

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 its members, certifies ownership by said Limited Liability Company, of "GRAN PARADISO, PHASE 4-D" 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 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 grantees, successors and/or assigns, without recourse to the City of North Port and WVID shall have the right but not the obligation to maintain such facilities.

The Ingress & Egress Easements over Tract 422, 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 land 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 all easements identified as "Public Utility Easement" to the City of North Port.

Said Company does hereby dedicate and set apart Tract 422 (private road), and other easements shown hereon to the Gran Paradiso Property Owners Association, Inc., its successors and 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.

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 Florida Limited Liability Company

Print Name: _____

WITNESS: _____ BY: _____

Print Name: _____ Darin McMurray, Vice President

STATE OF FLORIDA }
COUNTY OF LEE }

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

My Commission Expires: _____

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
COUNTY OF LEE }

Gran Paradiso Property Owners Association Inc., by David Negip, its President, acting by and with authority of its members, certifies ownership by said Association, of "GRAN PARADISO, PHASE 4-D" shown and described hereon;

Said Association 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 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 grantees, successors and/or assigns, without recourse to the City of North Port and WVID shall have the right but not the obligation to maintain such facilities.

The Ingress & Egress Easements over Tract 422, 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 land 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 Association does hereby dedicate and set apart all easements identified as "Public Utility Easement" to the City of North Port.

Said Association does hereby dedicate and set apart Tract 422 (private road), and other easements shown hereon to the Gran Paradiso Property Owners Association, Inc., its successors and 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.

IN WITNESS WHEREOF, David Negip, as President, has caused this dedication to be made and signed this _____ day of _____, A.D., 2017.

Gran Paradiso Property Owners Association, Inc.

Print Name: _____

WITNESS: _____ BY: _____

Print Name: _____ David Negip, President

STATE OF FLORIDA }
COUNTY OF LEE }

BEFORE ME, the undersigned Notary Public, personally appeared David Negip, President of and in behalf of Gran Paradiso Property Owners Association Inc., 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 _____, for and in behalf of said Association.

WITNESS my hand and official seal at Sarasota County, Florida, this _____ day of _____, A.D. 2017.

Notary Public – State of Florida

Name Printed

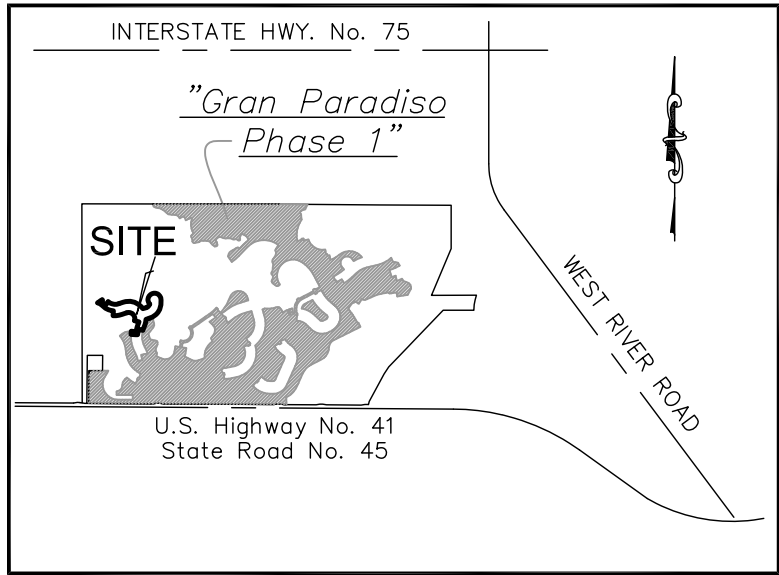
My Commission Expires: _____

GRAN PARADISO, PHASE 4-D

PLAT BOOK ____ PAGE _____

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, SHEET 1 OF 7

GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

NOTE:

This is a cluster housing concept plat and building setbacks vary in accordance with appropriate zoning regulations.

"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.

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, and as further amended, all of the Public Records of Sarasota County, Florida.

The elevations shown hereon refer to USC&GS Monument X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.

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) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0361F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(c), of the Unified Land Development Code of the City of North Port.

CERTIFICATE OF SURVEYOR

I, the undersigned Florida Professional Land Surveyor, 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, Part One, Florida Statutes and the City of North Port Unified Land Development Code, as amended and that the Permanent Reference Monuments (PRM's), were installed on _____. The permanent Control Points (PCP's), Bench Marks (BMs) and lot boundary corners installation date will be certified by a recorded affidavit.

Date

Randall E. Britt, Professional Land Surveyor
Florida Certificate No. 3979
Britt Surveying, Inc.
Certificate of Authorization No. L.B. 6638
606 Cypress Avenue
Venice Florida 34285

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

STATE OF FLORIDA }
COUNTY OF SARASOTA }

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 }

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 SURVEYOR & MAPPER

STATE OF FLORIDA }
COUNTY OF SARASOTA }

I hereby certify that I have reviewed this plat for compliance with Chapter 177, Part One, of the Florida Statutes.

City Surveyor & Mapper

Date:

Alan K. Fish, Professional Surveyor and Mapper
Florida Certificate No. 3941

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA }
COUNTY OF SARASOTA }

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 }

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

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA }
COUNTY OF SARASOTA }

I, Karen E. Rushing, County Clerk of Sarasota County, Florida, hereby certify that this plat has been examined and that it complies in form with all the requirements of the Statutes of Florida pertaining to maps and plats, and that this plat has been filed for record in Plat Book_____, Page_____, Public Records of Sarasota County, Florida, this _____ day of _____, A.D., 2017.

Karen E. Rushing,

By: _____
Deputy Clerk

WEST VILLAGES IMPROVEMENT DISTRICT ACCEPTANCE & ACKNOWLEDGEMENT

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 herein.

By: _____
Chairman of the Board of Supervisors

By: _____
Secretary of the Board of Supervisors



BRITT SURVEYING, INC.

LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

GRAN PARADISO, PHASE 4-D

PLAT BOOK ____ PAGE_____

SHEET 2 OF 7

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

DESCRIPTION:

A part of Tract 222, Gran Paradiso, Phase 1, recorded in Plat Book 47, a part of Page 6; Tract 311, Gran Paradiso, Infrastructure, recorded in Plat Book 47, Page 5; and a part of Tract 411, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida, described as follows:

Begin at the Northeast corner of Lot 459, Gran Paradiso, Phase 2-B, recorded in Plat Book 48, Page 46, Public Records of Sarasota County, Florida; thence N 74°08'32" W, along the North line of said Lot 459, a distance of 120.00 feet; to a point on the westerly line of Lots 459 and 460 of said plat of Gran Paradiso, Phase 2-B, same being a curve to the left having a radius of 700.00 feet, a central angle of 12°09'52", a chord bearing of S 09°46'32" W, a chord length of 148.34 feet; thence along said westerly line of Lots 459 and 460, same being the easterly line of Tract 411 (PASSAGIO DRIVE), along the arc of said curve an arc length of 148.62 feet to a point on the easterly extension of the North line of Lot 456 of said plat of Gran Paradiso, Phase 2-B; thence N 86°18'24" W along the North line of said Lot 456, and its easterly extension, a distance of 170.00 feet to the Northwest corner of said Lot 456, same being a point on the easterly line of Tract 222, of Gran Paradiso, Phase 1, recorded in Plat Book 47, Page 6, Public Records of Sarasota County, Florida, also being a curve to the right having a radius of 870.00 feet, a central angle of 05°34'51", a chord bearing of N 06°29'01" E, a chord length of 84.71 feet; thence along said easterly line of said Tract 222, and its northerly extension, along the arc of said curve an arc length of 84.74 feet to the Southwest corner of Lot 458, of said plat of Gran Paradiso, Phase 2-B; thence S 80°43'33" E along the Southerly line of said Lot 458; a distance of 120.00 feet to the Southeast corner of said Lot 458, same being a point on a curve to the right having a radius of 750.00 feet, a central angle of 10°28'37", a chord bearing of N 14°30'45" E, and a chord length of 136.95 feet; thence along the westerly line of said Tract 411 (PASSAGIO DRIVE), and its northerly extension, along the arc of said curve an arc length of 137.14 feet; thence N 19°45'04" E a distance of 125.77 feet, to a point on a curve to the left having a radius of 280.00 feet, a central angle of 02°01'15", a chord bearing of N 18°44'26" E, and a chord length of 9.88 feet; thence along the arc of said curve an arc length of 9.88 feet, to a point on a curve to the left having a radius of 645.00 feet, a central angle of 10°41'00", a chord bearing of N 73°57'26" W, and a chord length of 120.09 feet; thence along the arc of said curve an arc length of 120.27 feet, to a point on the boundary line of Tract 311, of said Plat of Gran Paradiso, Infrastructure , same being a curve to the left having a radius of 160.00 feet, a central angle of 127°54'04", a chord bearing of N 44°57'15" W, and a chord length of 287.49 feet; thence along said boundary line of Tract 311, the following three (3) courses: (1) along the arc of said curve an arc length of 357.17 feet; (2) thence S 71°05'43" W a distance of 129.39 feet, to a point on a curve to the right having a radius of 600.00 feet, a central angle of 22°47'05", a chord bearing of S 82°29'15" W, and a chord length of 237.03 feet; (3) thence along the arc of said curve an arc length of 238.60 feet; thence leaving said boundary line of Tract 311 N 03°52'48" E, a distance of 125.04 feet to a point on a curve to the right having a radius of 475.00 feet, a central angle of 41°51'40", a chord bearing of N 63°40'10" W, and a chord length of 339.37 feet; thence along the arc of said curve an arc length of 347.04 feet to a point on said boundary line of Tract 311 same being a point on a reverse curve to the left having a radius of 186.00 feet, a central angle of 18°09'30", a chord bearing of N 51°49'05" W, and a chord length of 58.70 feet, thence along said boundary line of Tract 311, the following twenty five (25) courses: (1) along the arc of said curve an arc length of 58.95 feet, to a point on a reverse curve to the right having a radius of 42.00 feet, a central angle of 27°14'37", a chord bearing of N 47°16'32" W, and a chord length of 19.78 feet; (2) thence along the arc of said curve an arc length of 19.97 feet to a point on a curve to the right having a radius of 492.00 feet, a central angle of 00°39'36", a chord bearing of N 33°19'26" W, and a chord length of 5.67 feet; (3) thence along the arc of said curve an arc length of 5.67 feet to a point on a curve to the left having a radius of 25.07 feet, a central angle of 97°01'23", a chord bearing of N 85°20'38" W, and a chord length of 37.57 feet; (4) thence along the arc of said curve an arc length of 42.46 feet to a point on a curve to the right having a radius of 378.00 feet, a central angle of 13°18'03", a chord bearing of N 52°42'56" E, and a chord length of 87.55 feet; (5) thence along the arc of said curve an arc length of 87.75 feet; (6) thence N 59°21'58" E a distance of 52.51 feet to a point on a curve to the left having a radius of 25.00 feet, a central angle of 92°21'36", a chord bearing of S 13°11'10" W, and a chord length of 36.08 feet; (7) thence along the arc of said curve an arc length of 40.30 feet; (8) thence S 32°59'38" E a distance of 2.36 feet to a point on a curve to the left having a radius of 408.00 feet, a central angle of 00°39'36", a chord bearing of S 33°19'26" E, and a chord length of 4.70 feet; (9) thence along the arc of said curve an arc length of 4.70 feet to a point on a curve to the right having a radius of 42.00 feet, a central angle of 15°53'10", a chord bearing of S 25°42'39" E, and a chord length of 11.61 feet; (10) thence along the arc of said curve arc length of 11.65 feet to a point on a curve to the left having a radius of 186.00 feet, a central angle of 31°01'23", a chord bearing of S 33°16'46" E, and a chord length of 99.48 feet; (11) thence along the arc of said curve an arc length of 100.71 feet to a point on a curve to the left having a radius of 425.00 feet, a central angle of 03°59'10", a chord bearing of S 50°47'02" E, and a chord length of 29.56 feet; (12) thence along the arc of said curve an arc length of 29.57 feet; (13) thence N 37°13'23" E a distance of 129.22 feet to a point on a curve to the left having a radius of 285.00 feet, a central angle of 59°27'11", a chord bearing of S 79°10'42" E, and a chord length of 282.64 feet; (14) thence along the arc of said curve an arc length of 295.73 feet; (15) thence N 71°05'43" E a distance of 117.96 feet to a point on a curve to the right having a radius of 450.00 feet, a central angle of 73°38'26", a chord bearing of S 72°05'04" E, and a chord length of 539.38 feet; (16) thence along the arc of said curve an arc length of 578.37 feet; (17) thence N 73°31'59" E a distance of 92.73 feet to a point on a curve to the left having a radius of 130.00 feet, a central angle of 58°32'57", a chord bearing of N 44°15'31" E, and a chord length of 127.14 feet; (18) thence along the arc of said curve an arc length of 132.84 feet to a point on a curve to the right having a radius of 170.00 feet, a central angle of 223°18'22", a chord bearing of N 69°36'43" E, and a chord length of 316.01 feet; (19) thence along the arc of said curve an arc length of 662.56 feet; (20) thence S 01°15'54" W a distance of 85.77 feet to a point on a curve to the right having a radius of 420.00 feet, a central angle of 72°16'05", a chord bearing of S 37°23'57" W, and a chord length of 495.33 feet; (21) thence along the arc of said curve an arc length of 529.75 feet; (22) thence S 73°31'59" W a distance of 92.73 feet to a point on a curve to the right having a radius of 450.00 feet, a central angle of 17°25'14", a chord bearing of S 11°02'27" W, and a chord length of 136.29 feet; (23) thence along the arc of said curve an arc length of 136.82 feet; (24) thence S 19°45'04" W a distance of 125.77 feet to a point on a curve to the left having a radius of 580.00 feet, a central angle of 03°53'36", a chord bearing of S 17°48'16" W, and a chord length of 39.40 feet; (25) thence along to arc of said curve an arc length of 39.41 feet to the POINT OF BEGINNING.

