

SIG NORTH PORT LLC

BEING A REPLAT OF TRACT "B", SUNCOAST PLAZA III, RECORDED IN
 PLAT BOOK 52, PAGE 120, PUBLIC RECORDS OF SARASOTA COUNTY, LOCATED IN
 SECTION 19, TOWNSHIP 39 SOUTH, RANGE 22 EAST &
 SECTION 24, TOWNSHIP 39 SOUTH, RANGE 21 EAST
 CITY OF NORTH PORT, SARASOTA COUNTY, FLORIDA

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.

DESCRIPTION:

TRACT "B", SUNCOAST PLAZA III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGE 120, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, SUNCOAST PLAZA II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 5 OF THE OFFICIAL RECORDS OF SARASOTA COUNTY, FLORIDA, THENCE SOUTH 89°50'35" EAST, A DISTANCE OF 338.15 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH 89°50'35" EAST, 602.19 FEET; THENCE SOUTH 00°09'25" WEST, 665.41 FEET; THENCE NORTH 89°50'35" WEST, 648.45 FEET; THENCE NORTH 00°09'25" EAST, 300.97 FEET; THENCE SOUTH 89°50'35" EAST, 108.26 FEET; THENCE NORTH 00°09'25" EAST, 248.17 FEET; THENCE NORTH 89°50'35" WEST, 62.00 FEET; THENCE NORTH 00°09'25" EAST, 116.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF NORTH PORT, FLORIDA, CONTAINING 399,240 SQUARE FEET (9.1653 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH STATE PLANE COORDINATE SYSTEM, FLORIDA WEST (NGS ZONE 902), THE SOUTH RIGHT-OF-WAY LINE OF PRICE BOULEVARD BEARS SOUTH 89°50'35" EAST.
2. ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO. 12115C0384F WITH AN EFFECTIVE DATE OF 11/4/2016, A PORTION OF THE PROPERTY SHOWN ON THIS SURVEY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A PORTION IN ZONE "AE" (BASE FLOOD ELEVATION 23.1' NAVD88).
5. INSTRUMENT NUMBER, OFFICIAL RECORD BOOK AND PLAT BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

DRAINAGE EASEMENTS:

SIG NORTH PORT LLC, A GEORGIA LIMITED LIABILITY COMPANY, DOES HEREBY GRANT THE DRAINAGE EASEMENTS AS DEPICTED ON THIS PLAT TO THE OWNERS OF THE PLATTED LOT WITHIN THIS SUBDIVISION FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND OPERATION OF THE STORMWATER SYSTEM.

UTILITY EASEMENTS:

SIG NORTH PORT LLC, A GEORGIA LIMITED LIABILITY COMPANY, DOES HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS TO THE CITY OF NORTH PORT, FLORIDA POWER & LIGHT COMPANY, AND OTHER AUTHORIZED UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND POWER, GAS, TELEPHONE, WATER, SEWER, ELECTRIC, CABLE TELEVISION, AND OTHER UTILITIES, LINES AND FACILITIES OVER, UNDER AND ABOVE EACH AREA DEPICTED ON THIS PLAT AS UTILITY EASEMENTS, IN ACCORDANCE WITH SECTION 177.061 (29), FLORIDA STATUTES.

ACCESS EASEMENTS:

SIG NORTH PORT LLC, A GEORGIA LIMITED LIABILITY COMPANY, DOES HEREBY GRANT NON-EXCLUSIVE ACCESS EASEMENT AS SHOWN OVER TRACT "A" TO THE OWNERS OF THE PLATTED LOT WITHIN THIS SUBDIVISION FOR REASONABLE ACCESS, INGRESS AND EGRESS, SO AS TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN TOLEDO BLADE BOULEVARD, TRACT "A" AND PRICE BOULEVARD.

LOT LINE EASEMENTS

UNLESS OTHERWISE INDICATED, PRIVATE EASEMENTS OF TEN (10) FEET IN WIDTH ALONG EACH FRONT LOT LINE, TEN (10) FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5) FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY GRANTED TO THE OWNERS OF THE PLATTED LOTS WITHIN THIS SUBDIVISION FOR THE PURPOSE OF ACCOMMODATING THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION, OVERHEAD, SURFACE AND UNDERGROUND UTILITIES, DRAINAGE, COMMON LANDSCAPE, AND PUBLIC SAFETY SIGNAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BY SUBJECT TO LOT LINE EASEMENTS.

