



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

Final Plat for Gran Paradiso Phase 7 (PLF-16-240)

To: Peter D. Lear, CPA, CGMA, Interim City Manager

Thru: Scott Williams, Neighborhood Development Services Director *SL*
Michele Norton, AICP, Planning Manager *MN*

From: Jim McAllister, Project Planner *JM*

Date: April 10, 2017

I. GENERAL INFORMATION

Project: Petition No. PLF-16-240, Gran Paradiso Phase 7

Request: Approval of Gran Paradiso Phase 7

Applicant: Dean Paquet, P.E. (**Exhibit A1, Affidavit**)

Owner(s): Lennar Homes LLC, Darin McMurray, VP (**Exhibit A2, Warranty Deed**)

Location: Northwest corner of Gran Paradiso, North of Tamiami Trail, west of River Road, and East of the city limits of the West Villages in Section 31, Township 39S, Range 20E, and Township 40S and Range 20E.

Property Size: ± 27.92 acres or 102 lots

II. BACKGROUND

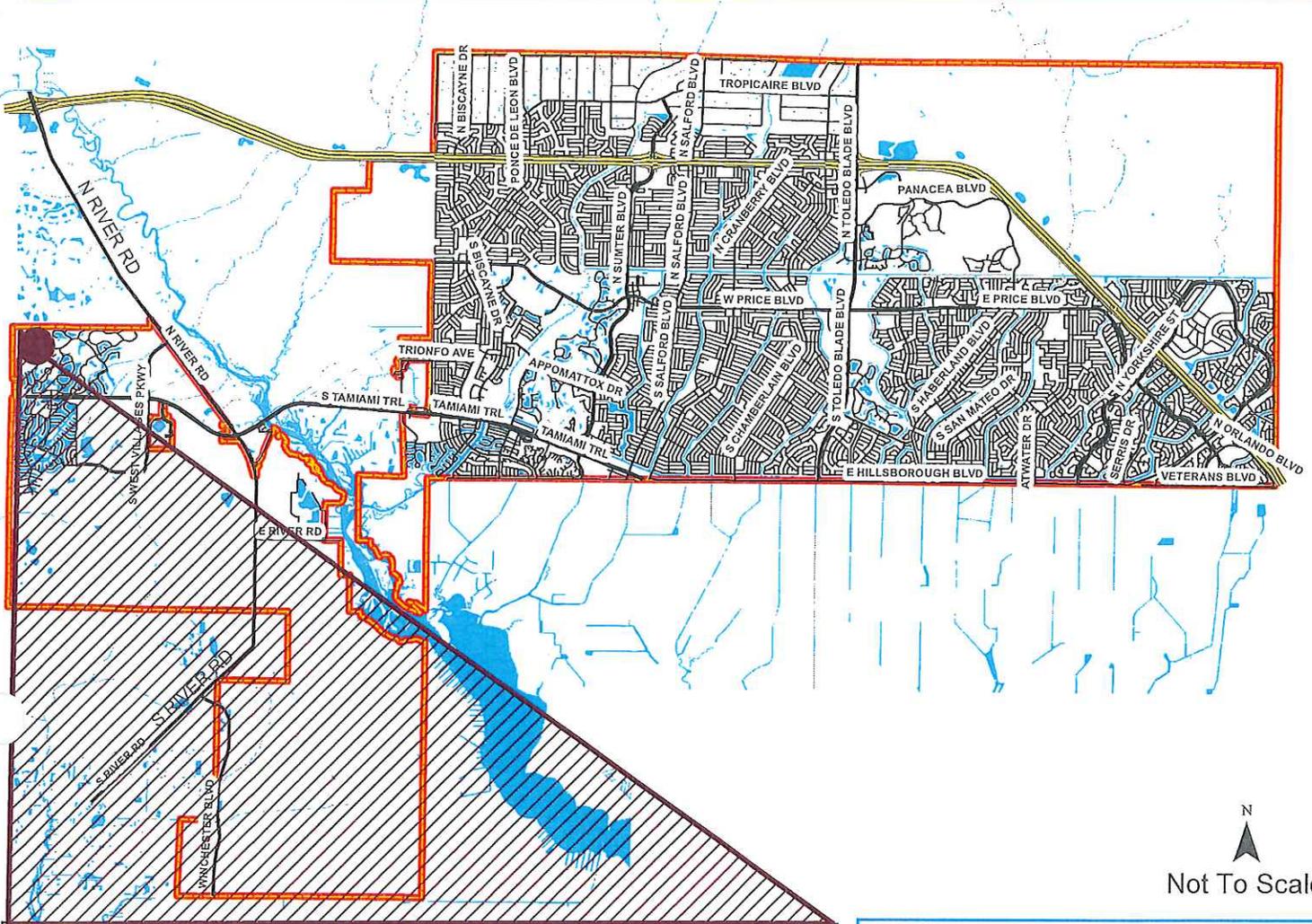
Dean Paquet, P.E. on behalf of Lennar Homes, LLC seeks approval of a Final Plat for Gran Paradiso Phase 7. The Final Plat includes 102 lots mainly north of Prestigio Boulevard (**Exhibit B1 Plat**). The approximately 30 acres involved is located on Valprato Court, Vancanza Drive and has two access points onto Prestigio Boulevard.

Map Gallery

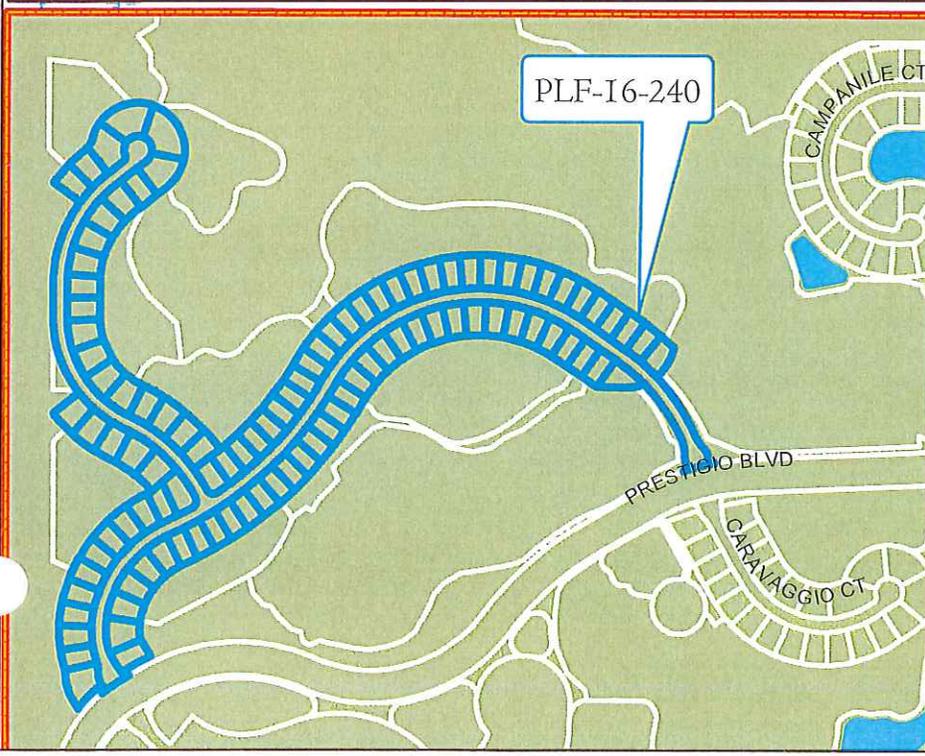
LOCATION MAP

City of North Port

PLF-16-240 Gran Paradiso Phase 7




 Not To Scale



- Legend
-  PLF-16-240
 -  Parcels
 -  City Boundary
 -  Water Features



Prepared by NDS/Planning Division
March 17, 2017

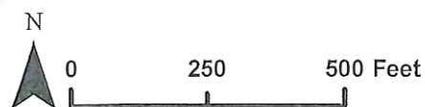
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.
 P:\Development Review Committee\PLF-16-240\GIS Maps\Location.mxd
 Property Data Source: Sarasota County Property Appraiser