Parcel contains 580746 Square Feet, or 13.3321 Acres more or less.



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GRAN PARADISO, PHASE 4-D

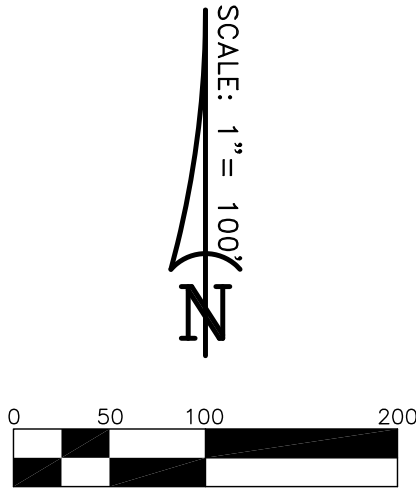
PLAT BOOK _____ PAGE _____

SHEET 3 OF 7

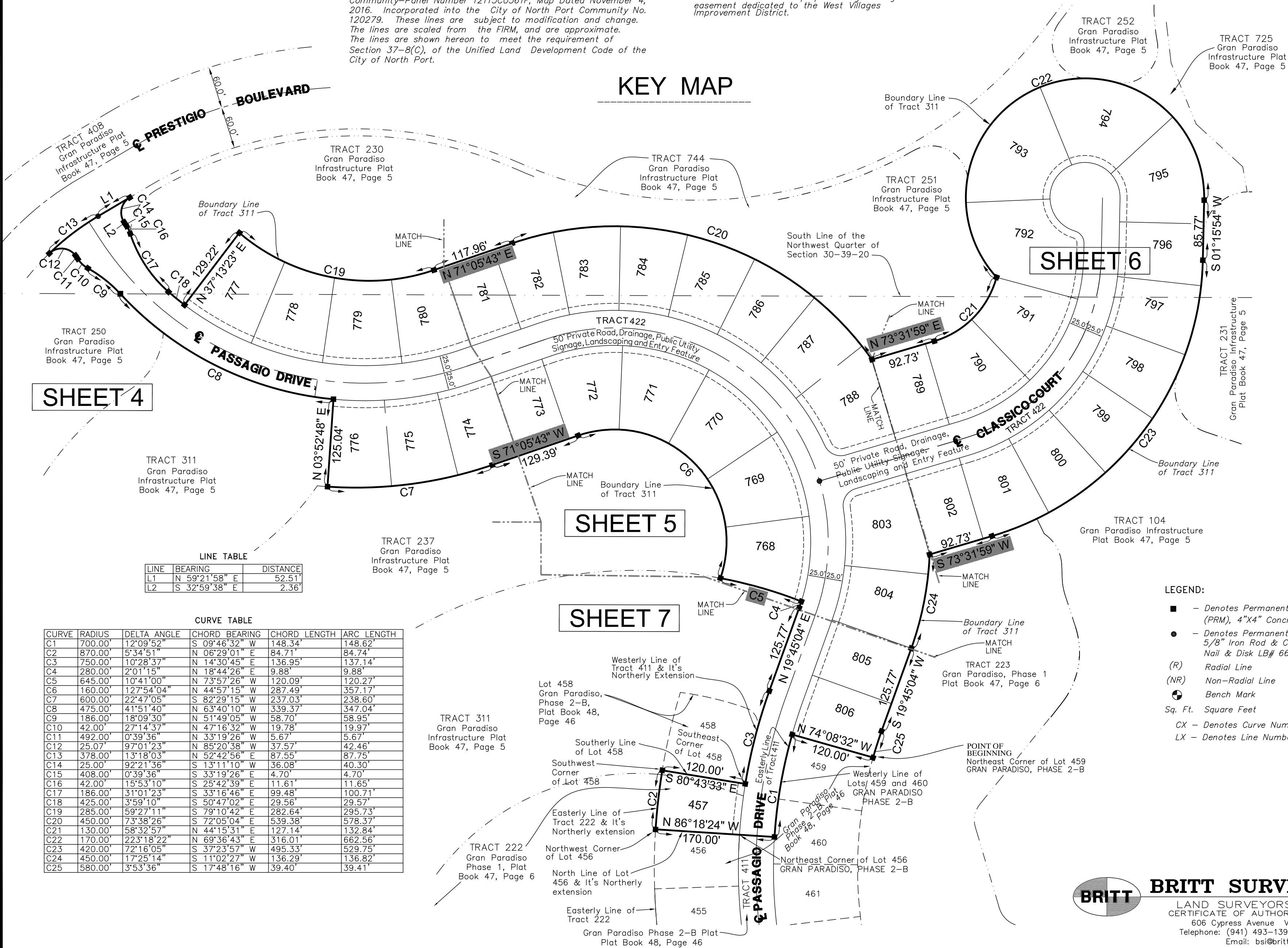
A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0361F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.



