

EAGLE BEND

PLAT BOOK _____ PAGE _____

INSTRUMENT # _____

SHEET 1 OF 5

A RE-PLAT OF A PORTION OF LOT 1, SOUTH BISCAIYNE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 23 AND 23A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CERTIFICATE OF OWNERSHIP AND DEDICATION

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY.

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA)

) SS

COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF NORTH PORT, FLORIDA, THIS _____ DAY OF _____, 2023.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA)

) SS

COUNTY OF SARASOTA)

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED THE APPROVED THIS PLAT FOR RECORDING THIS _____ DAY OF _____, A.D., 2023.

CITY ATTORNEY, CITY OF NORTH PORT

DATE

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA:

) SS

COUNTY OF SARASOTA:

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 _____, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS _____ DAY OF _____ / _____ / _____, A.D., 20____.

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)

)SS

COUNTY OF SARASOTA)

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

CITY ENGINEER

DATE

REGISTRATION NO. _____

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR

STATE OF FLORIDA)

)SS

COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATE STATUTES AND WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT.

CITY SURVEYOR

DATE

FLORIDA CERTIFICATE NO. _____



VICINITY MAP: NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF LOT 1, SOUTH BISCAIYNE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 23 AND 23A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF US 41 AND THE WEST RIGHT OF WAY LINE OF HOFFMAN STREET DESIGNATED AS POINT "G" ON THE PLAT OF PORT CHARLOTTE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 PAGE 95, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE RUN ALONG THE WEST RIGHT OF WAY LINE OF HOFFMAN STREET S00°32'50"W, 691.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°32'50"W, 244.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2530.00 FEET, A CENTRAL ANGLE OF 02°56'47", A CHORD BEARING S00°55'34"E AND A CHORD DISTANCE OF 130.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 130.10 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND CURVE, RUN ON A NON-TANGENT LINE, N89°23'41"W, 374.20 FEET; THENCE S00°33'47"W, 880.33 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST SYDNEY AVENUE; THENCE N89°27'10"W ALONG SAID RIGHT OF WAY LINE, 493.89 FEET TO A POINT ON THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 21 EAST; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N00°32'50"E ALONG SAID SECTION LINE, 1254.39 FEET; THENCE DEPARTING SAID WEST LINE, RUN S89°27'10"E, 864.99 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANNING & ZONING ADVISORY BOARD

STATE OF FLORIDA)

) SS

COUNTY OF SARASOTA)

I THE UNDERSIGNED, HEREBY CERTIFY THT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS _____ DAY OF _____ A.D., 2023.

BY: _____
CHAIRPERSON

(STATE OF FLORIDA)
(COUNTY OF SARASOTA)

KNOWN ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC. A DELAWARE CORPORATION, THE OWNERS OF THE HEREIN DESCRIBED LAND HAS CAUSED THIS PLAT OF EAGLE BEND ("PLAT") A SUBDIVISION LYING IN SECTION 31 TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

A. DEDICATE TO EAGLE BEND COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSOR AND ASSIGNS:

1. TRACTS 501, 601 AND 602 AS SHOWN AND DESCRIBED ON THIS PLAT FOR COMMON AREA, OPEN SPACE, DRAINAGE, AND OTHER PROPER PURPOSES
2. TRACT 101 AS FOR ROAD RIGHT-OF-WAY SUBJECT TO EASEMENTS HEREON
3. TRACT 501, FOR DRAINAGE, SURFACE WATER MANAGEMENT, AND IRRIGATION.

B. DEDICATE TO ALL LICENSED AND FRANCHISED PUBLIC AND PRIVATE UTILITIES.

1. THE NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) FOR INSTALLATION, MAINTENANCE AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING ELECTRIC, GAS, WATER, SEWER, CABLE TELEVISION OR OTHER PUBLIC OR PRIVATE UTILITY SERVICES.

C. RESERVES TO D.R. HORTON, INC., A DELAWARE CORPORATION, ITS SUCCESSOR AND ASSIGNS:

1. AN EASEMENT OVER ALL DRAINAGE EASEMENTS (DE), AND TRACTS 501, 601 AND 602 FOR DRAINAGE, SURFACE WATER MANAGEMENT, IRRIGATION AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. AN EASEMENT OVER TRACT 101 FOR INGRESS AND EGRESS, ROADWAY PURPOSES, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE CORPORATION HAS CAUSED THIS DEDICATION TO BE MADE THIS _____ DAY OF _____, 20____.

