



## City of North Port

### RESOLUTION NO. 2025-R-35

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA; APPROVING A REPLAT OF LOTS 1, 2, 3, 4, AND 5 OF THE SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION AND RENAMING THE SUBDIVISION TO TOLEDO BLADE COMMERCIAL SUBDIVISION, A 5-LOT COMMERCIAL SUBDIVISION ON APPROXIMATELY 9.09 ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF N. CRANBERRY BOULEVARD AND N. TOLEDO BLADE BOULEVARD; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on May 5, 2023, Toledo Blade Partners, LLC & Toledo Blade Partners II, LLC (the “Applicant”) submitted an application to the City of North Port, Florida (the “City”) for approval of a Subdivision Replat (the “Replat”) for Lots 1, 2, 3, 4, and 5 of The Suncoast Technical College Commercial Subdivision and renaming of Subdivision to Toledo Blade Commercial Subdivision, a 5-Lot Commercial Subdivision on approximately 9.09 acres located at the northwest corner of the intersection of North Cranberry Boulevard and North Toledo Blade Boulevard (the “Property”); and

**WHEREAS**, the Property’s use(s) for commercial development are permitted uses for the Property’s Future Land Use Designation of Activity Center 4 and the Property’s Zoning District of Activity Center 4 (AC-4); and

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

**WHEREAS**, the Replat as submitted is consistent with the North Port Comprehensive Plan, Unified Land Development Code (“ULDC”) and Subdivision Concept Plan REV-24-038; and

**WHEREAS**, the City Commission of the City of North Port, Florida finds that approval of the Replat 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 Replat is consistent with the approved Subdivision Concept Plan REV-24-038.
- 1.03 The Replat complies with the requirements of Chapter 177 of the Florida Statutes.

## SECTION 2 – REPLAT APPROVAL

- 2.01 The City Commission approves the *Replat for the Suncoast Technical College Commercial Subdivision*, attached as “Exhibit A”, and legally described as:

ALL OF LOTS 1, 2, 3, 4, AND LOT 5 OF SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST, TALLAHASSEE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"x4" CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF TRACT 101 OF SAID SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION PLAT, ALSO BEING ON THE NORTH RIGHT OF WAY OF CRANBERRY BOULEVARD (100' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY N88° 18' 40"E A DISTANCE OF 788.40' TO A 4"x4" CONCRETE MONUMENT NAIL WITH DISK TAGGED "LB8207"; FOR THE SOUTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LOT 1 ALONG A 40.00' RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 34.16' TO A 4"x4" CONCRETE MONUMENT NAIL WITH DISK TAGGED "LB8207";, SAID CURVE HAVING A DELTA ANGLE OF 48°55'44" AND A CHORD BEARING AND DISTANCE OF N26° 11' 10"W 33.13';

THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 1, AND ALSO THE WEST LINES OF SAID LOTS 2, 3, 4, AND 5, N01° 38' 25"W A DISTANCE OF 951.59' TO A FOUND 4"x4" CONCRETE MONUMENT AND A NAIL WITH DISK TAGGED "LB6734";

THENCE CONTINUING ALONG THE SOUTHWEST LINE OF SAID LOT 5, ALONG A 100.00' RADIUS CURVE TO THE LEFT A DISTANCE OF 87.93' TO 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK TAGGED "LB8207"; SAID CURVE HAVING A DELTA ANGLE OF 50°22'45" AND A CHORD BEARING AND DISTANCE OF N26° 53' 24"W 85.12';

THENCE ALONG THE NORTH LINE OF SAID LOT 5, ALSO BEING A RADIAL LINE N37° 12' 11"E A DISTANCE OF 58.04' TO A 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK TAGGED "LB8207";

THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 5 N88° 10' 43"E 347.82 TO A 4"x4" CONCRETE MONUMENT WITH NAIL AND DISC NAIL TAGGED "LB8207" ON THE WEST RIGHT OF WAY OF NORTH TOLEDO BLADE BOULEVARD (VARIABLE WIDTH RIGHT OF WAY);

THENCE ALONG SAID RIGHT OF WAY S18° 34' 47"E A DISTANCE OF 17.93' TO A 4"x4" CONCRETE MONUMENT AND A NAIL WITH DISK TAGGED "LB6754";



THENCE CONTINUING ALONG SAID RIGHT OF WAY S02° 31' 07"E A DISTANCE OF 202.78' TO A 5/8" IRON ROD WITH CAP "LB6754";

THENCE CONTINUING ALONG SAID RIGHT OF WAY S02° 05' 48"E A DISTANCE OF 242.38' TO A CORNER THAT IS WITHIN A POND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S02° 05' 54"E A DISTANCE OF 404.86' TO A CORNER THAT IS WITHIN A POND;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S00° 21' 20"W A DISTANCE OF 211.97' TO A FOUND 4"x4" CONCRETE MONUMENT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, ALONG A 25.00' RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 40.89' TO A 4"x4" CONCRETE MONUMENT AND A NAIL WITH DISK TAGGED "LB6754" ON THE NORTH RIGHT OF WAY OF CRANBERRY BOULEVARD, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF S43° 16' 42"W 36.48';

THENCE ALONG SAID NORTH RIGHT OF WAY OF CRANBERRY BOULEVARD S88° 10' 43"W A DISTANCE OF 314.28 FEET TO THE POINT OF BEGINNING.

