MARINER POINT

A Subdivision

in Section 35, Township 38 South, Range 18 East Sarasota County, Florida

PLAT BOOK 52 PAGE 413

SHEET 1 OF 3

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2018155458 3 PG(S)
November 29, 2018 02:06:54 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

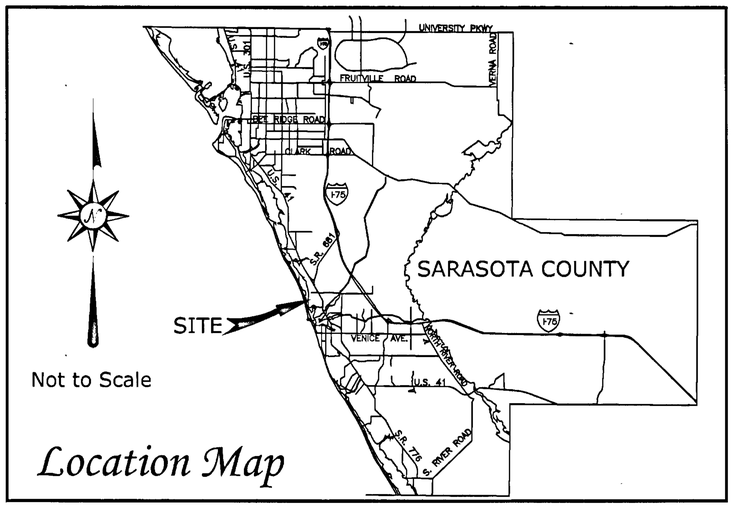
Surveyor's Notes

BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN, THE WEST RIGHT OF WAY LINE OF BAYSHORE ROAD, BEING N02°38'00"E.

STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), FLORIDA STATE PLANE COORDINATE SYSTEM (US SURVEY FEET), WEST ZONE, AND WAS DERIVED FROM REDUNDANT REAL-TIME KINEMATIC GPS OBSERVATIONS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS REFERENCED TO NGVD 1929 AND ARE BASED ON NATIONAL GEODETIC SURVEY BRASS DISK , STAMPED FLORIDA S.R.D. 5899 E, PUBLISHED ELEVATION IS 14.27' NAVD 88. USING A CORPSCON CONVERSION AND ADJUSTING NAVD 88 TO NGVD 1929, THE ELEVATION 14.27' NAVD 88 + 1.12' = 15.29' NGVD 1929.

THE MEAN HIGH WATER LINE SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER LINE SURVEY FILE NUMBER "5422".



Location Map

General Notes

1. 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.
2. THE DECLARATION OF RESTRICTIONS HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2018155457, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
3. THE NOTICE TO PURCHASER HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2018155456, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
4. THE SARASOTA COUNTY FLOODPLAIN DELINEATION PLAN HAS BEEN RECORDED IN MISCELLANEOUS MAP BOOK 2, PAGE 72, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.
5. 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 THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. 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 CONSERVATION ENVIRONMENTAL PERMITTING. EXCEPTION MAY BE GRANTED BY CONSERVATION ENVIRONMENTAL PERMITTING TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

Lot Line Easements

UNLESS OTHERWISE INDICATED, EASEMENTS OF EIGHT (8') FEET IN WIDTH ALONG EACH FRONT LOT LINE, EIGHT (8') FEET IN WIDTH ALONG EACH REAR LOT LINE AND FIVE (5') FEET IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AS WELL AS SURFACE AND UNDERGROUND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

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 THE PLAT BOOK 52, PAGES 413-415, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 29 DAY OF November, 2018.

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

BY: Orita Primm
DEPUTY CLERK

Certificate of Review of the County Surveyor

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

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

BY: Teri S. Owen
TERI S. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

DATE: 11-15-18

TERI S. OWEN License Number 5928 STATE OF FLORIDA Professional Surveyor & Mapper

Certificate of Surveyor

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON 10/5/2017. THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS WILL BE INSTALLED AND BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN ONE YEAR FROM THE DATE OF RECORDING OF THIS PLAT.

