



## City of North Port

### RESOLUTION NO. 2025-R-65

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A FINAL PLAT FOR THE CENTRAL PARC PHASE 3 SUBDIVISION, A 188-LOT RESIDENTIAL SUBDIVISION ON APPROXIMATELY 55.85 ACRES LOCATED TO THE WEST OF SUMTER BOULEVARD, TO THE NORTH OF GREENWOOD AVENUE AND TO THE EAST OF SABAL TRACE DRIVE; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on March 19, 2025, Peter Van Buskirk with Kimley-Horn and Associates, Inc. (the "Applicant") submitted an application to the City of North Port, Florida (the "City") for approval of a Subdivision Final Plat (the "Final Plat") for Central Parc Phase 3 located to the west of Sumter Boulevard, to the north of Greenwood Avenue and to the east of Sabal Trace Drive (the "Property"); and

**WHEREAS**, the Property's use(s) for single-family detached and attached units are permitted uses for the Property's Future Land Use Designation of Activity Center 9 and the Property's Zoning District of Activity Center 9; and

**WHEREAS**, the City's review has determined the Final Plat is in compliance with Chapter 177 of the Florida Statutes; and

**WHEREAS**, the Final Plat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code ("ULDC") and Subdivision Concept Plan SCP-20-047; and

**WHEREAS**, the City Commission of the City of North Port, Florida finds that approval of the Final Plat does not violate the general intent and purpose of the ULDC and is in the best interest of the public health, safety, and welfare.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

#### **SECTION 1 – FINDINGS**

1.01 The above recitals are true and correct and are incorporated in this resolution by reference.

1.02 The Final Plat is consistent with the approved Subdivision Concept Plan SCP-20-047.

1.03 The Final Plat complies with the requirements of Chapter 177 of the Florida Statutes.

## **SECTION 2 – FINAL PLAT APPROVAL**

2.01 That City Commission approves the *Final Plat for the Central Parc Phase 3 Subdivision*, attached as “Exhibit A”, and legally described as:

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

Legal Description:

PARCEL 1, PHASE 3

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SECTION 28, AND THE SOUTHEAST CORNER OF SECTION 29, AND THE NORTHEAST CORNER OF SECTION 32, AND THE NORTHWEST CORNER OF SECTION 33; THENCE S.00°22'00"E. ALONG THE WEST LINE OF SECTION 28 AND THE EAST LINE OF SECTION 29, FOR 132.58 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 67.37 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 07°01'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.66°58'23"E. FOR 67.33 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY 51.38 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.74°28'47"E. FOR 46.89 FEET; THENCE N.32°25'23"E., FOR 22.10 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 216.26 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 11°48'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.38°19'24"E. FOR 215.88 FEET; THENCE N.44°13'26"E., FOR 16.15 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 54.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°46'34"W. FOR 49.50 FEET; THENCE N.53°15'21"E., FOR 50.63 FEET; THENCE N.44°13'26"E., FOR 135.01 FEET; THENCE S.45°46'38"E., FOR 371.40 FEET; THENCE S.76°15'06"E., FOR 154.48 FEET; THENCE S.44°19'41"E., FOR 300.40 FEET; THENCE S.45°40'18"W., FOR 60.00 FEET; THENCE S.08°57'54"E., FOR 331.05 FEET; THENCE S.03°03'01"W., FOR 931.00 FEET; THENCE S.28°02'18"W., FOR 252.17 FEET TO A POINT OF CURVATURE;



THENCE SOUTHWESTERLY 155.91 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 156.17 FEET THROUGH A CENTRAL ANGLE OF 57°12'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.56°38'22"W. FOR 149.52 FEET TO A POINT ON A CURVE;  
 THENCE SOUTHWESTERLY 309.23 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET THROUGH A CENTRAL ANGLE OF 64°25'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.53°01'35"W. FOR 293.19 FEET;  
 THENCE N.69°11'13"W., FOR 68.97 FEET;  
 THENCE N.15°19'02"W., FOR 361.35 FEET TO A POINT ON A CURVE;  
 THENCE NORTHERLY 256.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 685.01 FEET THROUGH A CENTRAL ANGLE OF 21°28'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°34'38"W. FOR 255.26 FEET;  
 THENCE N.06°11'26"E., FOR 117.89 FEET TO A POINT ON A CURVE;  
 THENCE NORTHERLY 310.51 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,000.00 FEET THROUGH A CENTRAL ANGLE OF 05°55'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.03°11'44"E. FOR 310.37 FEET;  
 THENCE N.00°13'45"E., FOR 132.71 FEET TO A POINT ON A CURVE;  
 THENCE NORTHWESTERLY 380.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET THROUGH A CENTRAL ANGLE OF 17°18'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.27°23'33"W. FOR 379.27 FEET;  
 THENCE N.79°04'19"W., FOR 148.62 FEET;  
 THENCE N.34°14'28"E., FOR 119.86 FEET TO A POINT ON A CURVE;  
 THENCE NORTHWESTERLY 112.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET THROUGH A CENTRAL ANGLE OF 07°23'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.53°52'54"W. FOR 112.79 FEET TO A POINT OF COMPOUND CURVATURE;  
 THENCE WESTERLY 127.80 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET THROUGH A CENTRAL ANGLE OF 20°03'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.67°36'27"W. FOR 127.15 FEET;  
 THENCE N.10°47'31"E., FOR 185.05 FEET TO A POINT ON A CURVE;  
 THENCE EASTERLY 73.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 07°41'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°19'27"E. FOR 73.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;  
 CONTAINING 1,443,678 SQUARE FEET OR 33.14 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL 2, PHASE 3

A PARCEL OF LAND LYING IN PORTION OF SECTION 29 AND 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER LOT 232, CENTRAL PARC PHASE 1, AS RECORDED ON INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHERLY 256.45 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 21°46'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.21°10'29"E. FOR 254.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 304.76 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET THROUGH A

CENTRAL ANGLE OF 25°29'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.19°18'48"E. FOR 302.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 578.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,180.00 FEET THROUGH A CENTRAL ANGLE OF 06°24'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.09°46'04"E. FOR 578.30 FEET; THENCE S.12°58'04"E., FOR 184.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 117.25 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET THROUGH A CENTRAL ANGLE OF 10°29'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.18°12'58"E. FOR 117.08 FEET; THENCE S.18°31'45"W., FOR 127.47 FEET TO A POINT ON A CURVE; THENCE EASTERLY 208.99 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 59°52'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.78°35'38"E. FOR 199.61 FEET; THENCE N.48°39'32"E., FOR 2.97 FEET; THENCE S.42°11'36"E., FOR 184.98 FEET TO A POINT ON A CURVE; THENCE WESTERLY 282.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET THROUGH A CENTRAL ANGLE OF 42°04'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.68°50'24"W. FOR 276.36 FEET; THENCE CONTINUE S.89°52'24"W., FOR 289.90 FEET; THENCE N.00°17'24"W., FOR 152.57 FEET; THENCE N.00°03'09"E., FOR 230.00 FEET; THENCE N.42°48'31"W., FOR 196.78 FEET; THENCE S.85°25'19"W., FOR 85.60 FEET; THENCE N.42°02'30"W., FOR 109.58 FEET; THENCE N.23°07'47"W., FOR 150.51 FEET; THENCE N.64°55'18"W., FOR 109.88 FEET; THENCE N.19°50'16"W., FOR 69.50 FEET; THENCE N.05°43'44"E., FOR 92.98 FEET; THENCE N.31°49'15"E., FOR 122.29 FEET; THENCE N.52°07'36"E., FOR 77.05 FEET; THENCE N.14°58'00"E., FOR 125.91 FEET; THENCE N.38°24'20"E., FOR 60.72 FEET; THENCE N.23°57'21"W., FOR 386.77 FEET; THENCE N.06°05'29"E., FOR 112.92 FEET; THENCE S.83°54'31"E., FOR 107.99 FEET; THENCE N.63°05'28"E., FOR 180.00 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 89.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET THROUGH A CENTRAL ANGLE OF 12°36'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.20°36'17"E. FOR 88.94 FEET; THENCE N.75°41'58"E., FOR 11.28 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 20.00 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 01°41'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.09°26'31"E. FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; CONTAINING 721,128 SQUARE FEET OR 16.55 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH PARCEL 3, PHASE 3

A PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER LOT 61, VILLAS OF SABAL TRACE PHASE II, AS RECORDED IN PLAT BOOK 44, AT PAGES 44 THROUGH 44E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.59°59'55"E., FOR 476.47 FEET;

THENCE S.80°56'08"E., FOR 281.16 FEET;

THENCE S.18°03'52"W., FOR 45.51 FEET;

THENCE S.12°45'18"E., FOR 135.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 6.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°44'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.77°36'47"W. FOR 6.68 FEET;

THENCE S.12°01'08"E., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 112.51 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 09°08'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.82°33'11"W. FOR 112.39 FEET;

THENCE CONTINUE WESTERLY 102.22 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 08°18'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.88°43'15"W. FOR 102.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 80.40 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 35°26'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.77°42'57"W. FOR 79.12 FEET;

THENCE S.59°59'55"W., FOR 237.20 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 23.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 68°28'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°52'31"W. FOR 22.50 FEET;

THENCE N.54°59'04"W., FOR 255.46 FEET;

THENCE N.03°31'18"W., FOR 163.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 268,134 SQUARE FEET OR 6.16 ACRES, MORE OR LESS.

2.02 All identified exhibits are incorporated in this resolution by reference.

### SECTION 3 – RECORDING

3.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Final Plat and associated covenants and deed restrictions in the Public Records of Sarasota County and provide the City with the Official Record Book and Page and/or Plat Book and Page(s) information of the recorded documents and plat.

**SECTION 4 – CONFLICTS**

4.01 In the event of any conflict between the provisions of this resolution and any other resolution, in whole or in part, the provisions of this resolution will prevail to the extent of the conflict.

**SECTION 5 – SEVERABILITY**

5.01 If a court of competent jurisdiction finds that any section, subsection, sentence, clause, phrase, or provision of this resolution is for any reason invalid or unconstitutional, that provision will be deemed a separate, distinct, and independent provision and will not affect the validity of the remaining portions of the resolution.

**SECTION 6 – EFFECTIVE DATE**

6.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on September 9, 2025.

CITY OF NORTH PORT, FLORIDA

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PHIL STOKES  
MAYOR

ATTEST

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HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

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MICHAEL GOLEN, CPM  
INTERIM CITY ATTORNEY



12800 UNIVERSITY DRIVE, SUITE 175  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5335

**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.**

1. THE SECOND AMENDMENT TO THE COMMUNITY DECLARATION FOR CENTRAL PARC AT NORTH PORT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2024020507, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS AMENDED BY THE FIRST AMENDMENT TO THE COMMUNITY DECLARATION FOR CENTRAL PARC AT NORTH PORT RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER 2025014464, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA (COLLECTIVELY, THE "DECLARATION") IS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN THE OFFICIAL RECORDS AS INSTRUMENT NUMBER \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

A. TRACT 100 IS A ROAD RIGHT-OF-WAY UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE CONVEYED TO THE DISTRICT BY SEPARATE DEED AND MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH BY LOT OWNERS WILL BE GOVERNED BY THE DECLARATION.

B. TRACTS 505, 516 AND 517 ARE STORMWATER MANAGEMENT AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE CONVEYED TO THE DISTRICT BY SEPARATE DEED AND MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH BY LOT OWNERS WILL BE GOVERNED BY THE DECLARATION.

C. TRACTS 660 THROUGH 683 ARE OPEN SPACE, COMMON AREAS AND STORMWATER AREAS UNDER THE TERMS OF THE DECLARATION, WHICH WILL BE CONVEYED TO THE DISTRICT BY SEPARATE DEED AND MAINTAINED BY THE DISTRICT, AND THE USE OF WHICH BY LOT OWNERS WILL BE GOVERNED BY THE DECLARATION.

**RESERVATION OF EASEMENTS**

THERE IS HEREBY EXPRESSLY RESERVED TO SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), ITS SUCCESSORS OR ASSIGNS, EASEMENTS OF TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES, INCLUDING IRRIGATION FACILITIES.

**PUBLIC UTILITY EASEMENTS**

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

**PRIVATE ACCESS EASEMENTS**

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS TO THE DISTRICT; CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"); ALL OWNERS OF THE PROPERTY IN CENTRAL PARC PHASE 3, A SUBDIVISION, AND THEIR GUESTS, LICENSEES, INVITEES, SUCCESSORS, AND ASSIGNS; ALL UTILITIES SERVING THE SUBDIVISION; ALL EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION; AND ALL OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION OVER AND ACROSS THE AREA DEPICTED ON THIS PLAT AS A "PRIVATE ACCESS EASEMENT" OR "AE."

**PRIVATE DRAINAGE EASEMENTS**

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE DRAINAGE EASEMENTS TO THE DISTRICT, THE ASSOCIATION, AND THE CITY OF NORTH PORT FOR STORMWATER DRAINAGE PURPOSES OVER, UNDER, AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "PRIVATE DRAINAGE EASEMENT" OR "DE." IT IS ACKNOWLEDGED THAT THE CITY OF NORTH PORT HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE EASEMENTS.

**LAKE MAINTENANCE AND ACCESS EASEMENTS**

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE LAKE MAINTENANCE AND ACCESS EASEMENTS TO THE DISTRICT, THE ASSOCIATION AND THE CITY OF NORTH PORT, OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LAKE MAINTENANCE AND ACCESS EASEMENT" OR "LME" TO MAINTAIN THE DRAINAGE AND STORMWATER RETENTION AREAS AND FACILITIES AND TRACTS. IT IS ACKNOWLEDGED THAT THE CITY OF NORTH PORT HAS NO MAINTENANCE OBLIGATIONS ASSOCIATED WITH THESE EASEMENTS.

**IRRIGATION EASEMENTS**

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE MAINTENANCE AND ACCESS EASEMENTS TO THE DISTRICT AND THE ASSOCIATION OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS AN "IRRIGATION EASEMENT" OR "IE" FOR THE MAINTENANCE AND OPERATION OF THE IRRIGATION SYSTEM.

**LANDSCAPE BUFFER EASEMENTS**

THE COMPANY DOES HEREBY GRANT NON-EXCLUSIVE EASEMENTS TO THE DISTRICT OVER AND ACROSS EACH AREA DEPICTED ON THIS PLAT AS A "LANDSCAPE BUFFER EASEMENT" OR "LBE" AS NECESSARY TO INSTALL AND MAINTAIN LANDSCAPING, IRRIGATION, AND ANY PERIMETER WALL OR FENCE THAT MAY BE INSTALLED WITHIN SUCH AREAS.