SUBJECT DESCRIPTION CONTAINING 396,338.62 SQUARE FEET OR 9.09 ACRES PLUS OR MINUS

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

### **SECTION 3 – RENAMING**

3.01 Pursuant to ULDC Section 4.12.2 and Section 177.051, Florida Statutes, the City Commission approves the renaming of the subdivision from Suncoast Technical College Commercial Subdivision to Toledo Blade Commercial Subdivision as indicated in Exhibit "A".

### **SECTION 4 – RECORDING**

4.01 Pursuant to ULDC Section 2.2.9.D., the applicant must record the Replat 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 5 – CONFLICTS**

5.01 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 6 – SEVERABILITY**

6.01 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 7 – EFFECTIVE DATE**

7.01 This resolution takes effect immediately.

ADOPTED by the City Commission of the City of North Port, Florida, in public session on May 13, 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



## CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

ATTEST: \_\_\_\_\_  
CITY CLERK

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

## CERTIFICATE OF APPROVAL OF CITY ENGINEER:

STATE OF FLORIDA )  
 ) SS:  
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 THE CLERK OF THE CIRCUIT COURT:

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IS COMPLIES IN FORM WITH ALL REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

BY: \_\_\_\_\_  
DEPUTY CLERK

## CERTIFICATE OF APPROVAL OF CITY SURVEYOR AND MAPPER:

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND WITH THE CURRENT SUBDIVISION. ORDINANCE OF THE CITY OF NORTH PORT.

BY: \_\_\_\_\_  
STEVEN M. WATTS, PSM 4588  
CITY OF NORTH PORT - REVIEW SURVEYOR

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

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

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

BY: \_\_\_\_\_  
CHAIR

## CERTIFICATE OF APPROVAL OF NORTH PORT CITY ATTORNEY

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

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

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

# TOLEDO BLADE COMMERCIAL SUBDIVISION

## A REPLAT OF LOTS 1,2,3,4, AND 5 OF THE SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 49, PAGE 42, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

### RESIDING IN THE TOWN OF NORTH PORT, ALSO LYING AND BEING IN THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST SARASOTA, FLORIDA

## DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION: ALL OF LOTS 1, 2, 3, 4, AND LOT 5 OF SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 42, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST, TALLAHASSEE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 4"x4" CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF TRACT 101 OF SAID SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION PLAT, ALSO BEING ON THE NORTH RIGHT OF WAY OF CRANBERRY BOULEVARD (100' RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY N88° 18' 40"E A DISTANCE OF 788.40' TO A 4"x4" CONCRETE MONUMENT NAIL WITH DISK TAGGED "LB8207"; FOR THE SOUTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE WEST LINE OF SAID LOT 1 ALONG A 40.00' RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 34.16' TO A 4"x4" CONCRETE MONUMENT NAIL WITH DISK TAGGED "LB8207";, SAID CURVE HAVING A DELTA ANGLE OF 48°55'44" AND A CHORD BEARING AND DISTANCE OF N26° 11' 10"W 33.13';

THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 1, AND ALSO THE WEST LINES OF SAID LOTS 2, 3, 4, AND 5, N01° 38' 25"W A DISTANCE OF 951.59' TO A FOUND 4"x4" CONCRETE MONUMENT AND A NAIL WITH DISK TAGGED "LB6734";

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THENCE ALONG THE NORTH LINE OF SAID LOT 5, ALSO BEING A RADIAL LINE N37° 12' 11"E A DISTANCE OF 58.04' TO A 4"x4" CONCRETE MONUMENT WITH NAIL AND DISK TAGGED "LB8207";

THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 5 N88° 10' 43"E 347.82 TO A 4"x4" CONCRETE MONUMENT WITH NAIL AND DISC NAIL TAGGED "LB8207" ON THE WEST RIGHT OF WAY OF NORTH TOLEDO BLADE BOULEVARD (VARIABLE WIDTH RIGHT OF WAY);

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THENCE CONTINUING ALONG SAID RIGHT OF WAY S02° 31' 07"E A DISTANCE OF 202.78' TO A 5/8" IRON ROD WITH CAP "LB6754";

THENCE CONTINUING ALONG SAID RIGHT OF WAY S02° 05' 48"E A DISTANCE OF 242.38' TO A CORNER THAT IS WITHIN A POND;

