

FELLOWSHIP'S REPLAT  
BEING A PORTION OF LOT 1 OF SOUTH BISCAYNE COMMONS,  
RECORDED IN PLAT BOOK 48 , PAGE 23A,  
A SUBDIVISION LYING SECTION 31,TOWNSHIP 39 SOUTH, RANGE 21 EAST.  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_

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**LEGAL DESCRIPTION**

COMMENCE AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF US HWY 41 & THE WEST RIGHT OF WAY LINE OF HOFFMAN STREET DESIGNATED AS POINT "G" ON THE PLAT OF PORT CHARLOTTE SUBDIVISION AS RECORDED IN PLAT BOOK 48 PAGE 23A, SARASOTA COUNTY RECORDS AND THENCE RUN SOUTH 00°34'38" WEST ALONG THE WEST RIGHT OF WAY LINE OF SOUTH HOFFMAN STREET 189.32 FEET; THENCE NORTH 89°50'25" WEST 340.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°46'12" WEST 425.50 FEET TO THE WEST LINE OF LOT 1, SOUTH BISCAYNE BAY COMMONS; THENCE NORTH 00°26'43" EAST ALONG SAID LINE 212.62 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTH TAMiami TRAIL (STATE ROAD NO.45 / U.S. HIGHWAY 41); THENCE SOUTH 85°21'08" EAST ALONG SAID LINE 424.55 FEET TO THE NORTHWEST CORNER OF THE PARCEL NUMBER 00997006004 RECORDED IN INSTRUMENT 2006217148, SARASOTA COUNTY RECORDS; THENCE SOUTH 00°17'06" WEST ALONG SAID LINE 217.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 2.09 ACRES OF LAND, MORE OR LESS.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

FELLOWSHIP CHURCH, A TEXAS NONPROFIT CORPORATION; (THE OWNER) DOES HERE CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED ON THIS PLAT ENTITLED "FELLOWSHIP REPLAT", AND DOES HEREBY GRANT, CONVEY, AND DEDICATE SAID PLAT FOR RECORD. \_\_\_\_\_

OWNER DOES HEREBY STATE AND DECLARE THE FOLLOWING:

OWNER, AS THE FEE SIMPLE OWNER, DOES FURTHER DEDICATE TO THE FELLOWSHIP CHURCH, THE INGRESS / EGRESS EASEMENT AND THE PUBLIC ACCESS EASEMENT

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER, HAS CAUSED THIS PRESENTS TO BE EXECUTED IN ITS NAME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023

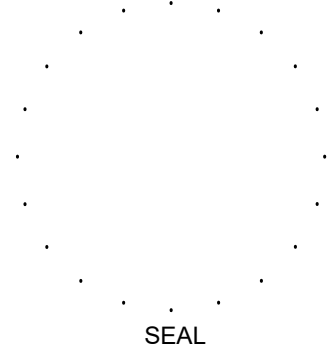
WITNESS: \_\_\_\_\_ FELLOWSHIP CHURCH,  
PRINT NAME: \_\_\_\_\_ A TEXAS NONPROFIT CORPORATION

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ VICE PRESIDENT

STATE OF FLORIDA )  
CITY OF NORTH PORT ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023,  
BY \_\_\_\_\_, AS VICE PRESIDENT FELLOWSHIP CHURCH, INC., A TEXAS NONPROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AS FELLOWSHIP CHURCH MIAMI, INC., A TEXAS NOT-FOR-PROFIT CORPORATION., ON BEHALF OF THE COMPANY A IS PERSONALLY KNOWN BY ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION. IF NO TYPE OF IDENTIFICATION IS INDICATED, THE ABOVE-NAMED PERSON IS PERSONALLY KNOWN TO ME.

PRINT NAME OF NOTARY PUBLIC SIGNATURE OF NOTARY PUBLIC  
I AM A NOTARY PUBLIC OF THE STATE OF FLORIDA  
AND MY COMMISSION EXPIRES ON \_\_\_\_\_



**CERTIFICATE OF SURVEYOR AND MAPPER**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART ONE, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF NORTH PORT, FLORIDA.

MAX R. GEORGE  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 7343

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF THE CITY OF NORTHPORT  
PLANNING AND ZONNING ADVISORY BOARD**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

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

BY: \_\_\_\_\_  
CHAIRPERSON

**CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

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

BY: \_\_\_\_\_  
CITY ATTORNEY

**CERTIFICATE OF APPROVAL OF CITY ENGINEER**

STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**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 RECORDING BY THE NORTH PORT CITY COMMISSION, COUNTY OF SARASOTA, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2023.

APPROVED BY: \_\_\_\_\_  
MAYOR, NORTH PORT CITY COMMISSION

ATTEST: \_\_\_\_\_  
CITY CLERK

**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 STATUES 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., 2023.

