



NEIGHBORHOOD DEVELOPMENT SERVICES DEPARTMENT

Planning Division

STAFF REPORT

Final Plat for Cypress Falls Phase 2C (PLF-17-176)

To: Peter D. Lear, CPA, CGMA

Thru: Scott Williams, Neighborhood Development Services Director
Frank Miles, Planning Manager

From: Thomas A. Cookingham, AICP, Project Planner

Date: January 19, 2018

I. GENERAL INFORMATION

Project: Cypress Falls, Phase 2C, Final Plat

Request: Approval of Cypress Falls Phase 2C

Applicant: Strickland T. Smith, P.E., HEIDT Design (**Exhibit A - Affidavit**)

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

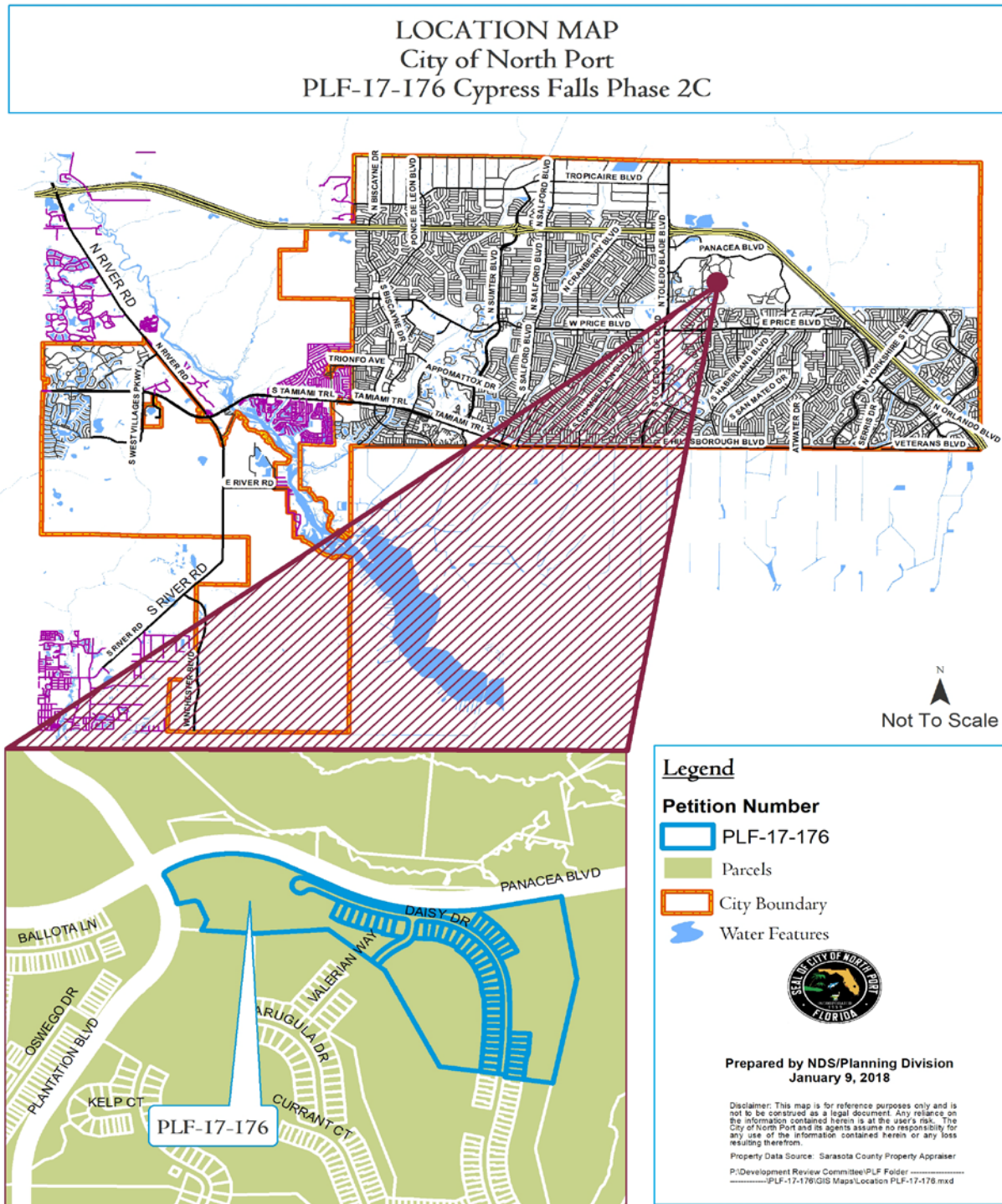
Location: The subject property is situated in the southeast quadrant of the Plantation Boulevard and Panacea Boulevard Intersection and east of Toledo Blade Boulevard. (Section 17, Township 39S, Range 22E).

Property Size: 36.98± acres (**Exhibit C - Plat**)

II. BACKGROUND

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) which includes Cypress Falls Phase 2A, 2B and 2C were approved for 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-17-176, Cypress Falls, Phase 2C, Final Plat includes 52 residential lots, and associated road right-of-way, drainage and utility easements. Phase 2A and 2B (53.89± acres and 127 residential lots) is being processed concurrently while Phase 2D is expected to be platted later and will include the remaining 53 lots, associated road right-of-way, drainage and utility easements.

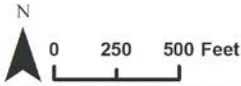


AERIAL
PLF-17-176 Cypress Falls Phase 2C



Legend

-  PLF-17-176
-  City Boundary



Prepared by NDS/Planning Division
January 9, 2018

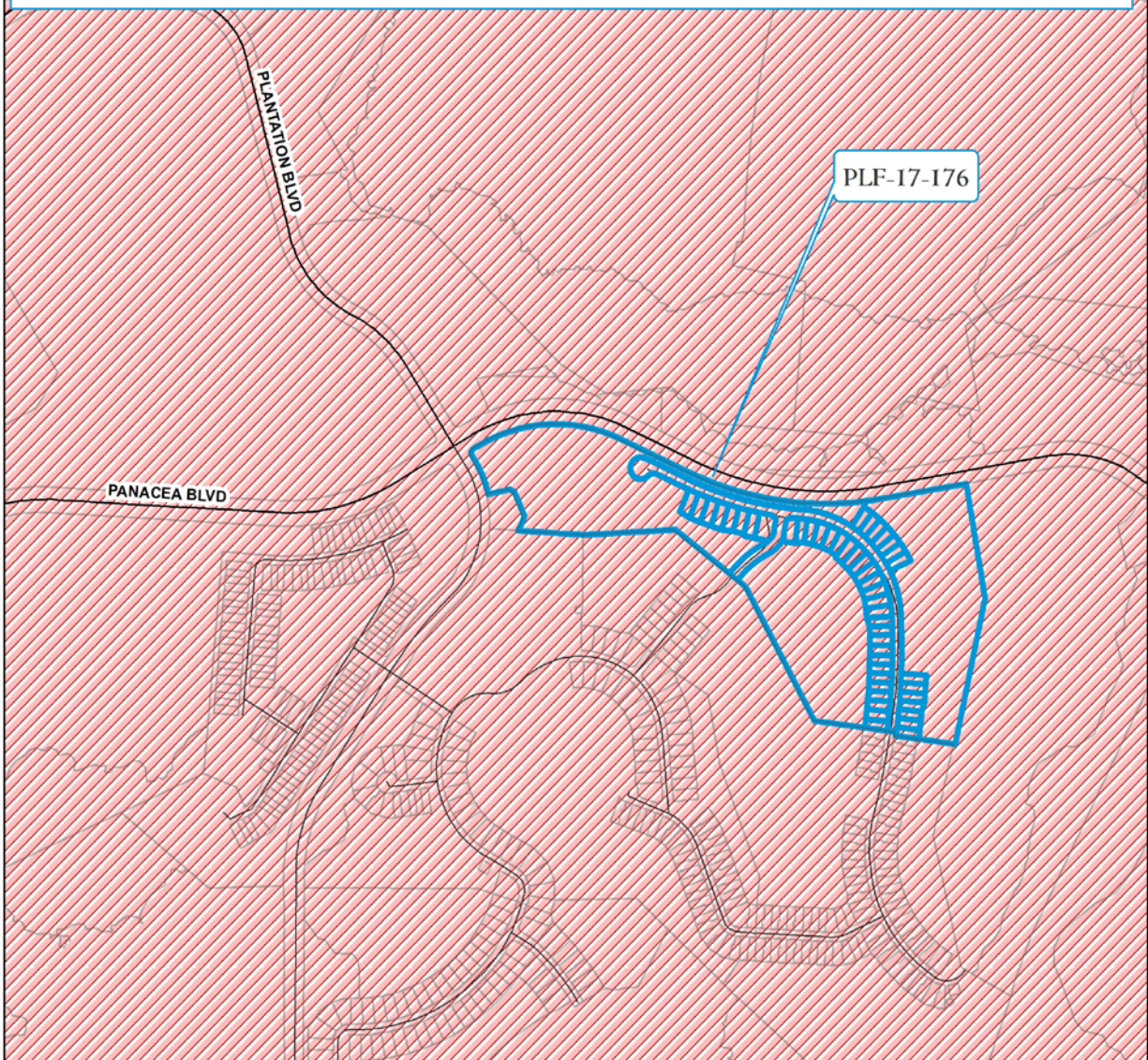
Disclaimer: This map is for reference purposes only and is not to be construed as a legal document. Any reliance on the information contained herein is at the user's risk. The City of North Port and its agents assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

Aerial Source: Sarasota County 2017 Aerial
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CURRENT ZONING

'Planned Community Development (PCD)'

PLF-17-176 Cypress Falls Phase 2C



Legend

Zoning Classifications

- AC-7 - Activity Center 7
- CLR - Commercial Redevelopment Low Impact
- V - Village
- OGS - Commercial General S
- NC-HI - Neighborhood Commercial-High Intensity
- NC-LI - Neighborhood Commercial-Low Intensity
- Com/Rec - Commercial/Recreation

- AG - Agriculture
- CD - Conservation District
- ROS - Recreation/Open Space
- GU - Government Use
- ILW - Industrial/Light Warehouse
- CG - Commercial General
- OPI - Office/Professional/Institutional
- UIC - Utility Industrial Corridor

- PCD - Planned Community Development
- RSF-2 - Residential Single Family 2
- RSF-3 - Residential Single Family 3
- RMF - Residential Multi-Family
- RMH - Residential Manufactured Housing
- RTF - Residential Two Family
- NZD - No Zoning Designation
- PLF-17-176