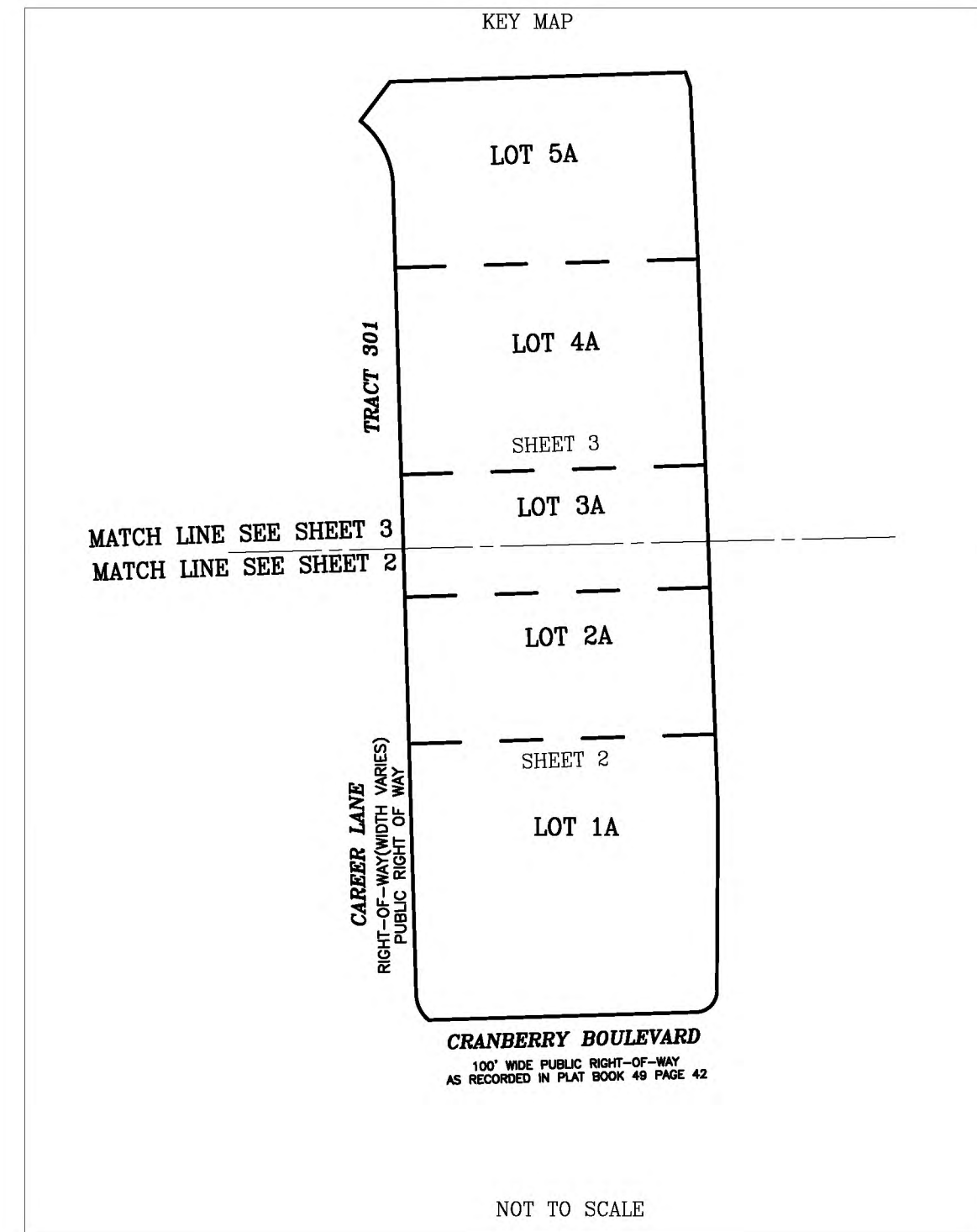
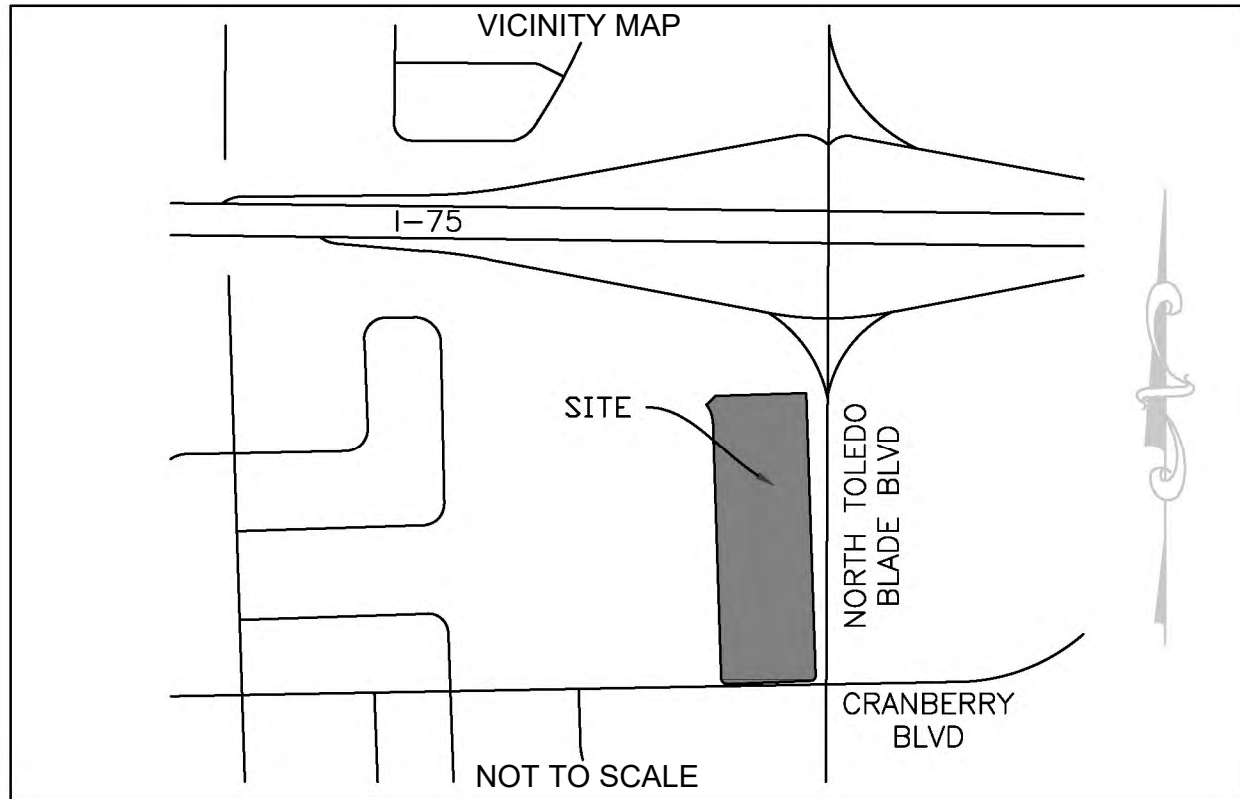
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THENCE CONTINUING ALONG SAID RIGHT OF WAY S00° 21 20"W A DISTANCE OF 211.97' TO A FOUND 4"x4" CONCRETE MONUMENT;

