat has been filed for record in Plat Book 15, at Pages 1 through 18, Public Records of Sarasota County, Florida this 23 day of May, A.D. 1961.

W.A. Wynne
County Clerk
Sarasota County, Florida
By: James B. Atkinson Deputy Clerk

ENGINEERS' NOTE

--- Indicates Permanent Reference Monuments.
Dimensions on corner lots are to intersection of block lines extended unless otherwise indicated.
All radii are 25 feet unless otherwise indicated.
Basis of bearing system is assumed for computation purposes.

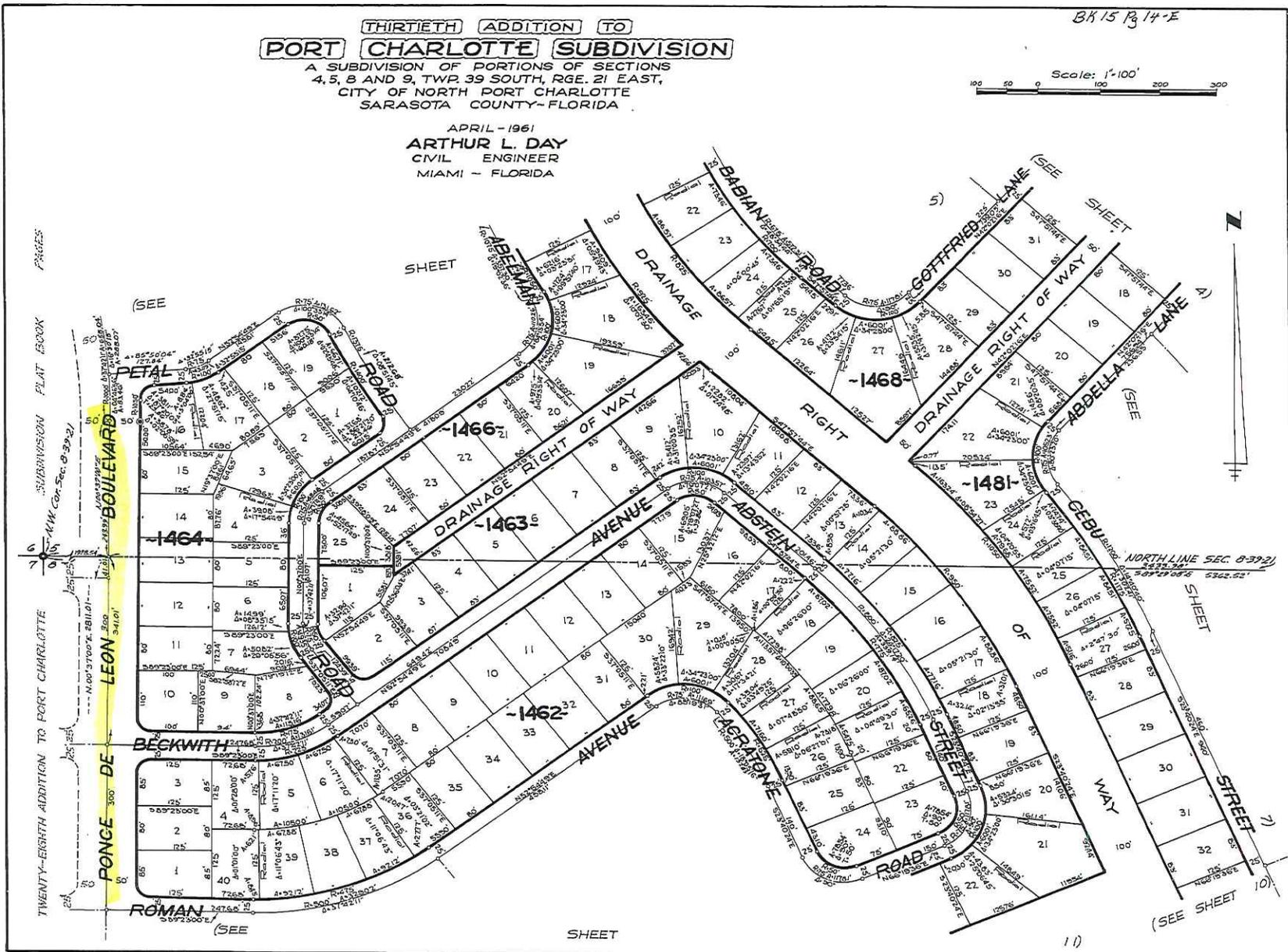
**THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
4, 5, 8 AND 9, TWP. 39 SOUTH, RGE. 21 EAST,
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY - FLORIDA