**SURVEYOR'S CERTIFICATE:**

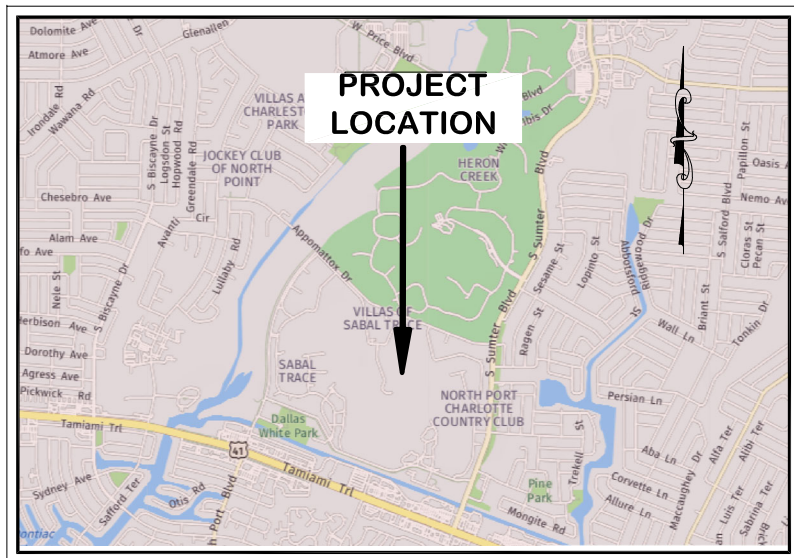
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF CENTRAL PARC PHASE 3 AS RECORDED ON INSTRUMENT NO. \_\_\_\_\_ CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. (F.S.)

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT, AND THE PERMANENT CONTROL POINTS (PCP'S), WILL BE INSTALLED WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY SURVEYORS AFFIDAVIT.

WAYNE D. AGNOLI, RLS DATE \_\_\_\_\_  
FLORIDA REGISTERED LAND SURVEYOR, PLS NO. 5335  
RWA, INC.  
12800 UNIVERSITY DRIVE, SUITE 175  
FORT MYERS, FL 33907  
FLORIDA CERTIFICATE OF AUTHORIZATION LB 6952

# CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



VICINITY MAP

NOT TO SCALE

**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 INSTRUMENT NUMBER \_\_\_\_\_, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

BY: \_\_\_\_\_  
KAREN E. RUSHING  
CLERK OF THE CIRCUIT COURT OF  
SARASOTA COUNTY, FLORIDA

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

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

I, THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

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

**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 WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART I, FLORIDA STATUTES, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2025.

APPROVED:

\_\_\_\_\_  
CITY ENGINEER P.E. NO. \_\_\_\_\_

**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 ACCEPTED BY THE CITY COMMISSION OF NORTH PORT, A MUNICIPALITY IN THE COUNTY OF SARASOTA, STATE OF FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

APPROVED:

\_\_\_\_\_  
MAYOR, NORTH PORT CITY COMMISSION

\_\_\_\_\_  
CITY CLERK, ATTES

**CERTIFICATE OF APPROVAL OF 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 ACCEPTED BY THE CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

APPROVED:

\_\_\_\_\_  
CHAIR

**CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER**

STATE OF FLORIDA)  
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING AND MAPPING REFLECTED ON THIS PLAT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 2025.  
GARY W. YANG, FL PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6856

PLAT BOOK\_\_\_\_\_, PAGE\_\_\_\_\_.

SHEET 1 OF 12

**TRACT TABLE**

TRACT	USE	DESIGNATIONS
100	ROAD RIGHT-OF-WAY	R/W, AE, DE, PUE, IE
505, 516 AND 517	STORMWATER/LAKE MANAGEMENT	AE, DE, LME, IE
660 THROUGH 683	OPEN SPACE, COMMON AREA, STORMWATER	AE, DE, PUE, LME, LBE, IE
LOTS	96 SINGLE FAMILY	188 TOTAL
	92 VILLAS	

CERTIFICATE OF OWNERSHIP AND DEDICATION  
STATE OF FLORIDA)

COUNTY OF SARASOTA) SS

SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "COMPANY"), DOES HEREBY CERTIFY OWNERSHIP BY THE COMPANY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND DEDICATES TO:

CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC.:

DOES HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, LAKE MAINTENANCE AND ACCESS EASEMENTS, AND IRRIGATION EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CENTRAL PARC AT NORTH PORT HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE "ASSOCIATION"), DOES FURTHER HEREBY DEDICATE AND SET APART THE PRIVATE ACCESS EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO ALL OWNERS OF THE PROPERTY IN CENTRAL PARC PHASE 3, A SUBDIVISION, AND DOES FURTHER HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO AUTHORIZED UTILITY COMPANIES PROVIDING POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES TO THE SUBDIVISION, SUCH DEDICATIONS BEING SUBJECT TO ANY RIGHTS DEDICATED TO CITY OF NORTH PORT AND SARASOTA COUNTY BY THIS PLAT;

CITY OF NORTH PORT:

DOES HEREBY DEDICATE ALL PUBLIC UTILITY EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO CITY OF NORTH PORT FOREVER.

CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT:

DOES HEREBY DEDICATE AND SET APART THE PUBLIC UTILITY EASEMENTS, PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, LAKE MAINTENANCE AND ACCESS EASEMENTS, IRRIGATION EASEMENTS, AND LANDSCAPE BUFFER EASEMENTS SHOWN AND DESCRIBED ON THIS PLAT FOR SAID USES AND PURPOSES TO THE DISTRICT.

**OWNER ACCEPTANCE BLOCK**

_____ WITNESS	SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
_____ PRINTED NAME OF WITNESS	BY: FIELDS-REALT, LLC A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER
_____ WITNESS	
_____ PRINTED NAME OF WITNESS	
	BY: _____ KIM B. FIELDS, AUTHORIZED MEMBER

STATE OF FLORIDA  
COUNTY OF PALM BEACH (SS)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KIM B. FIELDS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS AUTHORIZED MEMBER OF FIELDS-REALT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF SABAL TRACE DEVELOPMENT PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SUCH CERTIFICATE ON BEHALF OF THE COMPANIES.

(AFFIX SEAL)

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

\_\_\_\_\_  
PRINT NOTARY NAME:  
NOTARY PUBLIC STATE OF FLORIDA

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

**DISTRICT ACCEPTANCE BLOCK**

_____ WITNESS	CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT
_____ PRINTED NAME OF WITNESS	
_____ WITNESS	BY: _____
_____ PRINTED NAME OF WITNESS	NAME _____
	TITLE _____

STATE OF FLORIDA  
COUNTY OF PALM BEACH (SS)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE \_\_\_\_\_ OF CENTRAL PARC COMMUNITY DEVELOPMENT DISTRICT AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED ON BEHALF OF THE DISTRICT.

(AFFIX SEAL)

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

\_\_\_\_\_  
PRINT NOTARY NAME:

EXPIRATION DATE \_\_\_\_\_

**MORTGAGEE CONSENT AND JOINDER**

FIELDS-REALT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION APPEARING ON THE FACE OF THE PLAT.

FIELDS-REALT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE: \_\_\_\_\_, 2025. (BANK SEAL)  
KIM B. FIELDS  
AUTHORIZED MEMBER

STATE OF FLORIDA  
COUNTY OF PALM BEACH (SS)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KIM B. FIELDS, TO ME KNOWN TO BE AN AUTHORIZED MEMBER OF FIELDS-REALT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND WHO ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED ON BEHALF OF THE COMPANY.

(AFFIX SEAL)

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

COMMISSION NO. \_\_\_\_\_

\_\_\_\_\_  
PRINT NOTARY NAME:

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



**SURVEYOR'S LEGAL DESCRIPTION**  
**PARCEL 1, PHASE 3**

A PARCEL OF LAND LYING IN PORTIONS OF SECTIONS 28, 32 AND 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SECTION 28, AND THE SOUTHEAST CORNER OF SECTION 29, AND THE NORTHEAST CORNER OF SECTION 32, AND THE NORTHWEST CORNER OF SECTION 33; THENCE S.00°22'00"E. ALONG THE WEST LINE OF SECTION 28 AND THE EAST LINE OF SECTION 29, FOR 132.58 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY 67.37 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT TO WHICH A RADIAL LINE BEARS N 19°31'04" E, HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 07°01'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.66°58'23"E. FOR 67.33 FEET TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 51.38 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 84°06'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.74°28'47"E. FOR 46.89 FEET;

THENCE N.32°25'23"E., FOR 22.10 FEET TO A POINT OF CURVATURE;

THENCE NORTHEASTERLY 216.26 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 11°48'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.38°19'24"E. FOR 215.88 FEET;

THENCE N.44°13'26"E., FOR 16.15 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 54.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.00°46'34"W. FOR 49.50 FEET;

THENCE N.53°15'21"E., FOR 50.63 FEET;

THENCE N.44°13'26"E., FOR 135.01 FEET;

THENCE S.45°46'34"E., FOR 371.40 FEET;

THENCE S.76°15'06"E., FOR 154.48 FEET;

THENCE S.44°19'41"E., FOR 300.40 FEET;

THENCE S.45°40'18"W., FOR 60.00 FEET;

THENCE S.08°57'54"E., FOR 331.05 FEET;

THENCE S.03°03'01"W., FOR 931.00 FEET;

THENCE S.28°02'18"W., FOR 252.17 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY 155.91 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 156.17 FEET THROUGH A CENTRAL ANGLE OF 57°12'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.56°38'22"W. FOR 149.52 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY 309.23 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET THROUGH A CENTRAL ANGLE OF 64°25'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.53°01'35"W. FOR 293.19 FEET;

THENCE N.69°11'13"W., FOR 68.97 FEET;

THENCE N.15°19'02"W., FOR 361.35 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 256.76 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 685.01 FEET THROUGH A CENTRAL ANGLE OF 21°28'35" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.04°34'38"W. FOR 255.26 FEET;

THENCE N.06°11'26"E., FOR 117.89 FEET TO A POINT OF CURVATURE;

THENCE NORTHERLY 310.50 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 3,000.00 FEET THROUGH A CENTRAL ANGLE OF 05°55'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.03°11'44"E. FOR 310.37 FEET;

THENCE N.00°13'45"E., FOR 132.71 FEET TO AN INTERSECTION WITH A NON-TANGENT ARC OF A CURVE TO WHICH A RADIAL LINE BEARS S 53°57'05" W;

THENCE NORTHWESTERLY 380.72 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,260.00 FEET THROUGH A CENTRAL ANGLE OF 17°18'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.27°23'33"W. FOR 379.27 FEET;

THENCE N.79°04'19"W., FOR 148.65 FEET;

THENCE N.34°14'28"E., FOR 119.86 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE TO WHICH A RADIAL LINE BEARS N.39°48'49"E.;

THENCE NORTHWESTERLY 112.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET THROUGH A CENTRAL ANGLE OF 07°23'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.53°52'54"W. FOR 112.79 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE WESTERLY 127.80 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET THROUGH A CENTRAL ANGLE OF 20°03'40" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.67°36'27"W. FOR 127.15 FEET;

THENCE N.10°47'31"E., FOR 185.05 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE TO WHICH A RADIAL LINE BEARS N.11°50'02"E.;

THENCE EASTERLY 73.76 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET THROUGH A CENTRAL ANGLE OF 07°41'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.74°19'27"E. FOR 73.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 1,443,678 SQUARE FEET OR 33.14 ACRES, MORE OR LESS.

**CENTRAL PARC PHASE 3**

**A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA**

**TOGETHER WITH PARCEL 2, PHASE 3**

A PARCEL OF LAND LYING IN PORTION OF SECTION 29 AND 32, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER LOT 232, CENTRAL PARC PHASE 1, AS RECORDED ON INSTRUMENT NUMBER 2024020508 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE SOUTHERLY 256.45 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 21°46'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.21°10'29"E. FOR 254.91 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 304.76 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 685.00 FEET THROUGH A CENTRAL ANGLE OF 25°29'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.19°18'48"E. FOR 302.25 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHERLY 578.60 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,180.00 FEET THROUGH A CENTRAL ANGLE OF 06°24'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.09°46'04"E. FOR 578.30 FEET;

THENCE S.12°58'04"E., FOR 184.08 FEET TO A POINT OF CURVATURE;

THENCE SOUTHERLY 117.25 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET THROUGH A CENTRAL ANGLE OF 10°29'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.18°12'58"E. FOR 117.08 FEET;

THENCE S.18°31'45"W., FOR 127.47 FEET TO A POINT ON A CURVE;

THENCE EASTERLY 208.99 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET THROUGH A CENTRAL ANGLE OF 59°52'14" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.78°35'38"E. FOR 199.61 FEET;

THENCE N.48°39'32"E., FOR 2.97 FEET;

THENCE S.42°11'36"E., FOR 184.98 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 282.67 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET THROUGH A CENTRAL ANGLE OF 42°04'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.68°50'24"W. FOR 276.36 FEET;

THENCE S.89°52'24"W., FOR 289.90 FEET;

THENCE N.00°17'24"W., FOR 152.57 FEET;

THENCE N.00°03'09"E., FOR 230.00 FEET;

THENCE N.42°48'31"W., FOR 196.78 FEET;

THENCE S.85°25'19"W., FOR 85.60 FEET;

THENCE N.42°02'30"W., FOR 109.58 FEET;

THENCE N.23°07'47"W., FOR 150.51 FEET;

THENCE N.64°55'18"W., FOR 109.88 FEET;

THENCE N.19°50'16"W., FOR 69.50 FEET;

THENCE N.05°43'44"E., FOR 92.98 FEET;

THENCE N.31°49'15"E., FOR 122.29 FEET;

THENCE N.52°07'36"E., FOR 77.05 FEET;

THENCE N.14°58'00"E., FOR 125.91 FEET;

THENCE N.38°24'20"E., FOR 60.72 FEET;

THENCE N.23°57'21"W., FOR 386.77 FEET;

THENCE N.06°05'29"E., FOR 112.92 FEET;

THENCE S.83°54'31"E., FOR 107.99 FEET;

THENCE N.63°05'28"E., FOR 180.00 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 89.12 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 405.00 FEET THROUGH A CENTRAL ANGLE OF 12°36'30" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.20°36'17"E. FOR 88.94 FEET;

THENCE N.75°41'58"E., FOR 11.28 FEET TO A POINT ON A CURVE;

THENCE SOUTHERLY 20.00 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET THROUGH A CENTRAL ANGLE OF 01°41'52" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.09°26'31"E. FOR 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 721,128 SQUARE FEET OR 16.55 ACRES, MORE OR LESS.