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



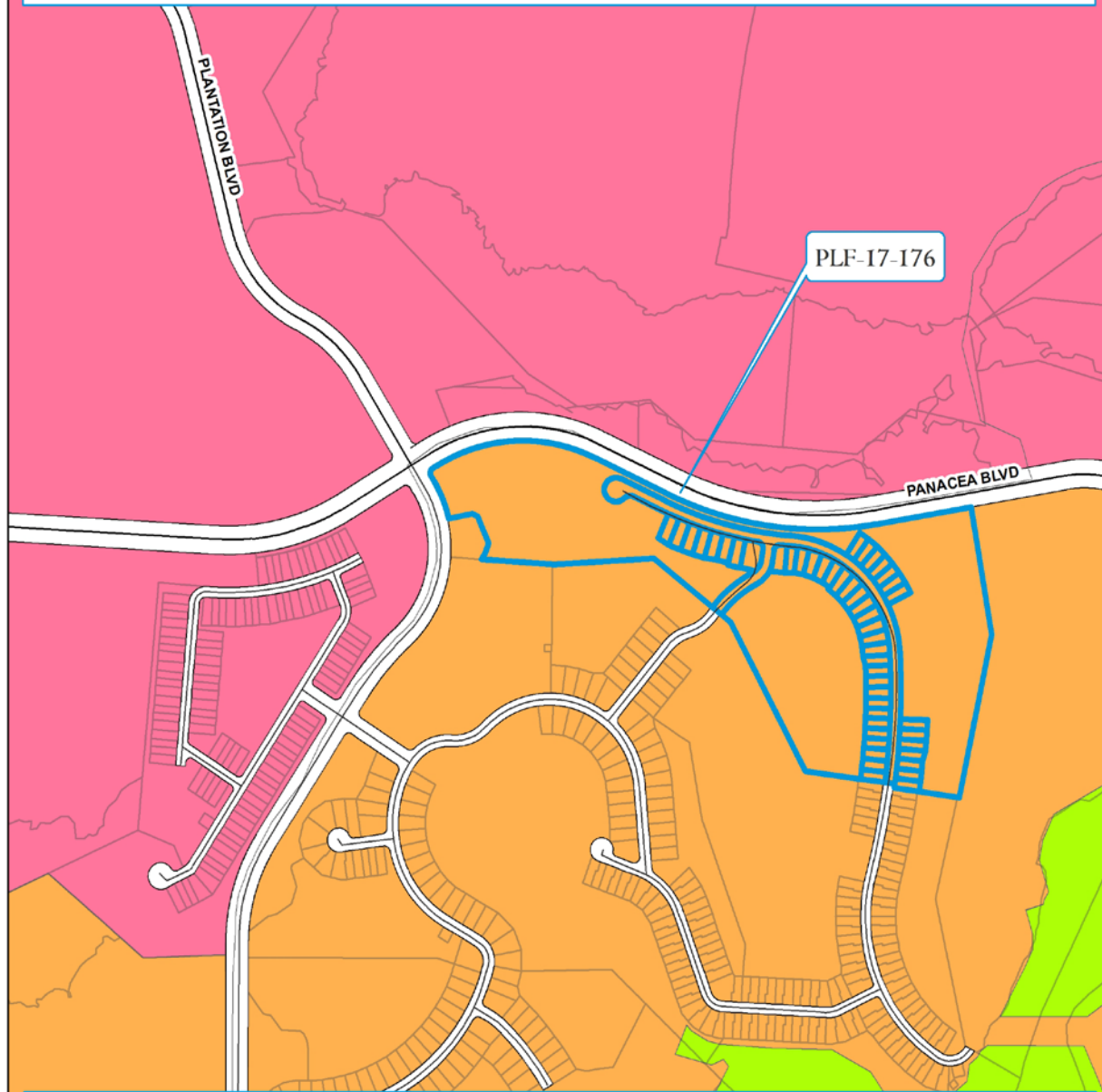
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Property Data Source: Sarasota County Property Appraiser

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FUTURE LAND USE 'Medium Density Residential' PLF-17-176 Cypress Falls Phase 2C



Legend

AGRICULTURAL ESTATES	UTILITY INDUSTRIAL CORRIDOR
LOW DENSITY RESIDENTIAL	CONSERVATION (TDR SENDING ZONE)
MEDIUM DENSITY RESIDENTIAL	RECREATION/OPEN SPACE (TDR SENDING ZONE)
HIGH DENSITY RESIDENTIAL	PUBLIC
PROFESSIONAL OFFICE	ACTIVITY CENTER (TDR RECEIVING ZONE - EXCEPT AC-3)
COMMERCIAL	VILLAGE
INDUSTRIAL	PLF-17-176

0 150 300 Feet

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



Prepared by NDS/Planning Division
January 9, 2018

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Property Data Source: Sarasota County Property Appraiser

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III. STAFF RECOMMENDATION

Staff recommends that the City Commission **APPROVE** Petition No. PLF-17-176, Cypress Falls Phase 2C.

PLANNING AND ZONING ADVISORY BOARD REDOMMENDATION

The Planning and Zoning Advisory Board at its regularly scheduled meeting of January 18, 2018, voted unanimously (7-0) to recommend the City Commission approve Petition No. PLF-17-176, Final Plat. There were no issues raised.

IV. 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	Vacant	Activity Center No. 4	Planned Community Development (PCD)
South	Single Family Residential	Medium Density Residential	Planned Community Development (PCD)
West	Single Family Residential	Activity Center No. 4	Planned Community Development (PCD)
East	Vacant	Medium Density Residential	Planned Community Development (PCD)

Services and Facilities

Potable Water or Well: City of North Port Utilities

Sanitary Sewer or Septic: City of North Port Utilities

Transportation: The site is served by Plantation Boulevard and internal streets

Environmental

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

Flood Zone: FEMA Flood Zone AE, X and X500 Community Panel Numbers 120279 effective November 4, 2016. It should be noted that during the approval process for the Master Planned Community Development permit a plan for future construction and flood mitigation was developed.

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

V. STAFF ANALYSIS

Petition No. PLF-17-176, Cypress Falls, Phase 2C, Final Plat includes 52 residential lots, and associated road right-of-way, drainage and utility easements. Phase 2A & 2B (53.89± acres and 127 residential lots) 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. The applicant later requested a median cut on Panacea Boulevard to provide construction access to the project site rather than route construction traffic through residential streets in the existing development. A bond (110%) for the construction and restoration of the median cut on Panacea Boulevard in the amount of \$28,736.13 was posted for the project.

VI. REVIEW PROCESS

City of North Port staff and the City Surveyor reviewed the Final Plat and found that Petition No. PLF 17-176, Cypress Falls, Phase 2C, Final Plat (**Exhibit C – Cypress Falls Phase 2C Plat**), meets the requirements of the Comprehensive Plan, Chapter 37, Article II. Sec. 37-8, of the Unified Land Development Code (ULDC), and Chapter 177 of the Florida Statutes, as well as the subdivision/infrastructure approvals.

VII. PUBLIC HEARING SCHEDULE

**Planning and Zoning Advisory Board
Public Hearing**

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

**City Commission
Public Hearing**

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



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 17th day of August, 20 17


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 17th 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 - 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


Signature of Owner

Date

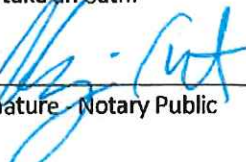
STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged by me this 17th 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 - Notary Public

(Place Notary Seal Below)





Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.
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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 2C

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. 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.

9. 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

Exhibit B

September 14, 2017

Page 3

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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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. Number 1113001200.

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

Sincerely,

A handwritten signature in black ink, appearing to be "David P. Barker", written over the word "Sincerely,".

David P. Barker

DPB:ch

Exhibit B

EXHIBIT "A"

DESCRIPTION: A parcel of land lying in Sections 7, 8, 17, AND 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 17, run thence along the North boundary of said Section 17, S.89°28'29"E., 288.89 feet to a point on a curve on the Southerly right-of-way line of PANACEA BOULEVARD, as recorded in Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line of PANACEA BOULEVARD, the following four (2) courses: 1) Easterly, 810.65 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 29°46'25" (chord bearing S.84°50'31"E., 801.56 feet) to a point of tangency; 2) N.80°16'17"E., 423.30 feet; thence S.09°43'43"E., 544.86 feet; thence S.11°56'13"W., 700.52; to the Easterlymost corner 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 the Northerly boundary of said CYPRESS FALLS PHASE 1C, the following six (6) courses: 1) N.82°10'00"W., 290.00 feet to a point on a curve; 2) Northerly, 17.58 feet along the arc of a curve to the left having a radius of 3022.00 feet and a central angle of 00°20'00" (chord bearing N.07°40'00"E., 17.58 feet); 3) N.82°30'00"W., 400.00 feet; 4) N.27°50'41"W., 711.67 feet; 5) N.51°51'13"W., 433.53 feet; 6) S.86°47'12"W., 442.24 feet to a point on the Northerly 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 Northerly boundary of CYPRESS FALLS PHASE 1A, N.86°20'58"W., 322.51 feet; thence N.29°41'38"E., 30.36 feet; thence N.20°59'08"E., 44.80 feet; thence N.23°23'14"W., 123.88 feet; thence N.62°36'17"W., 25.79 feet; thence S.78°10'41"W., 106.81 feet to a point on a curve on the Easterly right-of-way line of PLANTATION BOULEVARD, as recorded in the aforesaid Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida; thence along said Easterly right-of-way line, the following three (3) courses: 1) Northerly, 170.03 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 17°42'44" (chord bearing N.22°21'58"W., 169.35 feet) to a point of tangency; 2) N.31°13'20"W., 26.07 feet to a point of curvature; 3) Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°46'40"E., 35.36 feet) to a point of tangency, on the aforesaid Southerly right-of-way line of PANACEA BOULEVARD; thence along said Southerly right-of-way line of PANACEA BOULEVARD, the following four (4) courses: 1) N.58°46'40"E., 15.36 feet to a point of curvature; 2) Easterly, 730.99 feet along the arc of a curve to the right having a radius of 741.26 feet and a central angle of 56°30'08" (chord bearing N.87°01'44"E., 701.73 feet) to a point of tangency; 3) S.64°43'12"E., 359.67 feet to a point of curvature; 4) Southeasterly, 142.54 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 05°14'06" (chord bearing S.67°20'15"E., 142.49 feet) to the POINT OF BEGINNING.

CYPRESS FALLS PHASE 2C

A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

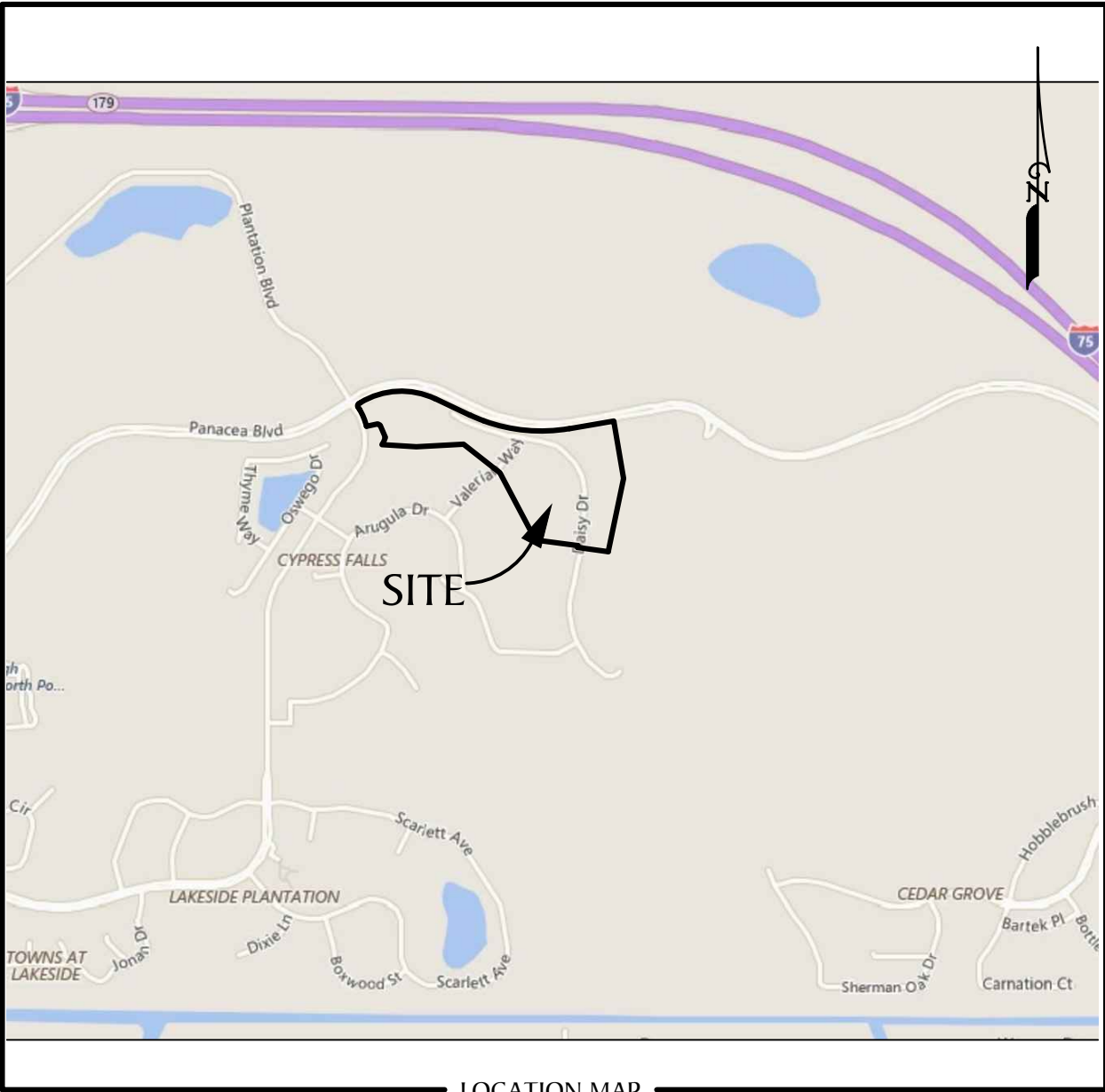
PLAT BOOK _____ PAGE _____
SHEET 1 OF 9 SHEETS

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 7, 8, 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 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 2C, AS SHOWN AND DESCRIBED HEREON.