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THENCE ALONG SAID NORTH RIGHT OF WAY OF CRANBERRY BOULEVARD S88° 10' 43"W A DISTANCE OF 314.28 FEET TO THE POINT OF BEGINNING.

SUBJECT DESCRIPTION CONTAINING 396,338.62 SQUARE FEET OR 9.09 ACRES PLUS OR MINUS



## RESERVATION OF EASEMENTS

UNLESS OTHERWISE NOTED THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE LOT LINES AND TEN (10) FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES, TEN (10) FEET ALONG THE EASTERLY BOUNDARY FOR LANDSCAPE AND TWENTY FOUR (24) FEET AS SHOWN ON MAP OF PLAT FOR CROSS ACCESS EASEMENT, FOR THE EXPRESS PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND OVERHEAD AND UNDERGROUND UTILITIES INCLUDING CABLE TELEVISION SERVICED PROVIDED, HOWEVER NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICED SHALL INTERFERE WITH THE FACILITIES AND SERVICED OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS. WHERE SAID LOTS ARE COMBINED, THE UTILITY SHALL BE REIMBURSED FOR ANY RELOCATION OF SAID FACILITIES AFFECTED BY THE COMBINING OF SAID LOTS. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED. ALL UTILITIES WILL BE PLACED UNDERGROUND.

## CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

THE UNDERSIGNED, PAUL BRAUNGART, AS AUTHORIZED PERSON OF TOLEDO BLADE PARTNERS, LLC & TOLEDO BLADE PARTNERS II, LLC CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THIS PLAT ENTITLED "TOLEDO BLADE COMMERCIAL SUBDIVISION" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:

A. ALL EASEMENTS DESIGNATED AS PUBLIC, SHOWN ON THIS PLAT AND THE PLAT SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 42 OF THE PUBLIC RECORDS OF SARASOTA COUNTY.

B. 24' CROSS ACCESS EASEMENT AS SHOWN ON THIS PLAT AND THE PLAT SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 42 OF THE PUBLIC RECORDS OF SARASOTA COUNTY

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND HAVE AFFIXED THE APPROPRIATE SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
PAUL BRAUNGART  
TOLEDO BLADE PARTNERS, LLC &  
TOLEDO BLADE PARTNERS II, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

(PRINT NAME)

(PRINT NAME)

(PRINT NAME)

(PRINT NAME)

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF SARASOTA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY PAUL BRAUNGART, AS AUTHORIZED PERSON OF TOLEDO BLADE PARTNERS, LLC & TOLEDO BLADE PARTNERS II, LLC IDENTIFIED HEREIN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

## CERTIFICATE OF SURVEYOR STATE OF FLORIDA

I CERTIFY THAT THE ATTACHED PLAT OF TOLEDO BLADE COMMERCIAL SUBDIVISION, A SUBDIVISION IN SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST SARASOTA COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS SET FORTH IN CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) AS SHOWN HEREON HAVE BEEN PLACED IN THE LOCATIONS SHOW ON THE FACE OF THIS PLAT.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ th DAY OF \_\_\_\_\_, 2025 A.D.