DATE: 11/15/2018

Martin S. Britt
MARTIN S. BRITT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5538

STATE OF FLORIDA MARTIN S. BRITT NO. 5538 PROFESSIONAL SURVEYOR AND MAPPER

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 29 DAY OF November, 2018.

Deputy COUNTY ATTORNEY

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

Certificate of Ownership and Dedication

PRIVATE

C & W PROPERTIES OF SOUTHWEST FLORIDA, LLC, DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF MARINER POINT SHOWN AND DESCRIBED HEREON AND DOES DEDICATE AND SET APART TRACTS 100 & 200, ALSO ALL OF THE PRIVATE UTILITY EASEMENTS, PRIVATE DRAINAGE EASEMENTS AND ANY OTHER PRIVATE EASEMENTS AS SHOWN ON THIS PLAT, FOR SAID USES AND PURPOSES, TO THE MARINER POINT HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS, ASSIGNS, RESPECTIVE GUESTS, LICENSEES, INVITEES, UTILITIES SERVING THE SUBDIVISION, EMERGENCY AND LAW ENFORCEMENT PERSONNEL SERVING THE SUBDIVISION, CABLE TELEVISION, AND OTHER PERSONS PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, FOREVER. SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF RESTRICTIONS FOR MARINER POINT AS RECORDED IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

PUBLIC

C & W PROPERTIES OF SOUTHWEST FLORIDA, LLC, DOES HEREBY CERTIFY OWNERSHIP BY SAID CORPORATION OF MARINER POINT SHOWN AND DESCRIBED HEREON AND DOES DEDICATE AND SET APART ALL OF THE 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.

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

OWNER: C & W PROPERTIES OF SOUTHWEST FLORIDA, LLC, A FLORIDA CORPORATION

BY:
MANAGER (CORPORATE SEAL)

WITNESS
Gene B. Wasson
WITNESS NAME PRINTED
WITNESS
Richard C. Abernathy
WITNESS NAME PRINTED

STATE OF FLORIDA }
COUNTY OF SARASOTA } SS

THIS IS TO CERTIFY THAT ON THIS 15th DAY OF Nov., 2018 PERSONALLY APPEARED BEFORE ME, MARK CAITHNESS AS MANAGER OF C & W PROPERTIES OF SOUTHWEST FLORIDA, LLC, A FLORIDA CORPORATION, WHO IS ✓ PERSONALLY KNOWN TO ME OR ___ PRODUCED _____ AS IDENTIFICATION AND ✓ DID OR ___ DID NOT TAKE AN OATH, KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF OWNERSHIP AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE USES AND PURPOSES HEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SUCH CORPORATION.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 3/16/2021

MSB SURVEYING, INC. GEOMATICS
L.B. 7044
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

MARINER POINT
A Subdivision
in Section 35, Township 38 South, Range 18 East
Sarasota County, Florida

Description

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 38 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF CASSATA ESTATES, A LAND CONDOMINIUM RECORDED IN CONDOMINIUM BOOK 43, PAGES 1 & 1A, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE S.02°38'00"W., ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693 AND ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE WEST RIGHT OF WAY LINE OF BAYSHORE ROAD (60 FEET WIDE), A DISTANCE OF 273.87 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT FOUND, NO #; THENCE S.89°54'25"W., ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, A DISTANCE OF 562.12 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF BLACKBURN BAY, MONUMENTED WITH A NAIL & DISK SET, STAMPED "PRM LB 7044", THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID MEAN HIGH WATER LINE; (1) THENCE N.01°07'07"W., A DISTANCE OF 33.51 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 278.35 FEET, A DELTA ANGLE OF 10°41'02", A CHORD BEARING OF N.06°34'57"W., A CHORD LENGTH OF 51.83 FEET; (2) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.90 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 508.45 FEET, A DELTA ANGLE OF 05°36'12", A CHORD BEARING OF N.14°30'43"W., A CHORD LENGTH OF 49.71 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 49.73 FEET TO A NON-TANGENT POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 182.81 FEET, A DELTA ANGLE OF 08°58'11", A CHORD BEARING OF N.04°40'17"W., A CHORD LENGTH OF 28.59 FEET; (4) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 28.62 FEET TO A NON-TANGENT POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 80.74 FEET, A DELTA ANGLE OF 34°47'11", A CHORD BEARING OF N.27°54'11"E., A CHORD LENGTH OF 48.27 FEET; (5) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 49.02 FEET TO A NON-TANGENT POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 42.28 FEET, A DELTA ANGLE OF 36°19'29", A CHORD BEARING OF N.72°14'38"E., A CHORD LENGTH OF 26.36 FEET; (6) THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 26.81 FEET TO THE END OF SAID CURVE; (7) THENCE N.86°45'14"E., A DISTANCE OF 10.63 FEET TO A POINT MONUMENTED WITH A NAIL & DISK SET, STAMPED "PRM LB 7044"; (8) THENCE N.26°34'54"E., A DISTANCE OF 34.33 FEET TO A POINT ON THE NORTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693; THENCE N.86°37'02"E., ALONG SAID NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693 AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 523.32 FEET TO THE POINT OF BEGINNING.