PRIVATE

SAID LIMITED PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACTS "A-3", "B-4", "B-5", "AND "B-6", 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20____.

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

BY: _____
WITNESS:

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: _____

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

CYPRESS FALLS PHASE 2C
A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

CYPRESS FALLS PHASE 2C

DESCRIPTION: A parcel of land lying in Sections 7, 8, 17, AND 18, Township 39 South, Range 22 East, Sarasota County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 17, run thence along the North boundary of said Section 17, S.89°28'29"E., 288.89 feet to a point on a curve on the Southerly right-of-way line of PANACEA BOULEVARD, as recorded in Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Southerly right-of-way line of PANACEA BOULEVARD, the following four (2) courses: 1) Easterly, 810.65 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 29°46'25" (chord bearing S.84°50'31"E., 801.56 feet) to a point of tangency; 2) N.80°16'17"E., 423.30 feet; thence S.09°43'43"E., 544.86 feet; thence S.11°56'13"W., 700.52; to the Easterlymost corner 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 the Northerly boundary of said CYPRESS FALLS PHASE 1C, the following six (6) courses: 1) N.82°10'00"W., 290.00 feet to a point on a curve; 2) Northerly, 17.58 feet along the arc of a curve to the left having a radius of 3022.00 feet and a central angle of 00°20'00" (chord bearing N.07°40'00"E., 17.58 feet); 3) N.82°30'00"W., 400.00 feet; 4) N.27°50'41"W., 711.67 feet; 5) N.51°51'13"W., 433.53 feet; 6) S.86°47'12"W., 442.24 feet to a point on the Northerly 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 Northerly boundary of CYPRESS FALLS PHASE 1A, N.86°20'58"W., 322.51 feet; thence N.29°41'38"E., 30.36 feet; thence N.20°59'08"E., 44.80 feet; thence N.23°23'14"W., 123.88 feet; thence N.62°36'17"W., 25.79 feet; thence S.78°10'41"W., 106.81 feet to a point on a curve on the Easterly right-of-way line of PLANTATION BOULEVARD, as recorded in the aforesaid Official Records Instrument No. 2005275738, of the Public Records of Sarasota County, Florida; thence along said Easterly right-of-way line, the following three (3) courses: 1) Northerly, 170.03 feet along the arc of a curve to the left having a radius of 550.00 feet and a central angle of 17°42'44" (chord bearing N.22°21'58"W., 169.35 feet) to a point of tangency; 2) N.31°13'20"W., 26.07 feet to a point of curvature; 3) Northerly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.13°46'40"E., 35.36 feet) to a point of tangency, on the aforesaid Southerly right-of-way line of PANACEA BOULEVARD; thence along said Southerly right-of-way line of PANACEA BOULEVARD, the following four (4) courses: 1) N.58°46'40"E., 15.36 feet to a point of curvature; 2) Easterly, 730.99 feet along the arc of a curve to the right having a radius of 741.26 feet and a central angle of 56°30'08" (chord bearing N.87°01'44"E., 701.73 feet) to a point of tangency; 3) S.64°43'12"E., 359.67 feet to a point of curvature; 4) Southeasterly, 142.54 feet along the arc of a curve to the left having a radius of 1560.00 feet and a central angle of 05°14'06" (chord bearing S.67°20'15"E., 142.49 feet) to the **POINT OF BEGINNING**.

Containing 36.982 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-4"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	25.459 Ac.±
TRACT "B-5"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	3.561 Ac.±
TRACT "B-6"	COMMON AREA; DRAINAGE; IRRIGATION; LANDSCAPING AND ACCESS EASEMENT	0.273 Ac.±

NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS **"I75 83 A07"** AND **"I75 83 A03"**.
2. 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.
3. 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.
4. 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 2C AND ANY FUTURE PHASES AND THEIR TENANTS, GUESTS, LICENSEES AND INVITEES (BUT NOT MEMBERS OF THE GENERAL PUBLIC).
5. TRACTS "B-4", "B-5", AND "B-6" 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.
6. ELEVATIONS AS SHOWN ARE REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
CONVERSION: NAVD 88 TO NGVD 29 = +1.12
7. NO VEGETATION, WITH THE EXCEPTION OF SOD, MAY BE PLACED WITHIN THE SIDE YARD EASEMENTS.
8. 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.
9. ALL LINES RADIAL UNLESS NOTED WITH AN "NR" NON-RADIAL.

FLOOD ZONE NOTE:

THE PLATTED LANDS OF CYPRESS FALLS AT THE WOODLANDS, PHASES 2C 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.

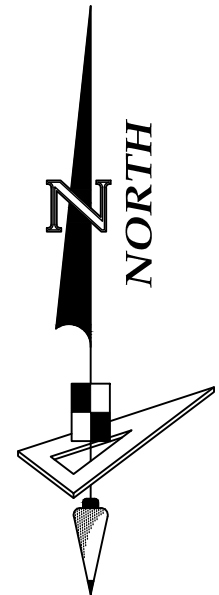
CYPRESS FALLS PHASE 2C

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

PLAT BOOK _____ PAGE _____
SHEET 3 OF 9 SHEETS

BASIS OF BEARINGS

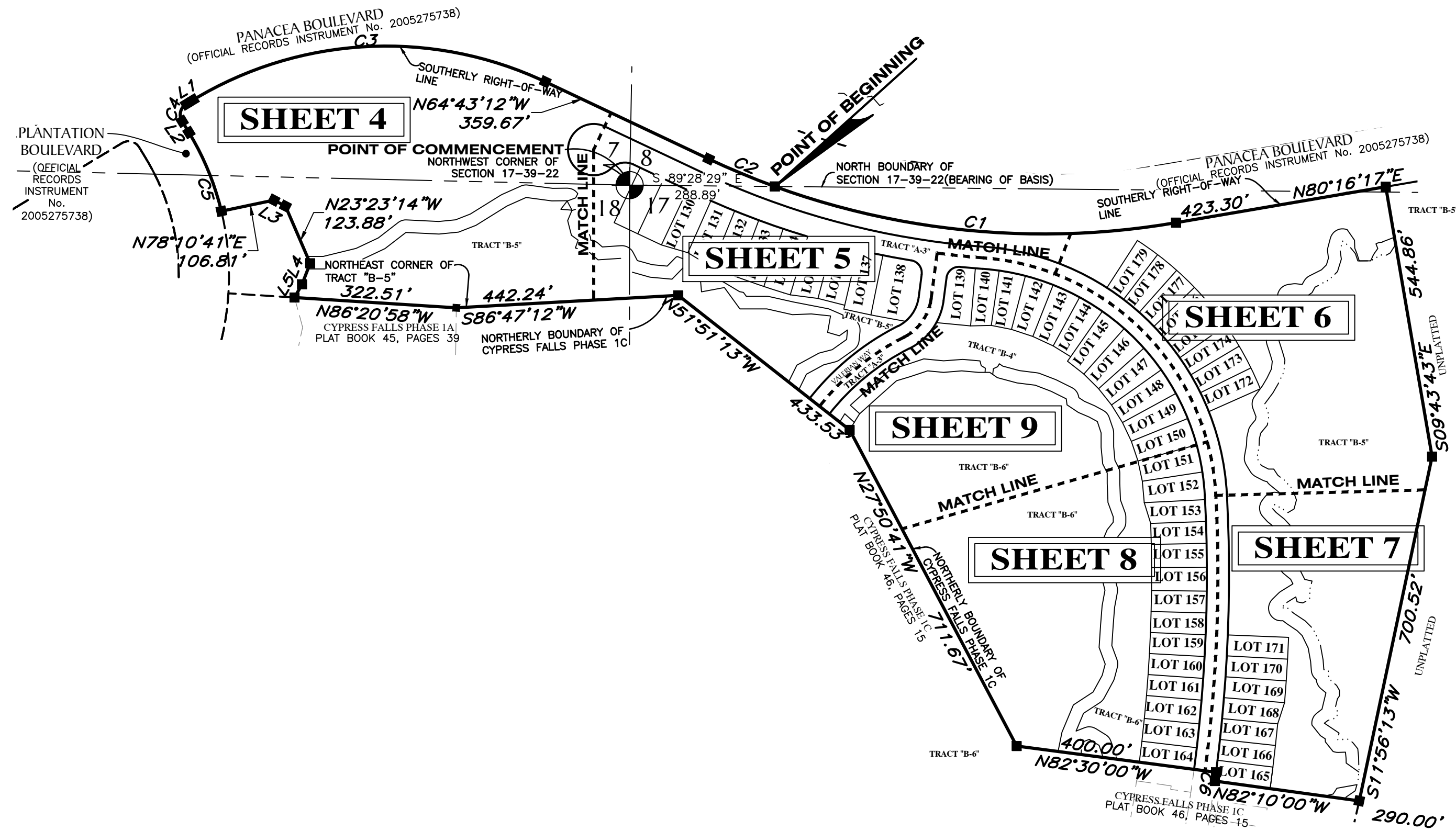
The North boundary of Section 17, Township 39 South, Range 22 East, Sarasota County, Florida, has a Grid bearing of S.89°28'29"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.



SCALE 1" = 200'
0 100 200 400

KEY SHEET

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



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
- RB ----- indicates radial bearing
- O.R. ----- Official Records Book
- O.R.I. ----- Official Records Instrument

GeoPoint
Surveying, Inc.

