



# STAFF REPORT

## NEIGHBORHOOD DEVELOPMENT SERVICES

### *Planning & Zoning Division*

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

**Thru:** Scott Williams, Director, Neighborhood Development Services

**Thru:** Frank Miles, Planning Manager

**From:** Thomas A. Cookingham, AICP, Planner

**Date:** January 19, 2018

**Subject:** PLF 17-175, Cypress Falls, Phase 2A & 2B, Final Plat

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**RECOMMENDATION:** The City Commission approve Petition No. PLF-17-175, Cypress Falls, Phase 2A & 2B, Final Plat based on Staff's findings that this petition is, consistent with the adopted Comprehensive Plan and complies with all regulations set forth in the Unified Land Development Code (ULDC) and Florida statutes Chapter 177.

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#### **I. GENERAL INFORMATION**

**Project:** Cypress Falls, Phase 2A & 2B, Final Plat

**Request:** Strickland T. Smith, P.E., HEIDT Design, on behalf of Michael Wooley, Centex Homes – A Nevada General Partnership, is requesting approval of Cypress Falls, Phase 2A & 2B, Final Plat.

**Applicant:** Strickland T. Smith, P.E., HEIDT Design, on behalf of Michael Wooley, Centex Homes – A Nevada General Partnership, **(Exhibit A- Affidavit)**

**Owner(s):** Centex Homes – A Nevada General Partnership, 5404 Sun Dew Drive, Sarasota, FL 34238 **(Exhibit B- Warranty Deed)**

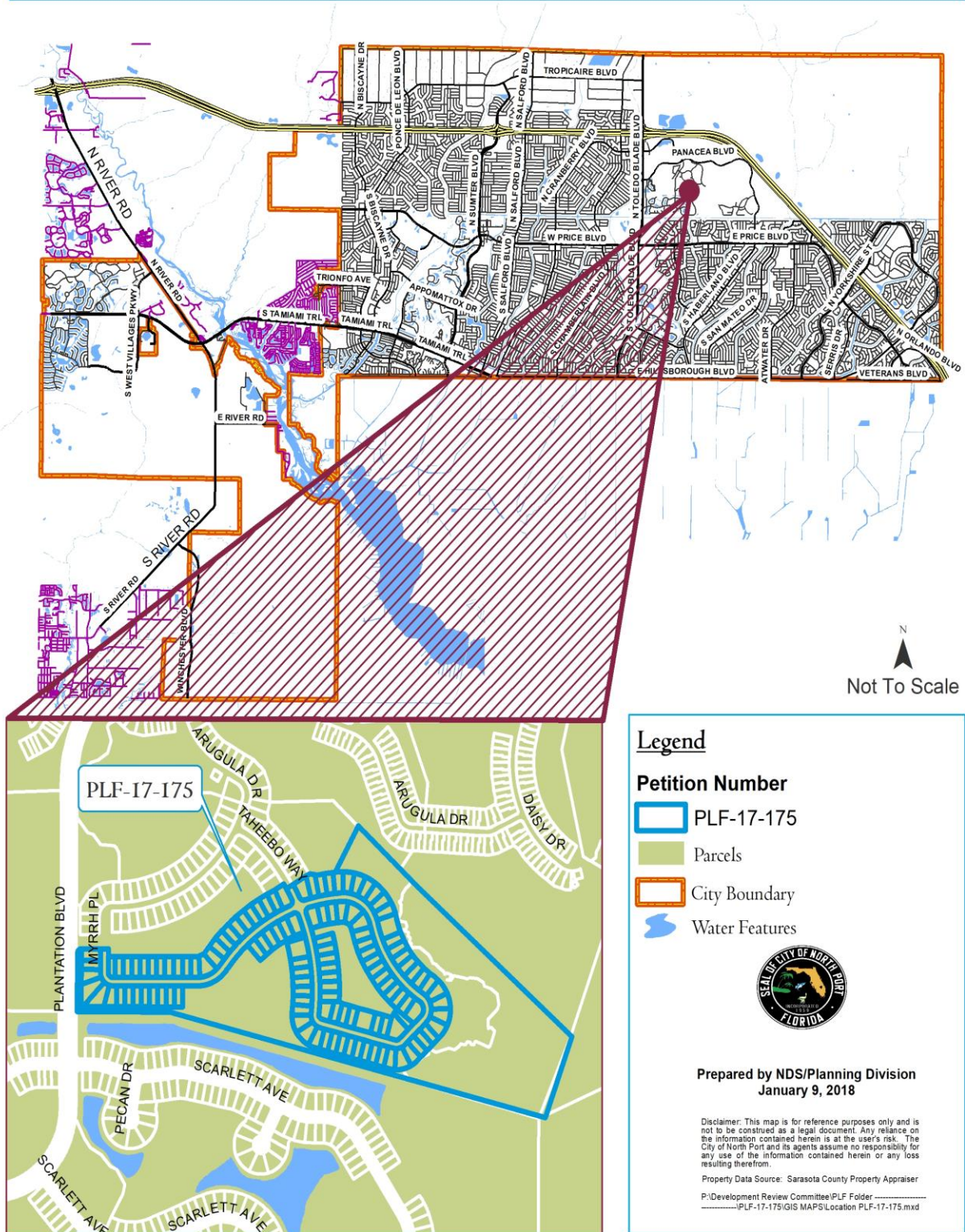
**General Location:** The subject property is located east of Toledo Blade Boulevard and east of and adjacent to Plantation Boulevard, and south of Panacea Boulevard. (Section 17, Township 39S, Range 22E).

**Property Size:** 53.89± acres. **(Exhibit C - Plat)**

# LOCATION MAP

## City of North Port

### PLF-17-175 Cypress Falls Phase 2A & 2B



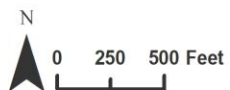


AERIAL  
PLF-17-175 Cypress Falls Phase 2A & 2B



Legend

-  PLF-17-175
-  City Boundary



Prepared by NDS/Planning Division  
January 9, 2018

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.

Aerial Source: Sarasota County 2017 Aerial

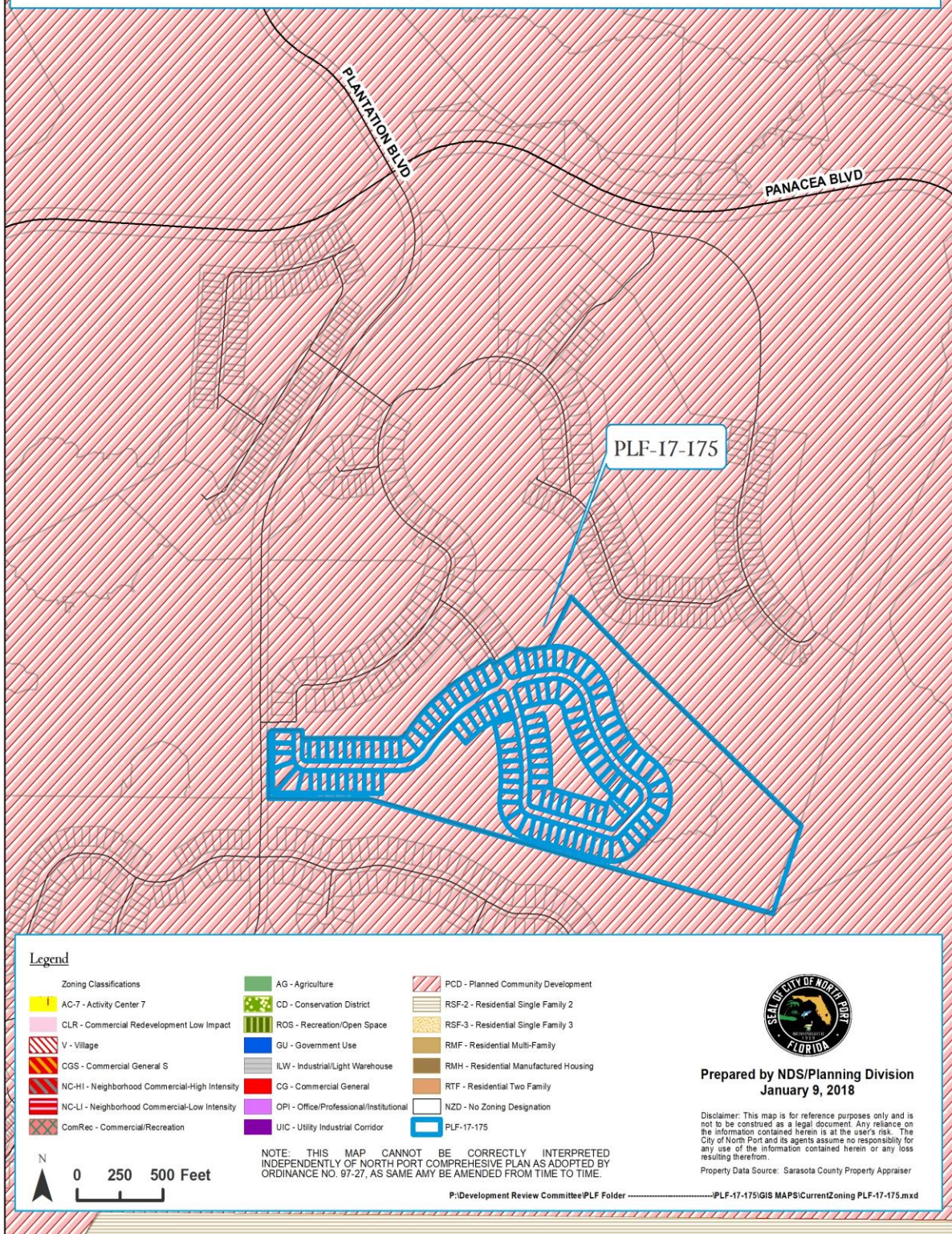
P:\Development Review Committee\PLF Folder .....PLF-17-175\GIS MAPS\Aerial PLF-17-175.mxd



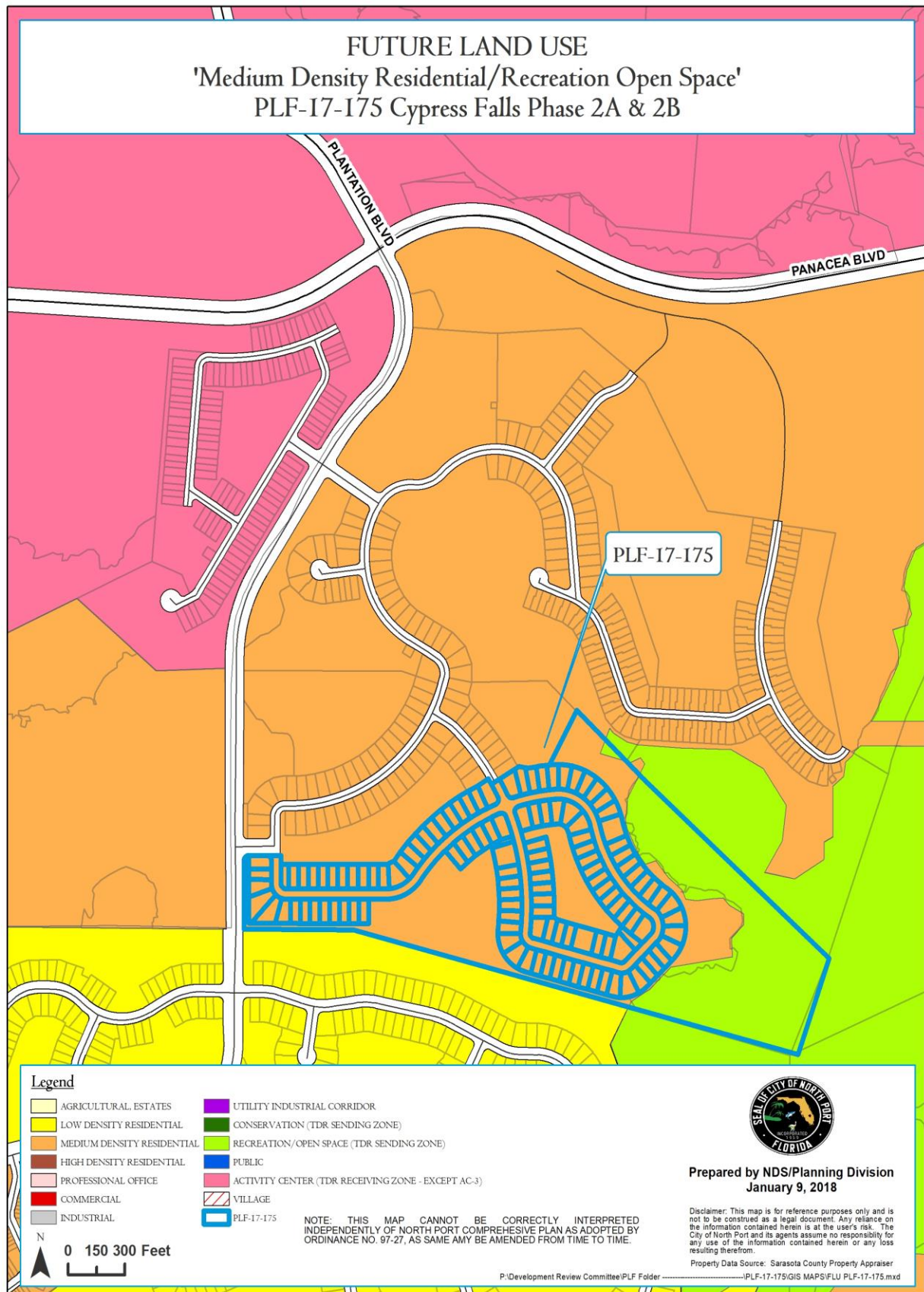
# CURRENT ZONING

## 'Planned Community Development (PCD)'

### PLF-17-175 Cypress Falls Phase 2A & 2B







## II. STAFF RECOMMENDATION

Staff recommends the City Commission **APPROVE** Petition No. PLF-17-175, Cypress Falls Phase 2A &2B, Final Plat.

## III. SITE INFORMATION

### Land Use

**Adopted Future Land Use Map Designation:** Medium Density Residential

**Adopted Zoning Map Designation:** Planned Community Development

**Existing Land Use(s):** Vacant

### **Surrounding Land Uses:**

| Direction | Existing Land Uses        | Future Land Use Map Designation           | Zoning Map Designation              |
|-----------|---------------------------|-------------------------------------------|-------------------------------------|
| North     | Single Family Residential | Medium Density Residential                | Planned Community Development (PCD) |
| South     | Single Family Residential | Low Density Residential                   | Planned Community Development (PCD) |
| West      | Single Family Residential | Medium Density Residential                | Planned Community Development (PCD) |
| East      | Vacant                    | Medium Density Residential/<br>Open Space | Planned Community Development (PCD) |

### Services and Facilities

**Potable Water:** City of North Port Utilities

**Sanitary Sewer:** City of North Port Utilities

**Transportation:** The site is served by Toledo Blade Boulevard via Plantation Boulevard and internal streets

### Environmental

**Conservation:** A formal environmental survey has been completed on the site. All permits will be issued in accordance to State and Federal standards.

**Flood Zone :** FEMA Flood Zone AE, X and X500 Community Panel Numbers 120279 effective November 4, 2016.

**Ecology:** The site has been previously graded except for areas noted with preservation and drainage easements.

### **III. STAFF ANALYSIS AND FINDINGS**

In 2004, the City Commission approved a Development Concept Plan (DCP 04-03) and a Preliminary Subdivision Plan (PSP 04-126) for Cypress Falls (F.K.A. Panacea Parcels A & B). The subdivision plans (SCP 16-189) and associated infrastructure plans (INF 16-190). The comprehensive Plans includes Cypress Falls Phase 2A, 2B and 2C which includes the construction of 179 single-family lots and associated roadways, drainage and utility infrastructure. The total site contains approximately 90.82± acres.

