HERON LANDING, PHASE I

A SUBDIVISION LYING IN SECTIONS 8 AND 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PARTIAL REPLAT OF LOTS 29, 30, AND A PORTION OF LOT 40, ACCORDING TO THE PLAT OF FOXFIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 33 THROUGH 33E, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2017146909 18 PG(S)
November 30, 2017 01:43:47 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

RESERVATION OF EASEMENTS

UNLESS OTHERWISE INDICATED, UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

THERE ARE HEREBY EXPRESSLY RESERVED TO FLORIDA POWER AND LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

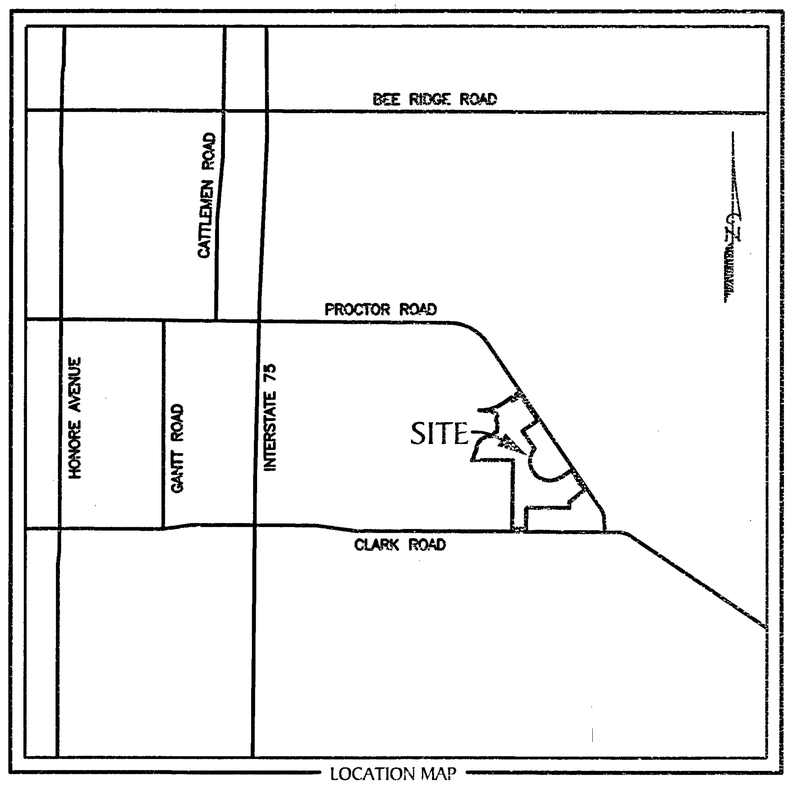
THERE ARE HEREBY EXPRESSLY RESERVED TO VERIZON FLORIDA INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

THERE ARE HEREBY EXPRESSLY RESERVED TO COMCAST CABLEVISION OF WEST FLORIDA, INC., ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ITS FACILITIES WITHIN THE UTILITY EASEMENTS AS SHOWN AND DESCRIBED HEREON.

UNLESS OTHERWISE NOTED, EASEMENTS OF 10 FEET ALONG EACH FRONT LOT LINE, 5 FEET IN WIDTH ALONG EACH SIDE LOT LINE, 8 FEET MINIMUM IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENT.

NOTES:

1) NOTICE TO PURCHASER IS SIMULTANEOUSLY RECORDED WITH THE PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017146906, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
2) SEPARATE JOINDER AND CONSENT IS SIMULTANEOUSLY RECORDED WITH THE PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017146907, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS IS SIMULTANEOUSLY RECORDED WITH THE PLAT IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017146908, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4) THE FLOODPLAIN DELINEATION MAP WAS RECORDED IN MISCELLANEOUS MAP BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5) PUBLIC DRAINAGE EASEMENT NO. 1 & 2 IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017127454, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
6) PUBLIC FLOWAGE EASEMENT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017127455, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
7) PUBLIC UTILITY EASEMENT IS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2017127453, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE
SARASOTA COUNTY, FLORIDA
SECTION 8, TOWNSHIP 37 SOUTH, RANGE 19 EAST AND
SECTION 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

ARROYO CAP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY ARROYO CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, CERTIFIES OWNERSHIP BY SAID LIMITED LIABILITY COMPANY OF HERON LANDING PHASE 1, AS SHOWN AND DESCRIBED HEREON TO BE MADE, AND SUBJECT TO THE TERMS OF THE DECLARATION DOES HEREBY DEDICATE THE FOLLOWING:

PRIVATE

SAID LIMITED PARTNERSHIP DOES HEREBY DEDICATE AND SET APART TRACTS "A", "A-1", "A-2", "A-3", "A-4", "105", "106", "107", "108", "109", "110", "111", "112-A", "112-B", "113", "114", "116", "117", "200", "200A", "201", "202", "203", "204", "208" AND "209", AND ALL EASEMENTS NOT DESIGNATED AS "PUBLIC", AND ALL EASEMENTS NOT DESIGNATED AS "PUBLIC", AS SHOWN AND DESCRIBED HEREON, FOR SAID USES AND PURPOSES TO HERON LANDING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ITS MEMBERS, GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER; SUBJECT, HOWEVER, TO ANY RIGHTS DEDICATED TO THE COUNTY OF SARASOTA, FLORIDA BY THIS PLAT.

PUBLIC

DOES HEREBY DEDICATE AND SET APART TRACT "102" AND PUBLIC UTILITY EASEMENTS AND ANY OTHER PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE COUNTY OF SARASOTA, FLORIDA FOREVER.

ARROYO CAP I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: ARROYO CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WITNESS:

WITNESS:

BY:
NAME: LEIGH AUSTIN
ITS: PRINCIPAL

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON October 10th 2017, BEFORE ME, Sean Joseph Reuter, A NOTARY PUBLIC, PERSONALLY APPEARED Leigh Austin, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

SEAN JOSEPH REUTER
Commission # 2139944
Notary Public - California
Los Angeles County
My Comm. Expires Jan 11, 2020

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 PLAT BOOK 51, PAGE 81, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 30 DAY OF November, A.D., 2017.

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

BY: Fred Mellen
E Miller, DEPUTY CLERK

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THE PRESENTS THAT I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA LAND DEVELOPMENT REGULATIONS, AS AMENDED AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON March 28th, 2017, AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS), AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WILL BE SET WITHIN 1 YEAR FROM THE DATE OF RECORDING AND WILL BE CONFIRMED BY A SURVEYORS AFFIDAVIT.

GEOPOINT SURVEYING, INC. (Licensed Business Number LB7768)
1403 E. 5th Avenue
Tampa, Florida 33605

David A. Williams, Jr.
Professional Land Surveyor No. LS6423
Certificate of Authorization No. LB7768

DATE: 10/27/17

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SARASOTA, FLORIDA THIS 28th DAY OF November, A.D., 2017.

APPROVED:

CHAIRPERSON
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

COUNTY ATTORNEY

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

IT IS HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED.

By:
TERI S. OWEN, PSM 5929
SARASOTA COUNTY SURVEYOR

DATE: Nov. 2nd, 2017

GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

HERON LANDING, PHASE 1

A SUBDIVISION LYING IN SECTIONS 8 AND 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PARTIAL REPLAT OF LOTS 29, 30, AND A PORTION OF LOT 40, ACCORDING TO THE PLAT OF FOXFIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 33 THROUGH 33E, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

Heron Landing Phase 1

DESCRIPTION: Lots 29 and 30, and part of Lot 40, and a part of Tract "C" (Fox Fire Road - 80-foot Private Road), according to the plat of FOXFIRE SUBDIVISION, as recorded in Plat Book 23, Page 33, of the Public Records of Sarasota County, Florida, and; lands lying in Sections 8 and 17, Township 37 South, Range 19 East, Sarasota County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 8, run thence along the West boundary of said Section 8, S.00°07'32"W., a distance of 3742.45 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 8; thence along the North boundary of the South 1/2 of said Southwest 1/4 of Section 8, N.89°56'31"E., a distance of 1020.15 feet to the **POINT OF BEGINNING**; thence N.40°13'58"E., a distance of 63.12 feet; thence N.11°25'47"E., a distance of 109.66 feet; thence N.28°23'08"E., a distance of 75.08 feet; thence N.08°38'26"E., a distance of 117.01 feet; thence N.23°37'53"E., a distance of 96.67 feet; thence N.42°52'00"E., a distance of 105.76 feet; thence N.67°58'43"E., a distance of 54.06 feet; thence N.59°13'58"E., a distance of 57.28 feet; thence N.85°30'27"E., a distance of 136.93 feet; thence N.40°42'05"E., a distance of 121.06 feet; thence N.67°22'53"E., a distance of 58.02 feet; thence N.04°21'42"E., a distance of 187.23 feet; thence N.23°27'08"W., a distance of 106.99 feet; thence N.23°09'59"E., a distance of 96.18 feet; thence N.23°00'43"W., a distance of 56.71 feet; thence N.71°07'23"W., a distance of 98.99 feet; thence N.76°16'48"W., a distance of 133.79 feet; thence S.87°03'47"W., a distance of 72.70 feet; thence N.78°49'08"W., a distance of 113.61 feet to a point on a curve on the Southerly boundary of Lot 17 of aforesaid plat of FOXFIRE SUBDIVISION; thence along the Southerly boundary of said Lot 17, and the Southerly boundary of Lots 18, 19, 20, and 21 of said plat of FOXFIRE SUBDIVISION, the following two (2) courses: 1) Easterly, 565.58 feet along the arc of a non-tangent curve to the left having a radius of 850.00 feet and a central angle of 38°07'25" (chord bearing N.74°37'54"E., 555.20 feet) to a point of tangency; 2) N.55°34'11"E., a distance of 279.18 feet to the Northwesterly corner of Parcel 2, recorded in Official Records Instrument Number 2016000765, of the Public Records of Sarasota, Florida; thence along the Westerly, Southerly, and Easterly boundaries of said Parcel 2, the following eight (8) courses: 1) S.34°25'46"E., a distance of 10.00 feet; 2) S.55°35'21"W., a distance of 30.03 feet; 3) S.34°24'29"E., a distance of 74.53 feet; 4) N.55°43'28"E., a distance of 5.03 feet; 5) N.34°43'38"W., a distance of 6.00 feet; 6) N.55°33'30"E., a distance of 126.00 feet; 7) N.26°38'46"E., a distance of 28.45 feet; 8) N.34°20'53"W., a distance of 64.75 feet to aforesaid Southerly boundary of Lot 21; thence along said Southerly boundary of Lot 21, N.55°34'11"E., a distance of 81.86 feet to the Westerly right of way line of PROCTOR ROAD; thence along said Westerly right of way line, S.34°25'49"E., a distance of 799.86 feet to a point of intersection with said West right of way line, and the Northeasterly extension of the Northwesterly boundary of Lot 31, of aforesaid Plat of FOXFIRE SUBDIVSION; thence said Northwesterly boundary of Lot 31, and the Northeasterly extension thereof, S.55°34'11"W., a distance of 439.98 feet to the Northwest corner of said Lot 31; thence along the Westerly boundary of Lots 31, 32, 34, and 35, and the Southerly boundary of Lots 36, 37, and 38, of aforesaid Plat of FOXFIRE SUBDIVSION, the following three (3) courses: 1) S.34°25'49"E., a distance of 505.11 feet; 2) Southeasterly, 1334.31 feet along the arc of a non-tangent curve to the left having a radius of 465.00 feet and a central angle of 164°24'33" (chord bearing S.42°13'33"E., 921.41 feet) to a point of tangency; 3) N.55°34'11"E., a distance of 305.32 feet to the Westerly right of way line of PROCTOR ROAD, according to Road Plat Book 3, Page 48, of the Public Records of Sarasota County, Florida; thence along said Westerly right of way line the following six (6) courses: 1) S.33°08'40"E., a distance of 100.32 feet; 2) S.34°52'02"E., a distance of 100.17 feet; 3) S.28°09'24"E., a distance of 100.60 feet; 4) S.34°26'02"E., a distance of 100.00 feet; 5) S.67°10'09"E., a distance of 24.97 feet; 6) S.34°26'02"E., a distance of 141.18 feet to the Northerly boundary of Lot 39, of aforesaid Plat of FOXFIRE SUBDIVSION; thence along said Northerly boundary of Lot 39, S.50°39'27"W., a distance of 473.03 feet to the Northwest corner thereof; thence along the West boundary of said Lot 39, S.00°31'47"W., a distance of 140.00 feet to the Northeast corner of Lot 44, of aforesaid Plat of FOXFIRE SUBDIVSION; thence along the North boundary of Lots 40, 41, 42, 43, and 44, N.89°28'13"W., a distance of 994.15 feet to the Northeasterly corner of a less out parcel described in Official Records Book 2719, Page 2932, of the Public Records of Sarasota County, Florida; thence along said less out parcel the following three (3) courses: 1) S.40°13'29"W., a distance of 10.74 feet; 2) S.11°52'46"W., a distance of 14.49 feet; 3) S.37°24'54"W., a distance of 21.89 feet to the West boundary of aforesaid Lot 40; thence along said West boundary of Lot 40, S.00°31'47"W., a distance of 459.95 feet to the North right of way line of CLARK ROAD; thence along said North right of way line, N.89°28'01"W., a distance of 329.91 feet to the East boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 17; thence along said East boundary of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, and along the East boundary of the West 1/2 of the Southeast 1/4 of aforesaid Southwest 1/4 of Section 8, N.00°38'56"E., a distance of 1618.82 feet to the Northeast corner of said West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 8; thence along aforesaid North boundary of the South 1/2 of the Southwest 1/4 of Section 8, S.89°56'31"W., a distance of 976.17 feet to the **POINT OF BEGINNING.**

Containing 66.127 acres, more or less.

NOTES:

1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (NAD 83 - 2007 ADJUSTMENT) AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS **"P731"** AND **"Q731"**.

2) ELEVATIONS, AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), AS ESTABLISHED FROM SARASOTA COUNTY BENCHMARK VERTICAL CONTROL MONUMENT **"265A"**.

   PUBLISHED REFERENCE ELEVATION = 33.50 FEET, PER THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929).

3) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE 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 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. THIS NOTE SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED RADIAL (R) ARE NON-RADIAL.

5) THIS IS A CLUSTER HOUSING CONCEPT PLAN AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS. (LDR SECTION 74-32(a)(1)a.10)

6) NEXT TO THE WESTERLY BOUNDARY OF PLAT IS A FORMER LANDFILL SITE LABELED AS NOTICE OF PROXIMITY AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2017015914

7) THIS PLAT IS SUBJECT TO THE DRAINAGE EASEMENT RECORDED OCTOBER 4, 1999 UNDER INSTRUMENT NUMBER 1999133836, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AND THE AMENDMENT TO DRAINAGE EASEMENT RECORDED JUNE 22, 2004 UNDER INSTRUMENT NUMBER 2004121093, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. (NOTE DRAINAGE EASEMENT AND AMENDMENT WIDTH IS NOT GIVEN AND IS NOT PLOTTABLE.)