555 Winderley Place, Unit 109 Phone: (321) 270-0440
Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

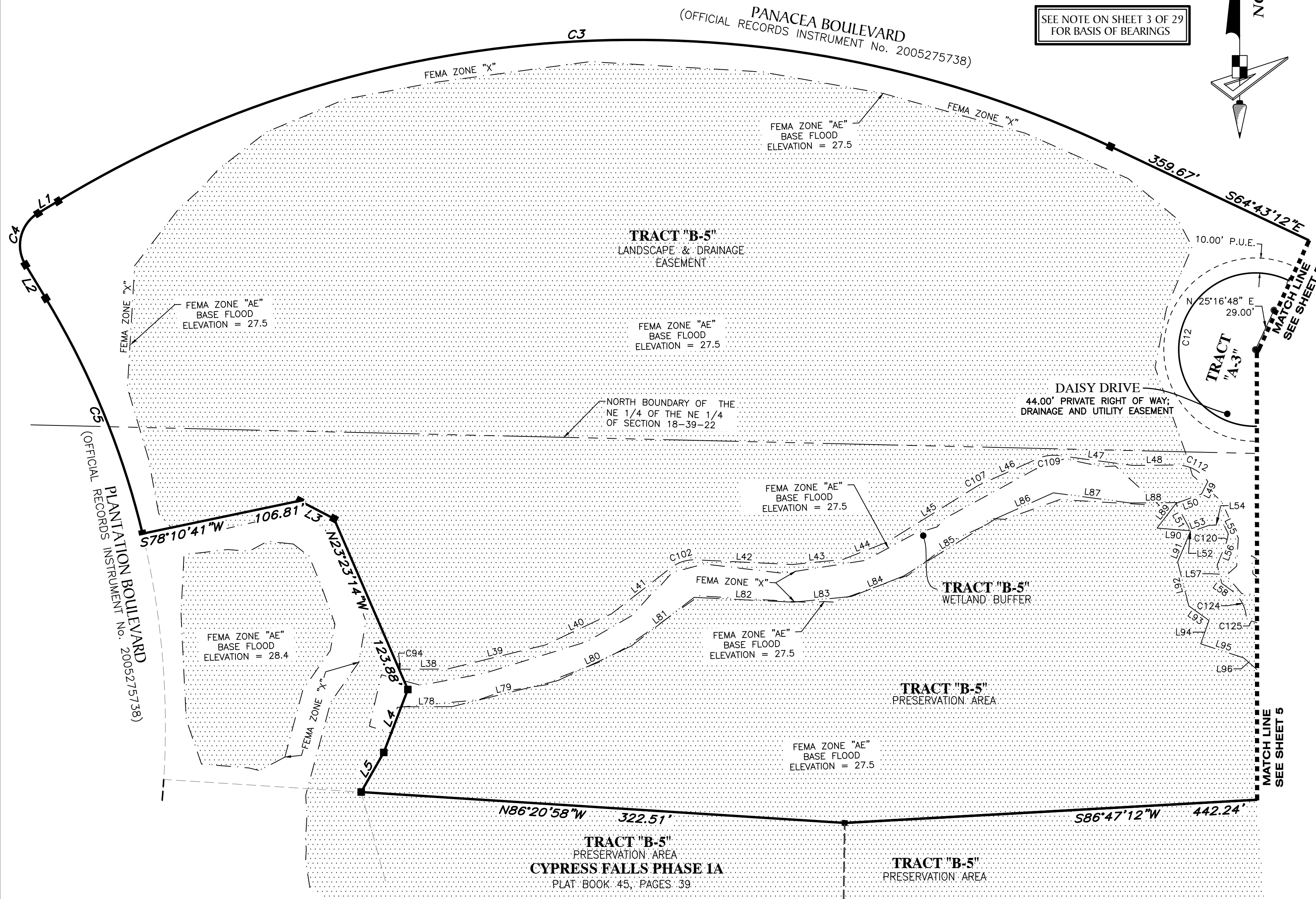
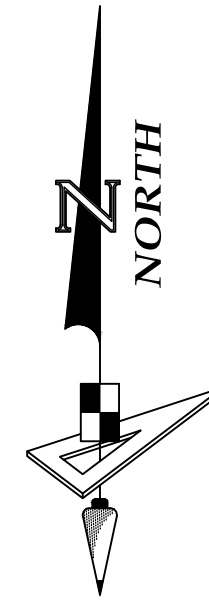
CYPRESS FALLS PHASE 2C

A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 9 SHEETS

SCALE 1" = 50'
0 25 50 100

SEE NOTE ON SHEET 3 OF 29
FOR BASIS OF BEARINGS



- 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
 - (NR) ----- indicates non-radial line
 - RB ----- indicates radial bearing
 - O.R. ----- Official Records Book
 - O.R.I. ----- Official Records Instrument
 - A.E. ----- Access Easement
 - P.U.E. ----- Public Utility Easement
 - FEMA ----- Federal Emergency Management Agency
 - indicates Flood Zone "AE"

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	741.26'	056°30'08"	730.99'	701.73'	N 87°01'44" E
C4	25.00'	090°00'00"	39.27'	35.36'	N 13°46'40" E
C5	550.00'	017°42'44"	170.03'	169.35'	N 22°21'58" W
C12	51.00'	249°10'21"	221.79'	83.97'	S 09°18'23" E
C94	25.00'	003°09'34"	1.38'	1.38'	N 88°15'58" E
C102	25.00'	040°32'08"	17.69'	17.32'	N 72°30'55" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C107	25.00'	007°40'58"	3.35'	3.35'	N 62°01'01" E
C109	25.00'	031°40'29"	13.82'	13.65'	N 81°41'44" E
C112	25.00'	056°29'29"	24.65'	23.66'	S 62°16'34" E
C120	25.00'	018°39'47"	8.14'	8.11'	S 13°19'15" W
C124	25.00'	054°07'05"	23.61'	22.75'	S 27°10'10" E
C125	25.00'	036°40'31"	16.00'	15.73'	S 67°12'48" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 58°46'40" E	15.36'
L2	N 31°13'20" W	26.07'
L3	N 62°36'17" W	25.79'
L4	N 20°59'08" E	44.80'
L5	N 29°41'38" E	30.36'
L38	N 89°50'45" E	30.73'
L39	N 76°10'39" E	67.20'
L40	N 64°46'30" E	48.85'
L41	N 52°14'51" E	49.97'
L42	S 87°13'01" E	64.17'
L43	N 84°25'05" E	33.67'
L44	N 68°35'47" E	31.49'
L45	N 58°10'32" E	70.51'
L46	N 65°51'29" E	41.55'
L47	S 82°28'02" E	49.91'
L48	N 89°28'42" E	29.14'
L49	S 27°14'40" W	9.33'
L50	S 69°40'56" W	18.06'
L51	S 28°13'31" E	20.65'
L52	S 23°34'44" W	0.90'
L53	N 70°24'46" E	13.09'
L54	N 86°25'30" E	10.05'
L55	S 26°16'30" E	6.62'
L56	S 22°39'09" W	14.14'
L57	S 14°07'26" E	12.71'
L58	S 54°13'42" E	7.48'
L78	N 89°50'45" E	33.73'
L79	N 76°10'39" E	72.70'
L80	N 64°46'30" E	54.09'
L81	N 52°14'51" E	52.71'
L82	S 87°13'01" E	66.00'
L83	N 84°25'05" E	38.97'
L84	N 68°35'47" E	37.25'
L85	N 58°10'32" E	72.79'
L86	N 65°51'29" E	41.55'
L87	S 82°28'02" E	51.67'
L88	N 89°28'42" E	30.90'
L89	S 37°36'37" W	21.41'
L90	S 85°22'59" E	22.42'
L91	S 22°39'09" W	22.45'
L92	S 14°07'26" E	30.15'
L93	S 54°13'42" E	16.60'
L94	S 19°26'26" W	16.51'
L95	S 71°57'15" E	30.03'
L96	S 48°52'33" E	21.72'

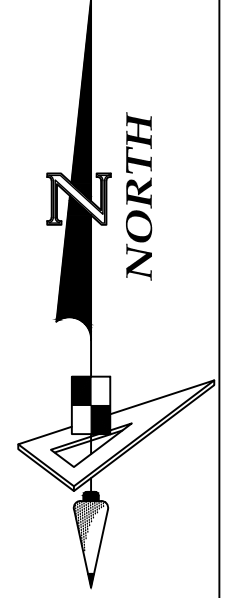
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PLAT BOOK _____ PAGE _____
SHEET 5 OF 9 SHEETS

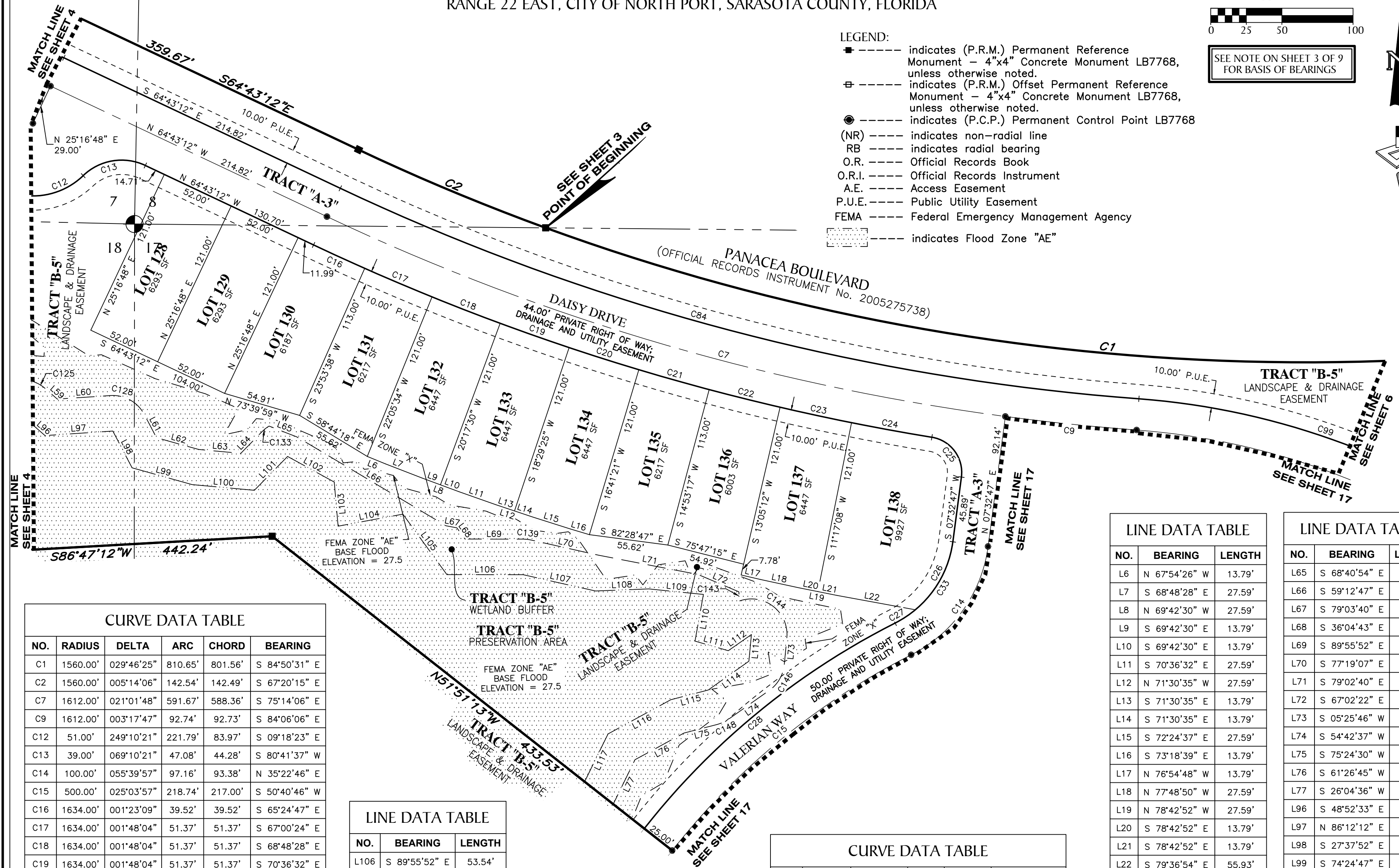
SCALE 1" = 50'

SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS



LEGEND:

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- FEMA --- Federal Emergency Management Agency
- indicates Flood Zone "AE"