**AND ALSO TOGETHER WITH PARCEL 3, PHASE 3**

A PARCEL OF LAND LYING IN A PORTION OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER LOT 61, VILLAS OF SABAL TRACE PHASE II, AS RECORDED IN PLAT BOOK 44, AT PAGES 44 THROUGH 44E OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE N.59°59'55"E., FOR 476.47 FEET;

THENCE S.80°56'08"E., FOR 281.16 FEET;

THENCE S.18°03'52"W., FOR 45.51 FEET;

THENCE S.12°45'18"E., FOR 135.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 6.68 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET THROUGH A CENTRAL ANGLE OF 00°44'10" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.77°36'47"W. FOR 6.68 FEET;

THENCE S.12°01'08"E., FOR 185.00 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 112.51 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 09°08'38" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.82°33'11"W. FOR 112.39 FEET;

THENCE CONTINUE WESTERLY 102.22 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 705.00 FEET THROUGH A CENTRAL ANGLE OF 08°18'28" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.88°43'15"W. FOR 102.13 FEET TO A POINT OF REVERSE CURVATURE;

THENCE WESTERLY 80.40 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET THROUGH A CENTRAL ANGLE OF 35°26'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS S.77°42'57"W. FOR 79.12 FEET;

THENCE S.59°59'55"W., FOR 237.20 FEET TO A POINT ON A CURVE;

THENCE WESTERLY 23.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 68°28'02" AND BEING SUBTENDED BY A CHORD WHICH BEARS N.85°52'31"W. FOR 22.50 FEET;

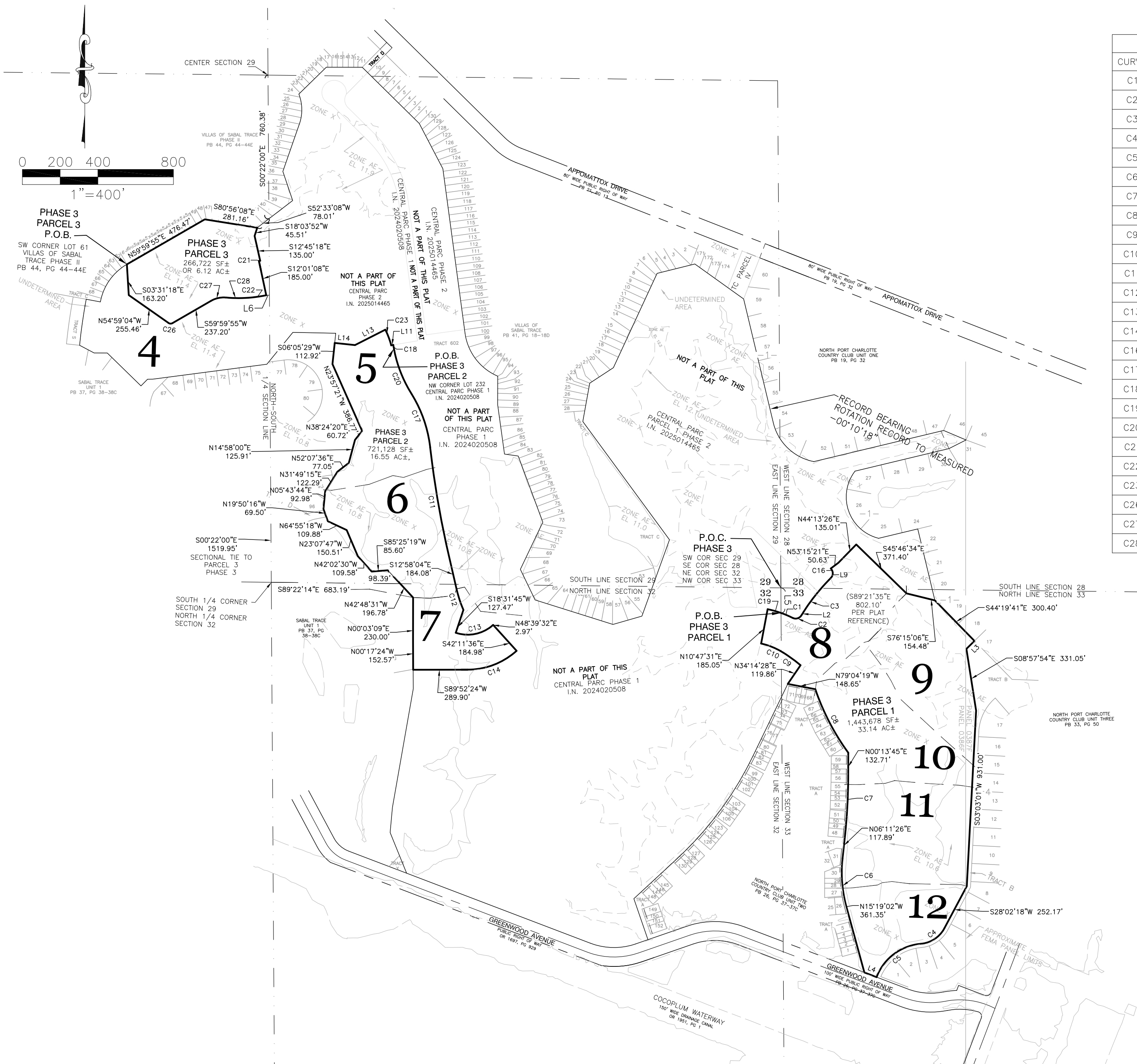
THENCE N.54°59'04"W., FOR 255.46 FEET;

THENCE N.03°31'18"W., FOR 163.20 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 268,134 SQUARE FEET OR 6.16 ACRES, MORE OR LESS.

**RWA**  
**ENGINEERING**  
12800 UNIVERSITY DRIVE, SUITE 175  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5301

**CENTRAL PARC PHASE 3**  
A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT  
SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	67.37'	550.00'	7°01'06"	S66°58'23"E	67.33'
C2	51.38'	35.00'	84°06'47"	N74°28'47"E	46.89'
C3	216.26'	1050.00'	11°48'03"	N38°19'24"E	215.88'
C4	155.91'	156.17'	57°12'08"	S56°38'22"W	149.52'
C5	309.23'	275.00'	64°25'42"	S53°01'35"W	293.19'
C6	256.76'	685.01'	21°28'35"	N04°34'38"W	255.26'
C7	310.50'	3000.00'	5°55'49"	N03°11'44"E	310.37'
C8	380.72'	1260.00'	17°18'44"	N27°23'33"W	379.27'
C9	112.86'	875.00'	7°23'26"	N53°52'54"W	112.79'
C10	127.80'	365.00'	20°03'40"	N67°36'27"W	127.15'
C11	578.60'	5180.00'	6°24'00"	S09°46'04"E	578.30'
C12	117.25'	640.00'	10°29'48"	S18°12'58"E	117.08'
C13	208.99'	200.00'	59°52'14"	N78°35'38"E	199.61'
C14	282.67'	385.00'	42°04'00"	S68°50'24"W	276.36'
C16	54.98'	35.00'	90°00'00"	N00°46'34"W	49.50'
C17	304.76'	685.00'	25°29'27"	S19°18'48"E	302.25'
C18	20.00'	675.00'	1°41'52"	S09°26'31"E	20.00'
C19	73.76'	550.00'	7°41'03"	S74°19'27"E	73.71'
C20	256.45'	675.00'	21°46'04"	S21°10'29"E	254.91'
C21	6.68'	520.00'	0°44'10"	N77°36'47"E	6.68'
C22	112.51'	705.00'	9°08'38"	N82°33'11"E	112.39'
C23	89.12'	405.00'	12°36'30"	S20°36'17"E	88.94'
C26	23.90'	20.00'	68°28'02"	S85°52'31"E	22.50'
C27	80.40'	130.00'	35°26'04"	N77°42'57"E	79.12'
C28	102.22'	705.00'	8°18'28"	S88°43'15"E	102.13'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'00"E	132.58'
L2	N32°25'23"E	22.10'
L3	S45°40'18"W	60.00'
L4	N69°11'13"W	68.97'
L5	S00°22'00"E	132.58'
L9	N44°13'26"E	16.15'
L11	N75°41'58"E	11.28'
L13	N63°05'28"E	180.00'
L14	N83°54'31"W	107.99'

**RWA**  
**ENGINEERING**  
12800 UNIVERSITY DRIVE, SUITE 175  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5335

# CENTRAL PARC PHASE 3

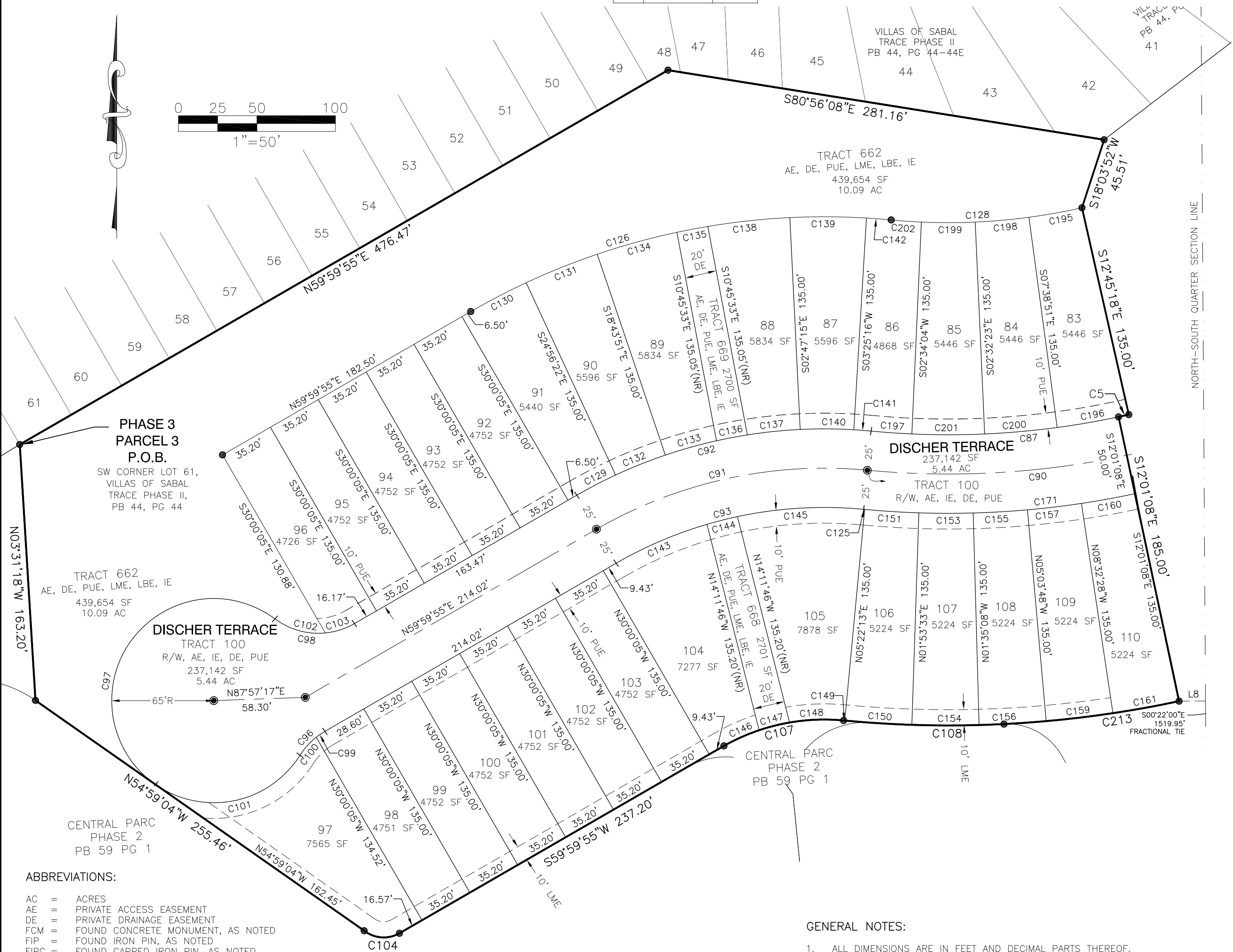
A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT  
SARASOTA COUNTY, FLORIDA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_.

SHEET 4 OF 12

LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°38'00"E	16.84'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C213	112.51'	705.00'	9°08'38"	N82°33'11"E	112.39'



**ABBREVIATIONS:**

AC = ACRES  
AE = PRIVATE ACCESS EASEMENT  
DE = PRIVATE DRAINAGE EASEMENT  
FCM = FOUND CONCRETE MONUMENT, AS NOTED  
FIP = FOUND IRON PIN, AS NOTED  
FIPC = FOUND CAPPED IRON PIN, AS NOTED  
FPKD = FOUND PK NAIL AND DISC, AS NOTED  
IE = IRRIGATION EASEMENT  
I.N. = INSTRUMENT NUMBER  
LBE = LANDSCAPE BUFFER EASEMENT  
LME = LAKE MAINTENANCE AND ACCESS EASEMENT  
NR = NON-RADIAL  
OR = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PUE = PUBLIC UTILITY EASEMENT  
R/W = RIGHT OF WAY  
SF = SQUARE FEET

**LEGEND:**

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- ⊕ INDICATES CHANGE IN DIRECTION
- INDICATES FOUND CONCRETE MONUMENT

