STONEYBROOK LANDING

A REPLAT OF A PORTION OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ALL BEING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018020753 6 PG(S)
February 16, 2018 03:34:55 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONER

STATE OF FLORIDA }
S.S.
COUNTY OF SARASOTA }

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 13 day of February, A.D., 2018.

County Attorney

County Engineer

Chairman Board of County Commissioners

SURVEYOR'S NOTES:

1. Bearings shown hereon are assumed, and refer to the Southwest Right-of-Way of West River Road Being the Northeast Line of Subject Subdivision, bearing being South 30°37'47" East, as shown hereon and Monumented.

2. "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Sarasota County, Florida."

3. The Declaration of covenants, conditions and restriction for Stoneybrook Landing is recorded in Official Records Instrument Number 2018020752, Public Records of Sarasota County, Florida.

4. The notice to purchaser is simultaneously recorded with this plat in Official Records as Instrument Number 2018020749, Public Records of Sarasota County, Florida.

5. The State Plane Coordinate shown hereon is based from a National Geodetic Survey (NGS) GPS Station 175 83 A25, Florida State Plane Coordinate System, West Zone, North American Datum 1983, with a Scale Factor of 0.99995592.

6. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation/conservation areas, unless written approval is first obtained from the resource permitting division.

7. The Sarasota County Floodplain Delineation Plan has been recorded in Miscellaneous Map Book 2, Page 39 of the public records of Sarasota County Florida.

8. Elevations are based from a National Geodetic Survey (NGS) Benchmark "Triangle 2 AZ MK" with a published elevation of 9.69 feet National Geodetic Vertical Datum of 1929 (NGVD29).

9. Subject to a Comcast easement recorded in Official Records Instrument No. 2015117315 of the Public Records of Sarasota County, Florida.

10. An Open Space Restriction and Covenant is simultaneously recorded with this Plat in Official Records Instrument Number 2018020751, Public Records of Sarasota County, Florida.

11. The native habitat preserve areas and conservation 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 id 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.

12. A consent to Subdivision Plat and All Dedications and Reservations Thereon is simultaneously recorded with this plat in Official Records Instrument Number 2018020750, Public Records of Sarasota County, Florida.

CERTIFICATE OF APPROVAL OF COUNTY SURVEYOR

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, Platting of the Florida Statures and Sarasota County Land Development as amended.

BY: _____ 1-31-18
County Surveyor Date

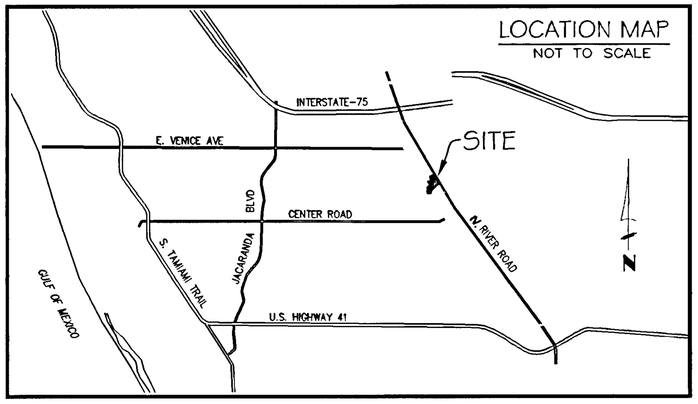
CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I, the undersigned Florida Licensed Professional Surveyor and Mapper, hereby certify that this plat is a true and correct representation of the lands surveyed was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177, and that the Permanent Reference Monuments (PRM's) were installed on January 10, 2018. The Permanent Control Points (PCP's) lot boundary corner and Bench Marks (BM) installation will be completed within ,1 (one) year from the date of recording and will be certified by a recorded affidavit.

DATE: 01-08-18

Michael P. Allen P.S.M. #6822

LOCATION MAP
NOT TO SCALE



CERTIFICATE OF APPROVAL OF COUNTY CLERK

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 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 52 Page 47, Public Records of Sarasota County, Florida, this 16 day of February, A.D., 2018.

Karen E. Rushing,
Clerk of the Circuit Court of Sarasota County, Florida

By: Fred Miller
F. Miller, Deputy Clerk

CERTIFICATE OF OWNERSHIP AND PUBLIC DEDICATION

STATE OF FLORIDA }
SS
COUNTY OF LEE }

Lennar Homes, LLC a Florida limited Liability Company, by its Vice President, Darin McMurray, acting by and with authority of it's members, certifies ownership by said Limited Liability Company, of "Stoneybrook Landing" shown and described hereon.

Said Company does hereby dedicate in perpetuity and for its exclusive use all easements identified as "Drainage Easements." as shown herein, to the Stoneybrook Landing Homeowners Association, Inc. for the purpose of pedestrian and vehicular ingress and egress, temporary parking, installation, construction, inspection, repair replacement, upgrade and maintenance of the stormwater management and drainage facilities. Underlying lands being the perpetual maintenance obligation of Stoneybrook Landing Property Owners Association, inc., its grantees, successors and/or assigns, without recourse to the County of Sarasota.

Said Company does hereby dedicate and set apart easements identified as "Public Utility Easement", "Public Drainage Easement", "Public Flowage Easement" and "Exclusive Sarasota County Utilities Lift Station Easement" to the County of Sarasota.

Does hereby dedicate to Stoneybrook Landing Homeowners Association, Inc., its successors and assigns, all tracts designated 500's being "Private Lake, Drainage and Public Flowage Easement".

Does hereby Dedicate To Stoneybrook Landing Homeowners Association, Inc., its successors and assigns, all tracts designated 600's being "Common Area, Open Space (Public Flowage and Public Utility Easement)".

Does hereby Dedicate To Stoneybrook Landing Homeowners Association, Inc., its successors and assigns, all tracts designated 800's being "Conservation, Open Space (Public Flowage and Public Utility Easement)".

Said Company hereby dedicates and set apart Tract 100 (Private Road) and other easements shown hereon to the Stoneybrook Landing Property Owners Association, Inc., its successors and/or assigns, members, respective guests, licensees, invitees, utilities serving the subdivision including the County of Sarasota utilities, electric, cable television and related services, 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 by this plat.

IN WITNESS WHEREOF, Darin McMurray as Vice President, has caused this dedication to be made and signed this 10TH day of JANUARY, A.D. 2018.

WITENSS: Hilda Delgado
Print Name: Hilda Delgado

WITNESS: Joan Campagna
Print Name: Joan Campagna

LENNAR HOMES, LLC, a Limited Liability Company

BY: _____
Darin McMurray, Vice President

STATE OF FLORIDA }
SS
COUNTY OF LEE }

BEFORE ME, the undersigned Notary Public, personally appeared Darin McMurray, Vice President of Lennar Homes, LLC, a Florida Limited Liability Company, to me known to be the individual described in and who executed the foregoing Certificate of Dedication and he duly acknowledged before me that he executed the same, as Vice President, for and in behalf of said Limited Liability Company.