KEY MAP



SHEET 4

SHEET 5

SHEET 6

SHEET 7

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	N 59°21'58" E	52.51'			
L2	S 32°59'38" E	2.36'			

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	700.00'	12°09'52"	S 09°46'32" W	148.34'	148.62'
C2	870.00'	5°34'51"	N 06°29'01" E	84.71'	84.74'
C3	750.00'	10°28'37"	N 14°30'45" E	136.95'	137.14'
C4	280.00'	2°01'15"	N 18°44'26" E	9.88'	9.88'
C5	645.00'	10°41'00"	N 73°57'26" W	120.09'	120.27'
C6	160.00'	12°54'04"	N 44°57'15" W	287.49'	357.17'
C7	600.00'	22°47'05"	S 82°29'15" W	237.03'	238.60'
C8	475.00'	41°51'40"	N 63°40'10" W	339.37'	347.04'
C9	186.00'	18°09'30"	N 51°49'05" W	58.70'	58.95'
C10	42.00'	27°14'37"	N 47°16'32" W	19.78'	19.97'
C11	492.00'	0°39'36"	N 33°19'26" W	5.67'	5.67'
C12	25.07'	97°01'23"	N 85°20'38" W	37.57'	42.46'
C13	378.00'	13°18'03"	N 52°42'56" E	87.55'	87.75'
C14	25.00'	92°21'36"	S 13°11'10" W	36.08'	40.30'
C15	408.00'	0°39'36"	S 33°19'26" E	4.70'	4.70'
C16	42.00'	15°53'10"	S 25°42'39" E	11.61'	11.65'
C17	186.00'	31°01'23"	S 33°16'46" E	99.48'	100.71'
C18	425.00'	3°59'10"	S 50°47'02" E	29.56'	29.57'
C19	285.00'	59°27'11"	S 79°10'42" E	282.64'	295.73'
C20	450.00'	73°38'26"	S 72°05'04" E	539.38'	578.37'
C21	130.00'	58°32'57"	N 44°15'31" E	127.14'	132.84'
C22	170.00'	223°18'22"	N 69°36'43" E	316.01'	662.56'
C23	420.00'	72°16'05"	S 37°23'57" W	495.33'	529.75'
C24	450.00'	17°25'14"	S 11°02'27" W	136.29'	136.82'
C25	580.00'	3°53'36"	S 17°48'16" W	39.40'	39.41'

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- Sq. Ft. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table



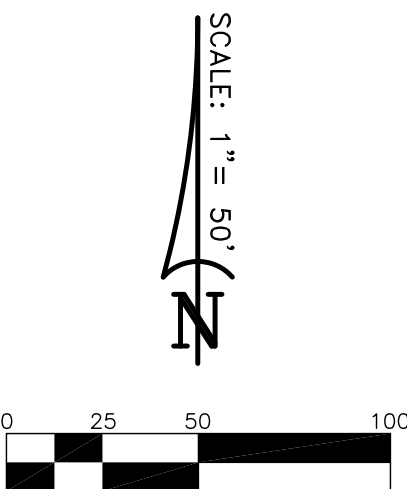
BRITT SURVEYING, INC.

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GRAN PARADISO, PHASE 4-D

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PLAT BOOK _____ PAGE _____
SHEET 4 OF 7



NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0361F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.

LINE TABLE

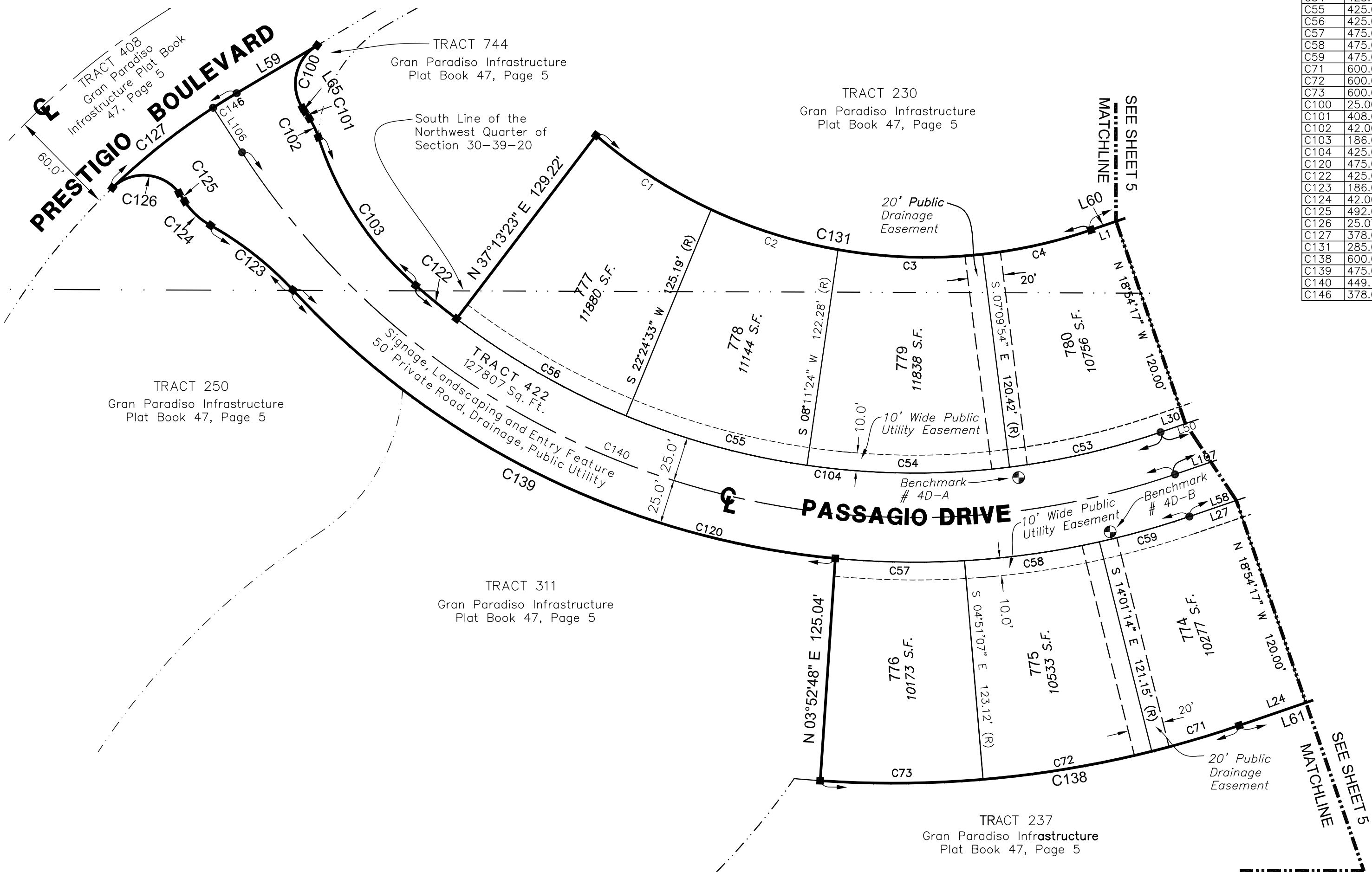
LINE	BEARING	DISTANCE
L1	S 71°05'43" W	14.91'
L24	N 71°05'43" E	39.39'
L27	S 71°05'43" W	27.82'
L30	N 71°05'43" E	14.77'
L50	S 71°05'43" W	117.82'
L58	N 71°05'43" E	117.82'
L59	S 59°21'58" W	52.51'
L60	S 71°05'43" W	117.96'
L61	N 71°05'43" E	129.39'
L65	S 32°59'38" W	2.36'
L106	N 32°59'38" W	29.82'
L107	N 71°05'43" E	117.82'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	285.00'	15°30'15"	S 57°12'14" E	76.89'	77.12'
C2	285.00'	15°02'48"	S 72°28'45" E	74.63'	74.85'
C3	285.00'	16°22'15"	S 88°11'17" E	81.15'	81.43'
C4	285.00'	12°31'53"	N 77°21'39" E	62.21'	62.33'
C53	425.00'	11°44'24"	N 76°57'55" E	86.93'	87.08'
C54	425.00'	15°21'17"	S 89°29'15" E	113.56'	113.90'
C55	425.00'	14°13'09"	S 74°42'02" E	105.20'	105.47'
C56	425.00'	14°48'50"	S 60°11'02" E	109.58'	109.89'
C57	475.00'	8°45'08"	S 88°58'34" E	72.49'	72.56'
C58	475.00'	9°13'37"	N 82°02'04" E	76.41'	76.49'
C59	475.00'	6°19'33"	N 74°15'29" E	52.42'	52.44'
C71	600.00'	4°53'04"	N 73°32'15" E	51.13'	51.15'
C72	600.00'	9°10'06"	N 80°33'50" E	95.91'	96.01'
C73	600.00'	8°43'56"	N 89°30'50" E	91.35'	91.44'
C100	25.00'	92°21'36"	S 13°11'10" W	36.08'	40.30'
C101	408.00'	0°39'36"	S 33°19'26" E	4.70'	4.70'
C102	42.00'	15°53'10"	N 25°42'39" W	11.61'	11.65'
C103	186.00'	31°01'23"	S 33°16'46" E	99.48'	100.71'
C104	425.00'	60°06'50"	S 78°50'52" E	425.73'	445.90'
C120	475.00'	66°09'57"	S 75°49'19" E	518.56'	548.54'
C122	425.00'	3°59'10"	S 50°47'02" E	29.56'	29.57'
C123	186.00'	18°09'30"	N 51°49'05" W	58.70'	58.95'
C124	42.00'	27°14'37"	S 47°16'32" E	19.78'	19.97'
C125	492.00'	0°39'36"	S 33°19'26" E	5.67'	5.67'
C126	25.07'	97°01'23"	N 85°20'38" W	37.57'	42.46'
C127	378.00'	13°18'03"	S 52°42'56" W	87.55'	87.75'
C131	285.00'	59°27'11"	S 79°10'42" E	282.64'	295.73'
C138	600.00'	22°47'05"	N 82°29'15" E	237.03'	238.60'
C139	475.00'	41°51'40"	S 63°40'10" E	339.37'	347.04'
C140	449.14'	75°54'34"	S 70°54'41" E	552.48'	595.05'
C146	378.00'	2°21'36"	S 58°11'10" W	15.57'	15.57'