AERIAL
PLF-I6-240 Gran Paradiso Phase 7



Legend

-  PLF-I6-240
-  City Boundary

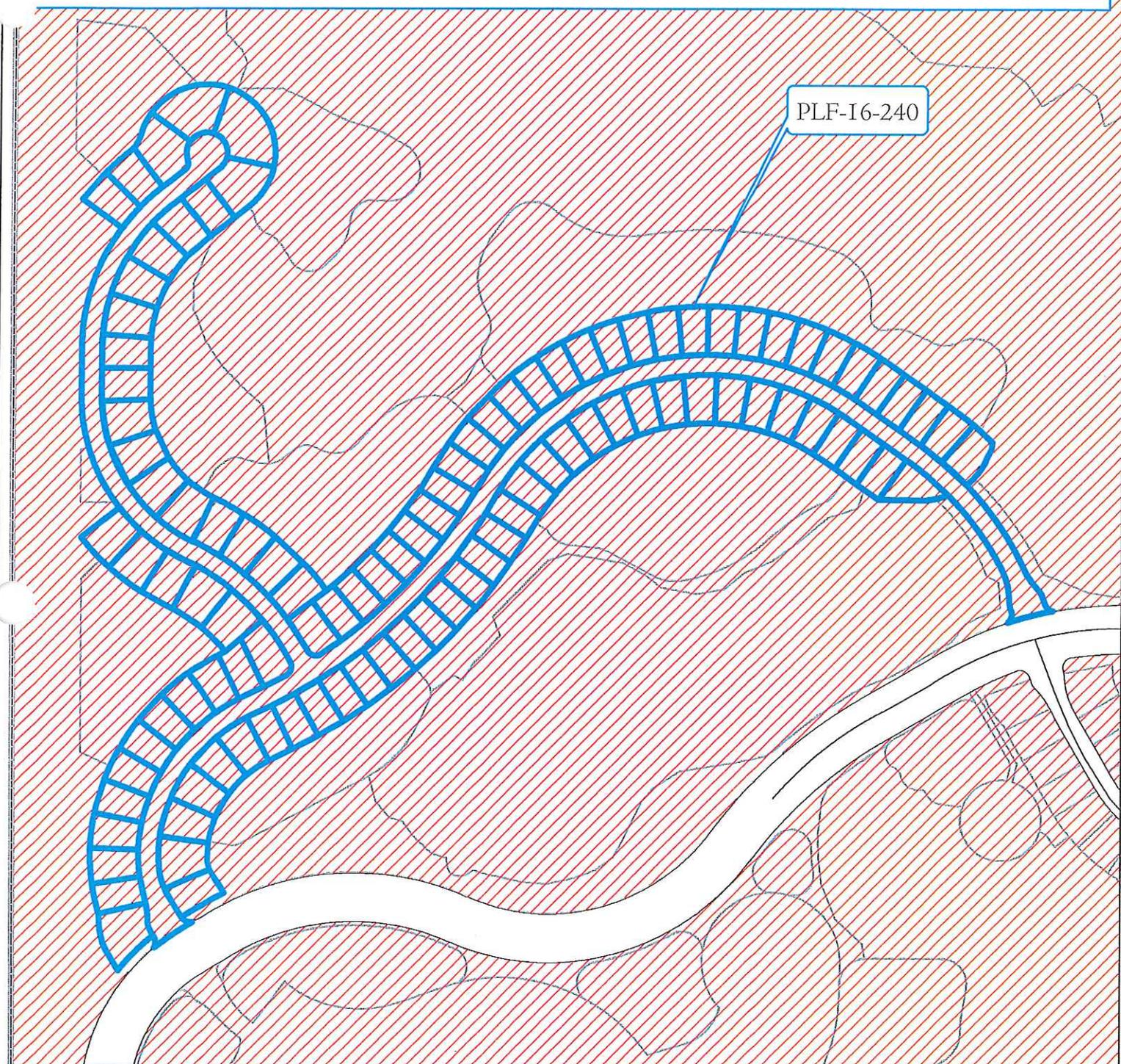


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March 10, 2017

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Aerial Source: Sarasota County 2016 Aerial

FUTURE LAND USE 'Village' PLF-I6-240 Gran Paradiso Phase 7



Legend

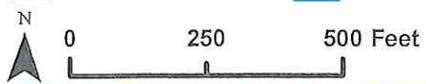
- | | |
|---|--|
|  AGRICULTURAL, ESTATES |  UTILITY INDUSTRIAL CORRIDOR |
|  LOW DENSITY RESIDENTIAL |  CONSERVATION (TDR SENDING ZONE) |
|  MEDIUM DENSITY RESIDENTIAL |  RECREATION/OPEN SPACE (TDR SENDING ZONE) |
|  HIGH DENSITY RESIDENTIAL |  PUBLIC |
|  PROFESSIONAL OFFICE |  ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3) |
|  COMMERCIAL |  VILLAGE |
|  INDUSTRIAL |  PLF-16-240 |



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Property Data Source: Sarasota County Property Appraiser

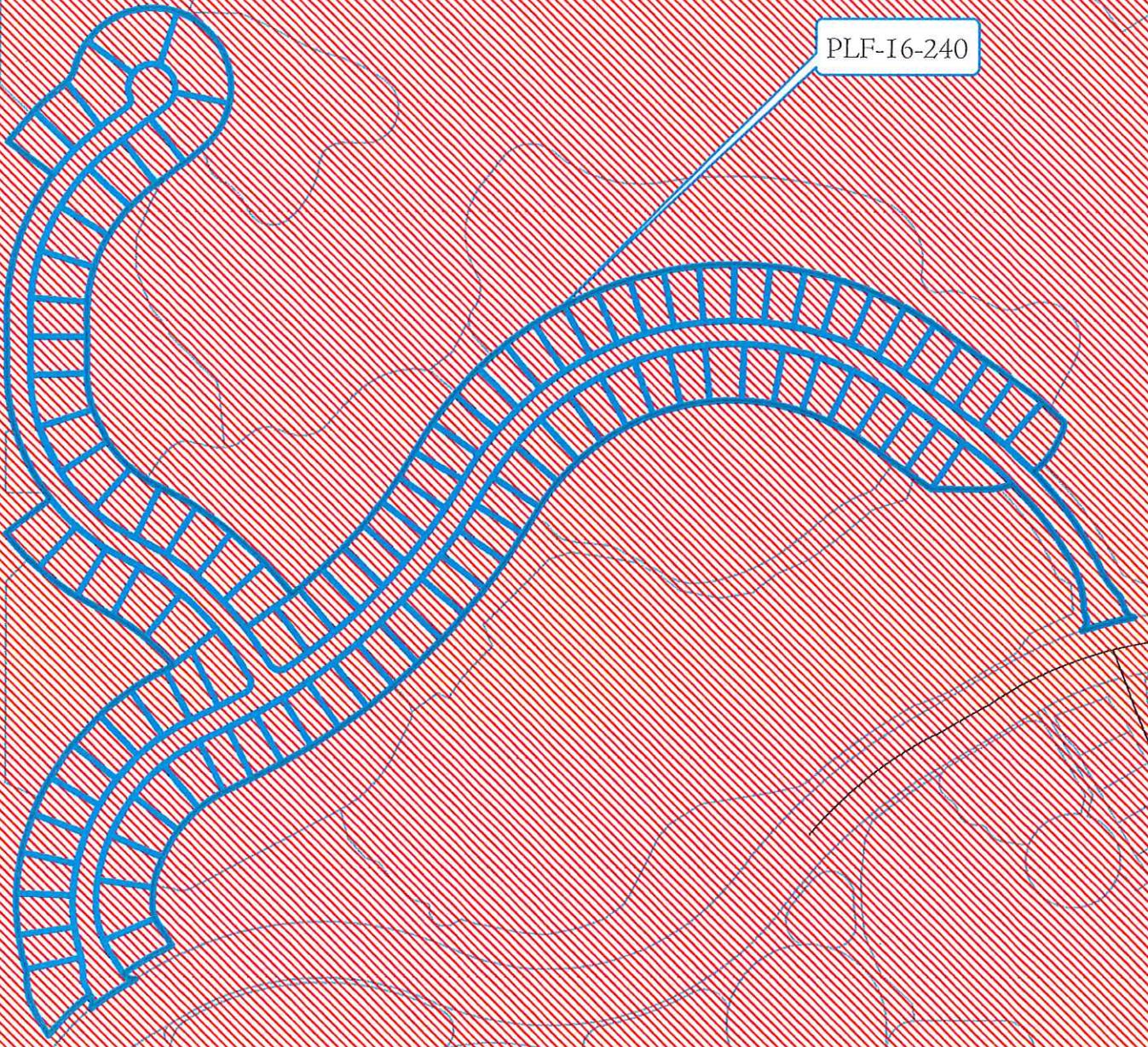


NOTE: THIS MAP CANNOT BE CORRECTLY INTERPRETED INDEPENDENTLY OF NORTH PORT COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 97-27, AS SAME AMY BE AMENDED FROM TIME TO TIME.

