

GRAN PARADISO, PHASE 7

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

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
COUNTY OF LEE } SS

LENNAR HOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, BY ITS VICE PRESIDENT, DARIN MCMURRAY, ACTING BY AND WITH AUTHORITY OF IT'S MEMBERS, CERTIFIES OWNERSHIP BY SAID LIMITED LIABILITY COMPANY, OF "GRAN PARADISO, PHASE 7" SHOWN AND DESCRIBED HEREON.

SAID COMPANY DOES HEREBY DEDICATE IN PERPETUITY AND FOR ITS EXCLUSIVE USE ALL EASEMENTS IDENTIFIED AS "PUBLIC DRAINAGE EASEMENTS," AS SHOWN HEREIN TO THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) FOR THE PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, TEMPORARY PARKING, INSTALLATION, CONSTRUCTION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER WVID FACILITIES, THE LANDS SO ENCUMBERED BEING THE PERPETUAL MAINTENANCE OBLIGATION OF GRAN PARADISO PROPERTIES OWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF NORTH PORT.

SAID COMPANY DOES HEREBY DEDICATE AND SET APART EASEMENTS IDENTIFIED AS "PUBLIC UTILITY EASEMENT" TO THE CITY OF NORTH PORT.

THE INGRESS & EGRESS EASEMENTS OVER TRACT 421 ARE HEREBY DEDICATED IN PERPETUITY TO THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) FOR UNOBSTRUCTED ACCESS TO AND FROM SAID WVID'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, THE LANDS ENCUMBERED BY SAID INGRESS & EGRESS EASEMENTS, BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GRAN PARADISO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE WVID.

SAID COMPANY DOES HEREBY DEDICATE AND SET APART TRACT 421 (PRIVATE ROAD) AND OTHER EASEMENTS SHOWN HEREON TO THE GRAN PARADISO PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, MEMBERS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION INCLUDING THE CITY OF NORTH PORT UTILITIES, ELECTRIC, CABLE TELEVISION AND RELATED SERVICES, EMERGENCY AND LAW ENFORCEMENT PERSONNEL 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, OR THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) BY THIS PLAT.

COMMON AREA TRACT 754 AS SHOWN HEREON IS HEREBY RETAINED IN FEE SIMPLE BY THE OWNER.

IN WITNESS WHEREOF, DARIN MCMURRAY, AS VICE PRESIDENT, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, A.D. 2017.

WITNESS: _____ LENNAR HOMES, LLC, A LIMITED LIABILITY COMPANY

PRINT NAME: _____

WITNESS: _____

BY: _____

PRINT NAME: _____

DARIN MCMURRAY, VICE PRESIDENT

STATE OF FLORIDA }
COUNTY OF LEE } SS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DARIN MCMURRAY, VICE PRESIDENT OF AND IN BEHALF OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS VICE PRESIDENT, FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT LEE COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 2017

NOTARY PUBLIC – STATE OF FLORIDA

NAME PRINTED

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON _____ . THE PERMANENT CONTROL POINTS (PCP'S) AND LOT BOUNDARY CORNER INSTALLATION WILL BE COMPLETED WITHIN 1 (ONE) YEAR FROM THE DATE OF RECORDING AND WILL BE CERTIFIED BY A RECORDED AFFIDAVIT.

DATE: _____

MICHAEL P. ALLEN P.S.M. #6822
BRIGHAM/ALLEN LAND SURVEYING
807 U.S. Highway 41 Bypass South
Suite E – Venice, Florida 34285

CERTIFICATE OF APPROVAL OF THE CITY OF NORTH PORT PLANING AND ZONING ADVISORY BOARD

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS _____ DAY OF _____, A.D. 2017.

BY: _____
CHAIRPERSON

CERTIFICATE OF APPROVAL OF CITY ATTORNEY

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING, THIS _____ DAY OF _____, A.D. 2017.

BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION IT CONFORMS TO THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT.

BY: _____
CITY ENGINEER

DATE

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH PORT CITY COMMISSION, COUNTY OF SARASOTA, FLORIDA, THIS _____ DAY OF _____, A.D. 2017.

APPROVED BY: _____
MAYOR, NORTH PORT CITY COMMISSION

ATTEST: _____
CITY CLERK

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED, AND REFER TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, BEARING BEING S89°53'05"E.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA."
4. THE DECLARATION OF COVENANTS AND RESTRICTIONS ARE RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2004216589 AND IN OFFICIAL RECORDS INSTRUMENT NO. 2005257192, AS AMENDED AND RESTATED IN OFFICIAL RECORDS INSTRUMENT NO. 2013152280 AS FURTHER AMENDED, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5. THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

CERTIFICATE OF APPROVAL OF CITY SURVEYOR & MAPPER

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

I THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR COMPLIANCE WITH CHAPTER 177, PART ONE, OF THE FLORIDA STATUTES.

BY: _____
CITY SURVEYOR & MAPPER

DATE

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

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

BY: _____
DEPUTY CLERK

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE & ACKNOWLEDGMENT

THE WEST VILLAGES IMPROVEMENT DISTRICT (WVID) HEREBY ACCEPTS THE HEREIN DEDICATIONS TO IT AND ACKNOWLEDGES SAID WVID HAS NO MAINTENANCE OBLIGATION IN, OVER, UNDER OR UPON THE LANDS ENCUMBERED BY THE PUBLIC DRAINAGE EASEMENTS AND INGRESS/EGRESS EASEMENTS SHOWN HEREON.

