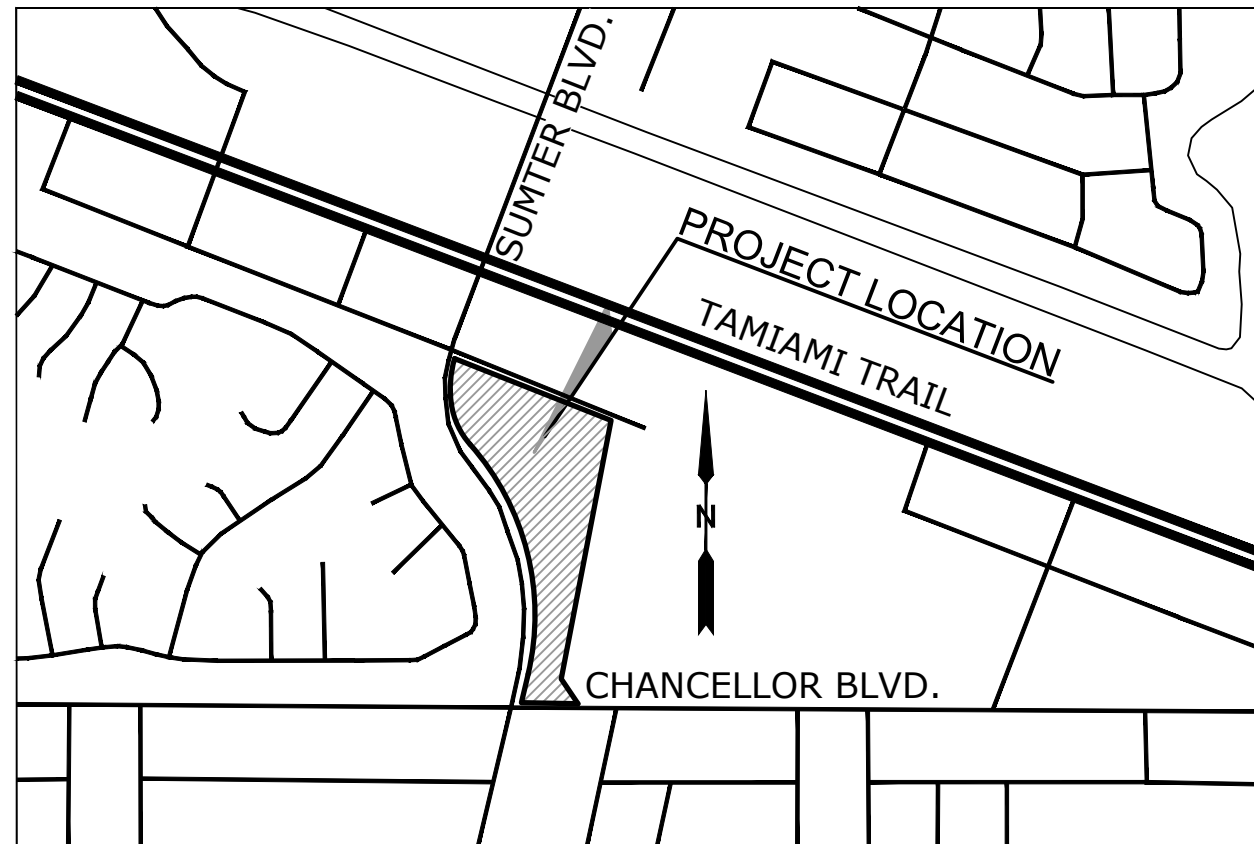


NORTH PORT COMMERCIAL

A REPLAT OF LOTS 1, 2 AND TRACT A, NORTH PORT GATEWAY WEST, RECORDED IN PLAT BOOK 46, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE



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

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING THIS ____ DAY OF _____, 2024.

CHAIR
CITY OF NORTH PORT PLANNING AND ZONING ADVISORY BOARD

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 _____, 2024.

DATE: _____
CITY ATTORNEY, CITY OF NORTH PORT

CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT, SARASOTA FLORIDA.

DATE: _____
CITY ENGINEER, REGISTRATION NUMBER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

I, STEPHEN C. SCALIONE AS MANAGER OF 5900 SBNP, LLC. A FLORIDA LIMITED LIABILITY COMPANY, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED "NORTH PORT COMMERCIAL" TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO THE CITY OF NORTH PORT, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

A. ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. PUBLIC UTILITY EASEMENT INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS MANAGER, THIS ____ DAY OF _____, A.D., 2024.