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- Sq. Ft. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ Bench Mark 4D-A
Elevation = _____
Mag Nail & Disc. Set in Curb
At Catch Basin
- ⊙ Bench Mark 4D-B
Elevation = _____
Mag Nail & Disc. Set in Curb
At Catch Basin



BRITT SURVEYING, INC.

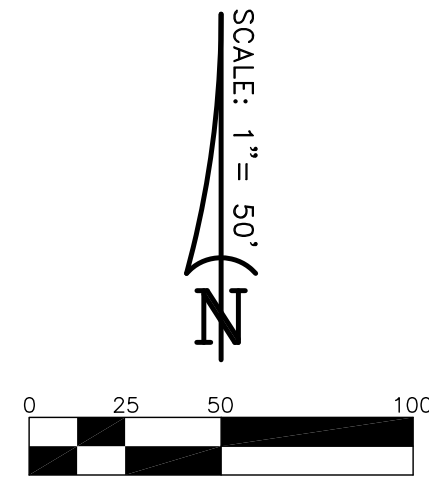
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. L.B. 6638
606 Cypress Avenue Venice, Florida 34285
Telephone: (941) 493-1396 Fax: (941) 484-5766
Email: bsi@brittsurveying.com

GRAN PARADISO, PHASE 4-D

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

PLAT BOOK _____ PAGE _____

SHEET 5 OF 7



LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- Sq. Ft. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ Bench Mark 4D-C
Elevation = _____
Mag Nail & Disc. Set in Curb
At Catch Basin
- ⊙ Bench Mark 4D-D
Elevation = _____
Mag Nail & Disc. Set in Curb
At Catch Basin