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: _____
SECRETARY OF THE BOARD OF SUPERVISORS

DATE

DATE

DEDICATION OF EASEMENTS

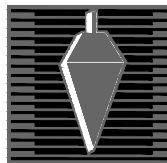
UNLESS OTHERWISE INDICATED, ALL EASEMENTS SHOWN HEREON ARE NON-EXCLUSIVE, FURTHERMORE, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, FIVE (5) FEET IN WIDTH ALONG EACH REAR LOT LINE AND TWO AND ONE HALF (2.5) FEET ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND DEDICATED FOR THE PURPOSE OF ACCOMMODATING UTILITIES AND DRAINAGE IN, OVER, UNDER AND UPON SUCH ENCUMBERED REAL PROPERTY. ALL PLATTED UTILITY EASEMENTS ARE ALSO CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF ELECTRIC, CABLE TELEVISION AND RELATED UTILITY SERVICES. 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.

FLOOD ZONE

THE LANDS SHOWN HEREON ARE SITUATED IN FLOOD ZONE "X", PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 12115C0361F & 12115C0353F, DATED 11/4/16. INCORPORATED INTO THE CITY OF NORTH PORT COMMUNITY NO. 120279.

Prepared By:
Brigham/Allen Land Surveying

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EMAIL: BrighamAllenSurveying@gmail.com



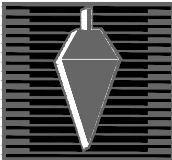
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RECORDED IN PLAT BOOK 47, PAGE 5
A SUBDIVISION
IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 20 EAST
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

DESCRIPTION

ALL OF THAT TRACT 301, GRAN PARADISO, INFRASTRUCTURE, AS RECORDED IN PLAT BOOK 47, PAGE, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 39 SOUTH RANGE 20 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30 TO BEAR SOUTH 89°53'05"EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 15°31'23" EAST A DISTANCE OF 639.48 FEET TO THE POINT OF BEGINNING; THENCE FROM THE BEGINNING OF RIGHT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 53°51'24" EAST, NORTHEASTERLY A DISTANCE OF 167.49 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 15°28'43" TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND NORTHERLY A DISTANCE OF 48.03 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 36°41'41" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY A DISTANCE OF 322.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 108°38'09" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY A DISTANCE OF 322.33 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 108°38'09"; THENCE SOUTH 52°11'55" WEST TANGENT TO SAID CURVE, A DISTANCE OF 141.37 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 301.25 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°18'17"; THENCE SOUTH 00°06'22" EAST TANGENT TO SAID CURVE, A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 315.84 FEET ALONG THE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 64°37'46" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY A DISTANCE OF 364.86 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 745.00 FEET AND A CENTRAL ANGLE OF 28°03'38" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 38°39'09" WEST; THENCE NORTHEASTERLY A DISTANCE OF 410.49 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1080.00 FEET AND A CENTRAL ANGLE OF 21°46'38" TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY A DISTANCE OF 1295.94 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 779.79 FEET AND A CENTRAL ANGLE OF 95°13'10"; THENCE SOUTH 55°12'37" EAST TANGENT TO SAID CURVE, A DISTANCE OF 181.46 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY A DISTANCE OF 146.02 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET AND A CENTRAL ANGLE OF 9°20'51"; THENCE SOUTH 09°02'54" WEST, A DISTANCE OF 17.71 FEET; THENCE SOUTH 25°25'48" WEST, A DISTANCE OF 29.55 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY A DISTANCE OF 79.08 FEET ALONG THE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 25°53'30" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 46°10'22" WEST; THENCE SOUTHEASTERLY A DISTANCE OF 252.93 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 775.00 FEET AND A CENTRAL ANGLE OF 18°41'56" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY A DISTANCE OF 63.40 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 186.00 FEET AND A CENTRAL ANGLE OF 19°31'47" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY A DISTANCE OF 18.59 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 25°21'44" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY A DISTANCE OF 19.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 792.00 FEET AND A CENTRAL ANGLE OF 1°26'08" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY A DISTANCE OF 35.74 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 81°55'04" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 09°46'40" EAST; THENCE WESTERLY A DISTANCE OF 130.49 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 9°03'46" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 18°50'26" WEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY A DISTANCE OF 39.31 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°05'10"; THENCE NORTH 18°55'36" WEST TANGENT TO SAID CURVE, A DISTANCE OF 8.95 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 42.00 FEET AND A CENTRAL ANGLE OF 18°41'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 09°57'00" WEST 13.64 FEET; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 13.70 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY A DISTANCE OF 85.97 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 186.00 FEET AND A CENTRAL ANGLE OF 26°28'55" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 223.97 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 725.00 FEET AND A CENTRAL ANGLE OF 17°42'00" TO A POINT OF

CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 21°44'19" WEST; THENCE WESTERLY A DISTANCE OF 68.14 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 22°18'33"; THENCE NORTH 89°25'46" WEST TANGENT TO SAID CURVE, A DISTANCE OF 106.42 FEET; THENCE NORTH 55°12'37" WEST, A DISTANCE OF 177.07 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY A DISTANCE OF 813.99 FEET ALONG THE CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 489.79 FEET AND A CENTRAL ANGLE OF 95°13'10" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 834.88 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1370.00 FEET AND A CENTRAL ANGLE OF 34°54'58"; THENCE SOUTH 64°29'11" WEST TANGENT TO SAID CURVE, A DISTANCE OF 57.94 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SOUTHERLY A DISTANCE OF 245.12 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 50°09'27" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY A DISTANCE OF 66.87 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 205.00 FEET AND A CENTRAL ANGLE OF 18°41'19" TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 32.98 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 28°38'03"; THENCE SOUTH 32°59'38" EAST TANGENT TO SAID CURVE, A DISTANCE OF 57.53 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 723.00 FEET AND A CENTRAL ANGLE OF 4°17'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 61°30'56" WEST 54.24 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 54.25 FEET; THENCE SOUTH 59°21'58" WEST TANGENT TO SAID CURVE, A DISTANCE OF 65.99 FEET; THENCE SOUTH 32°59'38" EAST, A DISTANCE OF 1.03 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY A DISTANCE OF 38.24 FEET ALONG THE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 87°38'24" TO A POINT OF CUSP; THENCE SOUTH 59°21'58" WEST, A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY A DISTANCE OF 84.29 FEET ALONG THE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 498.00 FEET AND A CENTRAL ANGLE OF 9°41'51" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 40°19'54" WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY A DISTANCE OF 35.28 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°52'00" TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 3.40 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 392.00 FEET AND A CENTRAL ANGLE OF 0°29'51" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 37°33'56" EAST; THENCE SOUTHWESTERLY A DISTANCE OF 122.91 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 523.00 FEET AND A CENTRAL ANGLE OF 13°27'53" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 56°04'18" EAST; THENCE NORTHWESTERLY A DISTANCE OF 54.27 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 512.00 FEET AND A CENTRAL ANGLE OF 6°04'23" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 80.63 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 162.00 FEET AND A CENTRAL ANGLE OF 28°31'00" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY A DISTANCE OF 19.96 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 17°19'43" TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY, NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, NORTHWESTERLY AND NORTHERLY A DISTANCE OF 267.79 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 495.00 FEET AND A CENTRAL ANGLE OF 30°59'46" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY AND NORTHEASTERLY A DISTANCE OF 498.99 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 50°09'27"; THENCE NORTH 64°29'11" EAST TANGENT TO SAID CURVE, A DISTANCE OF 12.51 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 455.00 FEET AND A CENTRAL ANGLE OF 24°27'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 52°30'20" WEST 192.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 194.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY A DISTANCE OF 266.28 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 26°45'57"; THENCE NORTH 52°01'49" EAST RADIAL TO SAID CURVE, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A CURVE RADIAL TO SAID LINE; THENCE NORTHWESTERLY AND NORTHERLY A DISTANCE OF 297.38 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 37°51'49"; THENCE NORTH 00°06'22" WEST TANGENT TO SAID CURVE, A DISTANCE OF 119.52 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE NORTHERLY AND NORTHEASTERLY A DISTANCE OF 316.34 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 36°14'58"; THENCE NORTH 53°51'24" WEST RADIAL TO SAID CURVE, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING 27.92 ACRES, MORE OR LESS.



N.W. CORNER OF
SECTION 30,
TOWNSHIP 39S.,
RANGE 20E.
4' CONCRETE
MONUMENT FOUND

NORTH LINE OF THE N.W. 1/4 OF SECTION 30, TOWNSHIP 39S., RANGE 20E.

S89°53'05"E 2585.49' (BEARING BASIS)

PLAT BOOK PAGE

SHEET 3 OF 8

GRAN PARADISO, PHASE 7

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

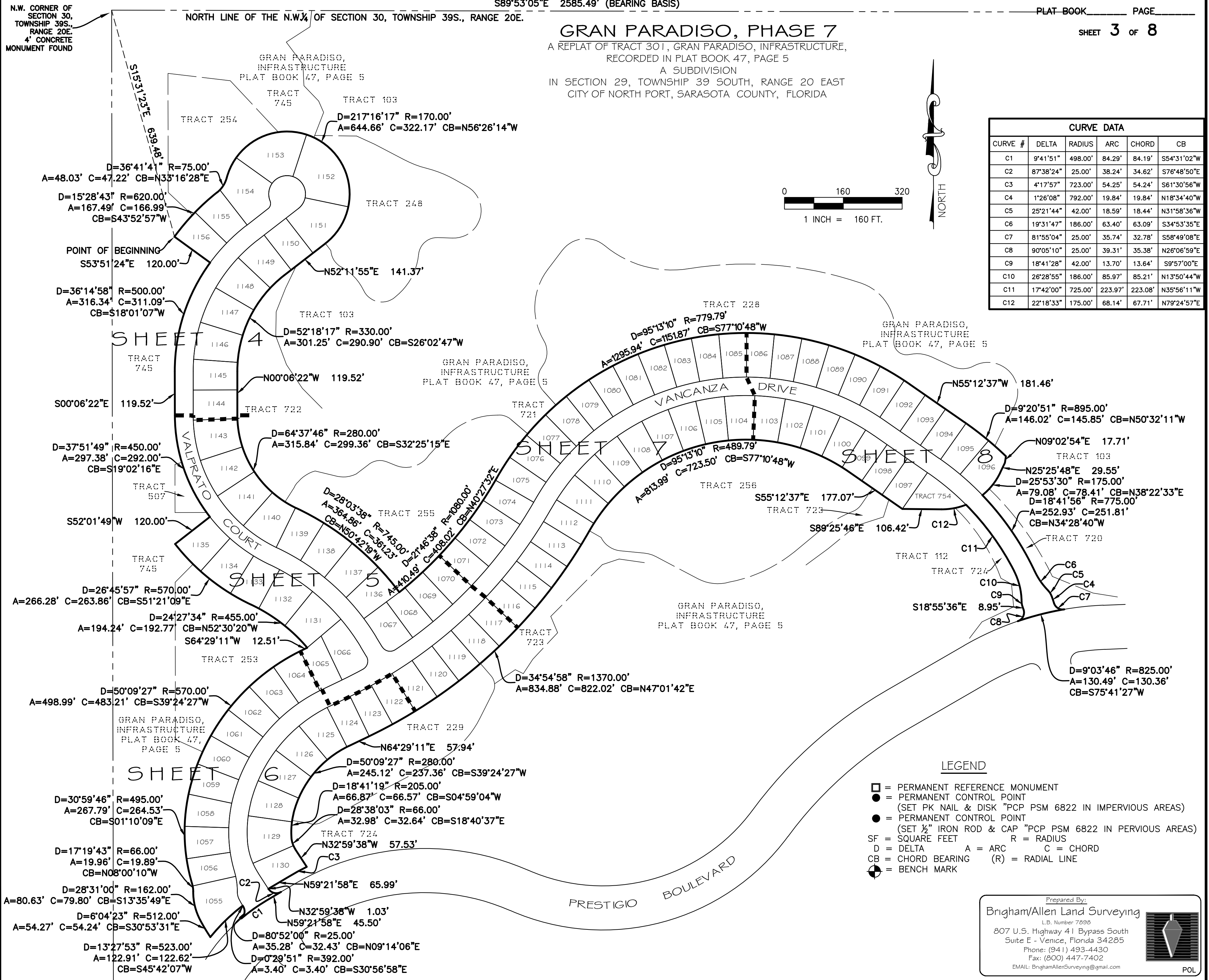
A SUBDIVISION

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



0 160 320
1 INCH = 160 FT.