CERTIFICATE OF APPROVAL OF THE NORTH PORT CITY ATTORNEY

STATE OF FLORIDA
 COUNTY OF SARASOTA

I, THE UNDERSIGNED, HEREBY CERTIFIED THAT I HAVE EXAMINED AND APPROVED THIS PLAT FOR RECORDING THIS ____ DAY OF _____, 2024

 CITY ATTORNEY, CITY OF NORTH PORT

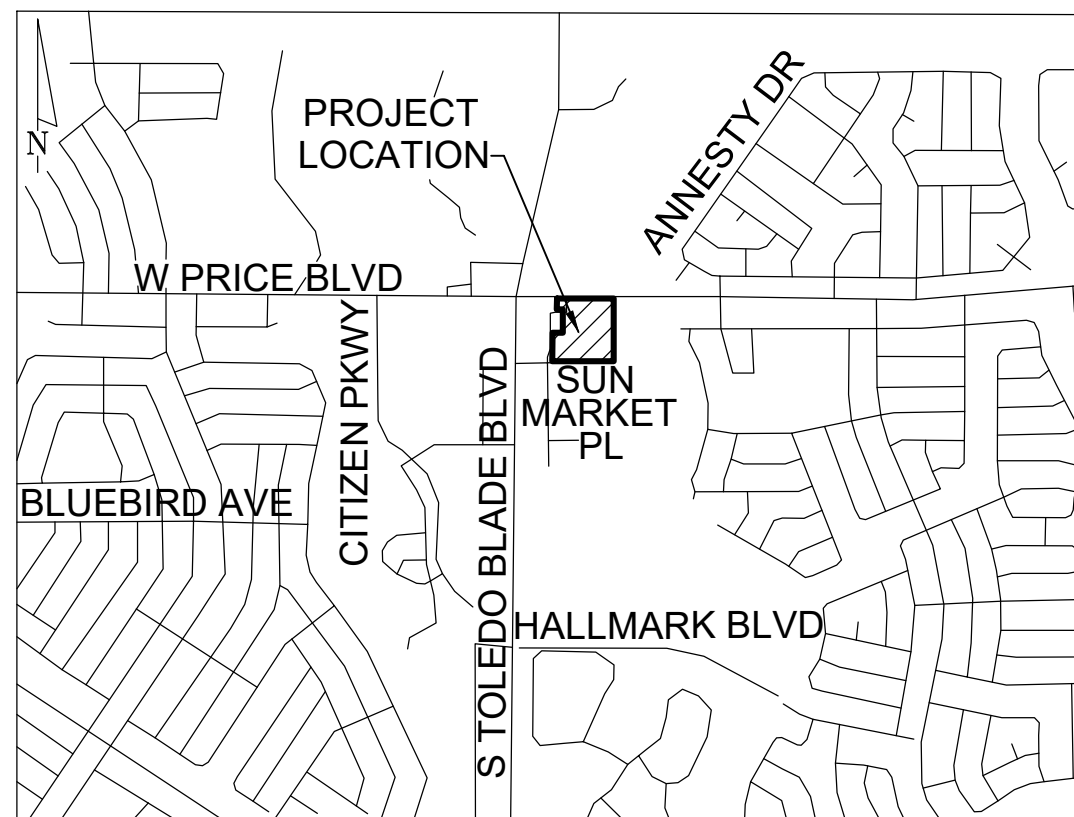
CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA
 COUNTY OF SARASOTA

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND IN MY OPINION, IT CONFORMS WITH THE CURRENT SUBDIVISION ORDINANCE OF THE CITY OF NORTH PORT AND CHAPTER 177, PART 1, FLORIDA STATUTES, ON THIS ____ DAY OF _____, 2024

APPROVED:

 CITY ENGINEER P.E. NO. _____



**LOCATION MAP
 (NOT TO SCALE)**

CERTIFICATE OF SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF SIG NORTH PORT LLC, A PARCEL LAND LYING IN SECTION 29, TOWNSHIP 39 SOUTH, RANGE 22 EAST AND SECTION 24, TOWNSHIP 39 SOUTH, RANGE 21 EAST, SARASOTA COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

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.