LINE TABLE

LINE	BEARING	DISTANCE
L2	S 71°05'43" W	75.10'
L3	N 71°05'43" E	27.95'
L14	S 73°31'59" W	74.54'
L17	S 73°31'59" W	74.54'
L22	N 71°05'43" E	13.56'
L23	N 71°05'43" E	76.44'
L25	S 71°05'43" W	13.56'
L26	S 71°05'43" W	76.44'
L28	S 71°05'43" W	27.95'
L29	N 71°05'43" E	75.10'
L50	S 71°05'43" W	117.82'
L51	S 73°31'59" W	167.26'
L54	N 73°31'59" E	167.26'
L58	N 71°05'43" E	117.82'
L60	N 71°05'43" W	117.96'
L61	N 71°05'43" E	129.39'
L107	N 71°05'43" E	117.82'
L108	S 73°31'59" W	213.73'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	450.00'	7°43'38"	S 74°57'32" W	60.64'	60.69'
C6	450.00'	12°17'39"	S 84°58'10" W	96.37'	96.56'
C7	450.00'	12°18'42"	N 82°43'39" W	96.51'	96.70'
C8	450.00'	12°58'18"	N 70°05'09" W	101.66'	101.88'
C9	450.00'	12°57'09"	N 57°07'25" W	101.51'	101.73'
C10	450.00'	12°20'26"	N 44°28'38" W	96.74'	96.92'
C11	450.00'	3°02'34"	N 36°47'08" W	23.89'	23.90'
C24	450.00'	3°35'31"	N 04°07'35" E	28.21'	28.21'
C25	450.00'	13°50'59"	N 12°50'50" E	108.35'	108.61'
C28	330.00'	13°49'43"	N 12°50'12" E	79.45'	79.65'
C29	330.00'	14°17'33"	N 01°13'26" W	82.11'	82.32'
C30	250.00'	81°54'12"	S 32°34'53" W	32.77'	35.74'
C45	250.00'	81°54'12"	S 65°30'55" E	32.77'	35.74'
C46	330.00'	13°42'43"	N 31°25'10" W	78.79'	78.97'
C47	330.00'	12°22'19"	N 44°27'41" W	71.12'	71.26'
C48	330.00'	12°57'09"	N 57°07'25" W	74.44'	74.60'
C49	330.00'	12°58'18"	N 70°05'09" W	74.55'	74.71'
C50	330.00'	12°18'42"	N 82°43'39" W	70.77'	70.91'
C51	330.00'	12°17'39"	S 84°58'10" W	70.67'	70.81'
C52	330.00'	7°43'38"	S 74°57'32" W	44.47'	44.51'
C60	280.00'	21°17'46"	S 81°44'36" W	103.47'	104.07'
C61	280.00'	26°28'47"	N 74°22'08" W	128.26'	129.40'
C62	280.00'	27°11'45"	N 47°31'52" W	131.66'	132.90'
C63	280.00'	26°28'46"	N 20°41'37" W	128.26'	129.40'
C64	280.00'	25°11'01"	N 05°08'17" E	122.08'	123.07'
C65	645.00'	10°41'00"	N 73°57'26" W	120.09'	120.27'
C66	160.00'	26°27'00"	N 05°46'17" E	73.21'	73.86'
C67	160.00'	26°28'46"	N 20°41'37" W	73.29'	73.94'
C68	160.00'	27°11'45"	N 47°31'52" W	75.23'	75.94'
C69	160.00'	26°28'47"	N 74°22'08" W	73.29'	73.95'
C70	160.00'	21°17'46"	S 81°44'36" W	59.13'	59.47'
C105	330.00'	84°20'28"	N 66°44'03" W	443.08'	485.77'
C112	330.00'	28°07'16"	N 05°41'26" E	160.35'	161.97'
C118	280.00'	2°01'15"	N 18°44'26" E	9.88'	9.88'
C119	280.00'	126°38'05"	N 45°35'15" W	500.36'	618.85'
C132	450.00'	73°38'26"	N 72°05'04" W	539.38'	578.37'
C136	450.00'	17°25'14"	N 11°02'27" E	136.29'	136.82'
C137	160.00'	127°54'04"	N 44°57'15" W	287.49'	357.17'
C141	305.00'	128°39'21"	N 44°34'37" W	549.79'	684.87'

NOTES:

- Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
- The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0361F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
- The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
- TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.

TRACT 223
Gran Paradiso, Phase 1
Plat Book 47, Page 6



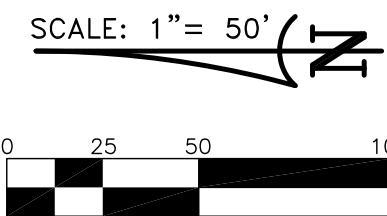
BRITT SURVEYING, INC.

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GRAN PARADISO, PHASE 4-D

PLAT BOOK _____ PAGE _____

SHEET 6 OF 7



A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

NOTES:

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LEGEND:

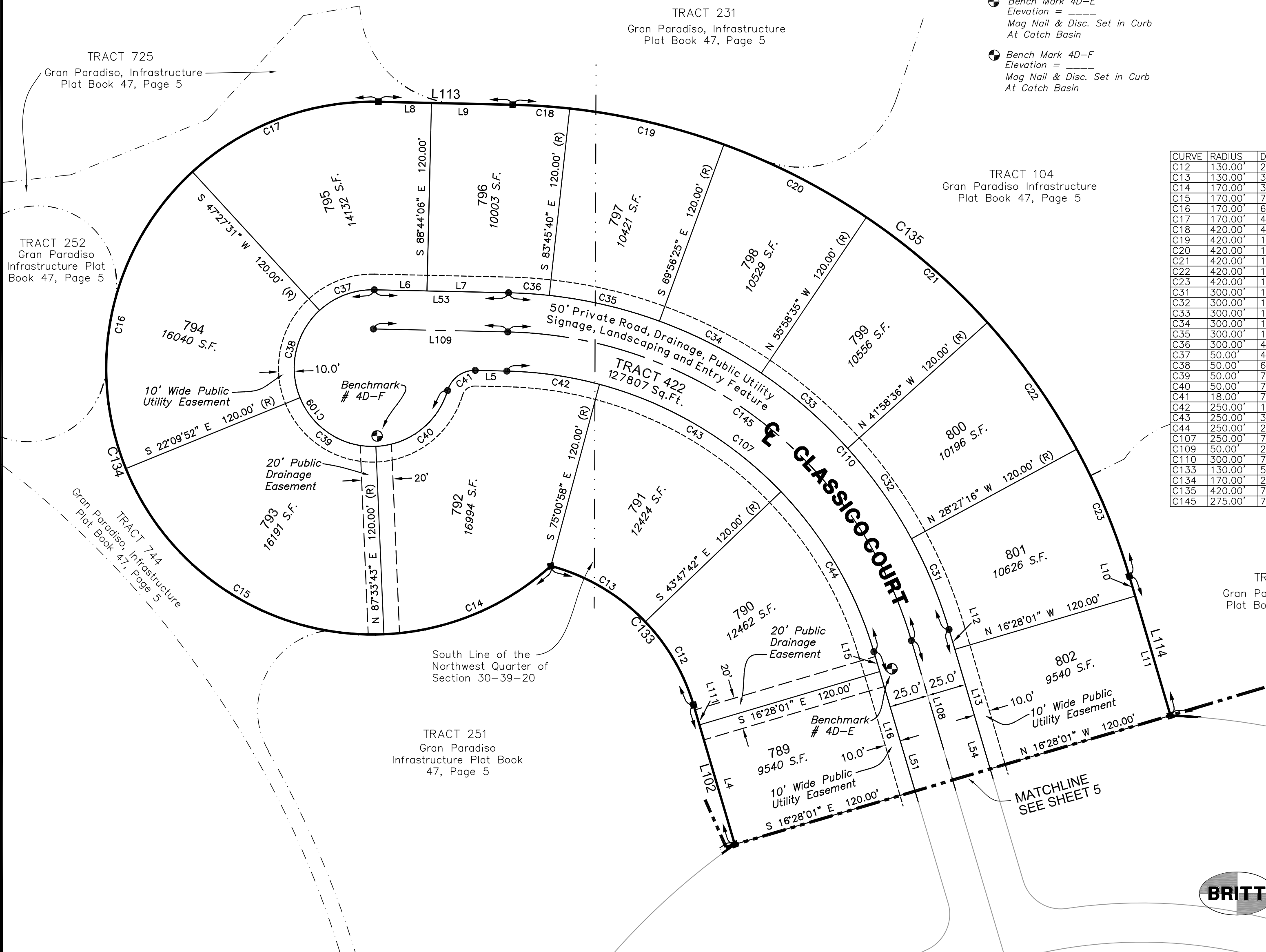
- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- Sq. Ft. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ Bench Mark 4D-E
Elevation = _____
Mag Nail & Disc. Set in Curb At Catch Basin
- ⊙ Bench Mark 4D-F
Elevation = _____
Mag Nail & Disc. Set in Curb At Catch Basin