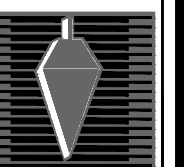
CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C1	9°41'51"	498.00'	84.29'	84.19'	S54°31'02"W
C2	87°38'24"	25.00'	38.24'	34.62'	S76°48'50"E
C3	4°17'57"	723.00'	54.25'	54.24'	S61°30'56"W
C4	1°26'08"	792.00'	19.84'	19.84'	N18°34'40"W
C5	25°21'44"	42.00'	18.59'	18.44'	N31°58'36"W
C6	19°31'47"	186.00'	63.40'	63.09'	S34°53'35"E
C7	81°55'04"	25.00'	35.74'	32.78'	S58°49'08"E
C8	90°05'10"	25.00'	39.31'	35.38'	N26°06'59"E
C9	18°41'28"	42.00'	13.70'	13.64'	S9°57'00"E
C10	26°28'55"	186.00'	85.97'	85.21'	N13°50'44"W
C11	17°42'00"	725.00'	223.97'	223.08'	N35°56'11"W
C12	22°18'33"	175.00'	68.14'	67.71'	N79°24'57"E



LEGEND

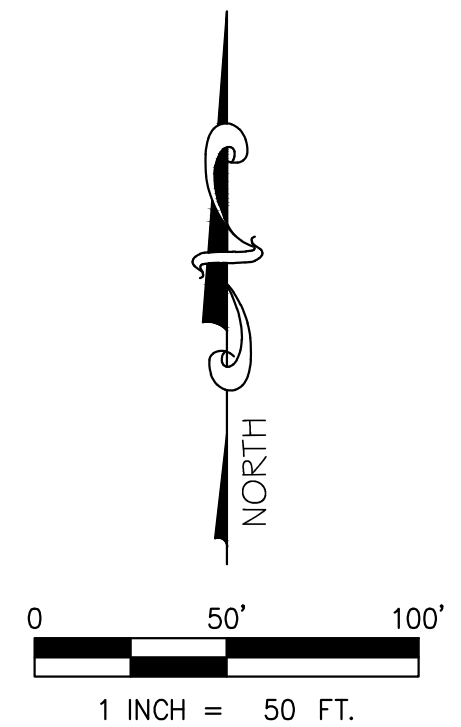
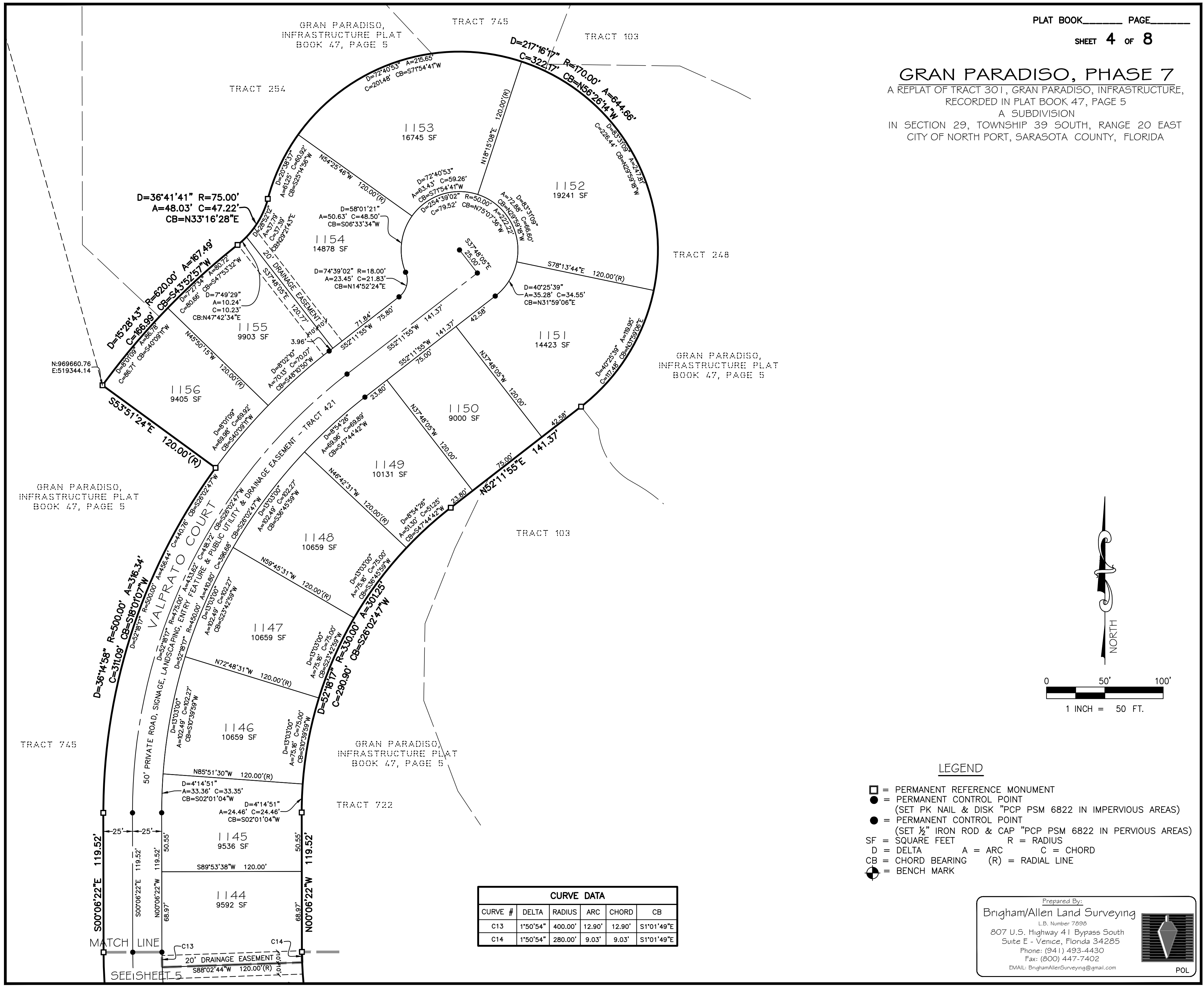
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GRAN PARADISO, PHASE 7
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CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C13	1°50'54"	400.00'	12.90'	12.90'	S1°01'49"E
C14	1°50'54"	280.00'	9.03'	9.03'	S1°01'49"E