SURVEYOR'S SEAL

MICHEAL P. MOONEY (FOR LICENSED BUSINESS (LB 8207)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER 3930  
TERMINUS SURVEYING, LLC.  
2752 JASON STREET  
TAMPA, FLORIDA 33611

TERMINUS PROJECT NUMBER 23049916  
LANDCO LP PROJECT NUMBER 23-9257

## CONTROL NOTES

1- THE REFERENCE BEARING OF N00°31'26"E BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SECTION 17075-000 ID413044-3 SHEET 15 AND THE MONUMENT RANGE LINE OF RANGE 22 EAST SARASOTA COUNTY, FLORIDA.

2- BEARINGS AND X-Y COORDINATES SHOWN HEREON ARE DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR WEST ZONE NAD 83/2011 ADJUSTMENT ORIGINATING FROM VALUES PUBLISHED FOR FLORIDA, NATONIAL GEODETIC SURVEY CONTROL STATIONS "086" PID AG9521, AND "098" PID AG9531 PURSUANT TO FLORIDA STATUTE 177.151 (COORDINATE VALUES ARE IN GRID FEET).

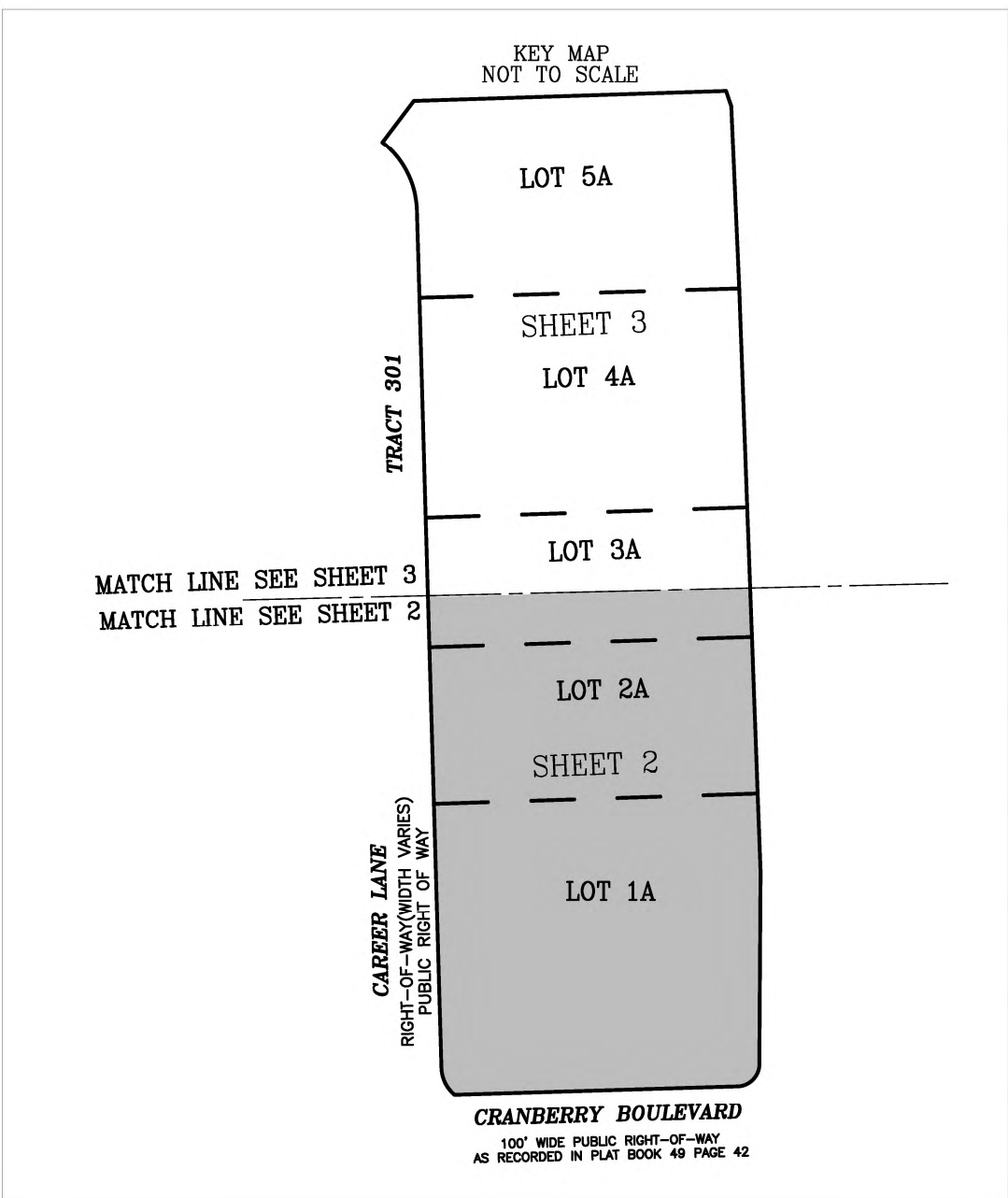
3- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

## NOTICE:

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



A REPLAT OF LOTS 1,2,3,4, AND 5 OF THE SUNCOAST TECHNICAL COLLEGE COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 49, PAGE 42, AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. RESIDING IN THE TOWN OF NORTH PORT, ALSO LYING AND BEING IN THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST SARASOTA, FLORIDA



