

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES AND THREE (3) FEET IN WIDTH ALONG ALL SIDE LOT LINES ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES (INCLUDING CABLE TELEVISION) AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS. ALL SUCH EASEMENTS AND OTHER UTILITY EASEMENTS AS SHOWN HEREIN ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.

A NON-EXCLUSIVE EASEMENT IS RESERVED BY THE OWNER, THE RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF UNDERGROUND UTILITIES AND RELATED ABOVEGROUND AND UNDERGROUND FACILITIES, OVER, UNDER, AND ACROSS EACH LOT FOR THE BENEFIT OF ALL OTHER LOTS. IN ADDITION, THE OWNER, THE RESPECTIVE SUCCESSORS AND ASSIGNS, HEREBY EXPRESSLY RESERVES NON-EXCLUSIVE EASEMENTS, OVER, UNDER, AND ACROSS EACH LOT FOR THE CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF THE MASTER IRRIGATION SYSTEM FOR THE COMMUNITY.

THE CITY OF NORTH PORT UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF NORTH PORT FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF POTABLE WATER METERS AND SANITARY SEWER CLEANOUTS.

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 _____, RECORDS OF SARASOTA COUNTY, FLORIDA, THIS DAY OF _____, A.D., 20__.

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

BY: _____
DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON _____ AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN SECTION 177.091 (8) (9).

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
213 Hobbs Street
Tampa, Florida 33619

David A. Williams
Professional Land Surveyor No. LS6423
Certificate of Authorization No. LB7768

DATE: _____



LOCATION MAP
NOT TO SCALE
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA
SECTION 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST

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

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD THIS _____ DAY OF _____, 20__.

CHAIRMAN
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

CERTIFICATE OF APPROVAL OF CITY ENGINEER:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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

DATE: _____
CITY ENGINEER, REGISTRATION NUMBER _____

CERTIFICATE OF APPROVAL OF CITY SURVEYOR

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

By: _____ DATE: _____
CITY SURVEYOR
FLORIDA CERTIFICATE No. _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP CERTIFIES OWNERSHIP BY CEDAR GROVE PHASE 2A, AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID GENERAL PARTNERSHIP, DOES HEREBY DEDICATE AND SET APART TRACTS "A", "C-1", "C-2", "C-3", "C-4", "C-5", "C-6", "C-7", "C-8", "L-1", "L-2", "L-3", "P-1", "P-2", "R-1", AND PRIVATE DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS, AND OTHER EASEMENTS SHOWN OR DESCRIBED HEREON AS COMMON AREAS FOR SAID USES AND PURPOSES TO CEDAR GROVE AT THE WOODLANDS PHASE 2 HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND FOR THE EXCLUSIVE USE OF THE LOT OWNERS IN THE SUBDIVISION, AND THEIR TENANTS, GUESTS, LICENSEES, INVITEES (BUT NOT MEMBERS OF THE GENERAL PUBLIC), UTILITIES SERVING THE SUBDIVISION AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER; SUBJECT HOWEVER, TO ANY RIGHTS DEDICATED TO THE CITY OF NORTH PORT, BY THIS PLAT.

PUBLIC

SAID GENERAL PARTNERSHIP FURTHER DEDICATES AND SETS APART UTILITY EASEMENTS AS SO DESIGNATED AND DESCRIBED ON THIS PLAT SOLELY FOR SAID USES AND PURPOSES TO THE CITY OF NORTH PORT, FOREVER.

OWNER: CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS SOLE MANAGING PARTNER, SUCCESSOR BY CONVERSION OF CENTEX REAL ESTATE CORPORATION

WITNESS: _____

BY: _____
MICHAEL WOOLERY, VICE PRESIDENT
LAND ACQUISITIONS-SOUTHWEST FLORIDA DIVISION

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, BY MICHAEL WOOLERY, AS VICE PRESIDENT-LAND ACQUISITION, SOUTHWEST FLORIDA DIVISION OF CENTEX REAL ESTATE COMPANY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SUCCESSOR BY CONVERSION OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, THE SOLE MANAGING PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

Notary Public

Sign: _____
Print: _____
Commission No.: _____ Expires: _____

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 NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS _____ DAY OF _____, 20__.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

CERTIFICATE OF APPROVAL OF THE 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 _____, 20__.

DATE: _____
CITY ATTORNEY, CITY OF NORTH PORT



CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 17, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF LAKESIDE PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 41, PAGES 17 AND 17A THROUGH 17I, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 1 AND 1A THROUGH 1TT, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 17, SAID SOUTH BOUNDARY OF LAKESIDE PLANTATION AND SAID NORTH BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION, S.89°42'45"E., A DISTANCE OF 3140.82 FEET TO THE SOUTHWEST CORNER OF CEDAR GROVE PHASE 1B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGES 22 AND 22A THROUGH 22L, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID CEDAR GROVE PHASE 1B THE FOLLOWING TWO (2) COURSES: 1) N.15°00'00"W., A DISTANCE OF 697.05 FEET; 2) N.33°00'00"W., A DISTANCE OF 427.28 FEET TO THE NORTHWESTERLY CORNER OF SAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING FIVE (5) COURSES: 1) NORTHEASTERLY, 164.66 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 11°26'08" (CHORD BEARING N.62°43'04"E., 164.39 FEET); 2) NORTHERLY, 40.36 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 92°29'59" (CHORD BEARING N.22°11'08"E., 36.12 FEET); 3) NORTHWESTERLY, 101.56 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1625.00 FEET AND A CENTRAL ANGLE OF 03°34'52" (CHORD BEARING N.22°16'26"W., 101.55 FEET); 4) N.69°31'00"E., A DISTANCE OF 165.00 FEET; 5) N.84°59'21"E., A DISTANCE OF 793.99 FEET TO THE POINT OF BEGINNING; THENCE N.05°00'39"W., A DISTANCE OF 691.97 FEET; THENCE S.89°54'30"E., A DISTANCE OF 62.74 FEET; THENCE N.68°37'43"E., A DISTANCE OF 62.54 FEET; THENCE N.47°09'56"E., A DISTANCE OF 62.54 FEET; THENCE N.25°42'09"E., A DISTANCE OF 62.54 FEET; THENCE N.04°14'22"E., A DISTANCE OF 82.71 FEET; THENCE N.23°30'00"W., A DISTANCE OF 12.72 FEET; THENCE N.23°30'00"W., A DISTANCE OF 62.95 FEET; THENCE N.21°16'38"W., A DISTANCE OF 52.04 FEET; THENCE N.23°30'00"W., A DISTANCE OF 120.00 FEET; THENCE S.66°30'00"W., A DISTANCE OF 2.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 50.00 FEET; THENCE N.23°30'00"W., A DISTANCE OF 140.12 FEET; THENCE N.66°30'00"E., A DISTANCE OF 1220.96 FEET; THENCE S.23°30'00"E., A DISTANCE OF 320.00 FEET; THENCE S.07°00'00"W., A DISTANCE OF 475.00 FEET; THENCE S.34°00'00"E., A DISTANCE OF 360.00 FEET; THENCE N.56°00'00"E., A DISTANCE OF 58.67 FEET TO THE NORTHWESTERLY CORNER OF CEDAR GROVE PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 42 AND 42A THROUGH 42S, INCLUSIVE, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF SAID CEDAR GROVE PHASE 1A, S.15°00'00"W., 1136.06 FEET TO THE NORTHEASTERLY CORNER OF AFORESAID CEDAR GROVE PHASE 1B, THENCE ALONG THE NORTHERLY BOUNDARY THEREOF THE FOLLOWING SEVEN (7) COURSES: 1) N.78°01'05"W., A DISTANCE OF 155.59 FEET; 2) NORTHWESTERLY, 40.59 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°01'05" (CHORD BEARING N.31°30'33"W., 36.27 FEET); 3) N.15°00'00"E., A DISTANCE OF 192.70 FEET; 4) N.75°00'00"W., A DISTANCE OF 165.00 FEET; 5) N.14°59'40"E., A DISTANCE OF 68.70 FEET; 6) N.13°02'30"E., A DISTANCE OF 65.05 FEET; 7) S.84°59'21"W., A DISTANCE OF 865.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.173 ACRES, MORE OR LESS.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	SQUARE FOOTAGE ±
TRACT "A"	AMENITY CENTER	48,639
TRACT "C-1"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	76,304
TRACT "C-2"	COMMON AREA	1,249
TRACT "C-3"	COMMON AREA	5,597
TRACT "C-4"	COMMON AREA	2,966
TRACT "C-5"	COMMON AREA	6,191
TRACT "C-6"	COMMON AREA	5,777
TRACT "C-7"	COMMON AREA	2,676
TRACT "C-8"	COMMON AREA	19,016
TRACT "L-1"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	232,702
TRACT "L-2"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	118,501
TRACT "L-3"	LAKE; LAKE MAINTENANCE; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; FENCE; AND ACCESS EASEMENT	112,296
TRACT "P-1"	PRESERVATION AREA	6,327
TRACT "P-2"	PRESERVATION AREA	360,006
TRACT "R-1"	PRIVATE ROAD, DRAINAGE AND PUBLIC UTILITY EASEMENT	195,017