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1560.00'	029°46'25"	810.65'	801.56'	S 84°50'31" E
C2	1560.00'	005°14'06"	142.54'	142.49'	S 67°20'15" E
C7	1612.00'	021°01'48"	591.67'	588.36'	S 75°14'06" E
C9	1612.00'	003°17'47"	92.74'	92.73'	S 84°06'06" E
C12	51.00'	249°10'21"	221.79'	83.97'	S 09°18'23" E
C13	39.00'	069°10'21"	47.08'	44.28'	S 80°41'37" W
C14	100.00'	055°39'57"	97.16'	93.38'	N 35°22'46" E
C15	500.00'	025°03'57"	218.74'	217.00'	S 50°40'46" W
C16	1634.00'	001°23'09"	39.52'	39.52'	S 65°24'47" E
C17	1634.00'	001°48'04"	51.37'	51.37'	S 67°00'24" E
C18	1634.00'	001°48'04"	51.37'	51.37'	S 68°48'28" E
C19	1634.00'	001°48'04"	51.37'	51.37'	S 70°36'32" E
C20	1634.00'	001°48'04"	51.37'	51.37'	S 72°24'37" E
C21	1634.00'	001°48'04"	51.37'	51.37'	S 74°12'41" E
C22	1634.00'	001°48'04"	51.37'	51.37'	S 76°00'46" E
C23	1634.00'	001°48'04"	51.37'	51.37'	S 77°48'50" E
C24	1634.00'	002°00'43"	57.38'	57.38'	S 79°43'14" E
C25	25.00'	088°16'23"	38.52'	34.82'	N 36°35'24" W
C26	75.00'	042°37'48"	55.80'	54.52'	N 28°51'41" E
C27	75.00'	013°02'09"	17.06'	17.03'	S 56°41'40" W
C28	525.00'	025°03'57"	229.68'	227.85'	S 50°40'46" W
C33	75.00'	055°39'57"	72.87'	70.03'	N 35°22'46" E
C84	1590.00'	021°01'48"	583.60'	580.33'	S 75°14'06" E
C99	522.65'	028°28'30"	259.75'	257.08'	N 71°30'07" W
C125	25.00'	036°40'31"	16.00'	15.73'	S 67°12'48" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L106	S 89°55'52" E	53.54'
L107	S 77°19'07" E	52.14'
L108	N 87°47'18" E	37.53'
L109	S 84°13'07" E	38.52'
L110	S 10°11'37" W	33.31'
L111	S 73°54'04" E	24.33'
L112	N 54°59'19" E	19.86'
L113	S 05°25'46" W	18.86'
L114	S 54°42'37" W	35.02'
L115	S 75°24'30" W	27.20'
L116	S 61°26'45" W	50.16'
L117	S 26°04'36" W	37.40'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C128	25.00'	066°09'56"	28.87'	27.29'	S 60°42'50" E
C133	25.00'	014°14'02"	6.21'	6.19'	N 51°33'40" E
C139	25.00'	012°36'45"	5.50'	5.49'	S 83°37'29" E
C143	25.00'	015°34'47"	6.80'	6.78'	S 03°30'50" W
C144	25.00'	117°06'42"	51.10'	42.66'	S 53°07'34" E
C146	25.00'	049°16'50"	21.50'	20.85'	S 30°04'12" W
C148	25.00'	020°41'53"	9.03'	8.98'	S 65°03'33" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	N 67°54'26" W	13.79'
L7	S 68°48'28" E	27.59'
L8	N 69°42'30" W	27.59'
L9	S 69°42'30" E	13.79'
L10	S 69°42'30" E	13.79'
L11	S 70°36'32" E	27.59'
L12	N 71°30'35" W	27.59'
L13	S 71°30'35" E	13.79'
L14	S 71°30'35" E	13.79'
L15	S 72°24'37" E	27.59'
L16	S 73°18'39" E	13.79'
L17	N 76°54'48" W	13.79'
L18	N 77°48'50" W	27.59'
L19	N 78°42'52" W	27.59'
L20	S 78°42'52" E	13.79'
L21	S 78°42'52" E	13.79'
L22	S 79°36'54" E	55.93'
L59	S 48°52'33" E	11.38'
L60	N 86°12'12" E	37.44'
L61	S 27°37'52" E	18.35'
L62	S 74°24'47" E	30.73'
L63	S 84°46'02" E	29.78'
L64	N 44°26'39" E	21.43'

LINE DATA TABLE

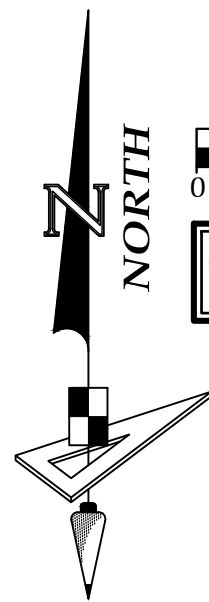
NO.	BEARING	LENGTH
L65	S 68°40'54" E	20.95'
L66	S 59°12'47" E	121.95'
L67	S 79°03'40" E	7.80'
L68	S 36°04'43" E	9.73'
L69	S 89°55'52" E	40.84'
L70	S 77°19'07" E	48.87'
L71	S 79°02'40" E	70.99'
L72	S 67°02'22" E	31.24'
L73	S 05°25'46" W	18.86'
L74	S 54°42'37" W	35.02'
L75	S 75°24'30" W	24.13'
L76	S 61°26'45" W	39.13'
L77	S 26°04'36" W	34.78'
L96	S 48°52'33" E	21.72'
L97	N 86°12'12" E	47.78'
L98	S 27°37'52" E	29.17'
L99	S 74°24'47" E	43.81'
L100	S 84°46'02" E	43.91'
L101	N 44°26'39" E	33.30'
L102	S 61°17'16" E	37.41'
L103	S 04°55'38" E	31.13'
L104	N 79°29'14" E	46.30'
L105	S 36°04'43" E	52.55'

GeoPoint
Surveying, Inc.

555 Winderley Place, Unit 109 Phone: (321) 270-0440
Maitland, Florida 32751 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

LINE DATA TABLE

NO.	BEARING	LENGTH
L233	N 84°18'25" W	3.10'
L234	S 32°28'39" W	15.84'
L235	S 60°15'39" W	9.80'
L236	N 81°15'30" W	7.75'
L237	S 61°31'46" W	20.32'
L238	S 63°26'22" W	5.43'
L239	S 89°59'12" W	25.52'
L240	N 18°27'41" W	15.36'
L241	N 39°19'27" W	17.27'
L242	N 53°09'52" W	18.23'
L243	S 14°55'44" W	18.85'
L244	S 08°08'58" E	17.18'
L245	S 16°55'56" W	25.98'
L246	S 45°01'36" W	23.97'
L247	S 63°04'38" W	31.09'
L248	S 29°03'35" W	12.51'
L249	S 53°58'49" W	16.53'
L250	N 83°18'31" W	20.80'
L251	S 82°52'01" W	9.80'
L252	S 04°39'42" W	17.80'
L253	S 03°33'56" W	34.16'
L254	S 63°26'20" W	9.53'
L255	S 12°04'24" W	16.67'
L256	S 24°47'42" W	15.65'
L257	S 17°39'57" E	25.24'
L258	S 15°57'35" E	15.92'
L259	S 05°12'00" W	24.15'
L260	S 26°03'04" W	26.16'
L261	S 30°27'32" W	20.34'
L262	S 36°34'50" W	27.42'
L263	S 20°39'15" E	16.52'
L264	S 19°40'12" E	8.13'
L265	S 09°44'08" W	19.41'
L266	S 39°38'15" W	20.58'
L267	S 13°24'16" W	11.80'
L268	S 02°02'27" W	14.80'
L269	S 10°26'48" W	24.09'
L270	S 31°37'54" E	16.69'
L271	S 62°32'09" E	16.06'
L272	N 89°59'12" E	10.53'
L273	S 33°43'25" E	14.59'
L274	S 50°56'27" E	16.69'
L275	S 42°25'57" E	25.21'
L276	S 19°34'40" E	21.45'
L326	S 68°38'55" W	25.94'
L327	S 32°28'39" W	0.68'
L329	S 07°38'01" E	1.04'
L330	S 21°36'24" E	9.09'
L331	S 35°32'26" W	11.47'
L332	S 32°02'30" W	5.25'
L333	S 24°04'51" W	11.86'
L334	S 89°59'12" W	22.76'
L335	N 17°07'38" W	15.06'
L336	N 21°39'52" W	11.85'
L337	N 01°47'08" W	15.64'
L338	N 34°44'58" W	25.60'
L340	S 14°55'44" W	18.85'
L342	S 08°08'58" E	11.61'
L343	S 16°55'56" W	14.17'
L344	S 45°01'36" W	13.75'
L345	S 63°04'38" W	27.12'



SCALE 1" = 50'

SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS

LEGEND:

- (NR) ----- indicates non-radial line
 RB ----- indicates radial bearing
 O.R. ----- Official Records Book
 O.R.I. ----- Official Records Instrument
 A.E. ----- Access Easement
 ■ ----- 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
 FEMA ----- Federal Emergency Management Agency
 [Pattern] ----- indicates Flood Zone "AE"
 P.U.E. ----- Public Utility Easement

