BOCA ROYALE UNIT 15

A SUBDIVISION

BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2020027602 5 PG(S)
February 27, 2020 11:25:22 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

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 NOTICE TO PURCHASER HAS BEEN RECORDED IN OFFICIAL RECORDS INSTRUMENT # 202002 7600 PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

3) THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR BOCA ROYALE (EXCLUDING UNITS 1 - 10), AS RECORDED IN OFFICIAL RECORDS INSTRUMENT #2013072034 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, AS SAME HAS BEEN AMENDED FROM TIME TO TIME, (COLLECTIVELY, THE "DECLARATION"); INCLUDING THE ADDITIONAL AMENDMENT TO THE DECLARATION, AS SIMULTANEOUSLY RECORDED WITH THIS PLAT IN OFFICIAL RECORDS INSTRUMENT # 202002760 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

4) BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, BEING N01°21'19"E.

5) STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "SAR 004" AND "SAR 008".

6) ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON SARASOTA COUNTY BENCHMARK H 734, A FOUND ALUMINUM DISK STAMPED "H 734 2009", HAVING A PUBLISHED ELEVATION OF 10.07' (NAVD 88).

7) 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 AND ENVIRONMENTAL PERMITTING. EXCEPTION MAY BE GRANTED BY CONSERVATION AND ENVIRONMENTAL PERMITTING TO FACILITATE IMPLEMENTATION OF APPROVED HABITAT MANAGEMENT PLANS OR THE HAND REMOVAL OF NUISANCE/INVASIVE VEGETATION.

8) THIS IS A CLUSTER HOUSING CONCEPT PLAT AND BUILDING SETBACKS VARY IN ACCORDANCE WITH APPROPRIATE ZONING REGULATIONS.

9) THE FLOODPLAIN DELINEATION MAP RECORDED IN MISCELLANEOUS MAP BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

10) THIS PLAT IS SUBJECT TO AN EASEMENT AS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2012060766, AS MODIFIED BY INSTRUMENTS RECORDED IN THE OFFICIAL RECORDS AS INSTRUMENT #2014021826, INSTRUMENT #2016008168, INSTRUMENT #2016045121, INSTRUMENT #2018054794, AND INSTRUMENT #2020003799 ALL OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

TRACT DESIGNATIONS

100's - PRIVATE ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENT
500's - OPEN SPACE, DRAINAGE AREA AND FLOWAGE EASEMENT
600's - OPEN SPACE, COMMON AREA, FLOWAGE EASEMENT AND PUBLIC UTILITY EASEMENT
700'S - OPEN SPACE, COMMON AREA, NATIVE HABITAT PRESERVATION AREA AND FLOWAGE EASEMENT

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA)
) SS
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 25 DAY OF February, 2020.

COUNTY ATTORNEY

COUNTY ENGINEER

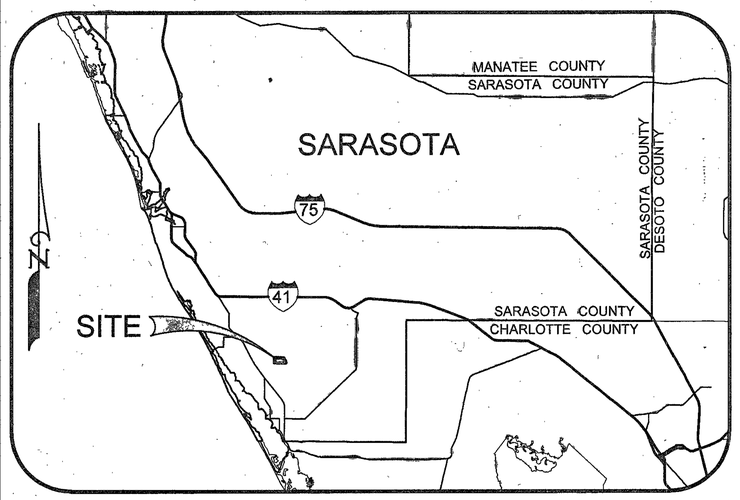
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED FLORIDA LICENSED AND REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE SARASOTA COUNTY UNIFIED DEVELOPMENT CODE, AS AMENDED, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE INSTALLED ON APRIL 4, 2018. THE PERMANENT CONTROL POINTS (PCP'S), BENCH MARKS AND LOT CORNERS INSTALLATION DATE WILL BE CERTIFIED BY A RECORDED AFFIDAVIT WITHIN 1 YEAR OR BEFORE BOND EXPIRATION.