PLAT NOTES:

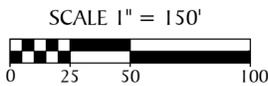
1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENT "175 83 A03."
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
3. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THE PLATTED LANDS OF CEDAR GROVES PHASE 2A SHOWN HEREON, LIES IN FLOOD ZONE "X", "AE", AND "OTHER FLOOD AREA" ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12115C0384F FOR CITY OF NORTH PORT, COMMUNITY PANEL NO. 120279, SARASOTA COUNTY, FLORIDA, DATED NOVEMBER 4, 2016.
5. ELEVATIONS, AS SHOWN HEREON, ARE REFERENCED TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). CONVERSION: NAVD 88 TO NGVD 29= + 1.12
6. ALL LINES INTERSECTING A CURVE ARE RADIAL (R) UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
7. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:
 - A. NOTICE OF ESTABLISHMENT OF THE WOODLAND COMMUNITY DEVELOPMENT DISTRICT AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004147889 AND AS AMENDED IN OFFICIAL RECORDS INSTRUMENT NO. 2007164391, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
 - B. RESERVATION OF RIGHTS AND RESTRICTIVE COVENANT BY PANACEA GULF COAST INVESTMENTS, L.L.C., AND BUFFALO NORTH-PORT ASSOCIATES, LLC, RECORDED DECEMBER 27, 2005 IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005281703, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

BASIS OF BEARINGS

THE SOUTH BOUNDARY OF SECTION 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF S.89°42'45"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA
BOUNDARY AND KEY SHEET



SEE SHEET 2 FOR BASIS OF BEARINGS

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	825.00'	11°26'08"	164.66'	164.39'	N 62°43'04" E
C2	25.00'	92°29'59"	40.36'	36.12'	N 22°11'08" E
C3	1625.00'	3°34'52"	101.56'	101.55'	N 22°16'26" W
C4	25.00'	93°01'05"	40.59'	36.27'	N 31°30'33" W

NO.	BEARING	LENGTH
L1	S 89°54'30" E	62.74'
L2	N 68°37'43" E	62.54'
L3	N 47°09'56" E	62.54'
L4	N 25°42'09" E	62.54'
L5	N 04°14'22" E	82.71'
L6	N 23°30'00" W	62.95'
L7	N 23°30'00" W	52.00'
L8	N 66°30'00" E	2.02'
L9	N 23°30'00" W	120.00'
L10	S 66°30'00" W	2.00'
L11	N 56°00'00" E	58.67'
L12	N 14°59'40" E	68.70'
L13	N 13°02'30" E	65.05'

- LEGEND**
- - - - - - Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
 - - - - - - Set (P.C.P.) Permanent Control Point, Mag. Nail & Disk, Stamped LB7768 PCP
 - P.B. - - - - - Plat Book
 - Pg(s). - - - - - Page(s)
 - P.U.E. - - - - - Public Utility Easement
 - (R) - - - - - Radial Line
 - (NR) - - - - - Non-Radial Line
 - SF - - - - - Square Feet
 - TYP. - - - - - Typical
 - C.C.R. - - - - - Certified Corner Record
 - P.D.A.E. - - - - - Private Drainage & Access Easement
 - ▨ - - - - - FEMA Flood Zone

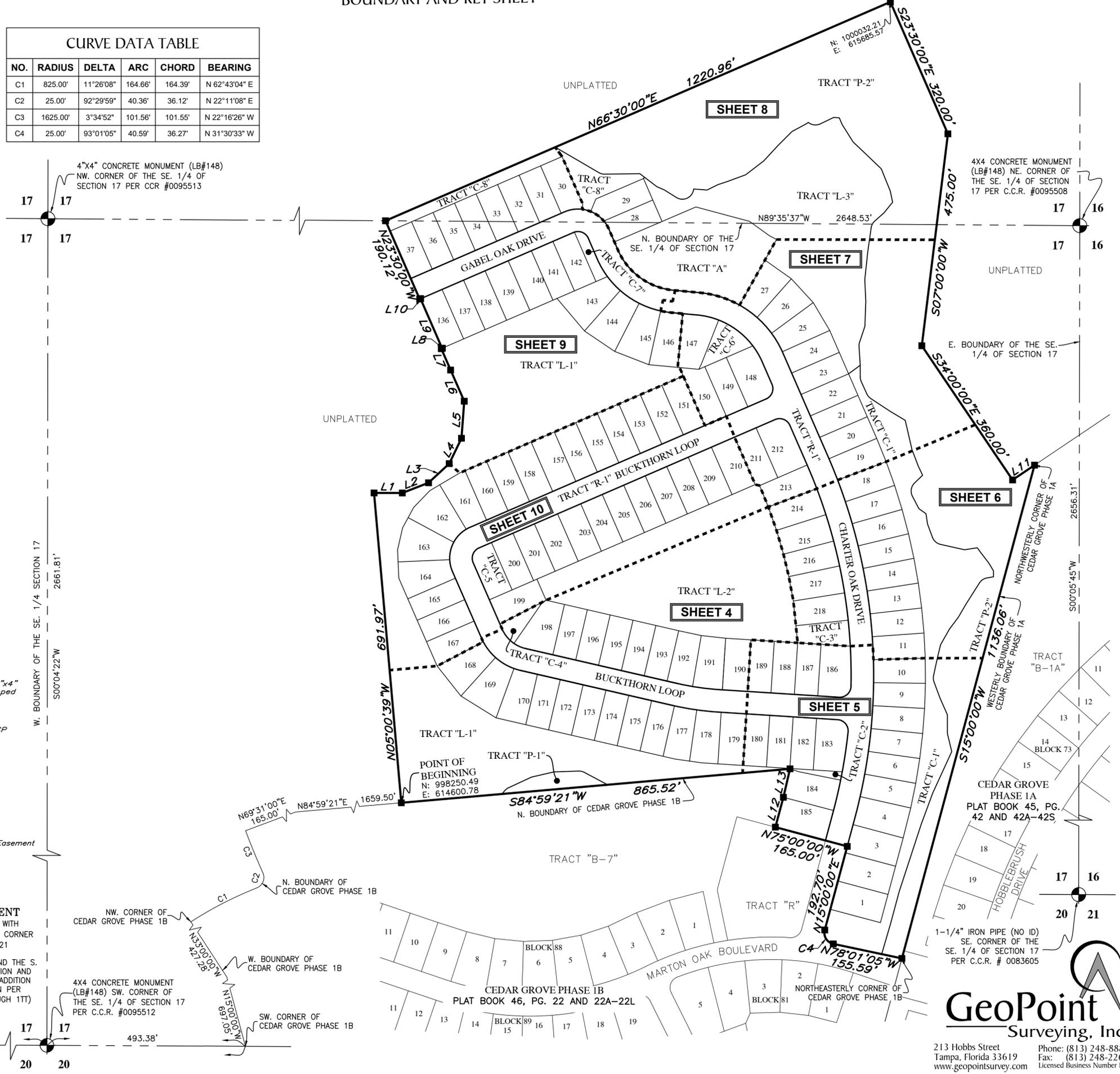
POINT OF COMMENCEMENT
4" DIAMETER CONCRETE MONUMENT WITH BRASS DISK "PRM CE&S 2904" SW. CORNER OF SECTION 17 PER C.C.R. #0044521