APRIL - 1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

Scale: 1"=100'
100 50 0 100 200 300

BK 15 Pg. 14-E

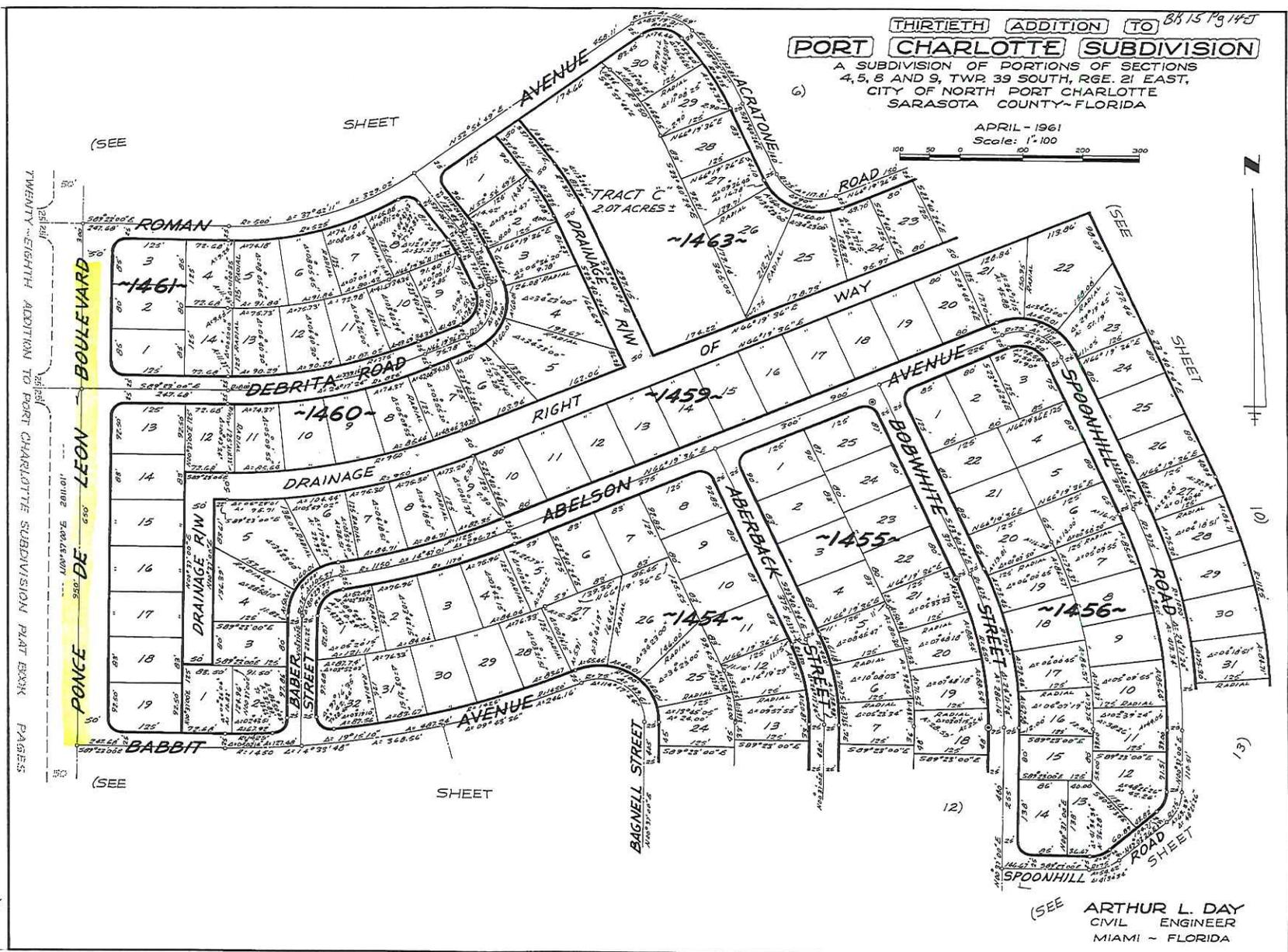
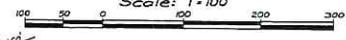