LINE TABLE

LINE	BEARING	DISTANCE
L4	N 73°31'59" E	79.50'
L5	S 01°15'54" W	20.20'
L6	S 01°15'54" W	33.67'
L7	N 01°15'54" E	52.11'
L8	N 01°15'54" E	33.67'
L9	S 01°15'54" W	52.11'
L10	N 73°31'59" E	13.23'
L11	N 73°31'59" E	79.50'
L12	S 73°31'59" W	13.23'
L13	S 73°31'59" W	79.50'
L15	S 73°31'59" W	13.23'
L16	S 73°31'59" W	79.50'
L51	S 73°31'59" W	167.26'
L53	N 01°15'54" E	85.77'
L54	N 73°31'59" E	167.26'
L102	N 73°31'59" E	92.73'
L108	S 73°31'59" W	213.73'
L109	S 01°15'54" W	85.77'
L111	S 73°31'59" W	13.23'
L113	S 01°15'54" W	85.77'
L114	N 73°31'59" E	92.73'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C12	130.00'	27°19'42"	N 59°52'08" E	61.42'	62.01'
C13	130.00'	31°13'15"	N 30°35'40" E	69.96'	70.84'
C14	170.00'	39°35'56"	S 22°14'30" E	115.17'	117.49'
C15	170.00'	70°16'40"	S 32°41'48" W	195.69'	208.52'
C16	170.00'	69°37'23"	N 77°21'11" W	194.10'	206.58'
C17	170.00'	43°48'24"	N 20°38'17" W	126.83'	129.98'
C18	420.00'	4°58'25"	N 03°45'07" E	36.45'	36.46'
C19	420.00'	13°49'15"	N 13°08'57" E	101.07'	101.31'
C20	420.00'	13°57'50"	N 27°02'30" E	102.11'	102.36'
C21	420.00'	13°59'59"	N 41°01'24" E	102.37'	102.62'
C22	420.00'	13°31'20"	N 54°47'04" E	98.89'	99.12'
C23	420.00'	11°59'15"	N 67°32'22" E	87.71'	87.87'
C31	300.00'	11°59'15"	N 67°32'22" E	62.65'	62.77'
C32	300.00'	13°31'20"	N 54°47'04" E	70.64'	70.80'
C33	300.00'	13°59'59"	N 41°01'24" E	73.12'	73.30'
C34	300.00'	13°57'50"	N 27°02'30" E	72.93'	73.12'
C35	300.00'	13°49'15"	N 13°08'57" E	72.19'	72.37'
C36	300.00'	4°58'25"	N 03°45'07" E	26.03'	26.04'
C37	50.00'	43°48'24"	N 20°38'17" W	37.30'	38.23'
C38	50.00'	69°37'23"	N 77°21'11" W	57.09'	60.76'
C39	50.00'	70°17'16"	S 32°41'30" W	57.56'	61.34'
C40	50.00'	70°56'00"	S 37°55'08" E	58.02'	61.90'
C41	18.00'	74°39'02"	N 36°03'37" W	21.83'	23.45'
C42	250.00'	13°43'08"	N 08°07'28" E	59.72'	59.86'
C43	250.00'	31°13'15"	N 30°35'40" E	134.55'	136.23'
C44	250.00'	27°19'42"	N 59°52'08" E	118.11'	119.24'
C107	250.00'	72°16'05"	N 37°23'57" E	294.84'	315.33'
C109	50.00'	254°39'02"	S 53°56'23" W	79.52'	222.22'
C110	300.00'	72°16'05"	N 37°23'57" E	353.81'	378.39'
C133	130.00'	58°32'57"	N 44°15'31" E	127.14'	132.84'
C134	170.00'	223°18'22"	S 69°36'43" W	316.01'	662.56'
C135	420.00'	72°16'05"	N 37°23'57" E	495.33'	529.75'
C145	275.00'	72°16'05"	S 37°23'57" E	324.32'	346.86'



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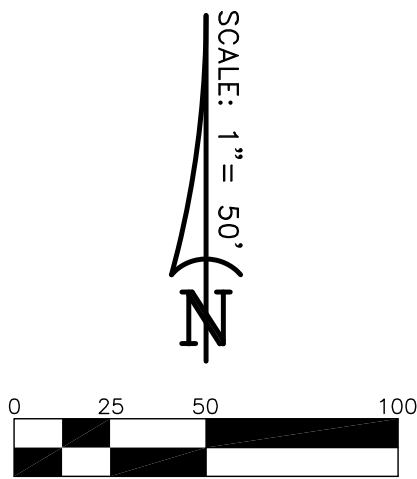
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GRAN PARADISO, PHASE 4-D

PLAT BOOK _____ PAGE _____

SHEET 7 OF 7

A REPLAT OF PART OF: TRACT 222 GRAN PARADISO, PHASE 1, RECORDED IN BOOK 47, PAGE 6; PART OF TRACT 311, GRAN PARADISO, INFRASTRUCTURE, RECORDED IN PLAT BOOK 47, PAGE 5; AND PART OF TRACT 411, GRAN PARADISO, PHASE 2-B RECORDED IN PLAT BOOK 48, PAGE 46, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 20 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA.