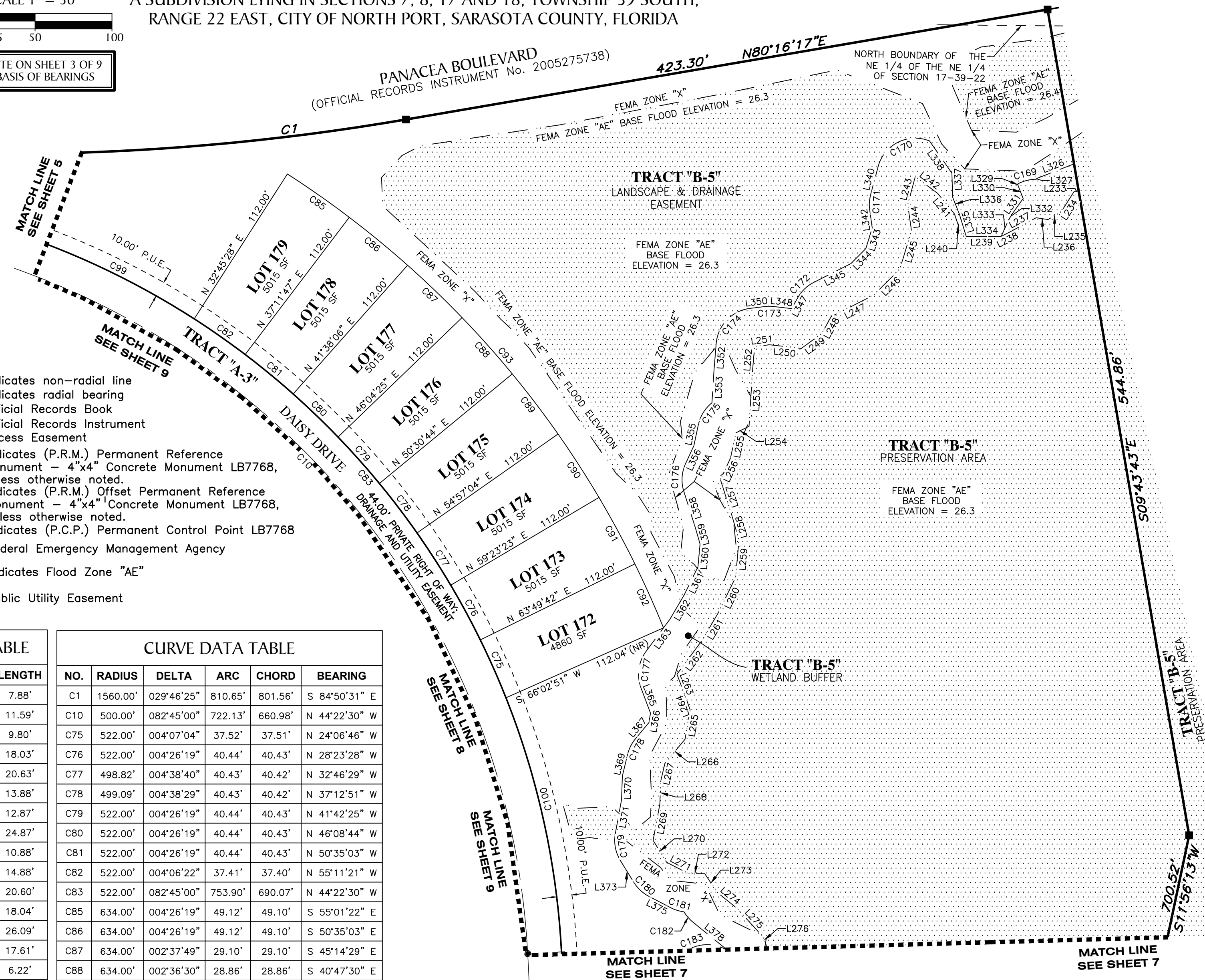
LINE DATA TABLE

NO.	BEARING	LENGTH
L347	S 29°03'35" W	7.88'
L348	N 83°18'31" W	11.59'
L350	S 82°52'01" W	9.80'
L352	S 04°39'42" W	18.03'
L353	S 03°33'56" W	20.63'
L355	S 12°04'24" W	13.88'
L356	S 24°47'42" W	12.87'
L358	S 17°39'57" E	24.87'
L359	S 15°57'35" E	10.88'
L360	S 05°12'00" W	14.88'
L361	S 26°03'04" W	20.60'
L362	S 30°27'32" W	18.04'
L363	S 36°34'50" W	26.09'
L365	S 20°39'15" E	17.61'
L366	S 09°44'08" W	6.22'
L367	S 39°38'15" W	13.91'
L369	S 13°24'16" W	14.29'
L370	S 02°02'27" W	15.45'
L371	S 10°26'48" W	22.25'
L373	S 31°37'54" E	16.69'
L375	S 62°32'09" E	16.06'
L378	S 50°56'27" E	30.41'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1560.00'	029°46'25"	810.65'	801.56'	S 84°50'31" E
C10	500.00'	082°45'00"	722.13'	660.98'	N 44°22'30" W
C75	522.00'	004°07'04"	37.52'	37.51'	N 24°06'46" W
C76	522.00'	004°26'19"	40.44'	40.43'	N 28°23'28" W
C77	498.82'	004°38'40"	40.43'	40.42'	N 32°46'29" W
C78	499.09'	004°38'29"	40.43'	40.42'	N 37°12'51" W
C79	522.00'	004°26'19"	40.44'	40.43'	N 41°42'25" W
C80	522.00'	004°26'19"	40.44'	40.43'	N 46°08'44" W
C81	522.00'	004°26'19"	40.44'	40.43'	N 50°35'03" W
C82	522.00'	004°06'22"	37.41'	37.40'	N 55°11'21" W
C83	522.00'	082°45'00"	753.90'	690.07'	N 44°22'30" W
C85	634.00'	004°26'19"	49.12'	49.10'	S 55°01'22" E
C86	634.00'	004°26'19"	49.12'	49.10'	S 50°35'03" E
C87	634.00'	002°37'49"	29.10'	29.10'	S 45°14'29" E
C88	634.00'	002°36'30"	28.86'	28.86'	S 40°47'30" E
C89	634.00'	004°26'19"	49.12'	49.10'	S 37°16'06" E
C90	634.00'	004°26'19"	49.12'	49.10'	S 32°49'47" E
C91	577.74'	004°52'16"	49.12'	49.10'	S 28°23'28" E
C92	634.00'	004°07'03"	45.56'	45.55'	S 24°06'47" E
C93	634.00'	035°11'16"	389.37'	383.28'	N 39°38'54" W
C99	522.65'	028°28'30"	259.75'	257.08'	N 71°30'07" W
C100	523.28'	018°36'06"	169.89'	169.14'	S 12°18'37" E
C169	25.00'	028°42'18"	12.52'	12.39'	S 75°52'55" W
C170	25.00'	096°49'54"	42.25'	37.40'	S 63°20'41" W
C171	25.00'	023°04'42"	10.07'	10.00'	S 03°23'23" W
C172	25.00'	034°01'04"	14.84'	14.63'	S 46°04'07" W
C173	25.00'	013°49'28"	6.03'	6.02'	S 89°46'45" W
C174	25.00'	078°12'19"	34.12'	31.54'	S 43°45'51" W

CYPRESS FALLS PHASE 2C

A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDAPLAT BOOK _____ PAGE _____
SHEET 6 OF 9 SHEETS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C175	25.00'	039°24'50"	17.20'	16.86'	S 31°46'49" W
C176	25.00'	042°27'39"	18.53'	18.11'	S 03°33'52" W
C177	25.00'	057°14'05"	24.97'	23.95'	S 07°57'48" W
C178	25.00'	026°13'59"	11.45'	11.35'	S 26°31'15" W
C179	25.00'	042°04'42"	18.36'	17.95'	S 10°35'33" E
C180	25.00'	030°54'16"	13.48'	13.32'	S 47°05'02" E
C181	25.00'	020°46'54"	9.07'	9.02'	S 72°55'35" E
C182	25.00'	020°24'51"	8.91'	8.86'	S 40°44'02" E
C183	25.00'	088°05'02"	38.43'	34.76'	S 80°55'10" W

GeoPoint
Surveying, Inc.

555 Winderley Place, Unit 109 Phone: (321) 270-0440
 Maitland, Florida 32751 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

CYPRESS FALLS PHASE 2C

A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LINE DATA TABLE

NO.	BEARING	LENGTH
L229	S 79°47'13" W	40.45'
L230	S 33°01'49" W	13.70'
L231	S 76°51'44" W	14.88'
L276	S 19°34'40" E	21.45'
L277	S 15°16'10" W	18.70'
L278	S 59°26'39" W	13.98'
L279	N 58°46'47" W	14.13'
L280	N 60°58'38" W	16.67'
L281	S 36°52'39" W	8.09'
L282	S 42°18'32" E	12.03'
L283	S 51°22'30" E	20.73'
L284	S 43°03'37" E	16.61'
L285	S 00°08'28" E	45.68'
L286	S 05°52'26" E	31.72'
L287	S 50°44'44" E	23.01'
L288	S 26°35'45" E	18.09'
L289	S 77°29'38" E	14.93'
L290	S 14°44'27" W	15.90'
L291	S 02°11'28" W	21.05'
L292	S 62°06'27" W	15.57'
L293	N 77°55'40" W	11.59'
L294	N 14°03'37" W	10.01'
L295	S 58°14'48" W	19.99'
L296	S 45°00'30" W	17.17'
L297	N 85°54'15" E	11.36'
L298	S 52°09'35" E	18.46'
L299	S 56°20'37" E	26.27'
L300	S 45°02'07" E	20.60'
L301	S 26°00'18" E	35.10'
L302	S 10°11'47" E	32.06'
L303	S 04°46'51" E	19.49'
L304	S 74°46'10" E	9.23'
L305	S 03°27'30" E	16.01'
L306	S 49°56'02" E	20.11'
L307	S 30°17'21" E	11.24'
L308	S 00°00'48" E	11.33'
L309	S 35°32'42" W	6.96'
L310	S 13°23'20" W	17.47'
L311	S 25°02'50" E	13.39'
L312	S 26°34'09" W	10.86'
L313	S 75°15'14" W	15.91'
L314	S 52°07'59" W	9.23'
L315	S 56°20'37" E	35.02'
L316	S 10°00'08" W	13.97'
L317	N 87°56'34" E	22.69'
L318	S 48°02'53" E	10.89'
L319	S 38°11'31" E	14.41'
L320	S 05°27'29" E	17.07'
L321	S 01°41'58" E	27.52'
L322	S 05°42'30" W	19.11'
L323	S 15°38'25" W	21.01'
L324	S 55°43'12" W	21.55'
L325	S 33°01'49" W	4.66'
L380	S 36°52'39" W	8.09'
L382	S 42°18'32" E	14.01'
L383	S 51°22'30" E	20.90'
L385	S 00°08'28" E	37.10'
L386	S 05°52'26" E	32.97'
L388	S 50°44'44" E	17.66'
L389	S 26°35'45" E	10.20'
L390	S 58°14'48" W	28.78'