Petition No. PLF-17-175, Cypress Falls, Phase 2A & 2B, Final Plat includes 127 on 53.89± acres residential lots, and associated road right-of-way, drainage and utility easements. Phase 2C (52 residential lots on 36.98± acres) is being processed concurrently with Phase 2C. Phase 2D is expected to be platted sometime later and will include the remaining 53 lots, associated road right-of-way, drainage and utility easements.

A bond in the amount of \$2,554,201.30 for construction of the associated infrastructure to include roadways, sidewalks, water and sanitary sewer utilities, irrigation and landscaping was received by the City of North Port in 2016 under project number INF-16-190, Cypress Falls Phase 2.

### **IV. REVIEW PROCESS - Staff Development Review (SDR)**

City of North Port staff and the City Surveyor reviewed the Final Plat and found that Petition No. PLF 17-175, Cypress Falls, Phase 2A & 2B, Final Plat (**Exhibit C – Cypress Falls Phase 2A & 2B Plat**), is consistent with the adopted the Comprehensive Plan, and meets the requirements of Chapter 37, Article II. Sec. 37-8, of the Unified Land Development Code (ULDC), and Chapter 177 of the Florida Statutes.

### **VIII. PUBLIC HEARING SCHEDULE**

**Planning and Zoning Advisory Board  
Public Hearing**

**January 18, 2018**  
9:00 AM or as soon thereafter

**City Commission  
Public Hearing**

**February 13, 2018**  
1:00 PM or as soon thereafter

# EXHIBITS





## AFFIDAVIT

I (the undersigned), Michael Woolery 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 17<sup>th</sup> day of August, 20 17

Michael Woolery  
Signature of Applicant or Authorized Agent

Michael Woolery, VP Land Acquisition

Print Name and Title

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17<sup>th</sup> day of August, 20 17, by

Michael Woolery

who is personally known to me or has produced

as identification, and who

did/did not take an oath.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)



## AFFIDAVIT

### AUTHORIZATION FOR AGENT/APPLICANT

I (we), Michael Woolery, property owner(s),

hereby authorize Heidt Design to act as Agent/Applicant on our behalf

to apply for this petition on the property described as (legal description) Cypress Falls Phase 2A & 2B

Parcel ID# 1113-00-1200

Michael Woolery  
Signature of Owner

Date

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17<sup>th</sup> day of August, 20 17, by

Michael Woolery

who is personally known to me or has produced

as identification, and who did

not take an oath.

[Signature]  
Signature - Notary Public

(Place Notary Seal Below)





Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 South Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, FL 32801

(407) 841-1200  
(407) 423-1831 Fax  
www.deanmead.com



Attorneys and Counselors at Law  
Orlando  
Fort Pierce  
Tallahassee  
Tampa  
Viera/Melbourne

**DAVID P. BARKER**  
407-428-5118  
dbarker@deanmead.com  
Board Certified in Real Estate

September 14, 2017

Board of County Commissioners  
Sarasota County, Florida  
101 S. Washington Blvd.  
Sarasota, Florida 33577

Re: Cypress Falls Phase 2A and 2B

Gentlemen:

Pursuant to the requirements of Florida Statutes, Chapter 177, and Sarasota County Land Development regulations, you are advised that, in our opinion, the fee simple marketable title of those lands described in Exhibit A attached hereto is vested in:

Centex Homes, a Nevada general partnership, by virtue of the last deed dated April 27, 2017 and recorded April 27, 2017 under Instrument Number 2017052350, Public Records of Sarasota County, Florida.

Subject to the following matters and exceptions:

A. Unsatisfied mortgages or liens encumbering said property are as follows:

NONE

B. Underlying rights of way, easements or plats, restrictions and other matters affecting said property are as follows:

1. Notice by Panacea Properties, Ltd., recorded August 25, 1986 in Official Records Book 1880, Page 2199, Public Records of Sarasota County, Florida.

2. Notice of Adoption of the Amended and Restated Development Order for the Panacea Development of Regional Impact recorded November 7, 2001 in Official Records Instrument Number 2001161391, together with Partial Assignment and Acceptance of DRI Allocations (Cypress Falls at The Woodlands) recorded April 27, 2017 in Official Records Instrument Number 2017052352, Public Records of Sarasota County, Florida.



3. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded January 13, 2005 in Official Records Instrument Number 2005008426, Public Records of Sarasota County, Florida.

4. Reciprocal Easement Agreement by and between Buffalo-Northport Associates, LLC, a Florida limited liability company, Panacea Gulf Coast Investments, L.L.C., a Florida limited liability company, and Centex Homes, a Nevada general partnership, recorded July 28, 2005 in Official Records Instrument Number 2005166945, together with First Amendment to Reciprocal Easement Agreement recorded February 12, 2009 in Official Records Instrument Number 2009017551, Public Records of Sarasota County, Florida.

5. Declaration of Covenants, Conditions and Restrictions for Cypress Falls at the Woodlands recorded July 29, 2005 in Official Records Instrument Number 2005167077, together with First Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Falls: Subordination to Master Declaration recorded February 6, 2006 in Official Records Instrument Number 2006023930, Second Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Falls recorded July 27, 2006 in Official Records Instrument Number 2006135650, Third Amendment to Declaration of Covenants, Conditions and Restrictions for Cypress Falls recorded September 1, 2006 in Official Records Instrument Number 2006157653, Certificate of Amendment recorded December 20, 2013 in Official Records Instrument Number 2013169417, Amendment and Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions for Cypress Falls recorded October 13, 2016 in Official Records Instrument Number 2016127566, Partial Assignment and Acceptance of Assignment of Declarant's Rights recorded October 13, 2016 in Official Records Instrument Number 2016127567 and Partial Assignment and Acceptance of Assignment of Declarant's Rights recorded April 27, 2017 in Official Records Instrument Number 2017052351 and Certificate of Amendment recorded June 8, 2017 in Official Records Instrument Number 2017071987, Public Records of Sarasota County, Florida.

6. Water Easement License and Reimbursement Agreement for the Woodlands Master Association, Inc., recorded December 27, 2005 in Official Records Instrument Number 2005281702, Public Records of Sarasota County, Florida.

7. 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.

8. Conservation Easement and Release of Prior Conservation Easement and Quit Claim recorded February 1, 2006 in Official Records Instrument Number 2006020792, Public Records of Sarasota County, Florida.

9. Master Declaration of Covenants, Conditions, Restrictions and Easements for the Woodlands recorded February 6, 2006 in Official Records Instrument Number 2006023093, together with Partial Assignment and Acceptance of Assignment of Declarant's Rights recorded February 12, 2009 in Official Records Instrument Number 2009017561 and Limited Assignment and Assumption of Declarant Rights recorded April 3, 2012 in Official Records Instrument Number 2012041311, Public Records of Sarasota County, Florida.

10. Blanket Easement to CDD and Association for Maintenance of Central Irrigation System by and between Panacea Gulfcoast Investments, LLC, a Florida limited liability company, PGCI, II, L.L.C., a Florida limited liability company, Buffalo-Northport Associates, LLC, a Florida limited liability company, The Woodlands Community Development District, a Florida community development district, and The Woodlands Master Association, Inc., recorded February 6, 2006 in Official Records Instrument Number 2006023095, Public Records of Sarasota County, Florida.

11. Amended Notice of Establishment of the Woodlands Community Development District recorded October 31, 2007 in Official Records Instrument Number 2007164391, Public Records of Sarasota County, Florida.

12. Non-Exclusive Wall and Landscape Easement Agreement (Cypress Falls) by and between Buffalo-Northport Associates, LLC, a Florida limited liability company, PGCI, II, LLC, a Florida limited liability company, and Cypress Falls at The Woodlands Homeowners Association, Inc., a Florida not-for-profit corporation, recorded February 12, 2009 in Official Records Instrument Number 2009017547, Public Records of Sarasota County, Florida.

13. Entry Monument Easement Agreement (Cypress Falls) by and between Buffalo-Northport Associates, LLC, a Florida limited liability company, PGCI, II, LLC, a Florida limited liability company, and Centex Homes, a Nevada general partnership, recorded February 12, 2009 in Official Records Instrument Number 2009017549, Public Records of Sarasota County, Florida.

14. Non-Exclusive Utility Easement Agreement by and between Buffalo-Northport Associates, LLC, a Florida limited liability company, PGCI, LLC, a Florida limited liability company, and Centex Homes, a Nevada general partnership, recorded February 12, 2009 in Official Records Instrument Number 2009017553, Public Records of Sarasota County, Florida.

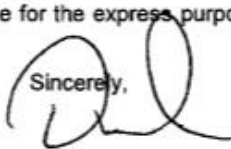
15. Lien of Record and Disclosure of Public Financing of the Woodlands Community Development District recorded May 4, 2009 in Official Records Instrument Number 2009052947, Public Records of Sarasota County, Florida.

16. Assignment of Development Rights, Permits and Approvals by and between Buffalo-Northport Associates II, LLC, a Florida limited liability company, and Centex Homes, a Nevada general partnership, recorded April 27, 2017 in Official Records Instrument Number 2017052353, Public Records of Sarasota County, Florida.

C. 2016 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Numbers 1113001200 and 1113002100.

This title opinion letter is made for the express purpose of furnishing title information to Sarasota County, Florida.

Sincerely,



David P. Barker

DPB:ch

01864033.v1



EXHIBIT "A"

DESCRIPTION: A parcel of land lying in Sections 17 and 18, 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, run thence along the South boundary of said Section 17 and said South boundary of LAKESIDE PLANTATION, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION; thence along the East boundary of said LAKESIDE PLANTATION, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, said point also being the POINT OF BEGINNING; thence along the Northerly boundary of said LAKESIDE PLANTATION, the following two (2) courses: 1) N.75°28'28"W., 2441.86 feet; 2) N.89°42'50"W., 581.55 feet to the Southeast corner of the 100 feet wide right-of-way for PLANTATION BOULEVARD, as recorded in Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida; thence along the Easterly right-of-way line of said PLANTATION BOULEVARD, N.00°17'19"E., 337.40 feet to a point of curvature, said point also being the Southwest corner of CYPRESS FALLS PHASE 1D, according to the plat thereof as recorded in Plat Book 46, Page 16, of the Public Records of Sarasota County, Florida; thence along the Southerly and Easterly boundaries of said CYPRESS FALLS PHASE 1D, in respective order, the following twenty-three (23) courses: 1) Northeasterly, 39.14 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°42'41" (chord bearing N.45°08'40"E., 35.27 feet) to a point of tangency; 2) EAST, 170.78 feet; 3) S.00°17'19"W., 43.48 feet; 4) EAST, 517.65 feet; 5) N.88°30'33"E., 49.61 feet; 6) N.66°50'53"E., 35.05 feet; 7) N.37°00'15"E., 56.36 feet; 8) N.40°01'30"E., 62.33 feet; 9) N.43°01'00"E., 57.33 feet; 10) N.45°53'00"E., 57.33 feet; 11) N.48°52'30"E., 62.33 feet; 12) N.51°59'30"E., 62.33 feet; 13) N.54°59'00"E., 57.33 feet; 14) N.57°51'00"E., 57.33 feet; 15) N.60°43'00"E., 57.33 feet; 16) N.63°35'00"E., 57.33 feet; 17) N.57°55'10"E., 65.06 feet to a point on a curve; 18) Southeasterly, 31.73 feet along the arc of a curve to the right having a radius of 1175.00 feet and a central angle of 01°32'50" (chord bearing S.31°18'25"E., 31.73 feet); 19) N.59°28'00"E., 171.00 feet; 20) S.80°53'10"E., 49.03 feet; 21) N.80°32'00"E., 57.33 feet; 22) N.83°24'00"E., 57.33 feet; 23) N.28°21'37"E., 305.00 feet to a point on the Southerly boundary of CYPRESS FALLS PHASE 1A, according to the plat thereof as recorded in Plat Book 45, Page 39, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary of CYPRESS FALLS PHASE 1A, S.46°24'39"E., 370.11 feet to a point on the Southerly boundary of CYPRESS FALLS PHASE 1C, according to the plat thereof as recorded in Plat Book 46, Page 15, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary of CYPRESS FALLS PHASE 1C, the following two (2) courses: 1) continue S.46°24'39"E., 132.26 feet; 2) S.48°15'24"E., 1311.79 feet to the Southerlymost corner of said CYPRESS FALLS PHASE 1C; thence S.19°30'00"W., 500.00 feet to the POINT OF BEGINNING.

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CYPRESS FALLS PHASE 2A & 2B

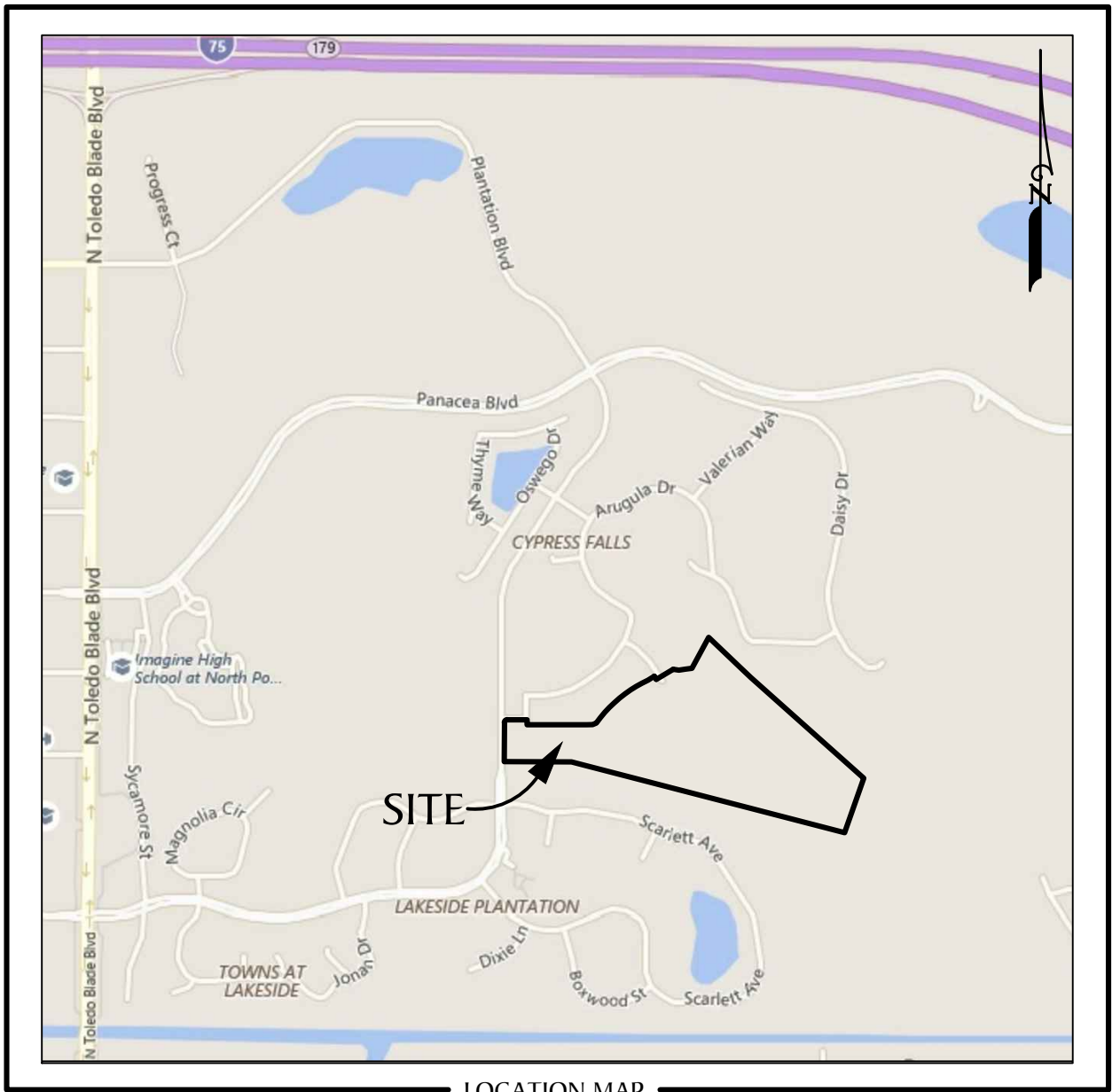
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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 WHICH WILL COMPRISE A PORTION OF THE CONNECTED STRUCTURE. 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 IS HEREBY DEDICATED TO THE CITY OF NORTH PORT FOR THE INSTALLATION, REPAIR, MAINTENANCE, REPLACEMENT, AND OPERATION OF POTABLE WATER METERS AND SANITARY SEWER CLEANOUTS.