CURRENT ZONING

'Village (V)'

PLF-I6-240 Gran Paradiso Phase 7



PLF-I6-240

Legend

Zoning Classifications	
	AC-7 - Activity Center 7
	CLR - Commercial Redevelopment Low Impact
	V - Village
	CGS - Commercial General S
	NC-HI - Neighborhood Commercial-High Intensity
	NC-LI - Neighborhood Commercial-Low Intensity
	ComRec - Commercial/Recreation
	AG - Agriculture
	CD - Conservation District
	ROS - Recreation/Open Space
	GU - Government Use
	ILW - Industrial/Light Warehouse
	CG - Commercial General
	OPI - Office/Professional/Institutional
	UIC - Utility Industrial Corridor
	PCD - Planned Community Development
	RSF-2 - Residential Single Family 2
	RSF-3 - Residential Single Family 3
	RMF - Residential Multi-Family
	RMH - Residential Manufactured Housing
	RTF - Residential Two Family
	NZD - No Zoning Designation
	PLF-I6-240



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March 17, 2017

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P:\Development Review Committee\PLF-16-240\GIS Maps\CurrentZoning.mxd

Property Data Source: Sarasota County Property Appraiser

III. STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** Petition No. PLF-16-240, Gran Paradiso Phase 7.

ALTERNATIVES

1. Deny the request.
2. Continue the item for further discussion.

IV. SITE INFORMATION

Land Use

Adopted Future Land Use Map Designation: Village

Adopted Zoning Map Designation: Village

Existing Land Use(s): Vacant

Surrounding Land Uses:

Direction	Existing Land Uses	Future Land Use Map Designation	Zoning Map Designation
North	Grand Palm (Sarasota County (Residential development))	Residential Estates	Residential Estates
South	Platted Gran Paradiso lots	Village	Village
West	The Plantation (Sarasota County)	Residential Estates	Residential Estates
East	Platted Gran Paradiso lots and undeveloped land	Village	Village

Services and Facilities

Potable Water or Well: City of North Port Utilities

Sanitary Sewer or Septic: City of North Port Utilities

Transportation: U.S. 41, West Villages Parkway

Environmental

Conservation: The subject site is not located in any recognized City of North Port Conservation Restricted Overlay Zones.

Flood Zone: Not in FEMA Hazardous Flood Zone

Ecology: The subject Property underwent an environmental review in July of 2016 by Environmental Consulting Services. Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork nesting colonies. Each of the documented colonies appears to be greater than three miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay. However, a review of the Sarasota County GIS Database for documented Scrub Jay Habitat and Family Groups revealed that the subject property does not contain documented scrub jay habitat nor previously documented sightings of scrub jays. In addition, the subject property is not listed on the City of North Port Scrub Jay Parcel List. Therefore, the Florida scrub jay is not likely to affect the future development of the subject property. Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

No protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the July 2016 site inspections.

V. STAFF ANALYSIS

Gran Paradiso Phase 7 consists of 102 single-family lots. **(Exhibit B1)**. Subdivision (SCP-16-123) and Infrastructure (INF-16-122) plans were approved by City Staff on October 29, 2014 for Phase 7 and the City is in receipt of the corresponding Surety Bond for Phase 7 in the amount of \$2,938,819.33. As indicated earlier, there are no environmental issues with Phase 7. The construction of this phase will connect Phase 4 with Phase 7 and also connect Phase 7 with Prestigio Boulevard, one of the main roadways that travels within Gran Paradiso.

VI. REVIEW PROCESS

City of North Port staff has reviewed the Final Plat in addition to the City Surveyor and found no problems and that this request meets the requirements of Chapter 177 F.S. The Planning and Zoning Advisory Board unanimously recommended approval to the City Commission. There was no discussion.

VII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

April 6, 2017
9:00 AM or as soon
thereafter

**City Commission
Public Hearing**

April 25, 2017
6:00 PM or as soon
thereafter

Exhibit A1

AFFIDAVIT

I (the undersigned), _____ being first duly sworn, depose and say that I am the owner, attorney, attorney-in-fact, agent, lessee or representative of the owner(s) of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my (our) knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that I am authorized to sign the application by the owner or owners. I (we) authorize City staff to visit the site as necessary for proper review of this petition. *If there are any special conditions such as locked gates, restricted hours, guard dogs, etc., please provide the name and telephone number of the individual who can allow access.*

Sworn and subscribed before me this _____ day of _____, 20____,

Signature of Applicant or Authorized Agent

Print Name and Title

STATE OF Florida, COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification, and who did/did not take an oath.

(Place Notary Seal Below)

Signature - Notary Public.

AFFIDAVIT AUTHORIZATION FOR AGENT/APPLICANT

I (we), Darin McMurray, Vice President, Lennar Homes, LLC, property owner(s), hereby authorize Dean L. Paquet, P.E. and Ty E. Gremaux, P.E. to act as Agent/Applicant on our behalf to apply for this petition on the property described as (legal description) Tract 222 of the Gran Paradiso, Phase 1 Plat, Plat Book 47, Pages 6 through 6-X and Tract 311 of the Grand Paradiso Infrastructure Plat, Plat Book 47, Pages 5 through 5-HH

Signature of Owner

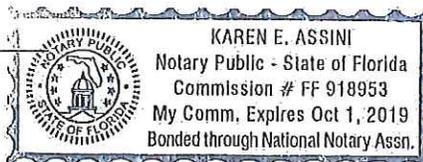
NOV 22 2016
Date

STATE OF Florida, COUNTY OF Lee

The foregoing instrument was acknowledged by me this 22nd day of November, 2016, by Darin McMurray, Vice President who is personally known to me or has produced _____ as identification, and who did not take an oath.

(Place Notary Seal Below)

Karen E. Assini
Signature - Notary Public



TITLE CERTIFICATION

Exhibit A2

PAVESE LAW FIRM
1833 HENDRY STREET
FORT MYERS, FL 33901

GRAN PARADISO, PHASE 7

This Title Certificate is being rendered to the Board of County Commissioners of Sarasota County for the sole and specific purpose of complying with Section 177.041(2); Florida statutes and is based solely on the following documents and searches which we believe, in our professional opinion, consist of the available documents sufficient and appropriate to render this certificate: North American Title Company, Title Commitment No.4421993, effective through June 27, 2013 at 5:00 PM and a search of the public records of Sarasota County from June 27, 2013, through November 11, 2016, covering the property described on attached Exhibit "A"

Based upon the aforementioned information, as of November 11, 2016, at 11:00 PM, fee simple title to said real estate is vested in LENNAR HOMES, LLC, a Florida limited liability company,

There are no mortgages on the property.

The following easements exist on the property:

- 1) The easements contained in that certain Declaration of Covenants, Conditions, Easements and Restrictions recorded November 12, 2004, in Official Records Instrument No. 2004216589; First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions, recorded November 17, 2005, in Official Records Instrument No. 2005257191; and, "First" Amendment to Declaration of Covenants, Conditions, Easements and Restrictions recorded February 2, 2007, in Official Records Instrument No. 2007018906, all of the Public Records of Sarasota County, Florida.
- 2) Declaration of Covenants and Restrictions for Gran Paradiso, which also includes but is not limited to provisions for assessments and easements, recorded November 17, 2005, in Official Records Instrument No. 2005257192; First Amendment to Declaration of Covenants and Restrictions for Gran Paradiso, recorded February 2, 2007, in Official Records Instrument No. 2007018905; Second Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded April 2, 2008, in Official Records Instrument No. 2008044124; Third Amendment to Declaration of Covenants and Restrictions for Gran Paradiso recorded March 23, 2011, in Official Records Instrument No. 2011033531; Fourth Amendment to Declaration of Covenants and Restrictions For Gran Paradiso Property Owners Association, Inc., recorded March 28, 2011, in Official Records Instrument No. 2011034905 Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded November 12, 2013, in Official Records Instrument No. 2013152280, as may be further amended, all of the Public Records of Sarasota County, Florida.
- 3) The easements contained in that certain Plat of Gran Paradiso, Infrastructure, recorded August 16, 2007 in Plat Book 47, Page 5, of the Public Records of Sarasota County, Florida.
- 4) Easement to West Villages Improvement District recorded May 9, 2006, in Official Records

Instrument No. 2006086182, of the Public Records of Sarasota County, Florida.