S. BOUNDARY OF SECTION 17 AND THE S. BOUNDARY OF LAKESIDE PLANTATION AND N. BOUNDARY OF FORTY-NINTH ADDITION TO PORT CHARLOTTE SUBDIVISION PER PLAT BOOK 21, PG. 1 (1 THROUGH 11T)

4X4 CONCRETE MONUMENT (LB#148) SW. CORNER OF THE SE. 1/4 OF SECTION 17 PER C.C.R. #0095512

2647.44' S 89°42'45" E
493.38'

19 20 20 20



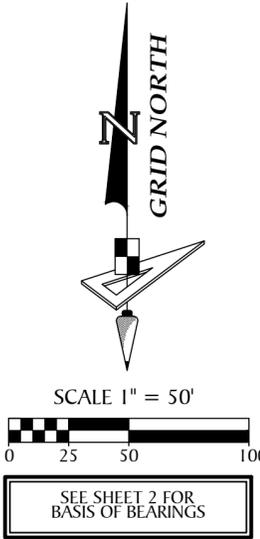
1-1/4" IRON PIPE (NO ID) SE. CORNER OF THE SE. 1/4 OF SECTION 17 PER C.C.R. # 0083605

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

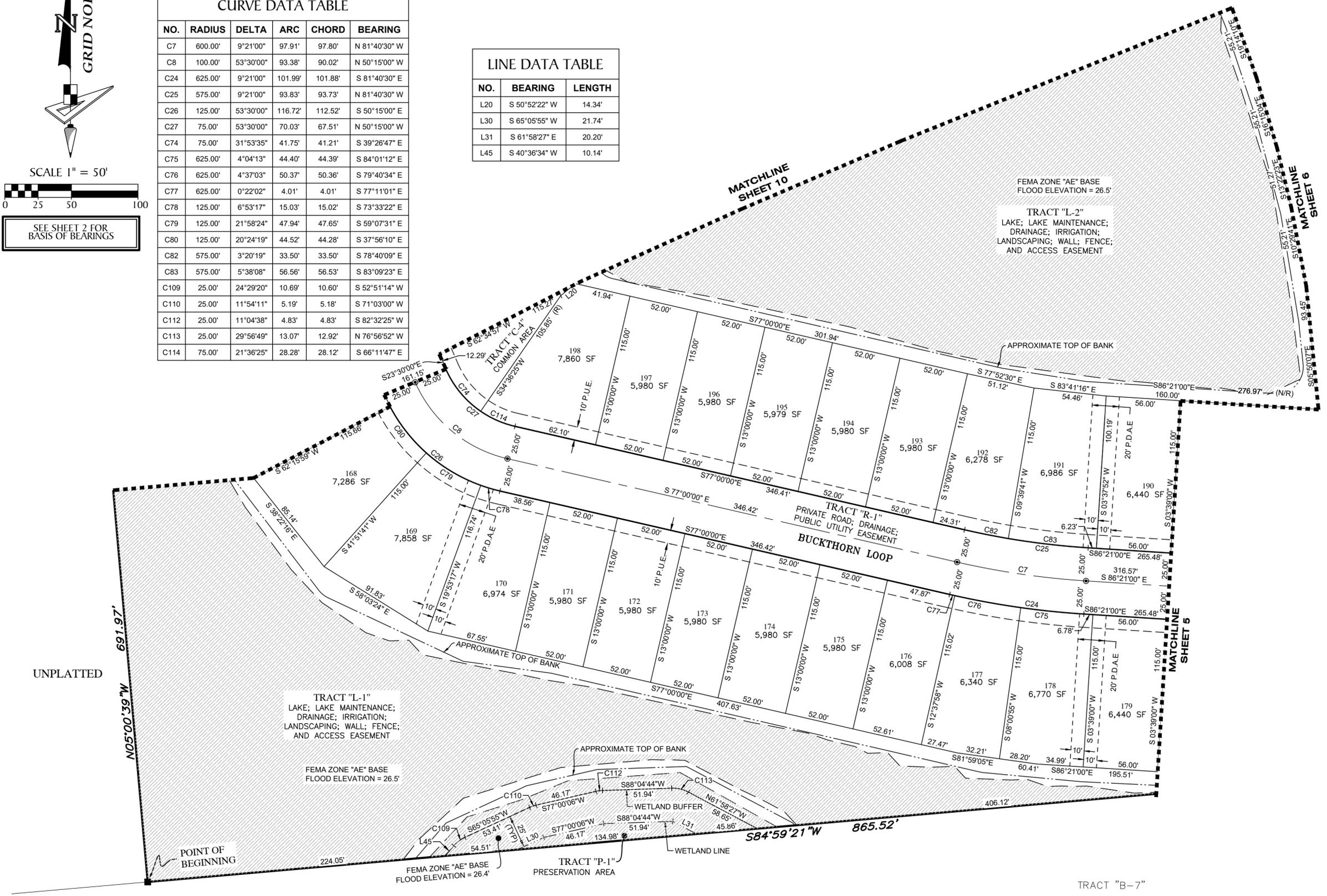
CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C7	600.00'	9°21'00"	97.91'	97.80'	N 81°40'30" W
C8	100.00'	53°30'00"	93.38'	90.02'	N 50°15'00" W
C24	625.00'	9°21'00"	101.99'	101.88'	S 81°40'30" E
C25	575.00'	9°21'00"	93.83'	93.73'	N 81°40'30" W
C26	125.00'	53°30'00"	116.72'	112.52'	S 50°15'00" E
C27	75.00'	53°30'00"	70.03'	67.51'	N 50°15'00" W
C74	75.00'	31°53'35"	41.75'	41.21'	S 39°26'47" E
C75	625.00'	4°04'13"	44.40'	44.39'	S 84°01'12" E
C76	625.00'	4°37'03"	50.37'	50.36'	S 79°40'34" E
C77	625.00'	0°22'02"	4.01'	4.01'	S 77°11'01" E
C78	125.00'	6°53'17"	15.03'	15.02'	S 73°33'22" E
C79	125.00'	21°58'24"	47.94'	47.65'	S 59°07'31" E
C80	125.00'	20°24'19"	44.52'	44.28'	S 37°56'10" E
C82	575.00'	3°20'19"	33.50'	33.50'	S 78°40'09" E
C83	575.00'	5°38'08"	56.56'	56.53'	S 83°09'23" E
C109	25.00'	24°29'20"	10.69'	10.60'	S 52°51'14" W
C110	25.00'	11°54'11"	5.19'	5.18'	S 71°03'00" W
C112	25.00'	11°04'38"	4.83'	4.83'	S 82°32'25" W
C113	25.00'	29°56'49"	13.07'	12.92'	N 76°56'52" W
C114	75.00'	21°36'25"	28.28'	28.12'	S 66°11'47" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L20	S 50°52'22" W	14.34'
L30	S 65°05'55" W	21.74'
L31	S 61°58'27" E	20.20'
L45	S 40°36'34" W	10.14'



LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CEDAR GROVE PHASE 1B
PLAT BOOK 46, PG. 22 AND 22A-22L

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

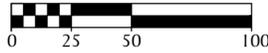
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



SCALE 1" = 50'



SEE SHEET 2 FOR BASIS OF BEARINGS

LINE DATA TABLE

NO.	BEARING	LENGTH
L12	N 14°59'40" E	68.70'
L13	N 13°02'30" E	65.05'
L15	S 15°00'00" W	65.00'
L25	N 24°35'00" E	26.35'
L26	N 13°33'37" W	17.99'
L27	N 13°24'08" E	28.53'

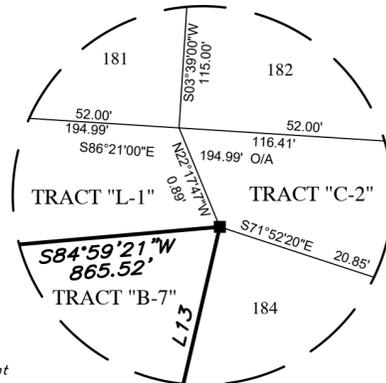
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C4	25.00'	93°01'05"	40.59'	36.27'	N 31°30'33" W
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C6	1199.99'	11°21'00"	237.71'	237.33'	N 09°19'30" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C20	25.00'	92°29'31"	40.36'	36.12'	S 47°24'15" W
C21	25.00'	92°29'31"	40.36'	36.12'	S 40°06'15" E
C22	1175.00'	8°51'29"	181.66'	181.48'	S 10°34'15" W
C34	1225.00'	2°18'00"	49.18'	49.17'	N 13°51'00" E
C63	1175.00'	4°21'04"	89.23'	89.21'	N 01°01'03" W
C64	1225.00'	2°23'34"	51.16'	51.16'	N 00°27'39" W
C65	1225.00'	2°23'34"	51.16'	51.16'	N 01°55'56" E
C66	1225.00'	2°23'34"	51.16'	51.16'	N 04°19'30" E
C67	1225.00'	2°23'34"	51.16'	51.16'	N 06°43'04" E
C68	1225.00'	2°23'34"	51.16'	51.16'	N 09°06'38" E
C69	1225.00'	2°23'34"	51.16'	51.16'	N 11°30'13" E
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C71	1175.00'	0°12'00"	4.10'	4.10'	N 14°54'00" E
C72	1175.00'	3°23'06"	69.42'	69.41'	N 13°06'27" E
C73	1175.00'	4°21'04"	89.23'	89.21'	N 08°19'03" E
C88	1225.00'	1°32'09"	32.84'	32.84'	N 02°25'30" W
C95	25.00'	13°32'49"	5.91'	5.90'	S 06°47'13" E
C96	25.00'	32°26'32"	14.16'	13.97'	S 04°07'01" E

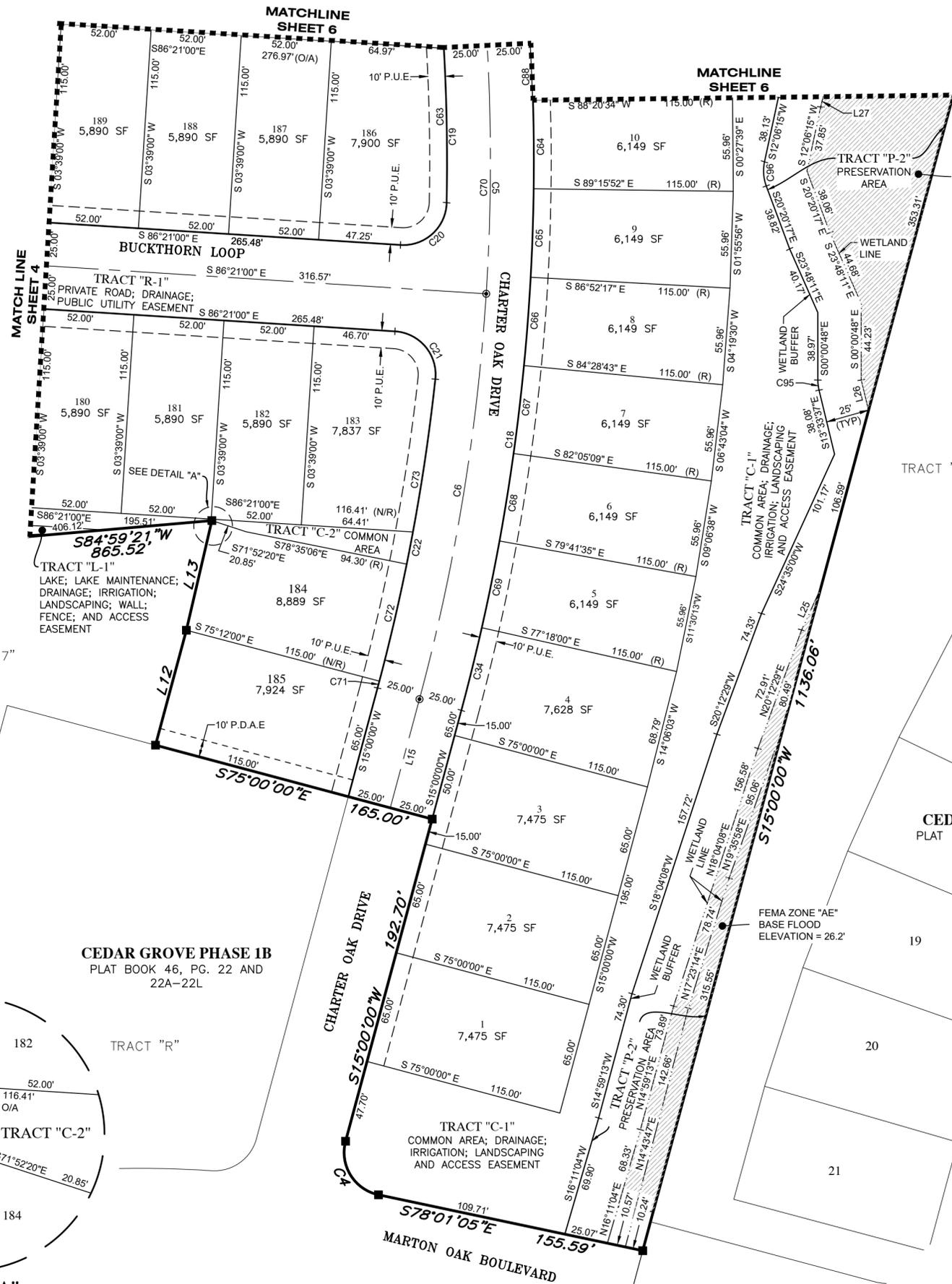
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone



DETAIL "A"
NOT TO SCALE



FEMA ZONE "AE"
BASE FLOOD
ELEVATION = 26.2'

TRACT "B-1A"

BLOCK 73

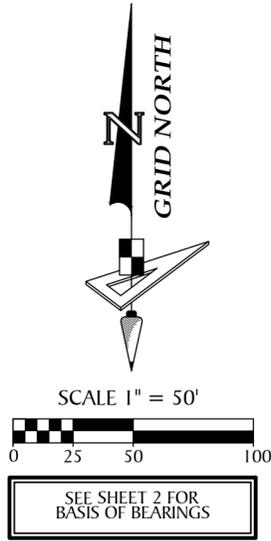
CEDAR GROVE PHASE 1A
PLAT BOOK 45, PG. 22 AND
22A-42S



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

CEDAR GROVE PHASE 2A

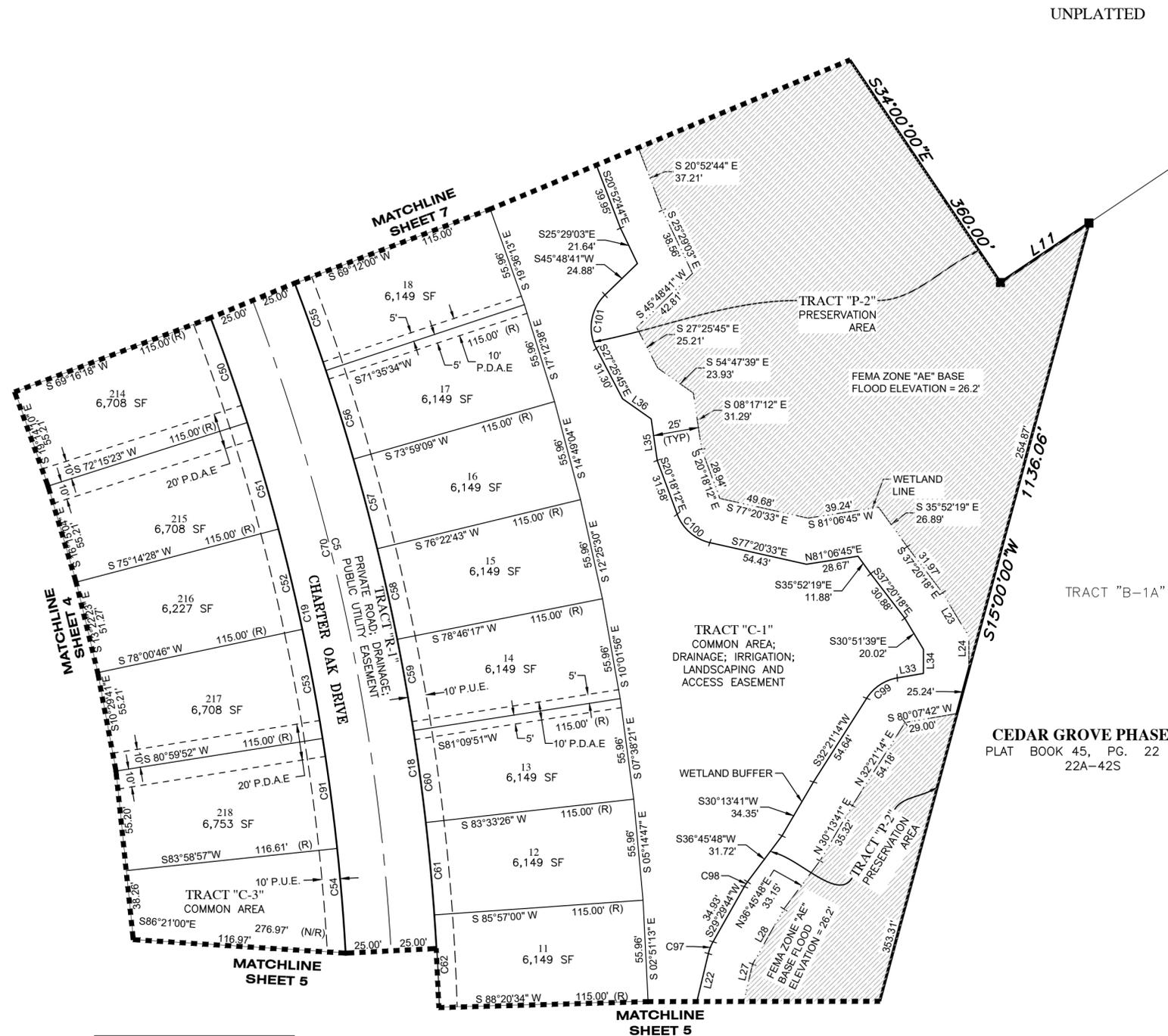
A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C50	1175.00'	2°59'05"	61.21'	61.20'	N 19°14'10" W
C51	1175.00'	2°59'05"	61.21'	61.20'	N 16°15'04" W
C52	1175.00'	2°46'18"	56.84'	56.83'	N 13°22'23" W
C53	1175.00'	2°59'05"	61.21'	61.20'	N 10°29'41" W
C54	1175.00'	2°49'28"	57.93'	57.92'	N 04°36'19" W
C55	1225.00'	2°23'34"	51.16'	51.16'	N 19°36'13" W
C56	1225.00'	2°23'34"	51.16'	51.16'	N 17°12'38" W
C57	1225.00'	2°23'34"	51.16'	51.16'	N 14°49'04" W
C58	1225.00'	2°23'34"	51.16'	51.16'	N 12°25'30" W
C59	1225.00'	2°23'34"	51.16'	51.16'	N 10°01'56" W
C60	1225.00'	2°23'34"	51.16'	51.16'	N 07°38'21" W
C61	1225.00'	2°23'34"	51.16'	51.16'	N 05°14'47" W
C62	1225.00'	2°23'34"	51.16'	51.16'	N 02°51'13" W
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C91	1175.00'	2°59'05"	61.21'	61.20'	N 07°30'36" W
C97	25.00'	16°05'37"	7.02'	7.00'	S 21°26'56" W
C98	25.00'	7°16'04"	3.17'	3.17'	S 33°07'46" W
C99	25.00'	47°46'28"	20.85'	20.25'	S 56°14'28" W
C100	25.00'	57°02'21"	24.89'	23.87'	S 48°49'22" E
C101	25.00'	73°14'27"	31.96'	29.83'	S 09°11'28" W