LOCATION MAP  
NOT TO SCALE  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA  
SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST

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)  
1403 E. 5th Avenue  
Tampa, Florida 33605

James Daniel LeViner \_\_\_\_\_ DATE: \_\_\_\_\_  
Professional Land Surveyor No. LS6915  
Certificate of Authorization No. LB7768

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.

\_\_\_\_\_  
CITY ENGINEER, REGISTRATION NUMBER \_\_\_\_\_ DATE: \_\_\_\_\_

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 SAID LIMITED PARTNERSHIP OF CYPRESS FALLS AT THE WOODLANDS, PHASE 2A & 2B, AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID LIMITED PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACTS "A-3", "B-7", "B-8", "B-9", "B-10" AND "B-11", PRIVATE DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS, AND OTHER EASEMENTS SHOWN OR DESCRIBED HEREON AS COMMON AREAS FOR SAID USES AND PURPOSES TO CYPRESS FALLS OF THE WOODLANDS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND FPR TJE EXCLUSIVE USE OF ITS 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.

\_\_\_\_\_  
WITNESS: CENTEX REAL ESTATE COMPANY LLC, A NEVADA  
LIMITED LIABILITY COMPANY, AS MANAGING  
GENERAL PARTNER

\_\_\_\_\_  
WITNESS: BY: \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ BY \_\_\_\_\_, AS \_\_\_\_\_ OF CENTEX REAL ESTATE COMPANY, LLC A NEVADA LIMITED LIABILITY COMPANY, AS MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVEDA GENERAL PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME.

\_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES:  
  
(PRINTED NAME OF NOTARY) COMMISSION NUMBER:

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 \_\_\_\_.

\_\_\_\_\_  
CITY ATTORNEY, CITY OF NORTH PORT DATE: \_\_\_\_\_

CYPRESS FALLS PHASE 2A & 2B  
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CYPRESS FALLS PHASE 2A & 2B

**DESCRIPTION:** A parcel of land lying in Sections 17 and 18, 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, run thence along the South boundary of said Section 17 and said South boundary of LAKESIDE PLANTATION, S.89°42'45"E., 1240.05 feet to the Southeast corner of said LAKESIDE PLANTATION; thence along the East boundary of said LAKESIDE PLANTATION, N.00°16'52"E., 1554.64 feet to the Northeast corner of said LAKESIDE PLANTATION, said point also being the **POINT OF BEGINNING**; thence along the Northerly boundary of said LAKESIDE PLANTATION, the following two (2) courses: 1) N.75°28'28"W., 2441.86 feet; 2) N.89°42'50"W., 581.55 feet to the Southeast corner of the 100 feet wide right-of-way for PLANTATION BOULEVARD, as recorded in Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida; thence along the Easterly right-of-way line of said PLANTATION BOULEVARD, N.00°17'19"E., 337.40 feet to a point of curvature, said point also being the Southwest corner of CYPRESS FALLS PHASE 1D, according to the plat thereof as recorded in Plat Book 46, Page 16, of the Public Records of Sarasota County, Florida; thence along the Southerly and Easterly boundaries of said CYPRESS FALLS PHASE 1D, in respective order, the following twenty-three (23) courses: 1) Northeasterly, 39.14 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 89°42'41" (chord bearing N.45°08'40"E., 35.27 feet) to a point of tangency; 2) EAST, 170.78 feet; 3) S.00°17'19"W., 43.48 feet; 4) EAST, 517.65 feet; 5) N.88°30'33"E., 49.61 feet; 6) N.66°50'53"E., 35.05 feet; 7) N.37°00'15"E., 56.36 feet; 8) N.40°01'30"E., 62.33 feet; 9) N.43°01'00"E., 57.33 feet; 10) N.45°53'00"E., 57.33 feet; 11) N.48°52'30"E., 62.33 feet; 12) N.51°59'30"E., 62.33 feet; 13) N.54°59'00"E., 57.33 feet; 14) N.57°51'00"E., 57.33 feet; 15) N.60°43'00"E., 57.33 feet; 16) N.63°35'00"E., 57.33 feet; 17) N.57°55'10"E., 65.06 feet to a point on a curve; 18) Southeasterly, 31.73 feet along the arc of a curve to the right having a radius of 1175.00 feet and a central angle of 01°32'50" (chord bearing S.31°18'25"E., 31.73 feet); 19) N.59°28'00"E., 171.00 feet; 20) S.80°53'10"E., 49.03 feet; 21) N.80°32'00"E., 57.33 feet; 22) N.83°24'00"E., 57.33 feet; 23) N.28°21'37"E., 305.00 feet to a point on the Southerly boundary of CYPRESS FALLS PHASE 1A, according to the plat thereof as recorded in Plat Book 45, Page 39, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary of CYPRESS FALLS PHASE 1A, S.46°24'39"E., 370.11 feet to a point on the Southerly boundary of CYPRESS FALLS PHASE 1C, according to the plat thereof as recorded in Plat Book 46, Page 15, of the Public Records of Sarasota County, Florida; thence along said Southerly boundary of CYPRESS FALLS PHASE 1C, the following two (2) courses: 1) continue S.46°24'39"E., 132.26 feet; 2) S.48°15'24"E., 1311.79 feet to the Southerlymost corner of said CYPRESS FALLS PHASE 1C; thence S.19°30'00"W., 500.00 feet to the **POINT OF BEGINNING** .

Containing 53.894 acres, more or less.

TRACT DESIGNATION TABLE

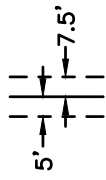
| TRACT        | DESIGNATION                                                                       | ACREAGE     |
|--------------|-----------------------------------------------------------------------------------|-------------|
| TRACT "A-3"  | PRIVATE ROAD, DRAINAGE AND PRIVATE UTILITY EASEMENT                               | 4.933 Ac.±  |
| TRACT "B-7"  | COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT                | 25.459 Ac.± |
| TRACT "B-8"  | COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT                | 3.561 Ac.±  |
| TRACT "B-9"  | COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT                | 0.273 Ac.±  |
| TRACT "B-10" | COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING; WALL; UTILITY AND ACCESS EASEMENT | 0.193 Ac.±  |
| TRACT "B-11" | COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT                | 0.112 Ac.±  |

NOTES:

- 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 - 1990 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS **"I75 83 A07"** AND **"I75 83 A03"**.
- THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THIS PLAT WAS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005167077 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE SIDE LOT LINE EASEMENTS SHALL TERMINATE AT THE VERTICAL PLANE OF THE OUTSIDE PERIMETER OF ANY STRUCTURE WALL OR OVERHANG WITH SAID LOT LINE EASEMENT.
- TRACT "A-3", AS SHOWN HEREON CONTAINING PRIVATE ROAD RIGHT-OF-WAY, PRIVATE DRAINAGE EASEMENTS, AND PUBLIC UTILITY EASEMENTS, IS NOT DEDICATED TO THE GENERAL PUBLIC. BUT IS RESERVED BY THE OWNER AS COMMON AREA FOR THE EXCLUSIVE USE OF ALL OWNERS IN CYPRESS FALLS PHASE 2A & 2B AND ANY FUTURE PHASES AND THEIR TENANTS, GUESTS, LICENSEES AND INVITEES (BUT NOT MEMBERS OF THE GENERAL PUBLIC).
- TRACTS "B-7", "B-8", "B-9", "B-10" AND "B-11" AS SHOW HEREON, ARE RESERVED BY THE OWNER AS COMMON AREAS FOR THE DEDICATION TO THE CYPRESS FALLS AT THE WOODLANDS HOMEOWNERS ASSOCIATION, INC., AND FOR THE EXCLUSIVE USE OF ALL OWNERS OF LOTS IN CYPRESS FALLS PHASE 2A AND 2B AND ANY FUTURE PHASES AND THEIR TENANTS, GUESTS, LICENSEES AND INVITEES.
- ELEVATIONS AS SHOWN ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).  
CONVERSION: NAVD 88 TO NGVD 29 = + 1.12
- NO VEGETATION, WITH THE EXCEPTION OF SOD, MAY BE PLACED WITHIN THE SIDE YARD EASEMENTS.
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY PLANTATION BOULEVARD AND PANACEA BOULEVARD, EACH A PUBLIC RIGHT-OF-WAY OWNED AND TO BE MAINTAINED BY THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT (THE "CDD"), AS CONVEYED PURSUANT TO THE DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2005275738. PURSUANT TO THE APPROVED DEVELOPMENT ORDERS FOR PANACEA BOULEVARD AND PLANTATION BOULEVARD, UPON INSPECTION AND ACCEPTANCE BY THE CITY ENGINEER OF THE CITY OF NORTH PORT, FLORIDA (THE "CITY"), THE CDD SHALL DEDICATE THE RIGHTS-OF-WAY FOR PANACEA BOULEVARD AND PLANTATION BOULEVARD TO THE CITY.
- ALL LINE RADIAL UNLESS LABELED "NR" NON-RADIAL.

FLOOD ZONE NOTE:

THE PLATTED LANDS OF CYPRESS FALLS AT THE WOODLANDS, PHASES 2A & 2B SHOWN HEREON, LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP FOR SARASOTA COUNTY, FLORIDA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 12115C 0384F , DATED NOVEMBER 4, 2016



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')

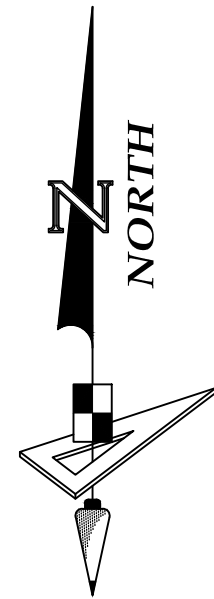
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



# CYPRESS FALLS PHASE 2A & 2B

A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

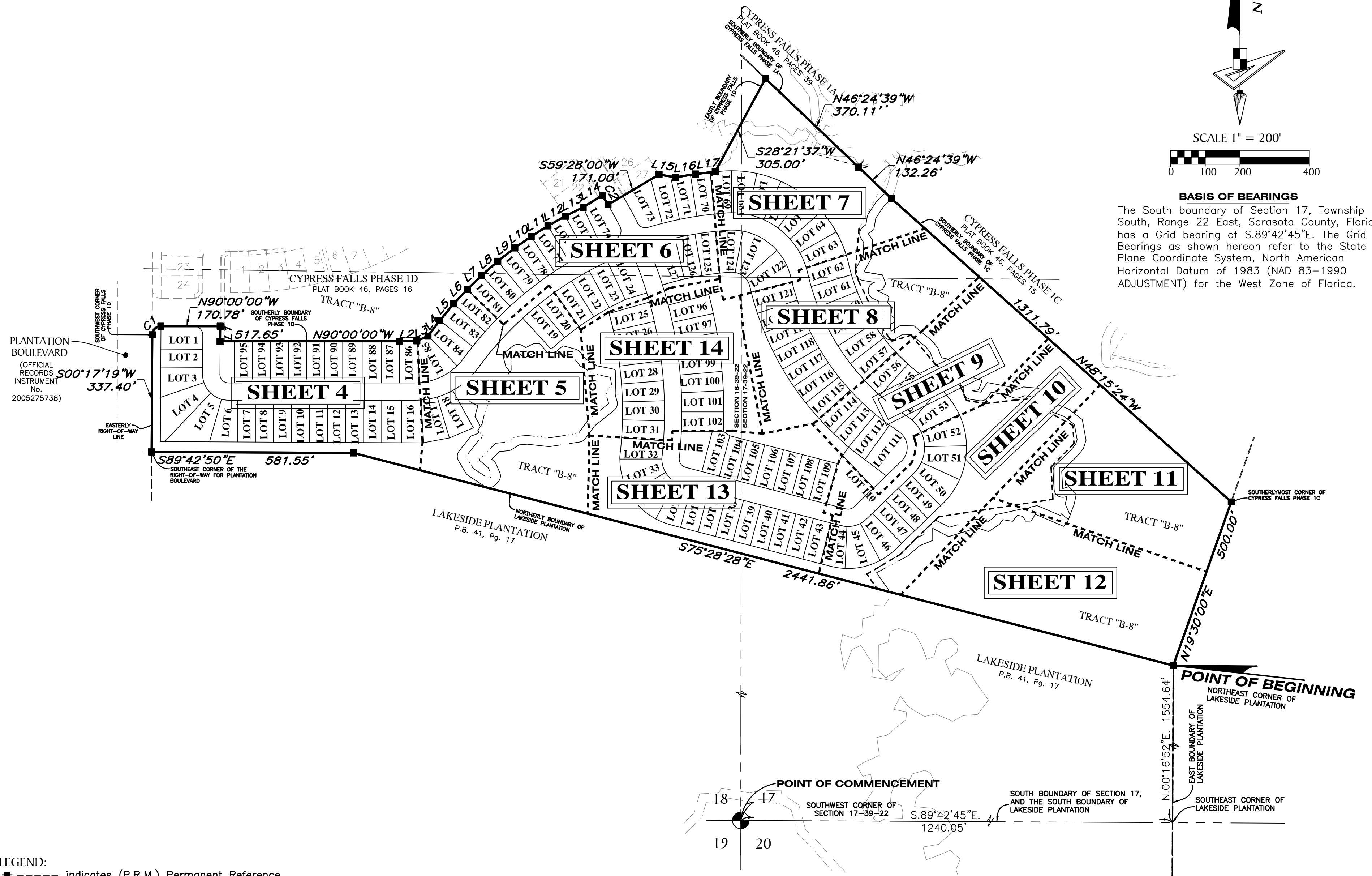
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 3 OF 14 SHEETS



SCALE 1" = 200'  
0 100 200 400

## 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.



## LEGEND:

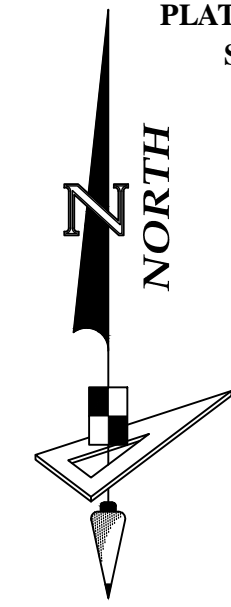
- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point LB7768
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**GeoPoint**  
Surveying, Inc.