**GENERAL NOTES:**

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E.(MEASURED) (RECORD S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
- ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT/TRACT LINES.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C5	6.68'	520.00'	0°44'10"	S77°36'47"W	6.68'
C87	165.07'	520.00'	18°11'17"	N86°20'21"E	164.38'
C90	169.34'	545.00'	17°48'10"	N86°31'54"E	168.66'
C91	179.35'	290.00'	35°26'04"	N77°42'57"E	176.51'
C92	194.81'	315.00'	35°26'04"	S77°42'57"W	191.72'
C93	163.89'	265.00'	35°26'04"	S77°42'57"W	161.29'
C96	22.19'	46.00'	27°38'30"	S46°10'40"W	21.98'
C97	311.38'	65.00'	274°28'29"	S10°24'21"E	88.27'
C98	53.66'	46.00'	66°49'59"	S86°35'06"E	50.67'
C99	6.63'	46.00'	8°15'13"	S55°52'18"W	6.62'
C100	15.57'	46.00'	19°23'17"	S42°03'03"W	15.49'
C101	104.86'	65.00'	92°25'56"	N78°34'23"E	93.85'
C102	34.04'	46.00'	42°23'40"	S74°21'57"E	33.27'
C103	19.62'	46.00'	24°26'19"	N72°13'04"E	19.47'
C104	23.90'	20.00'	68°28'02"	N85°52'31"W	22.50'
C107	80.40'	130.00'	35°26'04"	S77°42'57"W	79.12'
C108	102.22'	705.00'	8°18'28"	S88°43'15"E	102.13'
C125	0.63'	570.00'	0°03'46"	S84°35'54"E	0.63'
C126	278.30'	450.00'	35°26'04"	S77°42'57"W	273.89'
C128	122.21'	385.00'	18°11'17"	N86°20'21"E	121.70'
C129	27.83'	315.00'	5°03'43"	S62°31'46"W	27.82'
C130	39.76'	450.00'	5°03'43"	S62°31'46"W	39.74'
C131	48.76'	450.00'	6°12'31"	S68°09'53"W	48.74'
C132	34.13'	315.00'	6°12'31"	S68°09'53"W	34.12'
C133	33.83'	315.00'	6°09'09"	S74°20'44"W	33.81'
C134	52.61'	450.00'	6°41'55"	S74°37'06"W	52.58'
C135	20.00'	450.00'	2°32'48"	S79°14'27"W	20.00'
C136	20.00'	315.00'	3°38'18"	S79°14'27"W	20.00'
C137	33.82'	315.00'	6°09'09"	S84°08'11"W	33.81'
C138	52.61'	450.00'	6°41'54"	S83°51'48"W	52.58'
C139	48.76'	450.00'	6°12'31"	N89°40'59"W	48.74'
C140	34.13'	315.00'	6°12'31"	N89°40'59"W	34.12'
C141	11.06'	315.00'	2°00'43"	N85°34'22"W	11.06'
C142	15.80'	450.00'	2°00'43"	N85°34'22"W	15.80'
C143	63.10'	265.00'	13°38'34"	S66°49'11"W	62.95'
C144	20.00'	265.00'	4°19'31"	S75°48'14"W	20.00'
C145	80.79'	265.00'	17°28'00"	S86°41'59"W	80.47'
C146	25.85'	130.00'	11°23'37"	S65°41'43"W	25.81'
C147	44.52'	130.00'	19°37'13"	S70°24'19"W	44.30'
C148	34.53'	130.00'	15°13'03"	S87°49'27"W	34.43'
C149	0.77'	705.00'	0°03'46"	S84°35'54"E	0.77'
C150	42.79'	705.00'	3°28'40"	S86°22'07"E	42.79'
C151	34.60'	570.00'	3°28'40"	S86°22'07"E	34.59'
C153	34.60'	570.00'	3°28'40"	S89°50'47"E	34.59'
C154	42.79'	705.00'	3°28'40"	S89°50'47"E	42.79'
C155	34.60'	570.00'	3°28'40"	N86°40'32"E	34.59'
C156	42.79'	705.00'	3°28'40"	N86°40'32"E	42.79'
C157	34.60'	570.00'	3°28'40"	N83°11'52"E	34.59'
C159	42.79'	705.00'	3°28'40"	N83°11'52"E	42.79'
C160	34.60'	570.00'	3°28'40"	N79°43'12"E	34.59'
C161	42.79'	705.00'	3°28'40"	N79°43'12"E	42.79'
C171	173.62'	570.00'	17°27'07"	N86°42'26"E	172.95'
C195	34.32'	385.00'	5°06'27"	N79°47'56"E	34.31'
C196	46.35'	520.00'	5°06'27"	N79°47'56"E	46.34'
C197	26.00'	520.00'	2°51'55"	S85°59'59"E	26.00'
C198	34.32'	385.00'	5°06'27"	N84°54'23"E	34.31'
C199	34.32'	385.00'	5°06'27"	S89°59'10"E	34.31'
C200	46.35'	520.00'	5°06'27"	N84°54'23"E	46.34'
C201	46.35'	520.00'	5°06'27"	S89°59'10"E	46.34'
C202	19.25'	385.00'	2°51'55"	S85°59'59"E	19.25'



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FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952

PREPARED BY

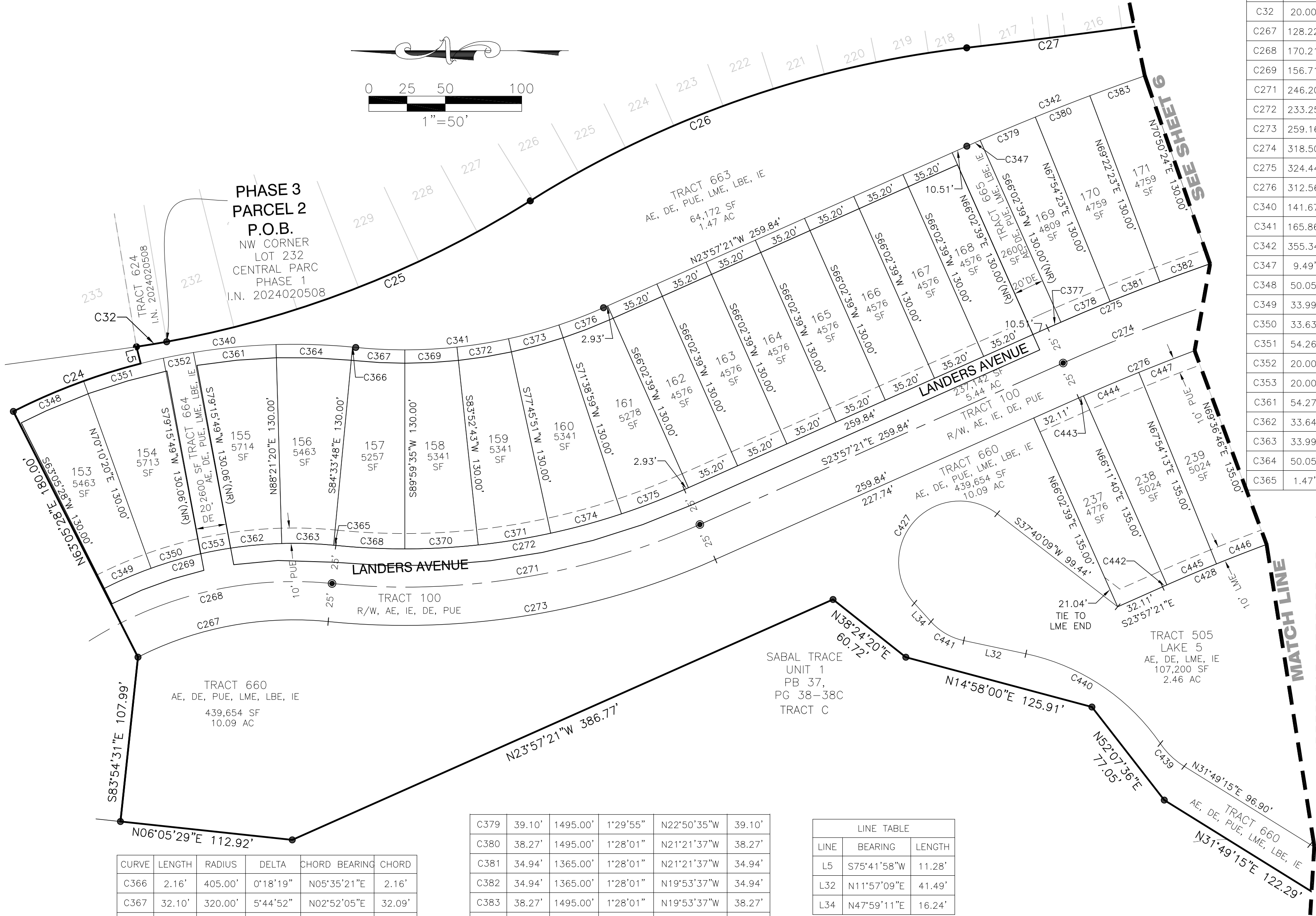
WAYNE D. AGNOLI, RLS LS 5335

CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_

SHEET 5 OF 12



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C24	89.12'	405.00'	12°36'30"	S20°36'17"E	88.94'
C25	256.45'	675.00'	21°46'04"	S21°10'29"E	254.91'
C26	304.76'	685.00'	25°29'27"	S19°18'48"E	302.25'
C27	578.60'	5180.00'	6°24'00"	S09°46'04"E	578.30'
C32	20.00'	675.00'	1°41'52"	S09°26'31"E	20.00'
C267	128.22'	225.00'	32°39'03"	N10°35'00"W	126.49'
C268	170.21'	250.00'	39°00'37"	N13°45'47"W	166.95'
C269	156.71'	275.00'	32°39'03"	N10°35'00"W	154.60'
C271	246.20'	475.00'	29°41'52"	S09°06'25"E	243.46'
C272	233.25'	450.00'	29°41'52"	S09°06'25"E	230.64'
C273	259.16'	500.00'	29°41'52"	S09°06'25"E	256.27'
C274	318.50'	1340.00'	13°37'06"	N17°08'48"W	317.75'
C275	324.44'	1365.00'	13°37'06"	N17°08'48"W	323.68'
C276	312.56'	1315.00'	13°37'06"	N17°08'48"W	311.82'
C340	141.67'	405.00'	20°02'33"	N04°16'45"W	140.95'
C341	165.86'	320.00'	29°41'52"	N09°06'25"W	164.01'
C342	355.34'	1495.00'	13°37'06"	N17°08'48"W	354.50'
C347	9.49'	1495.00'	0°21'49"	N23°46'26"W	9.49'
C348	50.05'	405.00'	7°04'52"	N23°22'06"W	50.02'
C349	33.99'	275.00'	7°04'52"	N23°22'06"W	33.96'
C350	33.63'	275.00'	7°00'27"	N16°19'27"W	33.61'
C351	54.26'	405.00'	7°40'36"	N15°59'22"W	54.22'
C352	20.00'	405.00'	2°49'47"	N10°44'11"W	20.00'
C353	20.00'	275.00'	4°10'04"	N10°44'11"W	20.00'
C361	54.27'	405.00'	7°40'37"	N05°28'59"W	54.22'
C362	33.64'	275.00'	7°00'28"	N05°08'54"W	33.61'
C363	33.99'	275.00'	7°04'52"	N01°53'46"E	33.96'
C364	50.05'	405.00'	7°04'52"	N01°53'46"E	50.02'
C365	1.47'	275.00'	0°18'19"	N05°35'21"E	1.47'

- ABBREVIATIONS:
- AC = ACRES
  - AE = PRIVATE ACCESS EASEMENT
  - DE = PRIVATE DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT, AS NOTED
  - FIP = FOUND IRON PIN, AS NOTED
  - FIPC = FOUND CAPPED IRON PIN, AS NOTED
  - FPKD = FOUND PK NAIL AND DISC, AS NOTED
  - IE = IRRIGATION EASEMENT
  - I.N. = INSTRUMENT NUMBER
  - LBE = LANDSCAPE BUFFER EASEMENT
  - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
  - NR = NON-RADIAL
  - OR = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT OF WAY
  - SF = SQUARE FEET

- GENERAL NOTES:
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E. (MEASURED)(RECORD S.13°38'52"E.) A CLOCKWISE BEARING FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
  - ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT/TRACT LINES.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C366	2.16'	405.00'	0°18'19"	N05°35'21"E	2.16'
C367	32.10'	320.00'	5°44'52"	N02°52'05"E	32.09'
C368	45.15'	450.00'	5°44'56"	S02°52'03"W	45.13'
C369	34.14'	320.00'	6°06'48"	N03°03'53"W	34.13'
C370	48.02'	450.00'	6°06'52"	S03°03'51"E	48.00'
C371	48.02'	450.00'	6°06'52"	S09°10'43"E	48.00'
C372	34.15'	320.00'	6°06'52"	N09°10'43"W	34.13'
C373	34.15'	320.00'	6°06'52"	N15°17'35"W	34.13'
C374	48.02'	450.00'	6°06'52"	S15°17'35"E	48.00'
C375	44.03'	450.00'	5°36'20"	S21°09'11"E	44.01'
C376	31.31'	320.00'	5°36'20"	N21°09'11"W	31.30'
C377	9.49'	1365.00'	0°23'53"	N23°45'24"W	9.49'
C378	34.88'	1365.00'	1°27'50"	N22°49'32"W	34.88'

C379	39.10'	1495.00'	1°29'55"	N22°50'35"W	39.10'
C380	38.27'	1495.00'	1°28'01"	N21°21'37"W	38.27'
C381	34.94'	1365.00'	1°28'01"	N21°21'37"W	34.94'
C382	34.94'	1365.00'	1°28'01"	N19°53'37"W	34.94'
C383	38.27'	1495.00'	1°28'01"	N19°53'37"W	38.27'
C427	118.46'	40.00'	169°40'58"	S47°10'20"E	79.68'
C428	280.47'	1180.00'	13°37'06"	S17°08'48"E	279.81'
C439	21.69'	52.50'	23°40'02"	N43°39'16"E	21.53'
C440	108.28'	142.50'	43°32'08"	N33°43'14"E	105.69'
C441	25.16'	40.00'	36°02'01"	N29°58'10"E	24.74'
C442	3.09'	1180.00'	0°09'01"	S23°52'51"E	3.09'
C443	3.45'	1315.00'	0°09'01"	N23°52'51"W	3.45'
C444	39.23'	1315.00'	1°42'33"	N22°57'04"W	39.23'
C445	35.20'	1180.00'	1°42'33"	N22°57'04"W	35.20'
C446	35.20'	1180.00'	1°42'33"	N21°14'30"W	35.20'
C447	39.23'	1315.00'	1°42'33"	N21°14'30"W	39.23'

LINE TABLE		
LINE	BEARING	LENGTH
L5	S75°41'58"W	11.28'
L32	N11°57'09"E	41.49'
L34	N47°59'11"E	16.24'

- LEGEND:
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
  - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
  - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
  - +— INDICATES CHANGE IN DIRECTION