--- (dashed line)	Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
● (circle)	Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
P.B.	Plat Book
Pg(s).	Page(s)
P.U.E.	Public Utility Easement
(R)	Radial Line
(NR)	Non-Radial Line
SF	Square Feet
TYP.	Typical
C.C.R.	Certified Corner Record
P.D.A.E.	Private Drainage & Access Easement
▨ (hatched area)	FEMA Flood Zone

NO.	BEARING	LENGTH
L11	N 56°00'00" E	58.67'
L22	S 13°24'08" W	28.82'
L23	N 30°51'39" W	28.33'
L24	N 00°00'48" W	17.94'
L27	N 13°24'08" E	28.53'
L28	S 29°29'44" W	34.93'
L33	S 80°07'42" W	14.61'
L34	S 00°00'48" E	13.26'
L35	S 08°17'12" E	23.18'
L36	S 54°47'39" E	19.27'



NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

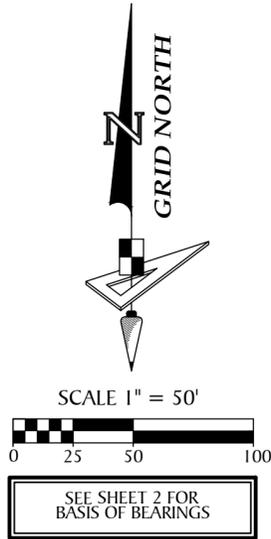
GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

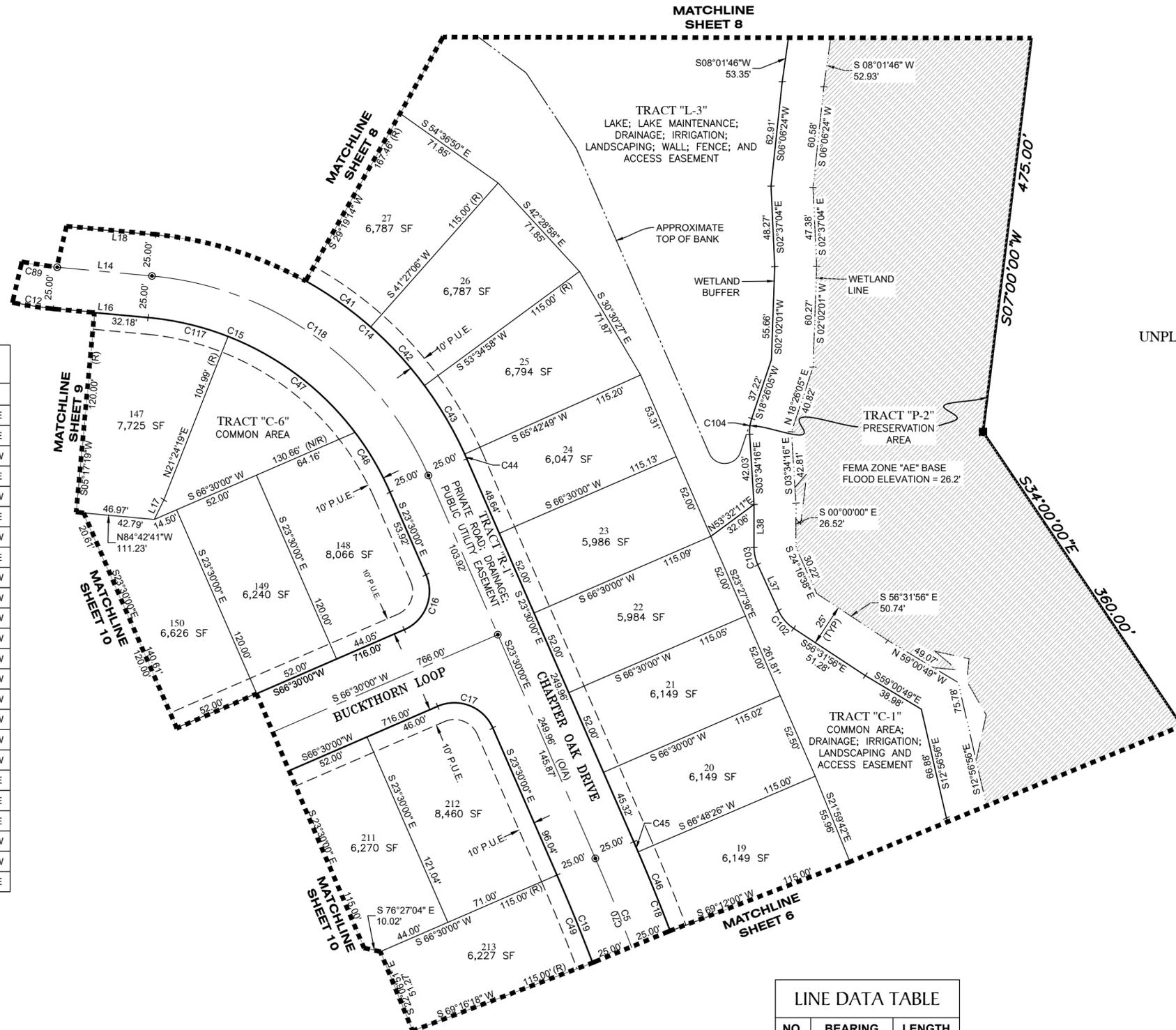


CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	1200.00'	38°30'00"	806.34'	791.26'	S 04°15'00" E
C12	200.00'	61°26'26"	214.47'	204.34'	S 53°59'28" E
C14	225.00'	61°12'41"	240.38'	229.11'	N 54°06'21" W
C15	175.00'	61°12'41"	186.96'	178.19'	S 54°06'21" E
C16	25.00'	90°00'00"	39.27'	35.36'	S 21°30'00" W
C17	25.00'	90°00'00"	39.27'	35.36'	S 68°30'00" E
C18	1225.00'	38°30'00"	823.14'	807.74'	N 04°15'00" W
C19	1175.00'	24°39'29"	505.68'	501.79'	S 11°10'15" E
C41	225.00'	12°07'52"	47.64'	47.55'	N 54°36'50" W
C42	225.00'	12°07'52"	47.64'	47.55'	N 42°28'58" W
C43	225.00'	12°07'52"	47.64'	47.55'	N 30°21'07" W
C44	225.00'	0°47'11"	3.09'	3.09'	N 23°53'35" W
C45	1225.00'	0°18'26"	6.57'	6.57'	N 23°20'47" W
C46	1225.00'	2°23'34"	51.16'	51.16'	N 21°59'47" W
C47	175.00'	31°31'09"	96.27'	95.06'	N 52°50'06" W
C48	175.00'	13°34'33"	41.46'	41.37'	N 30°17'16" W
C49	1175.00'	2°46'18"	56.84'	56.83'	N 22°06'51" W
C70	1200.00'	27°09'00"	568.63'	563.32'	N 09°55'30" W
C89	175.00'	61°26'26"	187.66'	178.80'	S 53°59'28" E
C102	25.00'	32°15'17"	14.07'	13.89'	S 40°24'17" E
C103	25.00'	24°16'38"	10.59'	10.51'	S 12°08'19" E
C104	25.00'	22°00'21"	9.60'	9.54'	S 07°25'54" W
C117	175.00'	16°07'00"	49.23'	49.06'	N 76°39'11" W
C118	200.00'	61°12'41"	213.67'	203.65'	S 54°06'21" E