DATE: 1/20/2020

Robert B. Curtis
ROBERT B. CURTIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, NO.6051



LOCATION MAP
NOT TO SCALE

LOT LINE 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: EASEMENT OF TEN FEET (10') IN WIDTH ALONG EACH FRONT LOT LINE, FIVE FEET (5') IN WIDTH ALONG EACH REAR LOT LINE, AND EASEMENT OF TWO FEET (2') IN WIDTH ALONG EACH SIDE LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHEN AN AREA GREATER THAN ONE (1) 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 EASEMENTS RESERVED AND CREATED HEREIN, SUCH THAT THE PRIOR LOT LINE EASEMENTS SHALL NO LONGER APPLY AND THE NEW LOT LINE EASEMENTS 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.

UTILITY EASEMENTS

A TEN FOOT (10') NONEXCLUSIVE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED AND CONVEYED TO FLORIDA POWER AND LIGHT COMPANY, AND TECO GAS, AND ENGLEWOOD WATER DISTRICT, AND THEIR SUCCESSORS AND/OR ASSIGNS, ADJACENT TO PRIVATE RIGHT-OF-WAY TRACT 100 FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UNDERGROUND ELECTRIC AND GAS UTILITIES AND SERVICES. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELECOMMUNICATION AND BROADBAND SERVICES.

CERTIFICATE OF APPROVAL OF 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, OF THE FLORIDA STATUTES AND SARASOTA COUNTY UNIFIED DEVELOPMENT CODE, AS AMENDED.

01.23.2020
DATE

TERI S. OWEN, PSM #5928
SARASOTA COUNTY SURVEYOR

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 THE PLAT BOOK 54, PAGES 44-48, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, THIS 27 DAY OF February, 2020.

KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
BY: A. Rayner
DEPUTY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

THE UNDERSIGNED, RESOURCE CONSERVATION OF SARASOTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN AND HAS CAUSED THIS PLAT ENTITLED "BOCA ROYALE UNIT 15", TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

(1) TO SARASOTA COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS:

(a) ALL PUBLIC EASEMENTS AS SHOWN AND DEPICTED ON THE PLAT.

(b) A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT ACROSS, OVER AND UNDER THE ROADS AND RIGHT-OF-WAY SHOWN HEREON AS TRACT 100 FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR GOVERNMENTAL SERVICES.

(c) AN EXCLUSIVE LIFT STATION EASEMENT AS SHOWN ON SHEET 3 OF 5 FOR PURPOSES INCIDENTAL THERETO.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 21 DAY OF January 2020:

WITNESS: Cheryl Picerno
PRINT: CHERYL PICERNO
WITNESS: Michelle Nagy
PRINT: Michelle Nagy

RESOURCE CONSERVATION OF SARASOTA, LLC
BY: JAMES R. SCHIER, MANAGER

STATE OF FLORIDA)
) SS
COUNTY OF SARASOTA)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED X PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, JAMES R. SCHIER, MANAGER OF RESOURCE CONSERVATION OF SARASOTA, LLC., TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT SARASOTA COUNTY, FLORIDA, THIS 21st DAY OF January 2020.

04-25-2021
COMMISSION EXPIRES

Kathryn A. Pignatelli
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Kathryn A Pignatelli
State of Florida
Notary Public
Commission No. GG097715
My Commission Expires 4/25/2021