SIGNED: _____ DATED: _____
 BENJAMIN B. HOYLE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 6769
 KCI TECHNOLOGIES, INC.
 1425 W CYPRESS CREEK ROAD, SUITE 101, FORT LAUDERDALE, FL 33309
 LICENSED BUSINESS NUMBER 6901

CERTIFICATE OF REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA
 COUNTY OF SARASOTA

I 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 CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUES 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: _____, 2024.
 STEVEN M. WATTS
 PROFESSIONAL SURVEYOR & MAPPER NO. 4588

OWNER ACKNOWLEDGMENT

WITNESS _____ PRINTED NAME OF WITNESS _____

SIG NORTH PORT LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: DIVISION PRESIDENT _____

WITNESS _____ PRINTED NAME OF WITNESS _____

STATE OF FLORIDA
 COUNTY OF SARASOTA

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY _____ OF _____, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

 SIGNATURE OF NOTARY

PRINT NAME _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF COUNTY CLERK

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 STATUES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____ PAGE ____ PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS ____ DAY OF _____, 2024.

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

BY: _____
 DEPUTY CLERK

CERTIFICATE OF APPROVAL OF NORTH PORT CITY COMMISSION

STATE OF FLORIDA
 COUNTY OF SARASOTA

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 _____, 2024.

APPROVED:

 MAYOR, NORTH PORT CITY COMMISSION CITY CLERK, ATTEST

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

STATE OF FLORIDA
 COUNTY OF SARASOTA

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 _____, 2024.

APPROVED:

 CHAIR

KCI TECHNOLOGIES
 ENGINEERS, SURVEYORS AND PLANNERS

LICENSED BUSINESS # 6901
 3915 N. US HIGHWAY 301,
 TAMPA, FL 33619
 PHONE (813) 386-2918

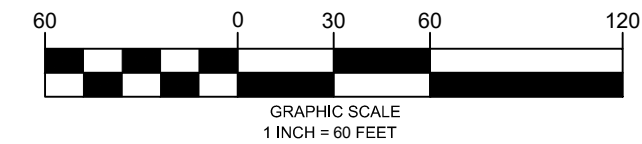
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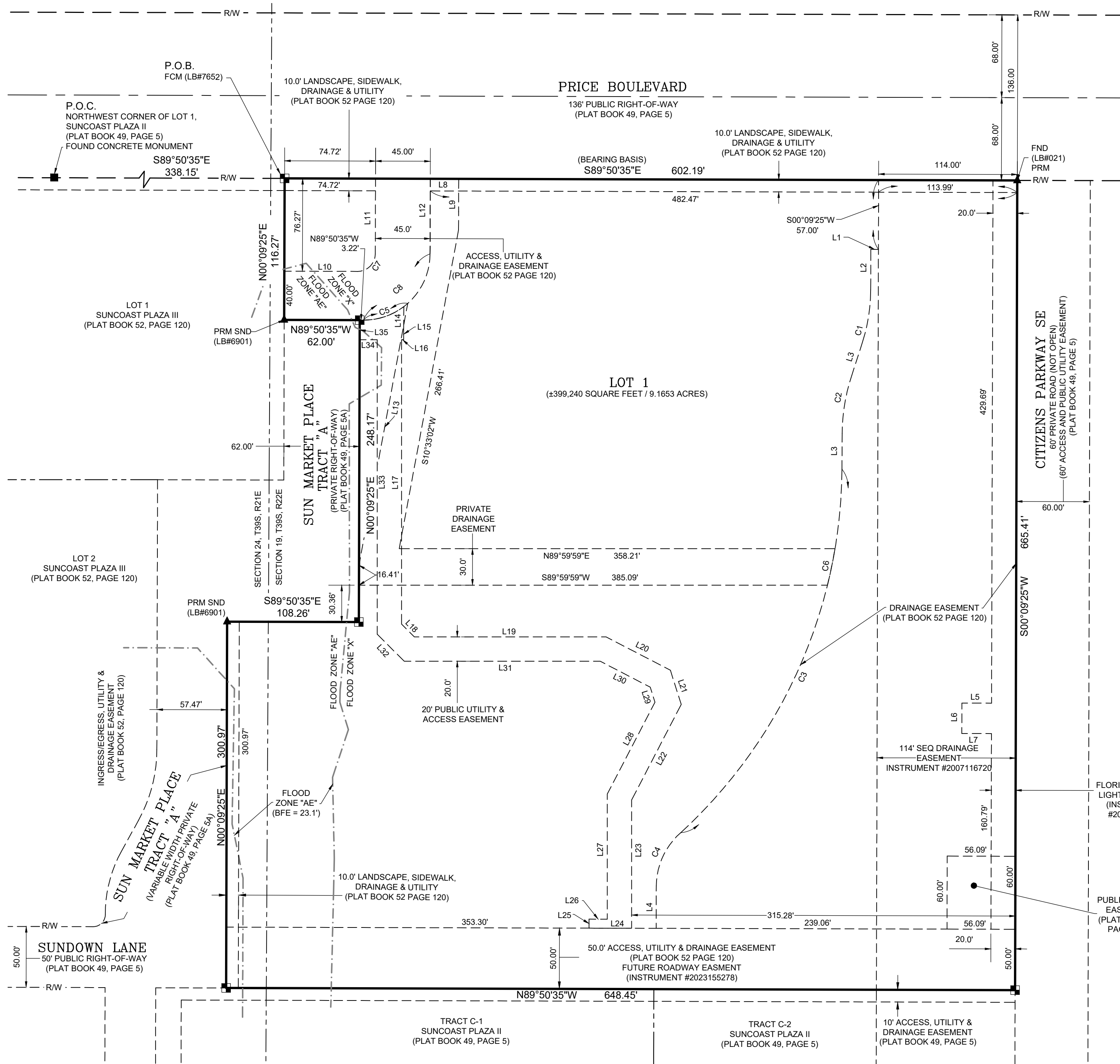
PLAT BOOK