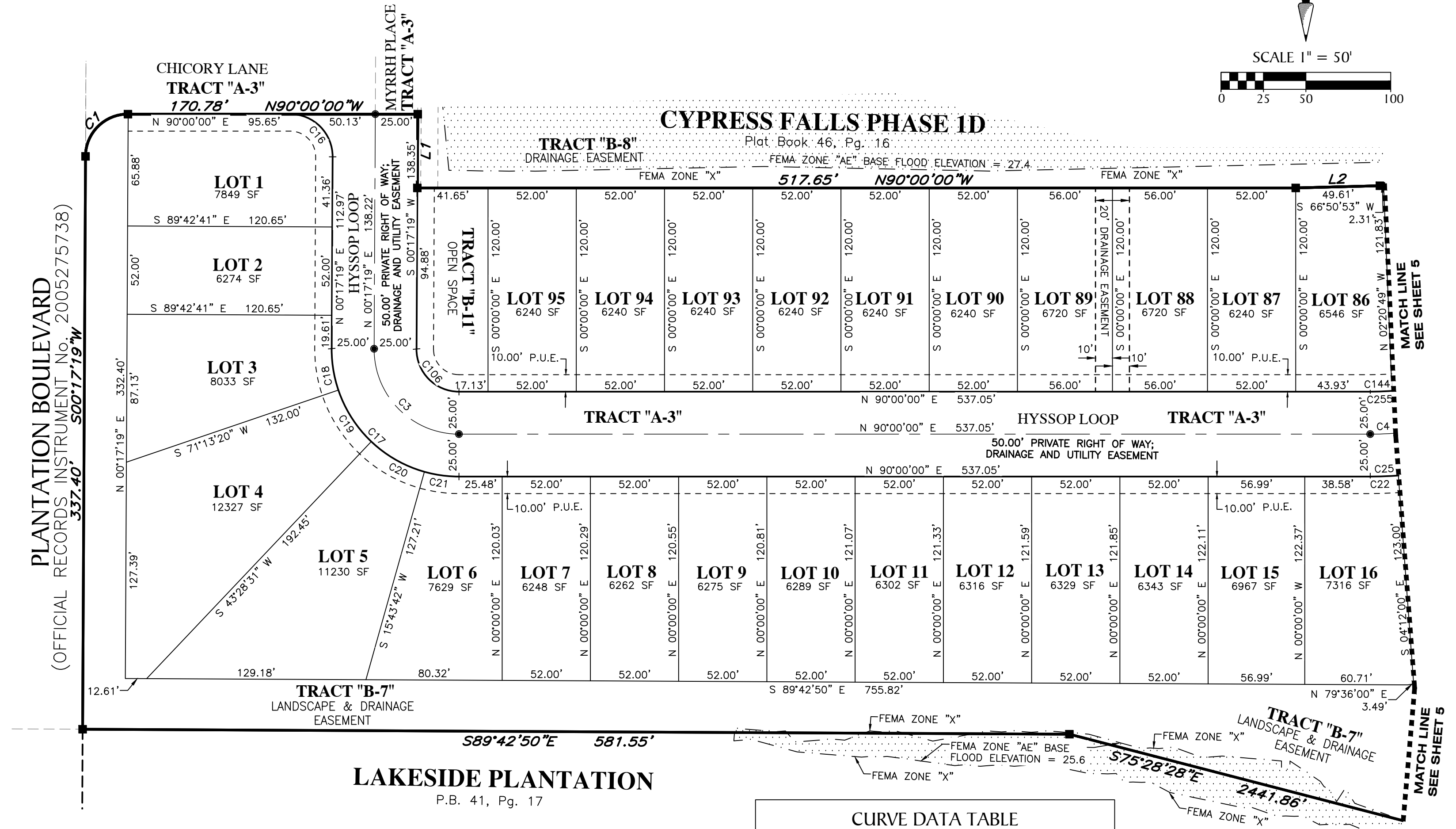
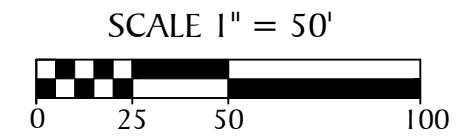
1403 E. 5th Avenue Phone: (321) 270-0440  
Tampa, Florida 33605 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

CYPRESS FALLS PHASE 2A & 2B  
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 4 OF 14 SHEETS



SEE NOTE ON SHEET 3 OF 14  
FOR BASIS OF BEARINGS



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  - indicates Flood Zone "AE"

CURVE DATA TABLE

| NO.  | RADIUS  | DELTA      | ARC     | CHORD   | BEARING       |
|------|---------|------------|---------|---------|---------------|
| C1   | 25.00'  | 089°42'41" | 39.14'  | 35.27'  | S 45°08'40" W |
| C3   | 50.00'  | 090°17'19" | 78.79'  | 70.89'  | S 44°51'20" E |
| C4   | 200.00' | 053°16'56" | 185.99' | 179.36' | N 63°21'32" E |
| C16  | 25.00'  | 090°17'19" | 39.40'  | 35.44'  | N 44°51'20" W |
| C17  | 75.00'  | 090°17'19" | 118.19' | 106.33' | S 44°51'20" E |
| C18  | 72.65'  | 009°44'42" | 12.36'  | 12.34'  | S 14°08'13" E |
| C19  | 73.12'  | 028°28'27" | 36.34'  | 35.97'  | S 32°39'05" E |
| C20  | 73.75'  | 028°14'48" | 36.36'  | 35.99'  | S 60°14'53" E |
| C21  | 75.00'  | 015°44'56" | 20.62'  | 20.55'  | S 82°07'32" E |
| C22  | 228.67' | 004°09'05" | 16.57'  | 16.56'  | N 87°54'34" E |
| C25  | 225.00' | 053°16'56" | 209.24' | 201.78' | N 63°21'32" E |
| C106 | 25.00'  | 090°17'19" | 39.40'  | 35.44'  | S 44°51'20" E |
| C144 | 175.00' | 004°11'24" | 12.80'  | 12.80'  | N 87°54'18" E |
| C255 | 175.00' | 053°16'56" | 162.74' | 156.94' | N 63°21'32" E |

LINE DATA TABLE

| NO. | BEARING       | LENGTH |
|-----|---------------|--------|
| L1  | N 00°17'19" E | 43.48' |
| L2  | S 88°30'33" W | 49.61' |



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LINE DATA TABLE

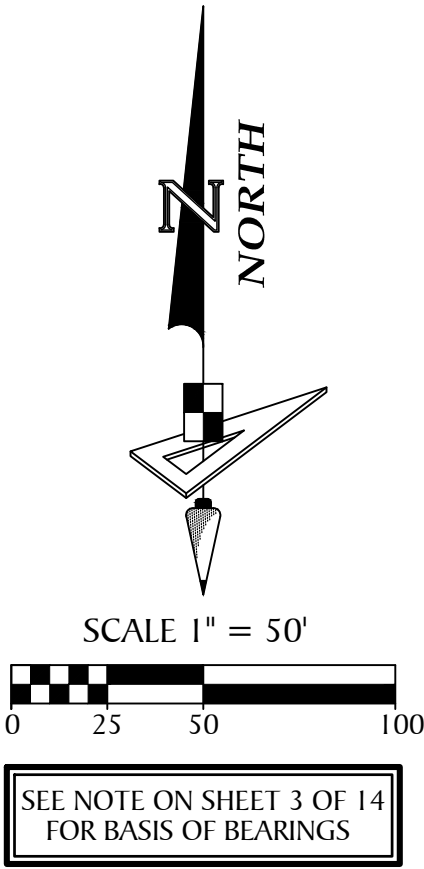
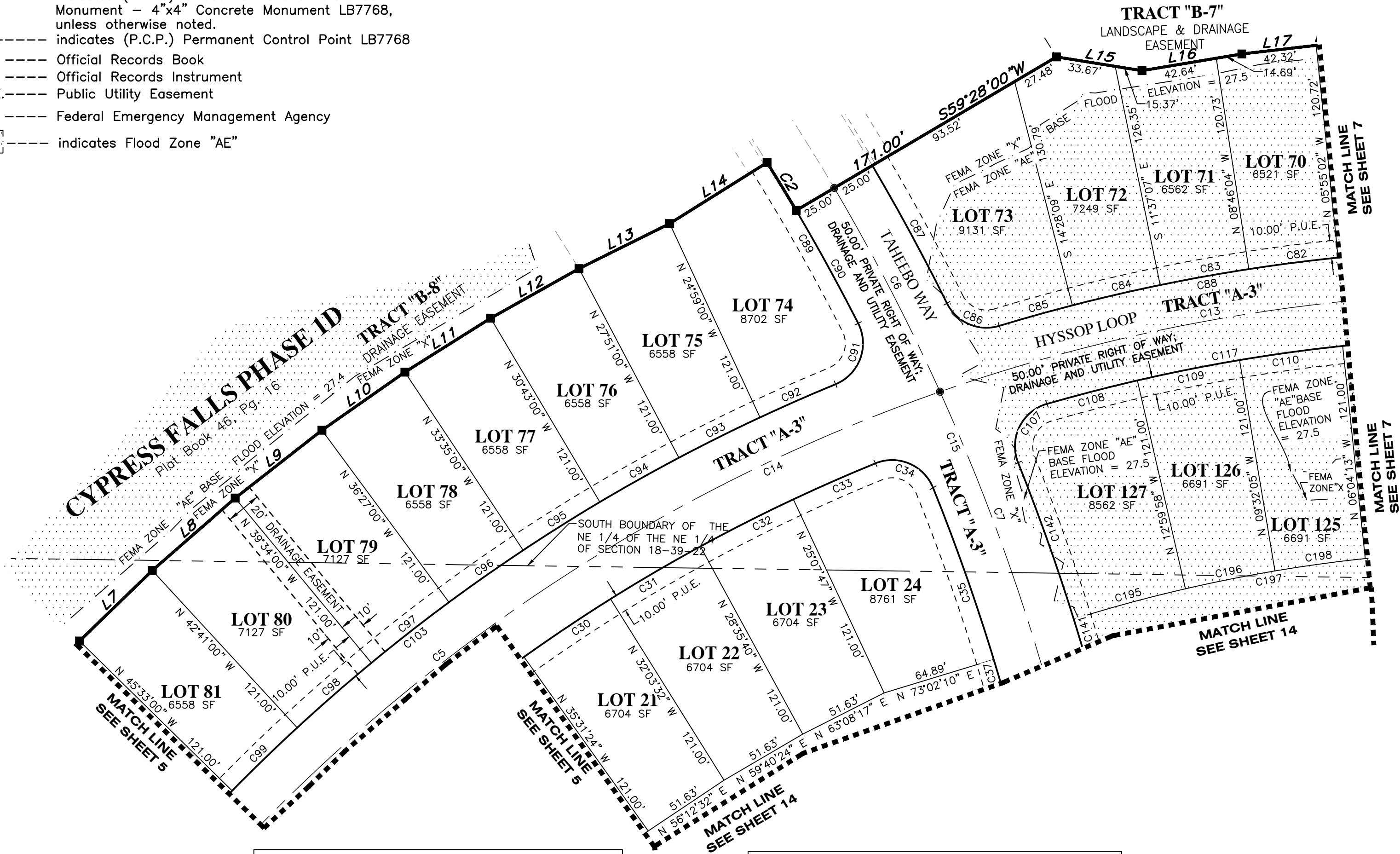
LEGEND:

- 
- GeoPoint**  
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[www.geopointsurvey.com](http://www.geopointsurvey.com)
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CYPRESS FALLS PHASE 2A & 2B  
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



| CURVE DATA TABLE |          |            |         |         |               |
|------------------|----------|------------|---------|---------|---------------|
| NO.              | RADIUS   | DELTA      | ARC     | CHORD   | BEARING       |
| C2               | 1175.00' | 001°32'50" | 31.73'  | 31.73'  | N 31°18'25" W |
| C5               | 1000.00' | 033°57'03" | 592.56' | 583.92' | S 53°41'36" W |
| C6               | 1200.00' | 006°12'20" | 129.97' | 129.90' | S 27°25'50" E |
| C7               | 1200.00' | 030°33'27" | 640.00' | 632.44' | S 09°02'57" E |
| C13              | 1000.00' | 015°19'53" | 267.58' | 266.78' | N 78°20'04" E |
| C14              | 1000.00' | 049°16'56" | 860.14' | 833.87' | S 61°21'32" W |
| C15              | 1200.00' | 036°45'47" | 769.96' | 756.82' | N 12°09'07" W |
| C30              | 975.00'  | 003°27'52" | 58.96'  | 58.95'  | N 56°12'32" E |
| C31              | 975.00'  | 003°27'52" | 58.96'  | 58.95'  | N 59°40'24" E |
| C32              | 975.00'  | 003°27'52" | 58.96'  | 58.95'  | N 63°08'17" E |
| C33              | 975.00'  | 002°58'55" | 50.75'  | 50.74'  | N 66°21'41" E |
| C34              | 25.00'   | 090°09'24" | 39.34'  | 35.40'  | S 67°04'10" E |
| C35              | 1175.00' | 005°01'38" | 103.10' | 103.06' | S 19°28'39" E |
| C37              | 1175.00' | 001°20'13" | 27.42'  | 27.42'  | S 16°17'44" E |
| C82              | 1025.00' | 002°51'03" | 51.00'  | 50.99'  | N 82°39'27" E |
| C83              | 1025.00' | 002°51'03" | 51.00'  | 50.99'  | N 79°48'25" E |
| C84              | 1025.00' | 002°51'03" | 51.00'  | 50.99'  | N 76°57'22" E |
| C85              | 1025.00' | 002°24'03" | 42.95'  | 42.94'  | N 74°19'50" E |
| C86              | 25.00'   | 080°28'58" | 35.12'  | 32.30'  | S 66°37'43" E |
| C87              | 1225.00' | 004°08'46" | 88.65'  | 88.63'  | S 28°27'37" E |

| CURVE DATA TABLE |          |            |         |         |               |
|------------------|----------|------------|---------|---------|---------------|
| NO.              | RADIUS   | DELTA      | ARC     | CHORD   | BEARING       |
| C88              | 1025.00' | 012°52'12" | 230.24' | 229.75' | S 79°33'54" W |
| C89              | 1175.00' | 005°06'06" | 104.62' | 104.59' | N 29°31'47" W |
| C90              | 1175.00' | 003°33'16" | 72.90'  | 72.88'  | S 28°45'22" E |
| C91              | 25.00'   | 094°36'30" | 41.28'  | 36.75'  | N 20°19'31" E |
| C92              | 1025.00' | 002°36'46" | 46.74'  | 46.74'  | N 66°19'23" E |
| C93              | 1025.00' | 002°52'00" | 51.28'  | 51.28'  | N 63°35'00" E |
| C94              | 1025.00' | 002°52'00" | 51.28'  | 51.28'  | N 60°43'00" E |
| C95              | 1025.00' | 002°52'00" | 51.28'  | 51.28'  | N 57°51'00" E |
| C96              | 1025.00' | 002°52'00" | 51.28'  | 51.28'  | N 54°59'00" E |
| C97              | 1025.00' | 003°07'00" | 55.76'  | 55.75'  | N 51°59'30" E |
| C98              | 1025.00' | 003°07'00" | 55.76'  | 55.75'  | N 48°52'30" E |
| C99              | 1025.00' | 002°52'00" | 51.28'  | 51.28'  | N 45°53'00" E |
| C103             | 1025.00' | 030°54'43" | 553.00' | 546.32' | S 52°10'25" W |
| C107             | 25.00'   | 095°39'18" | 41.74'  | 37.06'  | N 26°03'56" E |
| C108             | 975.00'  | 003°06'27" | 52.88'  | 52.87'  | N 75°26'49" E |
| C109             | 975.00'  | 003°27'52" | 58.96'  | 58.95'  | N 78°43'59" E |
| C110             | 975.00'  | 003°27'52" | 58.96'  | 58.95'  | N 82°11'51" E |
| C117             | 975.00'  | 012°06'25" | 206.02' | 205.64' | S 79°56'48" W |
| C141             | 1225.00' | 002°48'47" | 60.14'  | 60.14'  | S 15°57'41" E |
| C142             | 1225.00' | 004°23'39" | 93.95'  | 93.92'  | S 19°33'54" E |