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT	4.516 Ac.±
TRACT "A-1"	FUTURE RIGHT-OF-WAY RESERVATION	0.119 Ac.±
TRACT "A-2"	FUTURE RIGHT-OF-WAY RESERVATION	0.019 Ac.±
TRACT "A-3"	FUTURE RIGHT-OF-WAY RESERVATION	0.021 Ac.±
TRACT "A-4"	FUTURE RIGHT-OF-WAY RESERVATION	0.273 Ac.±
TRACT "102"	EXCLUSIVE LIFT STATION AREA	0.021 Ac.±
TRACT "105"	PRIVATE DRAINAGE AREA	1.793 Ac.±
TRACT "106"	PRIVATE DRAINAGE AREA	3.493 Ac.±
TRACT "107"	PRIVATE DRAINAGE AREA	1.352 Ac.±
TRACT "108"	PRIVATE DRAINAGE AREA AND PUBLIC UTILITY EASEMENT	10.651 Ac.±
TRACT "109"	COMMON/OPEN AREA	0.237 Ac.±
TRACT "110"	COMMON/OPEN AREA AND PUBLIC UTILITY EASEMENT	0.216 Ac.±
TRACT "111"	PRIVATE LANDSCAPE, DRAINAGE AREA, PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT	3.607 Ac.±
TRACT "112-A"	LANDSCAPE AREA, PRIVATE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT	0.432 Ac.±
TRACT "112-B"	LANDSCAPE AREA AND PUBLIC UTILITY EASEMENT	1.495 Ac.±
TRACT "113"	LANDSCAPE AREA AND PUBLIC UTILITY EASEMENT	0.573 Ac.±
TRACT "114"	COMMON/OPEN AREA AND PUBLIC UTILITY EASEMENT	0.067 Ac.±
TRACT "116"	OPEN SPACE AND PUBLIC UTILITY EASEMENT	0.227 Ac.±
TRACT "117"	OPEN SPACE AND PUBLIC UTILITY EASEMENT	0.298 Ac.±
TRACT "200"	WETLAND PRESERVATION AREA AND PUBLIC UTILITY EASEMENT	2.330 Ac.±
TRACT "200A"	COMMON AREA	0.210 Ac.±
TRACT "201"	PRESERVATION AREA AND PUBLIC UTILITY EASEMENT	1.560 Ac.±
TRACT "202"	OPEN SPACE	0.242 Ac.±
TRACT "203"	OPEN SPACE AND PUBLIC UTILITY EASEMENT	0.357 Ac.±
TRACT "204"	PRESERVATION AREA AND PUBLIC UTILITY EASEMENT	3.237 Ac.±
TRACT "208"	PRESERVATION AREA	0.370 Ac.±
TRACT "209"	PRESERVATION AREA AND PUBLIC UTILITY EASEMENT	3.588 Ac.±

7.5' 5'

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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.

WETLAND PRESERVATION AREA NOTE:

THE NATIVE HABITAT PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH MANAGEMENT GUIDELINES CONTAINED WITHIN THE COMPREHENSIVE PLAN. ALL ACTIVITIES INCLUDING BUT NOT LIMITED TO FILLING, EXCAVATING, WELL DRILLING, ALTERING VEGETATION (INCLUDING TRIMMING OF BOTH TREES AND UNDERSTORY) AND STORING OF MATERIALS SHALL BE PROHIBITED WITHIN PRESERVATION AREAS, UNLESS WRITTEN APPROVAL IS FIRST OBTAINED FROM THE ENVIRONMENTAL PROTECTION DIVISION. EXCEPTION MAY BE GRANTED BY ENVIRONMENTAL PROTECTION TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

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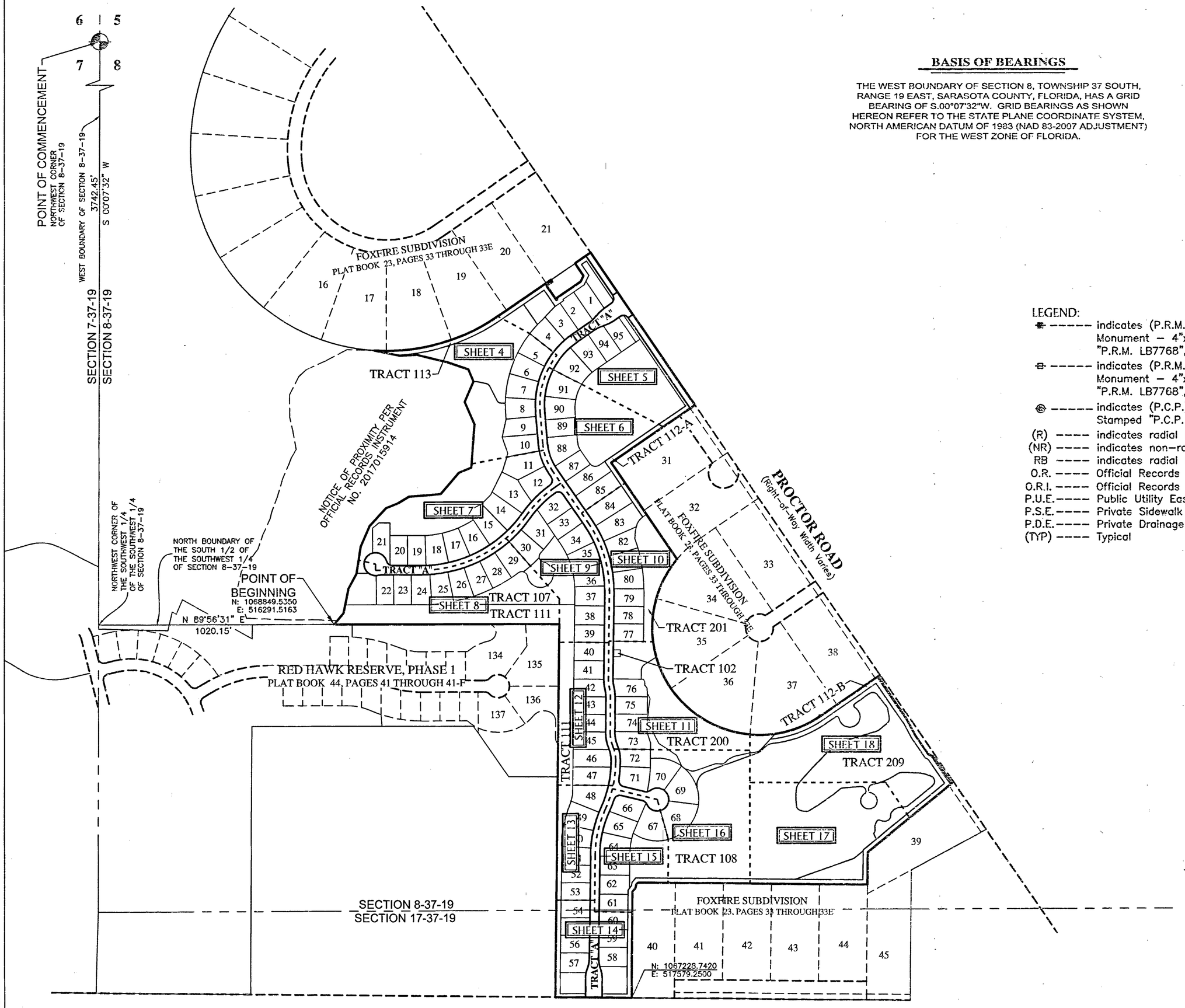
HERON LANDING, PHASE 1

A SUBDIVISION LYING IN SECTIONS 8 AND 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PARTIAL REPLAT OF LOTS 29, 30, AND A PORTION OF LOT 40, ACCORDING TO THE PLAT OF FOXFIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 33 THROUGH 33E, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA



CLARK ROAD (STATE ROAD No. 72)
(100' Right-of-Way Per Road Plat Book 1, Page 45 through 48)

BASIS OF BEARINGS

THE WEST BOUNDARY OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, HAS A GRID BEARING OF S.00°07'32"W. GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2007 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

NORTH

SCALE 1" = 300'
0 150 300 600

LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ----- indicates (P.C.P.) Permanent Control Point Stamped "P.C.P. LB7768", unless otherwise noted.
- (R) ---- indicates radial line
- (NR) ---- indicates non-radial line
- RB ---- indicates radial bearing
- O.R. ---- Official Records Book
- O.R.I. ---- Official Records Instrument
- P.U.E. ---- Public Utility Easement
- P.S.E. ---- Private Sidewalk Easement
- P.D.E. ---- Private Drainage Easement
- (TYP) ---- Typical

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

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HERON LANDING, PHASE I

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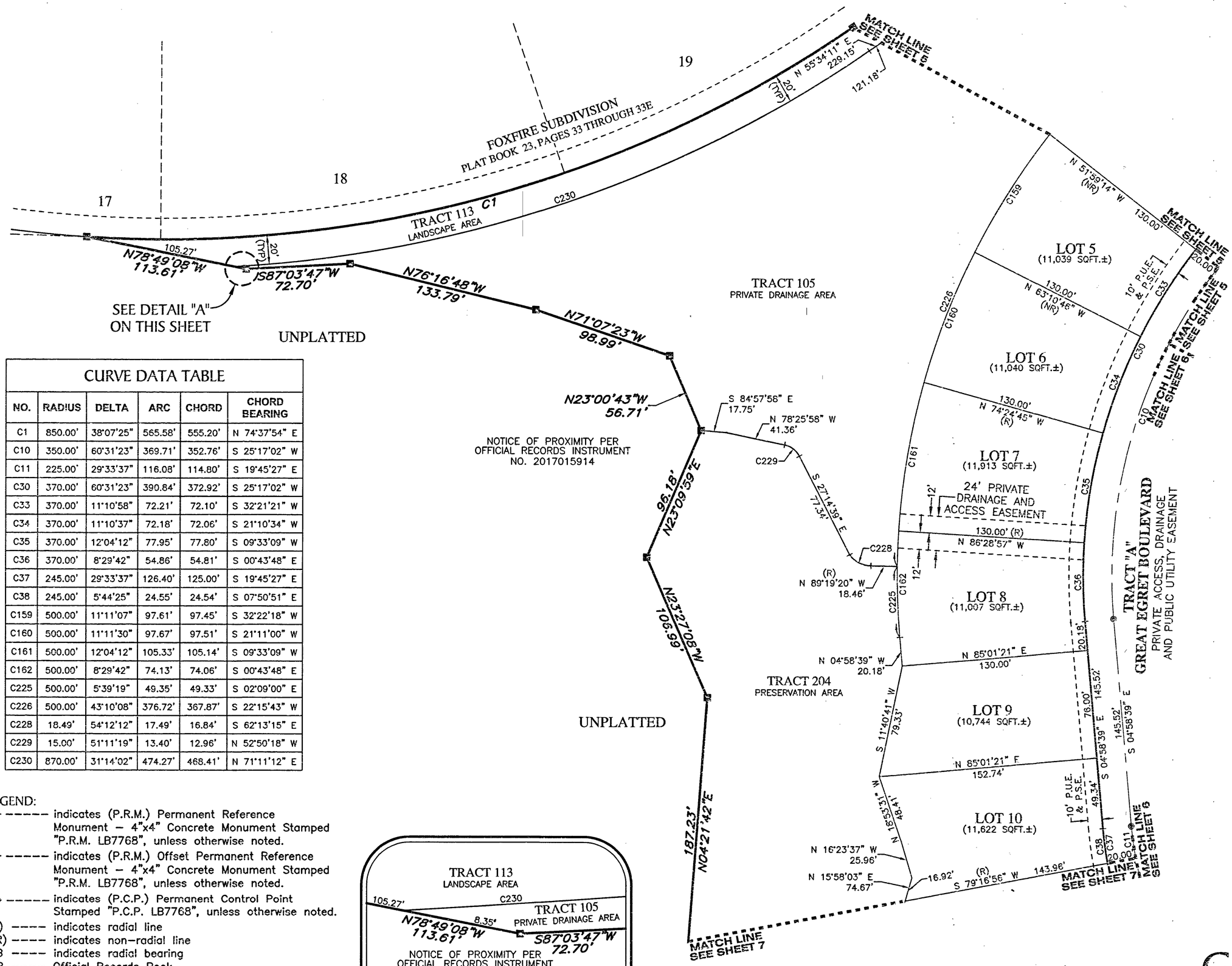

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	850.00'	38°07'25"	565.58'	555.20'	N 74°37'54" E
C10	350.00'	60°31'23"	369.71'	352.76'	S 25°17'02" W
C11	225.00'	29°33'37"	116.08'	114.80'	S 19°45'27" E
C30	370.00'	60°31'23"	390.84'	372.92'	S 25°17'02" W
C33	370.00'	11°10'58"	72.21'	72.10'	S 32°21'21" W
C34	370.00'	11°10'37"	72.18'	72.06'	S 21°10'34" W
C35	370.00'	12°04'12"	77.95'	77.80'	S 09°33'09" W
C36	370.00'	8°29'42"	54.86'	54.81'	S 00°43'48" E
C37	245.00'	29°33'37"	126.40'	125.00'	S 19°45'27" E
C38	245.00'	5°44'25"	24.55'	24.54'	S 07°50'51" E
C159	500.00'	11°11'07"	97.61'	97.45'	S 32°22'18" W
C160	500.00'	11°11'30"	97.67'	97.51'	S 21°11'00" W
C161	500.00'	12°04'12"	105.33'	105.14'	S 09°33'09" W
C162	500.00'	8°29'42"	74.13'	74.06'	S 00°43'48" E
C225	500.00'	5°39'19"	49.35'	49.33'	S 02°09'00" E
C226	500.00'	43°10'08"	376.72'	367.87'	S 22°15'43" W
C228	18.49'	54°12'12"	17.49'	16.84'	S 62°13'15" E
C229	15.00'	51°11'19"	13.40'	12.96'	N 52°50'18" W
C230	870.00'	31°14'02"	474.27'	468.41'	N 71°11'12" E

LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
- ----- indicates (P.R.M.) Offset Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
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- (NR) ---- indicates non-radial line
- RB ---- indicates radial bearing
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- O.R.I. ---- Official Records Instrument
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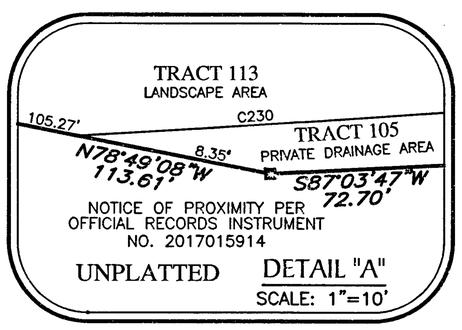
- P.S.E. ---- Private Sidewalk Easement
- P.D.E. ---- Private Drainage Easement
- (TYP) ---- Typical