CALCULATED BY: RCL
DRAWN BY: G.A.
CHECKED BY: JB
APPROVED BY: CGK

SHEET 6 OF 18 SHEETS
115 LOTS THIS SHEET

THIRTIETH ADDITION TO *BR 15 Pg 14J*
PORT CHARLOTTE SUBDIVISION
 A SUBDIVISION OF PORTIONS OF SECTIONS
 4, 5, 8 AND 9, TWP 39 SOUTH, RGE. 21 EAST,
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY - FLORIDA

APRIL - 1961
 Scale: 1" = 100'



(SEE TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT EXHIBIT PAGES 10, 11, 12, 13)

CALCULATED BY RCL
 DRAWN BY M.S.M.
 CHECKED BY J.B.
 APPROVED BY C.G.H.

(SEE) **ARTHUR L. DAY**
 CIVIL ENGINEER
 MIAMI - FLORIDA

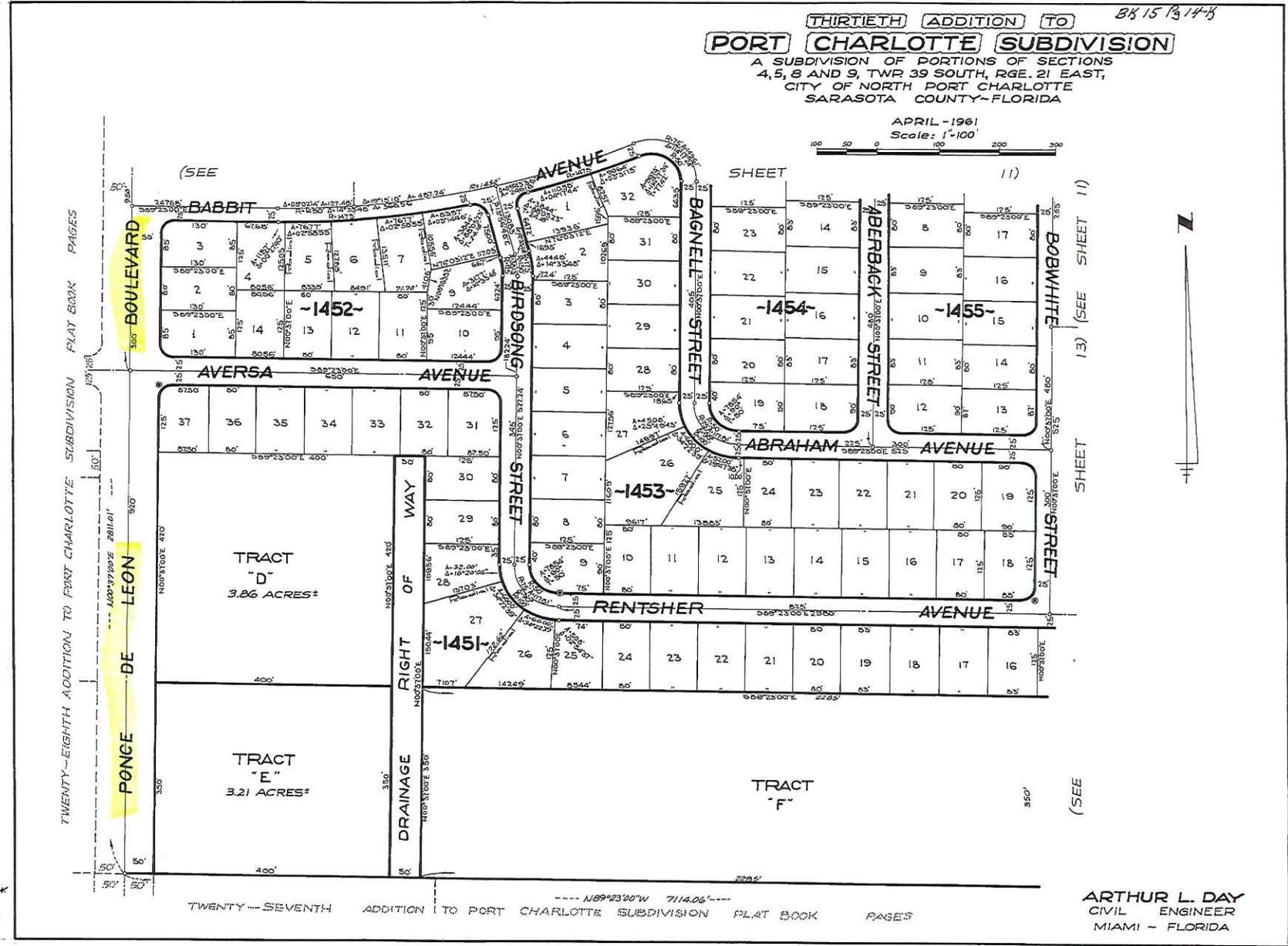
SHEET 11 OF 18 SHEETS
 131 LOTS THIS SHEET