D.R. HORTON, INC., A DELAWARE CORPORATION

BY: _____
JUSTIN A ROBBINS
DIVISION PRESIDENT

WITNESS

WITNESS

PRINTED NAME OF WITNESS:

PRINTED NAME OF WITNESS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS SET ITS HAND AND SEAL THIS _____ DAY OF _____, 20____.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: EAGLE BEND COMMUNITY ASSOCIATION, INC.

1ST WITNESS _____ PRINT NAME: _____
PRESIDENT

2ND WITNESS _____ PRINT NAME: _____

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTE(S) AND THE PLATTING REQUIREMENTS OF THE SARASOTA COUNTY LAND DEVELOPMENT CODE; THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN INSTALLED, AND THAT THE PERMANENT CONTROL POINTS (PCP'S), BENCHMARKS AND LOT CORNERS WILL BE SET PRIOR TO THE EXPIRATION OF THE BOND OR WITHIN 1 YEAR OF THE DATE OF RECORDATION.

DRAFT FOR REVIEW

RUSSELL S. STRAYER
FLORIDA REGISTRATION NUMBER: 6890
DEWBERRY ENGINEERS INC.
2201 CANTU COURT, SUITE 107
SARASOTA, FLORIDA 34232
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

DATE



EAGLE BEND

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A RE-PLAT OF A PORTION OF LOT 1, SOUTH BISCAVNE COMMONS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE(S) 23 AND 23A, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY OF LINE OF WEST SYDNEY AVENUE, AS BEING N89°34'14"W. AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, EPOCH 2010.0000. THIS BEARING ORIENTATION IS DERIVED FROM THE PUBLISHED VALUES OF NATIONAL GEODETIC SURVEY SITE "105" (PID: AG9539) AND "3921 31 002" (PID: AG9458) AND WERE USED TO VALIDATE THE PROJECT COORDINATES.
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; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOOD ZONES AND RESTRICTIONS ON DEVELOPMENT.
3. EXCEPT IN CASE OF AN IRREGULAR BOUNDARY OR WATERCOURSE, NUMERICAL EXPRESSIONS SHOWN HEREON ARE TO THE NEAREST FOOT OR TENTH OF A FOOT, ARE TO BE INTERPRETED AS HAVING A PRECISION TO THE NEAREST ONE HUNDREDTH OF A FOOT.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARKS "HAVOLINE 2" (PID: AG1868) HAVING A PUBLISHED ELEVATION OF 6.54 FEET NAVD 1988 AND "175 F 18" (PID: AGB114) HAVING A PUBLISHED ELEVATION OF 14.07 FEET NAVD 1988 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE CONVERSION OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) IS +1.118 FEET USING THE NOAA VERTICAL DATUM ONLINE TRANSFORMATION AND US ARMY CORPS OF ENGINEERS CORPSCON SOFTWARE.
5. THIS PLAT CONTAINS 758,666 SQUARE FEET OR 17.417 ACRES, MORE OR LESS AND IS SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, IF ANY.
6. THIS SUBDIVISION LIES WITHIN ZONES "AE" AND ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12115C0370F, EFFECTIVE DATE OF 11/04/2016, SARASOTA COUNTY, FLORIDA.
7. THE LANDS WITHIN THE PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE BEND, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. _____, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATION

TRACT 101 - (EAGLESTONE WAY)
PRIVATE ROAD, RIGHT-OF-WAY, DRAINAGE, FLOWAGE AND PUBLIC UTILITY EASEMENT

TRACT 501 - DRAINAGE / STORMWATER MANAGEMENT AREA (PRIVATE)

TRACT 601 & 602 - COMMON AREA (PRIVATE) (DRAINAGE AND FLOWAGE EASEMENT) (PUBLIC UTILITY EASEMENT)

RESERVATION OF EASEMENTS:

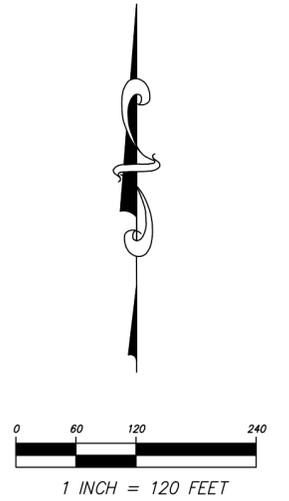
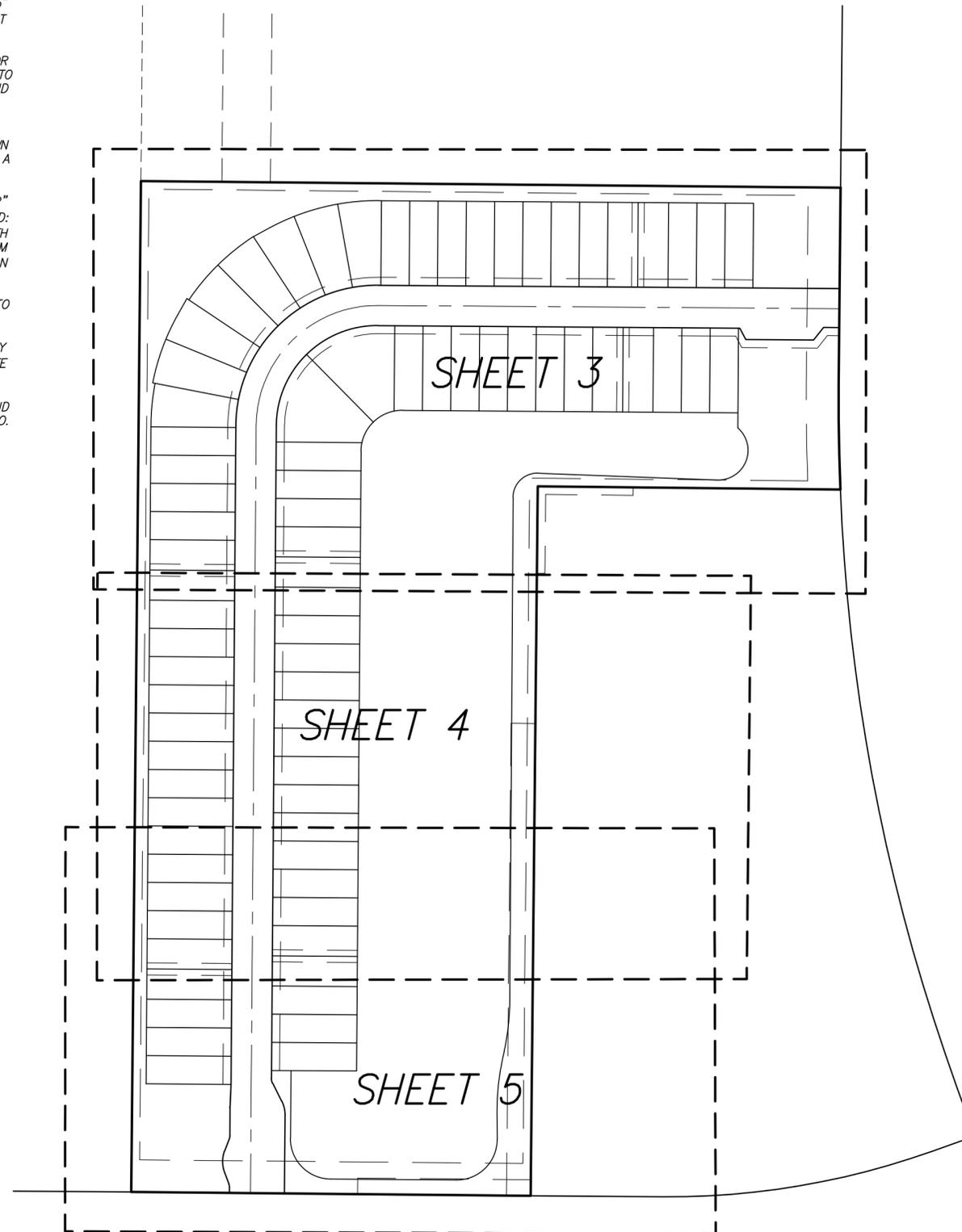
LOT LINE EASEMENTS: Unless otherwise indicated, easements of ten (10') feet in width along each front and rear lot line and five (5') feet in width along each side lot line are hereby created and provided for the purpose of accommodating overhead, surface and underground utilities and drainage. Where 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.