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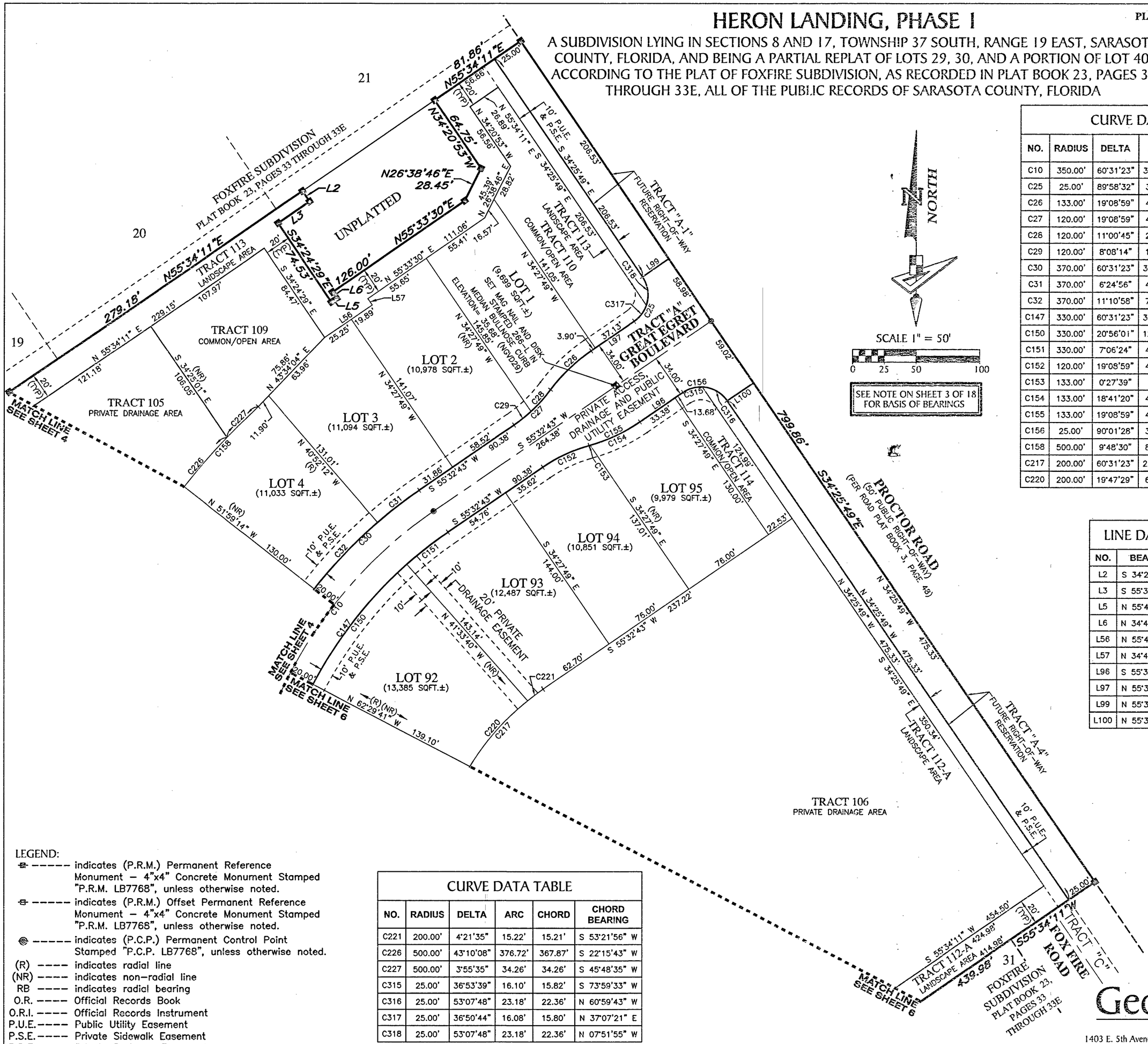

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	350.00'	60°31'23"	369.71'	352.76'	S 25°17'02" W
C25	25.00'	89°58'32"	39.26'	35.35'	N 10°33'27" E
C26	133.00'	19°08'59"	44.45'	44.25'	S 45°58'14" W
C27	120.00'	19°08'59"	40.11'	39.92'	N 45°58'14" E
C28	120.00'	11°00'45"	23.06'	23.03'	N 41°54'07" E
C29	120.00'	8°08'14"	17.04'	17.03'	N 51°28'36" E
C30	370.00'	60°31'23"	390.84'	372.92'	S 25°17'02" W
C31	370.00'	6°24'56"	41.43'	41.41'	S 52°20'16" W
C32	370.00'	11°10'58"	72.21'	72.10'	S 43°32'19" W
C147	330.00'	60°31'23"	348.59'	332.60'	S 25°17'02" W
C150	330.00'	20°56'01"	120.57'	119.90'	S 37°58'19" W
C151	330.00'	7°06'24"	40.93'	40.90'	S 51°59'32" W
C152	120.00'	19°08'59"	40.11'	39.92'	S 65°07'13" W
C153	133.00'	0°27'39"	1.07'	1.07'	N 74°27'53" E
C154	133.00'	18°41'20"	43.38'	43.19'	N 64°53'24" E
C155	133.00'	19°08'59"	44.45'	44.25'	N 65°07'13" E
C156	25.00'	90°01'28"	39.28'	35.36'	N 79°26'33" W
C158	500.00'	9°48'30"	85.59'	85.49'	S 42°52'07" W
C217	200.00'	60°31'23"	211.26'	201.58'	S 25°17'02" W
C220	200.00'	19°47'29"	69.08'	68.74'	S 41°17'24" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L2	S 34°25'46" E	10.00'
L3	S 55°35'21" W	30.03'
L5	N 55°43'28" E	5.03'
L6	N 34°43'38" W	6.00'
L56	N 55°43'28" E	45.14'
L57	N 34°43'38" W	6.06'
L96	S 55°32'43" W	40.97'
L97	N 55°32'43" E	41.03'
L99	N 55°34'11" E	25.00'
L100	N 55°34'11" E	25.00'

LEGEND:

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- P.S.E. ---- Private Sidewalk Easement
- P.D.E. ---- Private Drainage Easement
- (TYP) ---- Typical

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C221	200.00'	4°21'35"	15.22'	15.21'	S 53°21'56" W
C226	500.00'	43°10'08"	376.72'	367.87'	S 22°15'43" W
C227	500.00'	3°55'35"	34.26'	34.26'	S 45°48'35" W
C315	25.00'	36°53'39"	16.10'	15.82'	S 73°59'33" W
C316	25.00'	53°07'48"	23.18'	22.36'	N 60°59'43" W
C317	25.00'	36°50'44"	16.08'	15.80'	N 37°07'21" E
C318	25.00'	53°07'48"	23.18'	22.36'	N 07°51'55" W

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NORTH

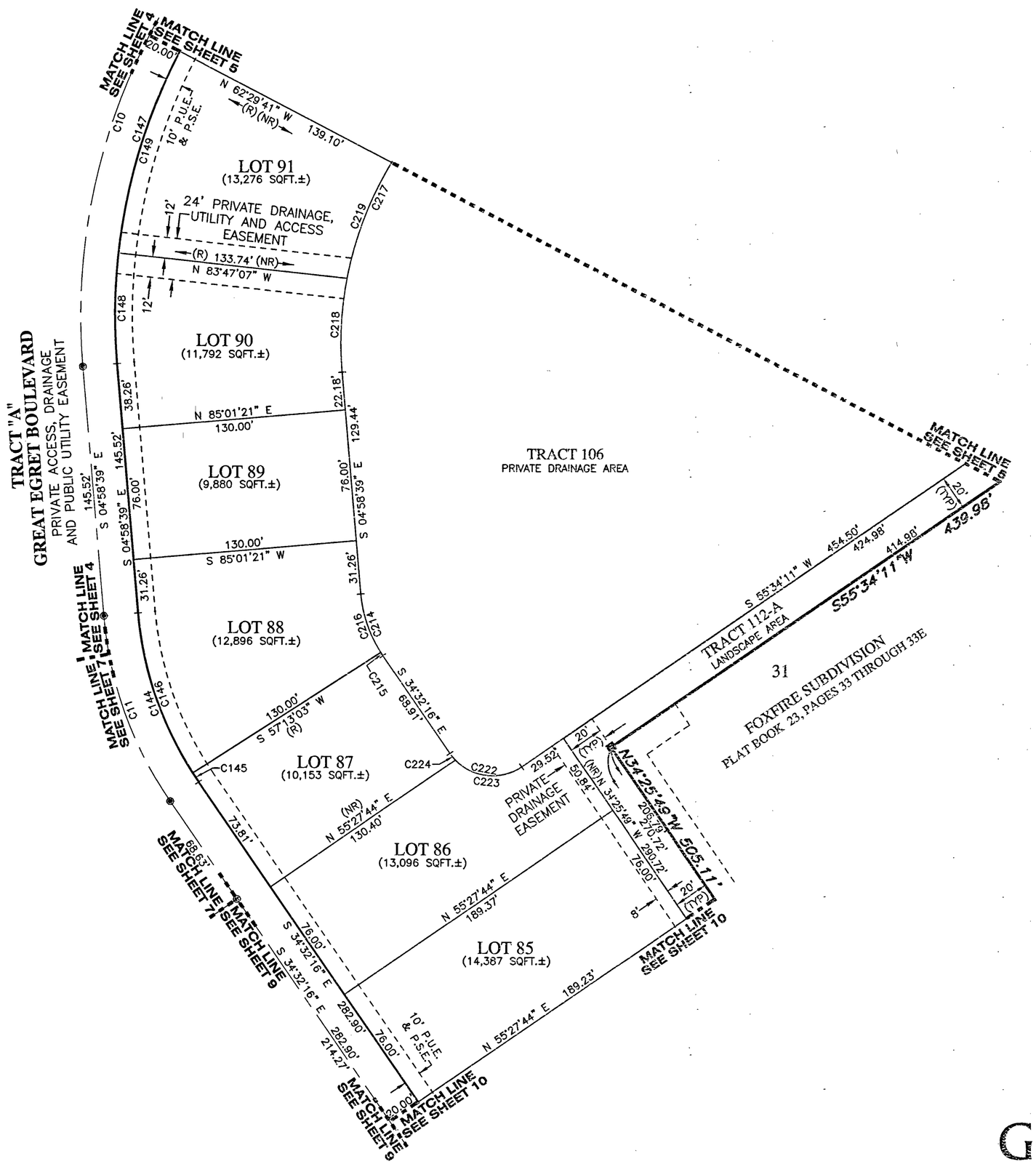
SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C10	350.00'	60°31'23"	369.71'	352.76'	S 25°17'02" W
C11	225.00'	29°33'37"	116.08'	114.80'	S 19°45'27" E
C144	205.00'	29°33'37"	105.76'	104.60'	S 19°45'27" E
C145	205.00'	1°45'19"	6.28'	6.28'	S 33°39'36" E
C146	205.00'	27°48'18"	99.48'	98.51'	S 18°52'48" E
C147	330.00'	60°31'23"	348.59'	332.60'	S 25°17'02" W
C148	330.00'	11°11'32"	64.46'	64.36'	S 00°37'07" W
C149	330.00'	21°17'26"	122.62'	121.92'	S 16°51'36" W
C214	75.00'	29°33'37"	38.69'	38.27'	S 19°45'27" E
C215	75.00'	1°45'19"	2.30'	2.30'	S 33°39'36" E
C216	75.00'	27°48'18"	36.40'	36.04'	S 18°52'48" E
C217	200.00'	60°31'23"	211.26'	201.58'	S 25°17'02" W
C218	200.00'	15°42'59"	54.86'	54.69'	S 02°52'50" W
C219	200.00'	20°39'20"	72.10'	71.71'	S 21°04'00" W
C222	30.00'	89°53'33"	47.07'	42.39'	S 79°29'02" E
C223	30.00'	80°29'34"	42.15'	38.76'	S 84°11'02" E
C224	30.00'	9°23'59"	4.92'	4.92'	S 39°14'15" E



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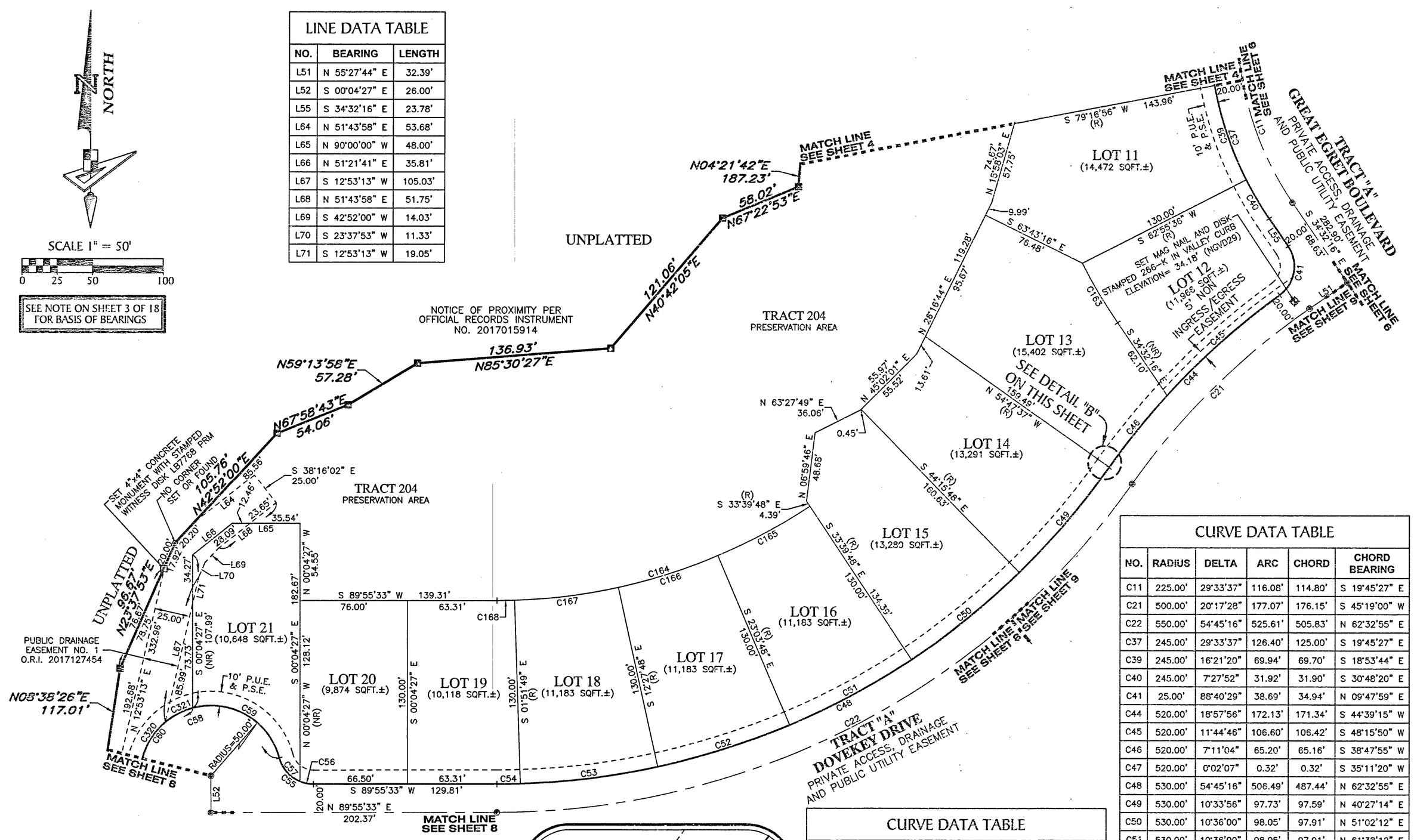
NORTH