The following encumbrances also exist on the property:

- 1) Taxes for 2016 and subsequent years. The 2015 taxes have been paid.
- 2) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments, recorded February 16, 2005, in Official Records Instrument No. 2005032617, of the Public Records of Sarasota County, Florida.
- 3) Notice of Lien/Notice of Delinquent Non-Ad Valorem Assessments to West Villages Improvement District recorded March 19, 2014, in Official Records Instrument No. 2014030858, of the Public Records of Sarasota County, Florida.
- 4) Agreement between West Villages Improvement District and Fourth Quarter Properties XXX, LLC for Inclusion of Real Property as a Part of Unit of Development No. 2, recorded July 8, 2005, in Official Records Instrument No. 2005149323, of the Public Records of Sarasota County, Florida.
- 5) Consent and Joinder For West Villages Improvement District Unit of Development No. 3, recorded November 17, 2005, in Official Records Instrument No. 2005257202; and Notice by West Villages Improvement District of Bond Indebtedness For Unit of Development No. 3, recorded May 30, 2007, in Official Records Instrument No. 2007086621, all of the Public Records of Sarasota County, Florida.
- 6) True-Up Agreements recorded April 28, 2006, in Official Records Instrument No. 2006079206 and in Official Records Instrument No. 2006079207, and recorded May 9, 2006, in Official Records Instrument No. 2006086181, all of the Public Records of Sarasota County, Florida.
- 7) Declaration of Consent to Jurisdiction of West Villages Improvement District and to Imposition of Special Assessments recorded May 11, 2006, in Official Records Instrument No. 2006088309 and 2006088310, all of the Public Records of Sarasota County, Florida.
- 8) Water and Wastewater System Standard Developer's Agreement recorded May 3, 2016 in Official Records Instrument No. 2016054118, and re-recorded in Official Records Instrument No. 2016080583, all of the Public Records of Lee Sarasota County, Florida.

Dated this 1st day of December, 2016.

PAVESE LAW FIRM
1833 Hendry Street
Fort Myers, Florida 33901
Telephone: (239) 334-2195

By 
CHARLES MANN
FL. BAR #310750

EXHIBIT "A"

Tract 301, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida.

5 ✓ North American

3

Return to and Prepared by:
Lennar Homes, LLC
10481 Ben C Pratt/Six Mile Cypress Pkwy
Fort Myers, FL 33966

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2013112517 3 PGS
2013 AUG 13 11:37 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
DCOURSEY Receipt#1653499
Doc Stamp-Deed: 186,162.90



2013112517

Exhibit A2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 19 of day July, 2013 by GRAN PARADISO I, LLC, a Florida limited liability company, and GRAN PARADISO II, LLC, a Florida limited liability company, both having its principal place of business at 7381 Professional Parkway East, Sarasota, FL 34240, hereinafter called the grantor, to LENNAR HOMES, LLC, a Florida limited liability company, whose post office address is 10481 Ben C Pratt, Six Mile Cypress Pkwy, Fort Myers, FL 33966, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: THAT the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

PARCEL 1:

All of GRAN PARADISO, INFRASTRUCTURE, according to plat thereof, as recorded in Plat Book 47, Page 5, Public Records of Sarasota County, Florida.

LESS AND EXCEPT: Tracts 103 through 117, 228 through 258, 408, 409, 506 through 508, 704 through 731, and 744 through 748.

PARCEL 2:

All of GRAN PARADISO, PHASE 1, according to plat thereof, as recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida.

LESS AND EXCEPT: Lots 11, 51, 59 through 129, 133, 224 through 338, 352, 358, 362, 373 and 390,

AND LESS AND EXCEPT: Tracts 101, 102, 201 through 227, 402, 403, 405, 407, 501 through 505, 600, 701 through 703, 732 through 743,

AND LESS AND EXCEPT: Gopher Tortoise Preserve Conservation Area

SUBJECT TO:

- 1) Ad valorem and non ad valorem real property taxes and assessments for the current year and for all years prior and subsequent to the current year, which includes any and all tax liens and/or obligations to Sarasota County, Florida, and the West Villages Improvement District.
- 2) All easements, restrictions, liens, easements and other encumbrances of record, none of which shall be reimposed hereby.
- 3) Zoning and land use, laws, ordinances and regulations affecting the Property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND grantor hereby covenants with grantee that grantor is lawfully seized of the Property hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey the Property; that there are no other parties in possession; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of any person claiming by, through or under Grantor but against none other.

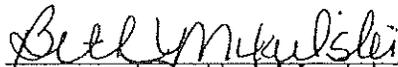
Grantee acknowledges that to the maximum extent permitted by law, the sale of the property is made on an "as is" condition and basis with all faults.

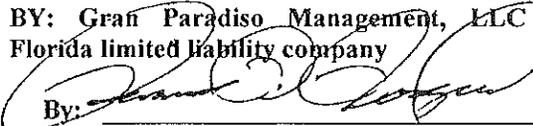
IN WITNESS WHEREOF, grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESSES:


 Print Name: Sherri Sheppard

Gran Paradiso I, LLC, a Florida limited liability company

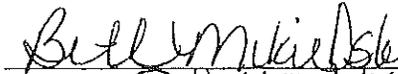

 Print Name: Beth Mikulski

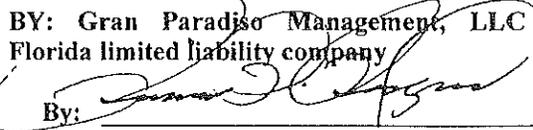
BY: 
 Richard D. Rodgers, as Manager

WITNESSES:


 Print Name: Sherri Sheppard

Gran Paradiso II, LLC, a Florida limited liability company


 Print Name: Beth Mikulski

BY: 
 Richard D. Rodgers, as Manager

STATE OF Florida)
) SS.:
COUNTY OF SARASOTA)

The foregoing instrument was acknowledged before me, this 19 day of July, 2013 by Richard D. Rodgers, as Manager of Grand Paradiso Management, LLC, a Florida limited liability company on behalf of Gran Paradiso I, LLC, a Florida limited liability company and on behalf of Gran Pardiso II, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

My commission expires:



KATHLEEN SUE DIXON
Notary Public, State of Florida
My Comm. Expires July 28, 2015
Commission No. EE 90638

Kathleen Sue Dixon
NOTARY PUBLIC, State of Florida at Large
Print Name: Kathleen Sue Dixon