LINE DATA:			
LABEL	ANGLE	DISTANCE	
L-1	N58° 57' 16"E	53.00'	
L-2	N58° 57' 16"E	29.76'	
L-3	N87° 51' 04"E	30.64'	
L-4	N88° 23' 54"E	30.61'	
L-5	S88° 21' 35"W	30.00'	
L-6	S88° 21' 35"W	30.00'	
L-7	N88° 21' 35"E	30.00'	
L-8	N88° 21' 35"E	30.00'	
L-9	S88° 21' 35"W	30.00'	
L-10	S88° 21' 35"W	54.00'	
L-11	S88° 10' 43"W	60.00'	
L-12	N88° 22' 14"E	25.00'	
L-13	N00° 21' 20"E	26.43'	
L-14	S50° 43' 50"E	42.10'	

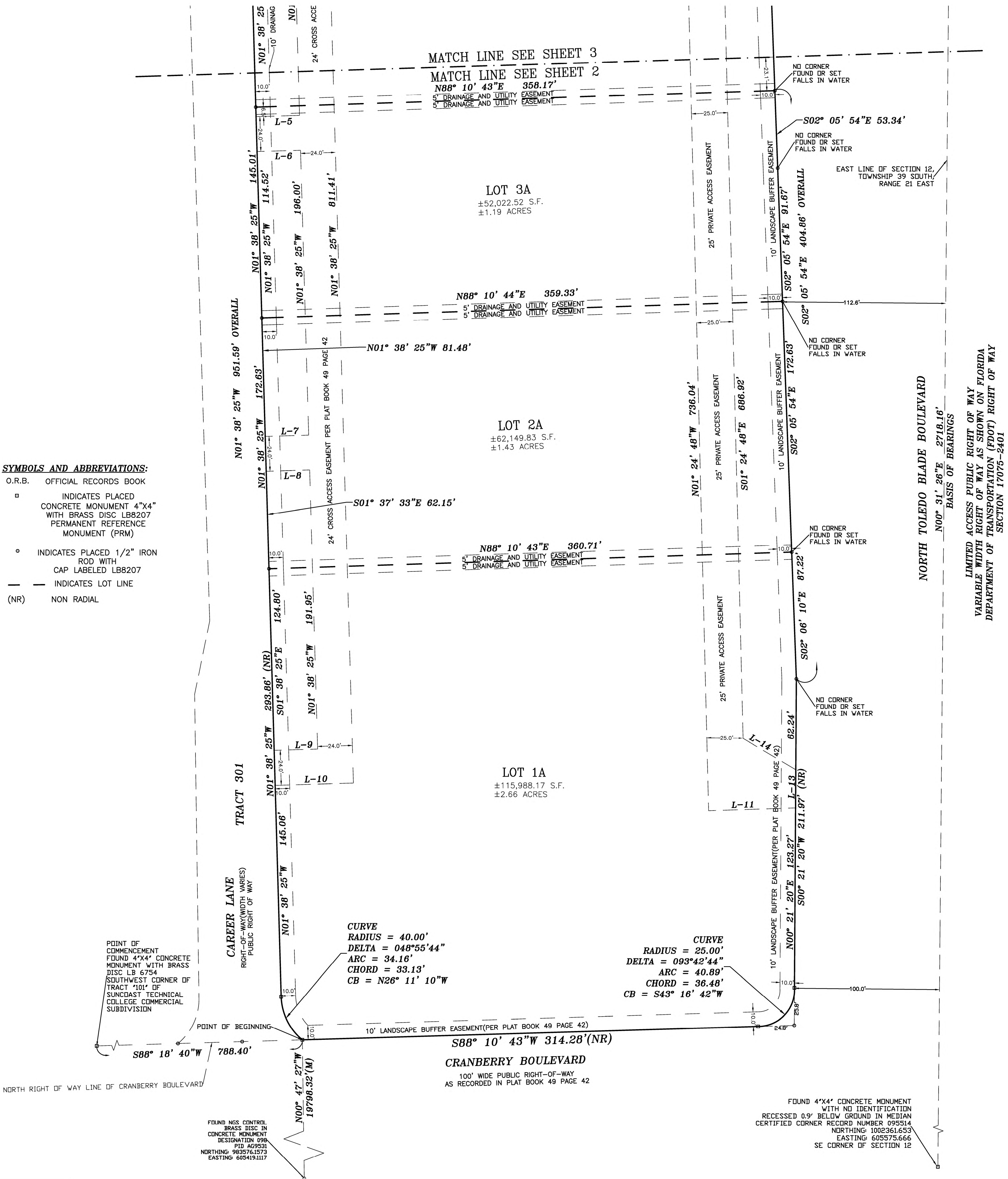
**SYMBOLS AND ABBREVIATIONS:**

O.R.B. OFFICIAL RECORDS BOOK

- ▣ INDICATES PLACED  
CONCRETE MONUMENT 4"x  
WITH BRASS DISC LB8207  
PERMANENT REFERENCE  
MONUMENT (PRM)
- INDICATES PLACED 1/2" IRON  
ROD WITH  
CAP LABELED LB8207