WITNESS my hand and official seal at Lee County, Florida, this 10TH day of JANUARY, A.D. 2018

Notary Public - State of Florida

DEANNA J. CRAFT
Name Printed

DEANNA J. CRAFT
Commission # GG 084838
Expires July 20, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

DEDICATION OF EASEMENTS

Unless otherwise indicated, easements are hereby reserved and created along each lot line for the purpose of accommodating surface and underground utilities and drainage, as follows: easements of six feet (6') in width along each rear lot line and a two feet (2') in width along each side lot line are hereby created and provided for the purpose of a private drainage and utility easement and a five foot (5) wide rear yard lake maintenance easement within those lots adjacent to all lakes are hereby created. When an area greater then one lot is designated and used as a building site, the outside boundary of said site shall upon such designation, automatically be subject to the lot line easement reserved and created herein, such that the prior lot line easements shall no longer apply and the new lot line easement shall take effect on the new building site designation. Such easements shall also be easements for the construction, installation, maintenance and operation of telecommunication and broadband services, including cable television services, however cable television service shall not interfere with the facilities and services of electric, telephone, gas or other utility.

A ten foot (10') non-exclusive utility easement is hereby granted and conveyed to Florida Power and Light Company, TECO Gas and Sarasota County Utilities their successors and/or assigns, adjacent to the private right-of-way of Tract 100; for the electric and gas utilities and other utility services, such easements shall also be easements for the construction, installation, maintenance and operations of telecommunication and broadband services provided by Comcast or Frontier Communications, their successors and/or assigns.

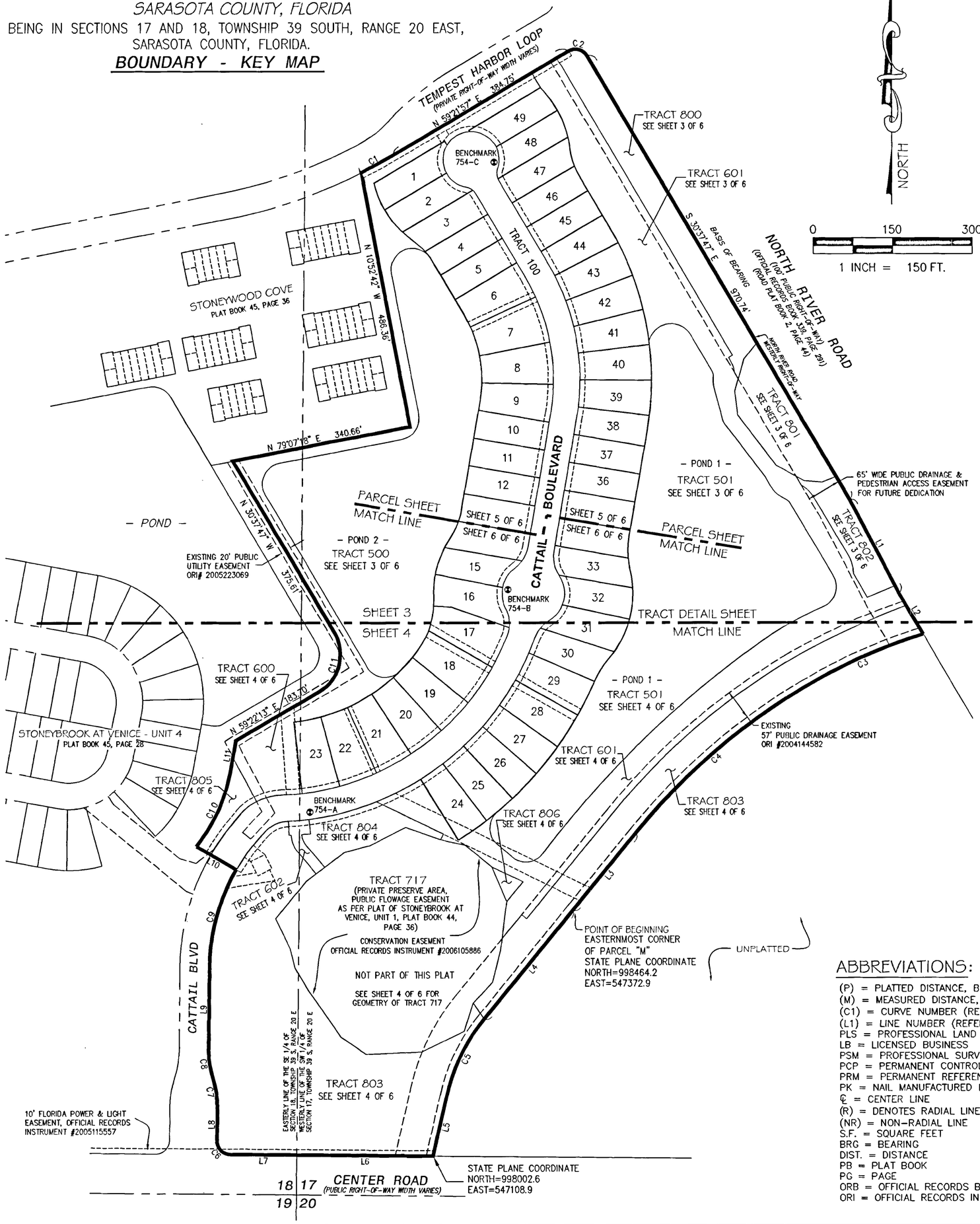
Prepared By:
Brigham/Allen Land Surveying
L.B. Number 7898
807 U.S. Highway 41 Bypass South
Suite E - Venice, Florida 34285
Phone: (941) 493-4430
Fax: (800) 447-7402
EMAIL: BrighamAllenSurveying@gmail.com

STONEYBROOK LANDING

A REPLAT OF A PORTION OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ALL BEING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

BOUNDARY - KEY MAP



DESCRIPTION:

PART OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, RECORDED IN PLAT BOOK 44 AT PAGE 36 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA AND PART OF SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERNMOST CORNER OF SAID PARCEL "M" (THE FOLLOWING FIVE CALLS ARE ALONG THE LINES OF PARCEL "M"): THENCE S.39°18'34"W., A DISTANCE OF 264.54 FEET TO THE POINT OF CURVE (PC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 26°22'07"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 161.08 FEET; THENCE S.12°56'27"W., A DISTANCE OF 116.48 FEET; THENCE N.89°30'29"W., A DISTANCE OF 257.51 FEET; THENCE N.89°30'13"W., A DISTANCE OF 125.72 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°01'23"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 39.28 FEET; THENCE N.00°31'10"E., A DISTANCE OF 60.97 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 188.00 FEET AND A CENTRAL ANGLE OF 17°55'51"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 58.84 FEET TO THE POINT OF REVERSE CURVE (PRC) OF A CURVE TO THE RIGHT HAVING A RADIUS OF 162.00 FEET AND A CENTRAL ANGLE OF 17°55'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 50.70 FEET; THENCE N.00°31'10"E., A DISTANCE OF 156.36 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 372.00 FEET AND A CENTRAL ANGLE OF 29°43'12"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 192.96 FEET; THENCE N.59°45'38"W., A DISTANCE OF 87.16 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.51°02'32"W., A RADIAL DISTANCE OF 310.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°29'44", A DISTANCE OF 154.18 FEET; THENCE N.10°27'44"E., A DISTANCE OF 60.71 FEET; THENCE N.59°22'13"E., A DISTANCE OF 183.70 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 125.66 FEET; THENCE N.30°37'47"W., A DISTANCE OF 375.61 FEET; THENCE N.79°07'18"E., A DISTANCE OF 340.66 FEET; THENCE N.10°52'42"W., A DISTANCE OF 486.36 FEET TO A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES N.26°40'56"W., A RADIAL DISTANCE OF 1000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03°57'08", A DISTANCE OF 68.98 FEET; THENCE N.59°21'57"E., A DISTANCE OF 384.75 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'16"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.27 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RIVER ROAD (100 FOOT WIDE PUBLIC RIGHT OF WAY PER OFFICIAL RECORDS BOOK 339 AT PAGE 291 AND ROAD PLAT BOOK 2 AT PAGE 44 OF SAID PUBLIC RECORDS) (THE FOLLOWING THREE CALLS ARE ALONG SAID LINE); THENCE S.30°37'47"E., A DISTANCE OF 970.74 FEET; THENCE S.27°46'02"E., A DISTANCE OF 200.25 FEET; THENCE S.30°37'47" E., A DISTANCE OF 88.47 FEET TO THE SOUTHERLY LINE OF PREMISES DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2003126530 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE OF WHICH THE RADIUS POINT LIES S.17°11'21"E., A RADIAL DISTANCE OF 1038.03 FEET (THE FOLLOWING THREE CALLS ARE ALONG SAID SOUTHERLY LINE); THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°42'37", A DISTANCE OF 248.39 FEET TO THE POINT OF COMPOUND CURVE (PCC) OF A CURVE TO THE LEFT HAVING A RADIUS OF 1208.99 FEET AND A CENTRAL ANGLE OF 19°47'28"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 417.61 FEET; THENCE S.39°18'34"W., A DISTANCE OF 188.65 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT TRACT 717, STONEYBROOK AT VENICE, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA. CONTAINING 31.00 ACRES MORE OR LESS.

TRACT LABELING LEGEND:

100's = PRIVATE ROAD RIGHT-OF-WAY, PRIVATE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENTS
500'S = PRIVATE LAKE, DRAINAGE AND (PUBLIC FLOWAGE EASEMENT)
600'S = COMMON AREA/OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)
700'S = PRESERVE AREA (PUBLIC FLOWAGE EASEMENT)
800'S = CONSERVATION / OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)

(500 AND 600 TRACTS SHALL ALSO INCLUDE LANDSCAPE, WALLS, SIGNAGE AND UTILITY USES, IF NECESSARY)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°46'02"E	200.25'
L2	S30°37'47"E	88.47'
L3	S39°18'34"W	188.65'
L4	S39°18'34"W	264.54'
L5	S12°56'27"W	116.48'
L6	N89°30'29"W	257.51'
L7	N89°30'13"W	125.72'
L8	N00°31'10"E	60.97'
L9	N00°31'10"E	156.36'
L10	N59°45'38"W	87.16'
L11	N10°27'44"E	60.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	68.98'	1000.00'	3°57'08"	N61°20'30"E	68.97'
C2	39.27'	25.00'	90°00'16"	S75°38'04"E	35.36'
C3	248.39'	1038.03'	13°42'37"	S65°57'20"W	247.80'
C4	417.61'	1208.99'	19°47'28"	S49°12'18"W	415.54'
C5	161.08'	350.00'	26°22'07"	S26°07'31"W	159.66'
C6	39.28'	25.00'	90°01'23"	N44°29'31"W	35.36'
C7	58.84'	188.00'	17°55'51"	N08°26'45"W	58.60'
C8	50.70'	162.00'	17°55'51"	N08°26'45"W	50.49'
C9	192.96'	372.00'	29°43'12"	N15°22'46"E	190.80'
C10	154.18'	310.00'	28°29'44"	N24°42'36"E	152.59'
C11	125.66'	80.00'	90°00'00"	N14°22'13"E	113.14'

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
(L1) = LINE NUMBER (REFER TO LINE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PK = NAIL MANUFACTURED BY PARKER-KALON
℄ = CENTER LINE
(R) = DENOTES RADIAL LINE
(NR) = NON-RADIAL LINE
S.F. = SQUARE FEET
BRG = BEARING
DIST. = DISTANCE
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT

Prepared By:
Brigham/Allen Land Surveying
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STONEYBROOK LANDING

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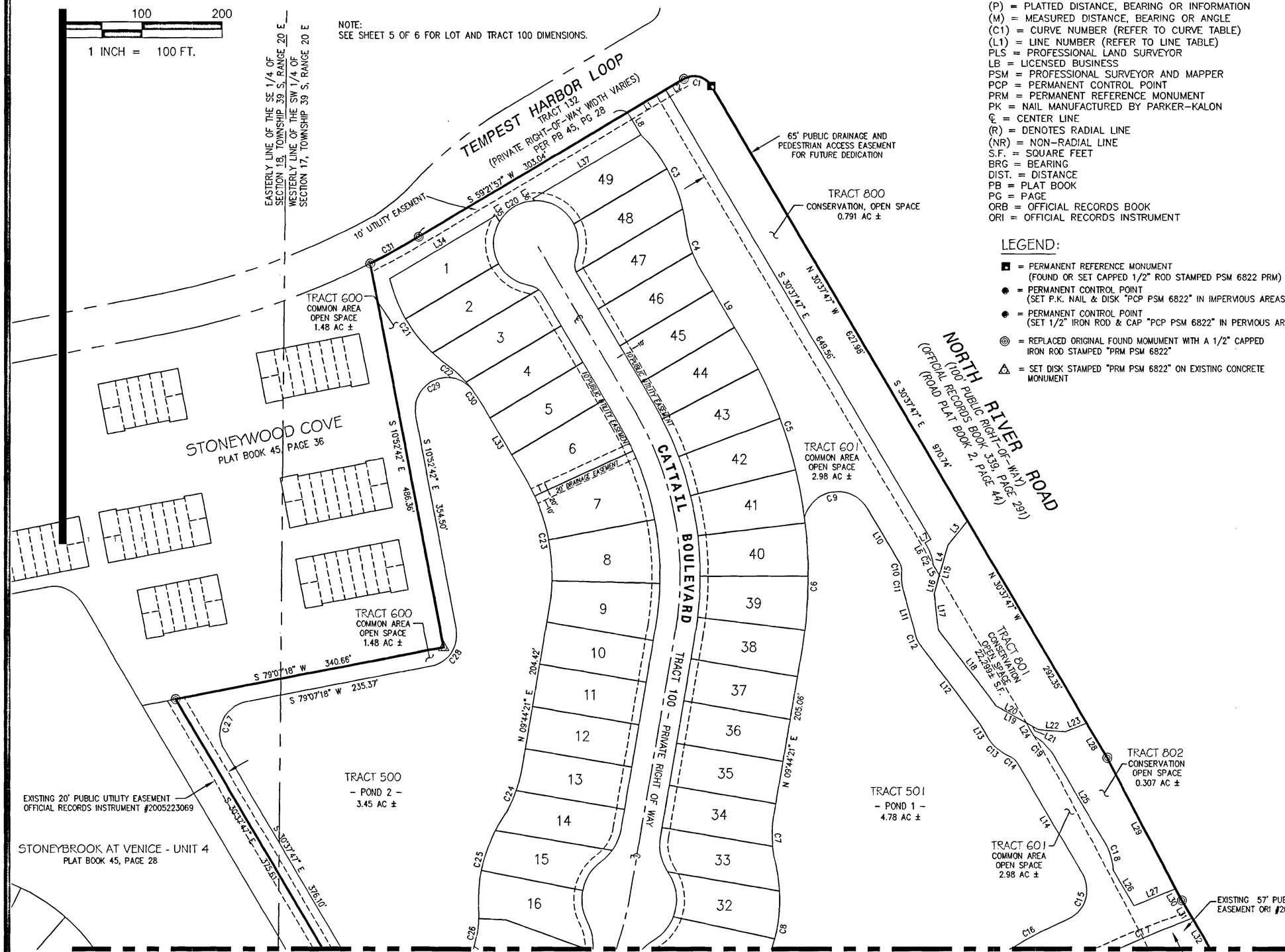
PLAT BOOK 52 PAGE 49
SHEET 3 OF 6