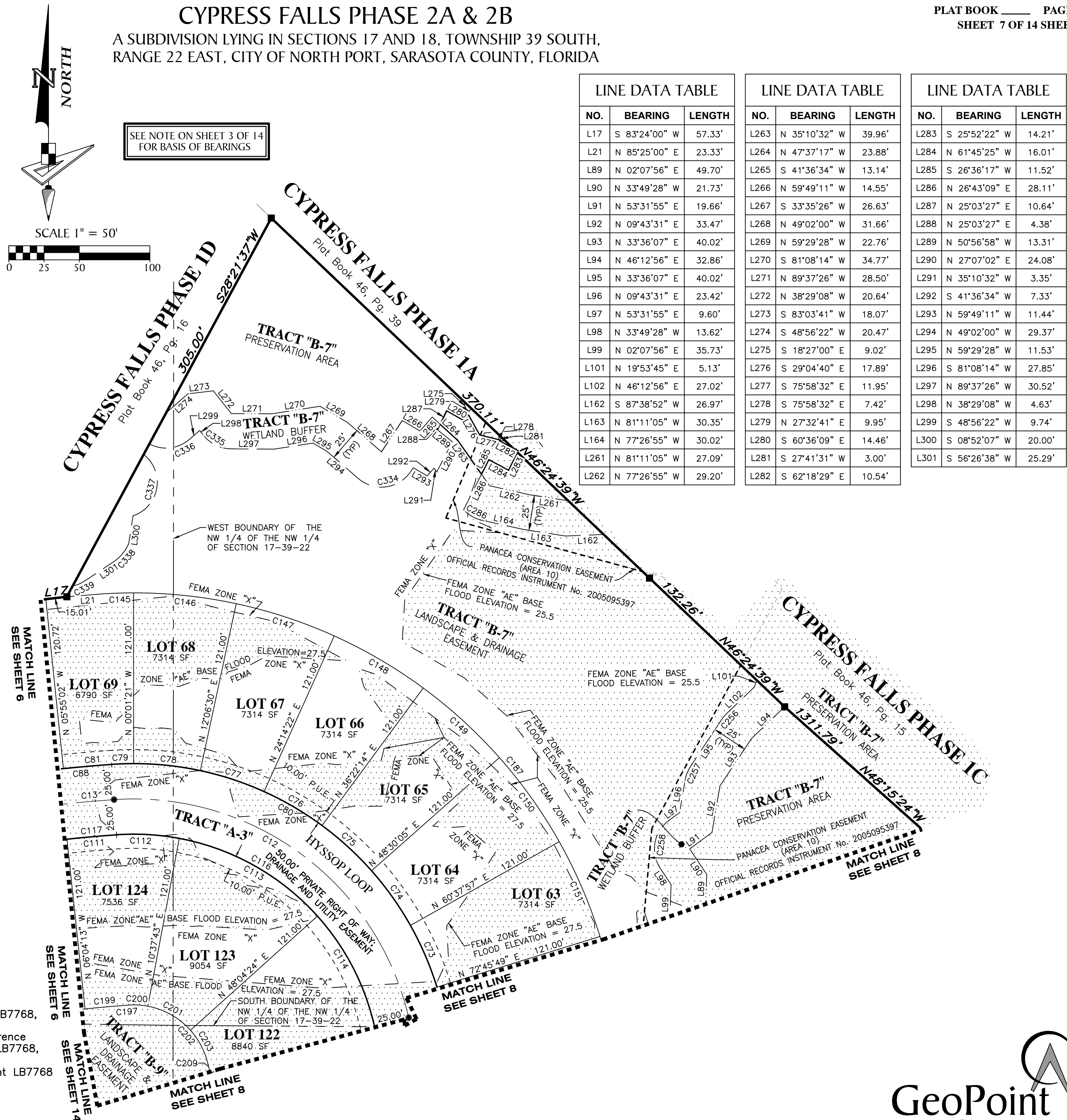
| CURVE DATA TABLE |         |            |         |         |               |
|------------------|---------|------------|---------|---------|---------------|
| NO.              | RADIUS  | DELTA      | ARC     | CHORD   | BEARING       |
| C195             | 854.00' | 004°23'48" | 65.53'  | 65.52'  | S 74°48'08" W |
| C196             | 858.72' | 003°26'44" | 51.64'  | 51.63'  | S 78°43'59" W |
| C197             | 854.00' | 013°23'46" | 199.67' | 199.21' | S 79°18'07" W |
| C198             | 855.59' | 003°27'29" | 51.64'  | 51.63'  | S 82°11'51" W |

| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L7              | S 45°53'00" W | 57.33' |
| L8              | S 48°52'30" W | 62.33' |
| L9              | S 51°59'30" W | 62.33' |
| L10             | S 54°59'00" W | 57.33' |
| L11             | S 57°51'00" W | 57.33' |
| L12             | S 60°43'00" W | 57.33' |
| L13             | S 63°35'00" W | 57.33' |
| L14             | S 57°55'10" W | 65.06' |
| L15             | N 80°53'10" W | 49.03' |
| L16             | S 80°32'00" W | 57.33' |
| L17             | S 83°24'00" W | 57.33' |

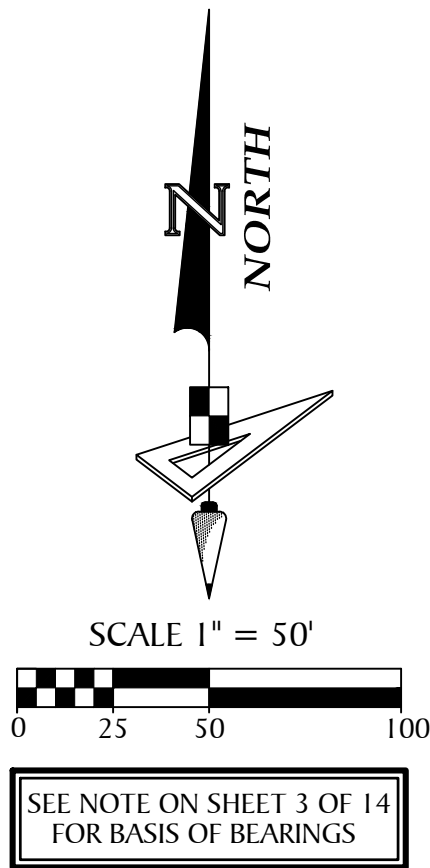
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RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LEGEND:

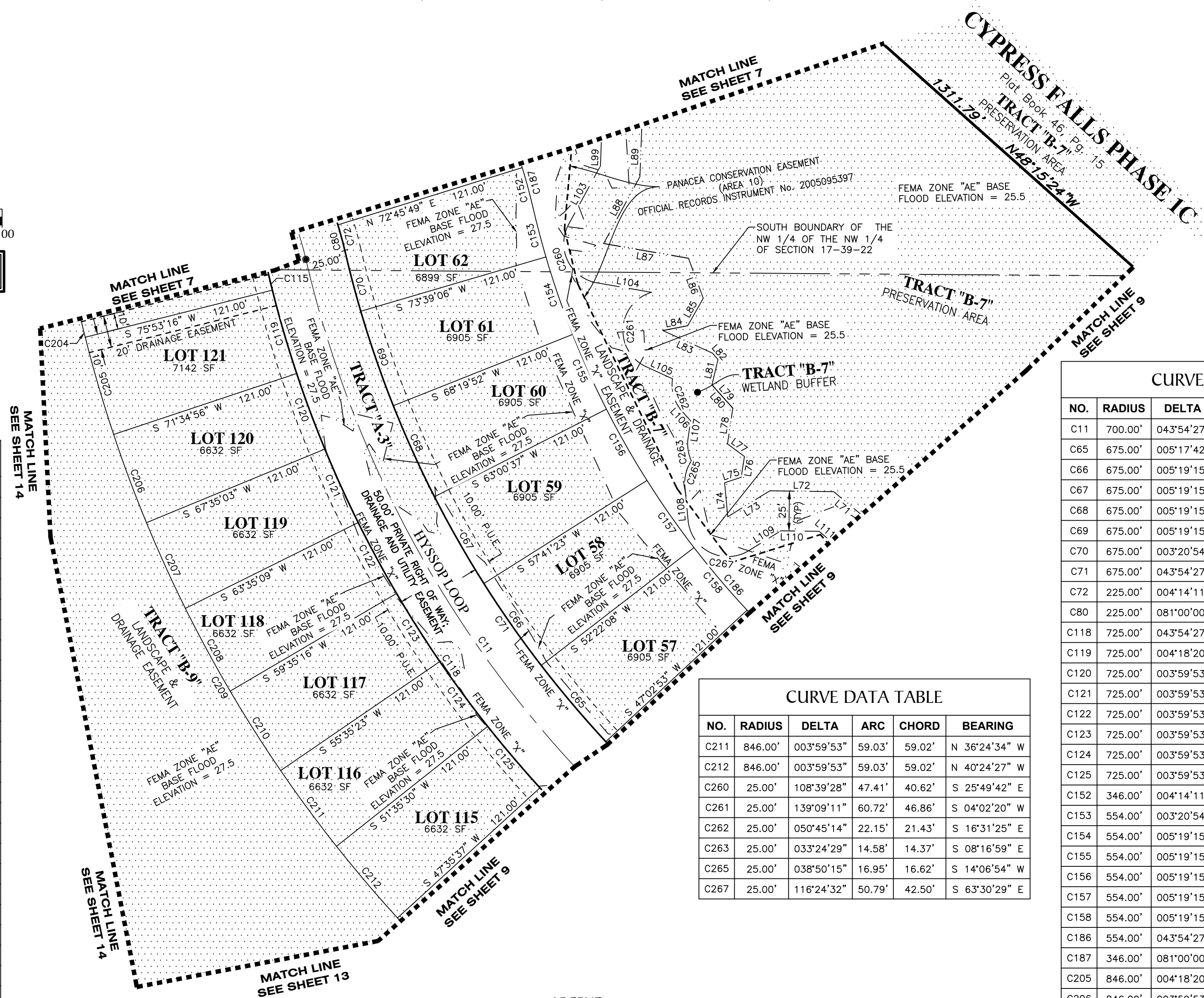
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- ⦿ ----- indicates Flood Zone "AE"







| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L71             | N 50°12'17" W | 67.92' |
| L72             | N 89°12'39" W | 40.07' |
| L73             | S 58°17'15" W | 30.98' |
| L74             | N 05°18'14" W | 21.43' |
| L75             | N 71°36'53" E | 10.94' |
| L76             | N 09°00'24" E | 13.19' |
| L77             | N 53°22'43" W | 13.23' |
| L78             | N 08°25'16" E | 22.65' |
| L79             | S 41°54'02" E | 19.62' |
| L80             | N 41°54'02" W | 19.62' |
| L81             | N 13°26'26" E | 16.38' |
| L82             | N 41°10'11" W | 5.32'  |
| L83             | N 65°32'16" W | 34.17' |
| L84             | N 79°00'56" E | 15.95' |
| L85             | N 29°31'07" E | 19.75' |
| L86             | N 20°17'03" W | 26.78' |
| L87             | N 80°09'26" W | 54.00' |
| L88             | N 28°30'02" E | 47.69' |
| L89             | N 02°07'56" E | 49.70' |
| L99             | N 02°07'56" E | 35.73' |
| L103            | N 28°30'02" E | 41.84' |
| L104            | N 80°09'26" W | 34.84' |
| L105            | N 65°32'16" W | 18.08' |
| L106            | N 41°54'02" W | 7.87'  |
| L107            | N 08°25'16" E | 10.91' |
| L108            | N 05°18'14" W | 21.43' |
| L109            | S 58°17'15" W | 23.69' |
| L110            | N 89°12'39" W | 23.93' |
| L111            | N 50°12'17" W | 56.59' |



| CURVE DATA TABLE |         |            |        |        |               |
|------------------|---------|------------|--------|--------|---------------|
| NO.              | RADIUS  | DELTA      | ARC    | CHORD  | BEARING       |
| C211             | 846.00' | 003°59'53" | 59.03' | 59.02' | N 36°24'34" W |
| C212             | 846.00' | 003°59'53" | 59.03' | 59.02' | N 40°24'27" W |
| C260             | 25.00'  | 108°39'28" | 47.41' | 40.62' | S 25°49'42" E |
| C261             | 25.00'  | 139°09'11" | 60.72' | 46.86' | S 04°02'20" W |
| C262             | 25.00'  | 050°45'14" | 22.15' | 21.43' | S 16°31'25" E |
| C263             | 25.00'  | 033°24'29" | 14.58' | 14.37' | S 08°16'59" E |
| C265             | 25.00'  | 038°50'15" | 16.95' | 16.62' | S 14°06'54" W |
| C267             | 25.00'  | 116°24'32" | 50.79' | 42.50' | S 63°30'29" E |

| CURVE DATA TABLE |         |            |         |         |               |
|------------------|---------|------------|---------|---------|---------------|
| NO.              | RADIUS  | DELTA      | ARC     | CHORD   | BEARING       |
| C11              | 700.00' | 043°54'27" | 536.43' | 523.40' | S 34°57'14" E |
| C65              | 675.00' | 005°17'42" | 62.38'  | 62.36'  | N 40°16'43" W |
| C66              | 675.00' | 005°19'15" | 62.68'  | 62.66'  | N 34°58'15" W |
| C67              | 675.00' | 005°19'15" | 62.68'  | 62.66'  | N 29°39'00" W |
| C68              | 675.00' | 005°19'15" | 62.68'  | 62.66'  | N 24°19'45" W |
| C69              | 675.00' | 005°19'15" | 62.68'  | 62.66'  | N 19°00'31" W |
| C70              | 675.00' | 003°20'54" | 39.45'  | 39.44'  | N 14°40'27" W |
| C71              | 675.00' | 043°54'27" | 517.27' | 504.71' | S 34°57'14" E |
| C72              | 225.00' | 004°14'11" | 16.64'  | 16.63'  | S 15°07'06" E |
| C80              | 225.00' | 081°00'00" | 318.09' | 292.25' | N 53°30'00" W |
| C118             | 725.00' | 043°54'27" | 555.59' | 542.10' | S 34°57'14" E |
| C119             | 725.00' | 004°18'20" | 54.48'  | 54.47'  | S 16°15'54" E |
| C120             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 20°25'01" E |
| C121             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 24°24'54" E |
| C122             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 28°24'47" E |
| C123             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 32°24'40" E |
| C124             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 36°24'34" E |
| C125             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 40°24'27" E |
| C152             | 346.00' | 004°14'11" | 25.58'  | 25.58'  | S 15°07'06" E |
| C153             | 554.00' | 003°20'54" | 32.37'  | 32.37'  | S 14°40'27" E |
| C154             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 19°00'31" E |
| C155             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 24°19'45" E |
| C156             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 29°39'00" E |
| C157             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 34°58'15" E |
| C158             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 40°17'29" E |
| C186             | 554.00' | 043°54'27" | 424.55' | 414.24' | S 34°57'14" E |
| C187             | 346.00' | 081°00'00" | 489.15' | 449.42' | N 53°30'00" W |
| C205             | 846.00' | 004°18'20" | 63.57'  | 63.56'  | N 16°15'54" W |
| C206             | 846.00' | 003°59'53" | 59.03'  | 59.02'  | N 20°25'01" W |
| C207             | 846.00' | 003°59'53" | 59.03'  | 59.02'  | N 24°24'54" W |
| C208             | 846.00' | 003°59'53" | 59.03'  | 59.02'  | N 28°24'47" W |
| C209             | 846.00' | 033°24'17" | 493.24' | 486.28' | S 29°42'08" E |
| C210             | 846.00' | 003°59'53" | 59.03'  | 59.02'  | N 32°24'40" W |