# CENTRAL PARC PHASE 3

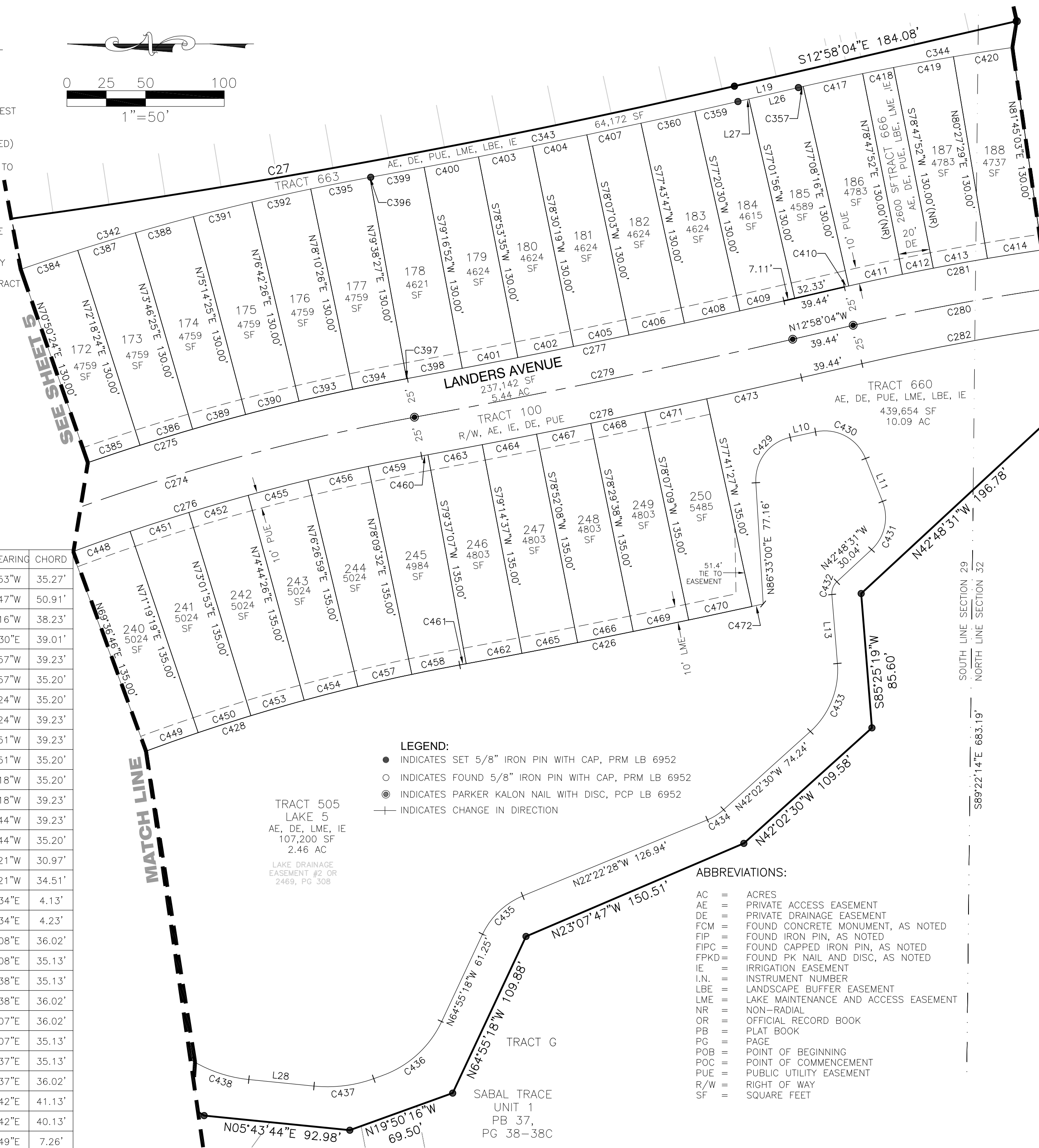
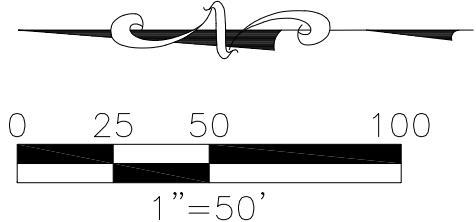
A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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3. ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL. RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT TRACT LINES.

LINE TABLE		
LINE	BEARING	LENGTH
L10	S12°18'33"E	16.46'
L11	S68°24'16"W	29.31'
L13	S85°25'19"W	43.94'
L19	N12°58'04"W	39.44'
L26	N12°58'04"W	32.33'
L27	N12°58'04"W	7.11'
L28	N05°43'44"E	41.62'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C435	36.09'	48.60'	42°32'50"	N43°38'53"W	35.27'
C436	52.25'	66.40'	45°05'02"	N42°22'47"W	50.91'
C437	38.55'	86.40'	25°34'00"	N07°03'16"W	38.23'
C438	39.35'	86.40'	26°05'31"	N18°46'30"E	39.01'
C448	39.23'	1315.00'	1°42'33"	N19°31'57"W	39.23'
C449	35.20'	1180.00'	1°42'33"	N19°31'57"W	35.20'
C450	35.20'	1180.00'	1°42'33"	N17°49'24"W	35.20'
C451	39.23'	1315.00'	1°42'33"	N17°49'24"W	39.23'
C452	39.23'	1315.00'	1°42'33"	N16°06'51"W	39.23'
C453	35.20'	1180.00'	1°42'33"	N16°06'51"W	35.20'
C454	35.20'	1180.00'	1°42'33"	N14°24'18"W	35.20'
C455	39.23'	1315.00'	1°42'33"	N14°24'18"W	39.23'
C456	39.23'	1315.00'	1°42'33"	N12°41'44"W	39.23'
C457	35.20'	1180.00'	1°42'33"	N12°41'44"W	35.20'
C458	30.97'	1180.00'	1°30'13"	N11°05'21"W	30.97'
C459	34.51'	1315.00'	1°30'13"	N11°05'21"W	34.51'
C460	4.13'	5370.00'	0°02'39"	S10°21'34"E	4.13'
C461	4.23'	5505.00'	0°02'39"	S10°21'34"E	4.23'
C462	36.02'	5505.00'	0°22'30"	S10°34'08"E	36.02'
C463	35.13'	5370.00'	0°22'30"	S10°34'08"E	35.13'
C464	35.13'	5370.00'	0°22'30"	S10°56'38"E	35.13'
C465	36.02'	5505.00'	0°22'30"	S10°56'38"E	36.02'
C466	36.02'	5505.00'	0°22'30"	S11°19'07"E	36.02'
C467	35.13'	5370.00'	0°22'30"	S11°19'07"E	35.13'
C468	35.13'	5370.00'	0°22'30"	S11°41'37"E	35.13'
C469	36.02'	5505.00'	0°22'30"	S11°41'37"E	36.02'
C470	41.13'	5505.00'	0°25'41"	S12°05'42"E	41.13'
C471	40.13'	5370.00'	0°25'41"	S12°05'42"E	40.13'
C472	7.26'	5505.00'	0°04'32"	S12°20'49"E	7.26'



LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- ⊕ INDICATES CHANGE IN DIRECTION

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FCM = FOUND CONCRETE MONUMENT, AS NOTED  
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FPKD = FOUND PK NAIL AND DISC, AS NOTED  
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RWA

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CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_

SHEET 7 OF 12

GENERAL NOTES:

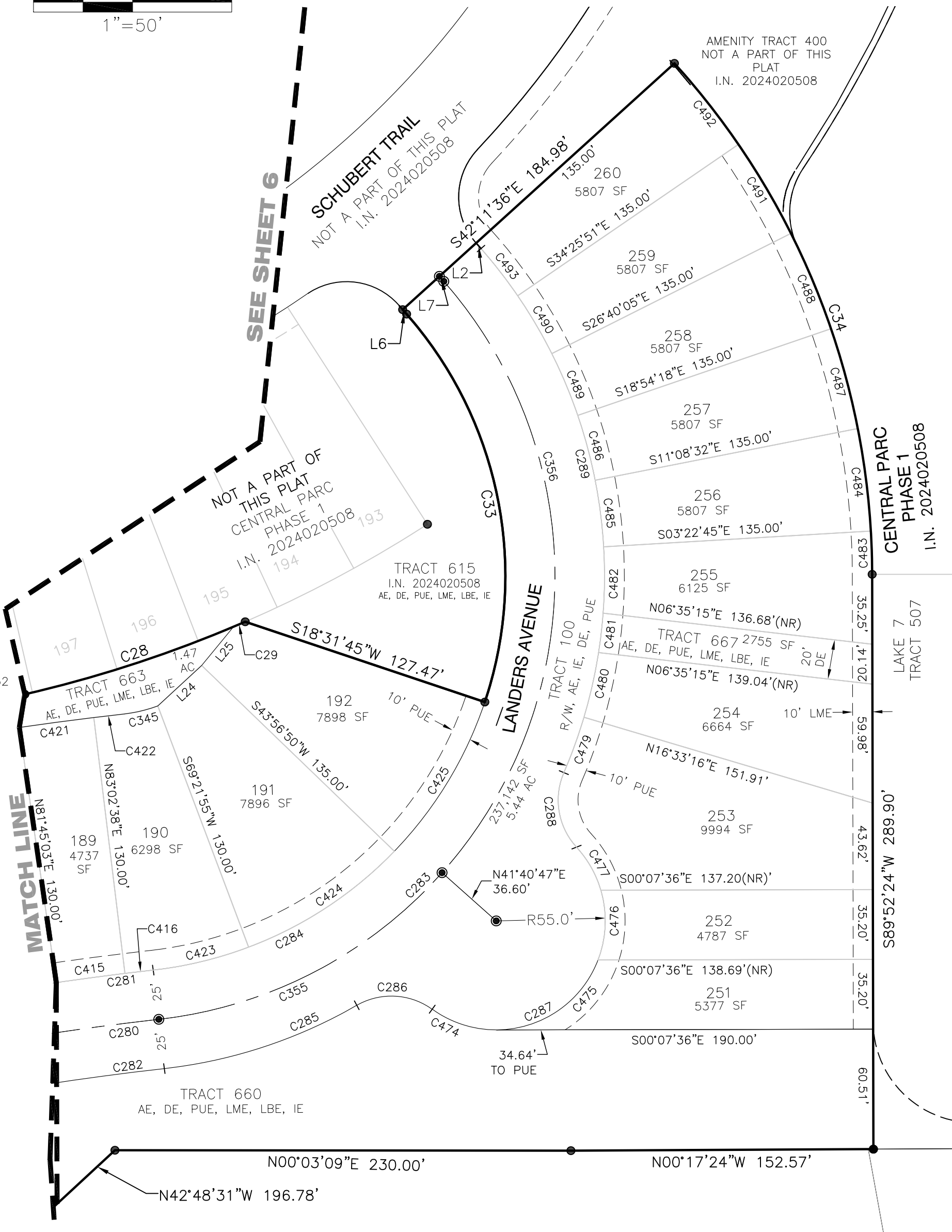
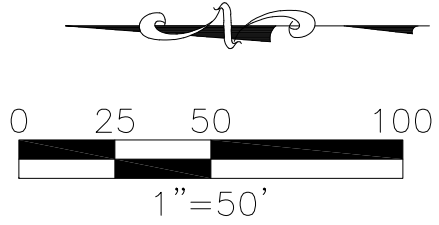
1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E.(MEASURED)(RECORD S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
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ABBREVIATIONS:

- AC = ACRES
- AE = PRIVATE ACCESS EASEMENT
- DE = PRIVATE DRAINAGE EASEMENT
- FCM = FOUND CONCRETE MONUMENT, AS NOTED
- FIP = FOUND IRON PIN, AS NOTED
- FIPC = FOUND CAPPED IRON PIN, AS NOTED
- FPKD = FOUND PK NAIL AND DISC, AS NOTED
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- PUE = PUBLIC UTILITY EASEMENT
- R/W = RIGHT OF WAY
- SF = SQUARE FEET

LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- ⊕ INDICATES CHANGE IN DIRECTION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C28	117.25'	640.00'	10°29'48"	S18°12'58"E	117.08'
C29	6.45'	640.00'	0°34'40"	S23°10'32"E	6.45'
C33	208.99'	200.00'	59°52'14"	N78°35'38"E	199.61'
C34	282.67'	385.00'	42°04'00"	S68°50'24"W	276.36'
C280	174.13'	1525.00'	6°32'32"	N09°41'48"W	174.04'
C281	176.99'	1550.00'	6°32'32"	N09°41'48"W	176.89'
C282	171.28'	1500.00'	6°32'32"	N09°41'48"W	171.18'
C283	490.54'	225.00'	124°54'57"	S68°53'00"E	399.00'
C284	436.04'	200.00'	124°54'58"	S68°53'00"E	354.67'
C285	102.89'	250.00'	23°34'52"	S18°12'57"E	102.17'
C286	40.30'	35.00'	65°58'20"	N02°58'47"E	38.11'
C287	161.82'	55.00'	168°34'20"	S48°19'13"E	109.45'
C288	40.30'	35.00'	65°58'20"	S80°22'47"W	38.11'
C289	282.34'	250.00'	64°42'25"	N81°00'45"E	267.57'
C345	17.36'	70.00'	14°12'34"	N13°31'48"W	17.32'
C355	164.52'	225.00'	41°53'42"	S27°22'22"E	160.88'
C356	326.02'	225.00'	83°01'15"	S89°49'51"E	298.24'
C415	34.98'	1550.00'	1°17'34"	N07°36'10"W	34.97'
C416	14.36'	1550.00'	0°31'51"	N06°41'27"W	14.36'
C421	37.91'	1680.00'	1°17'34"	N07°36'10"W	37.91'
C422	15.57'	1680.00'	0°31'51"	N06°41'27"W	15.57'
C423	49.60'	200.00'	14°12'34"	S13°31'48"E	49.47'
C424	88.73'	200.00'	25°25'05"	S33°20'38"E	88.00'
C425	88.73'	200.00'	25°25'05"	S58°45'43"E	88.00'
C474	34.65'	55.00'	36°05'33"	S17°55'10"W	34.08'
C475	66.14'	55.00'	68°53'59"	S34°34'36"E	62.23'
C476	35.86'	55.00'	37°21'37"	S87°42'24"E	35.23'
C477	25.17'	55.00'	26°13'10"	N60°30'12"E	24.95'
C479	29.72'	250.00'	6°48'41"	S70°02'23"E	29.70'
C480	33.49'	250.00'	7°40'29"	S77°16'58"E	33.46'
C481	20.01'	250.00'	4°35'06"	S83°24'45"E	20.00'
C482	33.49'	250.00'	7°40'27"	S89°32'32"E	33.46'
C483	21.86'	385.00'	3°15'09"	N88°14'49"E	21.85'
C484	52.16'	385.00'	7°45'46"	N82°44'21"E	52.12'
C485	33.87'	250.00'	7°45'46"	N82°44'21"E	33.85'
C486	33.87'	250.00'	7°45'46"	N74°58'35"E	33.85'
C487	52.16'	385.00'	7°45'46"	N74°58'35"E	52.12'
C488	52.16'	385.00'	7°45'46"	N67°12'48"E	52.12'
C489	33.87'	250.00'	7°45'46"	N67°12'48"E	33.85'
C490	33.87'	250.00'	7°45'46"	N59°27'02"E	33.85'
C491	52.16'	385.00'	7°45'46"	N59°27'02"E	52.12'
C492	52.16'	385.00'	7°45'45"	N51°41'16"E	52.12'
C493	33.54'	250.00'	7°41'14"	N51°43'32"E	33.52'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S48°39'32"W	3.72'
L6	N48°39'32"E	2.97'
L7	S48°39'32"W	3.35'
L24	N42°40'12"W	30.10'
L25	N50°35'29"W	25.26'