LESS

A PARCEL OF LAND, SAME BEING AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID SOUTHEAST CORNER OF CASSATA ESTATES, SAME BEING THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE S.02°38'00"W., ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693 , PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, SAME BEING THE WEST RIGHT OF WAY LINE OF BAYSHORE ROAD (60 FEET WIDE), A DISTANCE OF 112.20 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, MONUMENTED WITH A 3/4" IRON PIPE FOUND, NO #; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.02°38'00"W., A DISTANCE OF 112.14 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, MONUMENTED WITH A 3/4" IRON PIPE FOUND, NO #; THENCE S.89°57'09"W., A DISTANCE OF 140.35 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE N.02°43'04"E., A DISTANCE OF 108.35 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, MONUMENTED WITH A 3/4" IRON PIPE FOUND, NO #; THENCE N.88°24'14"E., A DISTANCE OF 140.42 FEET TO THE POINT OF BEGINNING.

ALSO LESS

A PARCEL OF LAND, SAME BEING AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORESAID SOUTHEAST CORNER OF CASSATA ESTATES, SAME BEING THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE S.86°37'02"W., ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2017084693, A DISTANCE OF 137.37 FEET TO THE POINT OF BEGINNING, SAME BEING THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE S.02°35'37"W., A DISTANCE OF 107.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE S.88°24'14"W., ALONG THE NORTH LINE OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, A DISTANCE OF 3.51 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 1764, MONUMENTED WITH A 3/4" IRON PIPE, NO #; THENCE S.89°31'31"W., A DISTANCE OF 141.48 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE N.02°29'58"E., A DISTANCE OF 100.55 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT #2000012270, MONUMENTED WITH A 4"X4" CONCRETE MONUMENT SET, STAMPED "PRM LB 7044"; THENCE N.86°37'02"E., A DISTANCE OF 145.74 FEET TO THE POINT OF BEGINNING.

REMAINING PARCEL CONTAINS 115,961 SQUARE FEET OR 2.661 ACRES, MORE OR LESS.

MSB
SURVEYING, INC.
GEOMATICS
L.B. 7044
31 SARASOTA CENTER BOULEVARD, SUITE C
SARASOTA, FLORIDA 34240
PHONE: (941) 341-9935

MARINER POINT
A Subdivision
in Section 35, Township 38 South, Range 18 East
Sarasota County, Florida