TRACT DESIGNATION/USE

100's = PRIVATE ROAD RIGHT-OF-WAY, PRIVATE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENTS
500'S = PRIVATE LAKE, DRAINAGE AND (PUBLIC FLOWAGE EASEMENT)
600'S = COMMON AREA/OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)
700'S = PRESERVE AREA (PUBLIC FLOWAGE EASEMENT)
800'S = CONSERVATION / OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)

(500 AND 600 TRACTS SHALL ALSO INCLUDE LANDSCAPE, WALLS, SIGNAGE AND UTILITY USES, IF NECESSARY)

TRACT DETAIL SHEET



MATCH LINE **SEE SHEET 4 OF 6**

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
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DIST. = DISTANCE
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT

LEGEND:

■ = PERMANENT REFERENCE MONUMENT (FOUND OR SET CAPPED 1/2" ROD STAMPED PSM 6822 PRM)
● = PERMANENT CONTROL POINT (SET P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
● = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
◎ = REPLACED ORIGINAL FOUND MOMUMENT WITH A 1/2" CAPPED IRON ROD STAMPED "PRM PSM 6822"
△ = SET DISK STAMPED "PRM PSM 6822" ON EXISTING CONCRETE MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°21'56"W	55.21'
L2	S59°21'56"W	26.50'
L3	S39°08'07"W	38.69'
L4	N15°52'54"E	39.52'
L5	N30°37'47"W	14.03'
L6	N30°37'47"W	4.59'
L7	N59°22'13"E	8.32'
L8	S30°37'58"E	31.90'
L9	S30°38'04"E	109.35'
L10	S30°37'47"E	78.01'
L11	S15°20'43"E	57.88'
L12	S37°11'45"E	123.72'
L13	S30°37'47"E	18.32'
L14	S30°37'47"E	158.09'
L15	S15°52'54"W	63.73'
L16	N15°52'54"E	24.20'
L17	N07°01'28"W	44.85'
L18	N37°14'42"W	119.21'
L19	N61°20'02"W	42.67'
L20	S61°20'02"E	60.63'
L21	N61°20'02"W	17.96'
L22	S84°58'24"E	33.20'
L23	N67°31'30"E	29.15'
L24	N30°37'47"W	19.00'
L25	N30°37'47"W	124.21'
L26	N30°37'47"W	51.44'
L27	S67°35'46"W	56.41'
L28	N30°37'47"W	50.41'
L29	N27°46'02"W	183.70'
L30	N27°46'02"W	16.55'
L31	N30°37'47"W	25.71'
L32	N30°37'47"W	62.76'
L33	N30°38'04"W	109.35'
L34	N59°21'56"E	154.72'
L35	S30°38'04"E	8.44'
L36	N30°38'04"W	2.98'
L37	N59°21'56"E	156.31'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'16"	N75°38'04"W	35.36'
C2	26.07'	64.68'	23°05'28"	N19°05'03"W	25.89'
C3	127.37'	188.00'	38°49'09"	N26°33'30"W	124.95'
C4	61.49'	150.00'	23°29'08"	S18°53'30"E	61.06'
C5	226.58'	560.00'	23°10'56"	N19°02'36"W	225.04'
C6	168.03'	560.00'	17°11'29"	N01°08'36"E	167.40'
C7	61.33'	150.00'	23°25'38"	S01°58'28"E	60.91'
C8	180.67'	188.00'	55°03'37"	N13°50'31"E	173.79'
C9	101.03'	42.75'	135°24'05"	S81°40'11"W	79.11'
C10	15.12'	24.50'	35°21'56"	N12°56'49"W	14.88'
C11	20.85'	59.50'	20°04'52"	S05°18'17"E	20.75'
C12	13.16'	34.50'	21°51'02"	S26°16'14"E	13.08'
C13	36.73'	59.50'	35°21'56"	S48°18'45"E	36.15'
C14	15.12'	24.50'	35°21'56"	N48°18'45"W	14.88'
C15	67.91'	40.00'	97°16'43"	N18°00'35"E	60.05'
C16	137.82'	658.84'	11°59'09"	S60°39'22"W	137.57'
C17	124.95'	2082.09'	3°26'19"	S67°14'46"W	124.94'
C18	36.46'	75.00'	27°51'10"	N16°42'12"W	36.10'
C19	36.46'	75.00'	27°51'10"	N44°33'22"W	36.10'
C20	52.07'	53.00'	56°17'21"	S59°21'56"W	50.00'
C21	133.06'	188.00'	40°33'11"	S33°50'37"E	130.30'
C22	43.69'	150.00'	16°41'15"	N45°46'35"W	43.53'
C23	169.12'	240.00'	40°22'25"	N10°26'52"W	165.64'
C24	61.64'	150.00'	23°32'38"	N21°30'40"E	61.21'
C25	118.36'	188.00'	36°04'18"	S15°14'50"W	116.41'
C26	102.40'	150.00'	39°06'49"	N16°46'05"E	100.42'
C27	76.62'	40.00'	109°45'05"	S24°14'46"W	65.43'
C28	62.83'	40.00'	90°00'00"	N34°07'18"E	56.57'
C29	107.13'	40.00'	153°26'44"	S65°50'40"W	77.86'
C30	17.80'	150.00'	6°47'54"	N34°02'01"W	17.79'
C31	68.98'	1000.00'	3°57'08"	N61°20'30"E	68.97'

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STONEYBROOK LANDING

A REPLAT OF A PORTION OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ALL BEING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATION/USE

100's = PRIVATE ROAD RIGHT-OF-WAY, PRIVATE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENTS
500'S = PRIVATE LAKE, DRAINAGE AND (PUBLIC FLOWAGE EASEMENT)
600'S = COMMON AREA/OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)
700'S = PRESERVE AREA (PUBLIC FLOWAGE EASEMENT)
800'S = CONSERVATION / OPEN SPACE (PUBLIC FLOWAGE EASEMENT)(PUBLIC UTILITY EASEMENT)