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

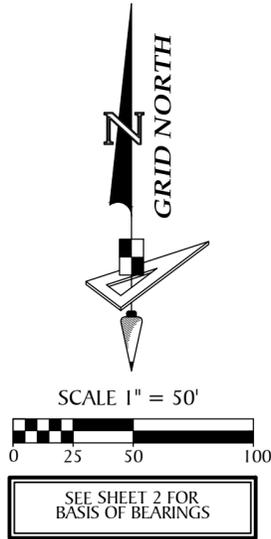


LINE DATA TABLE		
NO.	BEARING	LENGTH
L14	S 84°42'41" E	56.84'
L16	S 84°42'41" E	56.84'
L17	N 26°01'26" E	13.11'
L18	N 84°42'41" W	56.84'
L37	S 24°16'38" E	30.22'
L38	S 00°00'00" E	25.74'

UNPLATTED

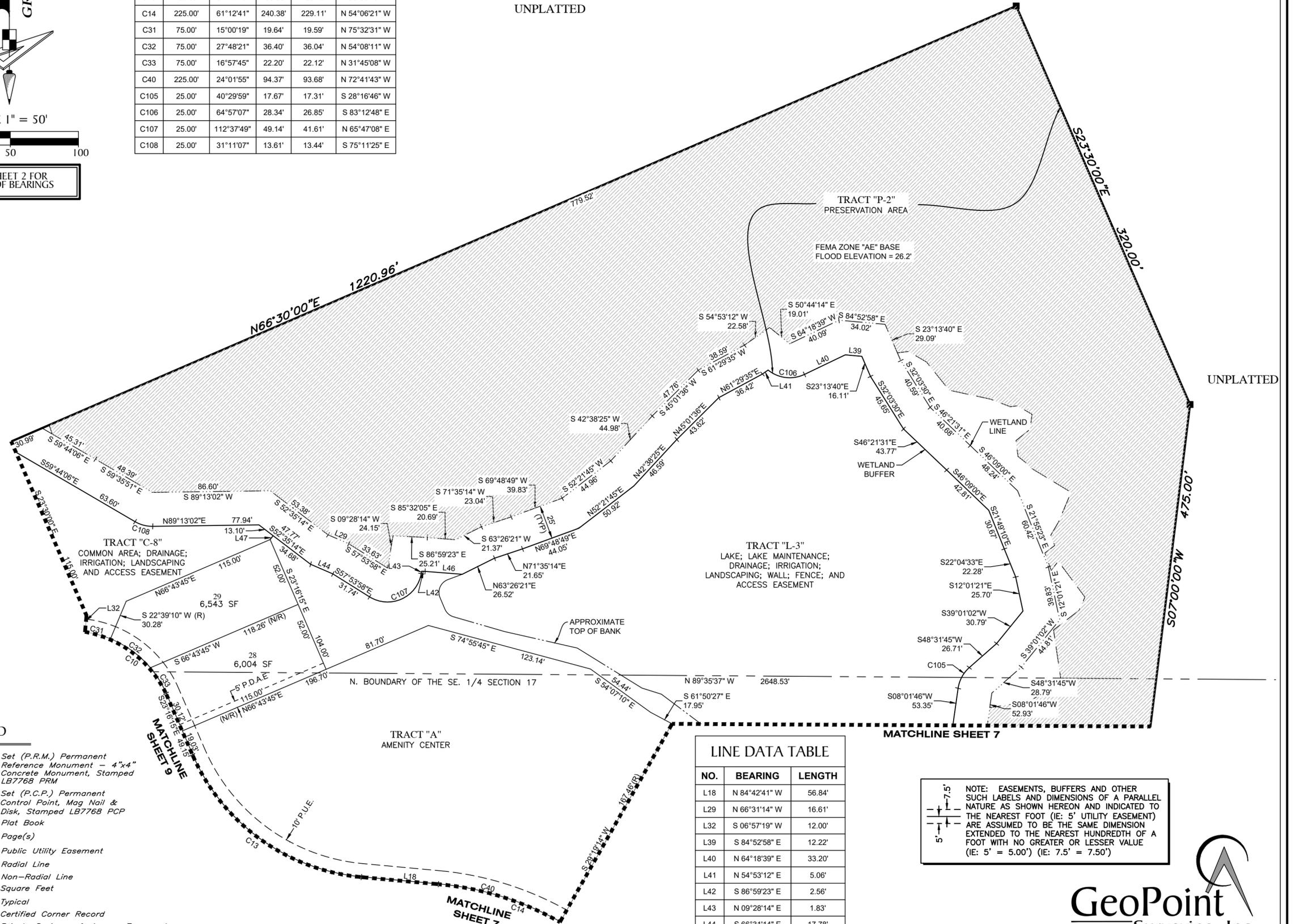
CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	75.00'	90°13'45"	118.11'	106.28'	N 68°23'08" W
C13	150.00'	61°26'26"	160.85'	153.25'	N 53°59'28" W
C14	225.00'	61°12'41"	240.38'	229.11'	N 54°06'21" W
C31	75.00'	15°00'19"	19.64'	19.59'	N 75°32'31" W
C32	75.00'	27°48'21"	36.40'	36.04'	N 54°08'11" W
C33	75.00'	16°57'45"	22.20'	22.12'	N 31°45'08" W
C40	225.00'	24°01'55"	94.37'	93.68'	N 72°41'43" W
C105	25.00'	40°29'59"	17.67'	17.31'	S 28°16'46" W
C106	25.00'	64°57'07"	28.34'	26.85'	S 83°12'48" E
C107	25.00'	112°37'49"	49.14'	41.61'	N 65°47'08" E
C108	25.00'	31°11'07"	13.61'	13.44'	S 75°11'25" E

UNPLATTED



LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone

LINE DATA TABLE

NO.	BEARING	LENGTH
L18	N 84°42'41" W	56.84'
L29	N 66°31'14" W	16.61'
L32	S 06°57'19" W	12.00'
L39	S 84°52'58" E	12.22'
L40	N 64°18'39" E	33.20'
L41	N 54°53'12" E	5.06'
L42	S 86°59'23" E	2.56'
L43	N 09°28'14" E	1.83'
L44	S 66°31'14" E	17.78'
L46	S 85°32'05" E	27.31'
L47	N 37°24'46" E	3.60'