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BOCA ROYALE UNIT 15

A SUBDIVISION

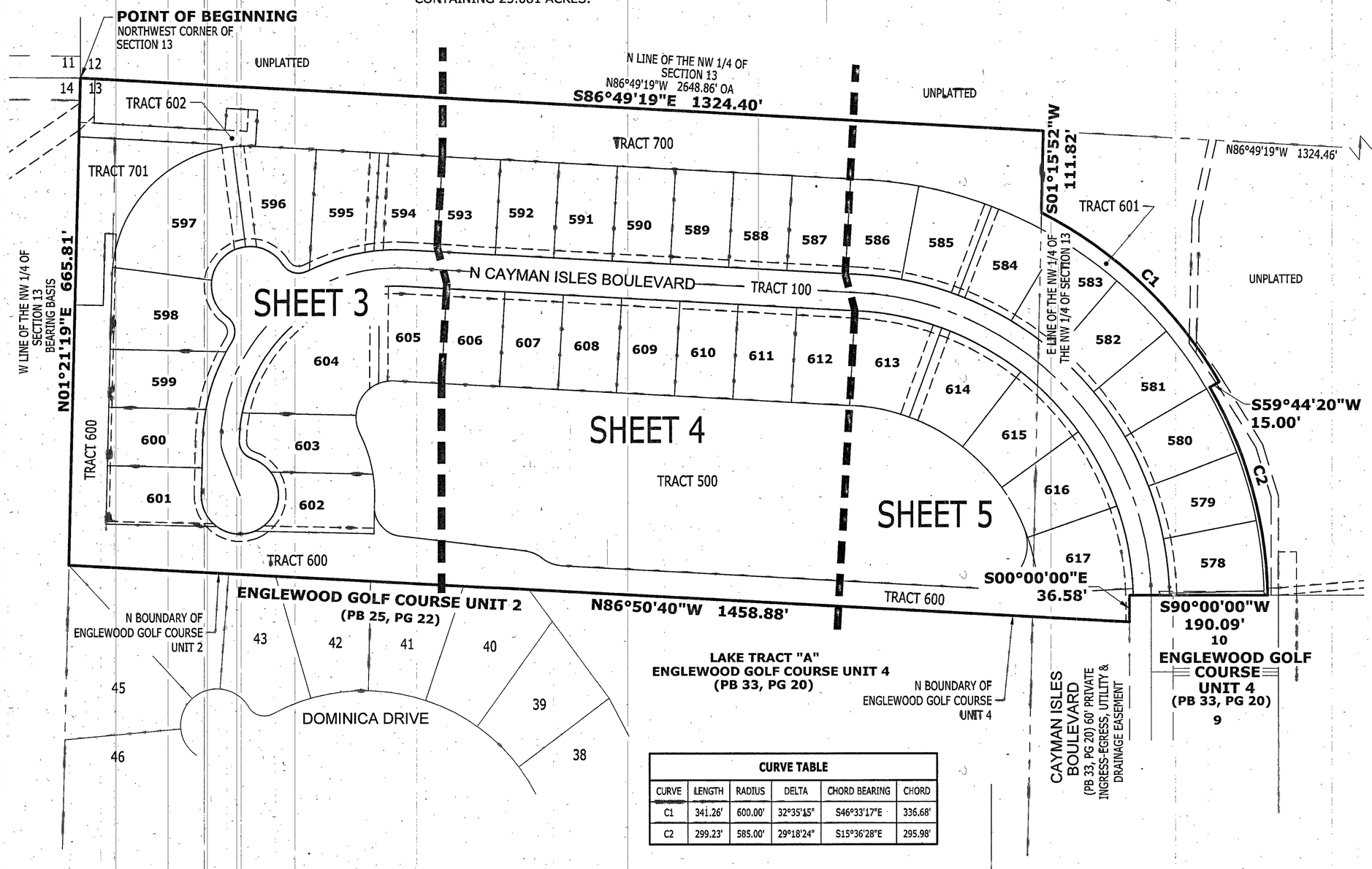
BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

LEGAL DESCRIPTION:

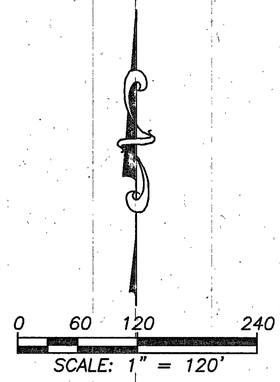
A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, SARASOTA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST, OF SARASOTA COUNTY, FLORIDA; THENCE SOUTH 86°49'19" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,324.40 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE SOUTH 01°15'52" WEST, ALONG SAID EAST LINE, A DISTANCE OF 111.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 341.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 32°35'15", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°33'17" EAST 336.68 FEET; THENCE SOUTH 59°44'20" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 299.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 29°18'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 15°36'28" EAST 295.98 FEET TO THE NORTH BOUNDARY OF ENGLEWOOD GOLF COURSE UNIT 4, ACCORDING TO PLAT BOOK 33, PAGE 20, OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY OF ENGLEWOOD GOLF COURSE UNIT 4, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 90°00'00" WEST, A DISTANCE OF 190.09 FEET; (2) THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 36.58 FEET; THENCE NORTH 86°50'40" WEST, ALONG SAID NORTH BOUNDARY OF ENGLEWOOD GOLF COURSE UNIT 4 AND THE NORTH BOUNDARY OF ENGLEWOOD GOLF COURSE UNIT 2 PER PLAT BOOK 25, PAGE 22 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, RESPECTIVELY, A DISTANCE OF 1,458.88 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 13; THENCE NORTH 01°21'19" EAST, ALONG SAID WEST LINE A DISTANCE OF 665.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.081 ACRES.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	341.26'	600.00'	32°35'15"	S46°33'17"E	336.68'
C2	299.23'	585.00'	29°18'24"	S15°36'28"E	295.98'



LEGEND:

- CCR = CERTIFIED CORNER RECORD
- LB# = LICENSED BUSINESS NUMBER
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- ORI = OFFICIAL RECORD INSTRUMENT
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- (NR) = NON-RADIAL BEARING
- (RTL) = REFERENCE TIE LINE
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- TYP = TYPICAL
- PUE = PUBLIC UTILITY EASEMENT
- BM = BENCHMARK
- FCM = FOUND CONCRETE MONUMENT 4"x4" PRM LB#6638 (UNLESS OTHERWISE NOTED)
- FIR = FOUND 1/2" IRON ROD "KING PRM" LB#2610 (UNLESS OTHERWISE NOTED)
- SCM = SET 4"x4" CONCRETE MONUMENT AND DISK "PRM LB#2610"
- SND = SET NAIL AND DISK STAMPED "PCP LB#2610"
- SIR = SET 1/2" IRON ROD AND CAP "PRM LB #2610"

KEYMAP

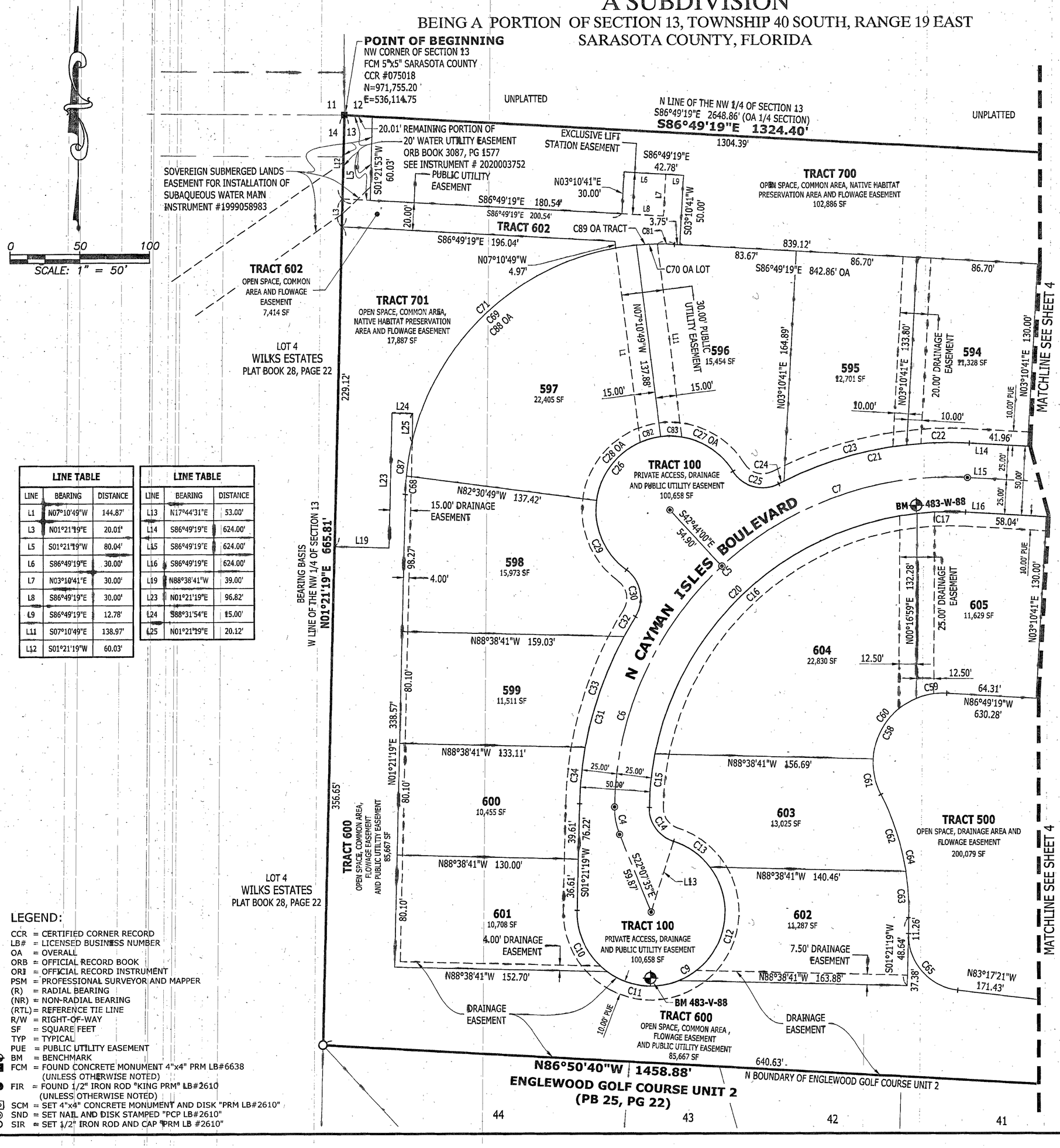
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BOCA ROYALE UNIT 15