GRAN PARADISO, PHASE 7
A REPLAT OF TRACT 301, GRAN PARADISO, INFRASTRUCTURE,
RECORDED IN PLAT BOOK 47, PAGE 5

IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

A SUBDIVISION

RECORDED IN PLAT BOOK 47, PAGE 5

A SUBDIVISION

PLAT BOOK PAGE

SHEET 2 OF 8

DESCRIPTION

ALL OF THAT TRACT 301, GRAN PARADISO, INFRASTRUCTURE, AS RECORDED IN PLAT BOOK 47, PAGE 5, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LING IN SECTION 30, TOWNSHIP 39 SOUTH RANGE 20 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 TO BEAR SOUTH 89°53'08" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 15°31'23" EAST A DISTANCE OF 639.48 FEET TO THE POINT OF BEGINNING; THENCE FROM THE BEGINNING OF RIGHT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 53°51'24" EAST, NORTHWESTERLY, A DISTANCE OF 187.49 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 15°28'43" TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 48.03 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 38°41'41" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, NORTHWESTERLY, EASTERLY AND SOUTHEASTERLY A DISTANCE OF 322.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 108°38'09" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 222.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 108°38'09"; THENCE SOUTH 52°11'55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 141.37 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 301.25 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°18'17"; THENCE SOUTH 00°06'22" EAST TANGENT TO SAID CURVE, A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 315.84 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 84°37'46" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY A DISTANCE OF 384.88 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 745.00 FEET AND A CENTRAL ANGLE OF 28°03'38" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 38°39'08" WEST; THENCE NORTHWESTERLY A DISTANCE OF 410.49 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 21°46'39" TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY, EASTERLY AND SOUTHEASTERLY A DISTANCE OF 1283.54 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 778.79 FEET AND 181.46 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY A DISTANCE OF 146.02 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF 9°20'51"; THENCE SOUTH 08°02'54" WEST, A DISTANCE OF 17.71 FEET; THENCE SOUTH 25°25'48" WEST, A DISTANCE OF 29.55 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY A DISTANCE OF 79.08 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 25°53'30" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 46°10'22" WEST; THENCE SOUTHEASTERLY A DISTANCE OF 232.93 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 18°41'36" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 63.40 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 186.00 FEET AND A CENTRAL ANGLE OF 19°31'47" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY A DISTANCE OF 18.59 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 28°21'44" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY A DISTANCE OF 19.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 792.00 FEET AND A CENTRAL ANGLE OF 126°08" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY A DISTANCE OF 35.74 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°55'04" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 09°46'40" EAST; THENCE WESTERLY A DISTANCE OF 130.49 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 8°03'46" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 18°50'26" WEST; THENCE EASTERLY, NORTHWESTERLY AND NORTHERLY A DISTANCE OF 39.31 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°05'10"; THENCE NORTH 18°53'36" WEST TANGENT TO SAID CURVE, A DISTANCE OF 9.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 18°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 09°57'00" WEST 13.64 FEET; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 13.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY A DISTANCE OF 85.97 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 186.00 FEET AND A CENTRAL ANGLE OF 26°28'55" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 223.37 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 725.00 FEET AND A CENTRAL ANGLE OF 17°42'00" TO A POINT OF

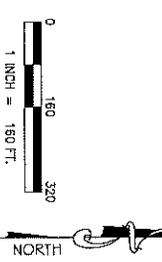
CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 21°44'19" WEST; THENCE WESTERLY A DISTANCE OF 68.14 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°18'33"; THENCE NORTH 89°25'48" WEST TANGENT TO SAID CURVE, A DISTANCE OF 106.42 FEET; THENCE NORTH 58°12'37" WEST, A DISTANCE OF 171.07 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY A DISTANCE OF 613.99 FEET ALONG THE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 485.75 FEET AND A CENTRAL ANGLE OF 95°13'10" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 57.94 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1570.00 FEET AND A CENTRAL ANGLE OF 34°54'58"; THENCE SOUTH 64°29'11" WEST TANGENT TO SAID CURVE, A DISTANCE OF 57.94 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 245.12 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 50°09'27" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY A DISTANCE OF 66.87 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 18°41'19" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 32.98 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 28°39'03"; THENCE SOUTH 32°58'39" EAST TANGENT TO SAID CURVE, A DISTANCE OF 57.93 FEET TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 13°27'53" WEST; THENCE SOUTH 57°20'56" WEST 54.24 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 54.25 FEET; THENCE SOUTH 58°21'58" WEST TANGENT TO SAID CURVE, A DISTANCE OF 65.99 FEET; THENCE SOUTH 32°58'39" EAST, A DISTANCE OF 1.03 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHWESTERLY A DISTANCE OF 38.24 FEET ALONG THE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°28'24" TO A POINT OF CURVE; THENCE SOUTH 58°21'58" WEST, A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY A DISTANCE OF 84.29 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 498.00 FEET AND A CENTRAL ANGLE OF 9°41'51" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 40°19'54" WEST; THENCE NORTHWESTERLY, NORTHERLY AND NORTHWESTERLY A DISTANCE OF 35.28 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°52'00" TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 3.40 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 392.00 FEET AND A CENTRAL ANGLE OF 02°51'1" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 37°31'54" EAST; THENCE SOUTHWESTERLY A DISTANCE OF 122.91 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 19°27'53" TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 59°04'16" EAST; THENCE NORTHWESTERLY A DISTANCE OF 54.27 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 512.00 FEET AND A CENTRAL ANGLE OF 6°04'23" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 80.63 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 162.00 FEET AND A CENTRAL ANGLE OF 28°31'00" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY A DISTANCE OF 19.86 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 17°19'43" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, NORTHWESTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY A DISTANCE OF 287.79 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 30°58'46" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY A DISTANCE OF 468.89 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 50°09'27"; THENCE NORTH 64°29'11" EAST TANGENT TO SAID CURVE, A DISTANCE OF 12.51 FEET TO A POINT OF CURVE FROM WHICH THE RADIUS POINT BEARS NORTH 52°30'20" WEST 192.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 184.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 268.28 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 28°49'57"; THENCE NORTH 52°01'49" EAST RADIAL TO SAID CURVE, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 297.28 FEET ALONG THE CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 37°51'49"; THENCE NORTH 00°08'22" WEST TANGENT TO SAID CURVE, A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY AND NORTHWESTERLY A DISTANCE OF 316.34 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 36°14'56"; THENCE NORTH 53°51'24" WEST RADIAL TO SAID CURVE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27.92 ACRES, MORE OR LESS.

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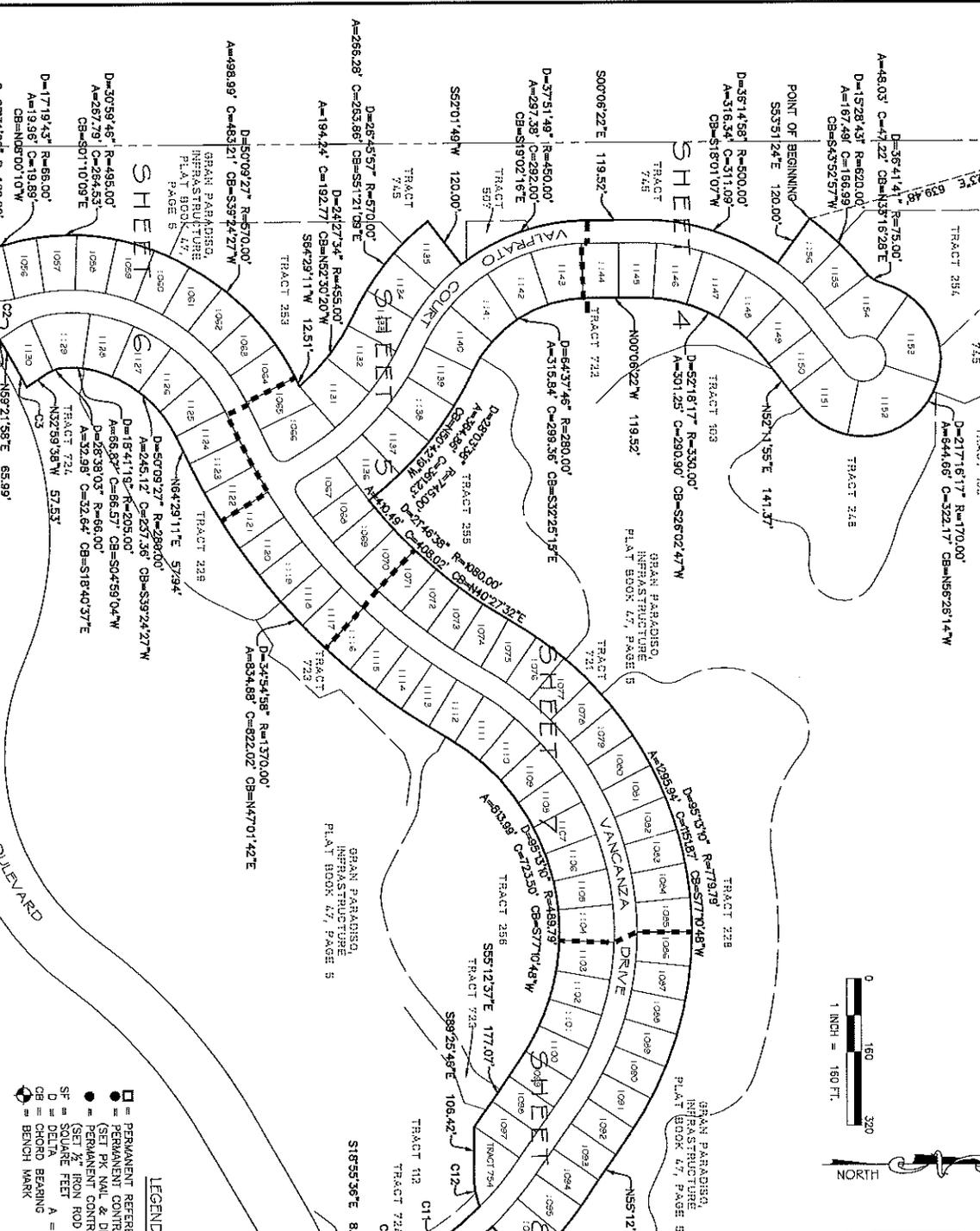