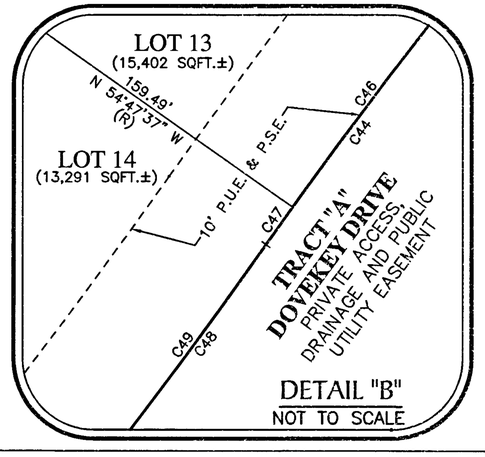
SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L51	N 55°27'44" E	32.39'
L52	S 00°04'27" E	26.00'
L55	S 34°32'16" E	23.78'
L64	N 51°43'58" E	53.68'
L65	N 90°00'00" W	48.00'
L66	N 51°21'41" E	35.81'
L67	S 12°53'13" W	105.03'
L68	N 51°43'58" E	51.75'
L69	S 42°52'00" W	14.03'
L70	S 23°37'53" W	11.33'
L71	S 12°53'13" W	19.05'





CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C11	225.00'	29°33'37"	116.08'	114.80'	S 19°45'27" E
C21	500.00'	20°17'28"	177.07'	176.15'	S 45°19'00" W
C22	550.00'	54°45'16"	525.61'	505.83'	N 62°32'55" E
C37	245.00'	29°33'37"	126.40'	125.00'	S 19°45'27" E
C39	245.00'	16°21'20"	69.94'	69.70'	S 18°53'44" E
C40	245.00'	7°27'52"	31.92'	31.90'	S 30°48'20" E
C41	25.00'	88°40'29"	38.69'	34.94'	N 09°47'59" E
C44	520.00'	18°57'56"	172.13'	171.34'	S 44°39'15" W
C45	520.00'	11°44'46"	106.60'	106.42'	S 48°15'50" W
C46	520.00'	7°11'04"	65.20'	65.16'	S 38°47'55" W
C47	520.00'	0°02'07"	0.32'	0.32'	S 35°11'20" W
C48	530.00'	54°45'16"	506.49'	487.44'	N 62°32'55" E
C49	530.00'	10°33'56"	97.73'	97.59'	N 40°27'14" E
C50	530.00'	10°36'00"	98.05'	97.91'	N 51°02'12" E
C51	530.00'	10°36'00"	98.05'	97.91'	N 61°38'12" E
C52	530.00'	10°36'00"	98.05'	97.91'	N 72°14'12" E
C53	530.00'	10°36'00"	98.05'	97.91'	N 82°50'12" E
C54	530.00'	1°47'21"	16.55'	16.55'	N 89°01'52" E
C55	25.00'	75°19'31"	32.87'	30.55'	S 52°24'42" E
C56	25.00'	22°19'55"	9.74'	9.68'	S 78°54'30" E

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C57	25.00'	52°59'36"	23.12'	22.31'	S 41°14'44" E
C58	50.00'	274°07'19"	239.22'	68.12'	S 28°11'24" W
C59	50.00'	90°19'52"	78.83'	70.91'	N 59°54'52" W
C60	50.00'	126°53'52"	110.74'	89.45'	S 11°28'16" W
C163	375.00'	7°27'52"	48.85'	48.82'	S 30°48'20" E
C164	400.00'	33°35'21"	234.50'	231.15'	N 73°07'52" E
C165	400.00'	10°36'00"	74.00'	73.90'	N 61°38'12" E
C166	400.00'	10°36'00"	74.00'	73.90'	N 72°14'12" E
C167	400.00'	10°36'00"	74.00'	73.90'	N 82°50'12" E
C168	400.00'	1°47'21"	12.49'	12.49'	N 89°01'52" E
C320	50.00'	85°39'51"	74.76'	67.99'	S 06°57'17" W
C321	50.00'	25°08'00"	21.93'	21.76'	S 62°21'12" W

LEGEND:

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CURVE DATA TABLE

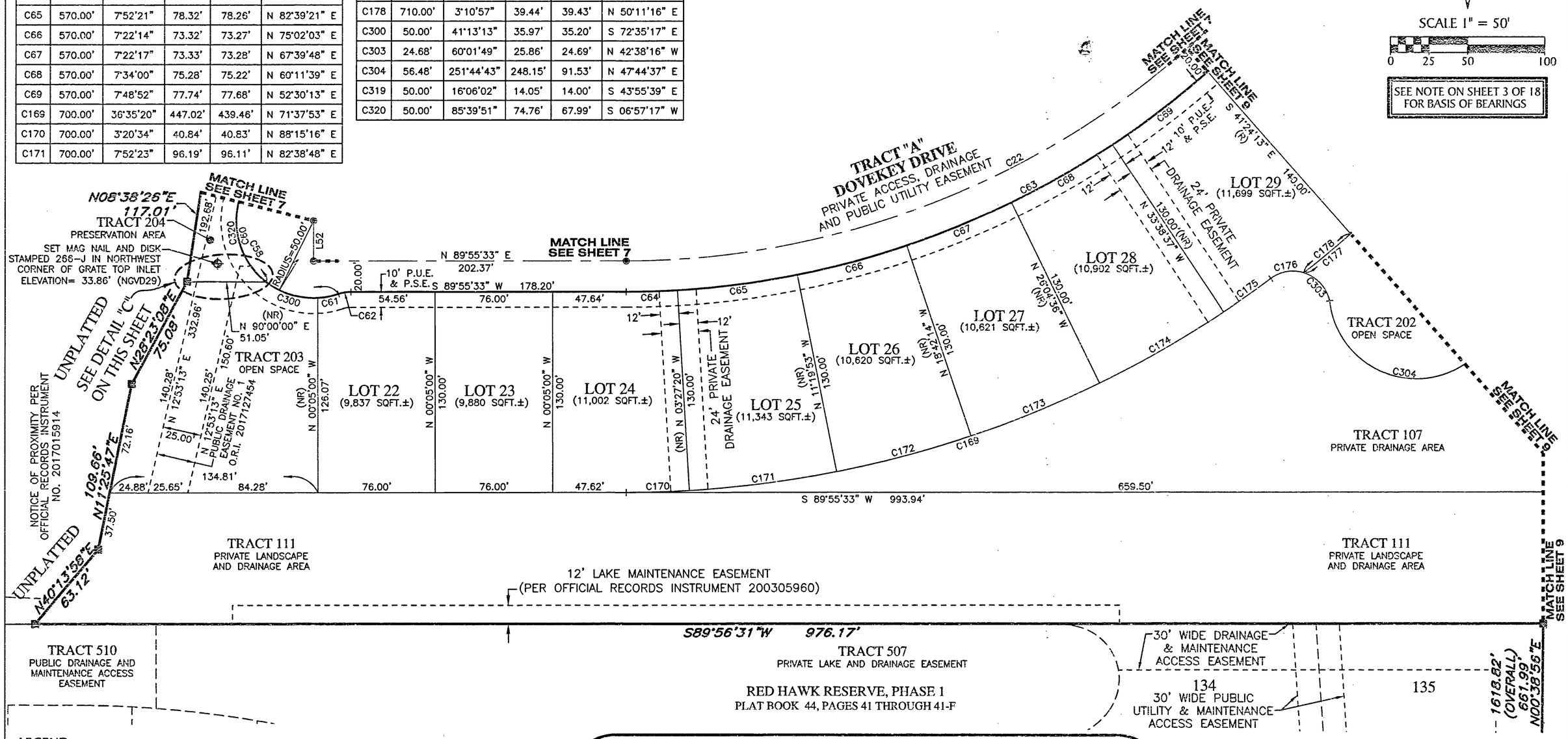
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C22	550.00'	54°45'16"	525.61'	505.83'	N 62°32'55" E
C58	50.00'	274°07'19"	239.22'	68.12'	S 28°11'24" W
C60	50.00'	126°53'52"	110.74'	89.45'	S 11°28'16" W
C61	50.00'	15°40'22"	13.68'	13.63'	N 78°57'55" E
C62	25.00'	18°47'49"	8.20'	8.16'	S 80°31'38" W
C63	570.00'	54°45'16"	544.72'	524.23'	N 62°32'55" E
C64	570.00'	3°20'02"	33.17'	33.16'	N 88°15'32" E
C65	570.00'	7°52'21"	78.32'	78.26'	N 82°39'21" E
C66	570.00'	7°22'14"	73.32'	73.27'	N 75°02'03" E
C67	570.00'	7°22'17"	73.33'	73.28'	N 67°39'48" E
C68	570.00'	7°34'00"	75.28'	75.22'	N 60°11'39" E
C69	570.00'	7°48'52"	77.74'	77.68'	N 52°30'13" E
C169	700.00'	36°35'20"	447.02'	439.46'	N 71°37'53" E
C170	700.00'	3°20'34"	40.84'	40.83'	N 88°15'16" E
C171	700.00'	7°52'23"	96.19'	96.11'	N 82°38'48" E

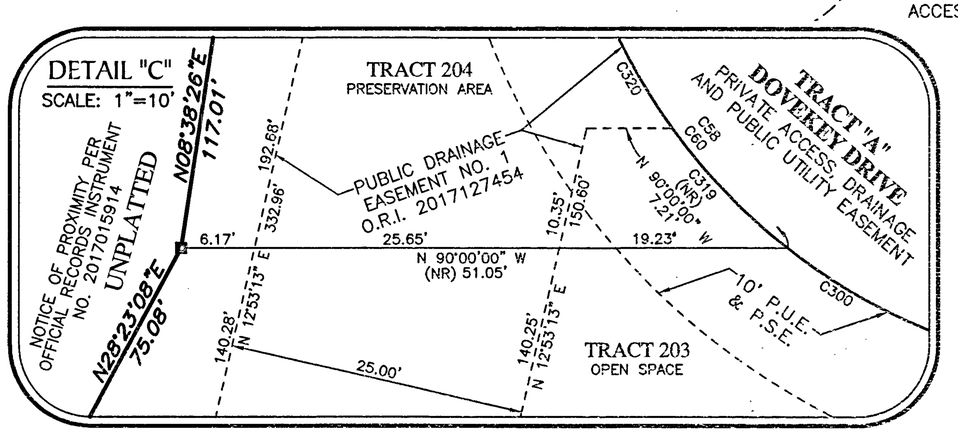
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C172	700.00'	7°22'15"	90.05'	89.99'	N 75°01'28" E
C173	700.00'	7°22'18"	90.06'	90.00'	N 67°39'12" E
C174	700.00'	7°34'00"	92.44'	92.38'	N 60°11'03" E
C175	700.00'	3°03'51"	37.43'	37.43'	N 54°52'08" E
C176	24.00'	53°32'22"	22.43'	21.62'	S 80°06'23" W
C177	710.00'	7°24'13"	91.75'	91.68'	N 48°04'37" E
C178	710.00'	3°10'57"	39.44'	39.43'	N 50°11'16" E
C300	50.00'	41°13'13"	35.97'	35.20'	S 72°35'17" E
C303	24.68'	60°01'49"	25.86'	24.69'	N 42°38'16" W
C304	56.48'	251°44'43"	248.15'	91.53'	N 47°44'37" E
C319	50.00'	16°06'02"	14.05'	14.00'	S 43°55'39" E
C320	50.00'	85°39'51"	74.76'	67.99'	S 06°57'17" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L52	S 00°04'27" E	26.00'