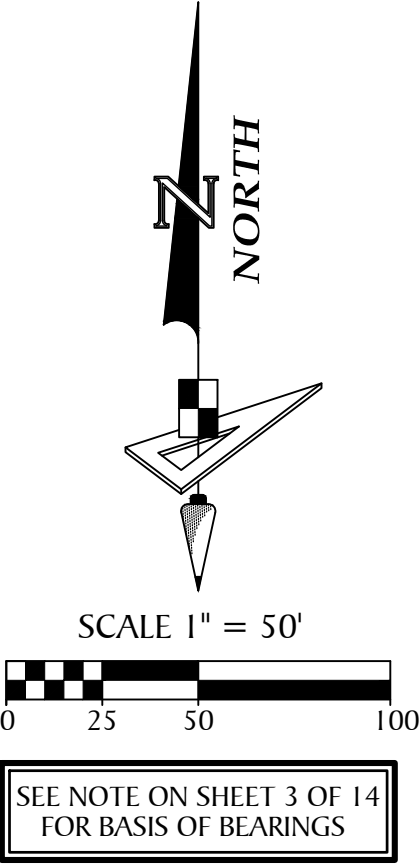
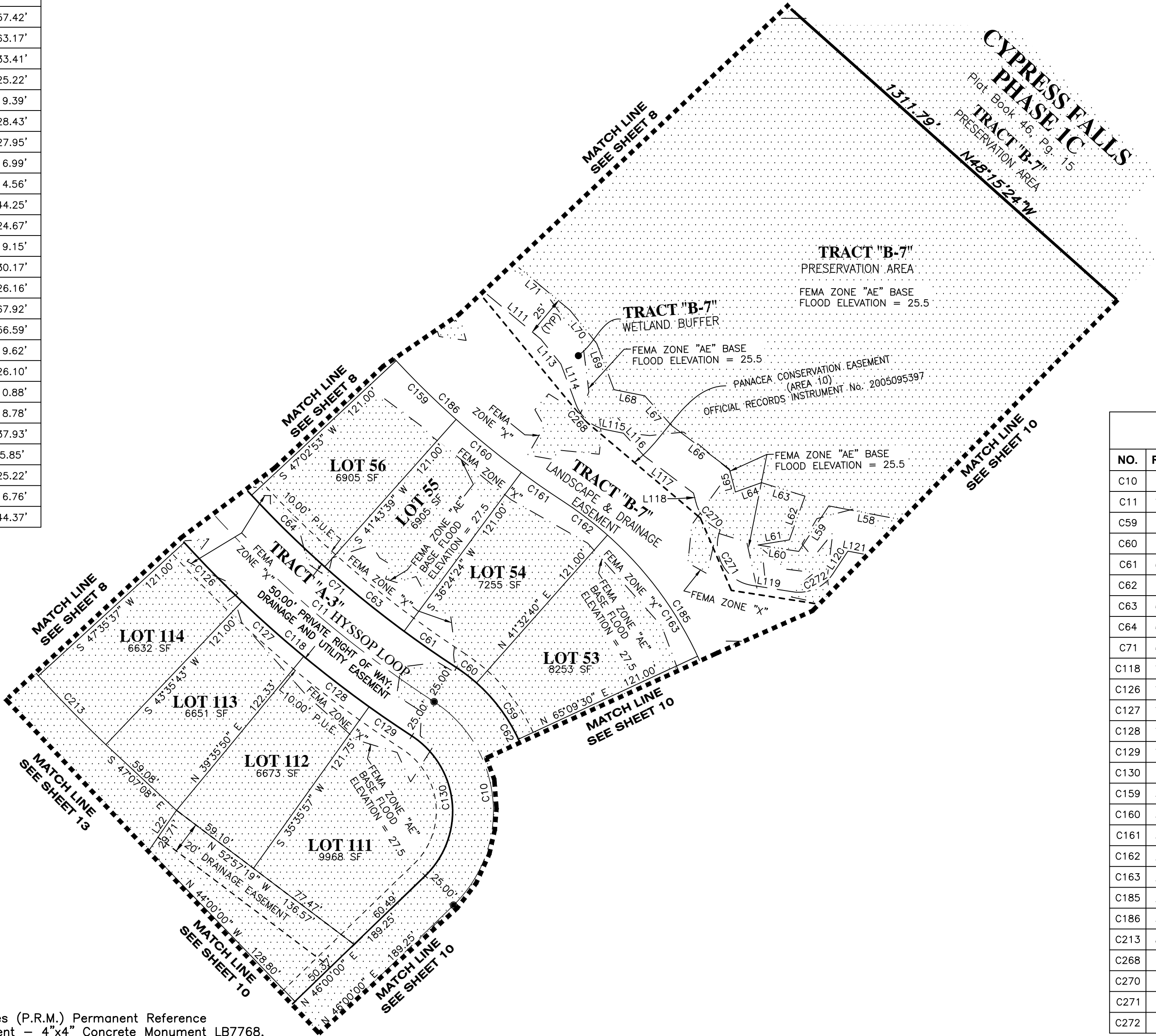
- LEGEND:
- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - indicates (P.C.P.) Permanent Control Point LB7768
  - O.R. ----- Official Records Book
  - O.R.I. ----- Official Records Instrument
  - P.U.E. ----- Public Utility Easement
  - FEMA ----- Federal Emergency Management Agency
  - indicates Flood Zone "AE"



CYPRESS FALLS PHASE 2A & 2B

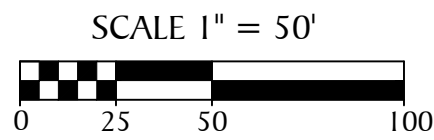
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L22             | N 34°26'51" E | 57.42' |
| L58             | N 79°13'00" W | 63.17' |
| L59             | S 33°27'19" W | 33.41' |
| L60             | N 81°02'34" W | 25.22' |
| L61             | N 80°36'26" E | 19.39' |
| L62             | N 19°45'55" E | 28.43' |
| L63             | N 72°42'21" W | 27.95' |
| L64             | S 70°05'58" W | 16.99' |
| L65             | N 14°37'44" W | 14.56' |
| L66             | N 53°03'00" W | 44.25' |
| L67             | N 42°08'05" W | 24.67' |
| L68             | N 78°45'52" W | 19.15' |
| L69             | N 20°25'44" W | 30.17' |
| L70             | N 38°55'44" W | 26.16' |
| L71             | N 50°12'17" W | 67.92' |
| L111            | N 50°12'17" W | 56.59' |
| L113            | N 38°55'44" W | 19.62' |
| L114            | N 20°25'44" W | 26.10' |
| L115            | N 78°45'52" W | 10.88' |
| L116            | N 42°08'05" W | 18.78' |
| L117            | N 53°03'00" W | 37.93' |
| L118            | N 14°37'44" W | 5.85'  |
| L119            | N 81°02'34" W | 25.22' |
| L120            | S 33°27'19" W | 16.76' |
| L121            | N 79°13'00" W | 44.37' |

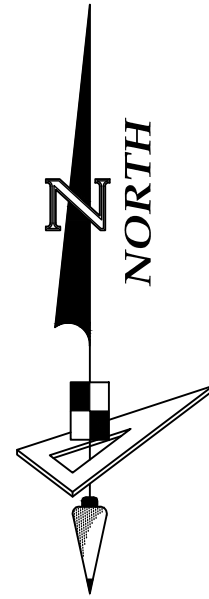


| CURVE DATA TABLE |         |            |         |         |               |
|------------------|---------|------------|---------|---------|---------------|
| NO.              | RADIUS  | DELTA      | ARC     | CHORD   | BEARING       |
| C10              | 80.00'  | 102°54'27" | 143.69' | 125.14' | N 05°27'14" W |
| C11              | 700.00' | 043°54'27" | 536.43' | 523.40' | S 34°57'14" E |
| C59              | 105.00' | 023°36'50" | 43.27'  | 42.97'  | N 36°38'55" W |
| C60              | 105.00' | 008°27'08" | 15.49'  | 15.48'  | N 52°40'53" W |
| C61              | 675.00' | 003°18'52" | 39.05'  | 39.04'  | N 55°15'02" W |
| C62              | 105.00' | 023°36'50" | 43.27'  | 42.97'  | N 36°38'55" W |
| C63              | 675.00' | 005°19'15" | 62.68'  | 62.66'  | N 50°55'58" W |
| C64              | 675.00' | 005°20'47" | 62.99'  | 62.96'  | N 45°35'58" W |
| C71              | 675.00' | 043°54'27" | 517.27' | 504.71' | S 34°57'14" E |
| C118             | 725.00' | 043°54'27" | 555.59' | 542.10' | S 34°57'14" E |
| C126             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 44°24'20" E |
| C127             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 48°24'13" E |
| C128             | 725.00' | 003°59'53" | 50.59'  | 50.58'  | S 52°24'06" E |
| C129             | 725.00' | 002°30'24" | 31.72'  | 31.72'  | S 55°39'15" E |
| C130             | 55.00'  | 102°54'27" | 98.78'  | 86.03'  | S 05°27'14" E |
| C159             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 45°36'44" E |
| C160             | 554.00' | 005°19'15" | 51.45'  | 51.43'  | S 50°55'58" E |
| C161             | 554.00' | 003°18'52" | 32.05'  | 32.04'  | S 55°15'02" E |
| C162             | 226.00' | 008°27'08" | 33.34'  | 33.31'  | S 52°40'53" E |
| C163             | 226.00' | 023°36'50" | 93.14'  | 92.49'  | S 36°38'55" E |
| C185             | 226.00' | 102°54'27" | 405.91' | 353.51' | N 05°27'14" W |
| C186             | 554.00' | 043°54'27" | 424.55' | 414.24' | S 34°57'14" E |
| C213             | 846.00' | 003°59'53" | 59.03'  | 59.02'  | N 44°24'20" W |
| C268             | 25.00'  | 058°20'08" | 25.45'  | 24.37'  | S 49°35'48" E |
| C270             | 25.00'  | 053°29'42" | 23.34'  | 22.50'  | S 41°22'34" E |
| C271             | 25.00'  | 102°44'40" | 44.83'  | 39.06'  | S 29°40'15" E |
| C272             | 25.00'  | 065°30'07" | 28.58'  | 27.05'  | N 66°12'22" E |

- LEGEND:
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  - P.U.E. ----- Public Utility Easement
  - FEMA ----- Federal Emergency Management Agency
  - ▨ ----- indicates Flood Zone "AE"



SEE NOTE ON SHEET 3 OF 14  
FOR BASIS OF BEARINGS

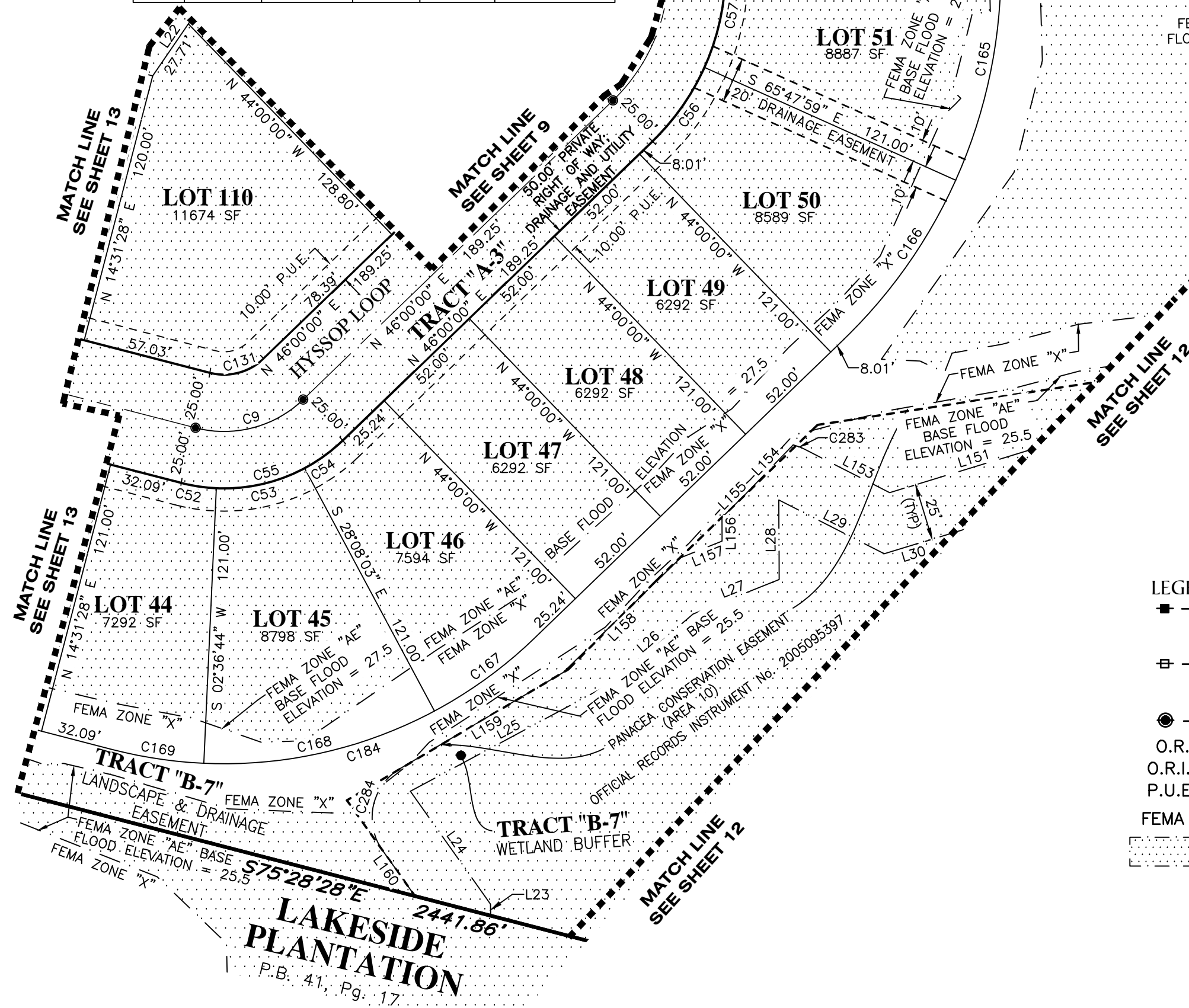


LINE DATA TABLE

| NO.  | BEARING       | LENGTH  |
|------|---------------|---------|
| L22  | N 34°26'51" E | 57.42'  |
| L23  | N 00°51'07" W | 5.09'   |
| L24  | N 35°23'10" W | 60.82'  |
| L25  | N 61°45'00" E | 101.90' |
| L26  | N 49°15'02" E | 45.46'  |
| L27  | N 68°11'18" E | 40.76'  |
| L28  | N 00°16'19" W | 34.97'  |
| L29  | S 62°57'50" E | 52.02'  |
| L30  | N 73°03'58" E | 86.11'  |
| L51  | N 52°39'16" W | 50.43'  |
| L52  | N 68°50'07" W | 44.11'  |
| L53  | N 18°31'36" W | 21.94'  |
| L54  | N 58°51'58" W | 43.43'  |
| L55  | N 84°43'14" W | 44.28'  |
| L56  | S 70°15'05" W | 21.93'  |
| L57  | N 69°24'04" W | 23.63'  |
| L58  | N 79°13'00" W | 63.17'  |
| L121 | N 79°13'00" W | 44.37'  |
| L122 | N 69°24'04" W | 21.49'  |
| L123 | S 70°15'05" W | 16.38'  |
| L124 | N 84°43'14" W | 32.99'  |
| L125 | N 58°51'58" W | 28.50'  |
| L126 | N 18°31'36" W | 12.75'  |
| L127 | N 68°50'07" W | 40.56'  |
| L128 | N 52°39'16" W | 37.18'  |
| L151 | N 73°03'58" E | 76.02'  |
| L153 | S 62°57'50" E | 41.93'  |
| L154 | N 44°04'25" E | 30.38'  |
| L155 | N 45°20'25" E | 14.27'  |
| L156 | N 00°16'19" W | 10.41'  |
| L157 | N 68°11'18" E | 19.54'  |
| L158 | S 45°40'36" W | 72.22'  |
| L159 | S 59°29'11" W | 83.18'  |
| L160 | N 35°23'10" W | 24.59'  |