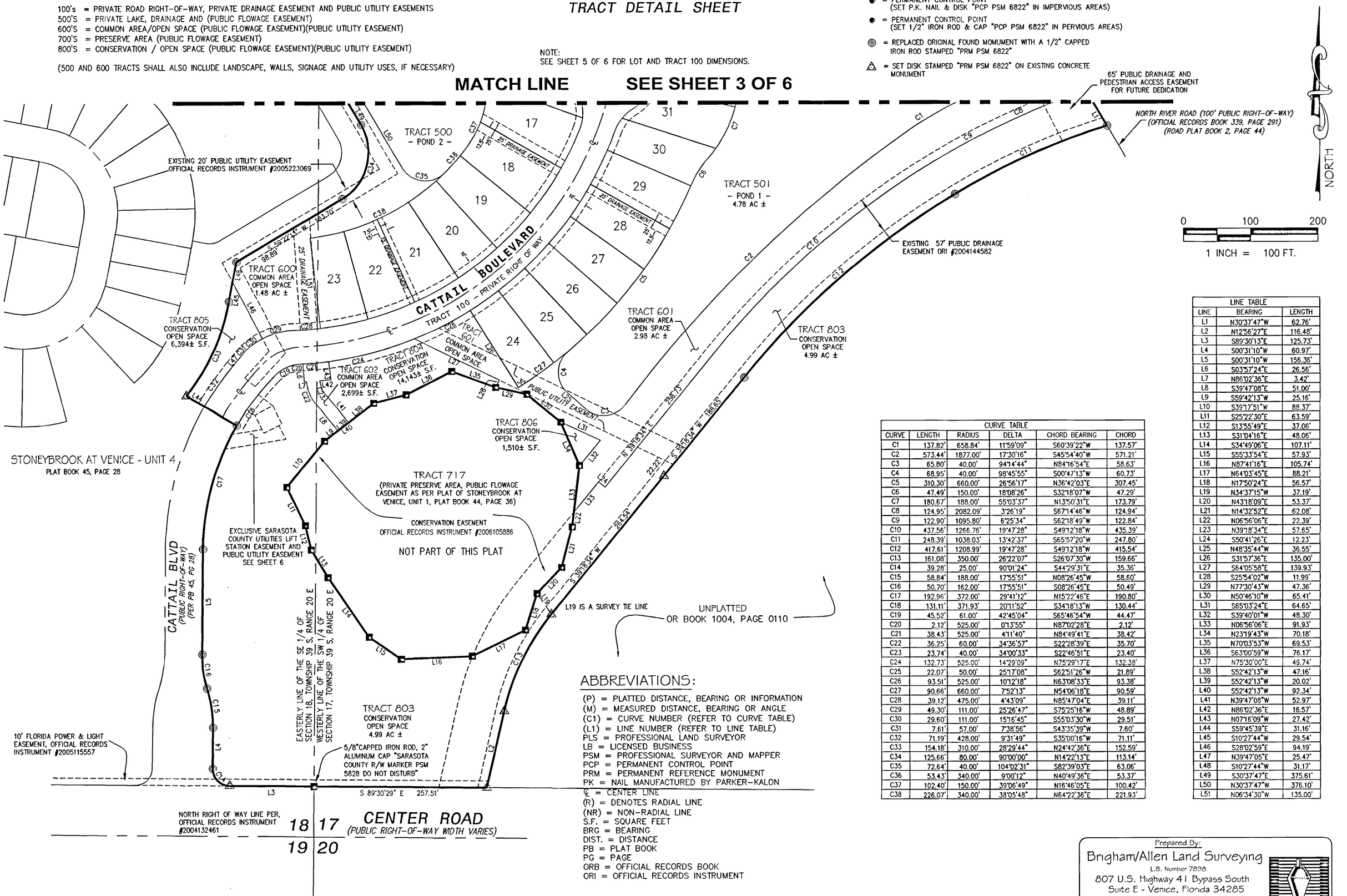
(500 AND 600 TRACTS SHALL ALSO INCLUDE LANDSCAPE, WALLS, SIGNAGE AND UTILITY USES, IF NECESSARY)

TRACT DETAIL SHEET

NOTE:
SEE SHEET 5 OF 6 FOR LOT AND TRACT 100 DIMENSIONS.

LEGEND:

- ■ = PERMANENT REFERENCE MONUMENT (NOTED AS FOUND OR) (FOUND OR SET CAPPED 1/2" IRON ROD STAMPED PSM 6822 PRM)
- ● = PERMANENT CONTROL POINT (SET P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
- ● = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
- ◎ = REPLACED ORIGINAL FOUND MOMUMENT WITH A 1/2" CAPPED IRON ROD STAMPED "PRM PSM 6822"
- △ = SET DISK STAMPED "PRM PSM 6822" ON EXISTING CONCRETE MONUMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	137.82'	658.84'	11°59'09"	S60°39'22"W	137.57'
C2	573.44'	1877.00'	17°30'16"	S45°54'40"W	571.21'
C3	65.80'	40.00'	94°14'44"	N84°16'54"E	58.63'
C4	68.95'	40.00'	98°45'55"	S00°47'13"W	60.73'
C5	310.30'	660.00'	26°56'17"	N36°42'03"E	307.45'
C6	47.49'	150.00'	18°08'26"	S32°18'07"W	47.29'
C7	180.67'	188.00'	55°03'37"	N13°50'31"E	173.79'
C8	124.95'	2082.09'	3°26'19"	S67°14'46"W	124.94'
C9	122.90'	1095.80'	6°25'34"	S62°18'49"W	122.84'
C10	437.56'	1266.76'	19°47'28"	S49°12'18"W	435.39'
C11	248.39'	1038.03'	13°42'37"	S65°57'20"W	247.80'
C12	417.61'	1208.99'	19°47'28"	S49°12'18"W	415.54'
C13	161.08'	350.00'	26°22'07"	S26°07'30"W	159.66'
C14	39.28'	25.00'	90°01'24"	S44°29'31"E	35.36'
C15	58.84'	188.00'	17°55'51"	N08°26'45"W	58.60'
C16	50.70'	162.00'	17°55'51"	S08°26'45"E	50.49'
C17	192.96'	372.00'	29°41'12"	N15°22'46"E	190.80'
C18	131.11'	371.93'	20°11'52"	S34°18'13"W	130.44'
C19	45.52'	61.00'	42°45'04"	S65°46'54"W	44.47'
C20	2.12'	525.00'	0°13'55"	N87°02'28"E	2.12'
C21	38.43'	525.00'	4°11'40"	N84°49'41"E	38.42'
C22	36.25'	60.00'	34°36'57"	S22°28'39"E	35.70'
C23	23.74'	40.00'	34°00'33"	S22°46'51"E	23.40'
C24	132.73'	525.00'	14°29'09"	N75°29'17"E	132.38'
C25	22.07'	50.00'	25°17'08"	S62°51'26"W	21.89'
C26	93.51'	525.00'	10°12'18"	N63°08'33"E	93.38'
C27	90.66'	660.00'	7°52'13"	N54°06'18"E	90.59'
C28	39.12'	475.00'	4°43'09"	N85°47'04"E	39.11'
C29	49.30'	111.00'	25°26'47"	S75°25'16"W	48.89'
C30	29.60'	111.00'	15°16'45"	S55°03'30"W	29.51'
C31	7.61'	57.00'	7°38'56"	S43°35'39"W	7.60'
C32	71.19'	428.00'	9°31'49"	S35°00'16"W	71.11'
C33	154.18'	310.00'	28°29'44"	N24°42'36"E	152.59'
C34	125.66'	80.00'	90°00'00"	N14°22'13"E	113.14'
C35	72.64'	40.00'	104°02'31"	S82°39'03"E	63.06'
C36	53.43'	340.00'	9°00'12"	N40°49'36"E	53.37'
C37	102.40'	150.00'	39°06'49"	N16°46'05"E	100.42'
C38	226.07'	340.00'	38°05'48"	N64°22'36"E	221.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°37'47"W	62.76'
L2	N12°56'27"E	116.48'
L3	S89°30'13"E	125.73'
L4	S00°31'10"W	60.97'
L5	S00°31'10"W	156.36'
L6	S03°57'24"E	26.56'
L7	N86°02'36"E	3.42'
L8	S39°47'08"E	51.00'
L9	S59°42'13"W	25.16'
L10	S39°17'51"W	88.37'
L11	S25°22'30"E	63.59'
L12	S13°55'49"E	37.06'
L13	S31°04'16"E	48.06'
L14	S34°49'06"E	107.11'
L15	S55°33'54"E	57.93'
L16	N87°41'16"E	105.74'
L17	N64°03'45"E	88.21'
L18	N17°50'24"E	56.57'
L19	N34°37'15"W	37.19'
L20	N43°18'09"E	53.37'
L21	N14°32'52"E	62.08'
L22	N06°56'06"E	22.39'
L23	N39°18'34"E	57.65'
L24	S50°41'26"E	12.23'
L25	N48°35'44"W	36.55'
L26	S31°57'36"E	135.00'
L27	S64°05'58"E	139.93'
L28	S25°54'02"W	11.99'
L29	N77°30'43"W	47.36'
L30	N50°46'10"W	65.41'
L31	S65°03'24"E	64.65'
L32	S39°40'01"W	48.30'
L33	N06°56'06"E	91.93'
L34	N23°19'43"W	70.18'
L35	N70°03'53"W	69.53'
L36	S63°00'59"W	76.17'
L37	N75°30'00"E	49.74'
L38	S52°42'13"W	47.16'
L39	S52°42'13"W	20.02'
L40	S52°42'13"W	92.34'
L41	N39°47'08"W	52.97'
L42	N86°02'36"E	16.57'
L43	N07°16'09"W	27.42'
L44	S59°45'39"E	31.16'
L45	S10°27'44"W	29.54'
L46	S28°02'59"E	94.19'
L47	N39°47'05"E	25.47'
L48	S10°27'44"W	31.17'
L49	S30°37'47"E	375.61'
L50	N30°37'47"W	376.10'
L51	N06°34'30"W	135.00'