RWA

ENGINEERING

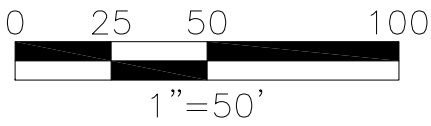
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FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5335

CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_

SHEET 8 OF 12

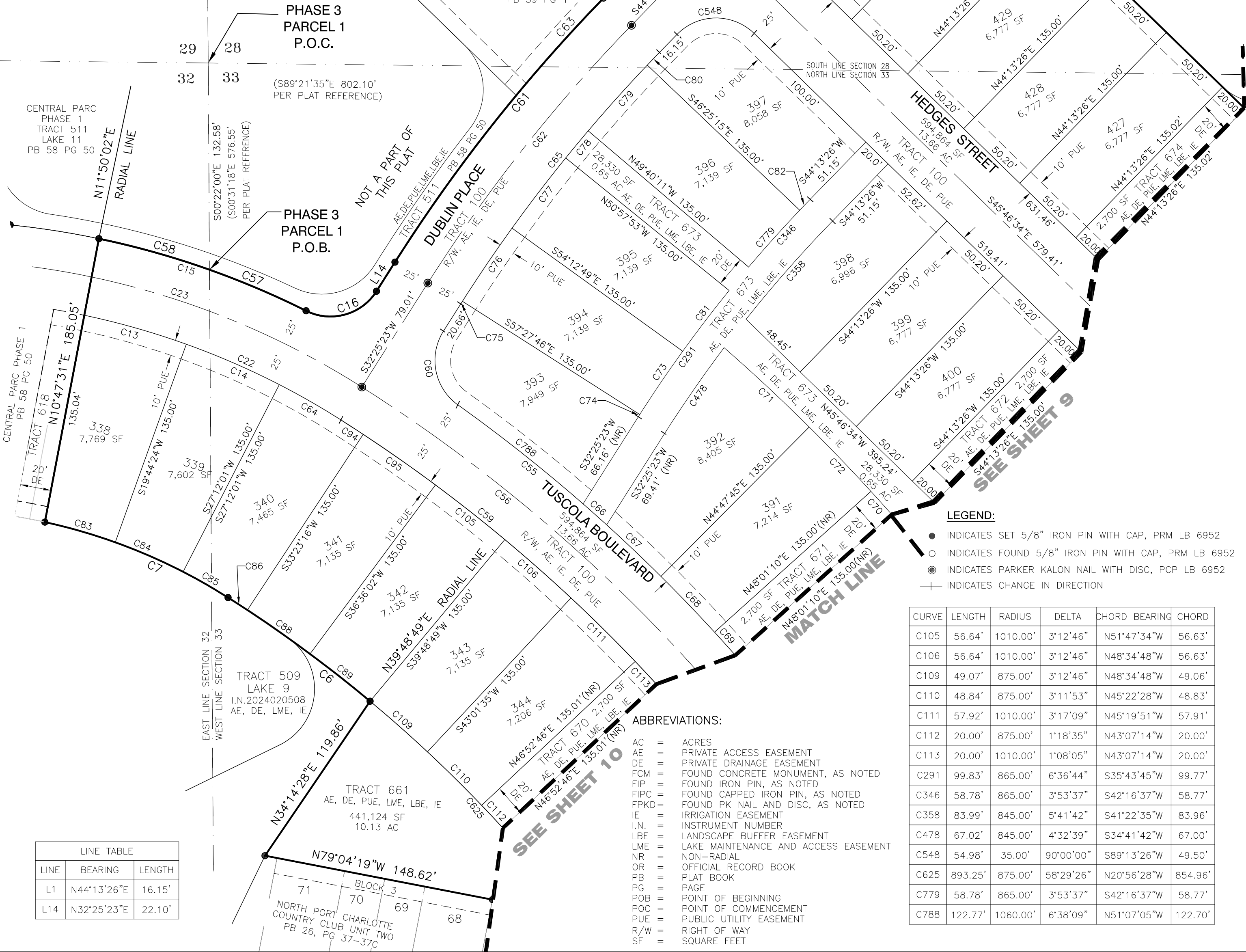


GENERAL NOTES:

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	54.98'	35.00'	90°00'00"	N00°46'34"W	49.50'
C6	112.86'	875.00'	7°23'26"	N53°52'54"W	112.79'
C7	127.80'	365.00'	20°03'40"	N67°36'27"W	127.15'
C13	68.09'	500.00'	7°48'08"	N74°09'40"W	68.03'
C14	65.10'	500.00'	7°27'37"	N66°31'47"W	65.06'
C15	141.13'	550.00'	14°42'09"	N70°48'54"W	140.75'
C16	51.38'	35.00'	84°06'47"	N74°28'47"E	46.89'
C22	755.29'	500.00'	86°32'59"	S79°08'54"W	685.50'
C23	187.70'	525.00'	20°29'06"	N67°49'10"W	186.71'
C55	644.67'	1060.00'	34°50'46"	S37°00'46"E	634.78'
C56	1190.09'	1035.00'	65°52'52"	N24°38'11"W	1125.60'
C57	67.37'	550.00'	7°01'06"	S66°58'23"E	67.33'
C58	73.76'	550.00'	7°41'03"	S74°19'27"E	73.71'
C59	1161.34'	1010.00'	65°52'52"	N24°38'11"W	1098.41'
C60	53.06'	35.00'	86°51'32"	S11°00'23"E	48.12'
C61	216.26'	1050.00'	11°48'03"	S38°19'24"W	215.88'
C62	211.11'	1025.00'	11°48'03"	S38°19'24"W	210.74'
C63	83.94'	1050.00'	4°34'50"	S41°56'01"W	83.92'
C64	45.58'	500.00'	5°13'22"	N60°11'18"W	45.56'
C65	205.96'	1000.00'	11°48'03"	S38°19'24"W	205.60'
C66	20.26'	1060.00'	1°05'43"	N48°20'52"W	20.26'
C67	48.02'	1060.00'	2°35'45"	N46°30'08"W	48.02'
C68	49.64'	1060.00'	2°40'59"	N43°51'46"W	49.63'
C69	20.00'	1060.00'	1°04'52"	N41°58'50"W	20.00'
C70	20.00'	1195.00'	0°57'32"	N41°58'50"W	20.00'
C71	74.68'	1195.00'	3°34'50"	N46°59'40"W	74.67'
C72	57.23'	1195.00'	2°44'39"	N43°49'56"W	57.23'
C73	49.05'	865.00'	3°14'57"	S34°09'42"W	49.05'
C74	1.72'	865.00'	0°06'51"	S32°28'48"W	1.72'
C75	1.99'	1000.00'	0°06'51"	S32°28'48"W	1.99'
C76	56.71'	1000.00'	3°14'57"	S34°09'42"W	56.70'
C77	56.71'	1000.00'	3°14'57"	S37°24'39"W	56.70'
C78	22.60'	1000.00'	1°17'41"	S39°40'58"W	22.60'
C79	56.71'	1000.00'	3°14'57"	S41°57'17"W	56.70'
C80	11.25'	1000.00'	0°38'41"	S43°54'06"W	11.25'
C81	49.05'	865.00'	3°14'57"	S37°24'39"W	49.05'
C82	9.73'	865.00'	0°38'41"	S43°54'06"W	9.73'
C83	47.00'	365.00'	7°22'41"	N73°56'56"W	46.97'
C84	47.52'	365.00'	7°27'37"	N66°31'47"W	47.49'
C85	33.27'	365.00'	5°13'22"	N60°11'18"W	33.26'
C86	14.73'	875.00'	0°57'53"	N57°05'40"W	14.73'
C88	49.07'	875.00'	3°12'46"	N55°00'21"W	49.06'
C89	49.07'	875.00'	3°12'46"	N51°47'34"W	49.06'
C94	17.01'	1010.00'	0°57'53"	N57°05'40"W	17.01'
C95	56.64'	1010.00'	3°12'46"	N55°00'21"W	56.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°13'26"E	16.15'
L14	N32°25'23"E	22.10'



LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

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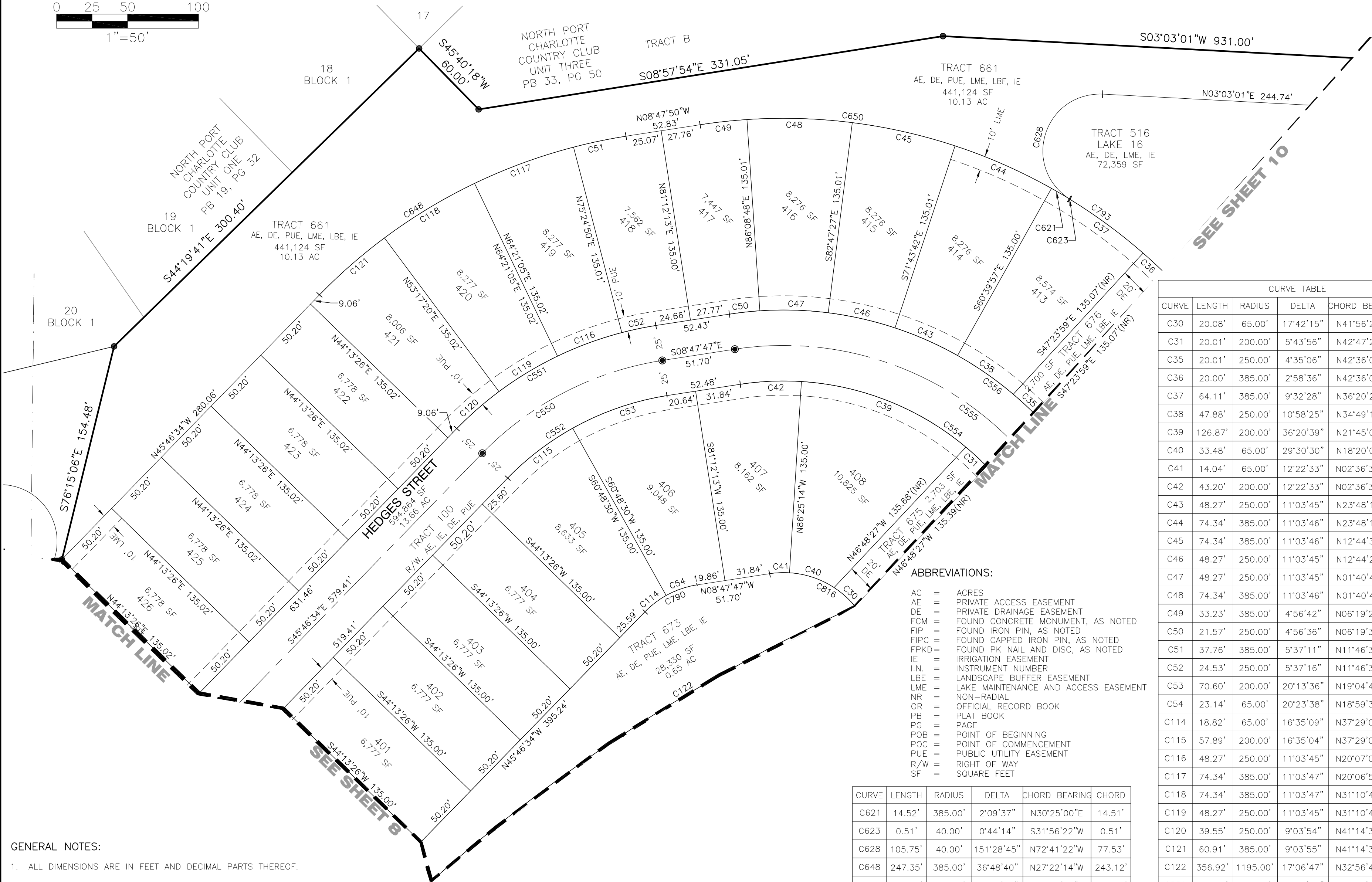
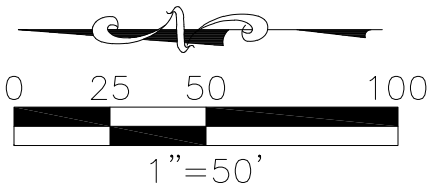
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C105	56.64'	1010.00'	3°12'46"	N51°47'34"W	56.63'
C106	56.64'	1010.00'	3°12'46"	N48°34'48"W	56.63'
C109	49.07'	875.00'	3°12'46"	N48°34'48"W	49.06'
C110	48.84'	875.00'	3°11'53"	N45°22'28"W	48.83'
C111	57.92'	1010.00'	3°17'09"	N45°19'51"W	57.91'
C112	20.00'	875.00'	1°18'35"	N43°07'14"W	20.00'
C113	20.00'	1010.00'	1°08'05"	N43°07'14"W	20.00'
C291	99.83'	865.00'	6°36'44"	S35°43'45"W	99.77'
C346	58.78'	865.00'	3°53'37"	S42°16'37"W	58.77'
C358	83.99'	845.00'	5°41'42"	S41°22'35"W	83.96'
C478	67.02'	845.00'	4°32'39"	S34°41'42"W	67.00'
C548	54.98'	35.00'	90°00'00"	S89°13'26"W	49.50'
C625	893.25'	875.00'	58°29'26"	N20°56'28"W	854.96'
C779	58.78'	865.00'	3°53'37"	S42°16'37"W	58.77'
C788	122.77'	1060.00'	6°38'09"	N51°07'05"W	122.70'

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FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5335