Where a zero lot line condition exists, the side lot line easements shall terminate at the vertical plane of the outside perimeter of any structure wall or overhang within said lot line easement. Where lots extend to the centerline of a private road easement, the front lot line easements shall be outside of and adjoining said private road easement and the side lot line easements shall terminate at that relocated front lot line easement.

PRIVATE ROADWAYS: All streets or roads designated hereon as private streets or roads are hereby specifically set aside for use of abutting property owners only, and in no way constitute a dedication to the General Public or the City of North Port, it being specifically understood that no obligation is imposed upon the County, nor shall any request be ever entertained by the City to maintain or improve said private streets or roads.

INDEX SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONS



EAGLE BEND

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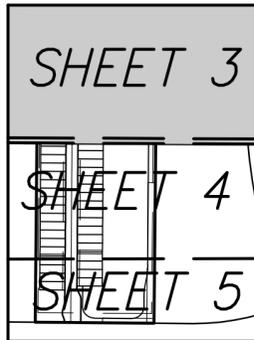
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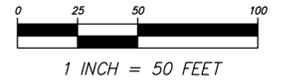
- | | | | |
|--------|-----------------------|--------|---------------------------------------|
| AC | ACRES | P.U.E. | PUBLIC UTILITY EASEMENT |
| CL | CENTER LINE | SEC | SECTION-TOWNSHIP-RANGE |
| CM | CONCRETE MONUMENT | PCP | PERMANENT CONTROL POINT |
| LB | LICENSED BUSINESS | PD AE | PRIVATE DRAINAGE & ACCESS EASEMENT |
| N/D | NAIL & DISK | PLS | PROFESSIONAL LAND SURVEYOR |
| NO. | NUMBER | PRC | POINT OF REVERSE CURVATURE |
| (OA) | OVERALL DISTANCE | PRM | SET 4"x4" CM (PRM LB 8011) |
| ORB | OFFICIAL RECORDS BOOK | PSM | PROFESSIONAL SURVEYOR MAPPER |
| PG(S). | PAGE/PAGES | SF | AREA OF LOT IN SQUARE FEET |
| (P) | PLAT | OA | OVERALL |
| P.B. | PLAT BOOK | ■ | SET 4"x4" CM (PRM LB 8011) |
| R/W | RIGHT OF WAY | □ | FOUND 4"x4" CM AS NOTED |
| (TYP) | TYPICAL | ⊙ | PERMANENT CONTROL POINT (PCP LB 8011) |
| U.E. | UTILITY EASEMENT | | |
| —√— | BREAK LINE | | |

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	140.14'	280.00'	028°40'35"	138.68'	S76°04'16"W
C2	112.59'	281.00'	022°57'24"	111.84'	S45°25'10"W
C4	4.28'	12.00'	020°25'44"	4.26'	N09°48'47"W
C5	27.10'	38.00'	040°51'28"	26.53'	N00°24'05"E
C6	4.28'	12.00'	020°25'44"	4.26'	N10°36'57"E
C7	1.25'	38.00'	001°52'59"	1.25'	N01°20'35"E
C8	6.63'	14.00'	027°07'03"	6.56'	N13°07'45"W
C9	17.97'	38.00'	027°05'22"	17.80'	S13°08'36"E
C10	78.53'	50.00'	089°59'32"	70.71'	S44°35'41"E
C11	79.24'	50.00'	090°48'25"	71.21'	N45°00'21"E
C12	65.60'	300.00'	012°31'44"	65.47'	N05°52'00"E
C13	61.51'	300.00'	011°44'49"	61.40'	N06°15'28"E
C15	196.31'	125.00'	089°58'48"	176.75'	N45°25'10"E
C16	80.09'	51.00'	089°58'48"	72.11'	S45°25'10"W
C21	130.10'	2530.00'	002°56'47"	130.09'	S00°55'34"E
C22	274.83'	175.00'	089°58'48"	247.44'	S45°25'10"W