PAGE

SHEET 2 OF 2



GRID NORTH



LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	S89°50'35"E	6.22'	L19	S89°59'52"E	157.64'
L2	S00°11'29"W	33.27'	L20	S62°34'03"E	59.51'
L3	S17°54'25"W	28.46'	L21	S17°34'03"E	29.50'
L4	S00°09'25"W	34.85'	L22	S27°25'57"W	88.41'
L5	S89°50'35"E	24.36'	L23	S00°00'00"E	105.43'
L6	N00°09'25"E	25.00'	L24	N89°50'35"W	35.02'
L7	N89°50'35"W	24.36'	L25	N00°09'25"E	7.40'
L8	S89°50'35"E	23.35'	L26	S89°57'23"E	15.00'
L9	S00°09'25"W	41.95'	L27	N00°00'00"E	102.83'
L10	S89°50'35"E	60.22'	L28	N00°00'00"E	85.00'
L11	N00°09'25"E	61.77'	L29	N17°34'03"W	12.93'
L12	S00°09'25"W	61.77'	L30	N62°34'03"W	46.34'
L13	N10°33'02"E	218.81'	L31	N89°59'52"W	161.04'
L14	S00°28'52"W	18.28'	L32	N45°00'00"W	31.37'
L15	S00°00'00"W	8.93'	L33	N00°00'00"E	242.00'
L16	N90°00'00"W	1.71'	L34	N90°00'00"W	14.49'
L17	S00°00'00"W	233.72'	L35	N00°09'25"E	16.13'
L18	S45°00'00"E	14.80'			

CURVE TABLE				
NO.	RADIUS	DELTA	CHORD BEARING & LENGTH	LENGTH
C1	143.29'	17°40'47"	S09°01'52"W 44.04'	44.22'
C2	153.83'	17°57'05"	S09°20'36"W 48.00'	48.20'
C3	408.79'	47°07'26"	S23°55'45"W 326.82'	336.22'
C4	58.89'	48°10'31"	S24°39'03"W 48.07'	49.52'
C5	54.50'	41°42'03"	N69°18'23"E 38.80'	39.67'
C6	408.79'	4°17'42"	S11°42'26"W 30.64'	30.64'
C7	14.50'	90°01'35"	N45°09'05"E 20.50'	22.78'
C8	54.50'	90°00'00"	N45°09'25"E 77.07'	85.61'

LEGEND

- SET PERMANENT REFERENCE MONUMENT LB 6901
- BFE BASE FLOOD ELEVATION
- FND FOUND NAIL AND DISK
- E EAST
- LB LICENSED BUSINESS
- NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988
- NO. NUMBER
- OR OFFICIAL RECORD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- R RANGE
- R/W RIGHT-OF-WAY
- S SECTION
- SND SET NAIL AND DISK P.R.M LB 6901
- T TOWNSHIP

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