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
(L1) = LINE NUMBER (REFER TO LINE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PK = NAIL MANUFACTURED BY PARKER-KALON
℄ = CENTER LINE
(R) = DENOTES RADIAL LINE
(NR) = NON-RADIAL LINE
S.F. = SQUARE FEET
BRG = BEARING
DIST. = DISTANCE
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT

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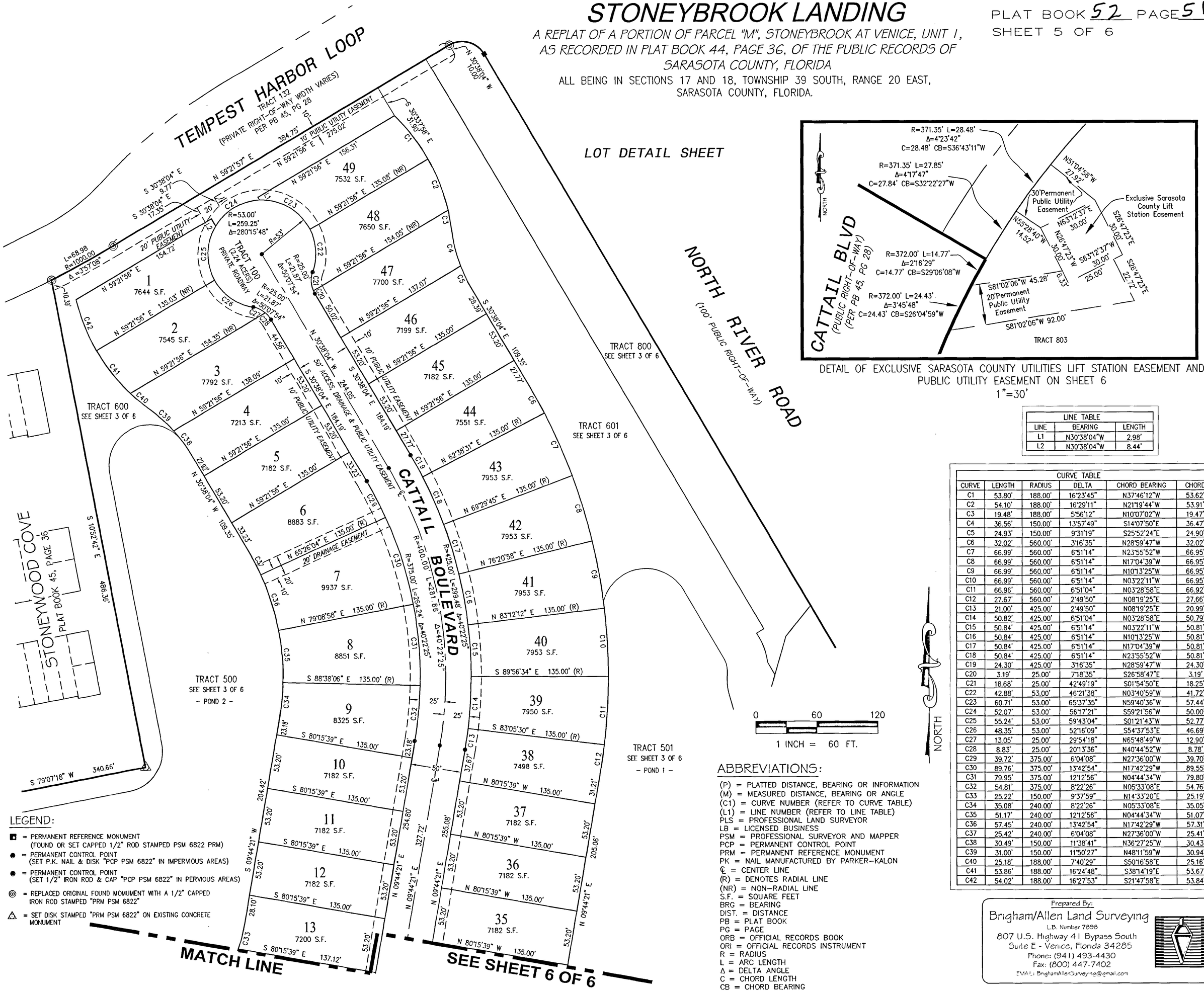
STONEYBROOK LANDING

PLAT BOOK 52 PAGE 51
SHEET 5 OF 6

A REPLAT OF A PORTION OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ALL BEING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