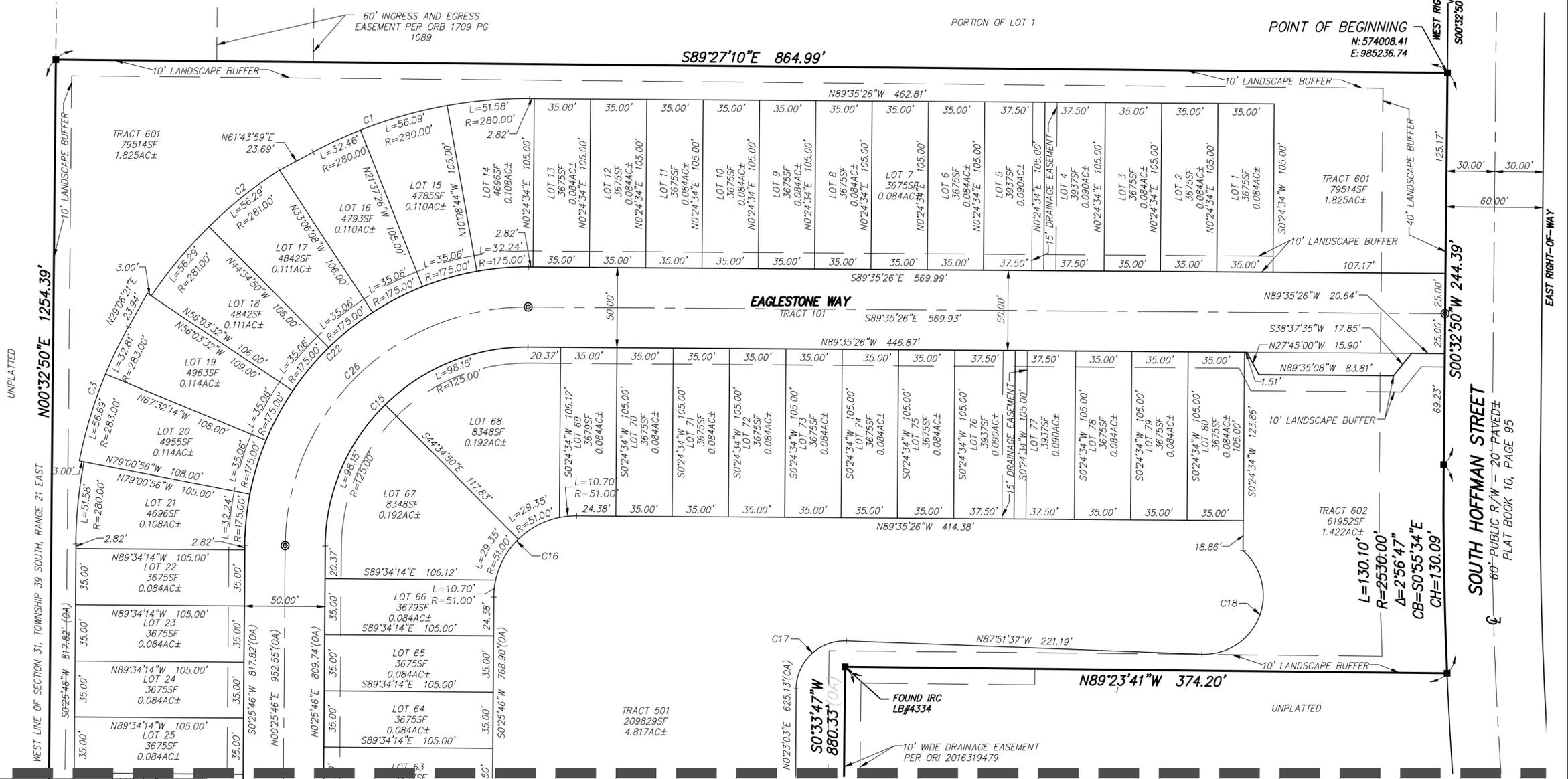
LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°24'05"E	6.95'
L2	N20°01'38"W	15.49'
L3	N20°49'49"E	15.49'
L4	N0°24'05"E	34.48'
L5	N2°22'28"E	28.07'
L6	S26°41'17"E	24.82'
L7	S26°41'17"E	24.82'
L8	N0°25'46"E	9.38'



KEY MAP
NO SCALE



US HIGHWAY 41 - TAMiami TRAIL, STATE ROAD 45
 F.D.O.T. R/W MAP SECTION 17010-2505 - VARIABLE WIDTH



MATCH LINE - SEE SHEET 4

Dewberry
 RUSSELL S. STRAYER, PSM 6890
 2201 CANTU COURT SUITE 107
 SARASOTA, FLORIDA 34232
 PHONE: 941.702.9670
 WWW.DEWBERRY.COM