A SUBDIVISION

BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°10'49"W	144.87'
L3	N01°21'19"E	20.01'
L5	S01°21'19"W	80.04'
L6	S86°49'19"E	30.00'
L7	N03°10'41"E	30.00'
L8	S86°49'19"E	30.00'
L9	S86°49'19"E	12.78'
L11	S07°10'49"E	138.97'
L12	S01°21'19"W	60.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N17°44'31"E	53.00'
L14	S86°49'19"E	624.00'
L15	S86°49'19"E	624.00'
L16	S86°49'19"E	624.00'
L19	N88°38'41"W	39.00'
L23	N01°21'19"E	96.82'
L24	S88°31'54"E	15.00'
L25	N01°21'19"E	20.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	20.13'	50.00'	23°03'43"	S10°35'44"E	19.99'
C5	386.39'	240.00'	92°14'34"	S47°03'25"W	345.99'
C6	194.07'	240.00'	46°19'52"	S24°06'04"W	188.83'
C7	192.31'	240.00'	45°54'41"	S70°13'21"W	187.21'
C9	234.60'	53.00'	253°36'48"	N54°32'55"E	84.87'
C10	51.00'	53.00'	55°08'12"	S26°12'47"E	49.06'
C11	53.90'	53.00'	58°16'03"	S82°54'54"E	51.61'
C12	97.17'	53.00'	105°03'02"	N15°25'33"E	84.12'
C13	32.52'	53.00'	35°09'31"	N54°40'44"W	32.01'
C14	31.94'	25.00'	73°11'37"	S35°39'41"E	29.81'
C15	38.59'	215.00'	10°17'07"	S06°04'41"W	38.54'
C16	272.85'	215.00'	72°42'44"	S47°34'37"W	254.91'
C17	34.69'	215.00'	9°14'43"	S88°33'20"W	34.65'
C20	346.14'	215.00'	92°14'34"	S47°03'25"W	309.95'
C21	141.59'	265.00'	30°36'51"	S77°52'16"W	139.92'
C22	44.95'	265.00'	9°43'09"	S88°19'07"W	44.90'
C23	92.58'	265.00'	20°00'57"	S73°27'04"W	92.11'
C24	4.07'	265.00'	0°52'45"	S63°00'13"W	4.07'
C25	37.49'	25.00'	85°55'14"	S74°28'33"E	34.07'
C26	187.26'	53.00'	202°26'09"	S47°16'00"W	103.97'
C27	60.74'	53.00'	65°39'53"	N64°20'52"W	57.47'
C28	69.69'	53.00'	75°20'00"	S45°09'11"W	64.77'
C29	56.83'	53.00'	61°26'15"	S23°13'56"E	54.15'
C30	37.49'	25.00'	85°55'14"	N10°59'27"W	34.07'
C31	141.59'	265.00'	30°36'51"	S16°39'44"W	139.92'
C32	16.40'	265.00'	3°32'45"	S30°11'48"W	16.40'
C33	84.55'	265.00'	18°16'47"	S19°17'01"W	84.19'
C34	40.65'	265.00'	8°47'19"	S05°44'58"W	40.61'
C58	104.83'	50.00'	120°07'17"	S33°07'03"W	86.66'
C59	22.32'	50.00'	25°34'45"	S80°23'19"W	22.14'
C60	56.15'	50.00'	64°20'48"	S35°25'32"W	53.25'
C61	26.35'	50.00'	30°11'44"	S11°50'44"E	26.05'
C62	58.23'	185.00'	18°02'08"	N17°55'32"W	57.99'
C63	33.14'	185.00'	10°15'46"	N03°46'34"W	33.09'
C64	91.37'	185.00'	28°17'55"	N12°47'38"W	90.45'
C65	59.09'	40.00'	84°38'40"	S40°58'01"E	53.86'
C68	13.31'	183.00'	4°10'04"	S03°26'21"W	13.31'
C69	252.58'	183.00'	79°04'52"	S45°03'48"W	233.00'
C70	27.39'	183.00'	8°34'27"	S88°53'28"W	27.36'
C71	212.56'	183.00'	66°32'57"	S46°37'53"W	200.81'
C81	12.34'	183.00'	3°51'51"	N88°45'14"W	12.34'
C82	15.21'	53.00'	16°26'26"	S74°35'58"W	15.16'
C83	15.21'	53.00'	16°26'26"	N88°57'36"W	15.16'
C87	38.33'	183.07'	11°59'50"	S07°21'21"W	38.26'
C88	293.28'	183.00'	91°49'18"	S47°16'00"W	262.89'
C89	42.39'	183.00'	13°16'20"	S86°32'32"W	42.30'

LEGEND:

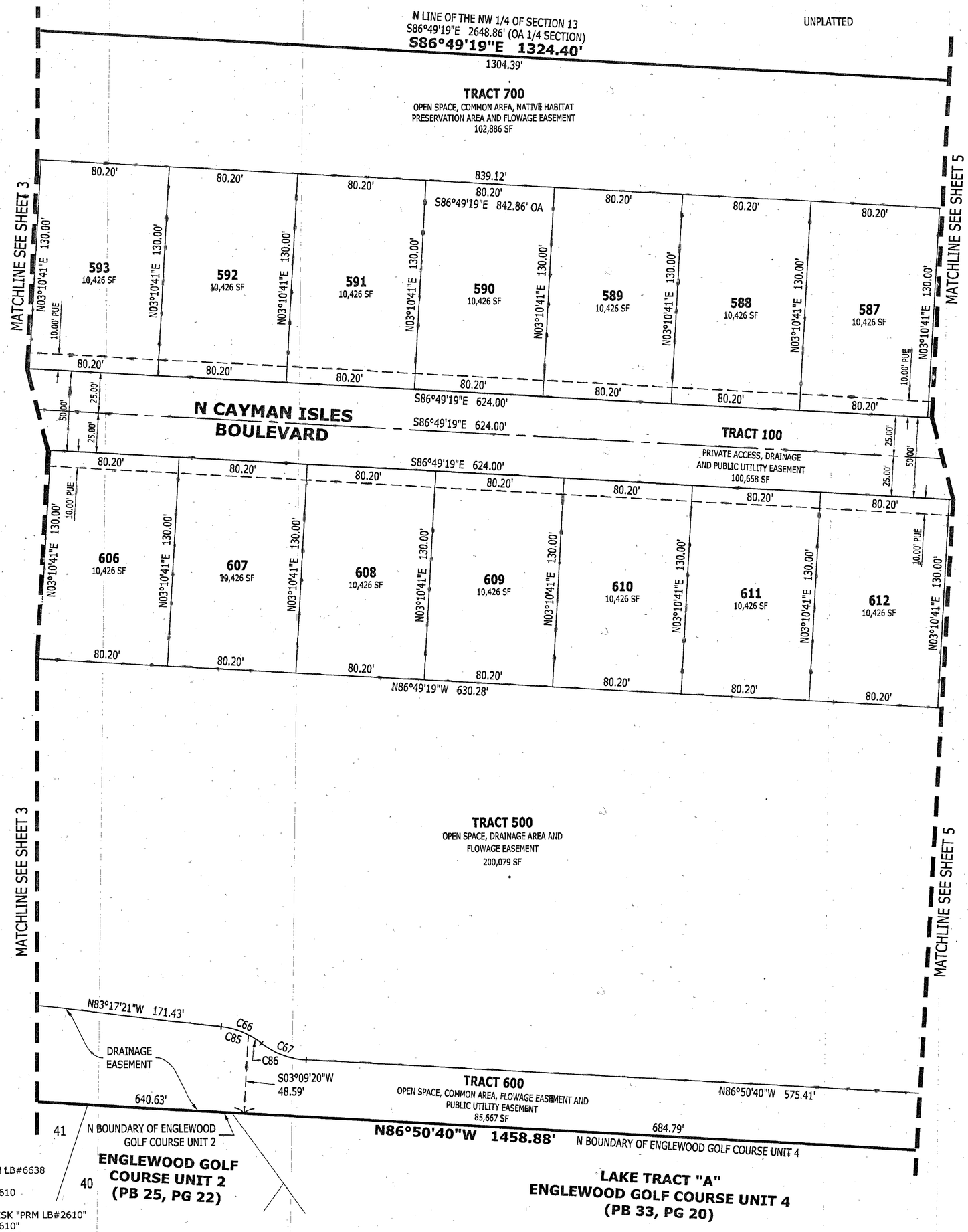
CCR = CERTIFIED CORNER RECORD
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FIR = FOUND 1/2" IRON ROD "KING PRM" LB#2610 (UNLESS OTHERWISE NOTED)
SCM = SET 4"x4" CONCRETE MONUMENT AND DISK "PRM LB#2610"
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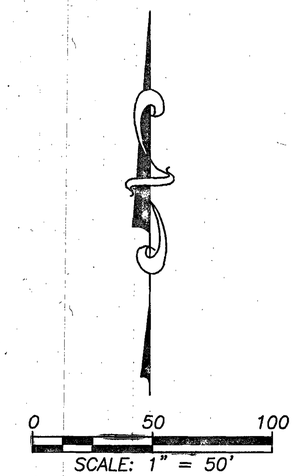
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BOCA ROYALE UNIT 15

A SUBDIVISION

BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA





CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C66	27.40'	50.50'	31°05'04"	N67°44'50"W	27.06'
C67	30.23'	50.00'	34°38'22"	S69°31'29"E	29.77'
C85	17.68'	50.50'	20°03'22"	N73°15'41"W	17.59'
C86	9.72'	50.50'	11°01'42"	N57°43'09"W	9.71'