PL

GRAN PARADISO, PHASE 7
 A REPLAT OF TRACT 301, GRAN PARADISO, INFRASTRUCTURE,
 RECORDED IN PLAT BOOK 47, PAGE 5
 A SUBDIVISION
 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C1	94.51°	468.00'	84.58'	84.19'	564.3102W
C2	87.92°	25.00'	38.42'	34.82'	578.4830E
C3	47.75°	723.00'	54.22'	54.24'	587.0355W
C4	298.98°	782.20'	18.84'	18.84'	187.8340W
C5	297.81°	42.00'	18.59'	18.44'	167.8585W
C6	193.04°	26.00'	35.74'	32.78'	538.4808E
C7	81.95°	168.00'	63.40'	63.08'	524.5753E
C8	90.05°	26.00'	39.31'	35.88'	140.0559E
C9	184.12°	42.00'	13.70'	13.44'	587.2707E
C10	287.85°	188.00'	65.97'	65.27'	119.5044W
C11	174.00°	723.00'	23.57'	23.08'	155.9611W
C12	227.83°	175.00'	68.14'	67.71'	197.2437E

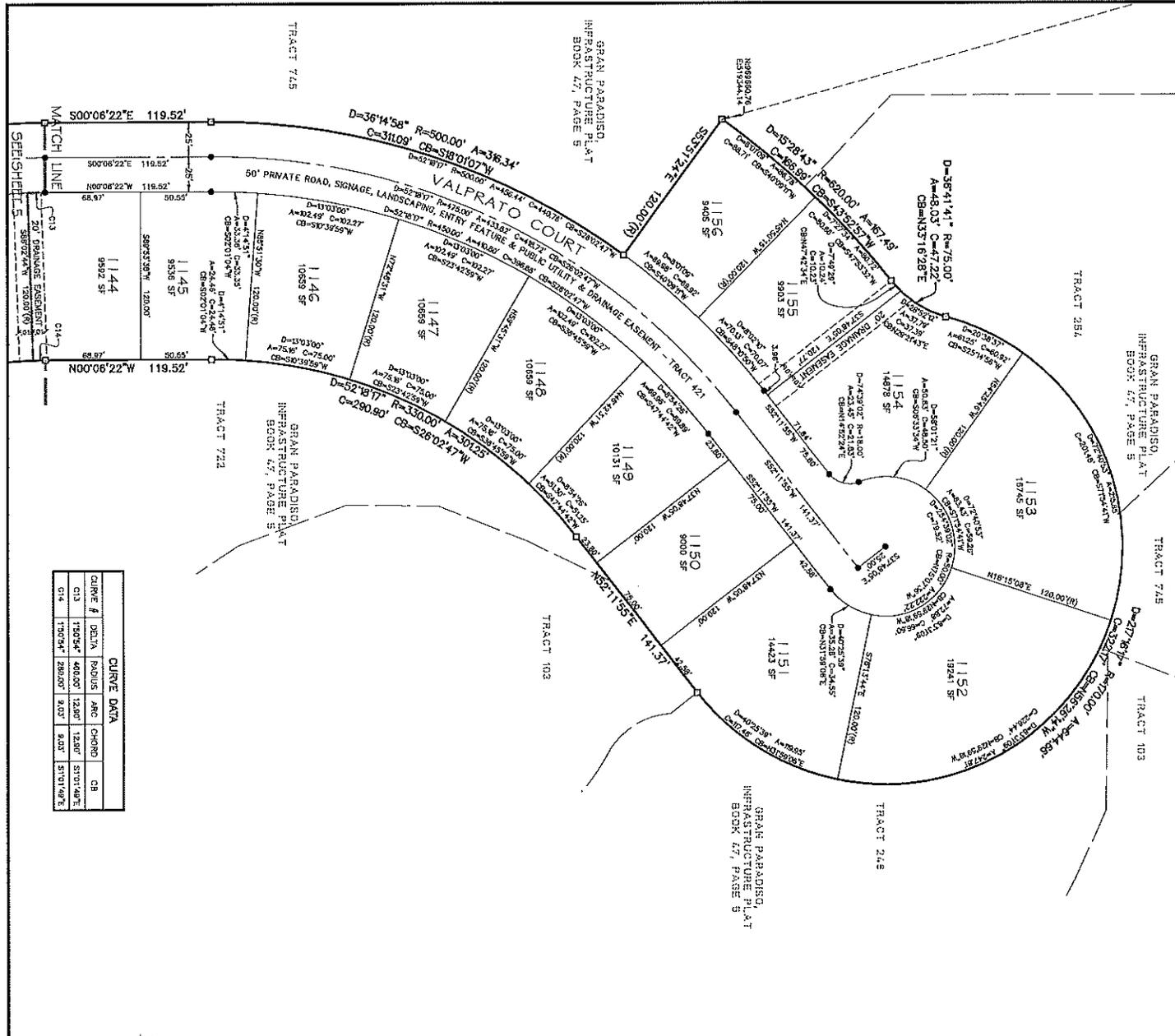


- LEGEND**
- = PERMANENT REFERENCE MONUMENT
 - = PERMANENT CONTROL POINT (SET PK NAIL & DISK PROP PSM 6822 IN IMPERVIOUS AREAS)
 - = PERMANENT CONTROL POINT (SET 1/2 IRON ROD & CAP PROP PSM 6822 IN PERVIOUS AREAS)
 - = DELTA BEARING A = ARC R = CHORD
 - = CHORD BEARING (R) = RADIAL LINE
 - = BENCH MARK

Proposed By:
 Bingham/Allen Land Surveying
 607 U.S. Highway 41 Bypass South
 Suite E - Venice, Florida 34285
 Phone: (850) 442-7142
 Email: Binghamallen@bingham.com

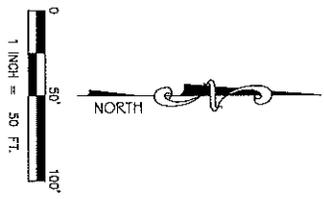


GRAN PARADISO, PHASE 7
 A REPLAT OF TRACT 301, GRAN PARADISO, INFRASTRUCTURE,
 RECORDED IN PLAT BOOK 47, PAGE 5
 A SUBDIVISION
 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C13	170°54'	460.00'	12.88'	12.80'	570.148'E
C14	170°54'	280.00'	9.07'	9.05'	570.148'E