5900 SBNP, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
MANAGER

WITNESS

PRINT NAME OF WITNESS

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF MANATEE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (____) PHYSICAL PRESENCE OR (____) ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024, BY STEPHEN C. SCALIONE, AS MANAGER OF 5900 SBNP, LLC ON BEHALF OF THE COMPANY, (____) WHO IS PERSONALLY KNOWN TO ME, OR (____) WHO HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY PUBLIC

PRINT NOTARY NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NO. _____
EXPIRATION DATE: _____

DESCRIPTION

LOTS 1, 2 AND TRACT A, NORTH PORT GATEWAY WEST, RECORDED IN PLAT BOOK 46, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF SUMTER SOUTHEAST SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 35, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA;

THENCE S 69°08'37" E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 701.09', TO THE WESTERLY LINE OF THE PLAT OF FULLENKAMP SUMTER SUBDIVISION, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGE 7, OF SAID PUBLIC RECORDS, SAID LINE ALSO BEING THE EASTERLY LINE OF A 90.0 FEET WIDE DRAINAGE OUTFALL EASEMENT PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 1701, PROJECT #243; THENCE S 10°11'23" W, ALONG THE WESTERLY LINE OF FULLENKAMP SUMTER SUBDIVISION AND THE EASTERLY LINE OF DRAINAGE OUTFALL EASEMENT, A DISTANCE OF 1096.88'; THENCE CONTINUING ALONG SAID WESTERLY LINE OF FULLENKAMP SUMTER SUBDIVISION, BUT LEAVING SAID DRAINAGE OUTFALL EASEMENT LINE, THENCE S 34°48'43" E A DISTANCE OF 124.45'; TO A POINT LYING 40.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, AND BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CHANCELLOR BOULEVARD (AN 80' WIDE PUBLIC RIGHT OF WAY); THENCE N 89°40'32" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 235.88' TO THE EASTERLY RIGHT OF WAY LINE OF SUMTER BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2895, PAGE 1916, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SUMTER BOULEVARD THE FOLLOWING FOUR (4) COURSES: (1) THENCE N 12°38'01" E A DISTANCE OF 121.03'; (2) THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 1027.81', WITH A RADIUS OF 1070.00', WITH A CHORD BEARING OF N 14°53'05" W, WITH A CHORD LENGTH OF 988.75', WITH A DELTA ANGLE OF 55°02'12"; (3) THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 187.69', WITH A RADIUS OF 320.00', WITH A CHORD BEARING OF N 25°36'02" W, WITH A CHORD LENGTH OF 185.01', WITH A DELTA ANGLE OF 33°36'20"; (4) THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 191.27', WITH A RADIUS OF 450.00', WITH A CHORD BEARING OF N 03°22'45" E, WITH A CHORD LENGTH OF 189.84', WITH A DELTA ANGLE OF 24°21'13"; TO THE POINT OF BEGINNING, HAVING AN AREA OF 429381.93 SQUARE FEET, 9.857 ACRES

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE NORTH PORT CITY COMMISSION OF THE COUNTY OF SARASOTA, FLORIDA THIS ____ DAY OF _____, 2024.

MAYOR, NORTH PORT CITY COMMISSION

CITY CLERK, ATTEST

DEDICATION OF EASEMENTS:

THERE ARE HEREBY EXPRESSLY RESERVED, EASEMENTS FOR THE EXPRESS PURPOSE OF ACCOMMODATING DRAINAGE AND UTILITIES. THESE EASEMENTS ARE AS FOLLOWS:

TEN (10) FEET IN WIDTH ADJACENT TO SUMTER BOULEVARD AND CHANCELLOR BOULEVARD AS SHOWN HEREON SHALL BE NON-EXCLUSIVE EASEMENTS 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 ANY ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES.

ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED AND ARE PRIVATE UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES:

- 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.
- STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE DERIVED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION, AND IS THE PRODUCT OF REDUNDANT OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS. NORTH AMERICAN DATUM (NAD) 83(2011).
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE), NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONAL SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. MORE SPECIFICALLY THE SOUTH LINE OF THE SUMTER SOUTHEAST PLAT, AS BEING SOUTH 69°08'37" EAST.
- PUBLIC UTILITIES EASEMENTS INCLUDE SURFACE, ABOVE GROUND AND UNDERGROUND.
- ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED.
- ALL SIDE LOT LINES INTERSECTING CURVES AT THE RIGHT-OF-WAY ARE PERPENDICULAR, OR RADIAL, UNLESS INDICATED OTHERWISE.
- THIS PLAT COVERS AN AREA OF 429,381.93 SQUARE FEET OR 9.857 ACRES, MORE OR LESS.
- BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE AND X SHADED" (=1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT.) PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12115C0386G AND 12115C0387G, EFFECTIVE DATE OF MARCH 27, 2024. PER SARASOTA COUNTY FLOOD ZONE LOCATOR SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE X (=2% ANNUAL CHANCE FLOOD) AND FLOOD ZONE AE BFE 9 NAVD88.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

I, KAREN E. RUSHING, COUNTY CLERK OF SARASOTA COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORD OF SARASOTA COUNTY, FLORIDA, THIS ____ DAY OF _____, A.D. 2024.

KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: _____
DEPUTY CLERK

CERTIFICATION OF APPROVAL OF THE CITY SURVEYOR:

STATE OF FLORIDA)
COUNTY OF SARASOTA) SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

SURVEYOR AND MAPPER, STEVEN M. WATTS
FLORIDA CERTIFICATE NO. 4588

DATE

CERTIFICATE OF SURVEYOR

SURVEYOR'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED IN FLORIDA LICENSED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY UDC, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 2/15/2021. THE PERMANENT CONTROL POINTS (PCP'S), LOT CORNERS AND BENCH MARKS (BM'S) WILL BE INSTALLED AND CERTIFIED BY AN AFFIDAVIT WITHIN ONE (1) YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

SIGNED AND SEALED THIS ____ DAY OF _____, 2024.

ROBERT S. FLANARY
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO. 5677
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FLORIDA 34201
LB 8274

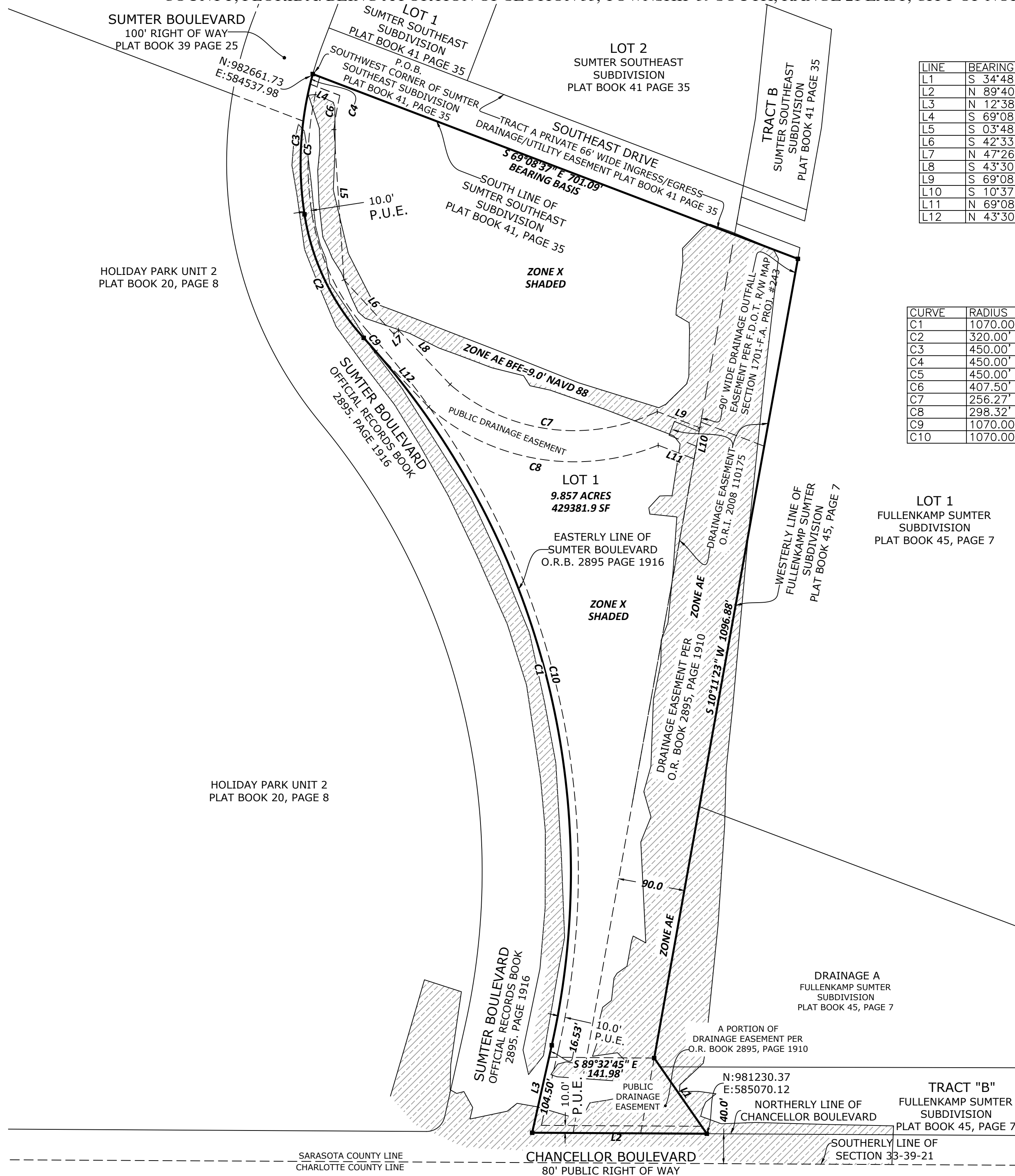
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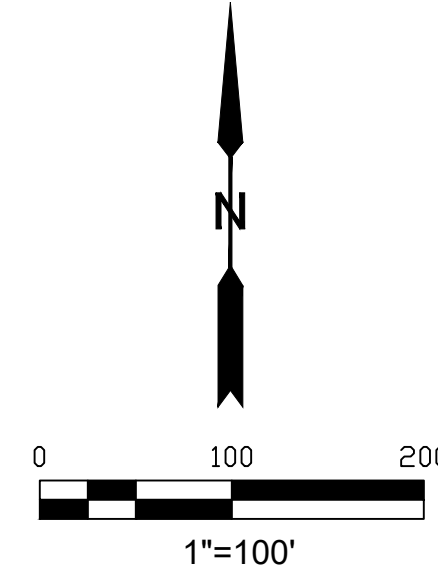
WATER RESOURCE ASSOCIATES, LLC
7978 Cooper Creek Blvd.
University Park, Florida 34201
Phone: 941.275.9721
www.wraengineering.com LB 8274