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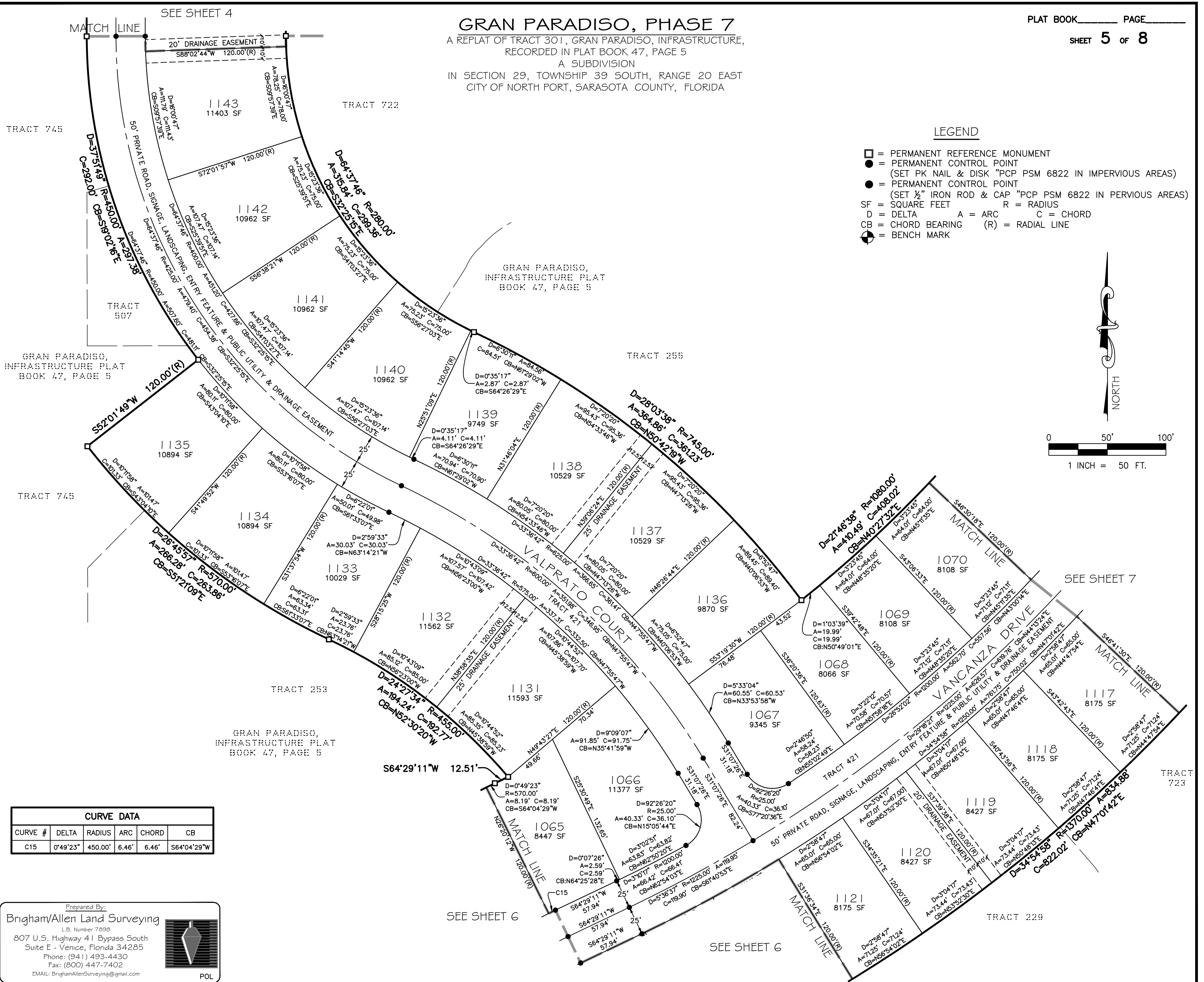
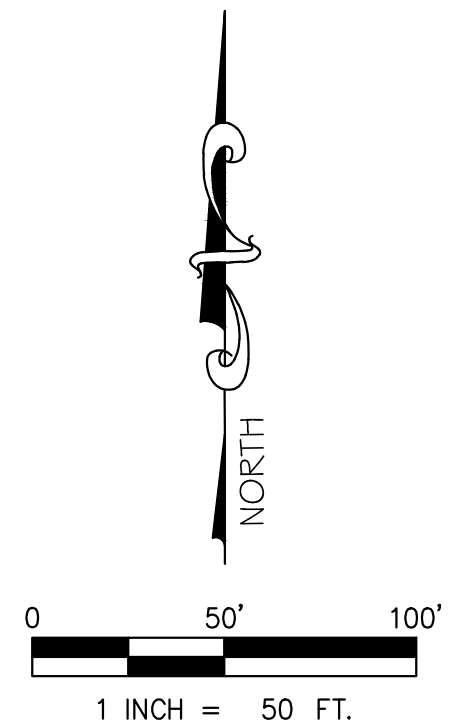
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CURVE DATA				
CURVE #	DELTA	RADIUS	ARC	CHORD
C15	0°49'23"	450.00'	6.46'	6.46'