LOT DETAIL SHEET



DETAIL OF EXCLUSIVE SARASOTA COUNTY UTILITIES LIFT STATION EASEMENT AND PUBLIC UTILITY EASEMENT ON SHEET 6
1"=30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°38'04"W	2.98'
L2	N30°38'04"W	8.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	53.80'	188.00'	16°23'45"	N37°46'12"W	53.62'
C2	54.10'	188.00'	16°29'11"	N21°19'44"W	53.91'
C3	19.48'	188.00'	5°56'12"	N10°07'02"W	19.47'
C4	36.56'	150.00'	13°57'49"	S14°07'50"E	36.47'
C5	24.93'	150.00'	9°31'19"	S25°52'24"E	24.90'
C6	32.02'	560.00'	3°16'35"	N28°59'47"W	32.02'
C7	66.99'	560.00'	6°51'14"	N23°55'52"W	66.95'
C8	66.99'	560.00'	6°51'14"	N17°04'39"W	66.95'
C9	66.99'	560.00'	6°51'14"	N10°13'25"W	66.95'
C10	66.99'	560.00'	6°51'14"	N03°22'11"W	66.95'
C11	66.96'	560.00'	6°51'04"	N03°28'58"E	66.92'
C12	27.67'	560.00'	2°49'50"	N08°19'25"E	27.66'
C13	21.00'	425.00'	2°49'50"	N08°19'25"E	20.99'
C14	50.82'	425.00'	6°51'04"	N03°28'58"E	50.79'
C15	50.84'	425.00'	6°51'14"	N03°22'11"W	50.81'
C16	50.84'	425.00'	6°51'14"	N10°13'25"W	50.81'
C17	50.84'	425.00'	6°51'14"	N17°04'39"W	50.81'
C18	50.84'	425.00'	6°51'14"	N23°55'52"W	50.81'
C19	24.30'	425.00'	3°16'35"	N28°59'47"W	24.30'
C20	3.19'	25.00'	7°18'35"	S26°58'47"E	3.19'
C21	18.68'	25.00'	42°49'19"	S01°54'50"E	18.25'
C22	42.88'	53.00'	46°21'38"	N03°40'59"W	41.72'
C23	60.71'	53.00'	65°37'35"	N59°40'36"W	57.44'
C24	52.07'	53.00'	56°17'21"	S59°21'56"W	50.00'
C25	55.24'	53.00'	59°43'04"	S01°21'43"W	52.77'
C26	48.35'	53.00'	52°16'09"	S54°37'53"E	46.69'
C27	13.05'	25.00'	29°54'18"	N65°48'49"W	12.90'
C28	8.83'	25.00'	20°13'36"	N40°44'52"W	8.78'
C29	39.72'	375.00'	6°04'08"	N27°36'00"W	39.70'
C30	89.76'	375.00'	13°42'54"	N17°42'29"W	89.55'
C31	79.95'	375.00'	12°12'56"	N04°44'34"W	79.80'
C32	54.81'	375.00'	8°22'26"	N05°33'08"E	54.76'
C33	25.22'	150.00'	9°37'59"	N14°33'20"E	25.19'
C34	35.08'	240.00'	8°22'26"	N05°33'08"E	35.05'
C35	51.17'	240.00'	12°12'56"	N04°44'34"W	51.07'
C36	57.45'	240.00'	13°42'54"	N17°42'29"W	57.31'
C37	25.42'	240.00'	6°04'08"	N27°36'00"W	25.41'
C38	30.49'	150.00'	11°38'41"	N36°27'25"W	30.43'
C39	31.00'	150.00'	11°50'27"	N48°11'59"W	30.94'
C40	25.18'	188.00'	7°40'29"	S50°16'58"E	25.16'
C41	53.86'	188.00'	16°24'48"	S38°14'19"E	53.67'
C42	54.02'	188.00'	16°27'53"	S21°47'58"E	53.84'

LEGEND:

- ■ = PERMANENT REFERENCE MONUMENT (FOUND OR SET CAPPED 1/2" ROD STAMPED PSM 6822 PRM)
- ● = PERMANENT CONTROL POINT (SET P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
- ● = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
- ◎ = REPLACED ORIGINAL FOUND MONUMENT WITH A 1/2" CAPPED IRON ROD STAMPED "PRM PSM 6822"
- △ = SET DISK STAMPED "PRM PSM 6822" ON EXISTING CONCRETE MONUMENT

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
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LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PK = NAIL MANUFACTURED BY PARKER-KALON
℄ = CENTER LINE
(R) = DENOTES RADIAL LINE
(NR) = NON-RADIAL LINE
S.F. = SQUARE FEET
BRG = BEARING
DIST. = DISTANCE
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
C = CHORD LENGTH
CB = CHORD BEARING

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STONEYBROOK LANDING

A PORTION OF PARCEL "M", STONEYBROOK AT VENICE, UNIT 1, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA

ALL BEING IN SECTIONS 17 AND 18, TOWNSHIP 39 SOUTH, RANGE 20 EAST, SARASOTA COUNTY, FLORIDA.