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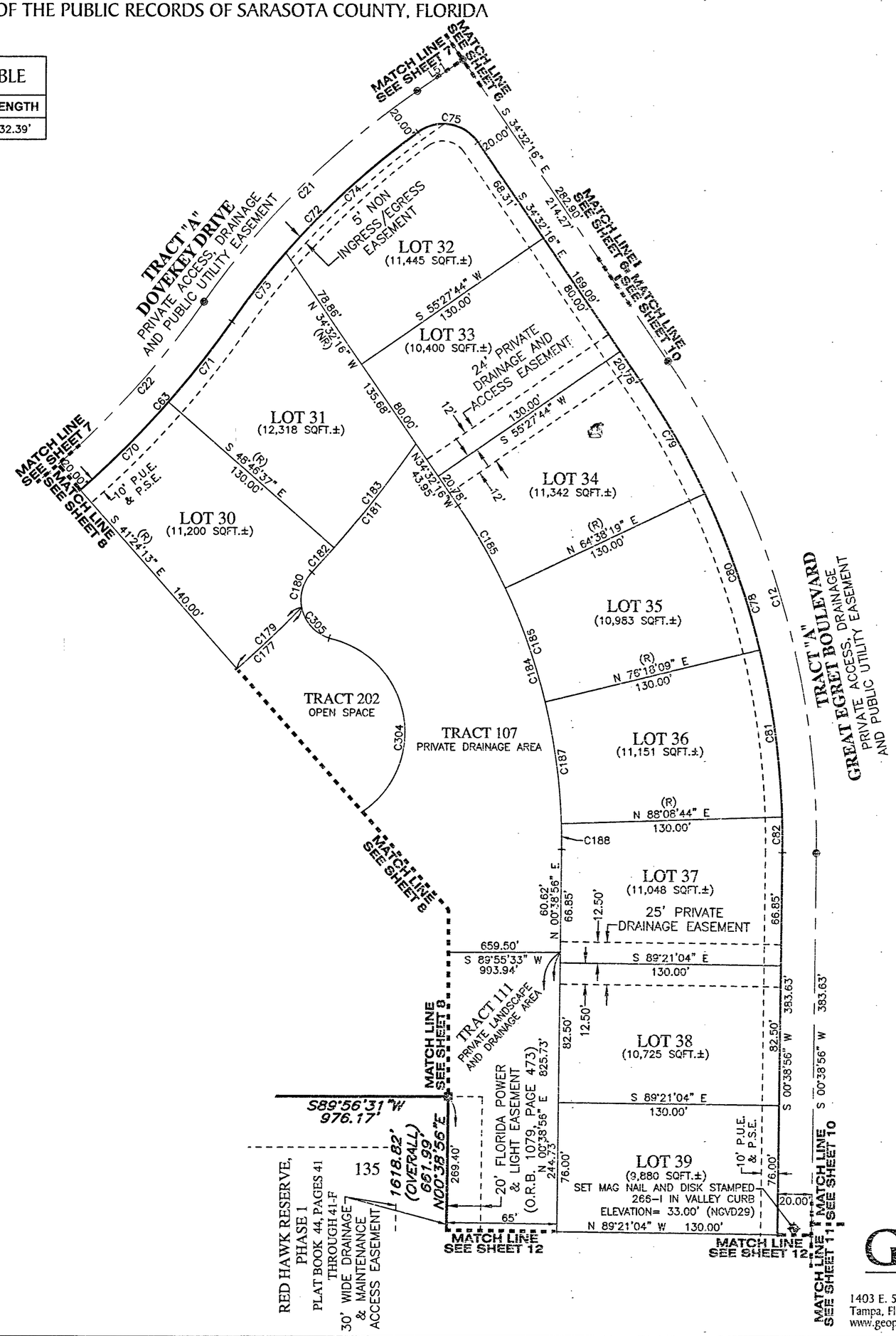
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C12	500.00'	35°11'12"	307.06'	302.26'	N 16°56'40" W
C21	500.00'	20°17'28"	177.07'	176.15'	S 45°19'00" W
C22	550.00'	54°45'16"	525.61'	505.83'	N 62°32'55" E
C63	570.00'	54°45'16"	544.72'	524.23'	N 62°32'55" E
C70	570.00'	7°22'25"	73.35'	73.30'	N 44°54'35" E
C71	570.00'	6°03'06"	60.20'	60.18'	N 38°11'50" E
C72	480.00'	18°42'12"	156.69'	155.99'	S 44°31'23" W
C73	480.00'	6°06'30"	51.17'	51.15'	S 38°13'32" W
C74	480.00'	12°35'42"	105.52'	105.30'	S 47°34'38" W
C75	25.00'	91°35'15"	39.96'	35.84'	N 80°19'53" W
C78	480.00'	35°11'12"	294.78'	290.17'	N 16°56'40" W
C79	480.00'	9°10'35"	76.88'	76.79'	N 29°56'58" W
C80	480.00'	11°39'50"	97.72'	97.55'	N 19°31'46" W
C81	480.00'	11°50'34"	99.21'	99.04'	N 07°46'33" W
C82	480.00'	2°30'12"	20.97'	20.97'	N 00°36'10" W
C177	710.00'	7°24'13"	91.75'	91.68'	N 48°04'37" E
C179	710.00'	4°13'17"	52.31'	52.30'	N 46°29'09" E
C180	24.00'	53°32'22"	22.43'	21.62'	S 16°02'51" W
C181	700.00'	7°58'32"	97.44'	97.36'	N 38°49'47" E
C182	700.00'	1°35'40"	19.48'	19.48'	N 42°01'13" E
C183	700.00'	6°22'52"	77.96'	77.92'	N 38°01'57" E
C184	350.00'	35°11'12"	214.94'	211.58'	N 16°56'40" W
C185	350.00'	9°10'35"	56.06'	56.00'	N 29°56'58" W
C186	350.00'	11°39'50"	71.25'	71.13'	N 19°31'46" W
C187	350.00'	11°50'34"	72.34'	72.22'	N 07°46'33" W
C188	350.00'	2°30'12"	15.29'	15.29'	N 00°36'10" W
C304	56.48'	251°44'43"	248.15'	91.53'	N 47°44'37" E
C305	23.10'	63°02'15"	25.42'	24.16'	S 42°17'21" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L51	N 55°27'44" E	32.39'



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NORTH

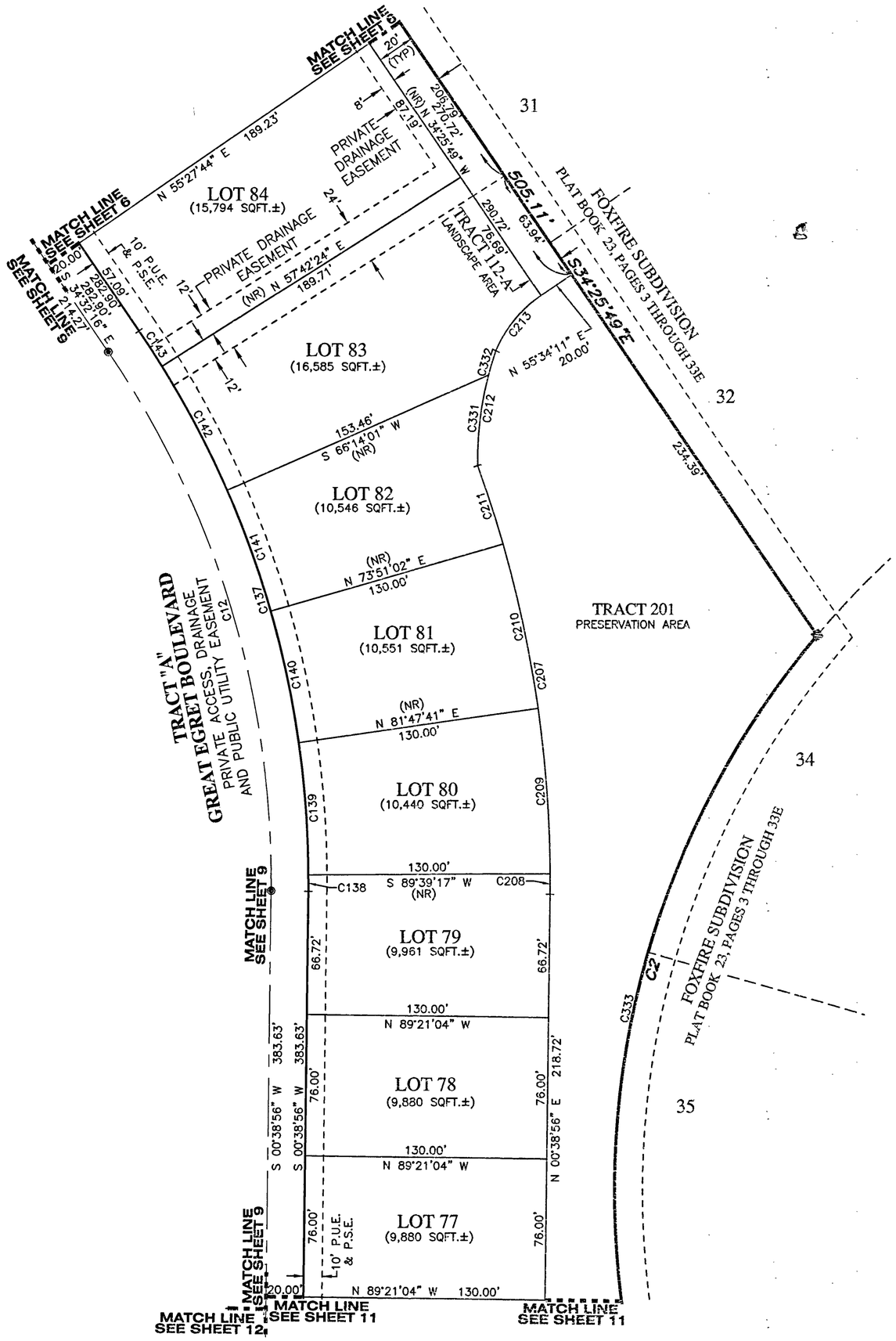
SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	465.00'	164°24'33"	1334.31'	921.41'	S 42°13'33" E
C12	500.00'	35°11'12"	307.06'	302.26'	N 16°56'40" W
C137	520.00'	35°11'12"	319.34'	314.35'	N 16°56'40" W
C138	520.00'	0°56'01"	8.78'	8.78'	N 00°09'56" E
C139	520.00'	7°51'57"	71.39'	71.33'	N 04°15'04" W
C140	520.00'	7°57'00"	72.15'	72.09'	N 12°09'32" W
C141	520.00'	7°37'23"	69.18'	69.13'	N 19°56'44" W
C142	520.00'	8°16'57"	75.17'	75.10'	N 27°53'54" W
C143	520.00'	2°29'54"	22.67'	22.67'	N 33°17'19" W
C207	650.00'	20°41'52"	234.81'	233.53'	N 09°42'00" W
C208	650.00'	0°58'21"	11.03'	11.03'	N 00°09'46" E
C209	650.00'	7°51'53"	89.22'	89.15'	N 04°15'21" W
C210	650.00'	7°56'56"	90.18'	90.10'	N 12°09'45" W
C211	650.00'	3°54'42"	44.38'	44.37'	N 18°05'35" W
C212	177.00'	20°14'31"	62.53'	62.21'	S 08°58'38" W
C213	68.00'	32°42'32"	38.82'	38.29'	S 39°11'56" W
C232	485.00'	28°55'51"	244.90'	242.30'	S 70°02'06" W
C333	465.00'	55°52'57"	453.53'	435.77'	S 12°02'15" W



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NORTH

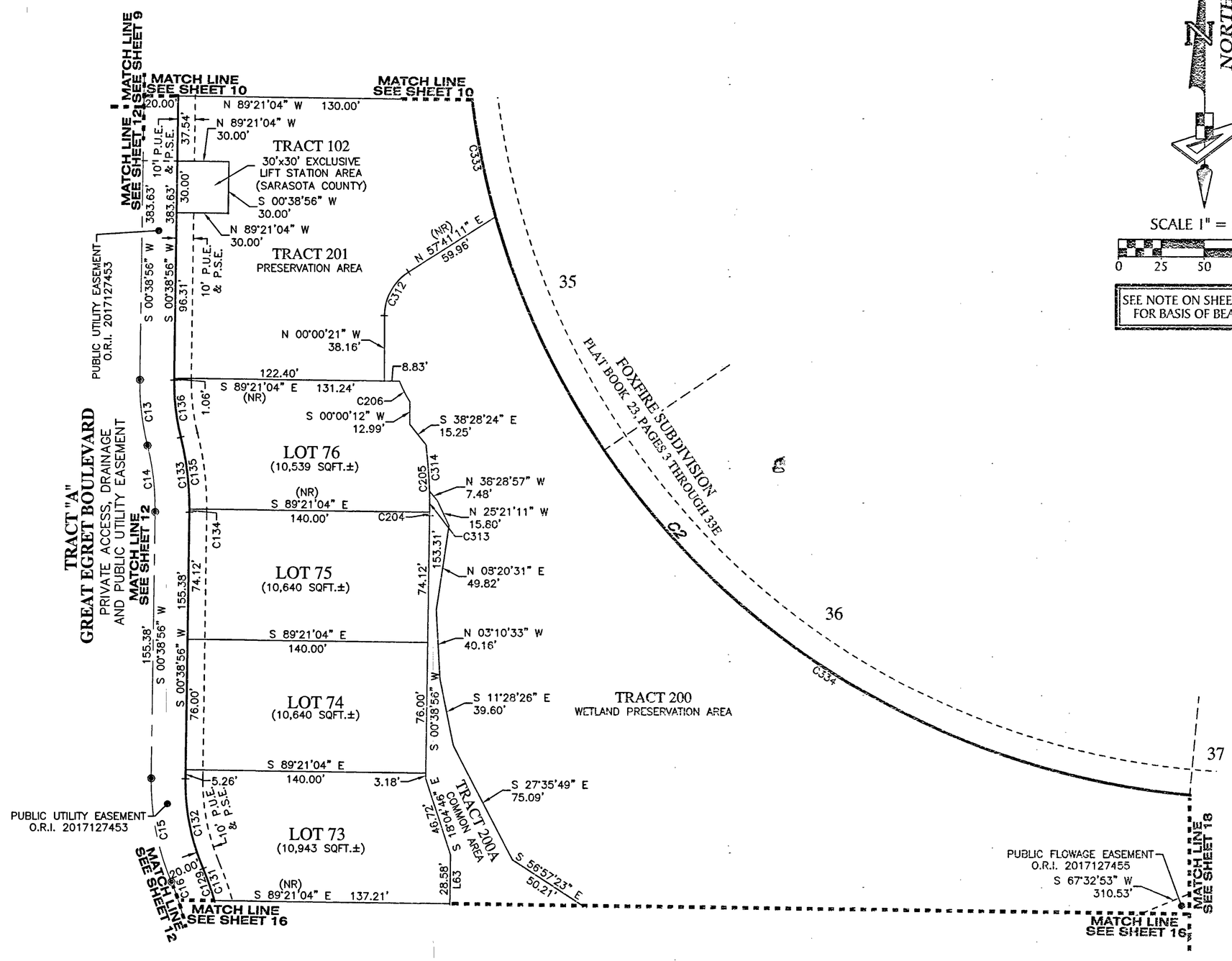
SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	465.00'	164°24'33"	1334.31'	921.41'	S 42°13'33" E
C13	150.00'	14°50'06"	38.84'	38.73'	S 06°46'07" E
C14	150.00'	14°50'06"	38.84'	38.73'	N 06°46'07" W
C15	150.00'	23°38'05"	61.88'	61.44'	S 11°10'06" E
C16	150.00'	23°38'05"	61.88'	61.44'	N 11°10'06" W
C129	170.00'	23°38'05"	70.13'	69.63'	N 11°10'06" W
C131	170.00'	6°41'48"	19.87'	19.86'	N 19°38'15" W
C132	130.00'	23°38'05"	53.63'	53.25'	S 11°10'06" E
C133	170.00'	14°50'06"	44.02'	43.89'	N 06°46'07" W
C134	170.00'	0°37'56"	1.88'	1.88'	N 00°19'58" E
C135	170.00'	14°12'10"	42.14'	42.03'	N 07°05'05" W
C136	130.00'	14°50'06"	33.66'	33.57'	S 06°46'07" E
C204	310.00'	0°20'48"	1.88'	1.88'	N 00°28'32" E
C205	310.00'	7°15'31"	39.27'	39.25'	N 03°19'37" W
C206	73.91'	10°32'11"	13.59'	13.57'	S 26°52'13" E
C232	485.00'	28°55'51"	244.90'	242.30'	S 70°02'06" W
C312	30.00'	57°41'32"	30.21'	28.95'	S 28°50'25" W
C313	310.00'	2°38'10"	14.26'	14.26'	N 00°40'09" W
C314	310.00'	4°58'08"	26.89'	26.88'	N 04°28'18" W
C333	465.00'	55°52'57"	453.53'	435.77'	S 12°02'15" W
C334	465.00'	82°24'59"	668.87'	612.68'	S 57°06'43" E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L63	S 00°38'56" W	68.15'