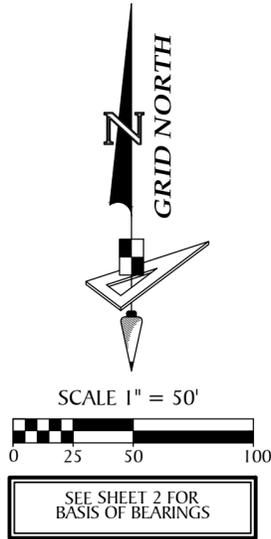
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L4	N 25°42'09" E	62.54'
L5	N 04°14'22" E	82.71'
L6	N 23°30'00" W	62.95'
L7	N 23°30'00" W	52.00'
L8	N 66°30'00" E	2.02'
L9	N 23°30'00" W	120.00'
L10	S 66°30'00" W	2.00'
L16	S 84°42'41" E	56.84'
L32	S 06°57'19" W	12.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	75.00'	90°13'45"	118.11'	106.28'	N 68°23'08" W
C11	25.00'	90°13'45"	39.37'	35.43'	S 68°23'08" E
C12	200.00'	61°26'26"	214.47'	204.34'	S 53°59'28" E
C13	150.00'	61°26'26"	160.85'	153.25'	N 53°59'28" W
C23	50.00'	90°13'45"	78.74'	70.85'	S 68°23'08" E
C30	75.00'	30°27'19"	39.87'	39.40'	S 81°43'40" W
C35	200.00'	7°03'13"	24.62'	24.61'	S 81°11'05" E
C36	200.00'	14°32'23"	50.75'	50.62'	S 70°23'17" E
C37	200.00'	14°32'23"	50.75'	50.62'	S 55°50'53" E
C38	200.00'	12°05'26"	42.20'	42.13'	S 42°31'59" E
C39	200.00'	13°13'00"	46.14'	46.03'	S 29°52'45" E
C89	175.00'	61°26'26"	187.66'	178.80'	S 53°59'28" E
C93	25.00'	85°24'41"	37.27'	33.91'	N 65°58'36" W
C94	25.00'	4°49'04"	2.10'	2.10'	S 68°54'32" W

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s). ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone



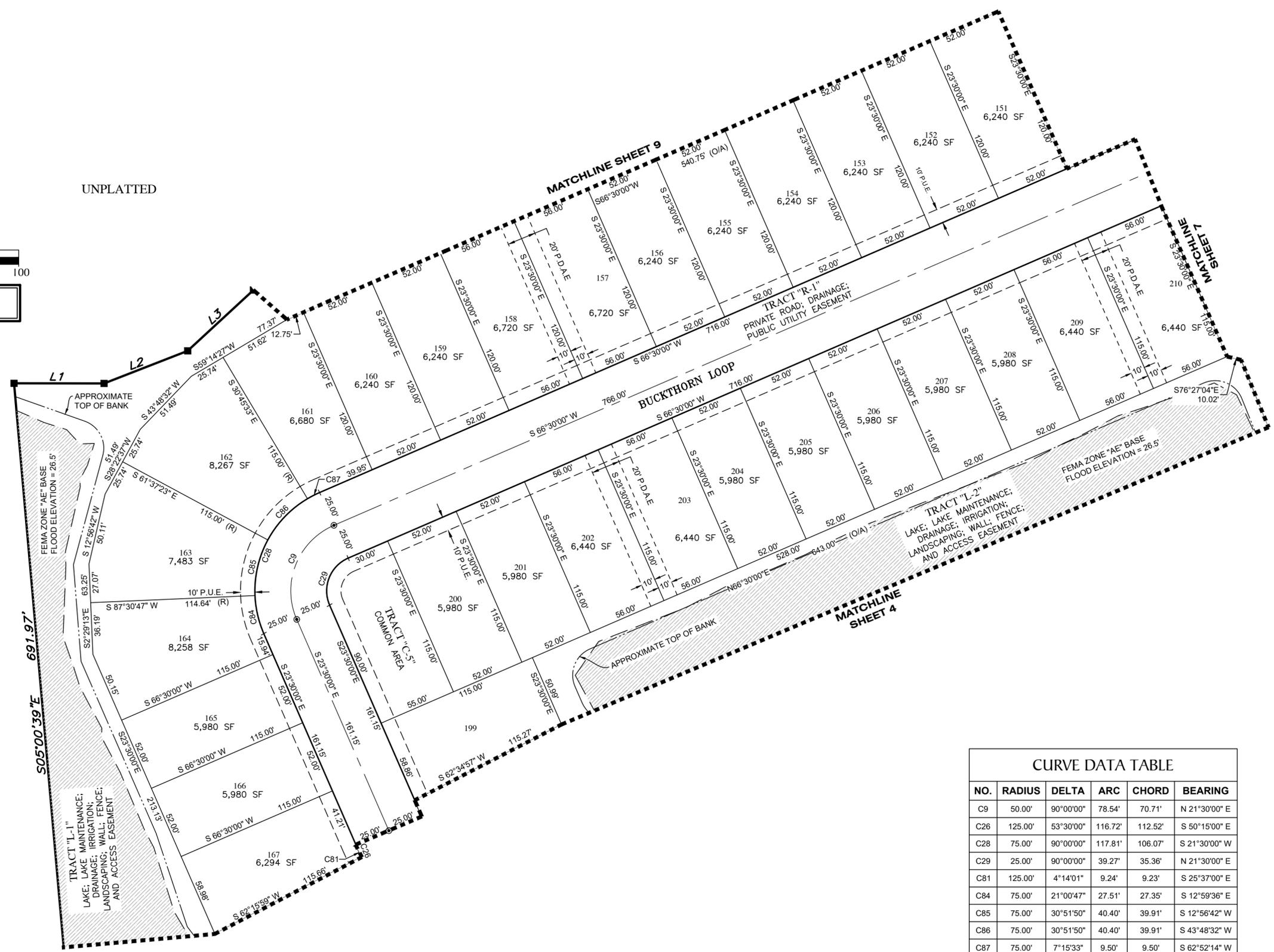
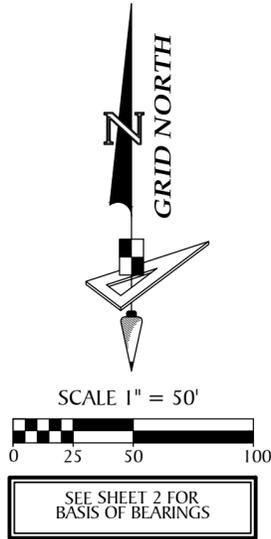
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

GeoPoint
Surveying, Inc.

213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurveying.com Licensed Business Number LB 7768

CEDAR GROVE PHASE 2A

A PARCEL OF LAND LYING IN SECTIONS 17, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



UNPLATTED

LEGEND

- ----- Set (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument, Stamped LB7768 PRM
- ----- Set (P.C.P.) Permanent Control Point, Mag Nail & Disk, Stamped LB7768 PCP
- P.B. ----- Plat Book
- Pg(s) ----- Page(s)
- P.U.E. ----- Public Utility Easement
- (R) ----- Radial Line
- (NR) ----- Non-Radial Line
- SF ----- Square Feet
- TYP. ----- Typical
- C.C.R. ----- Certified Corner Record
- P.D.A.E. ----- Private Drainage & Access Easement
- ▨ ----- FEMA Flood Zone

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 89°54'30" E	62.74'
L2	N 68°37'43" E	62.54'
L3	N 47°09'56" E	62.54'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C9	50.00'	90°00'00"	78.54'	70.71'	N 21°30'00" E
C26	125.00'	53°30'00"	116.72'	112.52'	S 50°15'00" E
C28	75.00'	90°00'00"	117.81'	106.07'	S 21°30'00" W
C29	25.00'	90°00'00"	39.27'	35.36'	N 21°30'00" E
C81	125.00'	4°14'01"	9.24'	9.23'	S 25°37'00" E
C84	75.00'	21°00'47"	27.51'	27.35'	S 12°59'36" E
C85	75.00'	30°51'50"	40.40'	39.91'	S 12°56'42" W
C86	75.00'	30°51'50"	40.40'	39.91'	S 43°48'32" W
C87	75.00'	7°15'33"	9.50'	9.50'	S 62°52'14" W

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768