PLAT BOOK 52 PAGE 52
SHEET 6 OF 6

LOT DETAIL SHEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.40'	150.00'	15°03'03"	S02°12'49"W	39.29'
C2	21.93'	150.00'	8°22'35"	S09°30'00"E	21.91'
C3	34.27'	188.00'	10°26'44"	N08°27'55"W	34.23'
C4	59.52'	188.00'	18°08'26"	N05°49'40"E	59.27'
C5	68.00'	188.00'	20°43'31"	N25°15'39"E	67.63'
C6	18.86'	188.00'	5°44'56"	N38°29'52"E	18.86'
C7	47.49'	150.00'	18°08'26"	S32°18'07"W	47.29'
C8	0.95'	660.00'	0°04'58"	N23°16'23"E	0.95'
C9	71.10'	660.00'	6°10'22"	N26°24'03"E	71.07'
C10	71.10'	660.00'	6°10'20"	N32°34'24"E	71.06'
C11	64.45'	660.00'	5°35'42"	N38°27'25"E	64.43'
C12	64.45'	660.00'	5°35'42"	N44°03'08"E	64.43'
C13	64.45'	660.00'	5°35'42"	N49°38'50"E	64.43'
C14	64.45'	660.00'	5°35'42"	N55°14'33"E	64.43'
C15	91.90'	371.35'	14°10'44"	S37°18'56"W	91.66'
C16	45.52'	61.00'	42°45'04"	S65°46'54"W	44.47'
C17	266.80'	525.00'	29°07'01"	N72°35'55"E	263.94'
C18	51.27'	525.00'	5°35'42"	N55°14'33"E	51.25'
C19	51.27'	525.00'	5°35'42"	N49°38'50"E	51.25'
C20	51.27'	525.00'	5°35'42"	N44°03'08"E	51.25'
C21	51.27'	525.00'	5°35'42"	N38°27'25"E	51.25'
C22	56.56'	525.00'	6°10'20"	N32°34'24"E	56.53'
C23	56.56'	525.00'	6°10'22"	N26°24'03"E	56.53'
C24	30.19'	525.00'	3°17'42"	N21°40'02"E	30.19'
C25	21.66'	63.00'	19°41'58"	S29°52'10"W	21.55'
C26	21.83'	63.00'	19°50'59"	S49°38'39"W	21.72'
C27	39.72'	59.00'	38°34'27"	N40°16'55"E	38.98'
C28	56.64'	59.00'	54°59'59"	N06°30'18"W	54.49'
C29	1.96'	63.00'	1°46'58"	S33°06'49"E	1.96'
C30	46.14'	63.00'	41°57'41"	S11°14'30"E	45.11'
C31	28.93'	63.00'	26°18'49"	N22°53'45"E	28.68'
C32	19.37'	63.00'	17°36'59"	N44°51'40"E	19.29'
C33	43.85'	59.00'	42°35'15"	S32°22'32"W	42.85'
C34	39.91'	59.00'	38°45'16"	S08°17'44"E	39.15'
C35	37.91'	63.00'	34°28'47"	N10°25'58"W	37.34'
C36	16.45'	63.00'	14°57'26"	N14°17'08"E	16.40'
C37	64.73'	475.00'	7°48'29"	N25°40'05"E	64.68'
C38	81.06'	475.00'	9°46'39"	N34°27'39"E	80.96'
C39	72.27'	475.00'	8°43'03"	N43°42'30"E	72.20'
C40	72.27'	475.00'	8°43'03"	N52°25'32"E	72.20'
C41	74.29'	475.00'	8°57'38"	N61°15'52"E	74.21'
C42	74.31'	475.00'	8°57'46"	N70°13'34"E	74.23'
C43	72.27'	475.00'	8°43'03"	N79°03'59"E	72.20'
C44	39.12'	475.00'	4°43'09"	N85°47'04"E	39.11'
C45	78.90'	111.00'	40°43'32"	S67°46'53"W	77.25'
C46	7.61'	57.00'	7°38'56"	N43°35'39"W	7.60'
C47	73.59'	428.00'	9°51'04"	S35°09'54"W	73.50'
C48	98.08'	396.35'	14°10'41"	S37°18'57"W	97.83'
C49	64.17'	86.00'	42°45'04"	S65°46'54"W	62.69'
C50	51.73'	340.00'	8°43'03"	N79°03'59"E	51.68'
C51	53.19'	340.00'	8°57'46"	N70°13'34"E	53.13'
C52	53.17'	340.00'	8°57'38"	N61°15'52"E	53.12'
C53	51.73'	340.00'	8°43'03"	N52°25'32"E	51.68'
C54	51.73'	340.00'	8°43'03"	N43°42'30"E	51.68'
C55	17.95'	340.00'	3°01'28"	N37°50'14"E	17.95'
C56	40.10'	150.00'	15°19'07"	N28°39'56"E	39.98'
C57	48.13'	150.00'	18°23'08"	N11°48'49"E	47.93'
C58	14.16'	150.00'	5°24'34"	N00°05'02"W	14.16'
C59	45.51'	188.00'	13°52'14"	S04°08'48"W	45.40'
C60	53.21'	188.00'	16°12'55"	S19°11'22"W	53.03'
C61	19.64'	188.00'	5°59'09"	S30°17'24"W	19.63'
C62	36.42'	150.00'	13°54'39"	N26°19'40"E	36.33'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N09°44'21"E	14.25'
L2	S59°45'38"E	25.00'
L3	S59°45'38"E	31.00'
L4	S39°46'11"W	23.08'
L5	S09°44'21"W	25.27'
L6	S87°22'45"E	33.08'

ABBREVIATIONS:

(P) = PLATTED DISTANCE, BEARING OR INFORMATION
(M) = MEASURED DISTANCE, BEARING OR ANGLE
(C1) = CURVE NUMBER (REFER TO CURVE TABLE)
(L1) = LINE NUMBER (REFER TO LINE TABLE)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PK = NAIL MANUFACTURED BY PARKER-KALON
℄ = CENTER LINE
(R) = DENOTES RADIAL LINE
(NR) = NON-RADIAL LINE
S.F. = SQUARE FEET
BRG = BEARING
DIST. = DISTANCE
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
ORI = OFFICIAL RECORDS INSTRUMENT
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE

LEGEND:

■ = PERMANENT REFERENCE MONUMENT (FOUND OR SET CAPPED 1/2" ROD STAMPED PSM 6822 PRM)
● = PERMANENT CONTROL POINT (SET P.K. NAIL & DISK "PCP PSM 6822" IN IMPERVIOUS AREAS)
● = PERMANENT CONTROL POINT (SET 1/2" IRON ROD & CAP "PCP PSM 6822" IN PERVIOUS AREAS)
◎ = REPLACED ORIGINAL FOUND MOMUMENT WITH A 1/2" CAPPED IRON ROD STAMPED "PRM PSM 6822"
△ = SET DISK STAMPED "PRM PSM 6822" ON EXISTING CONCRETE MONUMENT

MATCH LINE
SEE SHEET 5 OF 6
TRACT 500
SEE SHEET 4 OF 6
- POND 2 -
STONEYBROOK AT VENICE - UNIT 4
PLAT BOOK 45, PAGE 28
- POND -
EXISTING 20' PUBLIC UTILITY EASEMENT ORI# 2005223069
TRACT 600
SEE SHEET 4 OF 6
TRACT 805
SEE SHEET 4 OF 6
TRACT 804
SEE SHEET 4 OF 6
TRACT 602
SEE SHEET 4 OF 6
TRACT 717
(PRIVATE PRESERVE AREA, PUBLIC FLOWAGE EASEMENT AS PER PLAT OF STONEYBROOK AT VENICE, UNIT 1, PLAT BOOK 44, PAGE 36)
CONSERVATION EASEMENT OFFICIAL RECORDS INSTRUMENT #2006105886
TRACT 806
SEE SHEET 4 OF 6
TRACT 501
SEE SHEET 4 OF 6
- POND 1 -
TRACT 601
SEE SHEET 4 OF 6
TRACT 803
SEE SHEET 4 OF 6
TRACT 100 - PRIVATE ROADWAY (2.24 ACRES)
50' ACCESS, DRAINAGE & PUBLIC UTILITY EASEMENT
CATTAIL BOULEVARD
R=500.00' L=675.60' Δ=77°25'05"
CATTAIL BLVD (PUBLIC RIGHT-OF-WAY) (PER PB 45, PG 28)
14 7646 S.F.
15 7347 S.F.
16 8370 S.F.
17 9744 S.F.
18 9428 S.F.
19 8370 S.F.
20 8370 S.F.
21 8603 S.F.
22 8606 S.F.
23 8370 S.F.
24 7811 S.F.
25 7811 S.F.
26 7811 S.F.
27 7811 S.F.
28 8617 S.F.
29 8617 S.F.
30 8139 S.F.
31 8246 S.F.
32 7452 S.F.
33 7737 S.F.
34 7248 S.F.
25' DRAINAGE EASEMENT
10' PUBLIC UTILITY EASEMENT
30' PUBLIC UTILITY EASEMENT
20' Permanent Public Utility Easement SEE DETAIL ON SHEET 5
30' Permanent Public Utility Easement
Exclusive Sarasota County Lift Station Easement
NOT PART OF THIS PLAT
NORTH
0 60 120
1 INCH = 60 FT.

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