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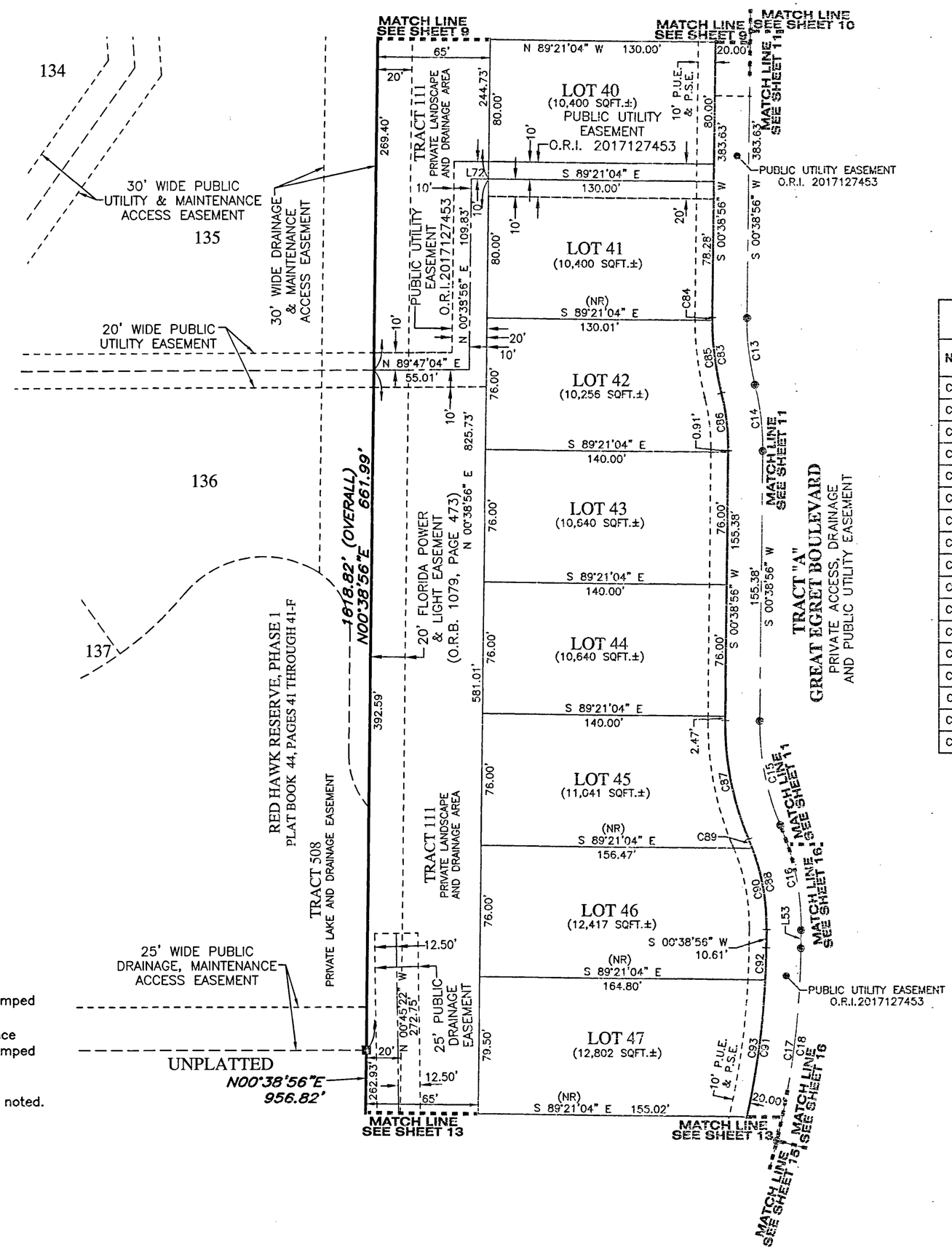

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C13	150.00'	14°50'06"	38.84'	38.73'	S 06°46'07" E
C14	150.00'	14°50'06"	38.84'	38.73'	N 06°46'07" W
C15	150.00'	23°38'05"	61.88'	61.44'	S 11°10'06" E
C16	150.00'	23°38'05"	61.88'	61.44'	N 11°10'06" W
C17	500.00'	23°46'57"	207.54'	206.06'	N 12°32'25" E
C18	500.00'	12°55'04"	112.73'	112.49'	N 07°06'28" E
C83	170.00'	14°50'06"	44.02'	43.89'	S 06°46'07" E
C84	170.00'	0°34'50"	1.72'	1.72'	S 00°21'31" W
C85	170.00'	14°15'16"	42.29'	42.19'	S 07°03'32" E
C86	130.00'	14°50'06"	33.66'	33.57'	N 06°46'07" W
C87	170.00'	23°38'05"	70.13'	69.63'	S 11°10'06" E
C88	130.00'	23°38'05"	53.63'	53.25'	N 11°10'06" W
C89	130.00'	2°33'46"	5.82'	5.81'	N 21°42'16" W
C90	130.00'	21°04'19"	47.81'	47.54'	N 09°53'13" W
C91	480.00'	23°46'57"	199.24'	197.81'	N 12°32'25" E
C92	480.00'	2°13'35"	18.65'	18.65'	N 01°45'44" E
C93	480.00'	9°34'20"	80.19'	80.10'	N 07°39'41" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L53	S 00°38'56" W	10.61'
L72	S 89°21'04" E	10.00'

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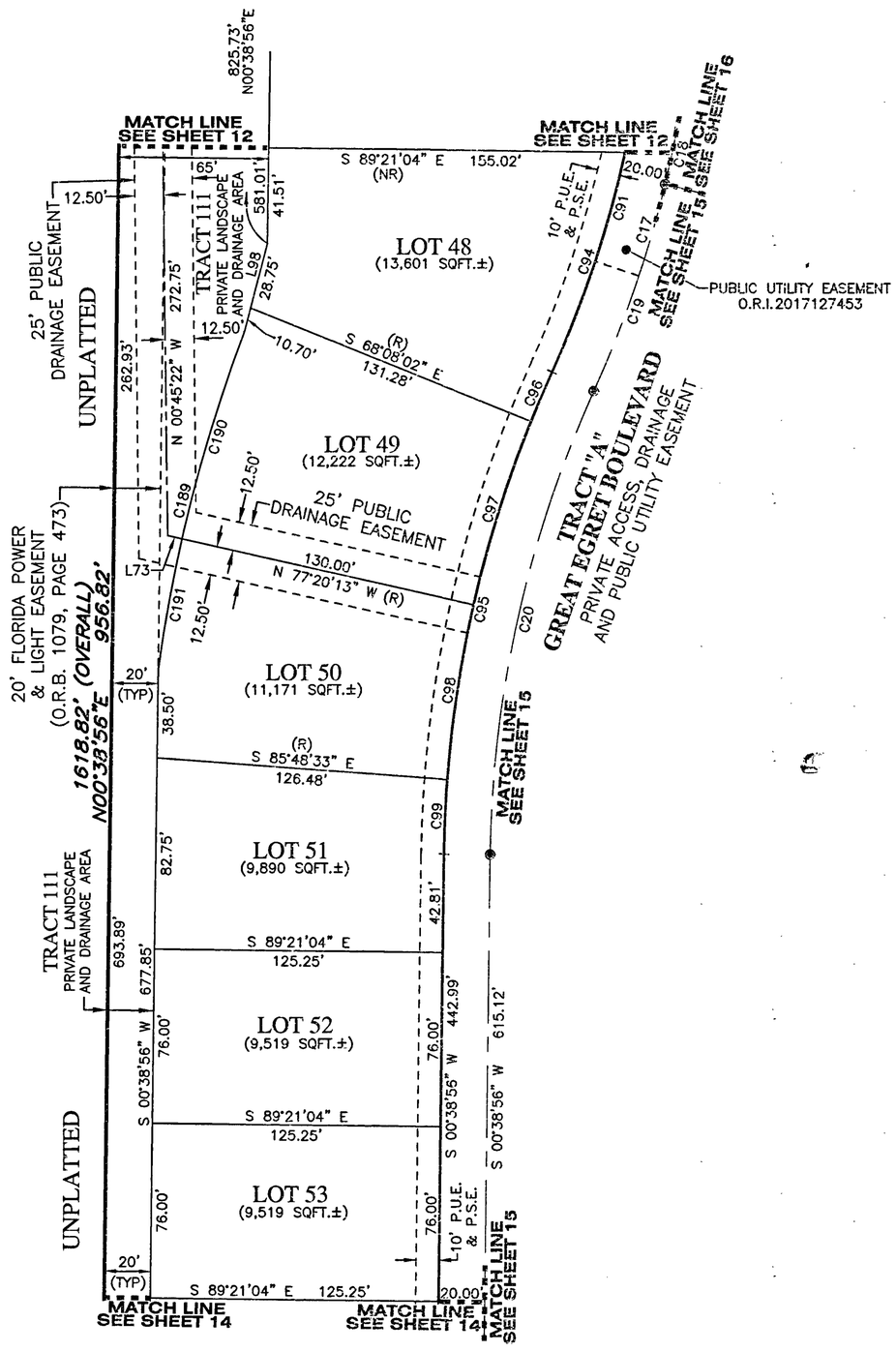

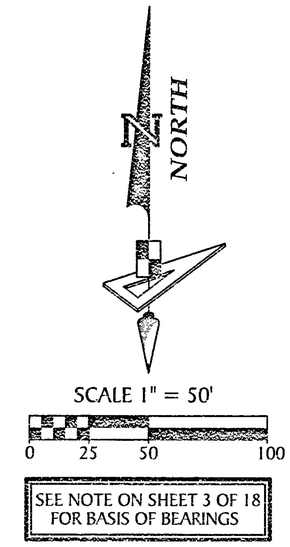

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	500.00'	23°46'57"	207.54'	206.06'	N 12°32'25" E
C18	500.00'	12°55'04"	112.73'	112.49'	N 07°06'28" E
C19	500.00'	10°51'53"	94.81'	94.67'	N 18°59'57" E
C20	500.00'	23°46'57"	207.54'	206.06'	S 12°32'25" W
C91	480.00'	23°46'57"	199.24'	197.81'	N 12°32'25" E
C94	480.00'	11°59'03"	100.40'	100.21'	N 18°26'22" E
C95	520.00'	23°46'57"	215.84'	214.30'	S 12°32'25" W
C96	520.00'	2°33'56"	23.28'	23.28'	S 23°08'56" W
C97	520.00'	9°12'11"	83.52'	83.43'	S 17°15'52" W
C98	520.00'	8°26'20"	76.89'	76.82'	S 08°25'37" W
C99	520.00'	3°32'31"	32.14'	32.14'	S 02°25'12" W
C189	650.00'	13°21'03"	151.46'	151.12'	S 14°15'19" W
C190	650.00'	8°16'03"	93.79'	93.71'	S 16°47'49" W
C191	650.00'	5°04'59"	57.67'	57.65'	S 10°07'17" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L73	N 77°20'13" W	6.39'
L98	N 14°30'47" E	39.45'

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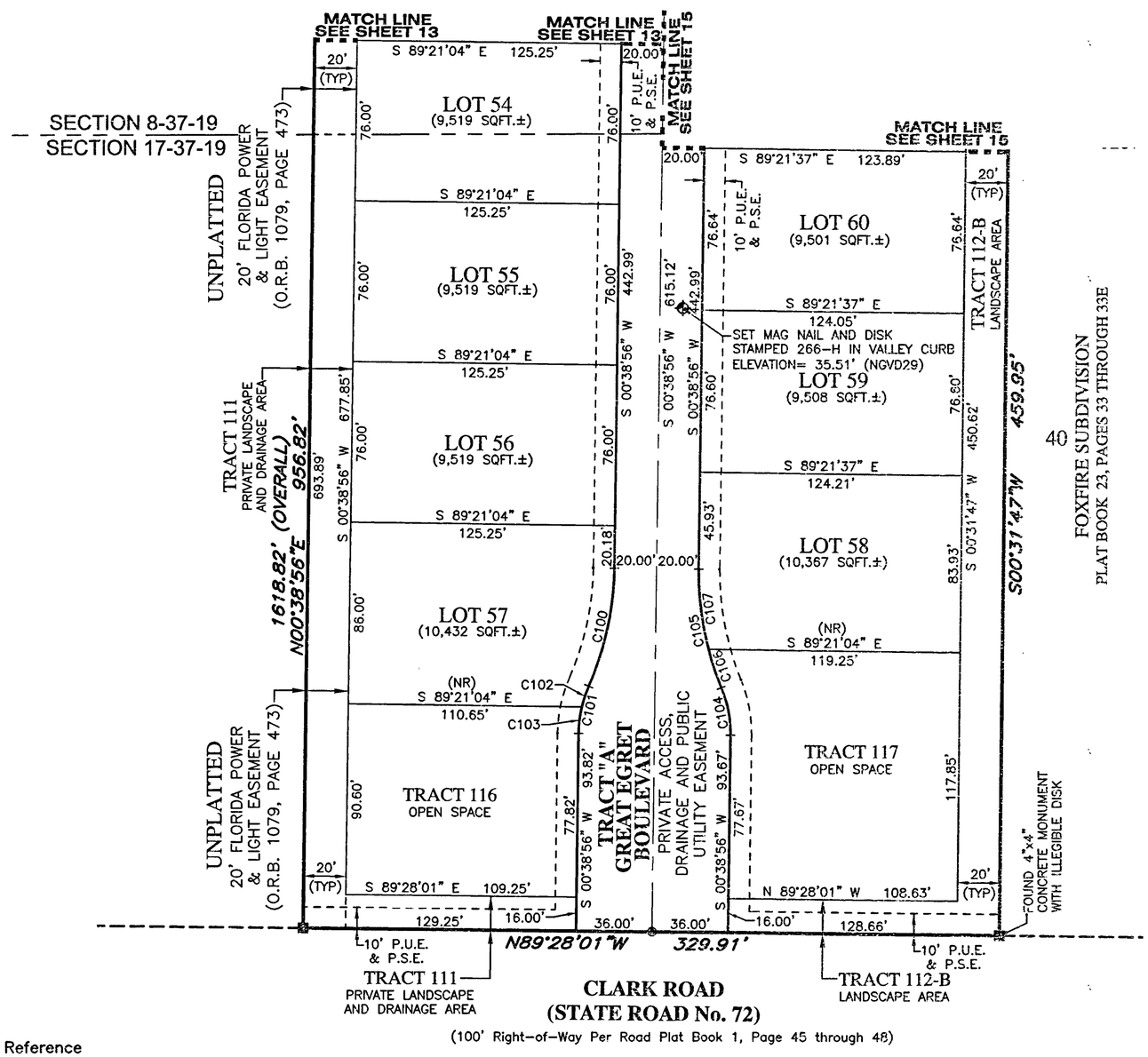