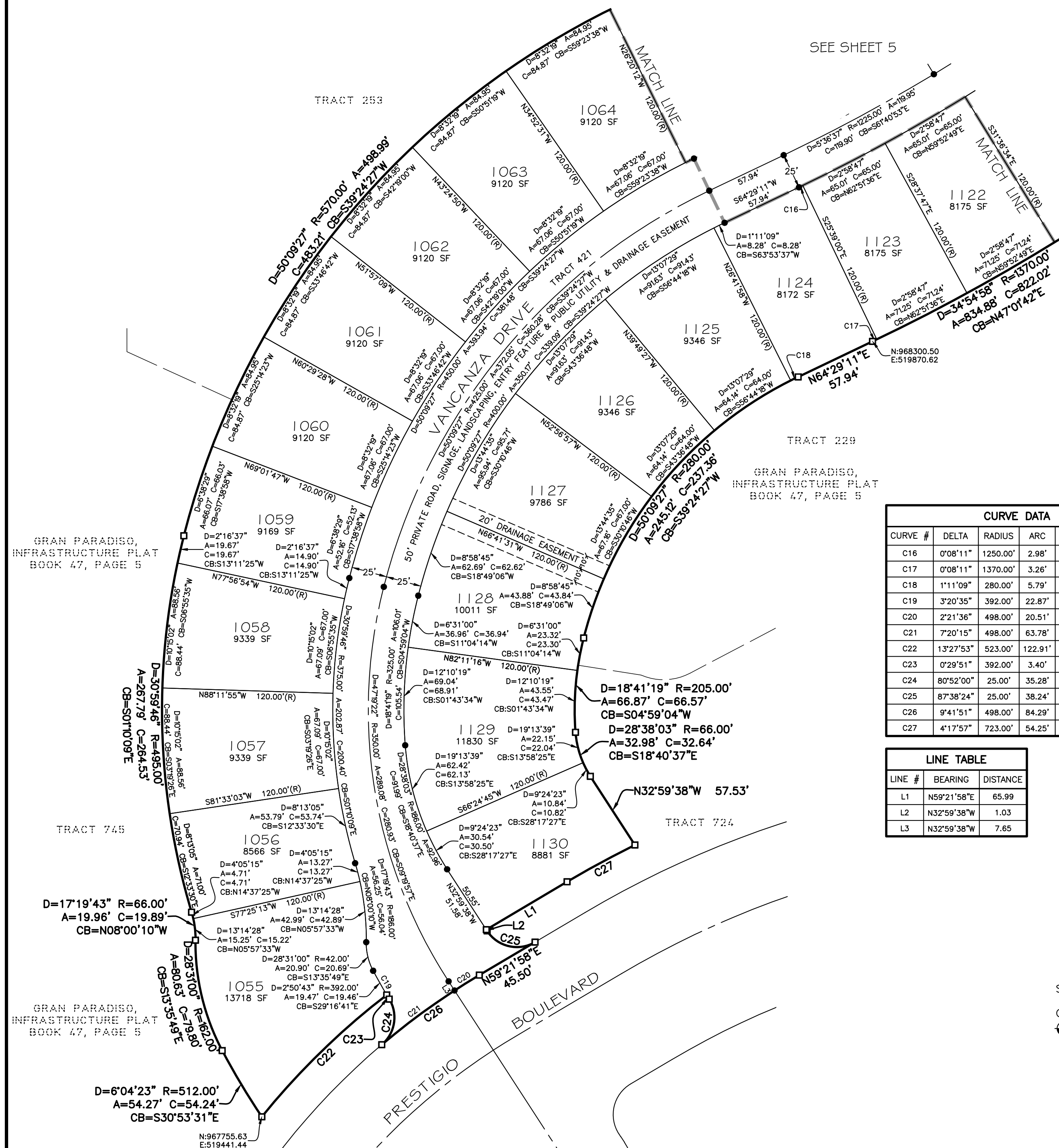
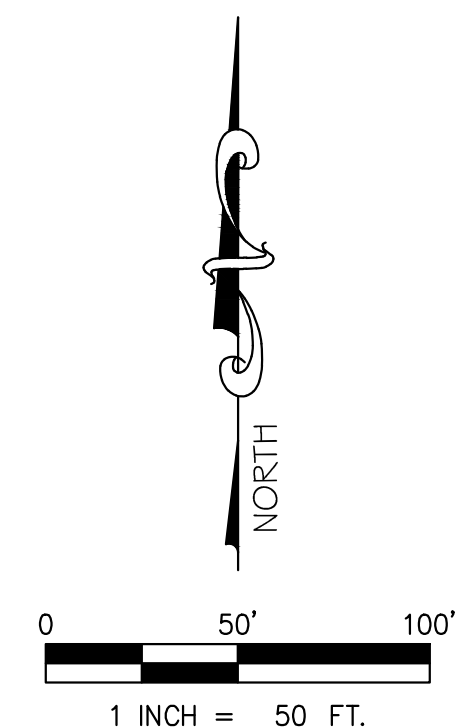
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CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C16	0°08'11"	1250.00'	2.98'	2.98'	N64°25'05"E
C17	0°08'11"	1370.00'	3.26'	3.26'	N64°25'05"E
C18	1°11'09"	280.00'	5.79'	5.79'	S63°53'37"W
C19	3°20'35"	392.00'	22.87'	22.87'	S29°31'36"E
C20	2°21'36"	498.00'	20.51'	20.51'	S58°11'10"W
C21	7°20'15"	498.00'	63.78'	63.73'	S53°20'14"W
C22	13°27'53"	523.00'	122.91'	122.62'	S45°42'07"W
C23	0°29'51"	392.00'	3.40'	3.40'	S30°56'58"E
C24	80°52'00"	25.00'	35.28'	32.43'	N9°14'06"E
C25	87°38'24"	25.00'	38.24'	34.62'	S76°48'50"E
C26	9°41'51"	498.00'	84.29'	84.19'	S54°31'02"W
C27	4°17'57"	723.00'	54.25'	54.24'	S61°30'56"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N59°21'58"E	65.99
L2	N32°59'38"W	1.03
L3	N32°59'38"W	7.65