THIRTIETH ADDITION TO
PORT CHARLOTTE SUBDIVISION

BK 15 P 14-5

A SUBDIVISION OF PORTIONS OF SECTIONS
 4, 5, 8 AND 9, TWP 39 SOUTH, RGE. 21 EAST,
 CITY OF NORTH PORT CHARLOTTE
 SARASOTA COUNTY-FLORIDA

APRIL - 1961
 Scale: 1"=100'



TWENTY-EIGHTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

(SEE SHEET (1))
 (SEE SHEET (3))
 SHEET (1)
 SHEET (3)
 SHEET (SEE



CALCULATED BY: J.R.M.
 DRAWN BY: G.A.
 CHECKED BY: J.B.
 APPROVED BY: C.G.K.

TWENTY-SEVENTH ADDITION TO PORT CHARLOTTE SUBDIVISION PLAT BOOK PAGES

ARTHUR L. DAY
 CIVIL ENGINEER
 MIAMI - FLORIDA

SHEET 12 OF 16 SHEETS
 36 LOTS THIS SHEET

**THIRTY-SIXTH ADDITION TO
PORT CHARLOTTE SUBDIVISION**

A SUBDIVISION OF PORTIONS OF SECTIONS
17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST,
AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO
PORT CHARLOTTE SUBDIVISION, P.B. 13, P.GS. 13, 13A THRU 13Q
CITY OF NORTH PORT CHARLOTTE
SARASOTA COUNTY-FLORIDA

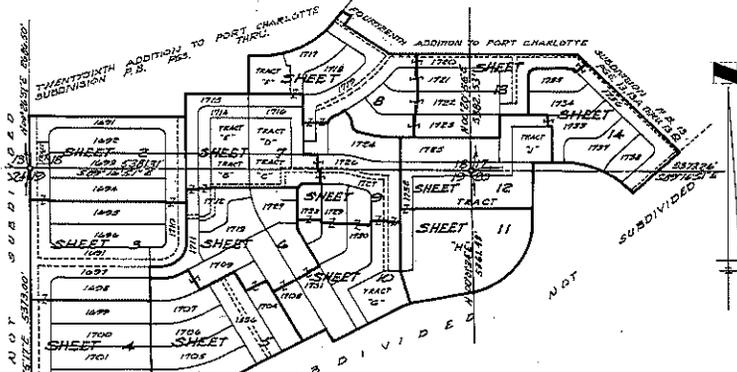
DESCRIPTION

Tract 17 and Lot 1, Block 646, FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, Plat Book 13, Pages 13 and 13A thru 13Q of the Public Records of Sarasota County, Florida