CURVE DATA TABLE

| NO.  | RADIUS  | DELTA      | ARC     | CHORD   | BEARING       |
|------|---------|------------|---------|---------|---------------|
| C9   | 50.00'  | 058°31'28" | 51.07'  | 48.88'  | N 75°15'44" E |
| C10  | 80.00'  | 102°54'27" | 143.69' | 125.14' | N 05°27'14" W |
| C52  | 75.00'  | 011°54'44" | 15.59'  | 15.57'  | S 81°25'54" E |
| C53  | 75.00'  | 030°44'47" | 40.25'  | 39.77'  | N 77°14'20" E |
| C54  | 75.00'  | 015°51'57" | 20.77'  | 20.70'  | N 53°55'58" E |
| C55  | 75.00'  | 058°31'28" | 76.61'  | 73.32'  | N 75°15'44" E |
| C56  | 105.00' | 021°47'59" | 39.95'  | 39.71'  | N 35°06'01" E |
| C57  | 105.00' | 025°25'41" | 46.60'  | 46.22'  | N 11°29'11" E |
| C58  | 105.00' | 023°36'50" | 43.27'  | 42.97'  | N 13°02'05" W |
| C62  | 105.00' | 102°54'27" | 188.59' | 164.24' | N 05°27'14" W |
| C131 | 25.00'  | 058°31'28" | 25.54'  | 24.44'  | N 75°15'44" E |
| C164 | 226.00' | 023°36'50" | 93.14'  | 92.49'  | S 13°02'05" E |
| C165 | 226.00' | 025°25'41" | 100.30' | 99.48'  | S 11°29'11" W |
| C166 | 226.00' | 021°47'59" | 85.99'  | 85.47'  | S 35°06'01" W |
| C167 | 196.00' | 015°51'57" | 54.27'  | 54.10'  | S 53°55'58" W |
| C168 | 196.00' | 030°44'47" | 105.18' | 103.92' | S 77°14'20" W |
| C169 | 196.00' | 011°54'44" | 40.75'  | 40.68'  | N 81°25'54" W |
| C184 | 196.00' | 058°31'28" | 200.20' | 191.61' | N 75°15'44" E |
| C185 | 226.00' | 102°54'27" | 405.91' | 353.51' | N 05°27'14" W |
| C273 | 25.00'  | 040°20'51" | 17.60'  | 17.24'  | S 89°34'29" E |
| C274 | 25.00'  | 050°18'31" | 21.95'  | 21.25'  | S 43°40'51" E |
| C283 | 25.00'  | 012°23'24" | 5.41'   | 5.40'   | N 69°09'32" W |
| C284 | 25.00'  | 094°52'21" | 41.40'  | 36.83'  | S 12°03'01" W |



LEGEND:

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CYPRESS FALLS PHASE 2A & 2B

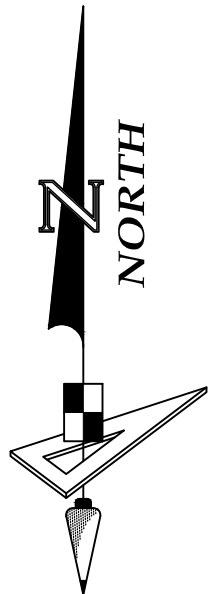
A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE

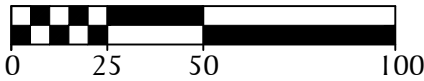
| NO.  | BEARING       | LENGTH |
|------|---------------|--------|
| L41  | N 45°12'24" E | 14.72' |
| L42  | N 20°19'14" E | 58.13' |
| L43  | N 11°17'28" E | 28.95' |
| L44  | N 45°21'35" W | 30.06' |
| L45  | S 71°49'45" W | 18.53' |
| L46  | N 03°15'10" W | 50.77' |
| L47  | N 46°15'42" E | 56.50' |
| L48  | N 40°36'30" E | 32.99' |
| L49  | N 17°34'09" E | 25.93' |
| L50  | N 10°15'58" W | 60.65' |
| L51  | N 52°39'16" W | 50.43' |
| L128 | N 52°39'16" W | 37.18' |
| L130 | N 10°15'58" W | 44.76' |
| L131 | N 17°34'09" E | 14.64' |
| L132 | N 40°36'30" E | 26.66' |
| L133 | N 46°15'42" E | 55.26' |
| L134 | N 03°15'10" W | 50.77' |
| L135 | N 11°17'28" E | 15.39' |
| L136 | N 20°19'14" E | 6.94'  |
| L137 | S 23°57'59" E | 35.80' |
| L138 | N 52°02'43" W | 26.23' |
| L139 | N 20°19'14" E | 5.26'  |
| L140 | S 66°53'21" E | 68.71' |
| L141 | N 77°36'35" E | 18.40' |
| L142 | S 77°26'19" E | 9.05'  |
| L143 | N 77°36'35" E | 48.20' |

CURVE DATA TABLE

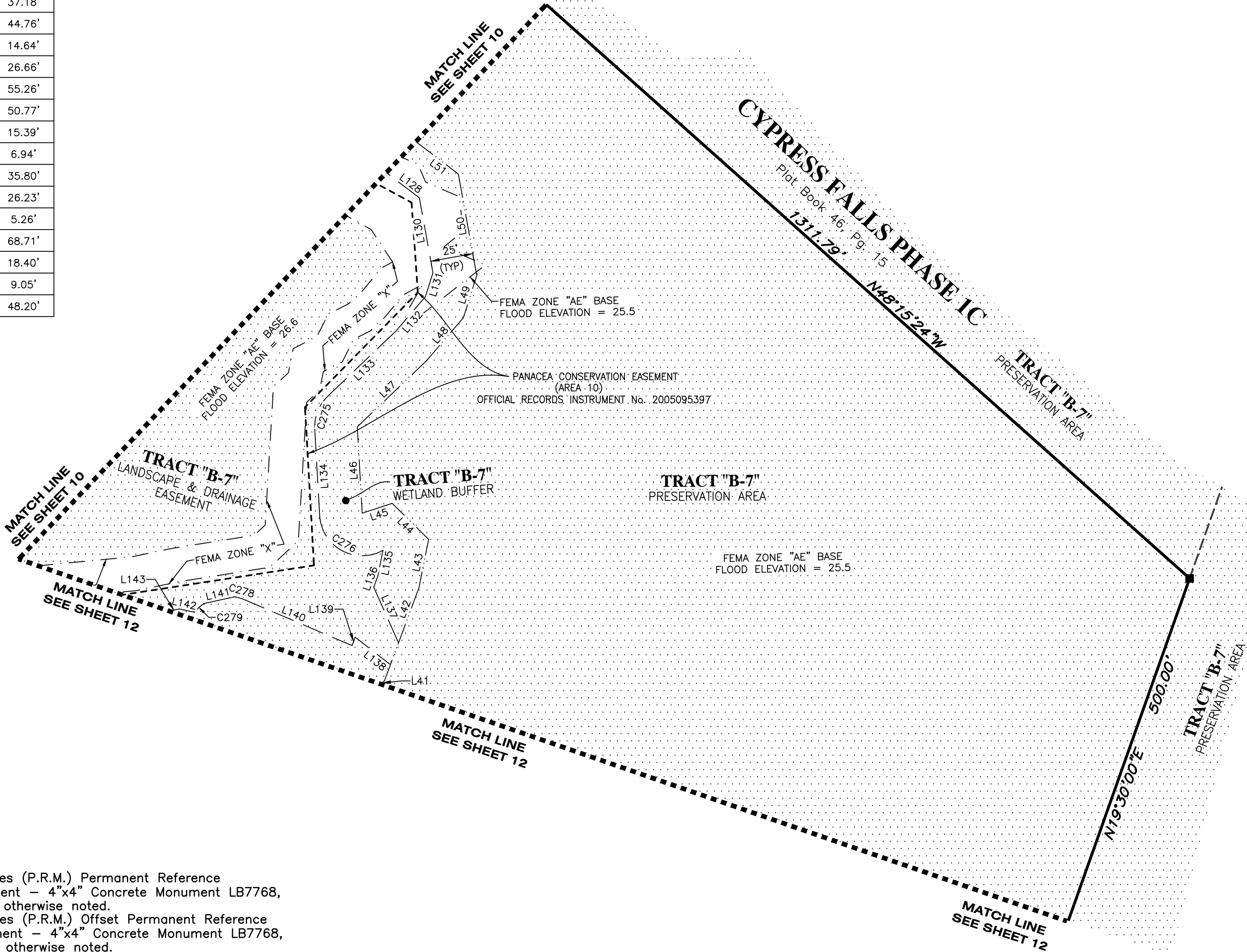
| NO.  | RADIUS | DELTA      | ARC    | CHORD  | BEARING       |
|------|--------|------------|--------|--------|---------------|
| C275 | 25.00' | 049°30'52" | 21.60' | 20.94' | S 21°30'16" W |
| C276 | 25.00' | 115°58'56" | 50.61' | 42.40' | S 61°14'39" E |
| C278 | 25.00' | 013°54'52" | 6.07'  | 6.06'  | N 73°50'47" W |
| C279 | 25.00' | 017°24'40" | 7.60'  | 7.57'  | S 47°19'03" W |



SCALE 1" = 50'



SEE NOTE ON SHEET 3 OF 14  
FOR BASIS OF BEARINGS



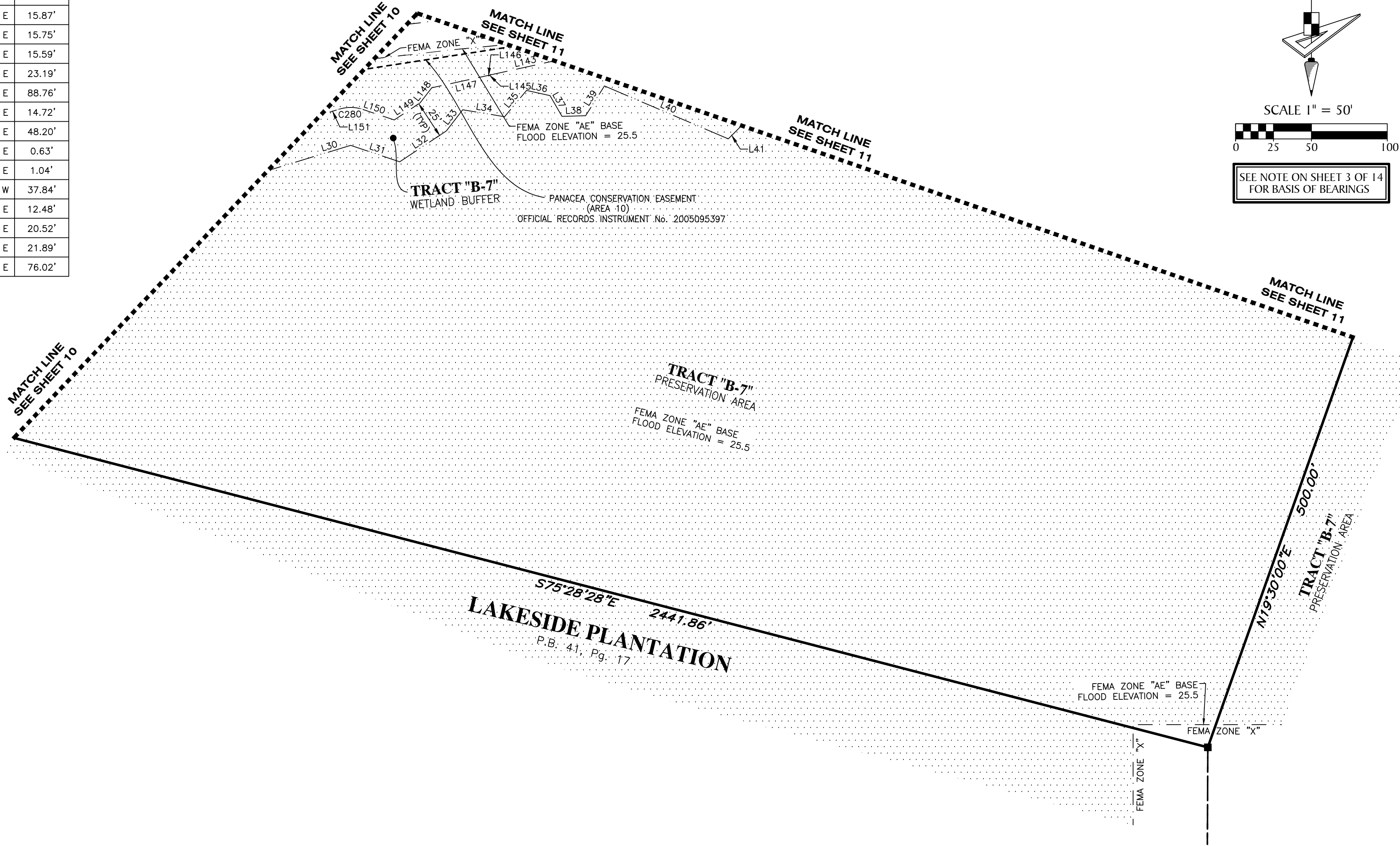
LEGEND:

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- ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
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- FEMA ----- Federal Emergency Management Agency
- indicates Flood Zone "AE"



| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L30             | N 73°03'58" E | 86.11' |
| L31             | S 71°27'24" E | 34.09' |
| L32             | N 56°31'24" E | 36.86' |
| L33             | N 37°42'09" E | 17.65' |
| L34             | S 80°35'22" E | 27.96' |
| L35             | N 39°56'23" E | 22.61' |
| L36             | S 77°26'19" E | 15.87' |
| L37             | S 29°59'33" E | 15.75' |
| L38             | N 88°29'36" E | 15.59' |
| L39             | N 32°18'19" E | 23.19' |
| L40             | S 66°53'21" E | 88.76' |
| L41             | N 45°12'24" E | 14.72' |
| L143            | N 77°36'35" E | 48.20' |
| L145            | N 39°56'23" E | 0.63'  |
| L146            | S 80°35'22" E | 1.04'  |
| L147            | S 77°36'35" W | 37.84' |
| L148            | N 37°42'09" E | 12.48' |
| L149            | N 56°31'24" E | 20.52' |
| L150            | S 71°27'24" E | 21.89' |
| L151            | N 73°03'58" E | 76.02' |

| CURVE DATA TABLE |        |            |        |        |               |
|------------------|--------|------------|--------|--------|---------------|
| NO.              | RADIUS | DELTA      | ARC    | CHORD  | BEARING       |
| C280             | 25.00' | 035°28'38" | 15.48' | 15.23' | N 89°11'43" W |