**CENTRAL PARC PHASE 3**  
A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_

SHEET 9 OF 12



SEE SHEET 10

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C30	20.08'	65.00'	17°42'15"	N41°56'23"E	20.00'
C31	20.01'	200.00'	5°43'56"	N42°47'23"E	20.00'
C35	20.01'	250.00'	4°35'06"	N42°36'01"E	20.00'
C36	20.00'	385.00'	2°58'36"	N42°36'01"E	20.00'
C37	64.11'	385.00'	9°32'28"	N36°20'29"E	64.04'
C38	47.88'	250.00'	10°58'25"	N34°49'16"E	47.81'
C39	126.87'	200.00'	36°20'39"	N21°45'06"E	124.75'
C40	33.48'	65.00'	29°30'30"	N18°20'01"E	33.11'
C41	14.04'	65.00'	12°22'33"	N02°36'31"W	14.01'
C42	43.20'	200.00'	12°22'33"	N02°36'31"W	43.12'
C43	48.27'	250.00'	11°03'45"	N23°48'11"E	48.19'
C44	74.34'	385.00'	11°03'46"	N23°48'19"E	74.22'
C45	74.34'	385.00'	11°03'46"	N12°44'33"E	74.22'
C46	48.27'	250.00'	11°03'45"	N12°44'26"E	48.19'
C47	48.27'	250.00'	11°03'45"	N01°40'41"E	48.19'
C48	74.34'	385.00'	11°03'46"	N01°40'47"E	74.22'
C49	33.23'	385.00'	4°56'42"	N06°19'27"W	33.22'
C50	21.57'	250.00'	4°56'36"	N06°19'30"W	21.56'
C51	37.76'	385.00'	5°37'11"	N11°46'30"W	37.75'
C52	24.53'	250.00'	5°37'16"	N11°46'32"W	24.52'
C53	70.60'	200.00'	20°13'36"	N19°04'42"W	70.24'
C54	23.14'	65.00'	20°23'38"	N18°59'36"W	23.01'
C114	18.82'	65.00'	16°35'09"	N37°29'00"W	18.75'
C115	57.89'	200.00'	16°35'04"	N37°29'02"W	57.69'
C116	48.27'	250.00'	11°03'45"	N20°07'03"W	48.19'
C117	74.34'	385.00'	11°03'47"	N20°06'59"W	74.22'
C118	74.34'	385.00'	11°03'47"	N31°10'45"W	74.22'
C119	48.27'	250.00'	11°03'45"	N31°10'48"W	48.19'
C120	39.55'	250.00'	9°03'54"	N41°14'37"W	39.51'
C121	60.91'	385.00'	9°03'55"	N41°14'36"W	60.85'
C122	356.92'	1195.00'	17°06'47"	N32°56'41"W	355.59'
C550	145.22'	225.00'	36°58'47"	N27°17'11"W	142.71'
C551	160.62'	250.00'	36°48'40"	N27°22'14"W	157.87'
C552	128.49'	200.00'	36°48'40"	N27°22'14"W	126.30'
C554	287.45'	200.00'	82°20'52"	N32°22'38"E	263.34'
C555	323.38'	225.00'	82°20'52"	N32°22'38"E	296.26'
C556	359.31'	250.00'	82°20'52"	N32°22'38"E	329.17'

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CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C621	14.52'	385.00'	2°09'37"	N30°25'00"E	14.51'
C623	0.51'	40.00'	0°44'14"	S31°56'22"W	0.51'
C628	105.75'	40.00'	151°28'45"	N72°41'22"W	77.53'
C648	247.35'	385.00'	36°48'40"	N27°22'14"W	243.12'
C650	270.75'	385.00'	40°17'36"	N11°21'00"E	265.21'
C790	41.95'	65.00'	36°58'47"	N27°17'11"W	41.23'
C793	282.09'	385.00'	41°58'49"	N52°33'40"E	275.82'
C816	67.60'	65.00'	59°35'18"	N20°59'52"E	64.60'

**LEGEND:**

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
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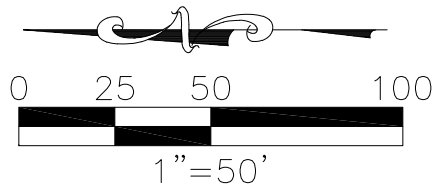
**GENERAL NOTES:**

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- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E.(MEASURED)(RECORD S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
- ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT/TRACT LINES.

RWA

ENGINEERING

12800 UNIVERSITY DRIVE, SUITE 175  
FORT MYERS, FLORIDA 33907  
PHONE: (239) 597-0575 FAX: (239) 597-0578  
FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952  
PREPARED BY  
WAYNE D. AGNOLI, RLS LS 5335



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C794	55.59'	40.00'	79°37'11"	S33°44'29"W	51.22'
C795	55.59'	40.00'	79°37'11"	S44°49'26"E	51.22'
C816	67.60'	65.00'	59°35'18"	N20°59'52"E	64.60'
C847	102.48'	1060.00'	5°32'22"	N22°21'35"W	102.44'
C848	25.82'	65.00'	22°45'34"	N62°10'18"E	25.65'
C861	20.00'	1010.00'	1°08'05"	N06°29'57"W	20.00'
C863	282.09'	385.00'	41°58'49"	N52°33'40"E	275.82'
C895	102.50'	1060.00'	5°32'26"	N10°32'15"W	102.46'
C897	19.69'	1070.00'	1°03'16"	N05°32'29"W	19.69'
C940	80.84'	2000.00'	2°18'57"	S85°47'30"E	80.84'

CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN

SECTIONS 28, 29, 32 AND 33,

TOWNSHIP 39 SOUTH, RANGE 21 EAST,

CITY OF NORTH PORT,

SARASOTA COUNTY, FLORIDA

GENERAL NOTES:

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S.13°28'34"E.(MEASURED)(RECORD S.13°38'52"E.) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
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ABBREVIATIONS:

AC	=	ACRES
AE	=	PRIVATE ACCESS EASEMENT
DE	=	PRIVATE DRAINAGE EASEMENT
FCM	=	FOUND CONCRETE MONUMENT, AS NOTED
FIP	=	FOUND IRON PIN, AS NOTED
FIPC	=	FOUND CAPPED IRON PIN, AS NOTED
FPKD	=	FOUND PK NAIL AND DISC, AS NOTED
IE	=	IRRIGATION EASEMENT
I.N.	=	INSTRUMENT NUMBER
LBE	=	LANDSCAPE BUFFER EASEMENT
LME	=	LAKE MAINTENANCE AND ACCESS EASEMENT
NR	=	NON-RADIAL
OR	=	OFFICIAL RECORD BOOK
PB	=	PLAT BOOK
PG	=	PAGE
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PUE	=	PUBLIC UTILITY EASEMENT
R/W	=	RIGHT OF WAY
SF	=	SQUARE FEET

LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

PLAT BOOK\_\_\_\_\_, PAGE\_\_\_\_\_

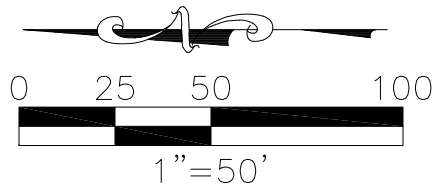
SHEET 10 OF 12

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C11	310.51'	3000.00'	5°55'49"	N03°11'44"E	310.37'
C12	380.72'	1260.00'	17°18'44"	N27°23'33"W	379.27'
C18	57.92'	1010.00'	3°17'09"	N40°54'38"W	57.91'
C19	48.84'	875.00'	3°11'54"	N40°52'00"W	48.84'
C20	49.07'	875.00'	3°12'46"	N37°39'40"W	49.06'
C21	56.64'	1010.00'	3°12'46"	N37°39'40"W	56.63'
C55	644.67'	1060.00'	34°50'46"	S37°00'46"E	634.78'
C56	1190.09'	1035.00'	65°52'52"	N24°38'11"W	1125.60'
C59	1161.34'	1010.00'	65°52'52"	N24°38'11"W	1098.41'
C122	356.92'	1195.00'	17°06'47"	N32°56'41"W	355.59'
C123	57.23'	1195.00'	2°44'39"	N40°07'45"W	57.23'
C124	49.64'	1060.00'	2°40'59"	N40°05'55"W	49.63'
C127	49.73'	1060.00'	2°41'17"	N37°24'47"W	49.73'
C152	56.06'	1195.00'	2°41'17"	N37°24'47"W	56.06'
C158	56.06'	1195.00'	2°41'17"	N34°43'30"W	56.06'
C162	49.73'	1060.00'	2°41'17"	N34°43'30"W	49.73'
C163	49.73'	1060.00'	2°41'17"	N32°02'13"W	49.73'
C164	56.06'	1195.00'	2°41'17"	N32°02'13"W	56.06'
C165	56.06'	1195.00'	2°41'17"	N29°20'56"W	56.06'
C166	49.73'	1060.00'	2°41'17"	N29°20'56"W	49.73'
C167	53.18'	1060.00'	2°52'28"	N26°34'03"W	53.17'
C168	75.43'	1195.00'	3°37'00"	N26°11'47"W	75.42'
C169	97.37'	200.00'	27°53'44"	N59°36'13"E	96.41'
C170	28.89'	250.00'	6°37'20"	N70°14'24"E	28.88'
C172	48.27'	250.00'	11°03'45"	N61°23'52"E	48.19'
C173	47.88'	250.00'	10°58'25"	N50°22'47"E	47.81'
C174	44.50'	385.00'	6°37'20"	N70°14'24"E	44.47'
C175	74.33'	385.00'	11°03'45"	N61°23'52"E	74.22'
C176	56.64'	1010.00'	3°12'46"	N34°26'54"W	56.63'
C177	49.07'	875.00'	3°12'46"	N34°26'54"W	49.06'
C178	49.07'	875.00'	3°12'46"	N31°14'08"W	49.06'
C179	56.64'	1010.00'	3°12'46"	N31°14'08"W	56.63'
C180	56.64'	1010.00'	3°12'46"	N28°01'22"W	56.63'
C181	49.07'	875.00'	3°12'46"	N28°01'22"W	49.06'
C182	49.07'	875.00'	3°12'46"	N24°48'36"W	49.06'
C183	56.64'	1010.00'	3°12'46"	N24°48'36"W	56.63'
C184	56.64'	1010.00'	3°12'46"	N21°35'49"W	56.63'
C185	49.07'	875.00'	3°12'46"	N21°35'49"W	49.06'
C186	49.07'	875.00'	3°12'46"	N18°23'03"W	49.06'
C187	56.64'	1010.00'	3°12'46"	N18°23'03"W	56.63'
C188	56.64'	1010.00'	3°12'46"	N15°10'17"W	56.63'
C189	49.07'	875.00'	3°12'46"	N15°10'17"W	49.06'
C190	49.07'	875.00'	3°12'46"	N11°57'31"W	49.06'
C191	56.64'	1010.00'	3°12'46"	N11°57'31"W	56.63'
C192	57.92'	1010.00'	3°17'09"	N08°42'33"W	57.91'
C193	48.84'	875.00'	3°11'53"	N08°45'11"W	48.83'
C194	20.00'	875.00'	1°18'35"	N06°29'57"W	20.00'
C203	48.84'	875.00'	3°11'53"	N04°14'43"W	48.83'
C204	57.92'	1010.00'	3°17'08"	N04°17'20"W	57.91'
C218	82.36'	1060.00'	4°27'06"	N05°32'29"W	82.34'
C554	287.45'	200.00'	82°20'52"	N32°22'38"E	263.34'
C555	323.38'	225.00'	82°20'52"	N32°22'38"E	296.26'
C556	359.31'	250.00'	82°20'52"	N32°22'38"E	329.17'
C558	53.06'	35.00'	86°51'32"	S30°07'18"W	48.12'
C559	53.06'	35.00'	86°51'32"	S63°01'10"E	48.12'
C572	1190.09'	1035.00'	65°52'52"	N24°38'11"W	1125.60'
C573	287.37'	1060.00'	15°31'58"	N05°32'29"W	286.49'
C625	893.25'	875.00'	58°29'26"	N20°56'28"W	854.96'
C792	62.83'	40.00'	90°00'00"	N48°03'01"E	56.57'
C793	282.09'	385.00'	41°58'49"	N52°33'40"E	275.82'





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CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C932	20.58'	498.40'	2°21'57"	S07°09'01"W	20.58'
C933	21.77'	450.01'	2°46'17"	S06°55'07"W	21.76'
C934	50.10'	450.01'	6°22'45"	S02°20'35"W	50.08'
C935	49.22'	498.40'	5°39'29"	S03°08'18"W	49.20'
C936	62.50'	635.00'	5°38'23"	S03°07'33"W	62.48'
C937	64.95'	635.00'	5°51'39"	S02°37'27"E	64.93'
C938	49.02'	498.40'	5°38'07"	S02°30'30"E	49.00'
C939	6.59'	450.01'	0°50'20"	S01°15'57"E	6.59'
C940	80.84'	2000.00'	2°18'57"	S85°47'30"E	80.84'
C941	20.00'	498.40'	2°17'58"	S06°28'32"E	20.00'

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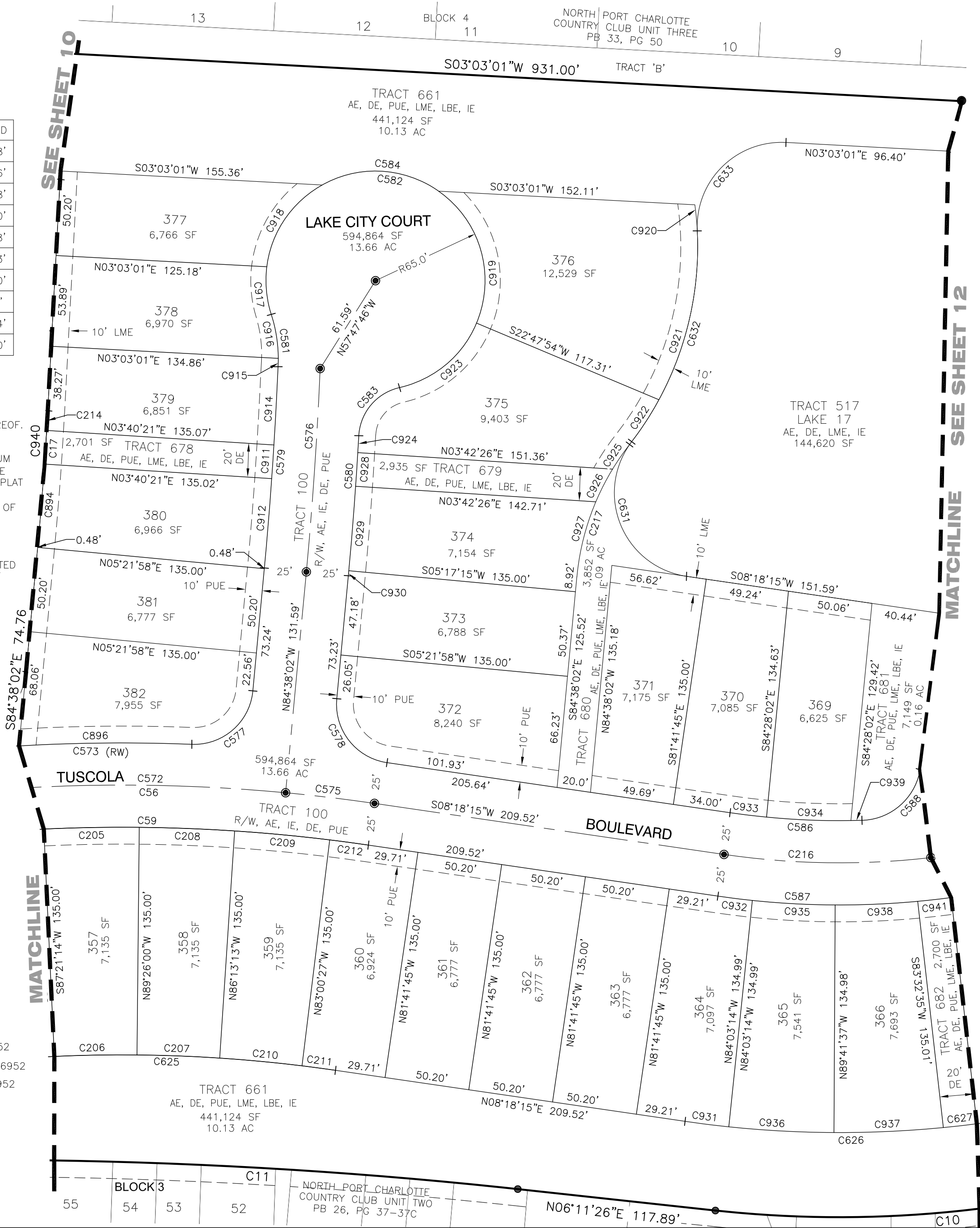
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FIPC = FOUND CAPPED IRON PIN, AS NOTED  
FPKD = FOUND PK NAIL AND DISC, AS NOTED  
IE = IRRIGATION EASEMENT  
I.N. = INSTRUMENT NUMBER  
LBE = LANDSCAPE BUFFER EASEMENT  
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LEGEND:

- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
- INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
- ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
- +— INDICATES CHANGE IN DIRECTION

# CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C10	256.76'	685.01'	21°28'35"	S04°34'38"E	255.26'
C11	310.51'	3000.00'	5°55'49"	N03°11'44"E	310.37'
C17	20.00'	2000.00'	0°34'23"	S86°19'39"E	20.00'
C55	644.67'	1060.00'	34°50'46"	S37°00'46"E	634.78'
C56	1190.09'	1035.00'	65°52'52"	N24°38'11"W	1125.60'
C59	1161.34'	1010.00'	65°52'52"	N24°38'11"W	1098.41'
C205	56.64'	1010.00'	3°12'46"	N01°02'23"W	56.63'
C206	49.07'	875.00'	3°12'46"	N01°02'23"W	49.06'
C207	49.07'	875.00'	3°12'46"	N02°10'23"E	49.06'
C208	56.64'	1010.00'	3°12'46"	N02°10'23"E	56.63'
C209	56.64'	1010.00'	3°12'46"	N05°23'10"E	56.63'
C210	49.07'	875.00'	3°12'46"	N05°23'10"E	49.06'
C211	20.03'	875.00'	1°18'42"	N07°38'54"E	20.03'
C212	23.12'	1010.00'	1°18'42"	N07°38'54"E	23.12'
C214	11.72'	2000.00'	0°20'08"	S86°46'55"E	11.72'
C216	123.03'	473.40'	14°53'23"	S00°53'18"W	122.68'
C217	85.60'	150.00'	32°41'45"	N68°17'09"W	84.44'
C572	1190.09'	1035.00'	65°52'52"	N24°38'11"W	1125.60'
C573	287.37'	1060.00'	15°31'58"	N05°32'29"W	286.49'
C575	53.07'	1035.00'	2°56'17"	N06°50'07"E	53.07'
C576	120.86'	2443.54'	2°50'02"	S86°06'52"E	120.84'
C577	53.06'	35.00'	86°51'32"	S41°12'16"E	48.12'
C578	53.18'	35.00'	87°03'43"	S51°50'07"W	48.21'
C579	119.62'	2418.54'	2°50'02"	S86°06'52"E	119.61'
C580	83.33'	2185.00'	2°11'07"	S85°43'35"E	83.33'
C581	31.47'	86.00'	20°58'08"	N82°33'57"E	31.30'
C582	312.27'	65.00'	275°15'31"	N29°42'38"E	87.61'
C583	40.12'	31.00'	74°09'32"	N49°44'22"W	37.38'
C584	73.07'	65.00'	64°24'30"	N03°03'01"E	69.28'
C586	78.46'	450.01'	9°59'22"	S03°18'34"W	78.36'
C587	154.50'	498.40'	17°45'41"	S00°32'51"E	153.88'
C588	49.43'	36.00'	78°40'15"	S41°01'15"E	45.64'
C625	893.25'	875.00'	58°29'26"	N20°56'28"W	854.96'
C626	261.79'	635.00'	23°37'18"	N03°30'24"W	259.94'
C627	20.00'	635.00'	1°48'17"	S06°27'25"E	20.00'
C631	103.95'	50.00'	119°07'12"	S67°51'51"W	86.22'
C632	133.66'	190.00'	40°18'27"	N72°43'47"W	130.93'
C633	83.72'	50.00'	95°56'01"	N44°55'00"W	74.28'
C894	80.84'	2000.00'	2°18'58"	S85°47'31"E	80.84'
C896	102.50'	1060.00'	5°32'26"	N00°32'43"W	102.46'
C911	20.00'	2418.54'	0°28'26"	S86°11'34"E	20.00'
C912	53.12'	2418.54'	1°15'30"	S85°19'36"E	53.12'
C914	46.50'	2418.54'	1°06'06"	S86°58'50"E	46.50'
C915	4.95'	86.00'	3°17'53"	S88°35'56"E	4.95'
C916	26.52'	86.00'	17°40'15"	N80°55'00"E	26.42'
C917	28.59'	65.00'	25°12'14"	S84°41'00"W	28.36'
C918	60.76'	65.00'	53°33'39"	N55°56'04"W	58.57'
C919	87.97'	65.00'	77°32'38"	N74°01'35"E	81.41'
C920	15.52'	190.00'	4°40'53"	N84°46'33"E	15.52'
C921	104.02'	190.00'	31°22'03"	S77°11'59"E	102.72'
C922	31.76'	190.00'	9°34'41"	S56°43'37"E	31.72'
C923	61.88'	65.00'	54°32'30"	S39°55'51"E	59.57'
C924	10.07'	2185.00'	0°15'50"	S86°41'13"E	10.07'
C925	17.78'	150.00'	6°47'32"	N55°20'03"W	17.77'
C926	21.81'	150.00'	8°19'52"	N62°53'45"W	21.79'
C927	46.00'	150.00'	17°34'21"	N75°50'51"W	45.82'
C928	20.00'	2185.00'	0°31'28"	S86°17'34"E	20.00'
C929	50.26'	2185.00'	1°19'05"	S85°22'18"E	50.26'
C930	3.00'	2185.00'	0°04'43"	S84°40'23"E	3.00'
C931	26.14'	635.01'	2°21'30"	S07°07'30"W	26.14'

RWA

ENGINEERING

12800 UNIVERSITY DRIVE, SUITE 175

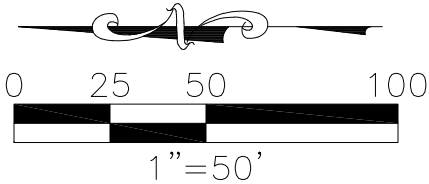
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FLORIDA CERTIFICATE OF AUTHORIZATION # LB-6952

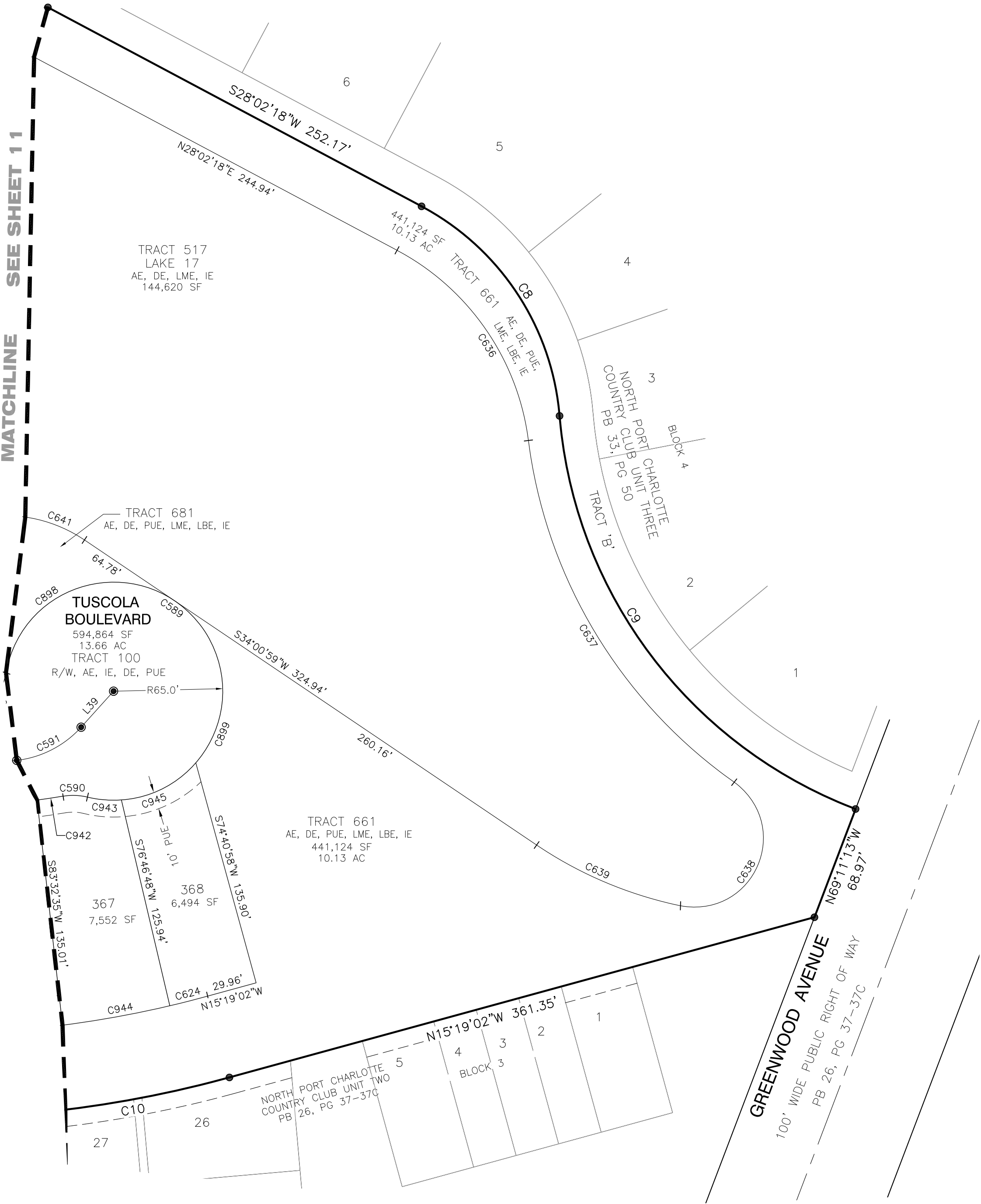
PREPARED BY

WAYNE D. AGNOLI, RLS LS 5335



CENTRAL PARC PHASE 3

A SUBDIVISION LYING IN SECTIONS 28, 29, 32 AND 33,  
TOWNSHIP 39 SOUTH, RANGE 21 EAST,  
CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C8	155.91'	156.17'	57°12'08"	S56°38'22"W	149.52'
C9	309.23'	275.00'	64°25'42"	S53°01'35"W	293.19'
C10	256.76'	685.01'	21°28'35"	S04°34'38"E	255.26'
C589	311.08'	65.00'	274°12'47"	N56°45'01"E	88.48'
C590	14.63'	36.00'	23°17'05"	N02°12'52"E	14.53'
C591	44.06'	61.00'	41°23'06"	S27°14'57"E	43.11'
C624	23.25'	635.00'	2°05'53"	S14°16'06"E	23.25'
C636	143.11'	150.00'	54°39'45"	N55°22'11"E	137.74'
C637	244.59'	295.00'	47°30'19"	N58°56'53"E	237.64'
C638	112.04'	41.00'	156°34'00"	S66°31'17"E	80.29'
C639	93.61'	241.00'	22°15'16"	S22°53'21"W	93.02'
C641	38.14'	85.00'	25°42'44"	S21°09'37"W	37.83'
C898	129.75'	65.00'	114°22'21"	N23°10'12"W	109.26'
C899	110.13'	65.00'	97°04'22"	N82°31'10"E	97.42'
C942	15.68'	498.40'	1°48'10"	S08°31'36"E	15.68'
C943	20.39'	65.00'	17°58'36"	S04°52'06"W	20.31'
C944	64.95'	635.00'	5°51'39"	S10°17'23"E	64.93'
C945	50.81'	65.00'	44°47'28"	S26°30'56"E	49.53'

- GENERAL NOTES:
- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
  - BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983 (NAD83, 2011 ADJUSTMENT) WHERE THE WEST LINE OF NORTH PORT CHARLOTTE COUNTRY CLUB UNIT ONE, PLAT BOOK 19, PAGE 32-32C BEARS S13°28'34"E(MEASURED) (RECORD S13°38'52"E) A CLOCKWISE BEARING ROTATION OF 00°10'18" (RECORD TO MEASURED). BEARINGS FOR ANY ENCUMBRANCES HAVE BEEN ROTATED TO MATCH THE ROTATED LEGAL DESCRIPTION BEARINGS.
  - ALL LINES ARE RADIAL TO CIRCULAR CURVE UNLESS NOTED AS NON-RADIAL, RADIAL REFERENCES TO INDIVIDUAL LOT OR TRACT LINES REFER TO THE FRONT RIGHT-OF-WAY LINE AND DO NOT REFERENCE THE RADIAL RELATIONSHIP OF THE REAR OR SIDELOT/TRACT LINES.

- ABBREVIATIONS:
- AC = ACRES
  - AE = PRIVATE ACCESS EASEMENT
  - DE = PRIVATE DRAINAGE EASEMENT
  - FCM = FOUND CONCRETE MONUMENT, AS NOTED
  - FIP = FOUND IRON PIN, AS NOTED
  - FIPC = FOUND CAPPED IRON PIN, AS NOTED
  - FPKD = FOUND PK NAIL AND DISC, AS NOTED
  - IE = IRRIGATION EASEMENT
  - I.N. = INSTRUMENT NUMBER
  - LBE = LANDSCAPE BUFFER EASEMENT
  - LME = LAKE MAINTENANCE AND ACCESS EASEMENT
  - NR = NON-RADIAL
  - OR = OFFICIAL RECORD BOOK
  - PB = PLAT BOOK
  - PG = PAGE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - R/W = RIGHT OF WAY
  - SF = SQUARE FEET

- LEGEND:
- INDICATES SET 5/8" IRON PIN WITH CAP, PRM LB 6952
  - INDICATES FOUND 5/8" IRON PIN WITH CAP, PRM LB 6952
  - ⊙ INDICATES PARKER KALON NAIL WITH DISC, PCP LB 6952
  - └─┘ INDICATES CHANGE IN DIRECTION