AND

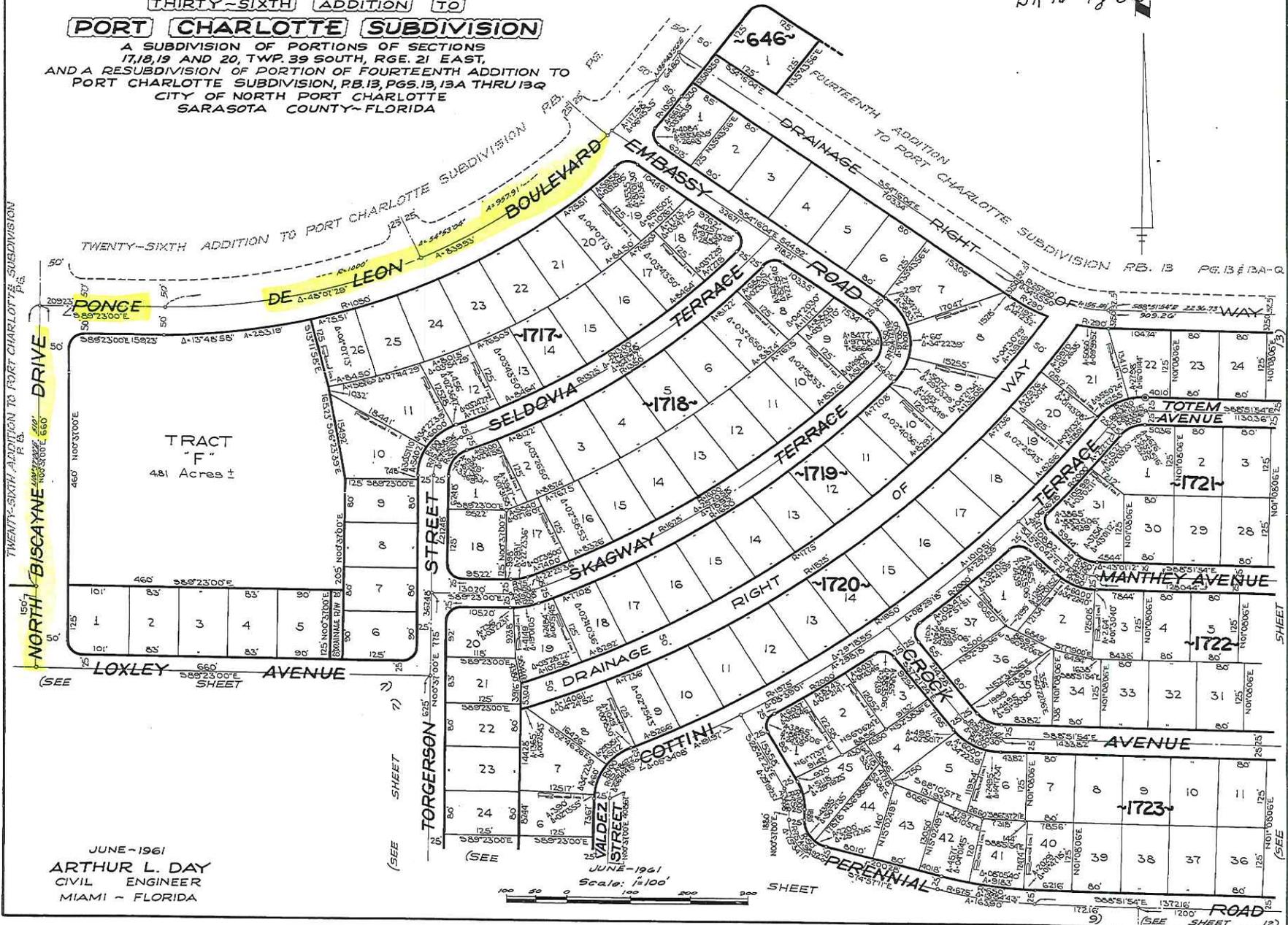
BEGINNING at the Southwest Corner of Section 18, Township 39 South, Range 21 East, thence N 00° 12' 12" E along the West Line of said Section 18, 672.25 feet; thence S 89° 23' 00" E 1208.40 feet; thence N 00° 19' 00" E 500 feet; thence S 82° 29' 00" E 775 feet; thence N 00° 19' 00" E 510 feet; thence S 87° 23' 00" E 209.25 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the left, having a radius of 1000 feet, a central angle of 54° 23' 04" for a distance of 257.91 feet to a point of tangency; thence N 35° 43' 56" E 64.80 feet; thence S 34° 16' 04" E 703.34 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 237.50 feet, a central angle of 24° 35' 50" for a distance of 155.49 feet to a point of tangency; thence S 88° 31' 54" E 2236.73 feet to a point of curve; thence Southeasterly along the arc of a circular curve to the right, having a radius of 75 feet, a central angle of 45° 07' 14" for a distance of 52.06 feet to a point of tangency; thence S 43° 44' 40" E 1699.26 feet; thence S 48° 12' 40" W 224.82 feet; thence N 43° 44' 40" W 150 feet to a point of curve; thence Northwesterly along the arc of a circular curve to the left, having a radius of 1000 feet, a central angle of 45° 07' 14" for a distance of 187.50 feet to a point of tangency; thence N 88° 31' 54" W 420 feet; thence S 01° 08' 06" W 749.97 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 1000 feet, a central angle of 79° 17' 42" for a distance of 1383.21 feet to a point of tangency; thence S 40° 25' 38" W 658.45 feet to a point of curve; thence Southwesterly along the arc of a circular curve to the left, having a radius of 500 feet, a central angle of 12° 55' 14" for a distance of 128.13 feet to a point of tangency; thence S 61° 30' 27" W 879.72 feet; thence S 24° 29' 33" W 185 feet; thence S 61° 30' 27" W 1212.97 feet to a point of curve; thence Southwesterly and Westerly along the arc of a circular curve to the right, having a radius of 1975 feet, a central angle of 29° 06' 33" for a distance of 1003.40 feet to a point of tangency; thence N 89° 23' 00" W 1819.44 feet; thence N 00° 25' 17" E 16 feet; thence N 89° 23' 00" W 250 feet to a point on the West Line of Section 19, Township 39 South, Range 21 East; thence N 00° 25' 17" E, along the West Line of said Section 19, 2992.04 to the Southwest Corner of aforesaid Section 18, and THE POINT OF BEGINNING.