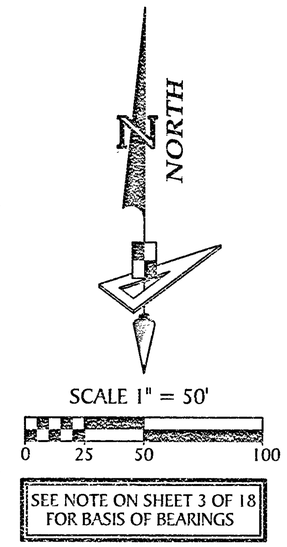

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C100	143.00'	23°04'26"	57.59'	57.20'	N 12°11'09" E
C101	57.00'	23°04'26"	22.95'	22.80'	S 12°11'09" W
C102	57.00'	10°20'33"	10.29'	10.28'	S 18°33'06" W
C103	57.00'	12°43'53"	12.67'	12.64'	S 07°00'53" W
C104	57.00'	23°04'26"	22.95'	22.80'	N 10°53'17" W
C105	143.00'	23°04'26"	57.59'	57.20'	S 10°53'17" E
C106	143.00'	7°40'13"	19.14'	19.13'	S 18°35'23" E
C107	143.00'	15°24'13"	38.44'	38.33'	S 07°03'10" E

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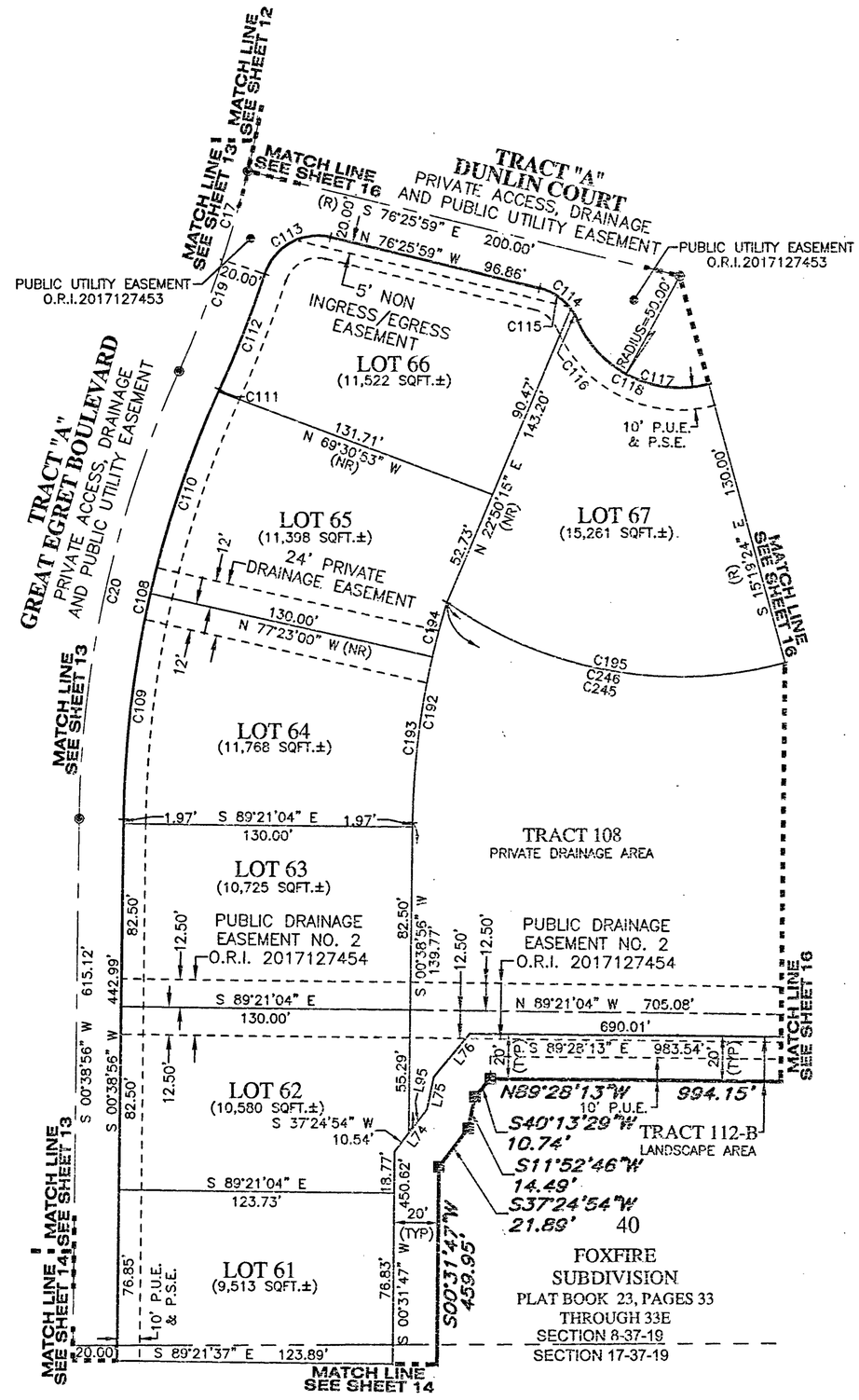
A SUBDIVISION LYING IN SECTIONS 8 AND 17, TOWNSHIP 37 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, AND BEING A PARTIAL REPLAT OF LOTS 29, 30, AND A PORTION OF LOT 40, ACCORDING TO THE PLAT OF FOXFIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 23, PAGES 33 THROUGH 33E, ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

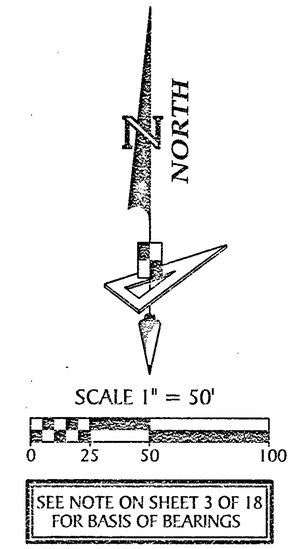
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C17	500.00'	23°46'57"	207.54'	206.06'	N 12°32'25" E
C19	500.00'	10°51'53"	94.81'	94.67'	N 18°59'57" E
C20	500.00'	23°46'57"	207.54'	206.06'	S 12°32'25" W
C108	480.00'	23°46'57"	199.24'	197.81'	S 12°32'25" W
C109	480.00'	12°11'26"	102.13'	101.93'	S 06°44'39" W
C110	480.00'	11°27'58"	96.06'	95.90'	S 18°34'21" W
C111	480.00'	0°07'34"	1.06'	1.06'	S 24°22'07" W
C112	520.00'	6°07'43"	55.62'	55.59'	N 21°22'02" E
C113	25.00'	85°15'50"	37.20'	33.86'	S 60°56'06" W
C114	25.00'	53°07'48"	23.18'	22.36'	N 49°52'05" W
C115	25.00'	39°13'06"	17.11'	16.78'	N 56°49'26" W
C116	25.00'	13°54'42"	6.07'	6.06'	N 30°15'32" W
C117	50.00'	286°15'37"	249.81'	60.00'	N 13°34'01" E
C118	50.00'	82°01'13"	71.58'	65.62'	S 64°18'47" E
C192	350.00'	16°26'41"	100.45'	100.11'	S 08°52'17" W
C193	350.00'	12°16'24"	74.97'	74.83'	S 06°47'08" W
C194	350.00'	4°10'17"	25.48'	25.48'	S 15°00'29" W
C195	180.00'	50°49'58"	159.70'	154.51'	S 79°54'25" E
C245	180.00'	143°24'26"	450.53'	341.80'	N 53°48'21" E
C246	180.00'	113°17'41"	355.93'	300.71'	N 68°51'44" E

LINE DATA TABLE

NO.	BEARING	LENGTH
L74	N 37°24'54" E	24.03'
L75	N 11°52'46" E	15.01'
L76	N 40°13'29" E	25.18'
L95	N 37°24'54" E	13.49'





LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument – 4"x4" Concrete Monument Stamped "P.R.M. LB7768", unless otherwise noted.
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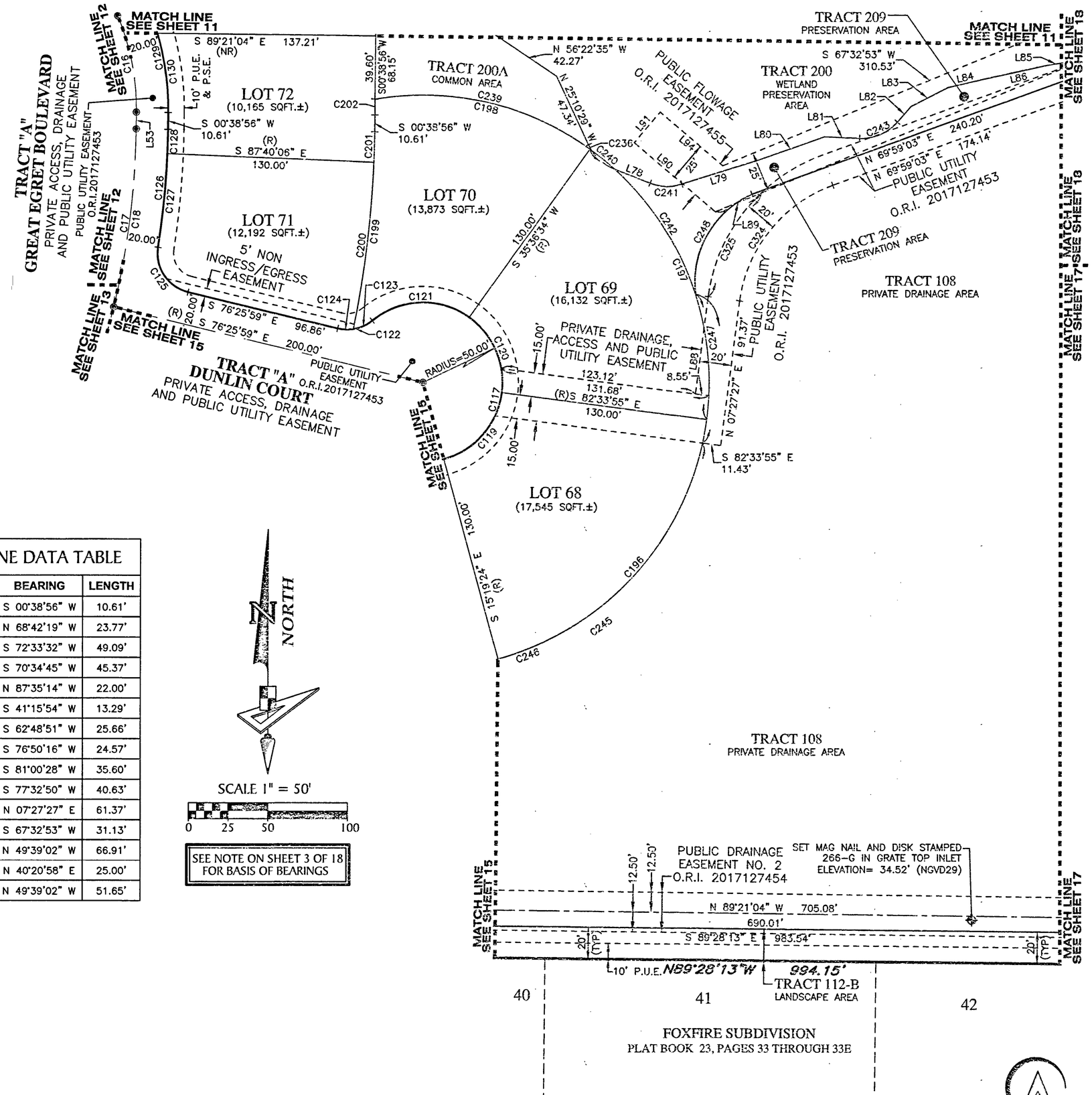
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C16	150.00'	23°38'05"	61.88'	61.44'	N 11°10'06" W
C17	500.00'	23°46'57"	207.54'	206.06'	N 12°32'25" E
C18	500.00'	12°55'04"	112.73'	112.49'	N 07°06'28" E
C117	50.00'	286°15'37"	249.81'	60.00'	N 13°34'01" E
C119	50.00'	67°14'32"	58.68'	55.37'	N 41°03'20" E
C120	50.00'	61°49'31"	53.95'	51.37'	N 23°28'41" W
C121	50.00'	75°10'21"	65.60'	61.00'	S 88°01'23" W
C122	25.00'	53°07'48"	23.18'	22.36'	N 77°00'06" E
C123	25.00'	30°28'26"	13.30'	13.14'	N 65°40'25" E
C124	25.00'	22°39'22"	9.89'	9.82'	S 87°45'40" E
C125	25.00'	85°15'50"	37.20'	33.86'	S 33°48'05" E
C126	520.00'	8°10'54"	74.25'	74.19'	N 04°44'23" E
C127	520.00'	6°29'57"	58.98'	58.95'	N 05°34'52" E
C128	520.00'	1°40'57"	15.27'	15.27'	N 01°29'25" E
C129	170.00'	23°38'05"	70.13'	69.63'	N 11°10'06" W
C130	170.00'	16°56'17"	50.26'	50.07'	N 07°49'12" W
C196	180.00'	67°14'32"	211.25'	199.33'	N 41°03'20" E
C197	180.00'	61°49'31"	194.23'	184.94'	N 23°28'41" W
C198	180.00'	45°20'45"	142.46'	138.77'	N 77°03'49" W
C199	650.00'	10°59'04"	124.62'	124.42'	N 06°08'28" E
C200	650.00'	9°18'07"	105.53'	105.41'	N 06°58'57" E
C201	650.00'	1°40'57"	19.09'	19.09'	N 01°29'25" E
C202	303.03'	1°52'53"	9.95'	9.95'	N 00°17'47" W
C236	30.00'	7°18'49"	3.83'	3.83'	N 26°49'53" W
C239	180.00'	45°43'00"	143.62'	139.84'	N 76°52'41" W
C240	180.00'	6°03'55"	19.05'	19.05'	N 50°59'13" W
C241	30.00'	38°44'09"	20.28'	19.90'	S 88°04'23" E
C242	180.00'	30°03'24"	94.43'	93.35'	N 32°55'33" W
C243	30.00'	51°08'52"	26.78'	25.90'	N 66°50'20" E
C245	180.00'	143°24'26"	450.53'	341.80'	N 53°48'21" E
C246	180.00'	113°17'41"	355.93'	300.71'	N 68°51'44" E
C247	180.00'	29°18'52"	92.09'	91.09'	N 03°14'26" W
C248	60.40'	73°21'34"	77.33'	72.16'	N 29°23'17" E
C324	90.00'	62°31'36"	98.22'	93.42'	S 38°43'15" W
C325	110.00'	38°54'49"	74.71'	73.28'	S 26°54'52" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L53	S 00°38'56" W	10.61'
L78	N 68°42'19" W	23.77'
L79	S 72°33'32" W	49.09'
L80	S 70°34'45" W	45.37'
L81	N 87°35'14" W	22.00'
L82	S 41°15'54" W	13.29'
L83	S 62°48'51" W	25.66'
L84	S 76°50'16" W	24.57'
L85	S 81°00'28" W	35.60'
L86	S 77°32'50" W	40.63'
L88	N 07°27'27" E	61.37'
L89	S 67°32'53" W	31.13'
L90	N 49°39'02" W	66.91'
L91	N 40°20'58" E	25.00'
L94	N 49°39'02" W	51.65'