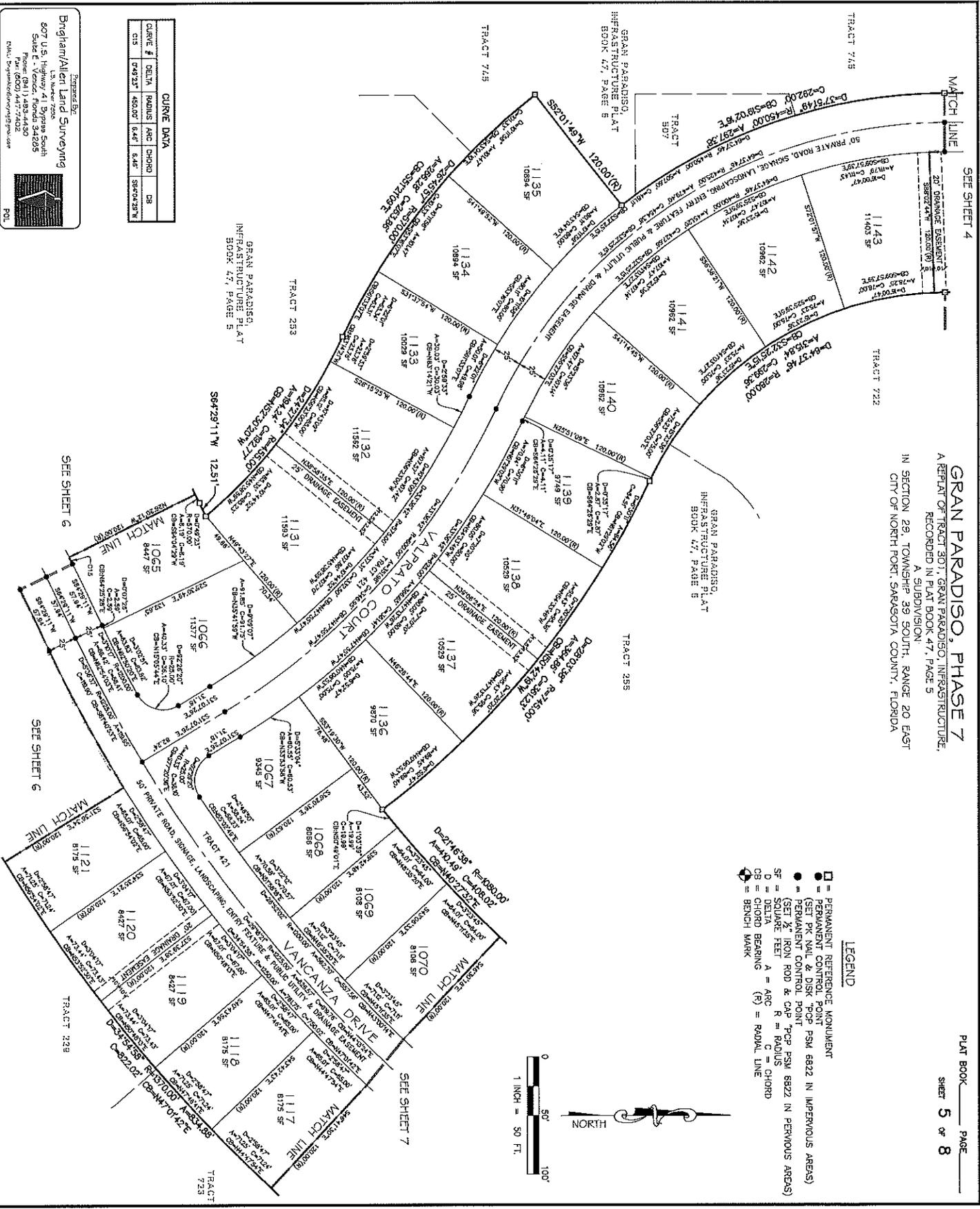
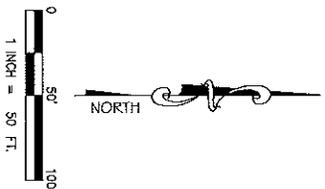
- LEGEND**
- = PERMANENT REFERENCE MONUMENT
 - = PERMANENT CONTROL POINT (SET PK NAIL & DISK "POP" PSM 6822 IN IMPERVIOUS AREAS)
 - = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "POP" PSM 6822 IN PERVIOUS AREAS)
 - SF = SQUARE FEET
 - D = DELTA BEARING
 - CB = CHORD BEARING
 - R = RADIUS
 - C = CHORD
 - CB = BENCH MARK



Surveyed For:
Brightman/Allen Land Surveying
 U.S. Number 7200
 607 U.S. Highway 41, Bypass South
 Suite E, Venice, Florida 34295
 Phone: (941) 995-4430
 Email: brightmanallen@brightman.com

GRAN PARADISO, PHASE 7
 A REPLAT OF TRACT 301, GRAN PARADISO INFRASTRUCTURE,
 RECORDED IN PLAT BOOK 47, PAGE 5
 A SUBDIVISION
 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

- LEGEND**
- ◻ = PERMANENT REFERENCE MONUMENT
 - ◻ = PERMANENT CONTROL POINT (SET PK NAIL & DISK "POP PSM 6822 IN IMPERVIOUS AREAS)
 - = PERMANENT CONTROL POINT (SET 1/2 IRON ROD & CAP "POP PSM 8922 IN PERVIOUS AREAS)
 - = SURVEY FEET A = ARC R = RADIIUS CHORD
 - DB = CHORD BEARING (S) = RADIAL LINE
 - = BRANCH MARK

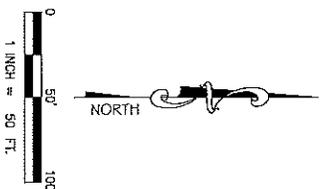


CURVE DATA

CURVE #	DELTA	RADIUS	ARC CHORD	CB
C15	0°49'23"	450.00'	6.44'	590429.71'

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 Web: EnglemAllenSurveying.com
 POL

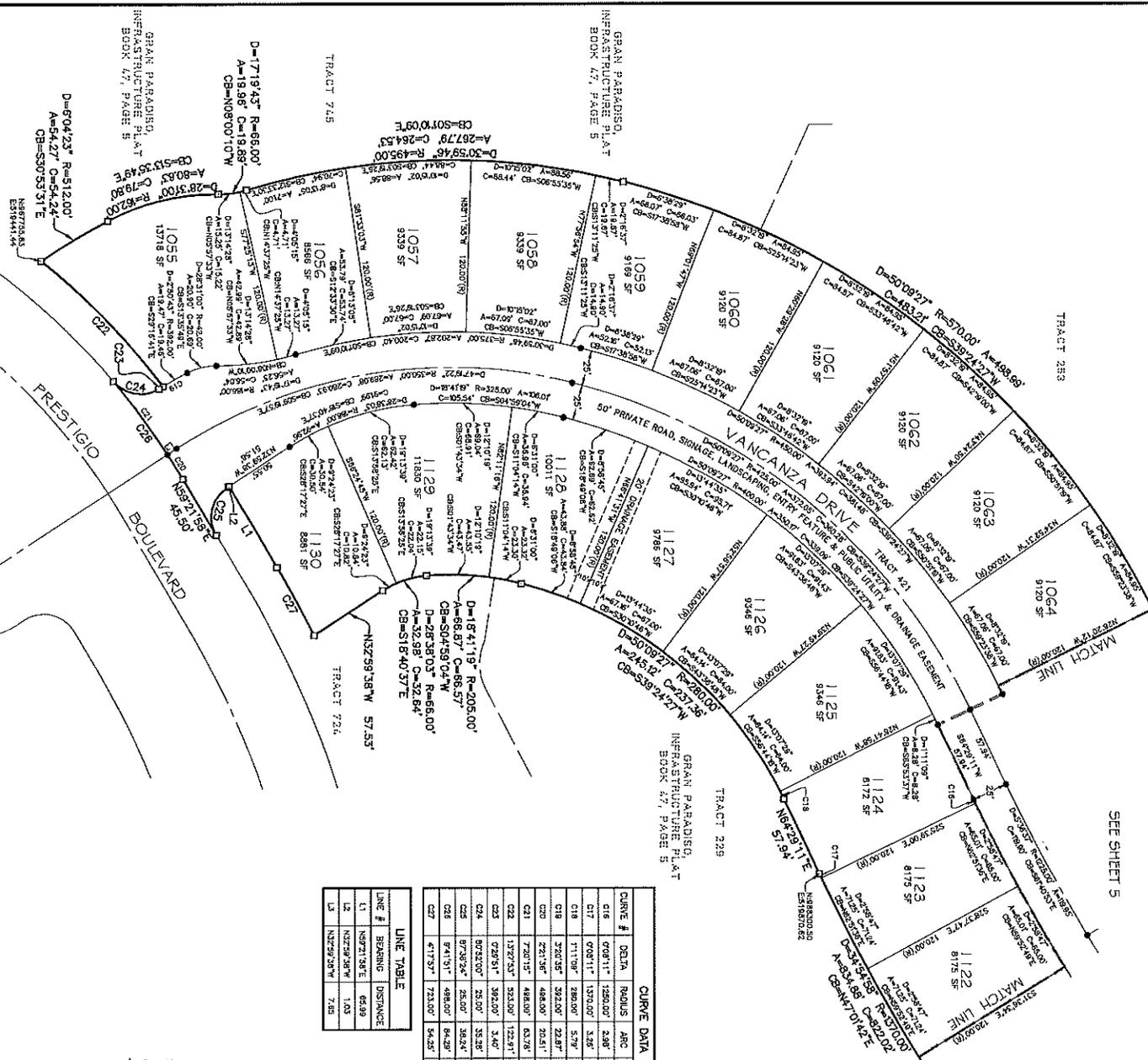
GRAN PARADISO, PHASE 7
 A REPLAT OF TRACT 301, GRAN PARADISO, INFRASTRUCTURE,
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 A SUBDIVISION
 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C16	070°11'	1550.00'	2.88'	1842.00'E	
C17	070°11'	1550.00'	2.88'	1842.00'E	
C18	111°09'	260.00'	5.73'	180.53'N1°W	
C19	370°35'	392.00'	22.87'	579.71'N1°E	
C20	221°36'	468.00'	20.51'	559.11°W	
C21	720°15'	468.00'	63.78'	583.90°W	
C22	132°23'	323.00'	122.91'	504.94°W	
C23	072°51'	392.00'	3.46'	530.95'N'E	
C24	072°50'	25.00'	35.28'	189°10'E	
C25	97°35'24"	25.00'	34.62'	57°48'S0'E	
C26	97°41'51"	468.00'	64.29'	94.19'	55°43'10"E
C27	417°32'	723.00'	84.25'	94.24'	58°13'05"W