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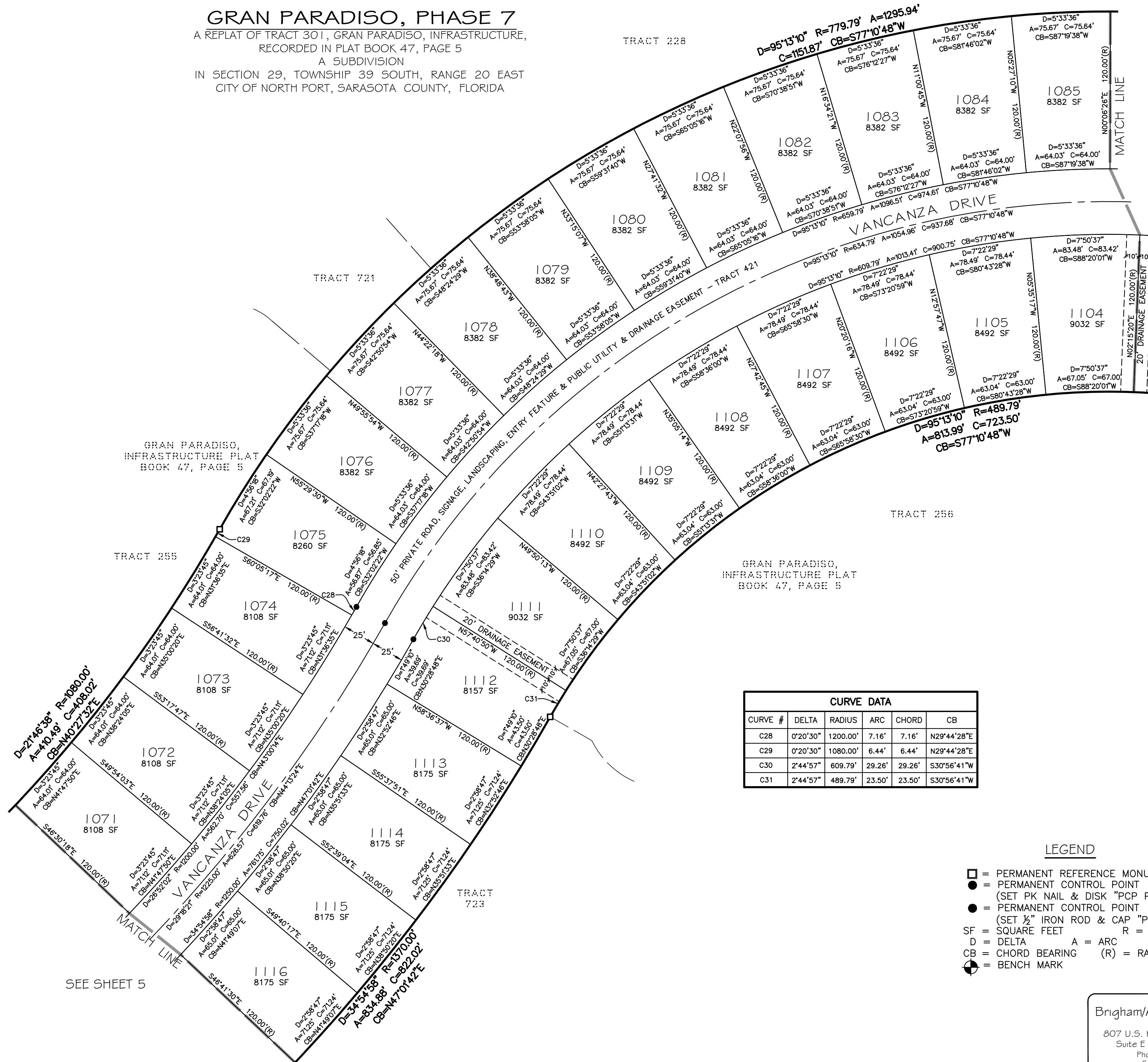
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TRACT 228

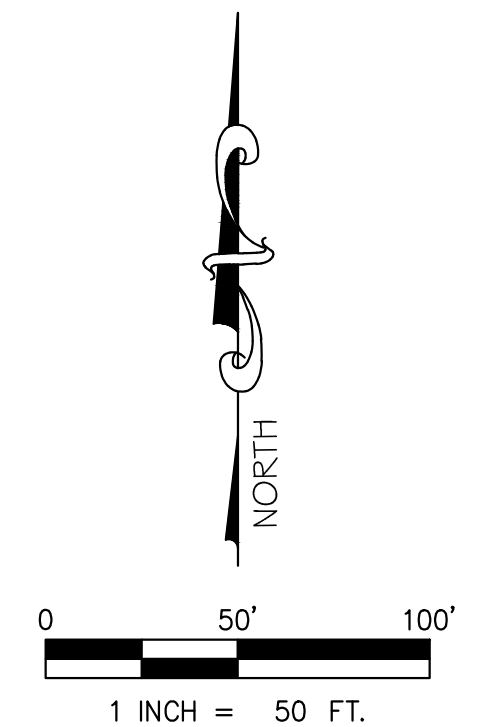
PLAT BOOK _____ PAGE _____

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SEE SHEET 8



CURVE DATA				
CURVE #	DELTA	RADIUS	ARC	CHORD
C28	0°20'30"	1200.00'	7.16'	7.16'
C29	0°20'30"	1080.00'	6.44'	6.44'
C30	2°44'57"	609.79'	29.26'	29.26'
C31	2°44'57"	489.79'	23.50'	23.50'