PLAT BOOK 52 PAGE 415
SHEET 3 OF 3

BLACKBURN BAY

MEAN HIGH WATER LINE DIGITIZED FROM 1948 AERIAL PHOTOGRAPH
N26°34'54"E 34.33'
WITNESS MONUMENT, NAIL & DISK SET IN CONCRETE SEAWALL CAP, PRM LB 7044
N86°45'14"E 10.63'
D=36°19'29" R=42.28' A=26.81' C=26.36' CB=N72°14'38"E
D=34°47'11" R=80.74' A=49.02' C=48.27' CB=N27°54'11"E
D=08°58'11" R=182.81' A=28.59' C=28.62' CB=N04°40'17"W
D=05°36'12" R=508.45' A=49.73' C=49.71' CB=N14°30'43"W
MEAN HIGH WATER LINE ELEVATION = 0.21' (NAVD 88) AS LOCATED BY MSB SURVEYING, INC. ON 2/05/2014
D=10°41'02" R=278.35' A=51.83' C=51.90' CB=N06°34'57"W
N01°07'07"W 33.51'
SURVEY TIE LINE S76°53'07"W 30.83'
NAIL & DISK FOUND IN CONCRETE SEAWALL, PRM – LB 7044, N:1016978.31 E:503518.52
NAIL & DISK FOUND, PSM 6822, 0.17' EAST
BENCHMARK #168–E NAIL & DISK FOUND IN CONCRETE SEAWALL, LB 7044, ELEVATION = 3.45' (NGVD 1929)

EXCLUSIVE EASEMENT TO USE SOUTHEAST CORNER OF BOAT BASIN AND NON–EXCLUSIVE ACCESS THROUGH THE BOAT BASIN FOR INGRESS AND EGRESS TO THE INTRACOASTAL WATERWAY RECORDED IN OFFICIAL RECORDS INSTRUMENT #2000012270

CASSATA ESTATES
C.B. 43, PAGES 1–1A

BENCHMARK #168–D ELEVATION=6.04' (NGVD 1929) NAIL & DISK SET, MSB CONTROL, IN SW CORNER OF GRATE INLET

N86°37'02"E 523.32' (OVERALL)

WITNESS MONUMENT, NAIL & DISK FOUND IN CONCRETE SEAWALL CAP –LB #021, PRM

NW CORNER OF O.R.I. #2000012270, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044 – REPLACING A ⅝" CAPPED IRON ROD, LB 6638

¾" IRON PIPE FOUND, NO #, 0.21' N, ½" CAPPED IRON ROD FOUND, LB 021, 0.25'S, 0.33'W

POINT OF BEGINNING
LESS PORTION, NE CORNER OF OFFICIAL RECORDS INSTRUMENT #2000012270, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044 REPLACING A ⅝" CAPPED IRON ROD, NO #

POINT OF BEGINNING
SOUTHEAST CORNER OF CASSATA ESTATES, NE CORNER OF O.R.I. #2017084693, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044 REPLACING A ¾" IRON PIPE, PREVIOUSLY FOUND, NO #

UTILITY EASEMENT PER C.B. 43, PAGES 1–1A

10' DRAINAGE EASEMENT PER C.B. 43, PAGES 1–1A

S86°37'02"W 137.37'

N86°37'02"E 240.22'
186.57'
NORTH LINE OF O.R.I. #2017084693
N02°35'08"E 3.96'
3.39'
28.52'
25.13'
N86°37'02"E 145.74'
3.28'
23.33'
6.02'
NORTH LINE OF OFFICIAL RECORDS INSTRUMENT #2000012270
NORTH LINE OF OFFICIAL RECORDS INSTRUMENT #2017084693

NON–EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES RECORDED IN OFFICIAL RECORDS INSTRUMENT # 2000012270

BOAT BASIN
8269 SF
TRACT 200

N86°47'42"E 32.16'
S86°38'18"W 80.32'
S86°38'18"W 110.49'
D=89°53'05" R=2.00' A=3.14'
PRIVATE DRAINAGE EASEMENT
S03°14'46"E 6.78' SURVEY TIE LINE
S03°14'46"E 21.14'
S30°32'50"E 20.49'
N89°54'25"E 115.29'
20' WATERCOURSE BUFFER SETBACK
D=86°50'49" R=2.00' A=3.03'
D=85°39'34" R=25.79' A=38.56' C=35.07' CB=N50°12'44"W
N00°09'23"E 0.56'
N00°09'23"E 12.01'
S88°14'46"E 59.30'
26.36'
32.94'
10.00'
L1 L2 L3
TRACT 100
N02°20'27"E 25.00'
N88°14'46"W 36.24'
N02°29'34"E 67.58'
S02°29'58"W 96.84'
N02°29'58"E 100.55'
S02°35'37"W 107.90'
N02°35'37"E 99.27'
S02°35'37"W 100.37'
50'
S02°29'58"W 189.57'
N02°29'58"E 192.14'
N02°29'58"E 91.59'
S02°38'00"W 112.20'
EAST LINE OF O.R.I. #2017084693
8' PUBLIC UTILITY EASEMENT