LINE TABLE		
LINE #	BEGINNING	DISTANCE
L1	N87°13'48"	65.89
L2	N32°59'38"W	1.03
L3	N32°59'38"W	7.93

- LEGEND**
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 - = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "PCP PSM 6822 IN PERVIOUS AREAS)
 - SF = SQUARE FEET
 - D = DELTA BEARING
 - CB = CHORD BEARING
 - (R) = RADIAL LINE
 - (B) = BENCH MARK



Prepared by:
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GRAN PARADISO, PHASE 7
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 RECORDED IN PLAT BOOK 47, PAGE 5
 A SUBDIVISION
 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

TRACT 225

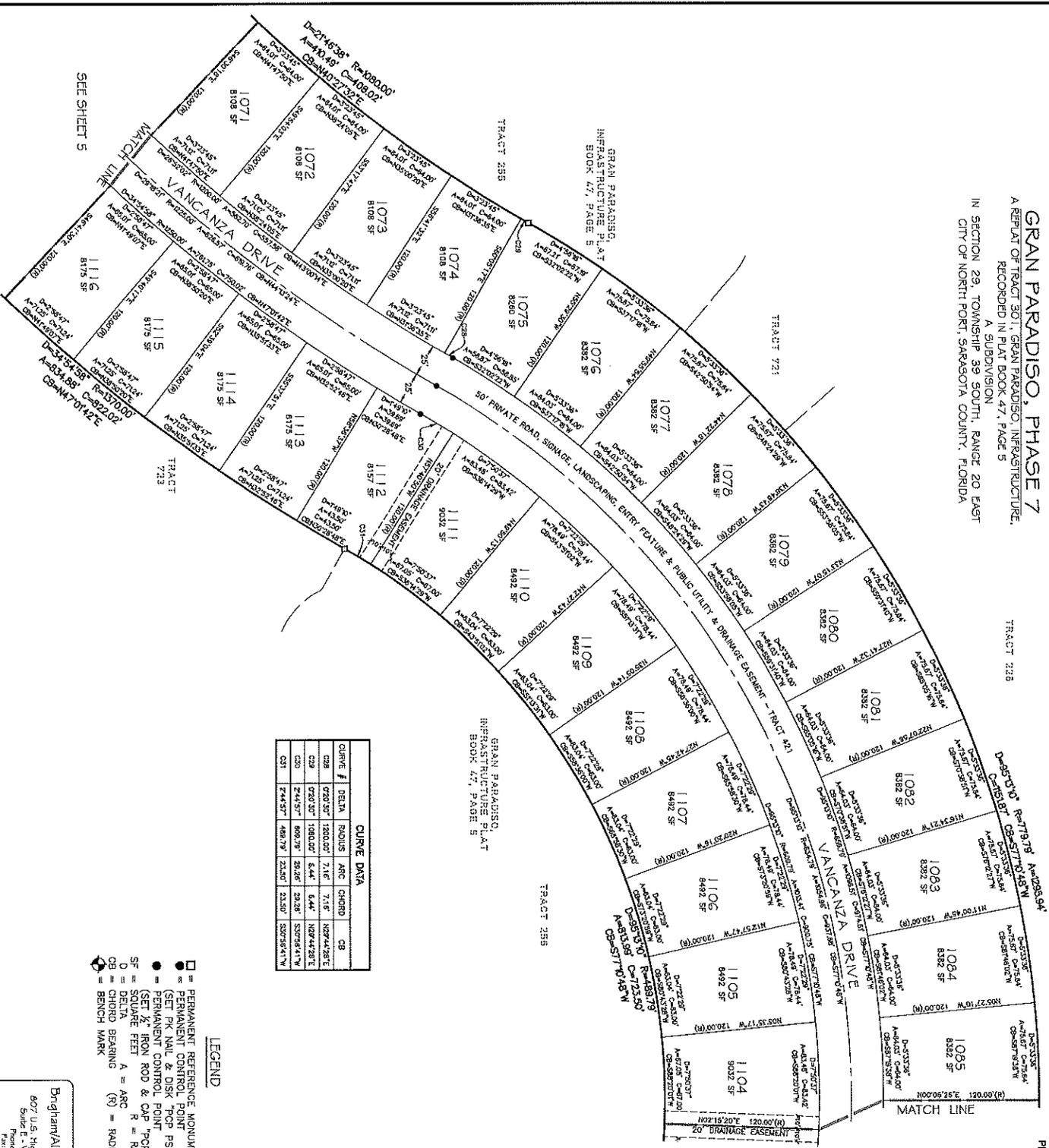
TRACT 226

TRACT 225

TRACT 225

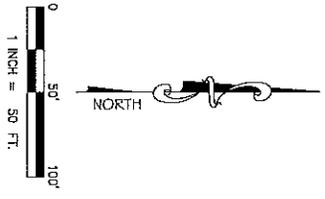
TRACT 225

TRACT 225



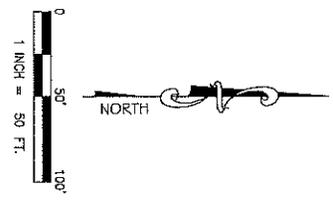
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C28	0°50'30"	1200.00'	7.16'	7.15'	N29°44'25"E
C29	0°50'30"	1000.00'	5.44'	5.44'	N29°44'25"E
C30	2°44'57"	800.23'	38.26'	23.26'	S20°34'17"W
C31	2°44'57"	480.17'	23.55'	23.50'	S20°34'17"W

- LEGEND**
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 - = PERMANENT CONTROL POINT (SET PK NAIL & DISK "POP PSM 8822 IN IMPERVIOUS AREAS)
 - = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "POP PSM 8822 IN PERVIOUS AREAS)
 - SF = SQUARE FEET
 - D = DELTA BEARING
 - CB = CHORD BEARING
 - ARC = ARC
 - R = RADIUS
 - C = CHORD
 - (R) = RADIAL LINE
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GRAN PARADISO, PHASE 7
 A REPORT OF TRACT 301, GRAN PARADISO INFRASTRUCTURE,
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 IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
 CITY OF NORTH FORK, SARASOTA COUNTY, FLORIDA



CURVE #	DELTA	RADIUS	ARC	CHORD	CB
022	179.25°	728.29'	18.01'	18.01'	N85.2317°W
023	233.36°	683.79'	27.31'	27.31'	N85.9317°W
024	97.84°	773.00'	4.24'	4.24'	N85.0317°W
025	143.51°	726.00'	22.53'	22.53'	N17.944°W

LEGEND

- = PERMANENT REFERENCE MONUMENT
- = PERMANENT CONTROL POINT
- = SET PK NAIL & DISK *PCP PSW 8922 IN IMPERVIOUS AREAS)
- = PERMANENT CONTROL POINT
- (SET 1/2" IRON ROD & CAP *PCP PSW 8922 IN PERVIOUS AREAS)
- SF = SQUARE FEET A = ARC R = RADIUS
- D = DELTA CB = CHORD BEARING (R) = RADIAL LINE
- CB = CHORD BEARING (R) = RADIAL LINE
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