NORTH PORT COMMERCIAL

A REPLAT OF LOTS 1, 2 AND TRACT A, NORTH PORT GATEWAY WEST, RECORDED IN PLAT BOOK 46, PAGE 33, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. BEING A PORTION OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 21 EAST, CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S 34°48'43" E	124.45'
L2	N 89°40'32" W	235.88'
L3	N 12°38'01" E	121.03'
L4	S 69°08'37" E	42.86'
L5	S 03°48'32" E	203.22'
L6	S 42°33'50" E	99.83'
L7	N 47°26'10" E	8.24'
L8	S 43°30'37" E	101.31'
L9	S 69°08'37" E	61.52'
L10	S 10°37'16" W	42.74'
L11	N 69°08'37" W	51.71'
L12	N 43°30'37" W	103.30'



KEY SHEET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1070.00'	1027.81'	988.75'	S 14°53'05" E	55°02'12"
C2	320.00'	187.69'	185.01'	S 25°36'02" E	33°36'20"
C3	450.00'	191.27'	189.84'	S 03°22'45" W	24°21'13"
C4	450.00'	14.09'	14.09'	N 14°39'32" E	1°47'38"
C5	450.00'	177.18'	176.04'	N 02°28'56" E	22°33'35"
C6	407.50'	46.88'	46.86'	N 09°42'54" E	6°35'30"
C7	256.27'	298.81'	282.16'	N 82°33'06" W	66°48'23"
C8	298.32'	331.22'	314.47'	S 80°32'34" E	63°36'51"
C9	1070.00'	24.67'	24.67'	S 41°44'33" E	1°19'15"
C10	1070.00'	1003.15'	966.81'	N 14°13'27" W	53°42'57"

LOT 1
FULLENKAMP SUMTER
SUBDIVISION
PLAT BOOK 45, PAGE 7

PLAT LEGEND

- SET 4X4 CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT "WRA PRM LB 8274"
- P.U.E. PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- P.O.B. POINT OF BEGINNING
- BFE BASE FLOOD ELEVATION
- O.R. OFFICIAL RECORD
- O.R.B. OFFICIAL RECORD BOOK
- R/W RIGHT OF WAY
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.I. OFFICIAL RECORD INSTRUMENT

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL TIME KINEMATIC GPS OBSERVATIONS. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SUMTER SOUTHEAST, BEING S 69°08'37" E

CURVILINEAR FRONT LOT LINES

SIDE LOT LINES ARE RADIAL UNLESS LABELED NR (NON-RADIAL)

NOTE:

EXCEPT IN THE CASE OF AN IRREGULAR BOUNDARY OR WATER COURSE, A NUMERICAL EXPRESSION TO THE NEAREST FOOT, SHOWN AS SUCH FOR CLARITY, SHALL BE INTERPRETED AS HAVING A PRECISION OF THE NEAREST ONE HUNDREDTH OF A FOOT.