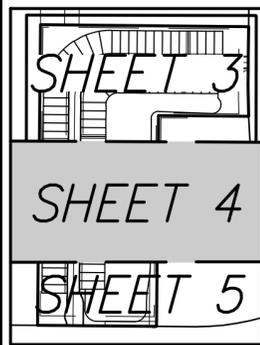
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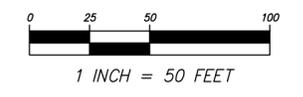
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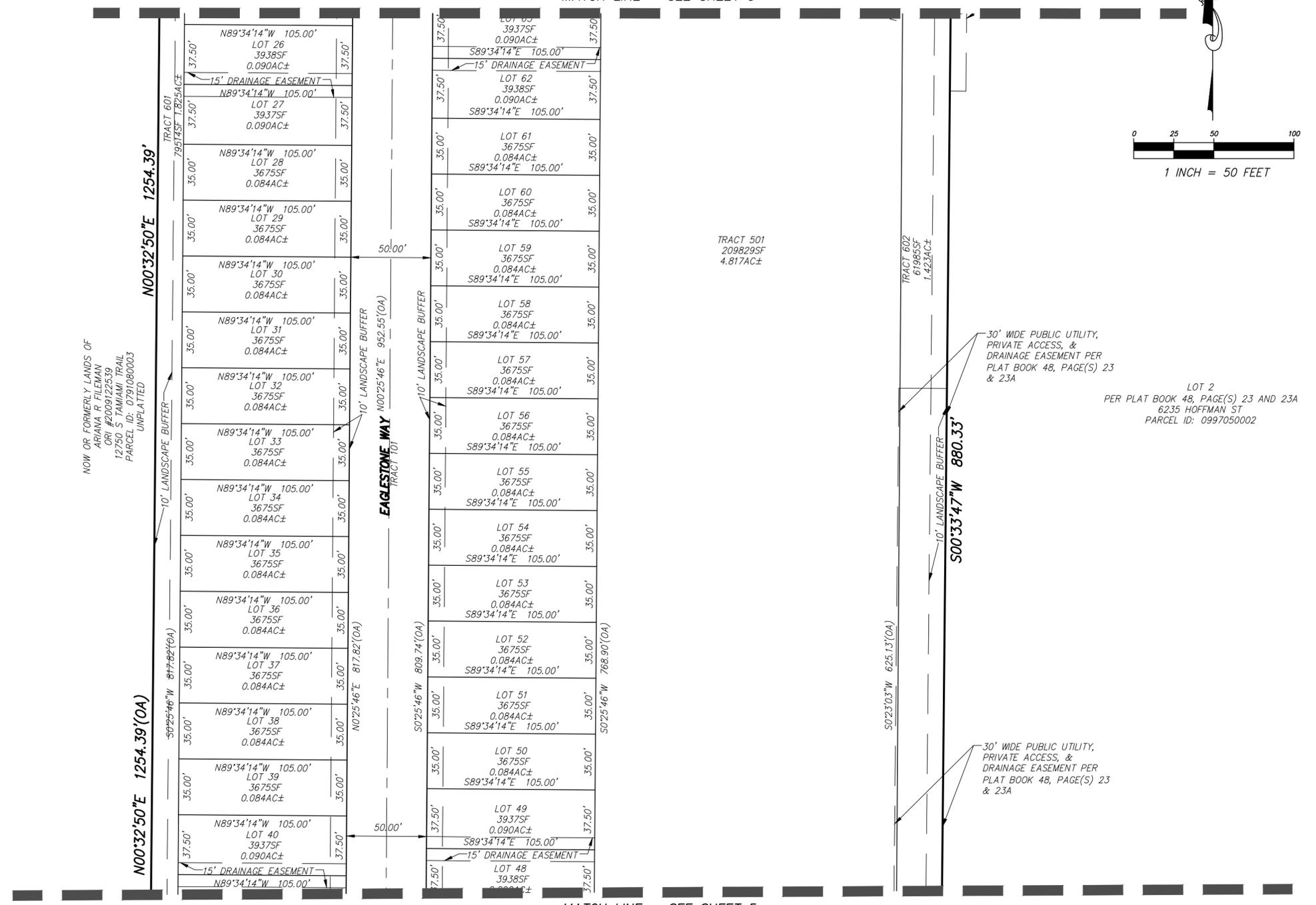
MATCH LINE - SEE SHEET 3