All land lying and being in Sarasota County, Florida, and containing 552.96 Acres more or less.



THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION

A SUBDIVISION OF PORTIONS OF SECTIONS 17, 18, 19 AND 20, TWP. 39 SOUTH, RGE. 21 EAST, AND A RESUBDIVISION OF PORTION OF FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION, P.B. 13, PGS. 13, 13A THRU 13Q CITY OF NORTH PORT CHARLOTTE SARASOTA COUNTY FLORIDA



THIRTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION P.B. 13

TWENTY-SIXTH ADDITION TO PORT CHARLOTTE SUBDIVISION P.B. 13

FOURTEENTH ADDITION TO PORT CHARLOTTE SUBDIVISION P.B. 13 PGS. 13A-Q

TRACT "F"
4.81 Acres ±

NORTH BISCAYNE DRIVE

LOXLEY AVENUE

TORGERSON STREET

VALDEZ STREET

COFFINI AVENUE

PERENNIAL AVENUE

AVENUE

MANTHEY AVENUE

TOTEM AVENUE

OF WAY

EMBASSY TERRACE

ROAD

SELDOVIA TERRACE

SKAGWAY

DRAINAGE

DRAINAGE

JUNE - 1961
ARTHUR L. DAY
CIVIL ENGINEER
MIAMI - FLORIDA

JUNE - 1961
Scale: 1"=100'

CALCULATED BY: E.J.M.
DRAWN BY: G.A.
CHECKED BY: J.B.
APPROVED BY: CGH

SHEET 9 OF 14 SHEETS
128 LOTS THIS SHEET