LEGEND

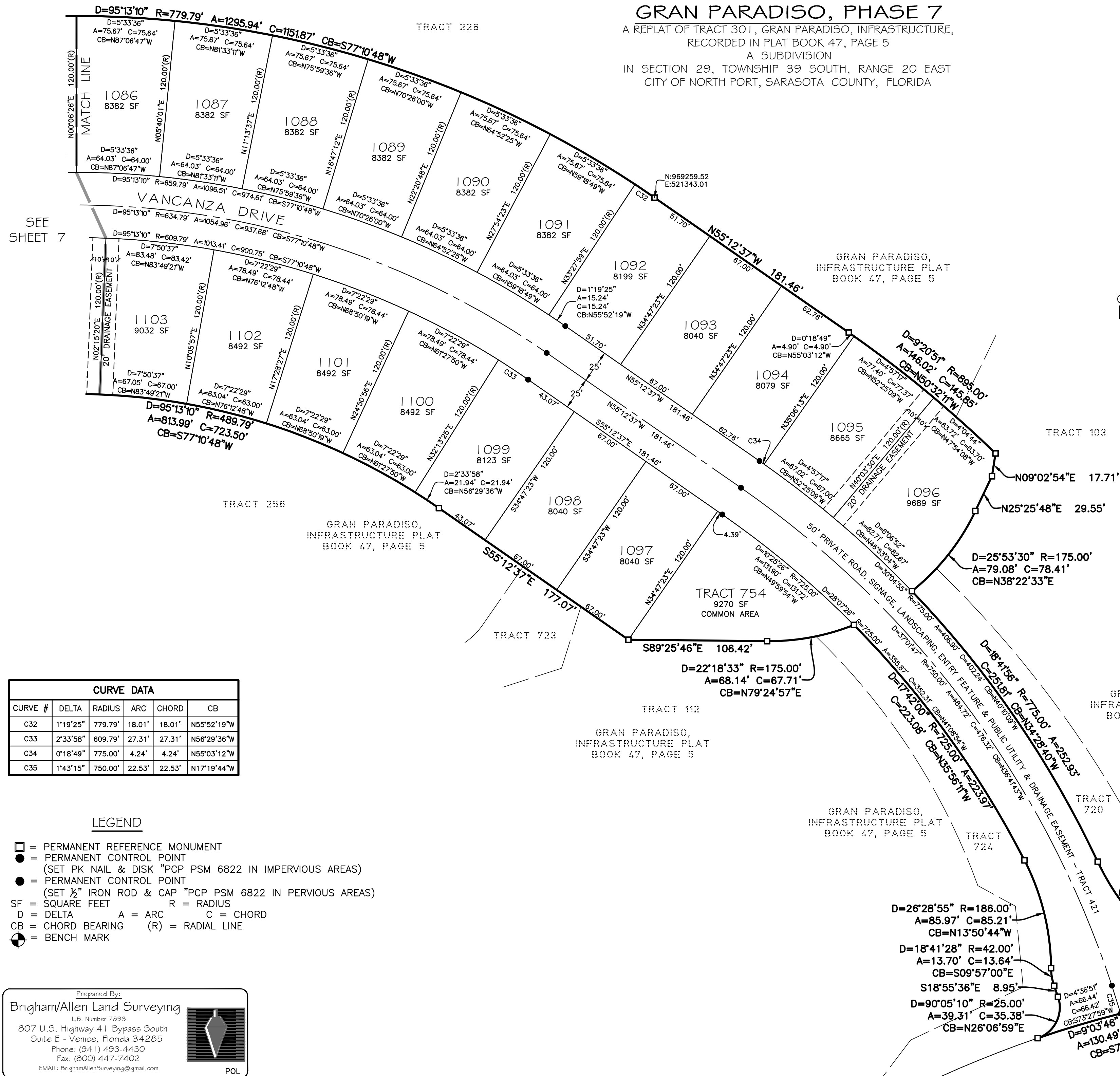
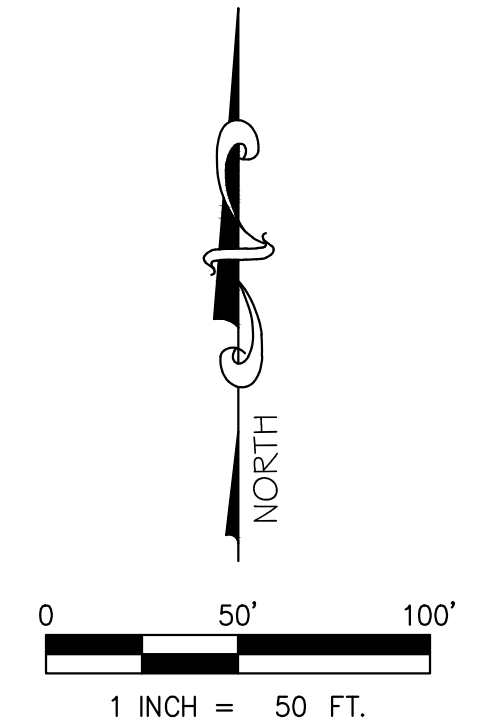
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PLAT BOOK _____ PAGE _____
SHEET 8 OF 8



CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C32	1°19'25"	779.79'	18.01'	18.01'	N55°52'19"W
C33	2°33'58"	609.79'	27.31'	27.31'	N56°29'36"W
C34	0°18'49"	775.00'	4.24'	4.24'	N55°03'12"W
C35	1°43'15"	750.00'	22.53'	22.53'	N17°19'44"W

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