KEY MAP
NO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
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C10	78.53'	50.00	089°59'32"	70.71'	S44°35'41"E
C11	79.24'	50.00	090°48'25"	71.21'	N45°00'21"E
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C17	48.04'	30.00	091°45'20"	43.07'	N46°15'43"E
C18	90.64'	36.80	141°07'15"	69.40'	N21°34'46"E
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C26	235.57'	150.00	089°58'48"	212.09'	N45°25'10"E



LEGEND AND ABBREVIATIONS:

- | | | | |
|--------|-----------------------|--------|---------------------------------------|
| AC | ACRES | P.U.E. | PUBLIC UTILITY EAESMENT |
| CL | CENTER LINE | SEC | SECTION-TOWNSHIP-RANGE |
| CM | CONCRETE MONUMENT | PCP | PERMANENT CONTROL POINT |
| LB | LICENSED BUSINESS | PDAA | PRIVATE DRAINAGE & ACCESS EASEMENT |
| N/D | NAIL & DISK | PLS | PROFESSIONAL LAND SURVEYOR |
| NO. | NUMBER | PRC | POINT OF REVERSE CURVATURE |
| (OA) | OVERALL DISTANCE | PRM | SET 4"x4" CM (PRM LB 8011) |
| ORB | OFFICIAL RECORDS BOOK | PSM | PROFESSIONAL SURVEYOR MAPPER |
| PG(S). | PAGE/PAGES | SF | AREA OF LOT IN SQUARE FEET |
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| -V- | BREAK LINE | | |

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PHONE: 941.702.9670
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EAGLE BEND

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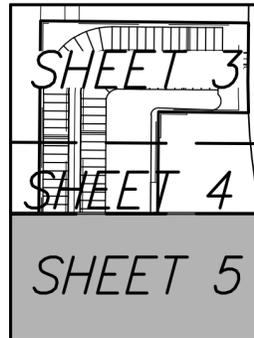
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LEGEND AND ABBREVIATIONS:

- | | | | |
|--------|-----------------------|--------|---------------------------------------|
| AC | ACRES | P.U.E. | PUBLIC UTILITY EASEMENT |
| ⊕ | CENTER LINE | SEC | SECTION-TOWNSHIP-RANGE |
| CM | CONCRETE MONUMENT | PCP | PERMANENT CONTROL POINT |
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| (OA) | OVERALL DISTANCE | PRM | SET 4"x4" CM (PRM LB 8011) |
| ORB | OFFICIAL RECORDS BOOK | PSM | PROFESSIONAL SURVEYOR MAPPER |
| PG(S). | PAGE/PAGES | SF | AREA OF LOT IN SQUARE FEET |
| (P) | PLAT | OA | OVERALL |
| P.B. | PLAT BOOK | ■ | SET 4"x4" CM (PRM LB 8011) |
| R/W | RIGHT OF WAY | □ | FOUND 4"x4" CM AS NOTED |
| (TYP) | TYPICAL | ⊙ | PERMANENT CONTROL POINT (PCP LB 8011) |
| U.E. | UTILITY EASEMENT | | |
| - - | BREAK LINE | | |

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	140.14'	280.00	028°40'35"	138.68'	S76°04'16"W
C2	112.59'	281.00	022°57'24"	111.84'	S45°25'10"W
C4	4.28'	12.00	020°25'44"	4.26'	N09°48'47"W
C5	27.10'	38.00	040°51'28"	26.53'	N00°24'05"E
C6	4.28'	12.00	020°25'44"	4.26'	N10°36'57"E
C7	1.25'	38.00	001°52'59"	1.25'	N01°20'35"E
C8	6.63'	14.00	027°07'03"	6.56'	N13°07'45"W
C9	17.97'	38.00	027°05'22"	17.80'	S13°08'36"E
C10	78.53'	50.00	089°59'32"	70.71'	S44°35'41"E
C11	79.24'	50.00	090°48'25"	71.21'	N45°00'21"E
C12	65.60'	300.00	012°31'44"	65.47'	N05°52'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°24'05"E	6.95'
L2	N20°01'58"W	15.49'
L3	N20°49'49"E	15.49'
L4	N0°24'05"E	34.48'
L5	N2°22'28"E	28.07'
L6	S26°41'17"E	24.82'
L7	S26°41'17"E	24.82'
L8	N0°25'46"E	9.38'



KEY MAP
NO SCALE