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  - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - ----- indicates (P.C.P.) Permanent Control Point LB7768
  - O.R. ----- Official Records Book
  - O.R.I. ----- Official Records Instrument
  - P.U.E. ----- Public Utility Easement
  - FEMA ----- Federal Emergency Management Agency
  - [Pattern] ----- indicates Flood Zone "AE"

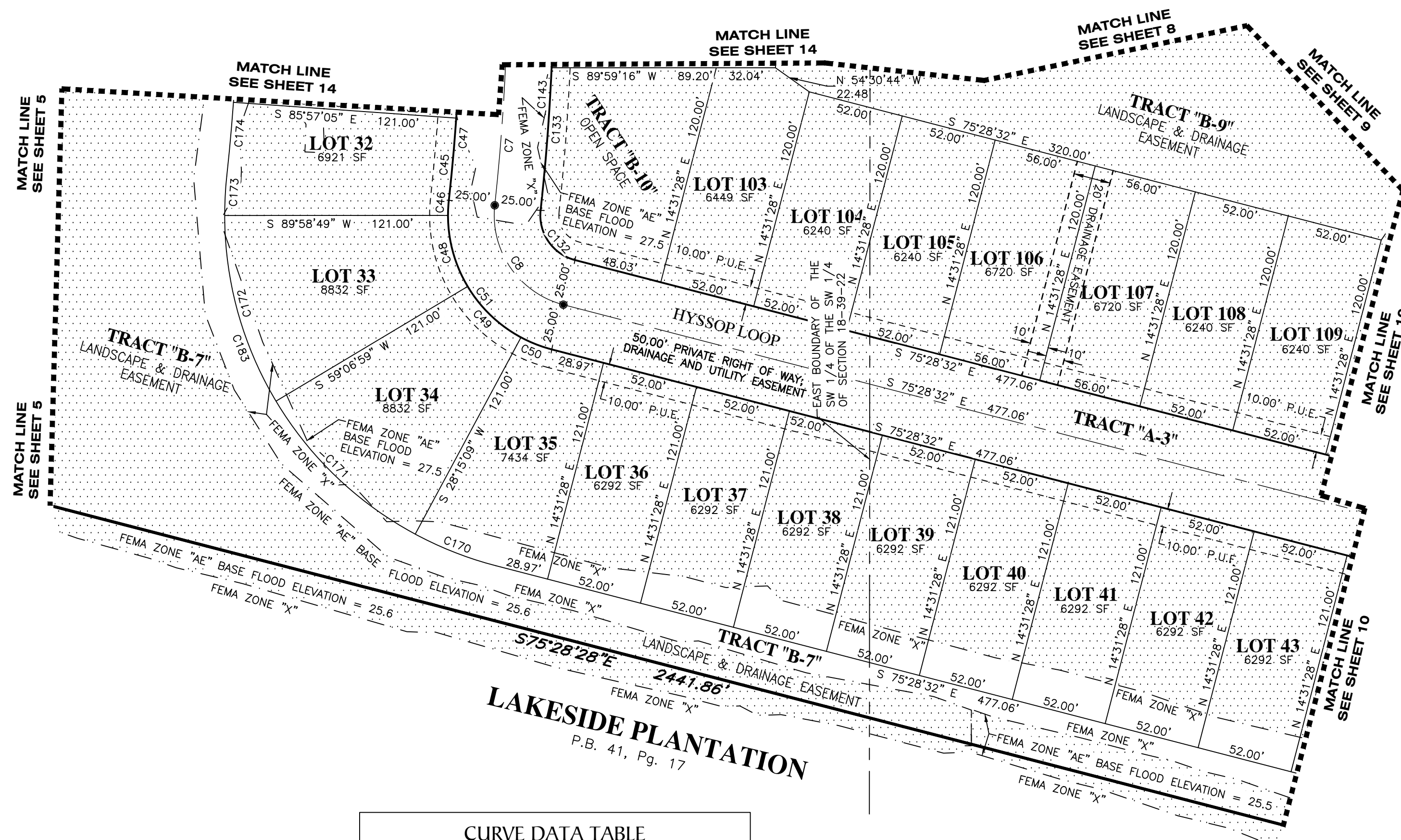
# CYPRESS FALLS PHASE 2A & 2B A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 14 FOR BASIS OF BEARINGS



| NO.  | RADIUS   | DELTA      | ARC     | CHORD   | BEARING       |
|------|----------|------------|---------|---------|---------------|
| C7   | 1200.00' | 030°33'27" | 640.00' | 632.44' | S 09°02'57" W |
| C8   | 50.00'   | 081°42'19" | 71.30'  | 65.41'  | S 34°37'23" W |
| C45  | 1175.00' | 002°10'51" | 44.73'  | 44.72'  | S 05°08'21" W |
| C46  | 75.00'   | 006°14'57" | 8.18'   | 8.18'   | S 03°06'18" W |
| C47  | 1175.00' | 028°13'15" | 578.74' | 572.91' | N 07°52'51" W |
| C48  | 75.00'   | 030°51'50" | 40.40'  | 39.91'  | S 15°27'06" W |
| C49  | 75.00'   | 030°51'50" | 40.40'  | 39.91'  | S 46°18'56" W |
| C50  | 75.00'   | 013°43'41" | 17.97'  | 17.93'  | S 68°36'41" W |
| C51  | 75.00'   | 081°42'19" | 106.95' | 98.12'  | S 34°37'23" W |
| C132 | 25.00'   | 081°42'19" | 35.65'  | 32.71'  | S 34°37'23" W |
| C133 | 1225.00' | 003°37'18" | 77.43'  | 77.42'  | S 04°25'08" W |
| C143 | 1225.00' | 027°59'30" | 598.47' | 592.53' | N 07°45'58" W |
| C170 | 196.00'  | 013°43'41" | 46.96'  | 46.85'  | N 68°36'41" W |
| C171 | 196.00'  | 030°51'50" | 105.58' | 104.31' | N 46°18'56" W |
| C172 | 196.00'  | 030°51'50" | 105.58' | 104.31' | N 15°27'06" W |
| C173 | 196.00'  | 006°14'57" | 21.38'  | 21.37'  | N 03°06'18" W |
| C174 | 1054.00' | 002°10'51" | 40.12'  | 40.12'  | N 05°08'21" W |
| C183 | 196.00'  | 081°42'19" | 279.50' | 256.41' | S 34°37'23" W |

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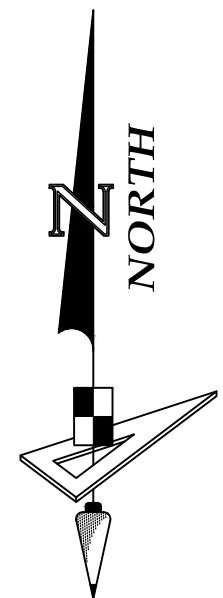
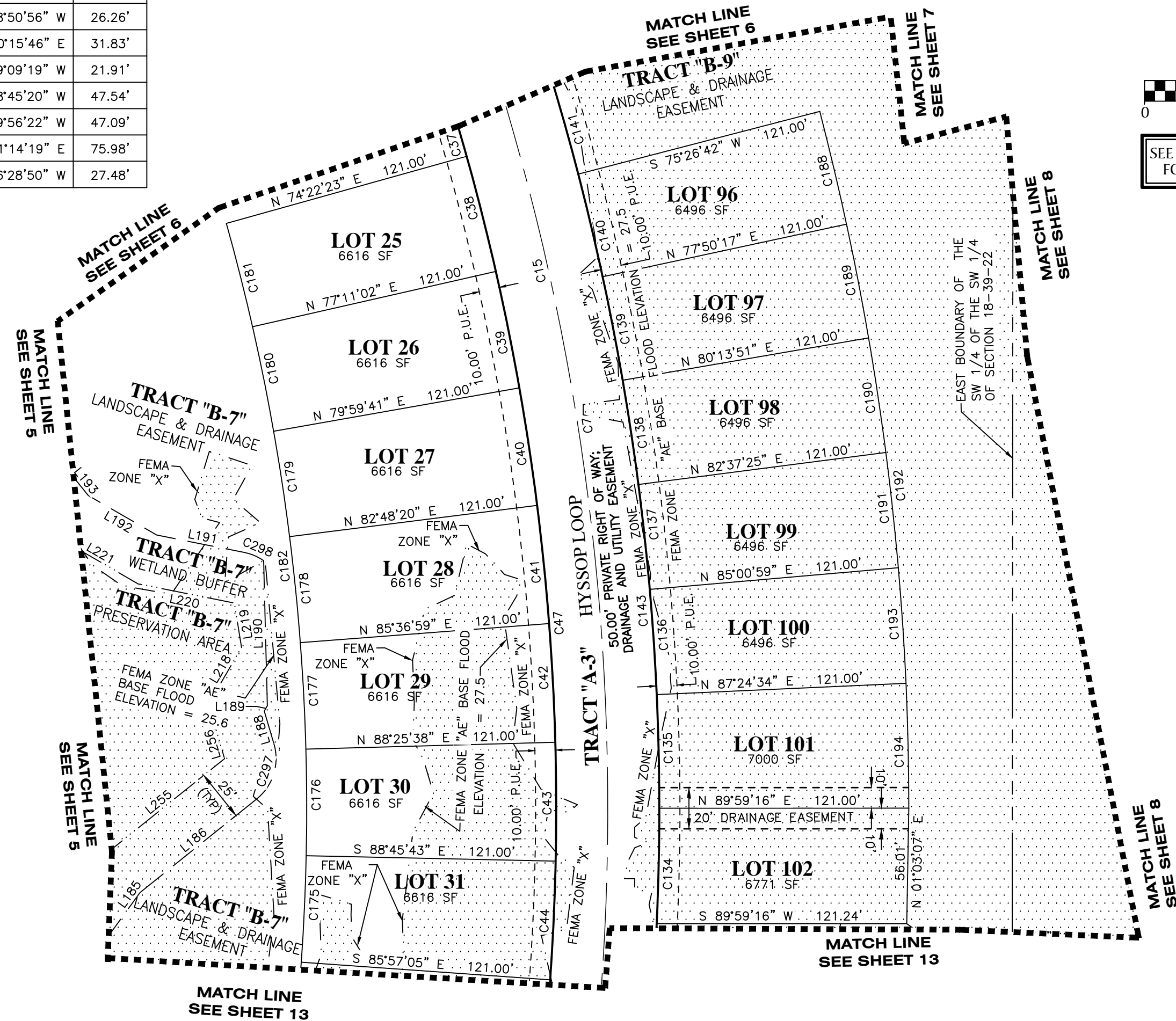
# CYPRESS FALLS PHASE 2A & 2B

A SUBDIVISION LYING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH,  
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 14 OF 14 SHEETS

| NO.  | RADIUS   | DELTA      | ARC     | CHORD   | BEARING       |
|------|----------|------------|---------|---------|---------------|
| C7   | 1200.00' | 030°33'27" | 640.00' | 632.44' | S 09°02'57" E |
| C15  | 1200.00' | 036°45'47" | 769.96' | 756.82' | N 12°09'07" W |
| C37  | 1175.00' | 001°20'13" | 27.42'  | 27.42'  | S 16°17'44" E |
| C38  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 14°13'18" E |
| C39  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 11°24'39" E |
| C40  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 08°36'00" E |
| C41  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 05°47'21" E |
| C42  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 02°58'42" E |
| C43  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 00°10'03" E |
| C44  | 1175.00' | 002°48'39" | 57.64'  | 57.64'  | S 02°38'36" W |
| C47  | 1175.00' | 028°13'15" | 578.74' | 572.91' | N 07°52'51" W |
| C134 | 1225.00' | 002°37'13" | 56.02'  | 56.01'  | S 01°17'53" W |
| C135 | 1225.00' | 002°34'43" | 55.13'  | 55.13'  | S 01°18'05" E |
| C136 | 1225.00' | 002°23'34" | 51.16'  | 51.16'  | S 03°47'13" E |
| C137 | 1225.00' | 002°23'34" | 51.16'  | 51.16'  | S 06°10'48" E |
| C138 | 1225.00' | 002°23'34" | 51.16'  | 51.16'  | S 08°34'22" E |
| C139 | 1225.00' | 002°23'34" | 51.16'  | 51.16'  | S 10°57'56" E |
| C140 | 1225.00' | 002°23'34" | 51.16'  | 51.16'  | S 13°21'30" E |
| C141 | 1225.00' | 002°48'47" | 60.14'  | 60.14'  | S 15°57'41" E |
| C143 | 1225.00' | 027°59'30" | 598.47' | 592.53' | N 07°45'58" W |
| C175 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 02°38'36" E |
| C176 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 00°10'03" W |
| C177 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 02°58'42" W |
| C178 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 05°47'21" W |
| C179 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 08°36'00" W |
| C180 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 11°24'39" W |
| C181 | 1054.00' | 002°48'39" | 51.71'  | 51.70'  | N 14°13'18" W |
| C182 | 1054.00' | 021°51'24" | 402.07' | 399.64' | N 04°41'55" W |
| C188 | 1346.00' | 002°23'34" | 56.21'  | 56.21'  | N 13°21'30" W |
| C189 | 1346.00' | 002°23'34" | 56.21'  | 56.21'  | N 10°57'56" W |
| C190 | 1346.00' | 002°23'34" | 56.21'  | 56.21'  | N 08°34'22" W |
| C191 | 1346.00' | 002°23'34" | 56.21'  | 56.21'  | N 06°10'48" W |
| C192 | 1346.00' | 014°32'34" | 341.64' | 340.72' | N 07°17'01" W |
| C193 | 1346.00' | 002°23'34" | 56.21'  | 56.21'  | N 03°47'13" W |
| C194 | 1691.96' | 002°03'04" | 60.57'  | 60.57'  | N 01°18'05" W |
| C297 | 25.00'   | 067°43'09" | 29.55'  | 27.86'  | N 17°22'45" E |
| C298 | 25.00'   | 023°21'07" | 10.19'  | 10.12'  | N 67°04'47" W |

| NO.  | BEARING       | LENGTH |
|------|---------------|--------|
| L185 | N 36°01'40" E | 44.46' |
| L186 | N 51°14'19" E | 72.64' |
| L188 | N 16°28'50" W | 16.68' |
| L189 | N 30°15'46" E | 3.01'  |
| L190 | S 01°28'12" E | 70.39' |
| L191 | N 78°45'20" W | 43.39' |
| L192 | N 59°56'22" W | 38.30' |
| L193 | N 38°50'56" W | 26.26' |
| L218 | N 30°15'46" E | 31.83' |
| L219 | N 09°09'19" W | 21.91' |
| L220 | N 78°45'20" W | 47.54' |
| L221 | N 59°56'22" W | 47.09' |
| L255 | N 51°14'19" E | 75.98' |
| L256 | N 16°28'50" W | 27.48' |



SCALE 1" = 50'



SEE NOTE ON SHEET 3 OF 14  
FOR BASIS OF BEARINGS

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