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

BY: \_\_\_\_\_  
DEPUTY CLERK

**CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER**

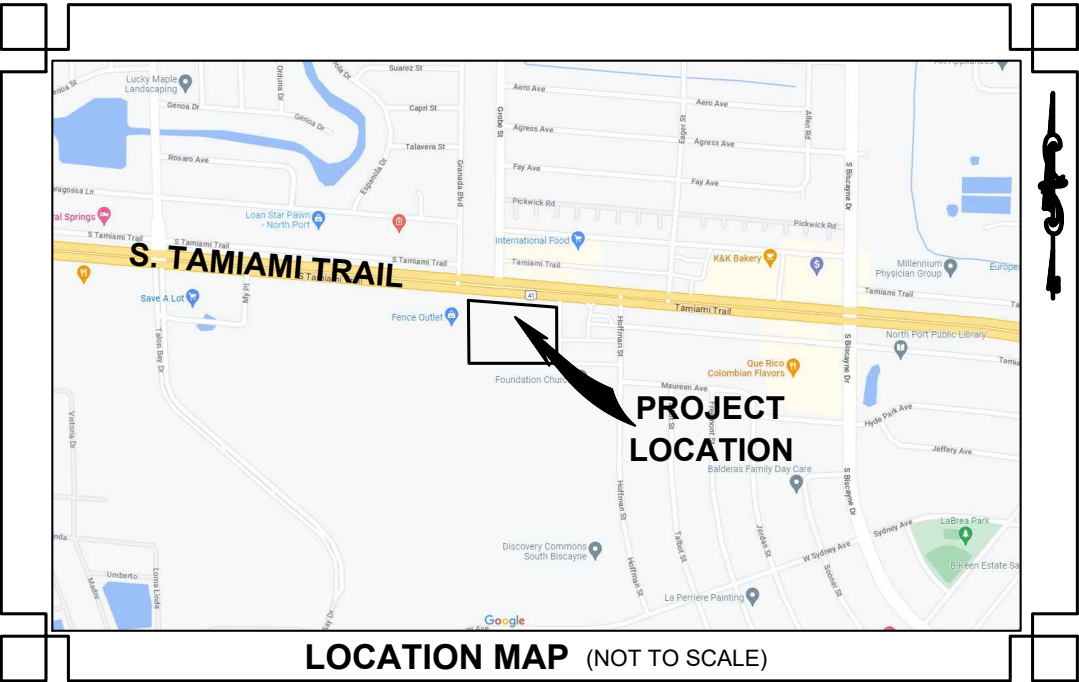
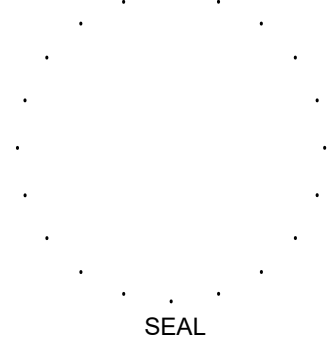
STATE OF FLORIDA )  
COUNTY OF SARASOTA ) SS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 PART ONE, OF THE FLORIDA STATUTES.

\_\_\_\_\_  
CITY SURVEYOR & MAPPER DATE: \_\_\_\_\_

\_\_\_\_\_, PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA CERTIFICATE NO. \_\_\_\_\_



**NOTES:**

- 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
- ALL CORNERS WERE FOUND & REPLACED IN THEIR POSITIONS WITH THE PERMANENT REFERENCE MARKER SHOWN.
- FLOOD ZONE:  
THE LANDS SHOWN HEREON ARE SITUATED IN FLOOD ZONE "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 12115C0370F MAPS DATED 11/4/2016. INCORPORATED INTO THE CITY OF NORTH PORT COMMUNITY NO. 120279. THESE LINES ARE SUBJECT TO MODIFICOTION AND CHANGE. THE LINES ARE SCALED FROM THE FIRM, AND ARE APPROXIMATE. THE LINES ARE SHOWN HEREON TO MEET THE REQUIREMENT OF SECTION 37-8(C), OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF NORTH PORT.

**UTILITY EASEMENTS NOTE:**

THE OWNER DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE CITY OF NORTH PORT; FLORIDA POWER AND LIGHT COMPANY; AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF SURFACE, ABOVEGROUND AND UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES, AND FACILITIES UNDER EACH AREA DEPICTED ON THIS PLAT AS A "PUBLIC UTILITY EASEMENT". ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WM-I THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, OR WITH THE FACILITIES OR OTHER IMPROVEMENTS CONSTRUCTED BY THE COMPANY.

**SURVEYOR'S NOTES**

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE MEASURED BEARING OF NORTH 00°26'43" EAST ALONG THE WEST LINE OF FELLOWSHIP PARCEL 1.
- THE ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING PUBLISHED N.G.S. BENCHMARK "AG1868" (FOUND 4"x4" CONC. MONUMENT WITH BRASS DISK STAMPED "AG1868"), PUBLISHED ELEVATION = 6.54' (N.A.V.D. 88)  
NORTHING = 986260.09  
EASTING = 570072.79
- STATE PLANE COORDINATES SHOWN HEREON REFER TO FLORIDA WEST, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

**SEE SHEET 2 FOR ACCESS EASEMENT NOTE**

**Bowman**  
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
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www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

CITY OF NORTH PORT PROJECT NO.:  
BOWMAN PROJECT NO. 031264-01-001

SHEET 1 OF 2

PLAT BOOK \_\_\_\_\_

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