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FIR = FOUND 1/2" IRON ROD "KING PRM" LB#2610 (UNLESS OTHERWISE NOTED)
SCM = SET 4"x4" CONCRETE MONUMENT AND DISK "PRM LB#2610"
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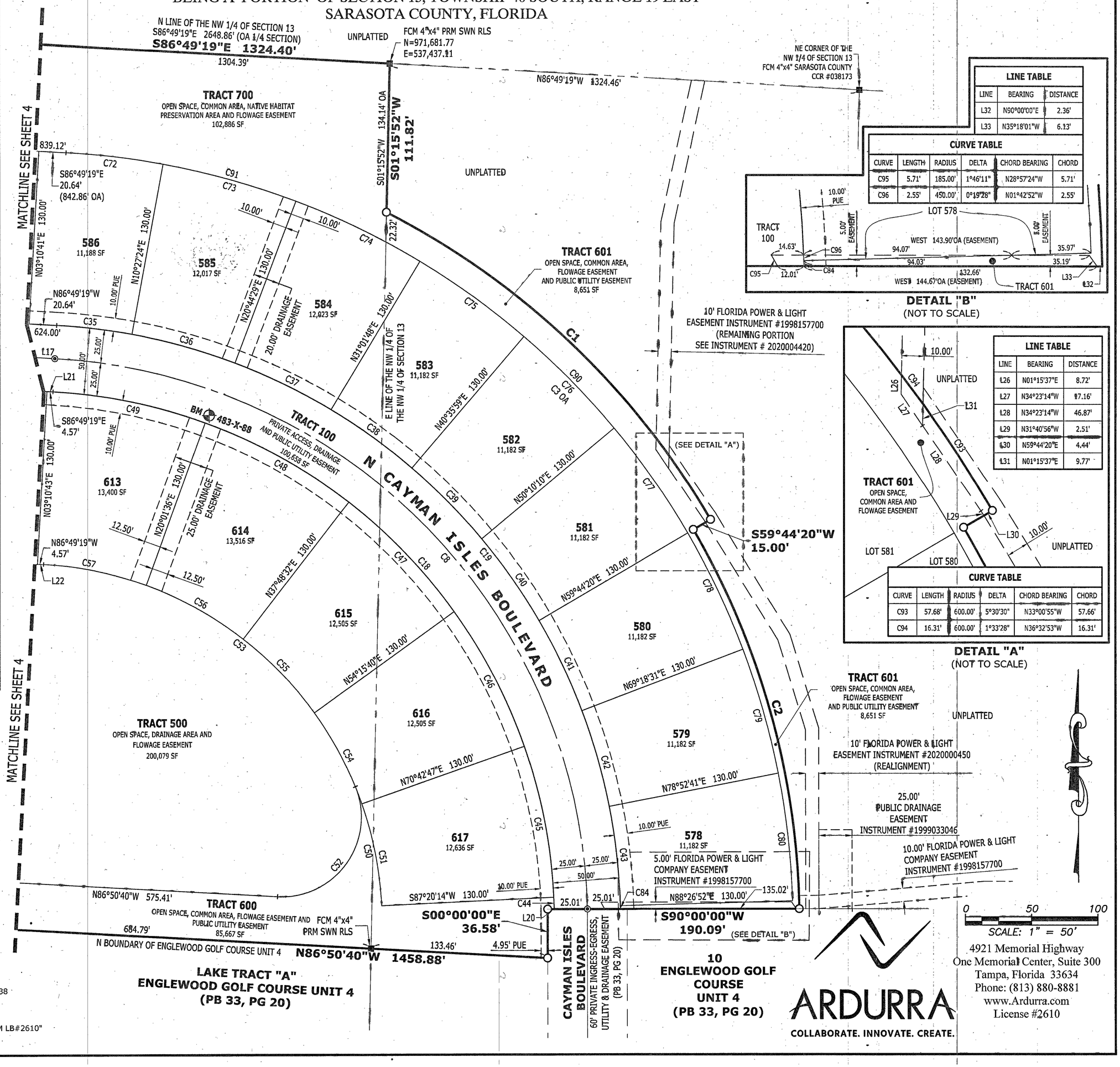
A SUBDIVISION