NOT INCLUDED
LESS PARCEL DESCRIBED IN O.R. 2000012270 I.
NOT PLATTED
NOT A PART OF THIS PLAT

WEST LINE OF PARCEL 1, O.R.I. #2017084693

PRIVATE DRAINAGE EASEMENT

4
15030 SF

POINT OF BEGINNING
LESS PORTION, NE CORNER OF O.R.B. 3095, PAGE 1764, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044, REPLACING A ¾" IRON PIPE FOUND, NO #

NW CORNER OF O.R.B. 3095, PAGE 1764, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044, REPLACING A ¾" IRON PIPE FOUND, NO #

SEE DETAIL BELOW

S89°31'31"W 141.48'

S88°24'14"W 136.91'
140.42'

NORTH LINE OF O.R.B. 3095, PAGE 1764

EAST LINE OF O.R.B. 3095, PAGE 1764

S02°38'00"W 273.87' (OVERALL)

BAYSHORE ROAD
60' RIGHT–OF–WAY
PER DEED BOOK 271, PAGE 397

1
25219 SF

30' WATERCOURSE BUFFER SETBACK

D=3°31'11" A=31.24' C=31.23' CB=N15°33'13"W

20' PRIVATE DRAINAGE EASEMENT
S30°32'50"E 81.20'
S30°32'50"E 63.70'
54.70'
90.15'
S02°29'58"W
8' PUBLIC UTILITY EASEMENT

SW CORNER OF O.R.I. #2000012270, 4"X4" CONCRETE MONUMENT SET PRM LB 7044 – REPLACING A ⅝" CAPPED IRON ROD, NO #

8' PRIVATE DRAINAGE EASEMENT

NW CORNER OF O.R.I. #2000012270, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044 REPLACING A ⅝" CAPPED IRON ROD, LB 6638

S88°24'14"W 3.51'

10' PRIVATE UTILITY EASEMENT

N89°54'25"E 210.31'
20' PRIVATE DRAINAGE EASEMENT
N89°54'25"E 15.47'
S89°54'25"W 245.98'
N89°54'25"E 8.47'
N89°54'25"E 214.45'
10'
10'

8' PUBLIC UTILITY EASEMENT

3
15156 SF

N02°43'04"E 108.35'

NOT INCLUDED
LESS LANDS DESCRIBED IN O.R.B. 3095, PAGE 1764
NOT PLATTED
NOT A PART OF THIS PLAT

SW CORNER OF O.R.B. 3095, PAGE 1764, 4"X4" CONCRETE MONUMENT SET PRM LB 7044, REPLACING A ⅝" CAPPED IRON ROD FOUND, GFY LB 021, ¾" IRON PIPE FOUND, NO #, 0.28'N, 0.20'E

SE CORNER OF O.R.B. 3095, PAGE 1764, 4"X4" CONCRETE MONUMENT SET, PRM LB 7044, REPLACING A ¾" IRON PIPE FOUND, NO #

WEST RIGHT OF WAY LINE

S89°57'09"W 140.35'

D=2°05'01" A=18.49' C=18.49' CB=N12°45'07"W

2
25312 SF

D=92°32'49" R=15.00' A=24.23' C=21.68' CB=S43°46'27"E
N.89°57'08"E. 20.02'
20'X20' PRIVATE UTILITY EASEMENT
8' PUBLIC UTILITY EASEMENT 125.34'
N.02°43'10"E. 20.02'
5' FP&L CO. EASEMENT O.R.I. #2000110371
N89°57'09"E 265.69'