LINE DATA TABLE

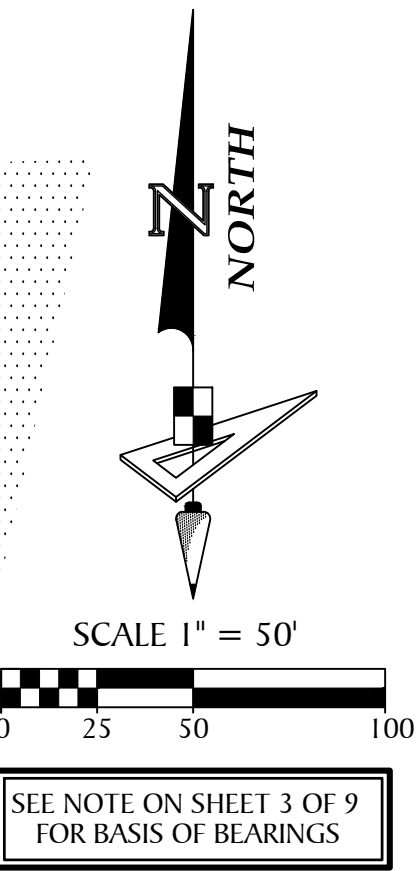
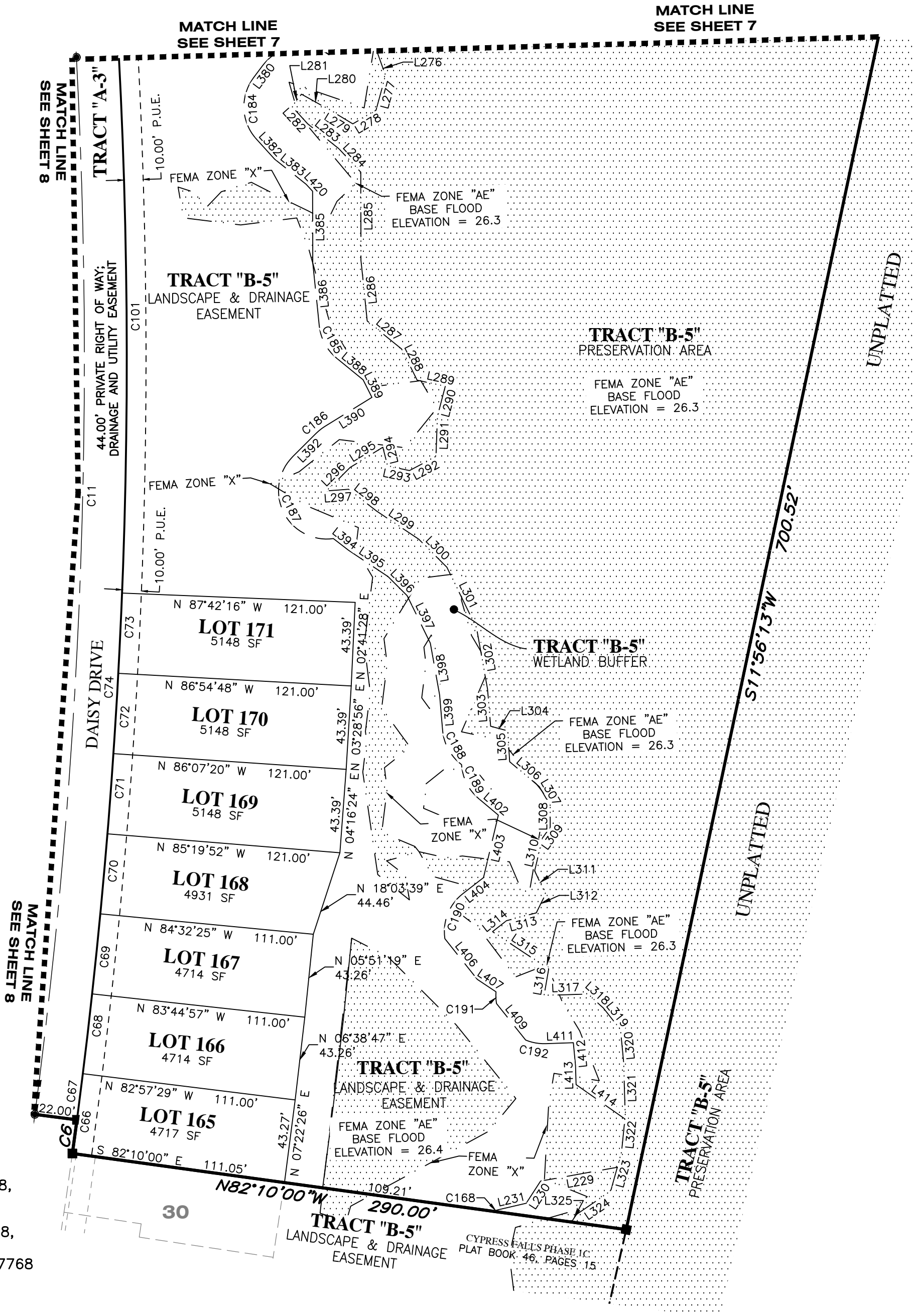
NO.	BEARING	LENGTH
L392	S 45°00'30" W	17.17'
L394	S 52°09'35" E	9.88'
L395	S 56°20'37" E	24.71'
L396	S 45°02'07" E	13.94'
L397	S 26°00'18" E	27.44'
L398	S 10°11'47" E	27.41'
L399	S 04°46'51" E	18.30'
L402	S 49°56'02" E	13.38'
L403	S 13°23'20" W	33.33'
L404	S 52°07'59" W	13.50'
L406	S 38°32'14" E	27.01'
L407	S 56°20'37" E	11.67'
L409	S 38°32'14" E	24.26'
L411	N 87°56'34" E	14.32'
L412	S 05°27'29" E	11.93'
L413	S 01°41'58" E	9.89'
L414	S 54°50'56" E	30.96'
L420	S 43°03'37" E	4.96'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	3022.00'	000°20'00"	17.58'	17.58'	N 07°40'00" E
C11	3000.00'	010°30'00"	549.78'	549.01'	N 02°15'00" E
C66	3022.00'	000°47'29"	41.74'	41.74'	N 07°26'16" E
C67	3022.00'	000°27'29"	24.16'	24.16'	N 07°16'16" E
C68	3022.00'	000°47'28"	41.72'	41.72'	N 06°38'47" E
C69	3022.00'	000°47'28"	41.72'	41.72'	N 05°51'19" E
C70	3022.00'	000°47'28"	41.72'	41.72'	N 05°03'51" E
C71	3022.00'	000°47'28"	41.72'	41.72'	N 04°16'24" E
C72	3022.00'	000°47'28"	41.72'	41.72'	N 03°28'56" E
C73	3022.00'	000°47'28"	41.72'	41.72'	N 02°41'28" E
C74	3022.00'	010°30'00"	553.81'	553.04'	N 02°15'00" E
C101	3022.00'	005°17'44"	279.31'	279.21'	S 00°21'08" E
C168	25.00'	006°30'40"	2.84'	2.84'	S 73°36'24" W
C184	25.00'	079°11'11"	34.55'	31.87'	S 02°42'56" E
C185	25.00'	044°52'18"	19.58'	19.08'	S 28°18'35" E
C186	25.00'	013°14'18"	5.78'	5.76'	S 51°37'39" W
C187	25.00'	143°02'43"	62.42'	47.42'	S 26°30'51" E
C188	25.00'	048°07'12"	21.00'	20.38'	S 28°50'27" E
C189	25.00'	046°25'06"	20.25'	19.70'	S 26°43'29" E
C190	25.00'	060°31'06"	26.41'	25.20'	S 21°52'26" W
C191	25.00'	013°56'45"	6.09'	6.07'	S 02°32'32" E
C192	25.00'	024°29'53"	10.69'	10.61'	S 79°48'29" E

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
 - (NR) ----- indicates non-radial line
 - RB ----- indicates radial bearing
 - O.R. ----- Official Records Book
 O.R.I. ----- Official Records Instrument | A.E. ----- Access Easement | P.U.E. ----- Public Utility Easement | FEMA ----- Federal Emergency Management Agency |
- indicates Flood Zone "AE"



LINE DATA TABLE

NO.	BEARING	LENGTH
L23	N 07°04'55" E	41.85'
L24	N 06°12'21" E	45.84'
L25	N 05°17'25" E	45.84'
L26	N 04°24'51" E	41.85'
L27	N 03°34'41" E	41.85'
L28	N 02°44'31" E	41.85'
L29	N 01°54'21" E	41.85'
L30	N 01°04'11" E	41.85'
L31	N 00°11'37" E	45.84'
L32	N 01°35'53" W	41.85'
L33	N 12°01'27" W	41.28'

L133	N 18°27'41" W	33.12'
L134	N 18°27'41" W	33.12'
L136	N 58°25'32" W	23.00'
L138	S 68°12'01" W	18.24'
L139	N 22°37'19" E	38.32'
L140	N 56°49'41" E	39.12'
L142	N 28°36'56" E	37.75'
L144	N 14°55'44" E	23.38'
L146	N 20°00'38" W	29.99'
L147	N 03°48'13" E	39.85'
L148	N 04°33'51" E	36.36'
L149	N 10°16'33" E	30.17'
L151	N 14°03'36" W	25.26'
L152	N 15°58'13" W	17.99'
L153	N 03°48'13" E	16.76'
L154	N 10°46'44" E	27.95'
L155	N 23°12'04" E	16.83'
L156	N 38°40'04" E	15.90'
L158	N 00°00'48" W	10.54'
L160	N 20°15'09" W	26.55'
L161	N 02°18'21" W	33.24'
L162	N 00°00'48" W	20.59'

L184	N 11°41'05" E	39.26'
L185	N 22°37'19" E	58.75'
L186	N 56°49'41" E	46.81'
L187	N 28°36'56" E	37.75'
L188	N 14°55'44" E	23.38'
L189	N 20°00'38" W	35.26'
L190	N 03°48'13" E	45.29'
L191	N 04°33'51" E	37.77'
L192	N 10°16'33" E	31.41'
L193	N 14°03'36" W	24.84'
L194	N 15°58'13" W	21.93'
L195	N 03°48'13" E	22.64'
L196	N 10°46'44" E	32.20'
L197	N 23°12'04" E	22.94'
L198	N 38°40'04" E	19.29'
L199	N 00°00'48" W	10.54'
L200	N 20°15'09" W	30.50'
L201	N 02°18'21" W	37.68'
L202	N 00°00'48" W	21.09'
L203	N 26°35'45" W	20.21'
L225	N 18°27'41" W	25.22'
L226	N 58°25'32" W	23.00'
L227	S 68°12'01" W	16.23'
L228	S 02°28'41" W	24.21'

LEGEND:

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CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	3000.00'	010°30'00"	549.78'	549.01'	N 02°15'00" E
C49	478.00'	006°37'46"	55.31'	55.28'	N 12°01'27" W
C50	478.00'	005°42'34"	47.63'	47.61'	N 05°51'17" W
C52	2978.00'	000°08'52"	7.68'	7.68'	N 02°55'34" W
C53	2978.00'	000°50'10"	43.46'	43.46'	N 02°26'03" W
C54	2978.00'	000°50'10"	43.46'	43.46'	N 01°35'53" W
C55	2978.00'	000°54'57"	47.60'	47.60'	N 00°43'20" W
C56	2978.00'	000°54'57"	47.60'	47.60'	N 00°11'37" E
C57	2978.00'	000°50'10"	43.46'	43.46'	N 01°04'11" E
C58	1303.95'	001°54'35"	43.46'	43.46'	S 01°54'21" W
C59	2978.00'	000°50'10"	43.46'	43.46'	N 02°44'31" E
C60	2978.00'	000°50'10"	43.46'	43.46'	N 03°34'41" E
C61	2978.00'	000°50'10"	43.46'	43.46'	N 04°24'51" E
C62	2978.00'	000°54'57"	47.60'	47.60'	N 05°17'25" E
C63	2978.00'	000°32'40"	28.30'	28.30'	N 06°23'30" E
C64	2978.00'	000°50'10"	43.46'	43.46'	N 07°04'55" E
C65	2978.00'	010°30'00"	545.75'	544.98'	N 02°15'00" E
C154	25.00'	039°57'50"	17.44'	17.09'	N 38°26'36" W
C155	25.00'	053°22'28"	23.29'	22.46'	N 85°06'46" W
C156	25.00'	028°12'46"	12.31'	12.19'	N 42°43'18" E
C157	25.00'	013°41'12"	5.97'	5.96'	N 21°46'20" E
C158	25.00'	034°56'22"	15.25'	15.01'	N 02°32'27" W
C159	25.00'	024°20'09"	10.62'	10.54'	N 01°53'31" W
C160	25.00'	038°40'52"	16.88'	16.56'	N 19°19'38" E
C161	25.00'	020°14'21"	8.83'	8.79'	N 10°07'59" W
C162	25.00'	026°34'57"	11.60'	11.50'	N 13°18'17" W