NORTH

SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

LEGEND:

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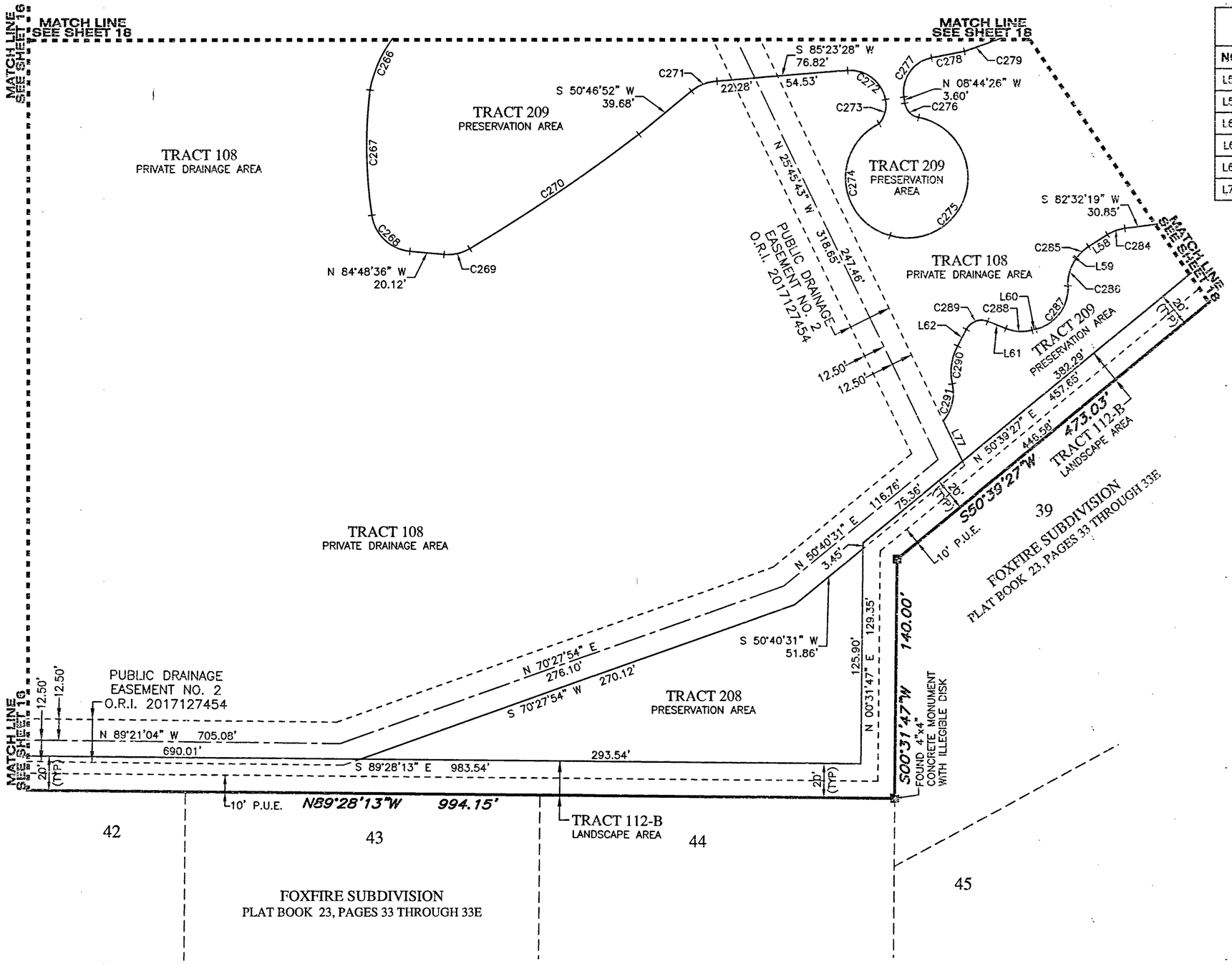
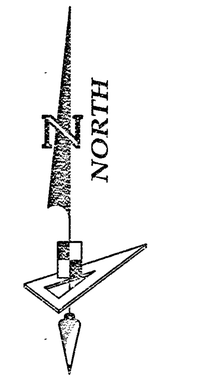


LINE DATA TABLE		
NO.	BEARING	LENGTH
L58	S 57°47'28" W	13.16'
L59	S 35°28'35" W	0.82'
L60	S 75°27'14" W	2.41'
L61	N 68°11'57" W	11.35'
L62	S 27°49'41" W	11.05'
L77	S 25°45'43" E	26.11'



SCALE 1" = 50'

0 25 50 100

SEE NOTE ON SHEET 3 OF 18 FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C266	72.78'	35°42'32"	45.36'	44.63'	S 28°33'15" W
C267	270.28'	15°30'53"	73.19'	72.96'	S 00°53'36" E
C268	25.00'	76°09'33"	33.23'	30.84'	S 46°43'49" E
C269	25.00'	35°54'09"	15.67'	15.41'	N 77°14'19" E
C270	1046.39'	6°33'10"	119.67'	119.61'	N 56°00'40" E
C271	25.33'	36°52'52"	16.31'	16.03'	S 69°13'18" W
C272	20.97'	83°20'36"	30.50'	27.88'	N 52°56'14" W
C273	16.27'	52°49'13"	15.00'	14.48'	N 15°08'40" E
C274	35.07'	139°21'45"	85.30'	65.78'	S 05°36'45" E
C275	35.56'	186°15'21"	115.60'	71.01'	N 13°36'35" E
C276	10.00'	70°46'40"	12.35'	11.58'	S 44°07'46" E
C277	20.00'	88°23'37"	30.86'	27.88'	S 35°27'23" W
C278	871.78'	1°17'42"	19.70'	19.70'	N 79°00'20" E
C279	370.70'	16°06'24"	104.21'	103.87'	N 63°55'23" E
C284	25.00'	24°44'52"	10.80'	10.71'	S 70°09'54" W
C285	25.00'	22°18'53"	9.74'	9.68'	S 46°38'01" W
C286	25.00'	38°16'40"	16.70'	16.39'	S 16°20'15" W
C287	25.00'	78°15'19"	34.15'	31.55'	N 36°19'35" E
C288	25.00'	36°20'49"	15.86'	15.59'	S 86°22'22" E
C289	10.00'	83°58'21"	14.66'	13.38'	S 69°48'52" W
C290	31.64'	41°11'58"	22.75'	22.27'	S 07°51'48" W
C291	25.08'	52°56'43"	23.18'	22.36'	N 13°44'11" E

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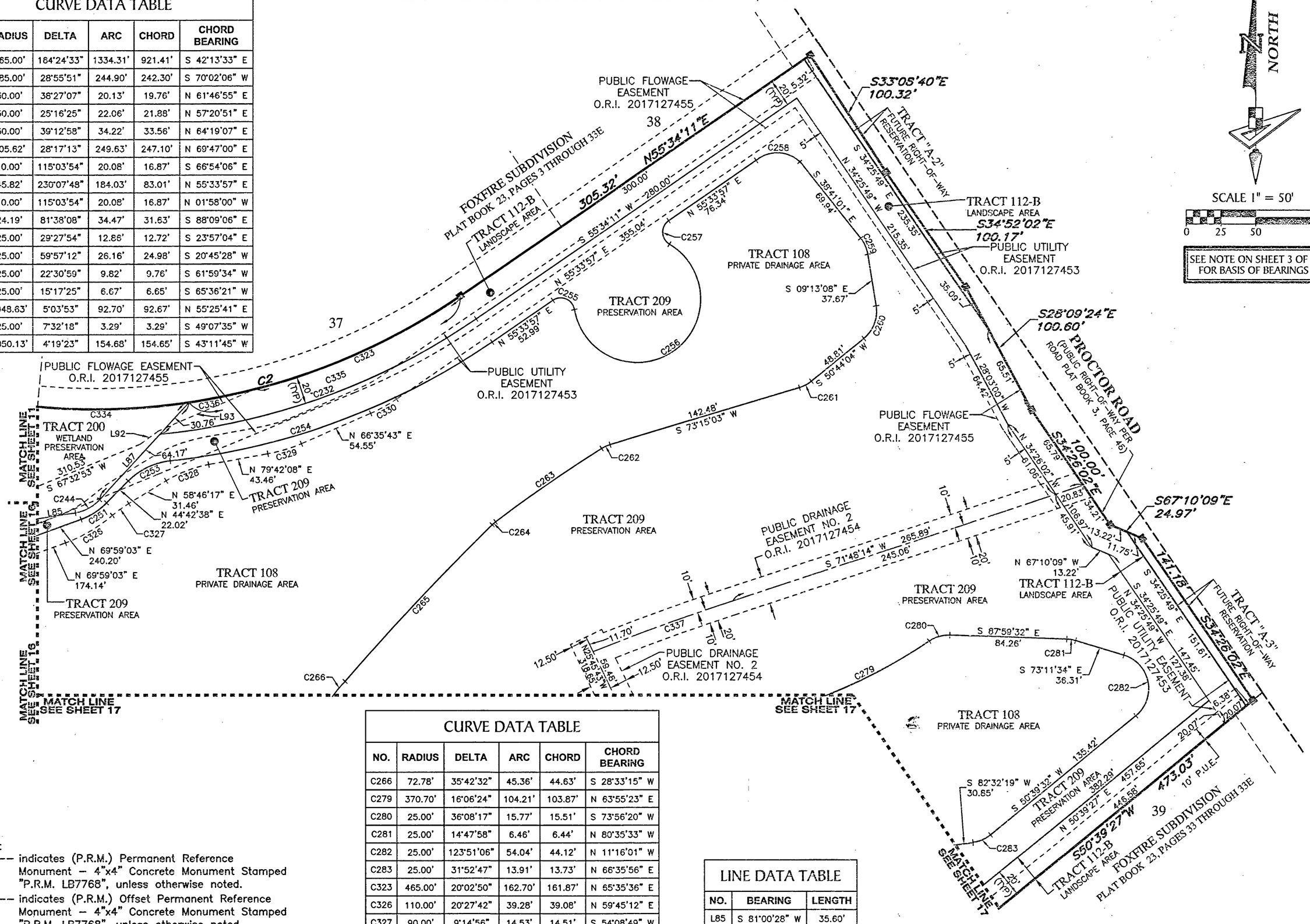

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	465.00'	164°24'33"	1334.31'	921.41'	S 42°13'33" E
C232	485.00'	28°55'51"	244.90'	242.30'	S 70°02'06" W
C244	30.00'	38°27'07"	20.13'	19.76'	N 61°46'55" E
C251	50.00'	25°16'25"	22.06'	21.88'	N 57°20'51" E
C253	50.00'	39°12'58"	34.22'	33.56'	N 64°19'07" E
C254	505.62'	28°17'13"	249.63'	247.10'	N 69°47'00" E
C255	10.00'	115°03'54"	20.08'	16.87'	S 66°54'06" E
C256	45.82'	230°07'48"	184.03'	83.01'	N 55°33'57" E
C257	10.00'	115°03'54"	20.08'	16.87'	N 01°58'00" W
C258	24.19'	81°38'08"	34.47'	31.63'	S 88°09'06" E
C259	25.00'	29°27'54"	12.86'	12.72'	S 23°57'04" E
C260	25.00'	59°57'12"	26.16'	24.98'	S 20°45'28" W
C261	25.00'	22°30'59"	9.82'	9.76'	S 61°59'34" W
C262	25.00'	15°17'25"	6.67'	6.65'	S 65°36'21" W
C263	1048.63'	5°03'53"	92.70'	92.67'	N 55°25'41" E
C264	25.00'	7°32'18"	3.29'	3.29'	S 49°07'35" W
C265	2050.13'	4°19'23"	154.68'	154.65'	S 43°11'45" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C266	72.78'	35°42'32"	45.36'	44.63'	S 28°33'15" W
C279	370.70'	16°06'24"	104.21'	103.87'	N 63°55'23" E
C280	25.00'	36°08'17"	15.77'	15.51'	S 73°56'20" W
C281	25.00'	14°47'58"	6.46'	6.44'	N 80°35'33" W
C282	25.00'	123°51'06"	54.04'	44.12'	N 11°16'01" W
C283	25.00'	31°52'47"	13.91'	13.73'	N 66°35'56" E
C323	465.00'	20°02'50"	162.70'	161.87'	N 65°35'36" E
C326	110.00'	20°27'42"	39.28'	39.08'	N 59°45'12" E
C327	90.00'	9°14'56"	14.53'	14.51'	S 54°08'49" W
C328	90.00'	20°55'51"	32.88'	32.70'	S 69°14'13" W
C329	110.00'	13°06'26"	25.16'	25.11'	N 73°08'56" E
C330	110.00'	11°01'46"	21.17'	21.14'	N 61°04'50" E
C334	465.00'	82°24'59"	668.87'	612.68'	S 57°06'43" E
C335	465.00'	26°06'37"	211.90'	210.08'	N 68°37'29" E
C336	465.00'	6°03'46"	49.21'	49.18'	N 78°38'55" E
C337	1728.00'	3°32'37"	106.87'	106.85'	S 70°01'44" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L85	S 81°00'28" W	35.60'
L87	S 42°33'21" W	94.93'
L92	N 53°54'13" E	15.70'
L93	S 66°46'27" W	76.47'

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