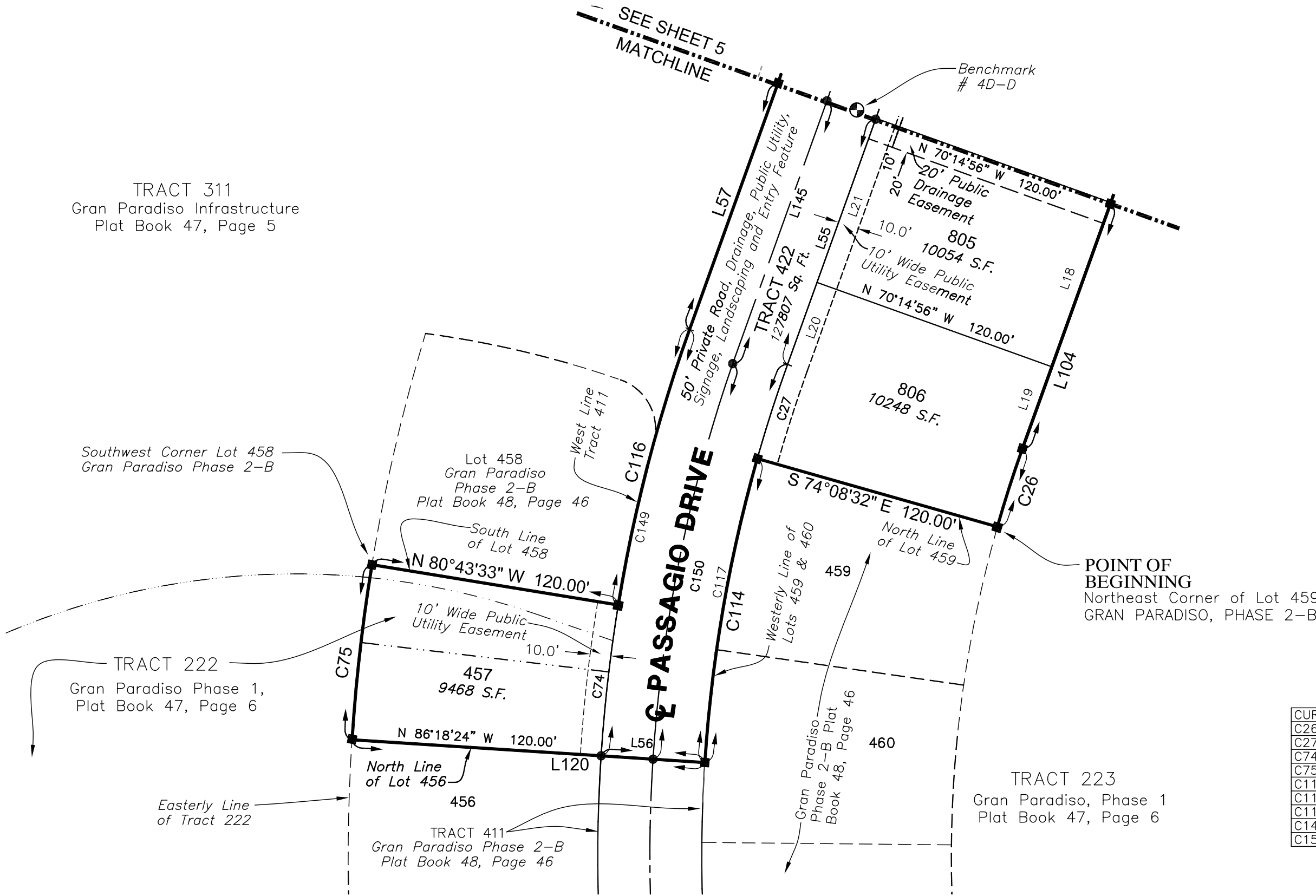


NOTES:

1. Bearings shown hereon refer to an assumed meridian, the North line of Section 31-39-20, as being N.89°43'34"W.
2. The lands shown hereon are situated in Flood Zone "X" per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program Flood Insurance Rate Map (FIRM) Community-Panel Number 12115C0361F, Map Dated November 4, 2016. Incorporated into the City of North Port Community No. 120279. These lines are subject to modification and change. The lines are scaled from the FIRM, and are approximate. The lines are shown hereon to meet the requirement of Section 37-8(C), of the Unified Land Development Code of the City of North Port.
3. The elevations shown hereon refer to National Geodetic Survey Bench Mark X-255 RESET 1975, published elevation = 7.45 feet North American Vertical Datum of 1988.
4. TRACT 422 - 50' wide Private Road, Drainage, Public Utility, Signage, Landscape and Entry Feature Easement and perpetual ingress-egress easement dedicated to the West Villages Improvement District.

LEGEND:

- - Denotes Permanent Reference Monument, (PRM), 4"x4" Concrete Monument LB# 6638 Set
- - Denotes Permanent Control Point (PCP) 5/8" Iron Rod & Cap LB 6638 or Mag Nail & Disk LB# 6638 Set.
- (R) Radial Line
- (NR) Non-Radial Line
- ⊙ Bench Mark
- Sq. Ft. Square Feet
- CX - Denotes Curve Number See Curve Table
- LX - Denotes Line Number See Line Table
- ⊙ Bench Mark 4D-D
Elevation = _____
Mag Nail & Disc. Set in Curb
At Catch Basin



LINE TABLE

LINE	BEARING	DISTANCE
L18	S 19°45'04" W	83.86'
L19	N 19°45'04" E	41.91'
L20	S 19°45'04" W	41.91'
L21	N 19°45'04" E	83.86'
L55	N 19°45'04" E	125.77'
L56	S 86°18'24" E	50.00'
L57	S 19°45'04" W	125.77'
L104	N 19°45'04" E	125.77'
L120	S 86°18'24" E	170.00'
L145	S 19°43'46" W	134.32'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C26	580.00'	3°53'36"	S 17°48'16" W	39.40'	39.41'
C27	700.00'	3°53'36"	S 17°48'16" W	47.56'	47.57'
C74	750.00'	5°34'51"	S 06°29'01" W	73.02'	73.05'
C75	870.00'	5°34'51"	N 06°29'01" E	84.71'	84.74'
C114	700.00'	12°09'52"	S 09°46'32" W	148.34'	148.62'
C116	750.00'	10°28'37"	S 14°30'45" W	136.95'	137.14'
C117	700.00'	16°03'28"	S 11°43'20" W	195.54'	196.18'
C149	750.00'	16°03'28"	S 11°43'20" W	209.51'	210.20'
C150	725.00'	15°22'58"	S 11°23'04" W	194.06'	194.65'



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