BEING A PORTION OF SECTION 13, TOWNSHIP 40 SOUTH, RANGE 19 EAST
SARASOTA COUNTY, FLORIDA

PLAT BOOK 54, PAGE 48
SHEET 5 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	341.26'	600.00'	32°35'15"	S46°33'17"E	336.68'
C2	299.23'	585.00'	29°18'24"	S15°36'28"E	295.98'
C3	863.18'	580.00'	85°16'11"	N44°11'13"W	785.69'
C8	634.27'	425.00'	85°30'29"	N44°04'04"W	577.02'
C18	596.39'	400.00'	85°25'34"	N44°06'32"W	542.66'
C19	672.15'	450.00'	85°34'52"	N44°01'53"W	611.39'
C35	57.17'	450.00'	7°16'43"	N83°10'57"W	57.13'
C36	80.77'	450.00'	10°17'04"	N74°24'04"W	80.67'
C37	80.81'	450.00'	10°17'20"	N64°06'52"W	80.70'
C38	75.16'	450.00'	9°34'11"	N54°11'06"W	75.07'
C39	75.16'	450.00'	9°34'11"	N44°36'56"W	75.07'
C40	75.16'	450.00'	9°34'11"	N35°02'45"W	75.07'
C41	75.16'	450.00'	9°34'11"	N25°28'34"W	75.07'
C42	75.16'	450.00'	9°34'11"	N15°54'24"W	75.07'
C43	75.16'	450.00'	9°34'11"	N06°20'13"W	75.07'
C44	8.84'	400.00'	1°16'01"	N02°01'45"W	8.84'
C45	116.06'	400.00'	16°37'27"	N10°58'29"W	115.65'
C46	114.86'	400.00'	16°27'07"	N27°30'47"W	114.46'
C47	114.86'	400.00'	16°27'07"	N43°57'54"W	114.46'
C48	124.14'	400.00'	17°46'56"	N61°04'56"W	123.65'
C49	117.62'	400.00'	16°50'54"	N78°23'51"W	117.20'
C50	92.09'	270.00'	19°32'29"	N12°26'00"W	91.64'
C51	78.34'	270.00'	16°37'27"	N10°58'29"W	78.07'
C52	120.80'	60.00'	115°21'36"	N35°28'33"E	101.41'
C53	304.50'	270.00'	64°37'03"	N54°30'47"W	288.62'
C54	77.53'	270.00'	16°27'07"	N27°30'47"W	77.26'
C55	77.53'	270.00'	16°27'07"	N43°57'54"W	77.26'
C56	83.80'	270.00'	17°46'56"	N61°04'56"W	83.46'
C57	79.40'	270.00'	16°50'54"	N78°23'51"W	79.11'
C72	73.68'	580.00'	7°16'41"	N83°10'56"W	73.63'
C73	104.11'	580.00'	10°17'04"	N74°24'04"W	103.97'
C74	74.64'	580.00'	7°22'22"	N65°34'20"W	74.58'
C75	96.87'	580.00'	9°34'11"	N54°11'06"W	96.76'
C76	96.87'	580.00'	9°34'11"	N44°36'56"W	96.76'
C77	96.87'	580.00'	9°34'11"	N35°02'45"W	96.76'
C78	96.87'	580.00'	9°34'11"	N25°28'34"W	96.76'
C79	96.87'	580.00'	9°34'11"	N15°54'24"W	96.76'
C80	96.87'	580.00'	9°34'11"	N06°20'13"W	96.76'
C84	2.45'	450.00'	0°18'41"	N01°23'47"W	2.45'
C90	610.75'	580.00'	60°20'01"	N31°43'08"W	582.92'
C91	252.42'	580.00'	24°56'09"	N74°21'14"W	250.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L17	S86°49'19"E	624.00'
L20	N90°00'00"E	5.05'
L21	S86°49'19"E	624.00'
L22	S86°49'19"E	630.28'



LINE TABLE		
LINE	BEARING	DISTANCE
L32	N90°00'00"E	2.36'
L33	N35°18'01"W	6.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C95	5.71'	185.00'	1°46'11"	N28°57'24"W	5.71'
C96	2.55'	450.00'	0°19'28"	N01°42'52"W	2.55'

DETAIL "B"
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N01°15'37"E	8.72'
L27	N34°23'14"W	17.16'
L28	N34°23'14"W	46.87'
L29	N31°40'56"W	2.51'
L30	N59°44'20"E	4.44'
L31	N01°15'37"E	9.77'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C93	57.68'	600.00'	5°30'30"	N33°00'55"W	57.66'
C94	16.31'	600.00'	1°33'28"	N36°32'53"W	16.31'

DETAIL "A"
(NOT TO SCALE)

LEGEND:

- CCR = CERTIFIED CORNER RECORD
- LB# = LICENSED BUSINESS NUMBER
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- ORI = OFFICIAL RECORD INSTRUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- (R) = RADIAL BEARING
- (NR) = NON-RADIAL BEARING
- (RTL) = REFERENCE TIE LINE
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0 50 100
SCALE: 1" = 50'

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