— — INDICATES LOT LINE

(NR) NON RADIAL



LIMITED ACCESS PUBLIC RIGHT OF WAY  
VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON FLORIDA  
DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY  
SECTION 17075-2401

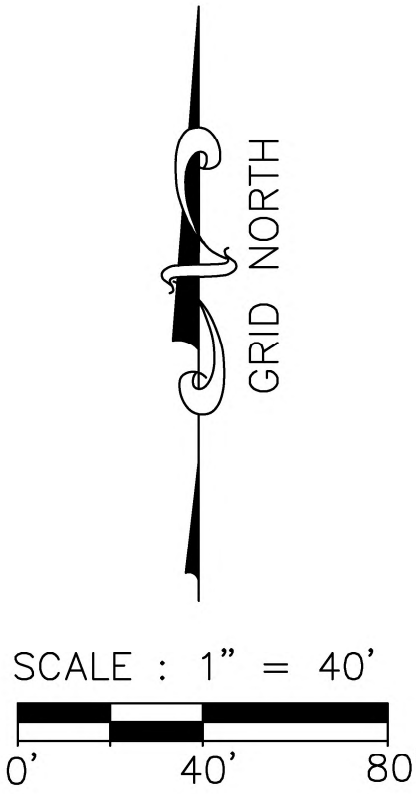


2752 JASON STREET  
TAMPA, FLORIDA 33619  
(813) 681-4481  
[www.TerminusSurveying.com](http://www.TerminusSurveying.com)  
[FrontDesk@TeamTerminus.com](mailto:FrontDesk@TeamTerminus.com)



# TOLEDO BLADE COMMERCIAL SUBDIVISION

A REPLAT OF LOTS 1,2,3,4, AND 5 OF THE SUNCOAST TECHNICAL COLLEGE  
COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 49, PAGE 42, AS  
RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.  
RESIDING IN THE TOWN OF NORTH PORT, ALSO LYING AND BEING IN THE  
SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 21 EAST  
SARASOTA, FLORIDA



FOUND CAPPED 5/8" IRON ROD  
LB8221 STAMPED "FDOT"  
IN MEDIAN ON INTERSTATE 75  
CERTIFIED CORNER RECORD NUMBER 104823  
NORTHING: 1005114.37  
EASTING: 602905.59  
SE CORNER OF SECTION 12

NORTH LINE OF THE SOUTHEAST 1/4  
SECTION 12, TOWNSHIP 39, SOUTH,  
RANGE 21 EAST

INTERSTATE 75  
STATE ROAD 93  
LIMITED ACCESS PUBLIC RIGHT OF WAY  
VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON  
FLORIDA DEPARTMENT OF TRANSPORTATION  
(FDOT) RIGHT OF WAY SECTION 17075-2401

SECTION CORNER NOT FOUND  
CALCULATED USING HISTORICAL DATA  
CORNER RECORD SUBMITTED TO STATE OF FLORIDA HAS  
NOT BEEN APPROVED AT THIS TIME

NORTHING: 1005079.6984  
EASTING: 605600.5194  
E 1/4 CORNER OF SECTION 12

FOUND NGS CONTROL  
BRASS DISC IN  
CONCRETE MONUMENT  
STAMPED "FL-115"  
DESIGNATION 086  
PID AG9521  
NORTHING: 1009508.0945  
EASTING: 605611.2507

TRACT 501  
NOT INCLUDED  
PRIVATE DRAINAGE  
EASEMENT

### SYMBOLS AND ABBREVIATIONS:

- O.R.B. OFFICIAL RECORDS BOOK
- INDICATES PLACED  
CONCRETE MONUMENT 4"x4"  
WITH BRASS DISC LB8207  
PREEMINENT REFERENCE  
MONUMENT (PRM)
  - INDICATES PLACED 1/2" IRON  
ROD WITH  
CAP LABELED LB8207
  - INDICATES LOT LINE  
(NR) NON RADIAL

CURVE DATA  
RADIUS = 100.00'  
DELTA = 021°34'23"  
ARC = 37.65'  
CHORD = 37.43'  
CB = N62° 51' 58"W

CURVE DATA  
RADIUS = 100.00'  
DELTA = 09°46'20"  
ARC = 17.06'  
CHORD = 17.04'  
CB = N47° 11' 36"W

CURVE #  
RADIUS = 131.82'(M)  
DELTA = 040°50'08"(M)  
ARC = 93.95'(M)  
CHORD = 91.98'(M)  
CB = N22° 03' 04"W(M)

CURVE DATA  
RADIUS = 100.00'  
DELTA = 026°45'50"  
ARC = 46.71'  
CHORD = 46.29'  
CB = N15° 04' 57"W

CURVE #  
RADIUS = 106.45'(M)  
DELTA = 030°55'22"(M)  
ARC = 57.45'(M)  
CHORD = 56.76'(M)  
CB = N16° 48' 15"W(M)