D=91°29'56" R=2.00' A=3.19'
S01°35'31"E 14.05'
D=88°30'04" R=2.00' A=3.09'
S89°54'25"W 186.28'
PRIVATE DRAINAGE EASEMENT
N89°54'25"E 215.75'
292.40'
S09°33'58"E. 74.35'
20' PRIVATE DRAINAGE EASEMENT
S09°33'58"E 70.97'
35.45'
D=86°56'25" R=65.00' A=98.63' C=89.44' CB=S40°59'14"E
D=92°32'49" R=40.00' A=64.61' C=57.81' CB=S43°46'27"E
C4
C3
8' PUBLIC UTILITY EASEMENT

CROFTSMAR CIRCLE
26971 SF
N89°57'09"E 264.52'
PRIVATE ROADWAY TRACT, PRIVATE DRAINAGE EASEMENT & PUBLIC UTILITY EASEMENT – TRACT 100

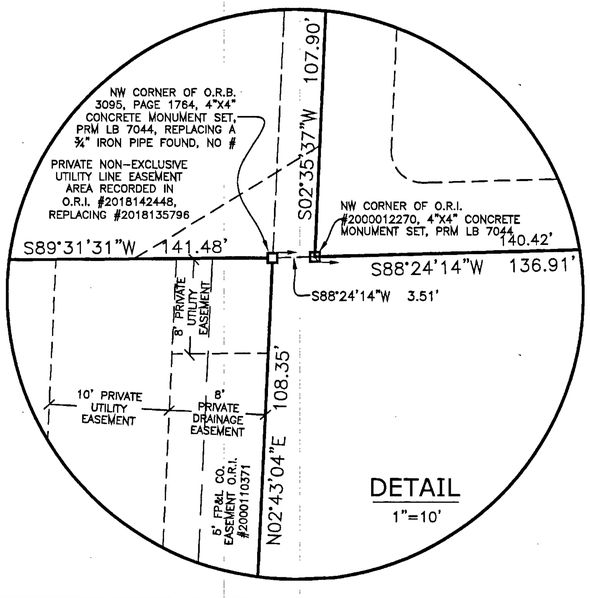
24.50'
25.03'
S02°38'00"W 49.53'

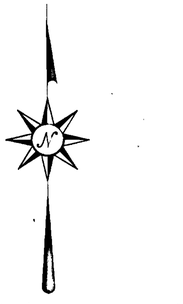
269.72'
S89°54'25"W 562.12'
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35

SOUTH LINE OF O.R.I. #2017084693

SOUTHEAST CORNER OF O.R.I. #2017084693, 4"X4" CONCRETE MONUMENT FOUND– NO # NAIL & DISK SET IN TOP, PRM LB 7044 N:1016977.93 E:504080.63

NOT PLATTED
NOT PLATTED
NOT PLATTED





40' 30' 20' 10' 0 40'
SCALE: 1" = 40'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°14'46"E	20.35
L2	S88°14'46"E	13.93
L3	N02°20'27"E	8.66
L4	S88°24'14"W	18.05

CURVE DATA					
CURVE #	DELTA	RADIUS	ARC	CHORD	CB
C1	94°11'23"	2.60'	4.27'	3.81'	S44°30'05"E
C2	85°36'40"	2.61'	3.90'	3.55'	N45°23'57"E
C3	138°30'58"	2.00'	4.84'	3.74'	N20°38'56"E
C4	11°39'50"	75.00'	15.27'	15.24'	S42°46'38"E
C5	84°48'55"	21.09'	31.22'	28.45'	N50°35'39"W

LEGEND

△ = NAIL & DISK SET– P.C.P. – LB #7044
SF = SQUARE FEET R = RADIUS D = DELTA
A = ARC C = CHORD CB = CHORD BEARING
= BREAK POINT
N = NORTHING – STATE PLANE COORDINATE
E = EASTING – STATE PLANE COORDINATE
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
O.R.I. = OFFICIAL RECORDS INSTRUMENT
O.R.B. = OFFICIAL RECORDS BOOK
NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
FP&L CO. = FLORIDA POWER & LIGHT COMPANY
NGVD 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
C.B. = CONDOMINIUM BOOK

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