CYPRESS FALLS PHASE 2C

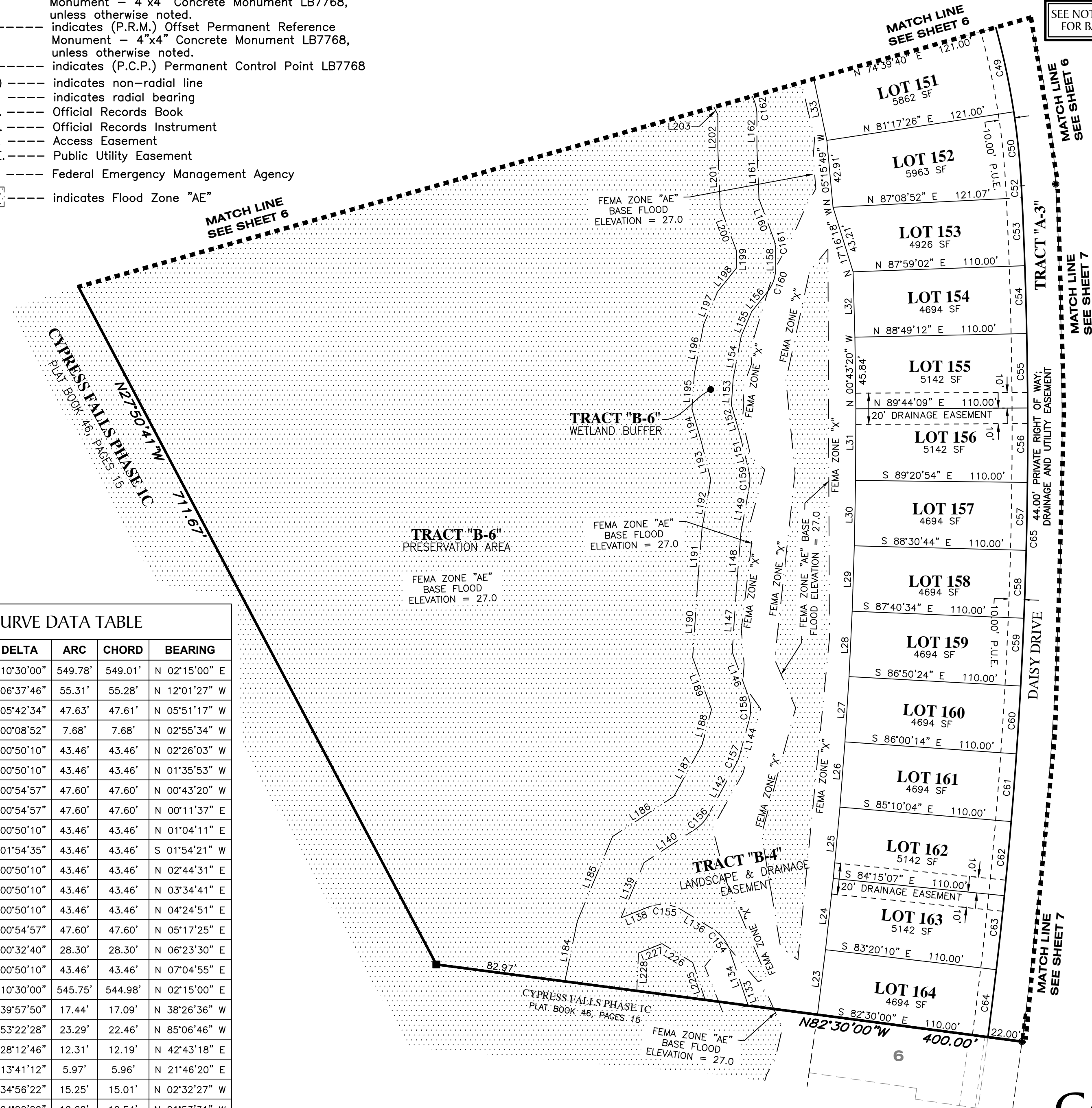
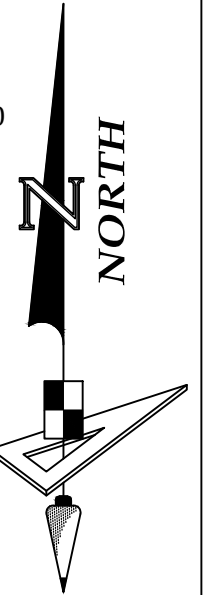
A SUBDIVISION LYING IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 39 SOUTH,
RANGE 22 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 9 SHEETS

SCALE 1" = 50'

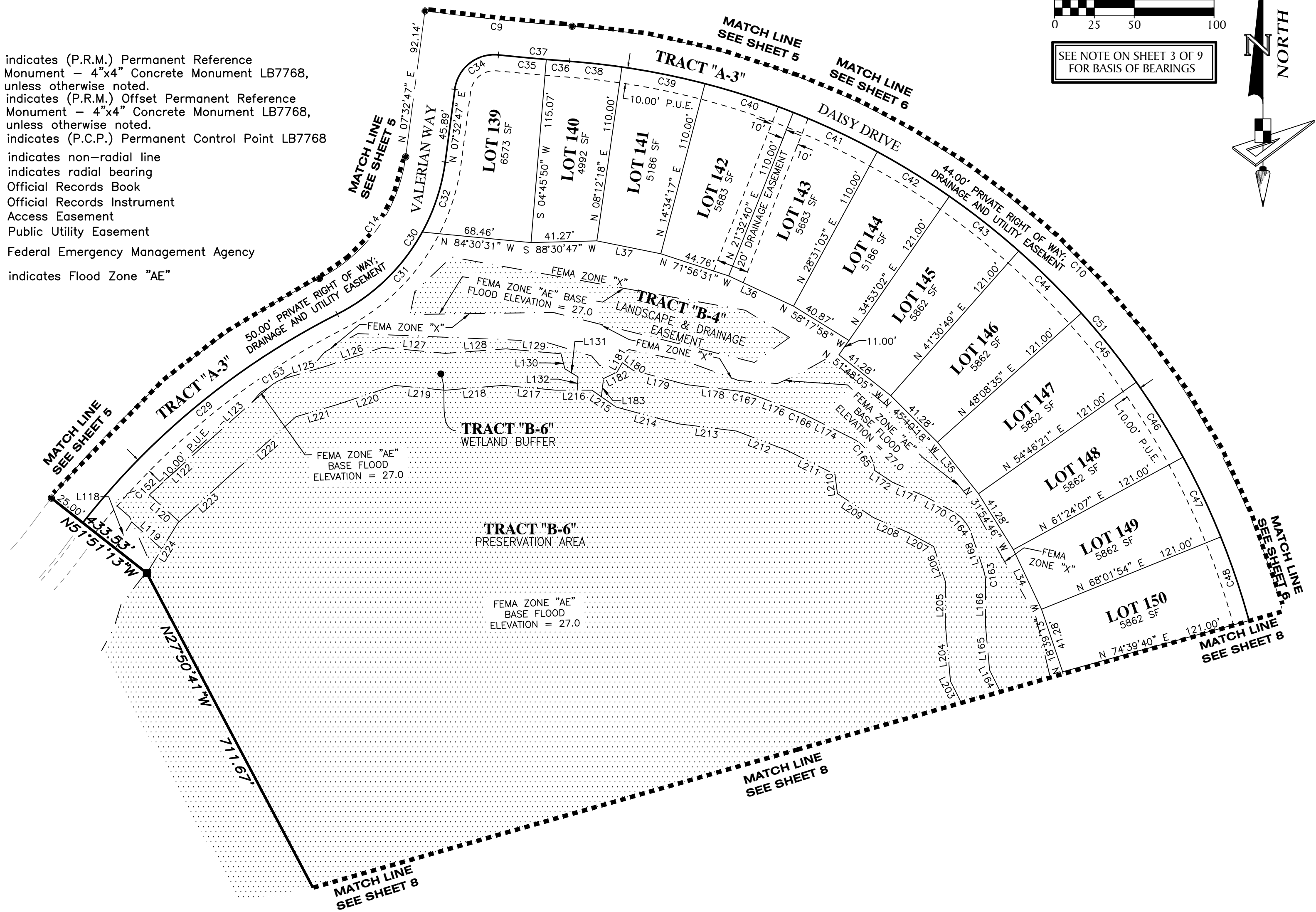


SEE NOTE ON SHEET 3 OF 9
FOR BASIS OF BEARINGS



LINE DATA TABLE		
NO.	BEARING	LENGTH
L34	N 25°16'59" W	41.28'
L35	N 38°32'32" W	41.28'
L36	N 64°58'09" W	44.76'
L37	N 78°36'43" W	40.87'
L118	N 31°45'56" E	19.43'
L119	S 48°08'04" E	25.39'
L120	N 48°08'04" W	25.07'
L122	N 47°44'05" E	44.94'
L123	N 48°22'29" E	54.57'
L125	N 73°36'32" E	26.26'
L126	N 71°33'53" E	38.02'
L127	S 84°34'38" E	39.55'
L128	N 85°44'43" E	38.23'
L129	S 84°49'23" E	34.46'
L130	S 14°27'53" E	9.73'
L131	S 58°30'30" E	9.66'
L132	S 03°28'11" W	8.35'
L164	N 26°35'45" W	15.49'
L165	N 05°12'42" W	27.42'
L166	N 00°00'48" W	27.48'
L168	N 18°27'42" W	23.82'
L170	N 61°25'17" W	20.06'
L171	N 66°49'51" W	21.84'
L172	N 56°20'36" W	13.44'
L174	N 63°27'57" W	33.70'
L176	N 69°10'25" W	33.87'
L178	N 82°53'38" W	34.72'
L179	N 74°57'21" W	34.46'
L180	N 55°02'31" W	8.28'
L181	S 29°25'07" W	6.69'
L182	S 64°10'00" W	9.45'
L183	S 06°40'40" W	11.47'
L203	N 26°35'45" W	20.21'
L204	N 05°12'42" W	33.27'
L205	N 00°00'48" W	28.62'
L206	N 18°27'42" W	23.82'
L207	N 61°25'17" W	18.88'
L208	N 66°49'51" W	22.96'
L209	N 56°20'36" W	27.17'
L210	N 07°08'38" W	12.14'
L211	N 63°27'57" W	33.70'
L212	N 69°10'25" W	33.87'
L213	N 82°53'38" W	36.46'
L214	N 74°57'21" W	40.58'
L215	N 55°02'31" W	18.39'
L216	S 89°59'12" W	22.61'
L217	N 84°49'23" W	33.30'
L218	S 85°13'36" W	36.30'
L219	N 84°34'38" W	31.80'
L220	S 71°33'53" W	38.13'
L221	S 73°36'32" W	26.71'
L222	S 48°22'29" W	54.43'
L223	S 47°44'05" W	44.80'
L224	S 31°45'56" W	37.21'

- 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
 - (NR) --- indicates non-radial line
 - RB --- indicates radial bearing
 - O.R. --- Official Records Book
 - O.R.I. --- Official Records Instrument
 - A.E. --- Access Easement
 - P.U.E. --- Public Utility Easement
 - FEMA --- Federal Emergency Management Agency
 - indicates Flood Zone "AE"



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C9	1612.00'	003°17'47"	92.74'	92.73'	S 84°06'06" E
C10	500.00'	082°45'00"	722.13'	660.98'	N 44°22'30" W
C14	100.00'	055°39'57"	97.16'	93.38'	N 35°22'46" E
C15	500.00'	025°03'57"	218.74'	217.00'	S 50°40'46" W
C29	475.00'	025°03'57"	207.80'	206.15'	S 50°40'46" W
C30	125.00'	055°39'57"	121.44'	116.72'	N 35°22'46" W
C31	125.00'	034°24'19"	75.06'	73.94'	N 46°00'35" E
C32	125.00'	021°15'39"	46.38'	46.12'	N 18°10'36" E
C34	25.00'	088°16'23"	38.52'	34.82'	S 51°40'58" W
C35	1634.00'	001°03'20"	30.10'	30.10'	S 84°42'30" E
C36	1634.00'	000°30'50"	14.65'	14.65'	S 85°29'35" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C37	1634.00'	001°34'10"	44.76'	44.75'	S 84°57'55" E
C38	478.00'	003°57'18"	32.99'	32.99'	N 83°46'21" W
C39	478.00'	006°22'00"	53.11'	53.09'	N 78°36'43" W
C40	478.00'	006°58'23"	58.17'	58.14'	N 71°56'31" W
C41	478.00'	006°58'23"	58.17'	58.14'	N 64°58'09" W
C42	478.00'	006°22'00"	53.11'	53.09'	N 58°17'58" W
C43	478.00'	006°37'46"	55.31'	55.28'	N 51°48'05" W
C44	478.00'	006°37'46"	55.31'	55.28'	N 45°10'18" W
C45	478.00'	006°37'46"	55.31'	55.28'	N 38°32'32" W
C46	478.00'	006°37'46"	55.31'	55.28'	N 31°54'46" W
C47	478.00'	006°37'46"	55.31'	55.28'	N 25°16'59" W

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C48	478.00'	006°37'46"	55.31'	55.28'	N 18°39'13" W
C51	478.00'	082°45'00"	690.36'	631.90'	N 44°22'30" W
C152	25.00'	003°52'54"	1.69'	1.69'	N 45°47'38" E
C153	25.00'	025°14'03"	11.01'	10.92'	N 60°59'31" E
C163	25.00'	018°26'54"	8.05'	8.01'	N 09°14'15" W
C164	25.00'	042°57'35"	18.74'	18.31'	N 39°56'29" W
C165	25.00'	057°54'08"	25.26'	24.20'	N 34°30'53" W
C166	25.00'	005°42'27"	2.49'	2.49'	N 66°19'11" W
C167	25.00'	013°43'13"	5.99'	5.97'	N 76°02'01" W