LOT 5A  
±79,387.07 S.F.  
±1.82 ACRES

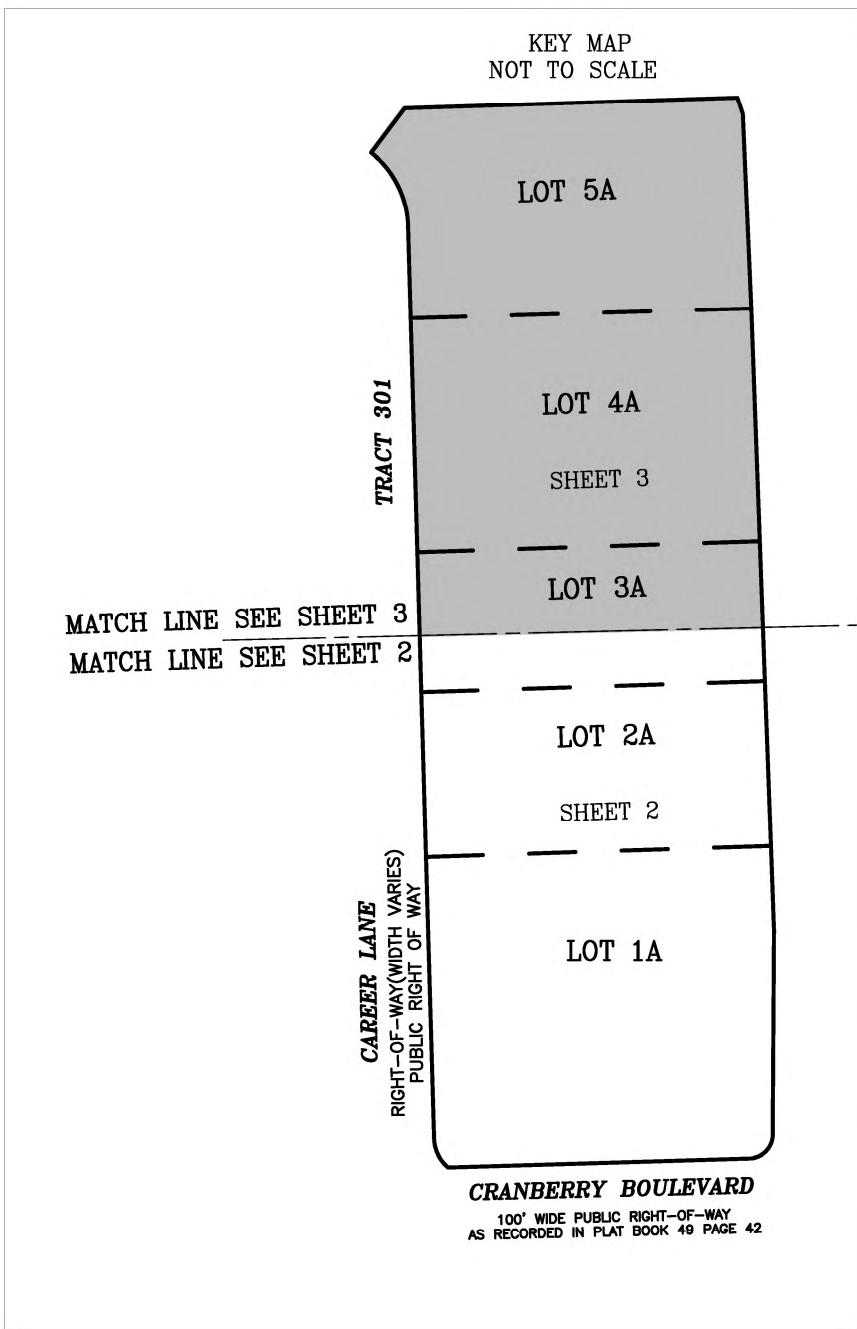
LOT 4A  
±86,791.03 S.F.  
±1.99 ACRES

### LINE DATA:

LABEL	ANGLE	DISTANCE
L-1	N58° 57' 16"E	53.00'
L-2	N58° 57' 16"E	29.76'
L-3	N87° 51' 04"E	30.64'
L-4	N88° 23' 54"E	30.61'
L-5	S88° 21' 35"W	30.00'
L-6	S88° 21' 35"W	30.00'
L-7	N88° 21' 35"E	30.00'
L-8	N88° 21' 35"E	30.00'
L-9	S88° 21' 35"W	30.00'
L-10	S88° 21' 35"W	54.00'
L-11	S88° 10' 43"W	60.00'
L-12	N88° 22' 14"E	25.00'
L-13	N00° 21' 20"E	26.43'
L-14	S59° 42' 59"E	42.10'

### SYMBOLS AND ABBREVIATIONS:

- O.R.B. OFFICIAL RECORDS BOOK
- INDICATES PLACED  
CONCRETE MONUMENT 4"x4"  
WITH BRASS DISC LB8207  
PERMANENT REFERENCE  
MONUMENT (PRM)
  - INDICATES PLACED 1/2" IRON  
ROD WITH  
CAP LABELED LB8207
  - INDICATES LOT LINE  
(NR) NON RADIAL



LIMITED ACCESS PUBLIC RIGHT OF WAY  
VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON FLORIDA  
DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT OF WAY  
SECTION 17075-2401



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